

KILMAINHAM MILL

A CONSERVATION PLAN

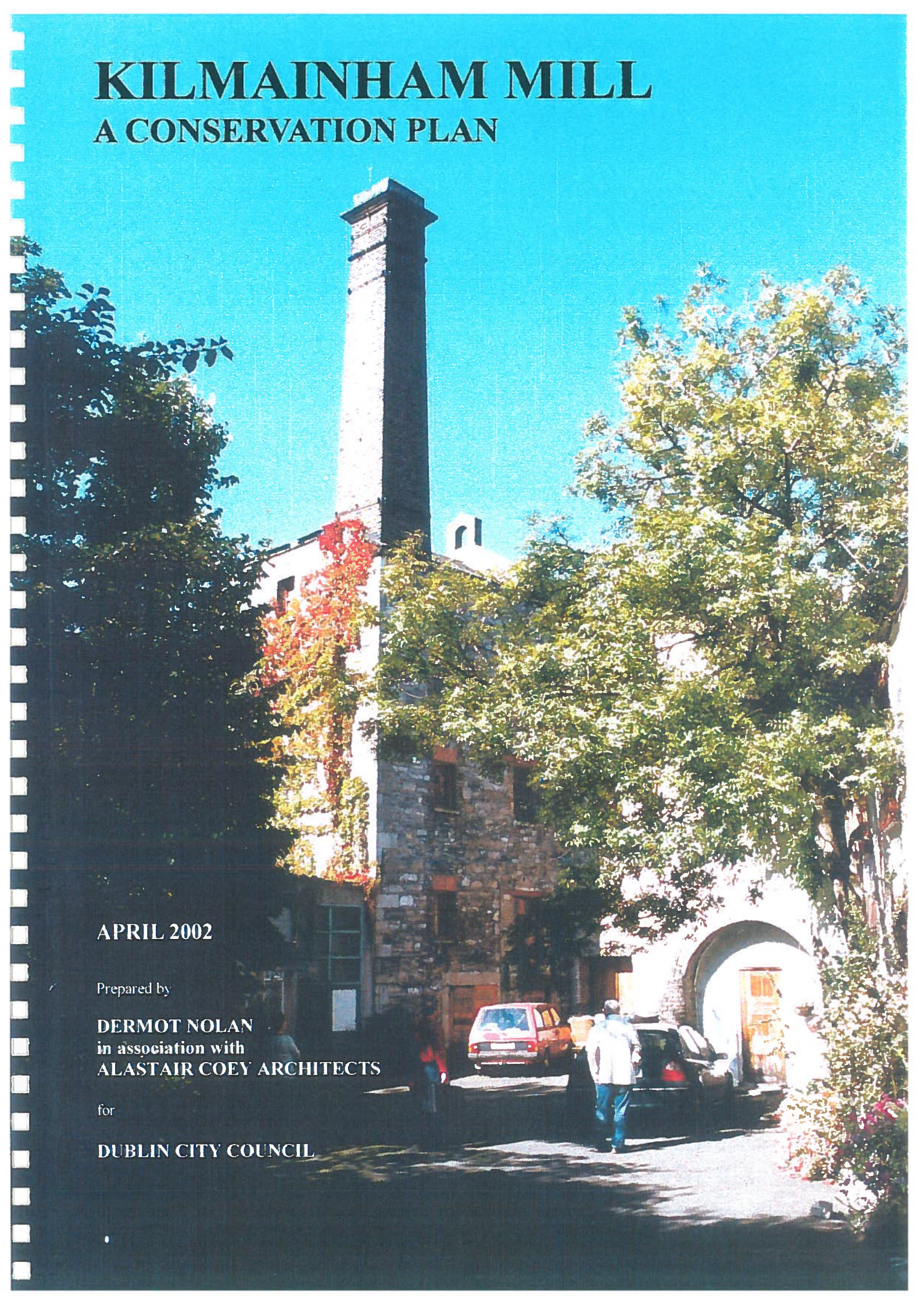
APRIL 2002

Prepared by

DERMOT NOLAN
in association with
ALASTAIR COEY ARCHITECTS

for

DUBLIN CITY COUNCIL



KILMAINHAM MILL, DUBLIN

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Introduction

TERMS OF REFERENCE

This Conservation Plan for Kilmainham Mill, Dublin, was commissioned by Dublin City Council and jointly sponsored by The Heritage Council. The purpose of the plan is to establish the significance of the Mill, the threats to its survival and to propose policies to enable its significance to be retained in its future use and development.

THE STEERING GROUP

The Conservation Plan was evolved in consultation with a Steering Group the membership of which was as follows:

- Donncha Ó Dúlaing - Heritage Officer, Dublin City Council
- Mary Hanna - Architect, The Heritage Council
- Dr Ruth Johnson - City Archaeologist, Dublin City Council
- Paul Lawlor - Dublin City Council Planning Department, Kilmainham Area
- Dervilla Masterson - Senior Executive Architect, Dublin City Council, Kilmainham Area
- John Flynn - Senior Executive Architect, Dublin City Council
- Nicki Matthews - Conservation Officer, Dublin City Council
- Susan Roundtree - Conservation Officer, Dublin City Council
- Damien Shine - Owner, Kilmainham Mill
- Mary Taylor - Project Manager, Kilmainham/Inchicore Integrated Area Plan

THE CONSULTANCY TEAM

The team leaders were Dermot Nolan and Alastair Coey, assisted by Helen Hossack. The following experts contributed to the study:

- ARCHAEOLOGY - Claire Walsh, Archaeology Projects Limited
- FAUNA - Faith Wilson
- FLORA - Dr Sharon Parr
- FOLKLORE - Críostóir MacCárthaigh, Department of Irish Folklore, University College, Dublin
- HISTORICAL CONTEXT - William Roulston, Research Fellow, Queen's University, Belfast
- INDUSTRIAL ARCHAEOLOGY - Dr Fred Hammond
- PLANNING - CAAS Environmental Services Limited

METHODOLOGY

The following methodology was adopted in the preparation of the Plan.

Each expert was briefed as to their required input in the context of the conservation plan and visited the Mill prior to preparation of their focussed reports.

The team leaders met with the owner in order to become familiar with the recent history of the Mill.

The team leaders carried out an initial outline condition and measured survey of the Mill. A photographic record was prepared.

A public meeting was held in Kilmainham Mill on Wednesday 3 October 2001. A newspaper advertisement invited members of the public to attend this meeting and approximately four hundred leaflets were distributed in the immediate area. Formal invitations were issued to the following:

- The Lord Mayor - Dublin City Council
- Ms Mary O'Bryan - The Irish Georgian Society
- The Curator - Kilmainham Gaol
- The Curator - The Royal Hospital, Kilmainham
- Mr Michael Conaghan - Alderman, Dublin City Council
- Ms Catherine Byrne - Alderman, Dublin City Council
- Mr Ian Lumley - An Taisce
- Ms Geraldine Walsh - Dublin Civic Trust
- Mr Martin Luby - Dúchas, The Heritage Service
- Ms Kathleen Morrison - Office of Public Works
- Mr Rob Goodbody - Senior Executive Planner, Dublin City Council

Approximately twenty people attended the meeting, including a number of representatives from the local community. A list of attendees was retained.

As a result of the public meeting it was decided to conduct a number of interviews with elderly residents, living in close proximity to the Mill, in order to establish the degree of social impact it had had in the immediate area.

Regular Steering Group meetings were held at which the team leaders reported on progress and issues emerging from the research were debated and discussed in detail.

VISITOR POTENTIAL

While the Conservation Plan is primarily intended to identify the significance of the Mill, the threats to its significance and the policies which should be put in place to protect its significance; all

of this should be considered in the context of its proximity to two major visitor attractions, both of which are within three hundred metres of the Mill - Kilmainham Gaol and the Royal Hospital. In terms of developing the tourism potential of the area, the Mill could readily be seen as the third point of a triangular route linking the three buildings, each with its own unique identification with various aspects of Ireland's historical development.



Kilmainham Gaol

SOURCES REFERRED TO

The following documents were referred to during the drafting of the Plan:

- *Preliminary Feasibility Study on the Re-use of the Mill Buildings at Kilmainham*, Blackwood Associates Architects
- *Dublin City Development Plan 1999*, Dublin Corporation
- *Kilmainham Urban Study 2001*, Master of Urban and Building Conservation, Department of Architecture, University College Dublin
- *Link in Magazine*, Dublin Corporation, Kilmainham/Inchicore Integrated Area Plan 2000, 2001
- *Kilmainham Inchicore Integrated Area Plan*, Dublin Corporation, 1999
- *Towards a Local Development Plan, An Environmental and Heritage Study for Inchicore/Kilmainham*, Housing and Urban Design Research Unit, University College Dublin 1989
- *Old Inchicore and Kilmainham Journal*, Vol 2 1993, Vol 3 1995
- *The Grand Canal, Inchicore and Kilmainham*, The Office of Public Works, 1994
- *Inchicore Kilmainham and District*, Ó Brom Seosamh
- *Kilmainham and Inchicore Draft Action Plan*, Planning Department, Dublin Corporation, 1997



The Royal Hospital, Kilmainham



Kilmainham Mill from The Royal Hospital

ACKNOWLEDGEMENTS

The lead consultants wish to thank all who contributed to the preparation of this Conservation Plan. The members of the Steering Group, chaired by Donncha Ó Dúlaing, gave freely of their time, and particular thanks must be paid to Damien Shine whose patience appeared inexhaustible as issues, some of which must have seemed esoteric in the context of other more immediate and pressing needs with regard to the future of Kilmainham Mill, were discussed and reviewed at length.

We are grateful to the expert members of our team who provided important and pertinent input to the study on a wide range of issues.

We would also acknowledge the contribution of members of the public who attended the public meeting or contacted us to impart their memories of the Mill and their views as to where its future might lie.

Historical overview

BACKGROUND

Kilmainham derives its name from Saint Maignenn who founded a monastery in the area in the early seventh century. In 1174, Richard Strongbow, Earl of Pembroke, established a priory on, or near, the site of the former monastery for the religious order of the Knights Templar. When the Order was suppressed in 1307, its possessions, including the priory, were granted by the Pope to the Knights Hospitallers of Saint John of Jerusalem.

In 1535, the priory was again suppressed, this time, as part of the dissolution of the monasteries carried out under Henry VIII following his break with Rome. The buildings associated with the priory fell into neglect and, by the early seventh century, remained only as ruins. The Down Survey map of c.1657 marks the remains as 'the ruins of Kilmainham Castle', with 'Killmainham Towne', a collection of houses to the south, straddling the River Cammock.

EARLY MILLING ACTIVITY ON THE KILMAINHAM MILL SITE

Prior to 1800, there were at least three water-powered mills at Kilmainham. A corn mill on the River Liffey, beside Sarah Bridge, which dated from the twelfth century, and two mills on the River Cammock, one a fulling mill and the other a corn mill. The fulling mill was located on the site of the present mill and the corn mill was a short distance downstream on the opposite bank. All are cited as 'Kilmainham Mill' in various documents so, in the absence of text describing their precise location, it is not clear if any of the references relate specifically to the subject of this Conservation Plan. The Civil Survey of 1654 to 1656, for example, refers to 'two double mills [two water wheels each driving a separate stone] and a single mill in repaire' in the parish of Kilmainham, but, without more detail, the relevance of this cannot be established with any certainty.

The presence of the Knights Hospitallers in Kilmainham, and their exploitation of the River Cammock as a source of power for their extensive milling operations, provides the earliest reasonable evidence for the use of the site occupied today by Kilmainham Mill for milling. From 1540 to 1541, Cromwellian soldiers compiled the 'Extents of Irish Monastic Possessions', a catalogue of the properties and lands held by the Church. The document reports that the Hospitallers of Kilmainham owned '... on the south side of the house, a fulling-mill between the house and a stream called the Cammoche.'



Faulkner's Mill on the River Cammock

Robert Girdler's 1650 map of Kilmainham Parish shows a watermill on the north side of the River Cammock. It is most likely that this is the mill referred to in the Cromwellian catalogue. The fact that John Rocque's map of 1773 does not show a building at this location is hardly significant as it does not show other mills, which are known to have existed at that time, either. The map does however clearly show the bridges across the river at Kilmainham and, the River Cammock splitting into two to provide races serving the mills located along it.

Leases, dating from the 1700s, held in the Registry of Deeds, record how the Mill changed its function from fulling and tucking, associated with wool production, to corn milling. A lease of 1723 referred to '... the water mill in Kilmainham called the boarded mill and theretofore called the tucking mill, between the site of the old convent or priory of Kilmainham and the River Camac ...' while one, dated 1789, referred to '... the water corn mill near the Bridge of Kilmainham ...'



Rocque's Map 1773

DEVELOPMENT OF THE PRESENT MILL BUILDING 1820-1886

Detailed examination of the present buildings has produced no physical evidence of any structures built before the beginning of the nineteenth century. Maps of 1811 and 1816 do not show any buildings on the site suggesting that, at least, the mill was no longer working, was derelict or, more probably, had been demolished.

The earliest attested references to the flour mill (marked as such on the Ordnance Survey map of 1837) are three deeds of 1822 transferring ownership of a mill (use undefined) to a Mr Patrick Dowling, Chandler. He is described in the Dublin Street directory of 1836, as a 'flour merchant', perhaps reflecting the success of his new enterprise at Kilmainham.

It is reasonable to conclude therefore that, after the eighteenth century mill was converted to corn milling in the late 1700s, the structure was demolished and was replaced by the present main mill building sometime between 1816 and 1822.

The Valuation book records the new complex as comprising 'a five storey mill, a return thereto, and miscellaneous one and two storey buildings'. The dimensions of the main building are given as 49 feet 6 inches by 26 feet and the return as 33 feet by 28 feet 6 inches. These measurements correspond almost exactly with the dimensions of Building 1. The Mill, then, comprised the north part of Building 1A and all of Building 1B; the return comprised the south part of Building 1A.



Ordnance Survey Map 1837

Understanding the layout of the building in this way suggests that the present party wall between 1A and 1B is a later addition, and



Site plan of existing Mill Complex

this is supported by physical evidence on site. This sub-division of the building also implies that the actual milling process was carried out in the north section and this is corroborated by map evidence which shows that the water wheel was located in the south-west corner of Building 1A. The Valuation also records that the Mill had five pairs of millstones.

Patrick Dowling seems to have died in the early 1860s; as his wife is cited in the Valuations from 1864 and, by 1866, the street directory notes the Mill as vacant.

A William Brophy is cited as the owner from 1867. He continued corn milling and, according to the Valuations, updated the milling operations. Specifically, he installed a thirty horsepower steam engine around 1868 and, presumably at the same time, constructed the tall tapering square brick chimney to serve the new source of power.

Building 2, infilling the angle of the original 'L' shaped mill building, may also have been erected at this time of modernisation. The layout of this new, three-storey, structure suggests that its function was as a grain drying kiln. Further evidence confirming this use survives in the form of small spacers, which would have supported the perforated ceramic kiln tiles. These are found, at 300 millimetre centres, resting on top of a long cast-iron beam embedded in the inside face of what is now the south wall of the first floor.



RADICAL RE-STRUCTURING 1886-1900

About twenty years later, in 1886, Brophy carried out even more radical work involving re-routing of the headrace (which, by this

time, might have been redundant) to serve a new water wheel at the south of Building 1 (powering a pulley drive system), and, complete re-structuring of the interior of the main buildings. The cast-iron sectional aquaduct, still in place, carries the embossed inscription 'M BYRNE DUBLIN 1886' on some of its panels and is clearly shown on the 1887 map as a 'trough' leading from the headrace to the south gable of Building 1B. Internally, virtually every cast-iron column is also embossed 'M BYRNE DUBLIN 1886' unequivocally establishing that it was at this time that floor levels and window openings were drastically reconfigured. Building 1 retained its five storeys but, while the levels of the first and second floors appear not to have changed significantly, the third floor was lowered and the fourth floor was raised. It is also probable that Building 2 was converted from three to two storeys at this time.

This major development is not recorded in the Valuations nor, in the wider context, does the time at which it was carried out appear to correlate with either significant changes in milling technology or increased demand for flour. No documentary evidence has been found to explain why such an expensive operation, which must have involved cessation of milling production for a considerable period, was undertaken. One possible explanation might be that the existing floor structures had become unsafe and that the toothed gearwheel drive system had reached the end of its useful life. Any benefits arising from the project appear to have been short-lived for the Valuation of 1900 records the Mill 'at rest'.

KILMAINHAM MILL IN THE TWENTIETH CENTURY

A Yorkshire firm, C H Bates and Company, took control of the Mill in 1903 and thereafter it reverted to its original textile function and was engaged mainly in cloth shrinking. All the surviving power transmission shaft brackets, mounted on the underside of floors, probably date from this period. Bates and Company also added the two-storey Building 6 in 1928 and Building 4 in 1962 to accommodate additional machinery.

In 1971, Weaving Shed Limited acquired the mill complex to carry out fulling, wool carding, spinning and weaving. Building 7, the large concrete-roofed building on the northern boundary, was built in 1973 to house large pieces of finishing machinery. Weaving Shed Limited ceased trading in 1983.

The following year, Damien Shine, the present owner acquired the mill premises. His company, Charona, undertook specialist finishing for home and overseas markets and, more recently, the application of fireproofing to high quality textiles. Charona ceased trading in 2000 as small scale bespoke finishing operations became increasingly unprofitable.



A panel of the cast-iron sectional aquaduct



Transmission shaft fixed to underside of floor



Mill gates 1961

THE MILL RACES AND WATERWHEELS

Although now partially infilled, the original line of the mill race as it flowed from Kilmainham Bridge to the Mill, can still be clearly seen. Prior to the construction of Building 2, the 1843 Ordnance Survey map shows the head race entering Building 1A and its tail race flowing along the south side of Building 1B. The 1863 and 1875 maps also show the head race entering Building 1A but with the tailrace emerging immediately to the east of Building 2. A semi-circular headed, opening in the party wall between Buildings 1A and 2 suggests a possible location for the tail race particularly as its centre line is roughly in line with the rectangular opening on the head race side. As this arch would have been on the external façade of Building 1A before the addition of Building 2, the head race was probably culverted under the floor of Building 2 before discharging into the river. The bank at this point is now faced with concrete and overgrown, so it is impossible to pinpoint exactly where the tail race exited. The 1887 map shows the, then recently installed, cast iron aquaduct linking the head race and the south gable of Building 1A where the new water wheel was located.

Surviving external physical evidence accords with the map records and confirmatory remnants of the original sluice gates can still be seen to the west of Building 4.



The Mill Race looking west towards Kilmainham Bridge



Surviving remnants of sluice gates

The significance of the place

The general approach to assessing the nature of the significance of the Kilmainham Mill complex is adapted from that set out in 'The Conservation Plan' by James Semple Kerr. It relies on an understanding of the physical attributes, uses, relationships and associations of the place up to and including the present.

STATEMENT OF SIGNIFICANCE

In its present form, Kilmainham Mill is of significance for the following reasons:

- The ground now occupied by the Mill has been in continuous use as a water-powered site, for cloth fulling and grain milling, since at least the sixteenth century.
- The surviving fabric of the Mill and surviving landscape features, reflect historic changes and developments in milling processes.
- The site has retained its function as a milling complex during the transition from an, agriculture-based, subsistence economy to an, industry-based, trading economy. It has survived the gradual incorporation of the immediate area into the expanding urban context of Dublin City and, for this reason, has special importance. As far as is known to date (April 2002), Kilmainham Mill is probably the only largely unaltered early nineteenth century flour mill remaining within the city of Dublin.
- As far as is known to date (April 2002), the Mill is probably the last intact fulling mill that also incorporated finishing processes in the island of Ireland.
- All machinery relating to the fulling and finishing processes most recently applied, remains in-situ.
- An archive of documentation relating to the various machines survives in the possession of the present owner.

In addition to the above, the following sub-set of considerations is of importance:

1. The site has an ecological function as a corridor for the movement of wildlife within the urban area.
2. The complex has a unity and integrity, perceived from both within the site and from outside. This arises from the disposition of the structures around the yard, their heights, general massing and inter-relationship.
3. The site is located in an historic part of the city that includes the Royal Hospital, Kilmainham Gaol, Kilmainham Courthouse and Lutyen's war memorial park. Together with these important monuments and buildings, the mill could play an educational role in helping local people and visitors to understand the history and development of the area.

4. Because of the small number of local people employed in the Mill, it became clear in the process of establishing significance that the Mill's impact upon the social and employment structure of the area was minimal, while, in contrast, its physical presence remains dominant and valued in the perception of the local population.

THREATS TO SIGNIFICANCE

The principal threats to the contextual significance of the complex relate to inappropriate development both within it and in its immediate surroundings. The first vulnerability could possibly increase if possession of the complex were to pass to a new owner less sympathetic than the present owner to the retention of its significance in the longer-term. The latter vulnerability would increase were changes in present planning zoning policies to be made.

Open areas, including associated vegetation and wildlife in the former mill race and existing courtyard areas, are vulnerable to inappropriate development.

Buildings recommended for retention are threatened by water penetration and lack of security.

The north boundary wall and retaining wall and railings to the north side of the mill race are vulnerable to deterioration as a result of inadequate maintenance.

Machinery is immediately threatened by redundancy, as deterioration of components inevitably accelerates as a result of lack of use and unsuitable environmental conditions. The longer-term threat must be related to the disposal method adopted as, most, if not all machinery will, in due course, be removed from its present location.

Documents relating to machinery, at present in the owner's possession, are not necessarily secure from accidental or deliberate loss or damage.

Conservation policies

1.0 EXPLANATION

The purpose of these conservation policies is to provide a guide for the future development and management of the Kilmainham Mill site, taking into account practical requirements for use as well as the retention of significance.

The policies are framed to:

- be flexible enough to facilitate the continued use of the site;
- retain or complement the character and quality of the existing structures when planning repairs, adaptations or development;
- identify existing or future patterns of development which might adversely affect the site and which might be in need of modification;
- inform the future development outside the immediate boundaries of the complex but which could affect its continued significance;
- emphasise the need to include conservation advice within the decision making process of future developments.

The recommended policies are set out in italics. They are preceded by the information on which the policies are based and, where thought appropriate, are followed by examples of treatment or options following from the policies. Policies should be read in conjunction with the associated text as this will make the context clear and help interpretation.

The first section covers policies with a general application. The sequence of the policies corresponds to an approach to the complex starting from the immediate surrounding area, leading to the site, then the buildings, and finally their contents (machinery).

Because of the extensive scope of this conservation plan, the assessments of significance of the individual elements are included as part of the preamble to the policies for that element. This makes information about a particular element of the place more compact and accessible. Reference to the particular elements (buildings, structures, spaces and planting) will be found in the detailed contents.

While the statement of significance explains why the Mill, associated buildings and attendant surroundings are of significance, the individual assessments in this policy section set out the levels of significance. An understanding of these levels is an important factor to be considered in developing individual policies.

The levels of significance used for the buildings correspond to those developed for the National Inventory of Architectural Heritage

(NIAH) by Dúchas (The Heritage Section of the Department of Arts, Heritage, Gaeltacht and the Islands).

- A* International** - structures of sufficient importance to exemplify the architectural heritage of Ireland in an international forum.
(e.g. Custom House, Dublin; Casino at Marino; St. Fin Barre's Cathedral, Cork; Carroll's factory, Dundalk)
- A National** - structures which make a significant contribution to the architectural heritage across the country at large.
(e.g. Leinster House; Athlone Castle; Kilmainham Gaol)
- B Regional** - structures which make a significant contribution to the architectural heritage of their own region or area. (e.g. many Georgian terraces; successful works by well known architects; well-designed historic shopfronts)
- C Local** - structures which make a significant contribution to the architectural heritage within their own locality (but can be significant if part of a 'group' of similar structures or part of architectural conservation areas)
- D Record only** - records of structures within a survey area and not classified under any of the above headings.

Structures rated 'regional', 'national' or 'international' would be expected to be included on the Local Authority's 'Record of Protected Structures'.

- E** In addition, items that are visually intrusive and damage the character and spatial quality of the site may have 'intrusive' added to their assessment. While the preferred treatment of such items would be removal or modification, some may be necessary to the function of the place and action may be deferred until changes of use or new developments make them redundant or make suitable alteration possible.

The following definitions are taken from the 'Australia ICOMOS Charter for the Conservation of Places of Cultural Significance' (the Burra Charter):

FABRIC means all physical material of the place.

CONSERVATION means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include preservation, restoration, reconstruction and adaptation and will commonly be a combination of more than one of these.

MAINTENANCE means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it

should be treated accordingly.

RESTORATION means returning the existing fabric of a site to a known earlier state by removing accretions or by re-assembling existing components without the addition of new material.

RECONSTRUCTION means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of the Charter.

ADAPTATION means modifying a place to suit proposed compatible uses.

COMPATIBLE USE means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

2.0 BASIS OF APPROACH

The Burra Charter is a useful general guide to the conservation of sites such as Kilmainham Mill. It provides a philosophical framework that can be flexible and recognises the need for the continued development that is associated with continuing occupation of a site. Adoption of policies 2.1 to 2.3 will help achieve consistency and continuity of approach.

Policy 2.1 *The future conservation and development of the place should be guided by the principles of the Australia ICOMOS charter for the Conservation of places of cultural significance (the Burra Charter) as revised 1988.*

Policy 2.2 *The statement of cultural significance and the assessments of individual items contained in more detail in the policy section should be accepted as the basis for future planning and work.*

Policy 2.3 *The policies recommended and options discussed throughout this document should be endorsed as a guide to future planning of future work on the site by the relevant owners and other parties to the Conservation Plan.*

Policy 2.4 *A note stating the existence of the Conservation Plan should be appended to the existing statutory designations of the site as a Protected Structure and Recorded Monument. Any declarations prepared under the planning legislation should refer to the existence of the plan.*

3.0 RELATIONSHIP BETWEEN ASSESSED LEVEL OF SIGNIFICANCE AND POLICY

In general, the greater the level of significance of a part of the place, the more care is needed in planning its future treatment. The intention is to retain and, where appropriate, reinforce its significance - including character, quality and ability to reveal its past history.

Policy 3.1 *The more significant a fabric, relationship, space or vista, the more care should be taken in planning work which may affect it; so that the work will not reduce, and may reinforce, its significance.*

Policy 3.2 *Where some reduction of significance is necessary to achieve overall conservation objectives, alternatives should be tested using a risk impact assessment methodology to reveal the least damaging approach and mitigate adverse impacts. In general, the alternative involving least alteration of the fabric is preferable.*

4.0 NEW USES

As a consequence of the current uneconomic costs of the processes involved in fulling and finishing due to the small scale nature of the enterprise and inappropriate physical nature of the complex, it is extremely unlikely that the Mill will again be used for these purposes. It is probable that proposals for new uses will involve substantial alterations to existing buildings and the construction of new buildings on the site.

Policy 4.1 *The complex may continue to be adapted and developed provided the work is the result of careful long-term planning which takes into account the policies set out in this Conservation Plan.*

Policy 4.2 *Other uses may be introduced which are compatible (as defined in 1.0 above) with the retention of the significance.*

Policy 4.3 *A suitable re-use for the site should be identified as soon as possible.*

5.0 CHARACTER AND QUALITY OF COMPLEX

The character and quality of the complex is dictated by its coherence within clearly defined boundaries. In the older buildings, the use of brick, stone and slate are the dominant materials. The River Cammock, forming the southern boundary, while presently of little visual interest, is essential to the integrity of the complex in that it defines the site's historical use as a water-powered Mill.

Policy 5.1 *The character and quality established by the layout and form of the structures, their relationships, their brick and stone walls, lime rendered finishes, slate roofs, and timber joinery should be retained or complemented in any future work.*

Policy 5.2 *All proposals for new work should be judged on their quality and impact (both immediate and cumulative) on the integrity of the site as a whole. In general, new work should not seek to be imitative.*

6.0 CONTINUITY OF CONSERVATION ADVICE

Irreparable damage can be caused to historic buildings by inexperienced or inadequate professional advice.

Policy 6.1 *Appropriate and experienced conservation advisers should be consulted in the planning and execution of any proposals.*

7.0 RECORDING PRIOR TO MAJOR ALTERATION OR INTERVENTION

Recording of a Protected Structure prior to any work being carried out is a statutory obligation and should be conducted in line with best practice.

Policy 7.1 *Structures or other elements of the complex must be recorded before alteration or major intervention. Recording should be carried out in accordance with the procedures for the recording of Protected Structures set out by Dúchas the Heritage Service and the Royal Institute of Architects in Ireland. Original records should be kept in a safe place off site. Copies should be kept on site for easy reference.*

Such recording will require:

- the correction of any existing records (drawings and maps) so that they accurately represent and detail the layout, structures and materials before work starts;
- the completion of an exterior and interior photographic record on a stable medium;
- the retention and appropriate storage of samples of material of significance if there is no other surviving example retained in the complex;
- a brief account of the work to be done, detailing the current state of knowledge and the basis on which the intervention is being planned.

8.0 ARCHAEOLOGY

The Mill site has been occupied continuously since at least the sixteenth century. In view of the site's designation as a Recorded Monument, ref. DU18:20(288), entered in the Register of Monuments and Places, any ground work proposed to take place within the complex will require two months notice prior to taking place, will be subject to the provisions of the National Monuments Act and should be carried out in such a way that any loss of archaeological significance is minimised, and that any opportunities for learning more about the nature and extent of the previous settlement and uses of the site are not lost.

Policy 8.1 *Any ground work to take place within the complex should comply with the requirements of the National Monuments Acts, Dúchas The Heritage Service and the Dublin City Archaeologist.*

Archaeological excavation and documentary research have identified the Kilmainham Mill site, the Cammock River and the infilled mill race and pond as being of archaeological significance, as is the village of Kilmainham from the southern boundary north to the Liffey. Planning policies, relating to this zone of archaeological interest, are in place to ensure that archaeological assessment is undertaken as a matter of routine on all new developments in the village of Kilmainham. While archaeological significance is not reflected in the survival of archaeological deposits discovered to date, the body of knowledge is constantly growing as a result of rapid development in this part of Dublin.

Policy 8.2 *The archaeological zone of interest around the complex should periodically be reviewed.*

9.0 REVIEW OF POLICIES

The policies contained in this document will need adjustment to meet unforeseen circumstances and in response to developing needs.

Policy 9.1 *The Conservation Plan, and the policies in it, should be reviewed as the need arises, but not later than five years after their initial acceptance by the Steering Group. Procedures for review mechanisms should be established by the bodies responsible for the implementation of the Plan. Dublin City Council will reconvene a meeting of the Steering Group within five years to review the Plan and its policies.*

10.0 MAINTENANCE, REPAIR, REMEDIAL WORKS AND ASSOCIATED HEALTH AND SAFETY ISSUES

Systematic, regular maintenance and prompt minor remedial works will ensure that the buildings can continue to stand for the foreseeable future. The exclusion of water from the structures is the single most important factor.

Policy 10.1 *The Mill, associated grounds and structures should be cared for by a planned maintenance and repair programme based on as complete a knowledge of the building and its materials as possible, regular inspection and prompt preventative maintenance and repair.*

Policy 10.2 *Particular care should be taken to ensure that water is taken from the building fabric and that drains and falls which carry away water from the base of the building are maintained, reinstated and/or created, as necessary.*

Policy 10.3 *Only people qualified and experienced in working with the relevant materials (stone, slate, lead, brick etc.) should be employed, and only under appropriate supervision.*

Former industrial processes and building techniques are likely to have contaminated various parts of the complex. The presence of toxic waste and asbestos fibre in various forms has not been investigated.

Policy 10.4 *An assessment of levels of asbestos and chemical contamination in each building should be carried out by accredited contractors prior to any intervention.*

The cast-iron aqueduct has been infilled and covered over. The covering is not continuous and a considerable hazard is presented to the unwary.

Policy 10.5 *Substantial and secure temporary covers should be provided to the aqueduct.*

11.0 SUPERVISION OF MINOR WORKS

It is essential that those responsible for the care of the Mill complex can count on the services of persons with the appropriate training, experience and initiative to supervise and control these works, with the support of expert advice as necessary. In the long term, this is the most economical and least interventionist way to maintain the buildings in good condition and to safeguard their significance.

Policy 11.1 *The body or individual responsible for the management of the Mill complex should ensure that people with appropriate training, experience and initiative are made*

responsible to supervise works.

12.0 MANAGEMENT

There is at present no coherent policy for the management of the site. When new uses are found, or new development planned, it is important that a management plan to protect the significance of the site should be put in place.

Policy 12.1 *The foremost concern for management of the site should be to protect and enhance the significance of the place while allowing for continued use.*

13.0 ACCESS

Vehicular access to the Mill complex is difficult, whether approached from Old Kilmainham Road or South Circular Road, and is entirely unsuitable, for example, for buses and other large vehicles.

Policy 13.1 *Management plans for access by visitors and users should comply with all statutory and building regulations.*

14.0 SECURITY

The significance of a place can all too readily be lost as a result of unforeseen calamity. While, realistically, it is not possible to anticipate all potential risks, it is feasible, with some relatively straightforward planning, to put in place measures that would minimise the amount of damage caused by such an event.

Policy 14.1 *A detailed inventory including a photographic record of the contents of the Mill buildings should be prepared.*

Policy 14.2 *A comprehensive assessment of risk should be made.*

Policy 14.3 *Taking into account the limitation of available resources, realistic policies should be developed and implemented to protect against the various risks identified in 14.2.*

Policy 14.4 *A disaster plan should be prepared with regard to the fulling and finishing machinery.*

Policy 14.5 *The site should continue to be secured against unauthorised entry.*

15.0 SITE AND SETTING

One of the features of Kilmainham Mill is its secluded nature. Apart from the chimney, the remainder of the complex is scarcely visible to the casual passer by. The main exception is in the view from the south side of the Cammock in and around Lady's Lane and Carrickfoyle Terrace, where the main mill buildings dominate the view northwards in a most satisfactory manner. Tantalising glimpses are also gained looking westwards from Rowserstown Lane and Kilmainham Lane. Glimpses are also gained from Kilmainham Bridge looking eastwards at either end of St John's Terrace along the infilled head race to the north end and the Cammock to the south end.

Policy 15.1 *Views into the site should be respected and maintained by any new development outside the site boundary.*



Mill viewed from Kilmainham Lane



16.0 HERITAGE WAY

Dublin City Council has made a policy statement that it "... will seek to protect the heritage and promote the development of tourism in the Kilmainham and Inchicore Action Plan area." The Kilmainham and Inchicore draft Action Plan contains a proposal for the creation of a 'Heritage Way' which is intended to emphasise places of interest within the area and create linkages with other attractions outside the area. At present, the Mill is included in the proposed route.

Policy 16.1 *The Kilmainham and Inchicore Action Plan, which includes the Mill as part of the 'Heritage Way', should retain this as a priority in the development of the Plan.*



South boundary of Mill site with River Cammock

17.0 INTEGRITY OF THE PLACE

The Kilmainham Mill complex is a site of considerable integrity to which the following elements and features contribute:

- Its relationship to the River Cammock, to the ancient road system nearby and to the adjacent nineteenth century artisan housing provide a setting which emphasizes the self-contained and integral nature of the site.
- The harmonious integration of the existing buildings, the river and the former mill race.
- The clear site boundaries which generally follow landscape features including roads, the River Cammock and the line of the former mill race.
- The compactness of the site exemplified by the rational and efficient use of space.
- The well-defined yard and the spatial relationship of the main mill buildings, the owner's house and the ancillary mill

buildings.

- The scale and massing of the structures dominated by Building 1 with its chimney.
- The dedication of the whole site to a clear single use (milling).
- The historical continuity of use of the site for water-powered industry since the medieval period.

Sub-division of the complex would greatly diminish the significance of the whole.

Policy 17.1 *Alterations to existing site boundaries should be resisted.*

Policy 17.2 *Proposals for development of new buildings, or, alteration of individual existing buildings, or, site elements should be assessed with regard to their impact on the entire site in order that that the integrity of the whole is respected.*

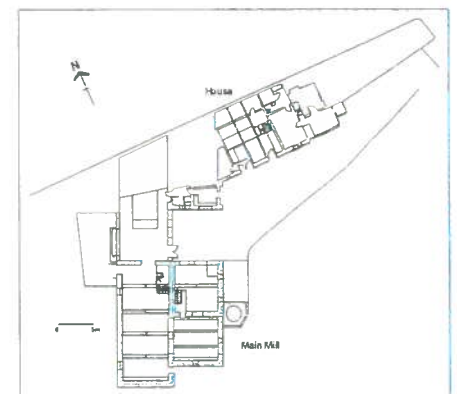
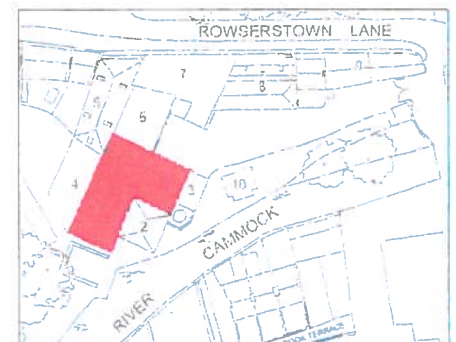
Policy 17.3 *A long-term plan for the site as a whole should be in place before individual proposals are implemented in order to avoid eroding the character of the place over a period of time.*

18.0 BUILDINGS

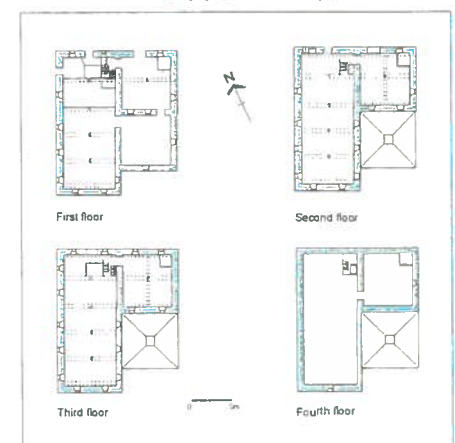
BUILDING 1 - Main, five storey, 'L' shaped mill building, built circa 1800 - Significance rating B

The mill is probably the only, largely unaltered, early-nineteenth century flour mill remaining within the city of Dublin.

The main structural walls are of rubble limestone with roughly dressed limestone quoins and brick dressings to openings. The head and sill heights of most second and third floor openings have been altered with inset brick arches and rubble infill, apparently contemporaneous with the insertion of the new internal structural system in 1886. External walls are generally structurally sound although some bulging is evident on the north elevation where a number of larger openings have been formed by the insertion of steel lintels and yellow brick dressings. The south elevation of Building 1B leans noticeably inwards towards the top. The natural slate roof, with suppressed hips, is in poor condition. A substantial, rectangular profile, asbestos gutter drains the roof to the west elevation of the building, returning a short distance on the north side where it discharges into a , large diameter, asbestos downpipe. Gutters are entirely missing from all other elevations. Windows are generally cast-iron or timber side-hung, outward-opening, casements with horizontal glazing bars. A large, slightly tapering, square chimney, constructed in brick with a projecting brick cornice at its top, emerges through the roof in the north-east corner of the building and a firebreak wall, surmounted with a small campanile, separates Building 1A from 1B.



Main Mill - Existing ground floor plan



Main Mill - Existing first, second, third and fourth floor plans

The internal structure consists of structural timber plank floor boards approximately 75mm thick (tongued together with metal tongues located in rebates machined centrally in the edge of each plank). The upper and lower surfaces of the flooring carry abundant evidence of fixings and penetrations formed for machinery drives, support brackets etc. The floor planks span between primary beams which bear on cast-iron columns and stone corbels projecting from the inside face of external walls. A steep timber staircase rises through the building to the north-east of block 1A. Adjacent to the staircase is an old electric lift which, clearly, is no longer serviceable.

Policy 18.1.1 *The roof structure should be replaced and the roof re-slatted using natural slate.*

Policy 18.1.2 *External walls and dressings should be re-pointed using lime-based mortars.*

Policy 18.1.3 *The Mill chimney should be re-pointed.*

Policy 18.1.4 *Existing windows should either be overhauled or replaced with appropriately designed replacements.*

Policy 18.1.5 *Structural bulging on the north elevation should be stabilised. The inward leaning south elevation of Building 1B should also be investigated.*

Policy 18.1.6 *New cast-iron, half-round, gutters and circular downpipes should be installed.*

Policy 18.1.7 *The lift should be decommissioned and the lift shaft made safe.*

Policy 18.1.8 *The staircase should be closed to prevent unauthorised use.*

Policy 18.1.9 *The internal structural timber plank floors and cast iron columns should be retained unless compelling arguments for their removal are presented.*

Policy 18.1.10 *In the event of any development taking place, investigation should be carried out at ground floor level to establish the original line of the pre-1886 water course passing through the building.*

BUILDING 2 - Two storey building infilling internal angle of Building 1, built circa 1868 - Significance rating B

This building is contiguous with and interconnects at ground and first floor levels with Building 1.



Ground floor



First floor



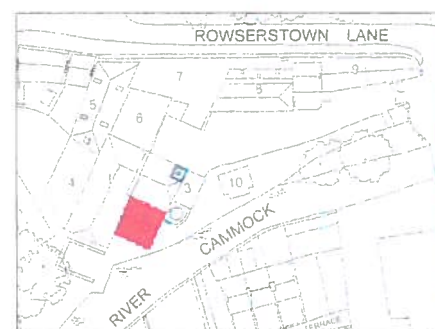
Second floor



Third floor



Fourth floor



Walls are of rubble limestone with roughly dressed quoins and brick dressings to openings similar to Building 1. Most openings have been altered with inset brick arches and rubble infill, apparently contemporaneously with the insertion of the new internal structural system in 1886. The natural slate roof is hipped in the form of a pyramid, a square flat at the apex may mark the position of a, now missing, ventilator. The roof is in poor condition. Gutters and downpipes are missing from both exposed elevations and lead tapered gutters at abutments with Building 1 are in very poor condition.

Policy 18.2.1 *The roof structure should be replaced and the roof re-slatted using natural slate.*

Policy 18.2.2 *New cast iron, half-round gutters and circular downpipes should be installed.*

Policy 18.2.3 *External walls and dressings should be re-pointed using lime-based mortars.*

Policy 18.2.4 *Internal structural timber plank floors and cast iron columns should be retained unless compelling arguments for their removal can be presented.*



Building 2, roof



Building 2

BUILDING 3 - Boiler room, built late twentieth century -
Significance rating E.

A single-storey boiler room with smooth-rendered walls and flat concrete roof.

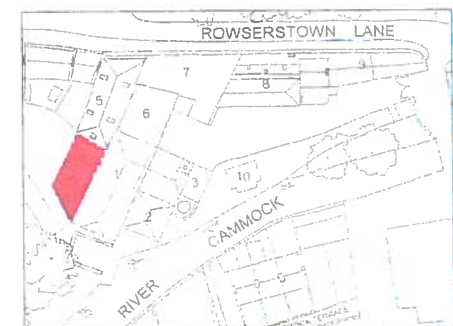
Policy 18.3.1 *Building 3 and boiler should be removed.*



BUILDING 4 - Single-storey building to west of main building, built 1962 - Significance rating E.

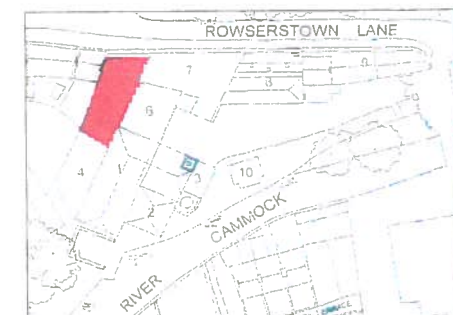
Walls are of concrete blockwork and the monopitch roof is covered with corrugated asbestos sheeting. The building was constructed to house a tentering machine.

Policy 18.4.1 *Building 4 should be removed following relocation of tentering machine.*



BUILDING 5 - Three storey building on north-west boundary with entrance at second floor level from Rowserstown Lane, built late-nineteenth century - Significance rating B.

Closely associated with Building 1 and bearing evidence in its underbuilding of the original line of the mill race.



This building is of later construction than Block 1 but is possibly contemporaneous with the 1886 remodelling. The north elevation opens at second floor level to Rowserstown Lane. Walls are of brick, except the lower sections of the south wall which are of rubble limestone and, most probably, represent the northern edge of the original mill race. Some window openings are now blocked and some original, six-over-three pane, sash windows survive on the west elevation. Later sash and casement windows are also evident on the south elevation. The natural slate roof is hipped and in poor condition.



Building 5, south and west elevations

Policy 18.5.1 *The roof should be re-slatted using natural slate.*

Policy 18.5.2 *External walls and dressings should be re-pointed using lime-based mortars.*

Policy 18.5.3 *Internal structural timber plank floors should be retained, unless compelling arguments for their removal can be presented.*

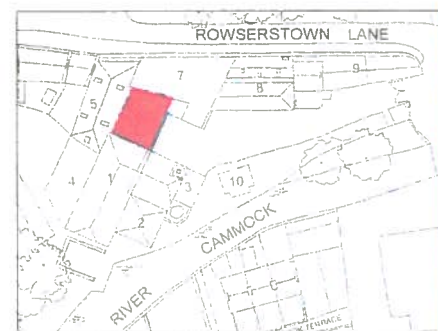
Policy 18.5.4 *The east elevation should be restored, following demolition of Building 6, to reveal the original facade.*

BUILDING 6 - Two storey, flat-roofed infill building to north of main mill, built 1928 - Significance rating D.

This infill building partially obscures the north elevation of Building 1 and the whole east elevation of Building 5 (both of which are of significance rating B).

Walls are of yellow brickwork with reinforced concrete lintels to window openings. The flat roof is of reinforced concrete construction with mineral felt waterproofing. The building was constructed to house fleece cleaning and carding operations.

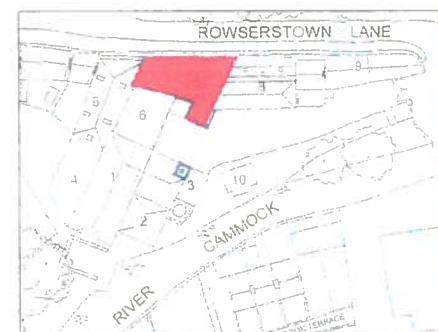
Policy 18.6.1 *Building 6 could be removed to expose the north elevation of Building 1 and the east elevation of Building 5.*



BUILDING 7 - Modern, two-storey, infill building facing onto Rowserstown Lane, built 1973 but said to contain remnants of a blacksmith's forge at its south-east corner- Significance rating D.

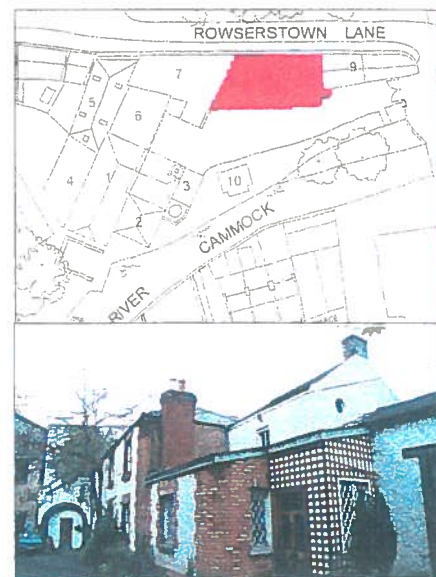
A generally intrusive infill building, obscuring east elevation of Building 5 (which is of significance rating B).

The building appears to incorporate walling from earlier buildings. The flat concrete roof rests on an exposed steel frame. As the building is set into the bank, fronting Rowserstown Lane, only the first floor of the north elevation is visible above ground level. All windows are modern casements.



Policy 18.7.1 *Building 7 should be removed.***BUILDING 8 - Two-storey house, built mid-nineteenth century - Significance rating C.**

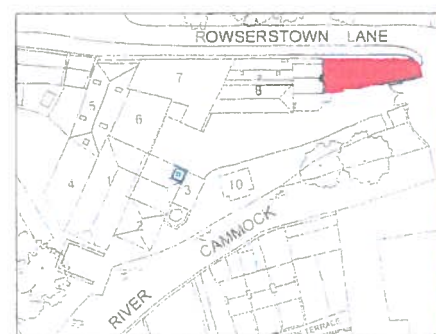
This, double-pile, brick building with natural slate roof, hipped to the east end, is much modified both internally and externally. It seems that the present building incorporates at least part of the mid-nineteenth century mill layout. Although no valuation records survive for this period, it is surmised that it was formerly used as a residence for the mill manager and as mill offices. In latter years it became the mill owner's residence. Further detailed research should be carried out to permit elaboration of the history of the building.

Policy 18.8.1 *The roof should be re-slatted using natural slate.***Policy 18.8.2** *External walls and dressings should be re-pointed using lime-based mortars.***Policy 18.8.3** *Further research into the history of the building should be carried out.*

Building 8

BUILDING 9 - Single storey machine room on north boundary adjacent to main entrance, said to have been originally stables, built mid-nineteenth century - Significance rating C.

The rubble stone walls are in reasonable condition while the natural slate pitched roof is in poor condition.

Policy 18.9.1 *The roof should be re-slatted using natural slate.***Policy 18.9.2** *External walls and dressings should be re-pointed using lime-based mortars.***BUILDING 10 - Temporary building in courtyard, - Significance rating E.**

The building is located east of the main mill building and is in poor condition. It is used to retain some mill records.

Policy 18.10.1 *Remove records to safe-keeping.***Policy 18.10.2** *Remove temporary building.***GENERAL****Policy 18.11** *Temporary measures should be taken to prevent the ingress of water in buildings with significance ratings B and C.*

19.0 NORTH BOUNDARY WALL

The stone boundary wall, forming the north boundary of the Mill complex, extends from the east edge of the north gable of Building 5 to the eastern extremity of the complex. Apart from providing enclosure to the complex, the wall also retains Rowserstown Lane (which is considerably higher than general ground levels within the Mill complex). As the complex developed from the mid-nineteenth century the, formerly free-standing, wall became the northern enclosing element to Buildings 7, 8 and 9. It is constructed from uncoursed limestone rubble and generally appears to be structurally sound. The entire outer surface of the wall has been re-pointed with inappropriate cement-rich strap pointing which, apart from technical deficiencies, is also extremely unsightly. Originally stepping downwards in line with the northern edge of Building 9, the wall was subsequently raised by the addition of a rendered masonry wall on top of the original brick eaves to form a parapet to the roof of Building 9. The rendered masonry north elevation of the top floor of Building 7 has been constructed on top of the boundary wall which steps up at this point. The wall also incorporates the stump of a large rectangular brick chimney. Evidence of rubble stonework can also be seen in the footings of the north walls of Building 5 and Mill House.

Policy 19.1 *Appropriate materials and workmanship should be adopted in the repair of the north boundary wall.*

20.0 MILL RACE

The, now dry and partially infilled, mill race can be traced from Kilmainham Bridge to the west (where the top of the arch through which the race passed can clearly be seen) to the mill at its east end. Fragments of masonry walls, sluices and gates are visible and excavation would probably reveal much of interest. The area is covered with wild grasses and low vegetation.

Policy 20.1 *Surviving fragments of operational mill race equipment should be recorded and stored in safe-keeping.*

Policy 20.2 *The possibility of reconstructing the mill race, possibly as part of the proposed river walk, should be promoted.*

Policy 20.3 *No development should take place which would intrude on the legibility of the remaining section of the mill race but this does not preclude new building elsewhere in this area.*

21.0 RETAINING WALL AND FENCE TO MILL TERRACE

The high retaining wall to the north of the mill race (forming the



Rowserstown Lane with north boundary wall on left



Mill race looking west



rear boundary to Mill Terrace) extends from Kilmainham Bridge, to the west, and curves to abut Building 5 in the east. The dates of construction and modification are not known however the structure to the west is predominantly of rough mass concrete suggesting a late-nineteenth or early-twentieth century date while that to the eastern end is largely of rubble stone construction, suggesting an earlier date. Some alterations to the line of the masonry wall are apparent behind Mill House, Kilmainham House and the two adjoining two-storey red brick properties. While the original intention is not clear, the 1838-47 Ordnance Survey map indicates an area separate from the mill race at this location. Also, at this point, the wall is capped by a stone coping into which is set a simple wrought-iron panelled fence including a gate which presumably linked Mill House with the mill.



1838-47 Ordnance Survey map

Policy 21.1 *Rubble stone walling should be consolidated and re-pointed where necessary.*

Policy 21.2 *Further research and archaeological investigation should be carried out to determine the rationale and original intention where modifications to the wall are apparent.*

Policy 21.3 *The wrought-iron boundary fence should be restored.*

22.0 AQUEDUCT

The cast iron trough, or aqueduct, was introduced in 1886 to permit a water wheel to be located on the south gable of Building 1. It would appear that the intention was to maximise delivery of power to the pulley drives which turned the mill stones. In the 1950s, the trough was truncated and sealed to form a water tank to provide water for the, now mechanised, finishing processes.



Aqueduct

The trough is contemporaneous with the 1886 internal reconfiguration of the Mill and bears the same manufacturer's mark to that on the columns within the building. The trough has more recently been infilled but remains in its original position.

Policy 22.1 *The aqueduct should be retained in its existing position.*

Policy 22.2 *Proposals for restoration of the aqueduct should be considered within the wider context of the Mill complex.*

23.0 MILL WHEEL AND SLUICE MECHANISMS

While there is no definitive indication of the internal location and arrangement of the original water wheel, the pit within which it rotated, or, its tail race, some clues do exist. A, brick-lined pit, in



Blocked up opening on west wall of Building 1 inside Building 4

the concrete floor of Building 1A, forming part of the housing for a finishing machine, is in the vicinity of where the wheel would have been although, without further investigation, it cannot necessarily be assumed that this marks the location of the wheel. A rectangular opening, now roughly infilled, on the outside face of the west wall of Building 1A is possibly where the trough carrying the water from the head race to the wheel entered the mill. Given that the water wheel axle was probably at about present floor level, the height of the bottom of the intake channel suggests a high-breastshot, pitchback or overshot wheel rather than a breastshot, low-breastshot or undershot wheel.

The replacement water wheel, located on the south gable of Building 1A, ceased operation in 1953 and was removed to Marshall's saw mill in Kilbeggan in 1958. The wheel pit is now infilled and paved, however, the large dressed granite stones that supported the axle housings are still in place along both sides of the pit and these display score marks where the cast-iron axle rubbed against the stonework. Other fragments also survive, including a cast iron axle base plate and part of a, partially buried, gearing system. Wear marks on the teeth of these gears suggest that the wheel rotated anti-clockwise as viewed from the south. The cast iron housings for the mechanism that regulated the flow of water from the trough are still evident let into the gable wall and confirm that the sluice mechanism was operated from the first floor. The position of the trough and its height relative to the waterwheel axle, suggest a high-breastshot or backshot wheel. On-site measurements indicate that the diameter of the wheel would not have exceeded 6.14 metres.

The, more recent, mill wheel has also been removed and is, reputedly, now located in Kilbeggan. However, remnants of the wheel mechanism remain, including fragments of the (partially buried) gearing system, bearings and other mechanical components. Evidence of the timber and cast-iron sluice mechanisms also remain, albeit in an advanced state of decay.

Policy 23.1 *Surviving evidence of the mill wheel and sluice mechanisms should be carefully recorded to assist a better understanding of the former operation of the Mill.*

24.0 RIVER CAMMOCK

The sides and bed of the river were lined with concrete at some time in the mid-twentieth century and a major sewer runs below the bed of the river with occasional manhole access chambers projecting above the surface of the water. While the sound of running water is undoubtedly appealing, the appearance of the river, choked with debris and lined with harsh concrete encasements, is far from being an asset to the setting of the Mill. A right-of-way, over the river at the eastern boundary of the Mill site, formerly led to a large house



Axle housing



River Cammock looking west

known as Riversdale or Shakespeare's House (now demolished) but now accesses a light industrial premises.

Policy 24.1 *All debris should be removed from the river bed and banks.*

Policy 24.2 *The river banks should be lined with a more visually appropriate material.*

Policy 24.3 *The right-of-way over the river should be maintained to ensure it is not extinguished.*

25.0 SPACES BETWEEN THE BUILDINGS

The space defined by the courtyard area between the buildings is delineated to the north and west by the height of buildings, to the east by the high boundary wall and entrance gates and, to the south, by the open view across the River Cammock to the, squat, terraced housing of Lady's Lane and Carrickfoyle Terrace. This juxtaposition of enclosure and open aspect, to a large extent, defines the character of the place.



Courtyard

Policy 25.1 *Future development in the courtyard should be restricted to the north and west sides of the area.*

Policy 25.2 *Treatment of surfaces within the courtyard should respect the original industrial nature of the complex.*

26.0 FLORA AND FAUNA

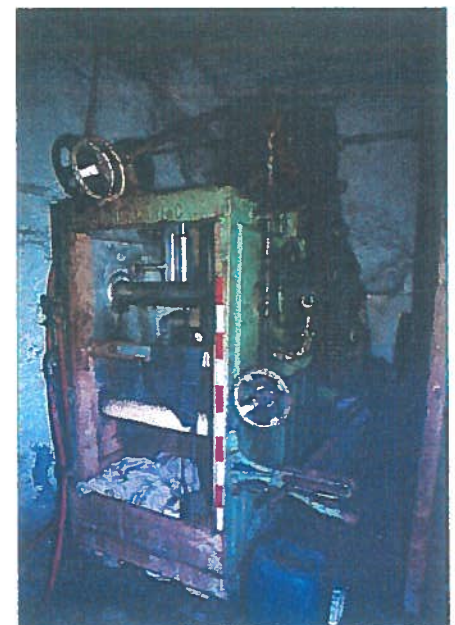
The Mill complex supports a variety of wildlife and plant species, particularly on and around the site of the former mill race. The value of such a haven is all the more important in the context of increasingly intensive development in the area. It is likely that bats roost under the arches of Kilmainham Bridge and, possibly, in other buildings on the site.

Policy 26.1 *The use of toxic chemicals should be prohibited.*

Policy 26.2 *A bat survey should be carried out.*

27.0 MACHINERY

Internal gearing connected to a series of pulleys and line shafts throughout the building, transferred energy from the waterwheel to the machinery. It is probable that the line shafts on the first and second floors of Building 1A did not exist prior to the mill being re-floored in 1886. It is unclear, however, whether they relate to the post-1886 milling operations or to twentieth century fulling and



Milling box

finishing.

All the machinery remaining in the mill is associated with weaving, fulling and cloth finishing processes. The weaving processes were not of great significance in the history of the site and the looms and associated machinery are of low significance (numbers 141, 142 and 512).

Machines used in all the phases of fulling and finishing (scouring, drying, milling, rinsing, tentering, brushing and decatizing) are present. The machines are of varying levels of significance. Most are in reasonable condition.

Whereas the machines are process-specific, they were installed at different times in response to changes in processes, in technology, in markets and depending on their availability and cost. Many of the machines were second-hand when purchased. Although the machines are of mixed lineage and age, it may be possible to select the most significant representative machines of differing functions and assemble them in an appropriate location within the existing buildings to create a display of the fulling and finishing processes formerly carried out at the mill. The possibility of restoring the machines to working order to illustrate the processes should be investigated.

Although the machines are function-specific, the buildings are not, as the bulk of the existing complex was designed and developed as a grain mill, the change to the fulling process involved installing machines in buildings that were not suitable in terms of layout, juxtaposition or levels. The processes carried out are therefore of more importance and significance in the history of the place than the location of specific machines.

The significance of the existing lift has not been assessed. It is said to have been purchased second-hand from the Bank of Ireland in Dame Street (Damien Shine).

Policy 27.1 *Significant items of machinery should be retained on site to illustrate all aspects of the fulling process. In the case of Buildings 1 and 2, there is no spatial relationship between the configuration of the machines and plan form of the block, and it is therefore not necessary to retain them in situ.*

Policy 27.2 *Items which are superfluous or of little historical relevance to the site (e.g., the 1970s spinning and weaving machinery) should be offered to a museum.*

Policy 27.3 *All the documentation relating to the Mill should be catalogued and deposited in the Dublin City Archive or National Archive.*

Policy 27.4 *While expert opinion has not been sought, the lift is*



Brushing machine, Building 1



Steam brushing machine, Building 1



Scouring dolly, Building 1A



Decatizing machine



Tentering machine, Building 4

clearly non-compliant with current health and safety standards and the lift installation should be sealed to prevent use.

28.0 FUTURE USE OF THE COMPLEX

It is extremely unlikely that the site will be used again for milling purposes. It is therefore vital, if the significance of the place is to be retained, that appropriate new uses are found.

In this case appropriate uses are those that, while ensuring that the significance of the phase as described in the 'statement of significance' is retained, will provide an economic use for the place.

Any new use of the site or the buildings must also comply with statutory requirements. The site is zoned Z1 in the current (1999) Dublin City Development Plan. This zoning has the objective 'to protect, provide and improve residential amenities'. 'Permissible uses' other than residential use are limited to low-impact activities compatible with prevailing residential use in the area. Uses that are 'open for consideration' in this zone are those with a potential to conflict with residential amenity but not destroy it. The site is also located within a general 'conservation area' so zoned because 'the overall quality of this area is of sufficient importance to require special care when dealing with development proposals'.

In relation to prevailing land uses, recent planning approvals, and development plan objectives, the type of potential future site development is not restrictively constrained, provided that any resultant impacts are compatible with the predominantly residential area.

A cautious approach, plus attention to quality and detail for any future development will, however, be necessary on a site that has conservation zone, archaeological, and listed building issues. The likely introduction of specific objectives to retain and rejuvenate the urban village character of the Kilmainham area will also see an emphasis on development to benefit the residents of the local area.

The layout and fabric of the mill reflect the changes in industrial activities on the site during the last 200 years. The developments characterised by changes in floor and window levels, in the location and details of the mill-race, in the changes of use of buildings and the construction of new buildings from time to time as well as the changes in power sources reflect technological developments and historic economic constraints and opportunities. All of these elements are part of the history of the site and any new uses should ensure as far as possible that the historic evidence is not destroyed.

The machinery, while some of it is relatively modern and unexceptional by international or national standards, represents an assemblage of fulling and finishing machines that is unique. It is

extremely important that a representative selection of the machines be retained on site - preferably in working order.

As the buildings in most cases were not erected to house specific machines and as the machines (many of which are second-hand) were not designed for the buildings, it is not essential that the machines be kept in their present locations.

An educational facility, which would tell the story of milling (grain and fulling) on the site, and explain the historic processes and technical developments, would be an appropriate use. Such a museum could encompass an explanation of the use of chemicals and dyes, and the character and development of different woollen fabrics. It could also deal with more recent uses of the Mill associated with high fashion and new fabrics.

Policy 28.1 *Any future use should be compatible with the existing structures and the character and integrity of the place.*

Policy 28.2 *New uses should provide for setting aside a portion of the existing buildings to house representative samples of the Mill machinery and to demonstrate the Mill production processes and the history of the site.*