

ARCHITECTURAL HERITAGE REPORT

SHD Planning Application

for lands at
Belcamp Hall
Malahide Road,
Dublin 17



1893, Belcamp with its original roof and windows.

ON THE INSTRUCTION OF
Gerard Gannon Properties

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 This Architectural Heritage Impact Assessment has been prepared for Gerard Gannon Properties to accompany the Strategic Housing Development application in respect of the proposed development of residential units, and associated amenities and services on lands at Belcamp Hall, Malahide Road and R139, Belcamp, Dublin 17.

The assessment of the impact the proposed works may have on the protected structures has been made following a desk-top study and visual site inspection by the Conservation Architects, David Averill and Romy Kanitz prior to the design development.

This report has been prepared in line with the approach outlined in the *Architectural Heritage Protection – Guidelines for Authorities (2011)*.

The report was prepared by Sheehan & Barry Architects, who are a Grade One accredited conservation practice under the RIAI system of conservation accreditation.

1.2 Belcamp Hall is recorded as a Protected Structure (RPS 463) under the current Fingal County Development Plan 2017-2023 - Record of Protected Structures. The record includes the eighteenth-century original house, the Washington Monument, the Walled Garden, the bridge and the early twentieth-century chapel.

The house is considered of National Importance under the NIAH (Reg. No. 11350024) rating system which informs all listing under the Record of Protected Structure. This is in spite of the recent significant damage that the building has suffered.

In accordance with Part IV of the Planning and Development Act “where a structure is protected, the protection includes the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures”. For the purpose of this report the impact of the proposed site development and landscape proposals on the protected structure will be assessed for each individual listed built structure.

Belcamp Hall does not lie within an Architectural Conservation Area or near / in the vicinity of a National Monument. The proposed housing development is located near other protected structures to the north, Belcamp Hutchinson (RPS 789) and Springhill, St. Doulaugh’s (RPS 792).

1.3 This report relates to the SHD application seeking permission for further residential development on the lands of Belcamp Hall, including dwellings, retail, and commercial uses, childcare facilities, green space provisions as well as network of pedestrian and cycle routes besides private and public transport routes.

1.4 This report should be read in conjunction with the Architect’s Design Statement and accompanying drawings (CCK Architects and Wilson Architects), Public Realm Strategy and accompanying drawings (TBS and RMDA), Engineering Assessment Report and accompanying drawings (Waterman Moylan Engineering Consultant), and other relevant assessments and reports.

2.0 HISTORY & ARCHITECTURAL APPRAISAL

2.1 Location

Belcamp Hall is situated approximately 15km north from Dublin city centre. It is located in the Balgriffin area of Dublin 17, on the border between the Dublin City area and the Fingal County area of Co. Dublin.

The lands are bounded by the Malahide Road to the east, the R139 to the south and Clonshaugh to the west. The River Mayne demarcates the boundary between Dublin City and County Fingal in the southern part of the development.

All historic structures listed in the Record of Protected Structures (RPS 463, Fingal County Development Plan 2017-2023) are situated within the Phase 1 lands (F20-0379) and therefore outside the area covered under this SHD application.

2.2 Historic Development

The townland of Belcamp had four formal residences dating from the 18th and 19th century; namely Belcamp Hall / House (the main subject of this study), Belcamp Hutchinson, Belcamp (in ruins) and Belcamp Park (demolished).

The Belcamp House, as shown on both Rocque's maps from 1757 (Fig. A01) and 1760 (Fig. A-02), was probably built by the Lord Mayor of Dublin, Sir Humphrey Jervis and is believed to have been Henry Grattan's birthplace. The 1760 map shows a larger house, in the same area as today's Belcamp Hall house, with outbuildings to the west and south-east, a tree lined straight avenue accessing from Balgriffin (east). A walled garden in the same shape as today's structure (i.e rounded corners in north wall) is shown to the west of the house. The land appears to be bordered by two streams, both running west to east, along the north (remaining as a "straightened" ditch) as well as the south (now Mayne River). It shows an earlier house, out-offices, courtyard and walled garden which reflects the description in the 1742 lease: "1742- *Property farm let to Rev. John Antrobus, Dublin City, Doctor of Divinity, the messuage or dwelling house, out-offices, garden, avenue to the same are now enclosed and laid out to and from the said dwelling house as they are now made use of together with the gateway for horses and carriages from the dwelling house on the south side of the avenue ... adjoining the great road from Dublin to Balgriffin*"¹ The "avenue" from Balgriffin terminates in a forecourt to the dwelling. Outbuildings to the south east adjacent to the bridge over the Mayne river are indicated.

It is known that Newenham leased 37 acres of land at Belcamp in 1765. Further lands were added following negotiations with John Wilmot for an additional acreage. Works on the house however did not commence in earnest until the 1780s. In his biography of Edward Newenham titled 'Sir Edward Newenham MP - 1734-1814 - defender of the Protestant Constitution' James Kelly sets out the context and dates for the construction of Belcamp Hall. Newenham, Kelly notes, maintained strong personal oversight over the design and construction of the house. This was both a way to exert control and reduce costs, as his personal finances were at best precarious for most of this period. Construction started sometime in 1781 and continued, as funds allowed. It appears that Newenham was in residence by the late spring of 1784. It is likely that Newenham worked on the landscape setting for the house during the 1770s as the date of the Washington tower is generally attributed to 1778.

The structures shown on Taylor's 1816 map (Fig. A-02) are likely to represent Belcamp Hall outbuildings, albeit inexplicably the main house and the walled garden are not depicted on the map. Like Rocque's 1760 map it shows two streams, one along the north and one along the south border. Yet it also shows a stream, running west to east between the other two.

¹ *Belcamp Facts and Figures from History by Colm Conellan O.M.I. – Belcamp Archives*

The Ordnance Survey Map of 1837 - 1842 (fig. A-03) shows Belcamp Hall, together with Belcamp-Hutchinson to the north-east and Springhill to the north of Belcamp Hall. These houses were most likely constructed as formal residences for the affluent, on the outskirts of the city away from their townhouses in Dublin City. There is a gate lodge at the entrance from Balgriffin and a winding avenue parallel and to the north of the river. This is shown as wooded on the riverside and tree-lined facing the grounds. The grounds are set out as parkland with clumps of trees. The avenue winds around the house and terminates in a large forecourt. The land between the house and the Washington Monument is shown open with some individual tree planting. The river has now been broadened out to form a lake bisected by a bridge serving the Avenue from Belcamp Lane which also has a gate lodge.

Belcamp has been compared with the landscape at Mount Vernon, George Washington's estate in Virginia of c. 1758 onwards. It is known that Newenham established a lively correspondence with Washington and it is speculated that the landscape at Belcamp may in some way be inspired by Mount Vernon. While Newenham and Washington exchanged ideas about plants and trees, there is no strong stylistic correlation between the design of the two estates. Rather, Belcamp more closely resembles the examples developed in the English garden landscape traditions of the 18th century.

The inspiration for the landscape design at Belcamp Hall came from that English landscape garden typology favouring Naturalism, curved lines, gentle slopes, lakes and woodlands; moving away from the strict formal geometric forms of earlier landscape philosophies. These Georgian period gardens were designed to look natural and be a place for meditation and relaxation, encouraging visitors to wander throughout the landscape finding hidden ornamentation in nature to give a sense of mystery to the landscape.

Lancelot 'Capability' Brown was the most successful practitioner of this approach in the second half of the eighteenth century, the time when both gardens, Belcamp Hall and Mount Vernon were designed and realised. He was responsible for the design of over 200 parklands across England, and can be seen as the most likely source of inspiration for the landscape at Belcamp Hall.

Newenham's house construction and landscaping works at Belcamp Hall started in the late 1770's, and continued sporadically with the house being fully occupied by 1784. However, Newenham's precarious finances lead to the eventual disposal of his property at Belcamp to settle debts by 1790. He had established the landscaping features to the south of the house but any future plans he may have had for the estate were by this stage aborted due to his impecuniousness. The house passed through various hands until the land was sold to the Oblate Brothers in 1884. The historic OSI Map, first edition, 6inch from 1837 to 1842 is the most contemporary depiction of the landscape and garden design of Belcamp Hall.

The Griffith Valuation Map of 1847 (fig. A-02) shows the layout of the Belcamp demesne in the mid-nineteenth century, showing an eastern entrance and gate lodge on the Malahide Road and a southern entrance with a gate lodge on Belcamp Lane. The Washington Monument is referred to as a turret on this map.

The 1866 Ordnance Survey map shows the landscaping scheme in more detail. Tree planting has been used to provide what appears to be a parkland setting for the house with perimeter tree planting and clumps. There is tree planning to screen off the gate lodge. A densely wooded section to the west of the house is shown to screen the view of the courtyard and out-offices from the house and to provide woodland paths for leisure purposes. The Rock House (a romantic grotto like structure) is located in these woodlands. The plan suggests composed parkland views from the house with Brownian tree clumps and views of Lambay and Dublin Bay in the background. The steps from the Bow of the Oval Room are clearly shown.

In 1884 Belcamp was purchased by the Oblate brothers. It was sold in 1888, but repurchased again by the Oblate brothers in 1893. In 1903 they built the Chapel and a residential wing for students. The chapel is a red brick Romanesque Revival style built on a cruciform plan. It was designed by renown ecclesiastical architect George Coppinger Ashlin.

By the 1888-1913 Ordnance Survey map (Fig. A-07) the chapel is attached to the north elevation of the house, and the original T-shaped school wing is attached to the south side of the house. This wing to the south was a red brick structure laid in English Garden wall bond, with brick string courses and with a slated roof. In 1921 part of the top floor of Belcamp was rebuilt following fire damage.

Two large wings were added to Belcamp Hall to provide additional space for the college in the early twentieth century. The first constructed in circa 1900, was an eleven bay two-storey over basement wing and the second in 1925, was an attached thirteen-bay three-storey red brick wing with dormer attic. A students' wing was added in 1953. A day school was built in 1970. These additions are evident on the Ordnance Survey Map of 1970 (fig. A-09). The map shows the developed campus with all its buildings and extensions intact. The small courtyard is shown divided into two sections with a series of out buildings. The wood is generally intact but the path to the rock house is not shown.

In 2004 Gannon Properties Ltd. Purchased the property. The following built heritage features remain.

1. Main House
2. Chapel
3. Walled Garden
4. Washington Monument ("Turret")
5. Ice House.
6. Rock House – in ruins
7. The Bridge (or causeway) between the two lakes.
8. Balgriffin Entrance Gates

The lands between the house and the Malahide Road are laid out as playing fields. The winding driveway along the river Mayne remains as far as the Washington Monument. The woodland to the west remains but is overgrown. There have been numerous arson and vandalism attacks, with the latest in spring of 2020 devastating the interior of the Belcamp Hall and the chapel roof and interior. The abutting dormitory wing had been demolished previously to help prevent further attacks.

2.3 Architectural Appraisal

2.3.1 Historic Core Structures

2.3.1.1 Belcamp Hall - House

The original, detached, house is a seven-bay three-storey over basement red brick building constructed in 1781-84. The front shows a three-bay full-height central breakfront with rusticated ashlar granite to ground floor. A three-bay full building-height central bow is part of the impressive rear façade. The building was, until 1990's, in use as an ecclesiastical residence and school. A detached eight-bay subterranean cellar range at basement level is located to the west of the entrance façade. Following a fire in the early twentieth century a flat asphalt-felted roof with concrete slabs on steel beams replaced the original slated pitch roof. These works included raising the head height of most top floor windows, as well as the parapet height. The historic red-brick chimneys have been rendered with cement following the re-roofing in the early twentieth century. The walls are red brick Flemish bond with a flush pointing and finely carved granite string course. The openings are timber sash windows with granite sills, set in round headed openings to ground floor, with square headed openings above. A timber panelled door with fanlight above was located at the front and glazed timber doors to the rear. Window and door openings to the basement and ground floor have been blocked up for safety reasons following the repeated arson attacks. The original and modern-date outbuildings and a walled garden associated with the house were located to the west of the house. The walled garden survives largely intact but the outbuildings were demolished.

2.3.1.2 Belcamp Chapel

The chapel was built in 1903 for the Oblate brother, for their religious worship on the college campus and was designed by the renowned ecclesiastical Irish architect George Coppinger Ashlin (1837-1921). The cruciform plan has a north-south orientation, with the liturgical east, the sanctuary, facing north. The main entrance is located to the south west, a single-bay projecting porch.

The exterior of the chapel comprises of red brick, laid mainly in English garden bond and a Flemish bond at plinth level. Simply carved limestone elements have been decoratively applied as a plinth string course, circumventive window cill run, window tracery and hood mouldings, barge stones and crucifix finials. The roof cladding comprised alternating bands of heather blue and heather grey natural slates, presumably 500x300mm Welsh slate. The ridge was finished with decorative three-hole crested clay tiles. Parapet gutter, soakers and flashings were lined with lead. The cast-iron rainwater ware comprised rectangular ornamental hopper heads, ogee gutters and round downpipes, painted lead white.

The interior of the chapel was a coherent exercise in late 19th century Romanesque revival with timber wainscot panel below an arcaded band of fine painted stations of the cross. Within the apse and side chapels, a detailed and elaborate decorative scheme encompassed painted and mosaic decoration set within sections articulated by applied marble column shafts with carved capitals which in sprung the truss members which divided the roof into a panelled and sheeted timber ceiling. Chief among the glories of this interior were the set on windows commissioned from the Harry Clarke Studio (c. 1925) which were removed into safe storage prior to the worst of the arson attacks. Some of the timber panelling and stations were also removed. The roof structure was completely destroyed in the 2020 fire but much of the wall decoration survives.

2.3.1.3 The Walled Garden

The Walled Garden is located north-west of Belcamp Hall and is a common feature of the historic stately house. It consists of the intact eighteenth-century walled garden, which is believed to have been in place before Newenham's purchase of the lands, and an attached "outbuilding courtyard" to the north-west of the house. The garden has an almost square layout with rounded corners to the north. The wall is constructed in brick, laid to an English garden wall bond with flush pointing. The garden has three entrances, including a vehicular entrance flanked by pedestrian gateways in the east wall, and further pedestrian entrances to the north and west. The line of the top of the east wall is not level but slopes with the ground towards the main entrance. The south wall consists of the brick wall to the centre of its length. A ditch (possibly a ha-ha wall) substitutes as a natural border between the garden and the adjoining woodland for the remaining wall length. The walled garden was once known as 'the Kitchen Garden' as vegetable and fruit trees were grown to keep the family kitchen well stocked. The tall perimeter wall had a strong aesthetic value but also provided a very valuable function: to raise the temperature of the garden to provide a more productive environment for the plants within. The walls would absorb the heat of the sun during the day and release the heat slowly during the evening and throughout the night.

The red brick is laid in English garden wall bond, flush pointing and curved corners to the north wall. The projecting brick coping and corbeling is rounded off with a concrete capping. The walled garden has three entrances, each with a brick pediment above; a pedestrian entrance in the west and north wall respectively, and a vehicular entrance flanked with a pedestrian gate either side in the east wall. This entrance has a strong architectural quality with the centre wider opening break-fronted and topped by a curved pediment. The wall appears to have been raised in height at some point. The north and west entrances are currently blocked up with brick masonry. The east wall has a breach within its south end, with perpendicular brick wall stumps indicating a, now demolished, outbuilding structure.

The south wall appears to be of a younger age as the brick, the bonding pattern and pointing mortar are different from the east, north and west wall has a few window sized openings, currently blocked up with

blockwork masonry, and a breach within its east end. A previous double gate opening has been blocked up, with its timber frame and lintel left in place. The western half of the south boundary is formed by a ditch separating the woodland from the cultured garden.

The age, form and scale of this walled garden make it an interesting and important historic element within the Belcamp demesne, especially as it appears to predate Newenham's erection of Belcamp Hall.

2.3.2 Historic Landscapes

The English garden design principles using simpler materials, using land forming, water features and careful planting of trees, all of which were employed at Belcamp Hall and earlier at Mount Vernon, were cheaper to construct and to maintain than the formal gardens of the past.

Characteristics of the English Landscape Garden included:

- Vistas
- Scenic Drives
- Parkland Setting
- Woodland
- Waterways
- Sculpture, recreational architecture / ruins / follies
- Walled garden
- Rock Houses and Ice Houses (the former for scenic adornment and the latter for practical retention of ice for use in the main house).

Belcamp Hall, the house, was built at an elevation to capture the vista, with uninterrupted views to the rear of the house (east elevation) over rolling lawns dotted with mature specimen trees and copses, lined either side by woodlands framing the more distant views of the Irish Sea and Irelands Eye.

The driveway at Belcamp began with large granite entrance piers off the Malahide Road (eastern border of the estate) and quickly swings southwards towards the woodland above the Mayne River escarpment with scattered trees and rolling lawns to the other, providing a long wandering route offering glimpses all the way up to and around the house. It passed the two artificial lakes and the Washington Monument before sweeping up north before it terminates in a large forecourt to the west of the house.

The walled garden at Belcamp Hall is described in detail at 2.3.1 (C) consists of the intact eighteenth-century walled garden, which is believed to have been in place prior to Newenham's purchase of the lands, and an attached "outbuilding courtyard" to the north-west of the house (now demolished). The outbuilding courtyard was flanked by low height outbuildings, and was located between the walled garden and Belcamp Hall. The woodlands along the Mayne River extend up north, along the western, southern and eastern border of the walled garden, thus screening any view from Belcamp Hall, and indeed the driveway.

The wooded riverside of the small stream Mayne River, bordering Belcamp Hall to the south, starts at the Gate Lodge and main entrance from Balgriffin, at the east of the estate. A tree-lined avenue follows the river course, winding around the house and terminating in a large forecourt. The tree planting was used to create a parkland setting for the house, framing the views towards the Irish Sea over the large open grass lands and screening off the Gate Lodge. Belcamp Hall estate has no direct connection with the shores of the Irish Sea but instead 'borrows' that landscape to extend the vistas. A densely wooded section to the west of the house is shown to screen the view of the outbuildings and their courtyard from the house and to provide woodland paths for leisure purposes. The river course adds an undulating feature representative of the naturalistic landscape principle of contemporary English garden design. A series of water features in the form of two large man-made lakes and weirs are also incorporated along the course of the river that bring both dynamism and sound. In addition, the large flat reflective surfaces provide a sense of peace and tranquillity. These lakes, like the woodland, would also have had a leisure

use, providing facilities such as swimming, fishing and rowing. Crossing the pond is a single arched concrete road bridge or causeway with a modern parapet and inserted cast-iron balusters panels. The bridge was originally built in 1850 although modernised since then, and adds to the picturesque quality of the Mayne River. It is a secluded element amongst the woodland, providing views out over the upper and lower ponds. The woodlands also contain an Ice House beside and to the south of the Mayne River, a below ground structure with a dome fully lined with brick internally, and a Rock House close to the upper part of the lake, constructed in rock, now fallen into ruin. Another feature of the English landscape garden comes in the form of follies and the Washington Monument is an example of this. The monument is located on the north side of the lower lake within a picturesque setting. The monument is of particular interest as it represented one of the earliest known physical tributes to George Washington. The land between the house and the Washington Monument is shown open with some individual tree planting.

2.3.3 Historic Built Structures

2.3.3.1 Belcamp College

Two large wings were added to the south of Belcamp Hall to provide additional space for the college in the early twentieth century. The first, constructed in circa 1900 – now demolished, was an eleven bay two-storey over basement wing. The second, constructed in 1925 – also now demolished, was an attached thirteen-bay three-storey red brick wing with dormer attic.

A third extension, still existing, was added to the north of the complex adjacent to the chapel in 1953. It is of different design to the southern wings, but has similar gables, copings, kneelers and corbels in its end gables. While it is also faced in red brick laid to an English garden wall bond, the brick is different to the other additions and the brickwork has spalled. This building has slim concrete window sills and there are limestone or concrete window heads. There is a substantial course of cut limestone on the front and rear facades above ground floor level, above which the building narrows.

2.3.3.2 Washington Monument

A contemporary description: Another who genuinely sympathised with the colonists was Sir Edward Newenham, M.P. for Co Dublin who dedicated to Washington a gothic tower which he erected in 1778 in the grounds of his Georgian mansion Belcamp, Raheny, Co. Dublin. Part of the inscription on the tower ran: "Oh, ill-fated Britain! The folly of Lexington and Concord will rend asunder and forever disjoin America from thy empire"²

The Washington Monument is situated on the north side of the lake in a picturesque setting. It consists of a tower 6m square x 9m high. Its square plan has star shaped corners, rusticated gothic window surrounds and decorative 'tuffa' rock type crenelations. It is of brick construction with a roughcast finish. The earliest record reference to the tower is in the Dublin Guide by Richard Lewis³ who states that the tower was built in 1778 and dedicated to George Washington who Newenham admired and corresponded with. Lewis cites the inscription which it bore: "*Oh, ill-fated Britain! The folly of Lexington and Concord will rend asunder and forever disjoin America from thy empire*".

A.S, Mag Shamhráin states that "*Erected as it was within two years of the Declaration of Independence, it is the first monument ever to an American President and the only one to Washington during his lifetime*"⁴

The tower is a folly which was not designed to be habitable although Mag Shamhráin states that "*in the 1930's a groundsman then employed by the college a Mr Hayes, chose to live in the "castle" as it was*

² Maurice R. O'Connell – Irish Politics and Social Conflict in the Age of the American Revolution. Pennsylvania U.P.

³ Richard Lewis – The Dublin Guide, 1787, p59

⁴ A.S Mag Samhráin – Sir Edward Newnham – An Irish Colonial Patriot in the American Revolutionary Era, Belcamp College Dublin, 1984

commonly called“. The interior of the tower is low-ceilinged with an upper floor connected by a spiral staircase which was said to be too narrow for a normal sized man.

It is notable that on the Ordnance survey map of (1829-1842), the monument is referred to as ‘Turret’.

The Washington tower was restored in 1984.⁵

2.3.3.3 Ice House

The Ice House is located within the functional area of Dublin City Council. It is situated to the south of Belcamp House, on the far side of the River Mayne, in a wooded area.

The exterior is covered by earth and is somewhat overgrown. The interior is domed and egg shaped and is constructed of red brick which is typical of exemplars of this building form designed to store large blocks of ice for use in the large houses for which they were constructed. The entrance feature was possibly longer and more extended at one stage, but now the dome-shaped arch leads immediately to the interior. Under the earthen cover, the ice house is covered with slate. The structure remains intact and is in a good state of preservation and retaining historic interest.

2.3.3.4 The Rock House

The Rock House is located on the north bank of the river Mayne and is reached by one of the woodland / riverside walks. It functioned as a sheltered arbour from which to view the river and also was designed to be a decorative feature. Its design sits within the broad romantic movement in landscape design wherein features were added in a pseudo-naturalistic style to evoke feelings of direct connection with nature without the overlay of classical formality and ordering.

The structure has been in a ruinous state for some time and the site is overgrown. The vegetation will have to be cleared before a full appraisal can be undertaken however what remains is likely a fragment of a larger original conception. It measured 3m in width internally and approximately 5.1m internal length. It had walls on three sides, with the open side facing the river. The walls are of rubble limestone, limewashed internally, with a vaulted brick roof. The remaining sections of the side walls have two gothic arched niches and there was possibly a third niche. There is a large breach in the rear wall.

2.3.3.5 The Bridge (Causeway)

The ‘bridge’ is shown on the 1837 Ordnance Survey map and it is referred to as such. It serves the access driveway from Belcamp Lane crossing the River Mayne. However, it is appropriate to clarify what the structures on site are in greater detail. The structure spanning across the centre of the two man-made lakes is more properly a causeway, while the smaller structure to the south spans over the River Mayne and is a masonry bridge. Collectively they are indicated as ‘bridge’ on maps so here we refer to them as ‘Bridge (Causeway)’.

The bridge consists of an earlier narrower masonry arched vault forming a culvert at lower level and a later, somewhat wider bridge formed of a masonry arch adjacent to the earlier structure.

The causeway consists of three stone vaults with a modern (20th century) low parapet wall of rendered concrete blockwork pierced with openings which had cast iron balusters inserted within to form a decorative feature. A culvert connects the two lakes.

⁵ Siobhán Deery Margaret Gowen & Co.Ltd. Architectural Heritage Report – The Realignment of the R107 Malahide Road

2.3.3.6 Balgriffin Entrance Gates

The present gate piers have been carefully dismantled by an experienced conservation contractor and are in storage.

These old gate piers were formed of a pair of square granite ashlar piers on plinths with a fluted frieze supporting a moulded cornice below raised blocks. The pedestrian side gates are formed of plain stone architraves supporting the continuation of the frieze and cornice. These were connected to asymmetric modern flank walls. Historic early wrought ironwork was confined to a small remnant in one pedestrian gate.

The stonework is heavily weathered and had clearly been previously dismantled and re-erected as the core of the columns was formed of poured concrete. The condition of the remnant of the original ironwork in the side gate is poor but gives sufficient indication to allow for restoration of the surviving gate and replication of a new pedestrian gate to match. There is no indication of the design of the main centre gates. A suitable site for re-erection of the restored gate piers has been agreed with the planning authority.

2.3.4 Adjacent Historic Buildings

2.3.4.1 Belcamp Hutchinson (RPS 789)

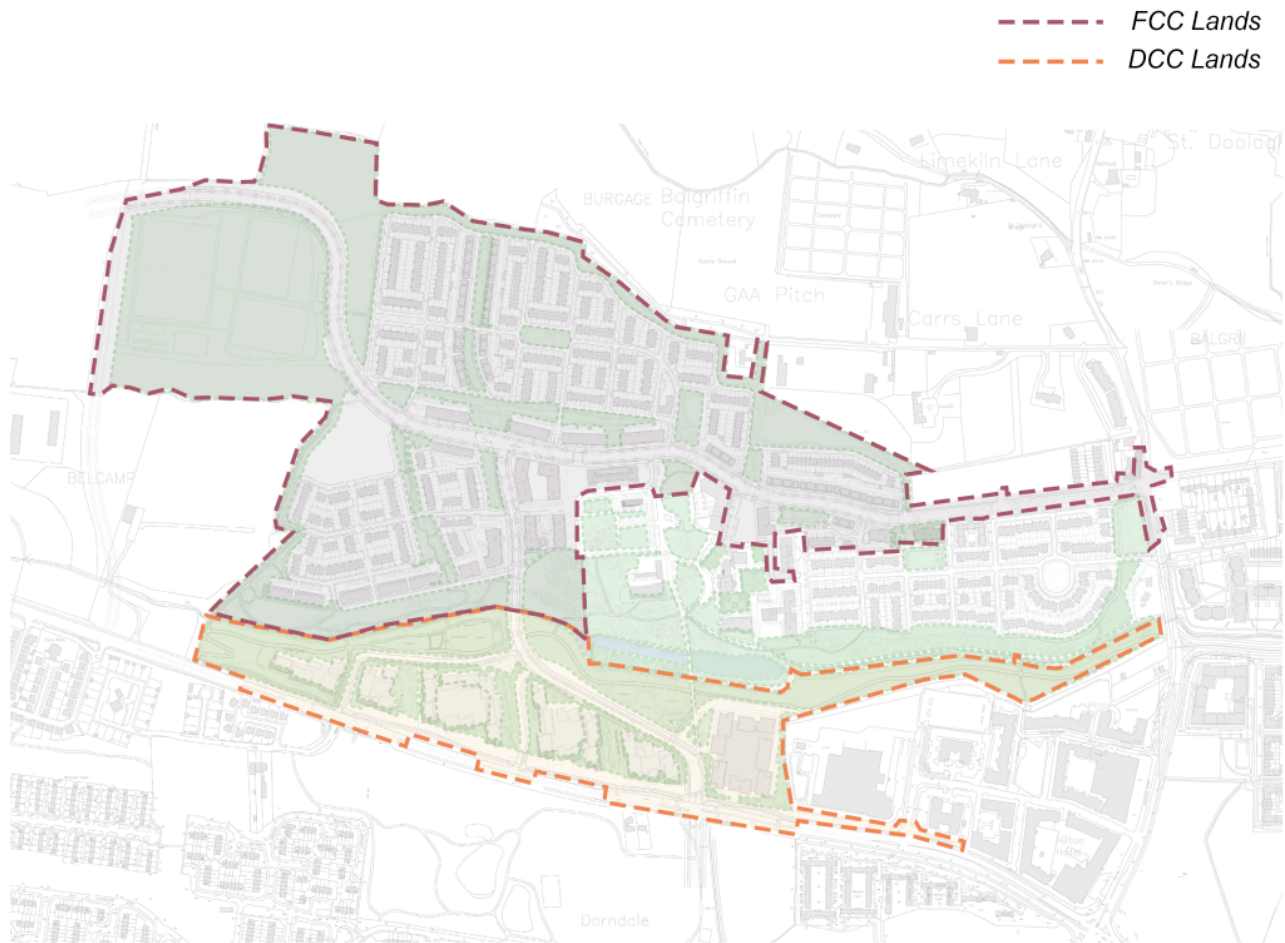
An ivy-clad eighteenth century detached five bay, three storey house north-east of Belcamp Hall, with a walled garden and outbuildings. Belcamp Hutchinson is shown on the 1837 OSiMap, first edition, and is named after Francis Hely-Hutchinson, an Irish Member of Parliament and a contemporary of Edward Newenham. Until recently, Belcamp Hutchinson functioned as a Bed & Breakfast, which was well known by golfers, but has now returned to being a private residence.

2.3.4.2 Springhill House (RPS 792)

Located even further north, this early-nineteenth detached five bay, two storey house is shown on the 1837 OSiMap, first edition, albeit unnamed. The building has a three bay, two-storey return to the north east and a two bay, two storey return to the north west. The main building and its returns have pitched roofs clad in natural slates, and have a pebble dash render finish. An outbuilding was constructed to the north west in circa 1850. A detached stable building from the construction period of the main house is located to the north of it. Springhill House is a private residence, approximately 1km north of Belcamp Hall.

3.0 DESCRIPTION OF THE DEVELOPMENT

For detailed development description please refer to architect’s urban design and architectural statement as part of this submission.



3.1 General

The residential development proposes creating a mixed-use urban district with a strong sense of place afforded by the existing structures and landscapes of the historic Belcamp Hall Estate.

A strong urban edge of high-density residential and commercial units is proposed on DCC lands along the R139, south of the river Mayne and the historic Belcamp Hall lands. A mixed density and use scheme of residential and non-residential units dispersed around the historic core is proposed on FCC lands, north of the river Mayne, and stretching between Malahide Road (R107) in the east and Clonshaugh Road / Stockhold Lane in the west

The planned future transport network will link the immediate adjoining lands and residential areas of Belmayne (east), Darndale (south) and Clonshaugh (west), and provide a connection with the wider lands including Dublin City (5km south), Dublin Airport (5km west) and Malahide (6km north). The design includes significant layering of pedestrian and cycle connections which will be crossing the development, and will be lining the borders of Belcamp lands and the river Mayne valley.

The propositioned rejuvenation and expansion of existing woodland, the valley along the river Mayne, and the existing hedgerows lacing and hemming Belcamp lands will be accommodating green infrastructure corridors and biodiversity corridors. The creation of public open spaces with varying character will include passive & active recreational / play areas and pocket parks as part of the green

infrastructure, a civic plaza and a town square as part of the new urban environment, and the deliberate integration of the architectural and natural heritage as part of the placemaking process.

3.2 Building Development

The development on DCC lands, south of the river Mayne, provides six high-rise perimeter blocks, five- to nine-storey height buildings with their top floors set back. Generally, they are east-west facing, orientated in parallel with existing hedgerows and ditches, and their building mass decreases towards the river. Wide separations between the city blocks afford visual links and a connectivity with the newly created public open space and the linear river park. The proposed building materials consist of brick, standing seam metal cladding (top floors) and aluminium glazing elements, powder coated metal balcony railings

The development on FCC lands, north of the river Mayne, to the west and north of the Belcamp House structures provides linear five- to six-storey mixed-use urban buildings along arterial routes passing and surrounding the historic core. A 'garden city' type layout, respecting the historic hedgerow planting, consists of two- to three-storey private dwelling terrace houses to north and west of the historic core, on lands currently considered green-belt lands. The proposed building materials consist of brick finish to block buildings, render finish and fibre cement slated pitched roofs to terrace houses, aluminium glazing elements, powder coated metal or glazed balcony railings

3.4 Roads Development

The proposed traversing roads on DCC lands will cross the site south to north between R139 and the Mayne River, connecting into FCC lands as one single road. The through-traffic and local access traffic includes a bus corridor, and pedestrian & cycling routes going south to north connecting to FCC lands. Green Infrastructure Corridors include cycle lanes and pedestrian routes along the proposed roads, the Mayne River Linear Park and encircling the DCC lands.

The proposed arterial road on FCC lands, which includes a bus corridor, pedestrian and cycling lane, crosses the site east-to-west. It will enter FCC lands in the east along Malahide Road (R107) at the former Balgriffin Cottages (R123), pass the historic core to the north in the centre of the site, and will wind up to the north boundary exiting west onto Clonshaugh Road / Stockholm Lane. The through-traffic road coming from DCC lands will connect into east-west-link road west of the walled garden. Secondary roads, including accommodation roads, branch off from the east-west-link-road crossing the development. Green Infrastructure Corridors (GIC), including cycling lanes and pedestrian routes, will cross and encircle the proposed building development.

3.5 Public Realm

The retention and integration of existing hedgerows and drainage ditches into the landscaped public and semi-public zones is, together with the establishment of the Mayne River Linear Park, are the main landscape design objectives for both, DCC and FCC, lands.

The development of the River Mayne Linear Park on both lands will include the restoration and re-use of the two lakes, and the extension and enhancement of the historic woodlands. The park will be permeated with pedestrian and cycling routes connecting and linking the park with other open spaces on site.

Open public spaces will include areas for passive and active recreation by way of pocket parks, fitness areas & exercise stations, kick-about areas, play facilities and pathways. The streetscape, which will include dedicated cycling & pedestrian routes, on-street parking, landscaped level changes etc, is to be treelined and edged with active frontage.

On the DCC lands the open public green space will include a green belt along the R139 fronting and distancing the high-density development while retaining the existing hedgerow, and public green spaces between the block developments. Private amenities are to be provided as communal landscaped podium squares / gardens and / or private terraces to ground floor units.

On FCC lands the public realm includes the rejuvenation and extension of the historic river woodland as the focal point of the development together with the walled garden. Public open spaces will include a town square and a plaza north-west and north-east of the Walled Garden respectively. Private amenities will be provided as communal courtyards throughout, and private terraces & gardens at ground floor levels. The west of the FCC lands will be developed into a multi-pitch area along Clonshaugh Road / Stockholm Lane (opposite the existing Athletic Union League Complex)

3.6 Historic Structures

At the heart of the entire development will remain the historic complex of structures formed of Belcamp Hall, Belcamp Chapel; the Walled Garden and associated landscape structures and designed landscapes including the Washington Monument, the Ice House and Rock House, the ornamental lakes and bridge; and the relocated entrance gates and new boundaries. These historic structures are located exclusively on FCC lands with the exception of the Ice House which is on DCC lands.

The focus of the proposed development lies in strengthening the historic triangle of Belcamp Hall & Chapel – the Walled Garden – the Woodlands as the communal area within the proposed development for residents as well as visitors.

The client intends to consolidate these assets as an amenity for the whole new community. The development lands under consideration within the SHD application do not contain any of the key Protected Structures nor do they impact directly on retained and restored historic landscape. They will however be adjacent or proximate to the historic core and restored landscape. This report will comment on any effects that may be created.

4.0 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

4.1 Impact on Historic Landscape Setting

The development of the lands under consideration within the SHD application are located to the west, north and south of the historic core of structures at the heart of the Belcamp Estate. The lands are currently unmaintained green wasteland, with overgrown river woodlands, existing hedgerows and drainage ditches.

These green wastelands did not form part of the designed landscape instigated by Edward Newenham when he built the house, nor do they contain later built landscape features of particular note. They do surround the earlier walled garden, bind the river woodlands and are laced with historic hedgerows which are considered distinct natural landscape features.

The proposed development layouts include a 'garden city' design (FCC lands) and a perimeter block design (DCC lands) respecting the location and orientation of existing hedgerows, ditches and tree groups, the river valley and woodland, and the historic built core. The hierarchy of the building mass is respectful of the surrounding landscape by decreasing towards the river on DCC lands, and towards the rural boundaries to the north and west on FCC lands.

The retention, rejuvenation and expansion of the historic natural features creates a Green Infrastructure Corridor (GIC) whereby the proposed built and landscape design bases its layouts on the location and distribution of these historic features within the development site. The GIC will include treelined pedestrian and cycling routes, public open spaces and informal recreational areas. It will function as a linkage between existing and new parklands, new tree lines and groups. It will connect the different development areas within and outside the site while also providing and encouraging biodiversity.

The enhancement of the river Mayne woodland and existing ornamental lakes provides a new multi-functional recreational amenity and semi-natural, sustainable water management within the wider development while also providing and encouraging biodiversity.

Clearly the nature of the proposed development changes the context. What was a walled garden within a rural or agricultural setting, will now be a walled garden within a more urbanised setting. The design is conscious of the importance of the structures and accordingly the proposed new structures are well set back from the walls forming the garden enclosure. To the south and east are retained and enhanced existing woodlands and new landscaped open spaces. These assists in maintaining a connection to the landscape context in which it was originally set. The lands to the north and west that are pertinent to this application were not part of a realised demesne or designed landscape understanding that Sir Edward Newenham's ambitions for a wider designed estate were not realised, commensurate with his diminished financial circumstances leading to his disposal of the estate by the 1790s. Later owners or tenants did not develop these lands as a formal designed landscape. Thus, the lands were used for more agricultural purposes right up until recent times. The impacts therefore are confined to those lands previously used for agriculture and not to part of a realised designed landscape. The impact on the rural northern boundary is to be mitigated by routing the GIC along the boundary, enhancing the current green boundary and creating a natural screen.

4.2 Layout Impacts on the Historic Structures

The historic buildings on site (mainly on FCC lands) form the 'core of interest' and are constituted by the primary structures. These are Belcamp Hall itself, the adjoining early-twentieth century chapel to the north and the large walled garden to the west connected by landscaped grounds and historical association.

The main vehicular traffic routes (east-west on FCC lands, north-south on DCC lands) pass the historic core to the north and the west respectively, affording awareness of the historic complex and providing

views of the features when passing through the development. These routes are well set back from the historic structures and separated by urban blocks which screen the noise and lessen the visual impact, aided by tree planting along those major arteries. The GIC pedestrian and cycling routes come together at the historic core affording direct experience of and access to the natural and built historic core. The wide separation between proposed urban block development surrounding the historic core afford vistas towards and glimpses of the historic structures, as well as the surrounding landscapes.

The overall proposed development layout continues the formal typology design approach, established in the previously permitted works, to the west of Belcamp Hall. Respecting the individual location and setting within the wider development the scale and masses of the proposed buildings varies accordingly. This may be regarded as consistent with an overall approach which is to recognise an opportunity for 'place making' ie. that the areas of development relate to and lead one to another in a considered way, creating larger and smaller set pieces, vistas and amenities. Thus, the order and hierarchy of the classical tradition in which Belcamp was conceived is recognised and will be retained.

The proposed new structures and wider development under consideration continues the ordered spatial management established within the earlier phases. Set-backs and landscaping zones are established in the immediate perimeter of the walled garden and primary circulation routes are managed around the core historic ensemble, and in particular the walled garden. The block buildings immediately surrounding the walled garden, as well as the perimeter blocks along the R139 are used to provide edges to parks and traffic routes, and to enclose streets and spaces, whilst ensuring passive supervision of public spaces.

The smaller landscape structures are situated within amenity areas of restored designed parkland which is to be reinvigorated as part of the overall site development. As such the impacts on these smaller but important landscape structures is acknowledged, managed and mitigated in the context of their stabilisation, repair and conservation.

Understanding that the site is moving from a rural to an urban context, the impacts are well managed and mitigated.

4.3 Visual Impact on the Historic Structures

The impacts of the proposed development are examined in particular where they relate to the historic structures and the wider landscape context. A dialogue was established with the design architects to review and develop the design of the structures immediately addressing the walled garden. This historic structure has a formal and orthogonal character and the design of the new blocks addressing the walled garden responds to that formal character so that views to and spaces around the historic brick walls are curated and managed.

The issue of scale has also been considered so that the height, bulk and scale of the proposed structures immediately adjacent to the walled garden have been designed to be proportionate and appropriately scaled. The proposed high-rise urban buildings will be located along the R139, addressing a wide four-lane road and an urbanised carriageway. The modern buildings along the carriageway, the junction between the R139 and Malahide Road (R107), vary in height from five- to seven-storey structures. The proposed scale and height of the development on DCC lands will provide an edge to the regional road, and enclosure to the public streets and spaces. The proposed decrease in height and stepped back top floors towards the river Main are considered positive as a mitigation to lessen the visual impact from and on the historic core structures of Belcamp House. The heights afford a visual connection of the DCC land development with the historic Belcamp ensemble.

Site sections have been examined and we have reviewed the overall site development taking into account the development on the south (DCC lands) side of the River Mayne. These have been set back from the

conserved woodland and historic landscape formed by the lakes such that their visual impacts are managed and mitigated.

Please refer to architect's urban design and architectural statement for continuous elevations, site cross sections (across both, FCC and DCC lands) and CGIs.

4.4 Impact on Adjacent Historic Structures

The historic structures most directly proximate to the development covered within the SHD application are Belcamp Hutchinson and Springhill House to the north of Belcamp Hall. As Springhill House is located about 0.5km far from the proposed development north boundary, the impact from the proposed development is considered negligible.

The impacts on the adjacent historic structures may be deemed as acceptable understanding that the nature of this zoned urbanisation will result in a change of character from a previously rural and agricultural use context to a planned urbanisation. Scale, form and materiality has been considered as part of a detailed design review process. The proposed new-built structures neighbouring Belcamp Hutchinson and facing Springhill House further north will be of low, domestic scale with predominantly two-storey houses with pitched roofs. Any overlooking or visual impact will be modest on the historic structures, and will be mitigated by the creation of a continuous biodiversity loop.

The existing tree-lined north boundary is to be enhanced and expanded creating an approx. 15m wide margin, which will form part of the proposed Biodiversity Loop affording pedestrian and cycling routes. The land immediately addressing Belcamp Hutchinson is zoned as a local public space; a small 'pocket park' incorporating water management. Belcamp Hutchinson demesne never had a designed landscape like Belcamp House but the house was, and still is, immediately surrounded by pleasure gardens primarily facing north, away from the SHD development. The impact on the historic landscape of Belcamp Hutchinson is therefore considered modest.

4.3 The Historic Buildings - Restoration and Revival Strategy

Permission for the development already granted was contingent upon the successful use and repurposing of the historic structures. The loss of much of the historic fabric to vandalism and arson attacks was a significant set-back.

The design team have been working with the local authority and the client to establish an on-going strategy to restore and consolidate the buildings back to viable re-use and to act as the historic heart of the development and, where appropriate, as community assets or resources. To that end, a series of formal planning applications have been submitted to establish sound conservation methodologies and designs for the phased restoration. These have included strategies for the recovery of historic fabric, its careful categorisation and safe storage off site, and the establishment of interim support measures.

Regular meetings have been established with the Fingal County Conservation officer and wider planning team to discuss and monitor progress and to review conservation strategy and methodology.

In pursuit of building a framework of permitted restoration and conservation works, designed to stabilise the historic structures, the following Section 5 Declarations have been submitted and approved:

F85/023/21- Description: a. recovery and analysis of building debris b. Removal of building fabric remains c. Reinstatement of Belcamp House south elevation d. Reinstatement of chapel roof.

F85/032/21 - Description: a. Reinstatement of structural floor elements b. Reinstatement of structural roof elements.

A detailed draft timeline / programme for conservation of the House and Chapel was developed and submitted. This acts as a guideline and framework for the works, and will be developed and responded to as investigative and recovery works proceed.

A Feasibility study for re-use and adaptation of the structures following on from the fire damage is in progress. Regular site visits to progress conservation strategy are being undertaken. Works to reinstate the roof of the Chapel have commenced on foot of Section 5 permission F85/023/21.

We would also refer to the report as prepared by CORA Consulting Engineers which examines the structural condition of the historic landscape structures and make recommendations for their stabilisation, repair and conservation as appropriate.

5.0 CONCLUSION

Belcamp Hall on the Malahide Road, Dublin 17 is a landmark building of architectural, artistic and historic significance of national importance. The adjoining Chapel is classified as of architectural, artistic and social significance of regional importance. The buildings and their associated Brownian landscape make an important contribution to the historic development of the surrounding townlands. After Belcamp Hall's original use as a politician's private residence, it later became a College Campus that included the construction of the existing Chapel, and three subsequent residential wings for students (two of which are now demolished). Since the College's closure in 2004 the buildings have been vacant, and have been the victim of repeated vandalism and arson attacks.

It is the client's intention to maintain and enhance the significance of the core historic buildings and structures and the designed landscapes. Its importance within the context of the new development, of which the proposed development forming the SHD application will be a significant part, is recognised. It is submitted that the strategy to restore and revitalise the historic built environment at the centre of the contemporary residential development and its community is clear and established.

The proposed re-use of the historic walled garden and its redesign into a public garden alongside the restoration of the house and chapel is viewed as a consistently positive development and complimentary and supportive of the SHD development. The proposed development will strengthen the historic triangle of Belcamp Hall + Chapel – Walled Garden and surrounding Woodlands as the centre of the overall development. It will function as a starting point for explorative and restorative walks, communal and social interaction and the restored buildings will form an important centre piece and historic anchor for the development.

The client is committed to deliver this project under the current on-going development at Belcamp Hall. With the continued engagement between the client and Fingal County Council the on-going restoration process and strategy will continue.

In summary, the proposed SHD development accords with established strategy for restoring and consolidating the historic buildings and landscape as the core asset within the overall development.

APPENDIX A

Historic Site Development

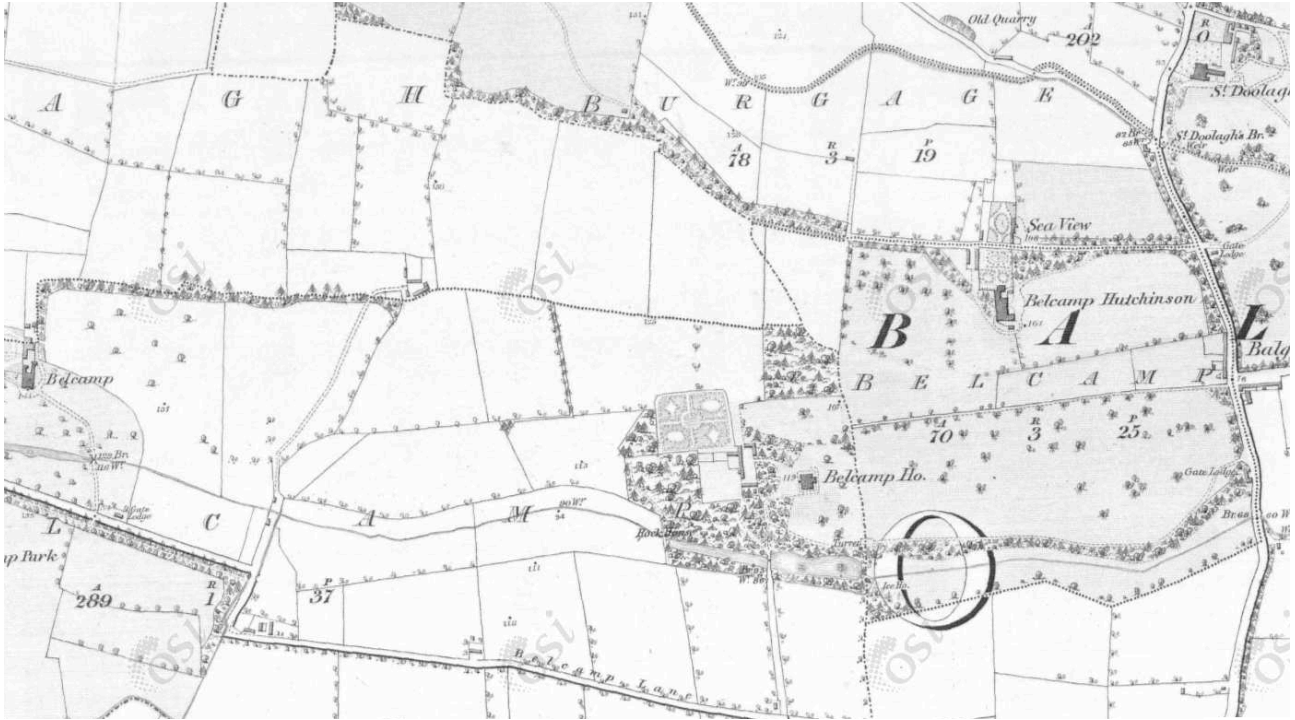


Fig. A-01 : historic 6" OSI map, 1837-42 (nts)



Fig. A-02 : historic 25" OSI Maps, 1888 – 1913 (nts)

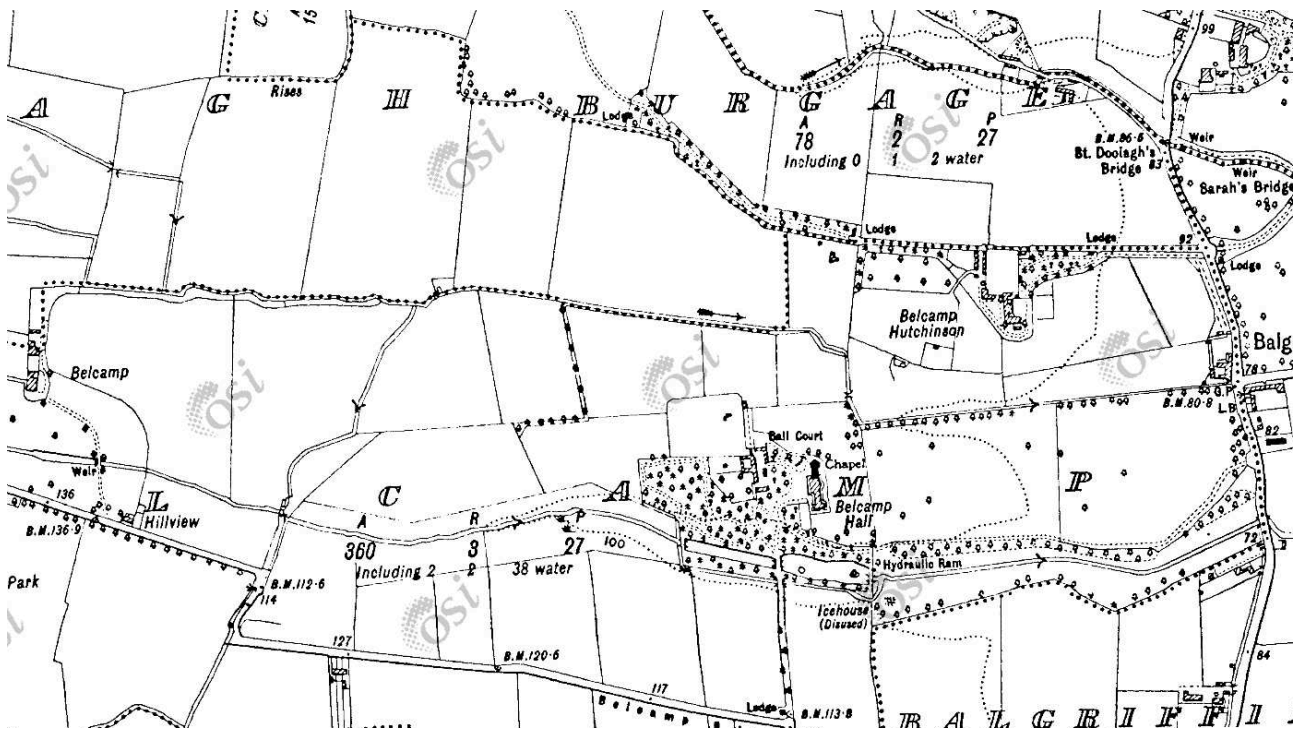


Fig. A-03 : historic Cassini Map, 1940 (nts)



Fig. A-04 : Current OSI Street Map, as of 27th April 2022 (nts)

APPENDIX B

Proposed Site Development



Overall site layout plan (from CCK Urban Design and Architectural Statement) - the primary historic structures and landscape are outside of the subject application boundaries but the development is guided by the need for this phase to form part of the overall conservation driven strategy as detailed in the notes within this report.

APPENDIX C

Photographic Record



Fig.C-01: Belcamp Hall, east (rear) elevation



Fig.C-02: Belcamp Hall, south (side) elevation



Fig.C-03: Belcamp Hall, west (front) elevation



Fig.C-04: Belcamp Hall, north (side) elevation



Fig.C-05: Chapel, west (front) elevation



Fig.C-06: Chapel, north elevation (apse)



Fig.C-07: Chapel, east (rear) elevation



Fig.C-08: North Block, (1953) front and side elevation



Fig.C-09: Walled Garden, main entrance, east wall



Fig.C-10: Walled Garden, east wall, external view looking south



Fig. C.11: Walled Garden, north wall, external view of east bend



Fig.C-12: Walled Garden, west wall, external view looking south



Fig.C-12: Walled Garden, south wall, internal view



Fig.C-13: Walled Garden, south wall, internal view looking west



Fig.C-14: west wall, internal view

Fig.C-15: east wall, internal view, looking north



Fig.C-16: north wall, internal view looking west



Fig.C-17: north wall, internal view of east bend



Fig.C-18: Walled Garden, forecourt looking east



Fig.C-19: Walled Garden, forecourt looking east



Fig.C-20: Washington Monument, north elevation



Fig.C-21: Washington Monument, east elevation



Fig.C-22: Washington Monument, west elevation



Fig.C-23: Washington Monument, south elevation



Fig.C-23: Ice House, entrance



Fig.C-24: Ice House, interior



Fig.C-25: Rock House



Fig.C-26: Rock House



Fig.C-27: Bridge (Causeway), looking west



Fig.C-28: Bridge (Causeway), looking east



Fig.C-29: Balgriffin Entrance Gates – currently in storage



Fig.C-30: Belcamp Hutchinson (picture curtesy of NIAH)



Fig.C-30: Springhill House (picture curtesy of NIAH)