

Architectural Heritage Assessment Report for a proposed
Strategic Housing Development, 'Kenelm' at Deer Park, Howth,
Co. Dublin



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1. Introduction

This report has been completed on behalf of the Applicant, GLL PRS Holdco Limited. It provides an assessment of the significance of the subject site along the Howth Road, in the attendant grounds of Howth Castle, its setting and context, and identifies any associated special architectural and historic character and any other features which are of note. An evaluation of the chronology of the site is also included. The report schedules the proposed works, and assesses the works' potential impact on the significance of the site. In the preparation of this report the site was evaluated and photographically recorded internally and externally. These photographs are appended to the report. The impact of the proposal on the significance and character of the site has been assessed in accordance with the 2000 Planning Act and the DoAHG Guidelines on Architectural Heritage.

The subject site is within the historic demesne of Howth Castle, and the historic estate walls runs along the northern and eastern boundary of the site. This is the only feature of built heritage existing at the application area. The boundary walls of the Howth Demesne, including the northern boundary wall of the subject site, are included on the National Inventory of Architectural Heritage, Reg. Ref. 11358027. This record refers to the Entrance Gateway, Walls and Railings to the Castle Demesne from the Howth Road. The description provided in the NIAH record reads: "*WALLS: Limestone ashlar to pedestrian gateways; undulating profiles to piers; moulded capping (broken in parts).*" The boundary wall on the subject site does not fit this description, and is constructed of rubble limestone rather than ashlar.

Within the immediate environs, the Fingal County Council Record of Protected Structures includes three listings within the demesne of Howth Castle;

- RPS No.0556 Howth Castle - Medieval castle (with later additions and alterations) including wings, towers, stables and 19th century entrance gates
- RPS No.0557 Church (ruin), medieval chapel in grounds of Howth Castle.
- RPS No.0594 St. Mary's Church (C of I) Howth Demesne, Gothic-style mid-19th century Church of Ireland church with spire.

These structures, and the demesne lands of Howth Castle are also included in Fingal County Council's Howth Castle and Demesne Architectural Conservation Area. This ACA extends to include St. Mary's Church, a Protected Structure to the northeast of Howth Castle, along Howth Road.

The boundary wall on the northern boundary of the subject site is a historic demesne wall of Howth Castle. It is not included in the description of the Howth Castle listing on the Record of Protected Structures, nor is it included within the boundary of the Howth Castle ACA. The curtilage of Howth Castle is described in the Howth Castle ACA, and as such it is considered that the historic demesne walls on the subject site are not part of the curtilage of the Protected Structure. It is considered that the wall is part of the attendant grounds of Howth Castle and as such has no statutory protection. The wall will nonetheless be treated with consideration

and protected and retained within the proposed scheme, with limited intervention and conservation works to the fabric to be carried out.

2. **Context, Setting, Typology, Chronology**

The subject site is located within the historic demesne lands of Howth Castle. A brief historical context of the Castle and demesne will be provided in this section. For further detail, please refer to Chapter 15 of the EIAR submitted under separate cover.

Following the invasion of the Anglo-Normans, Amoricus Tristam (later St Lawrence) landed on the peninsula with a sizeable military force, defeated its Danish inhabitants and was rewarded with the establishment of the St Lawrence family as Lords of Howth. Initially received as a grant from Strongbow, the astute family never opposed an English king and thus held onto their lands throughout the centuries. Their first castle, most likely a motte and bailey structure, was built by the sea on an important strategic site at the present location of the Martello Tower until, in 1235 a deed references indicates a new castle built where the present building now stands. The seat of thirty successive barons of Howth, since the twelfth century, it had, until sold recently, the unique distinction of being inhabited by the same family for over seven hundred years.

Howth Castle was the home of the St. Lawrence family from the 12th century, and was altered and extended over a number of phases during the succeeding centuries. It is believed that the Castle was constructed in its present location in the 13th century, replacing the old Howth Castle, which had been closer to Howth harbour. Sources consulted in the preparation of this report indicate that the Keep, or Southern Tower, is the original keep of the Castle in this location, and, along with the Gateway Tower, is the oldest surviving section of the Castle today. A detailed account of the development of each of the elements of the Castle is included below.

A Great Hall was added to the 15th century Gate-House Tower and Keep in the mid-16th century, along with an enclosure wall and turrets. A further floor was added to the Hall in the mid-17th century, and the East wing was added in the late 17th century. The castle was extensively modernised and enlarged in 1738, with the addition of the North Tower, the North and West wings, the entrance door and terrace, and several ancillary farm buildings within the demesne. These works have been attributed to Francis Bindon, and the appearance of the Castle following these works can be seen in an oil painting from this time which hangs in the Castle. It is believed that the Beech Hedges were also laid out in the early 18th century.

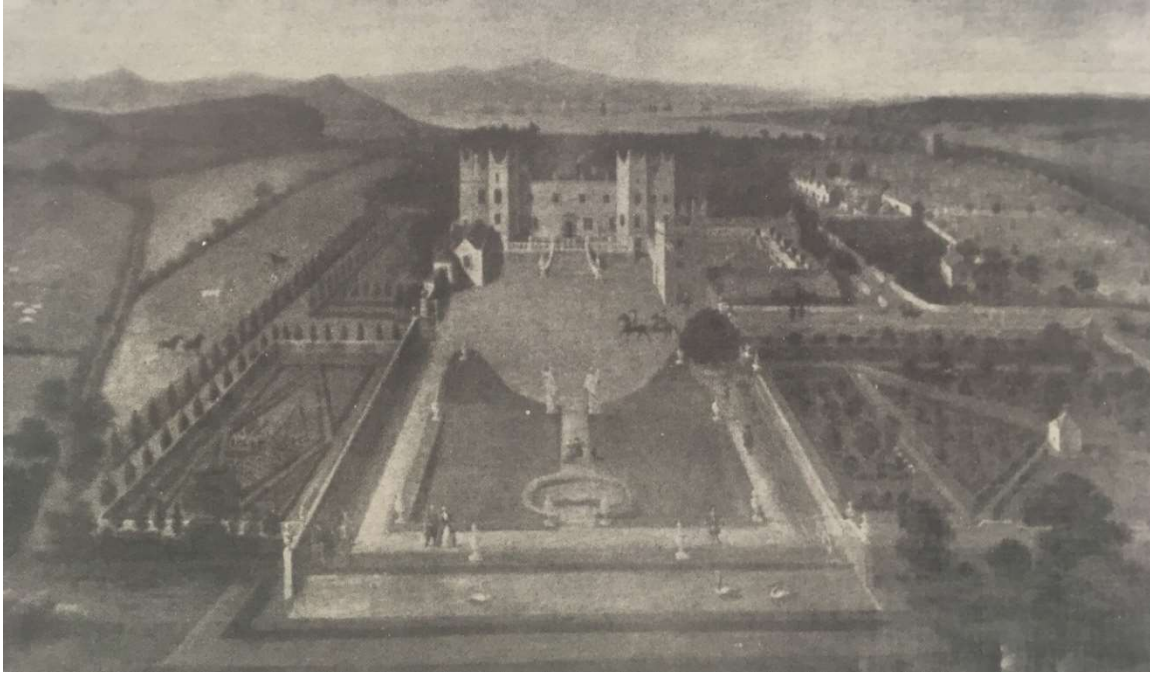


Figure 1: Painting of 'Prospect of the House of Howth', dated circa 1745.

The basic plan form of the Castle, and the general lay-out of the demesne, in the mid-18th century is indicated on John Rocque's *Map of Dublin City and Environs*, 1757. The moat/pond to the front of the Castle has been laid out by this time. A drawing of the Castle after Francis Wheatley, c. 1780 (see below) gives a more detailed view of the front of the castle at this time.

There are drawings by Johnston and Murray, and by the Pain brothers, of unexecuted plans for the castle from the 1820s, and also designs by John Louch from this time, of which the crow-step crenellated parapet to the south-east wing appears to have been the only element that was executed. Richard Morrison proposed works to Howth Castle in the mid-19th century, but only the Gothicisation works to the stables and some works to the South-Western wing appear to have been carried out.

The Gothic style gateway, and adjoining Gate Lodge, attributed to Richard Morrison, appear to have been constructed in the mid- 19th century, between 1848 and 1850, as were the round tower and turret at the corner of the Coach Yard. A Gate-Lodge was built near the deer-park, to the designs of Joseph Maguire, in 1872, and James Hogan and Sons, Plain and Ornamental Stucco Plasterers, Cement Workers and Modellers, noted in 1875 that they were carrying out "*a large amount of work at Howth Castle*". The Irish yew trees along the approach avenue to the Castle were planted in the mid-19th century.

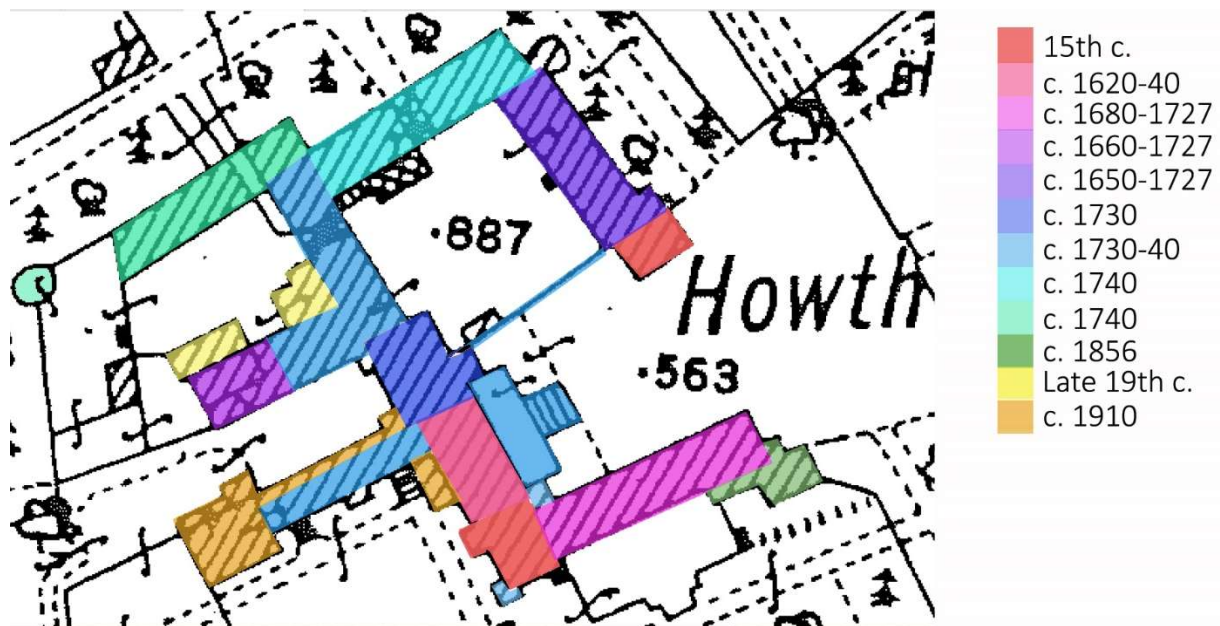


Figure 2: Plan showing the apparent Fabric Chronology of Howth Castle, drawing from Historical Accounts, Images and Maps.

In the Figure above, the subject site is located to the north of the Castle demesne.

From 1910-11 extensive alterations and additions to the Castle were carried out, to the designs of Edwin Lutyens. These works were overseen by F. Higginbotham, the estate engineer. The works included the addition of a Tower to the rear of the Castle, the Chapel in the East Wing, a loggia and corridor in the Drawing Room Wing, and landscaping works, including a sunken Dutch garden. The drawings for these works survive, and remain in Howth Castle today.

A golf course was built in the north-western portion of the demesne in the 1970s, and the modern Deer Park Hotel, designed by Ryan and Hogan Architects, was completed on the lands in 1974. This portion of land is no longer considered to form part of the modern demesne or the curtilage of Howth Castle. This view is supported by the Statement of Character for the Howth Castle ACA which states in reference to the definition of the boundary of the ACA: *"As much of the demesne lands would have been altered to accommodate the golf course and hotel complex, the boundary of the ACA was reviewed and limited to a core area surrounding Howth Castle and the entrance avenue"*. Access to the Golf Course and Hotel is along the avenue to the Castle. The National Transport Museum was established in the complex of buildings to the north of the Castle in recent times. Permission was granted in 2007 for the conversion of the old Castle Kitchen, which had not been in use for fifty years, for use as a commercial Cookery School.

Historic maps show that the subject site was historically part of the demesne, and was in use as part of the Deer Park. A race-course was laid out in the Deer Park c. 1829, part of which was located in the subject site. The route of this course can be clearly seen on historic mapping, however there is no longer any physical evidence of the race course.

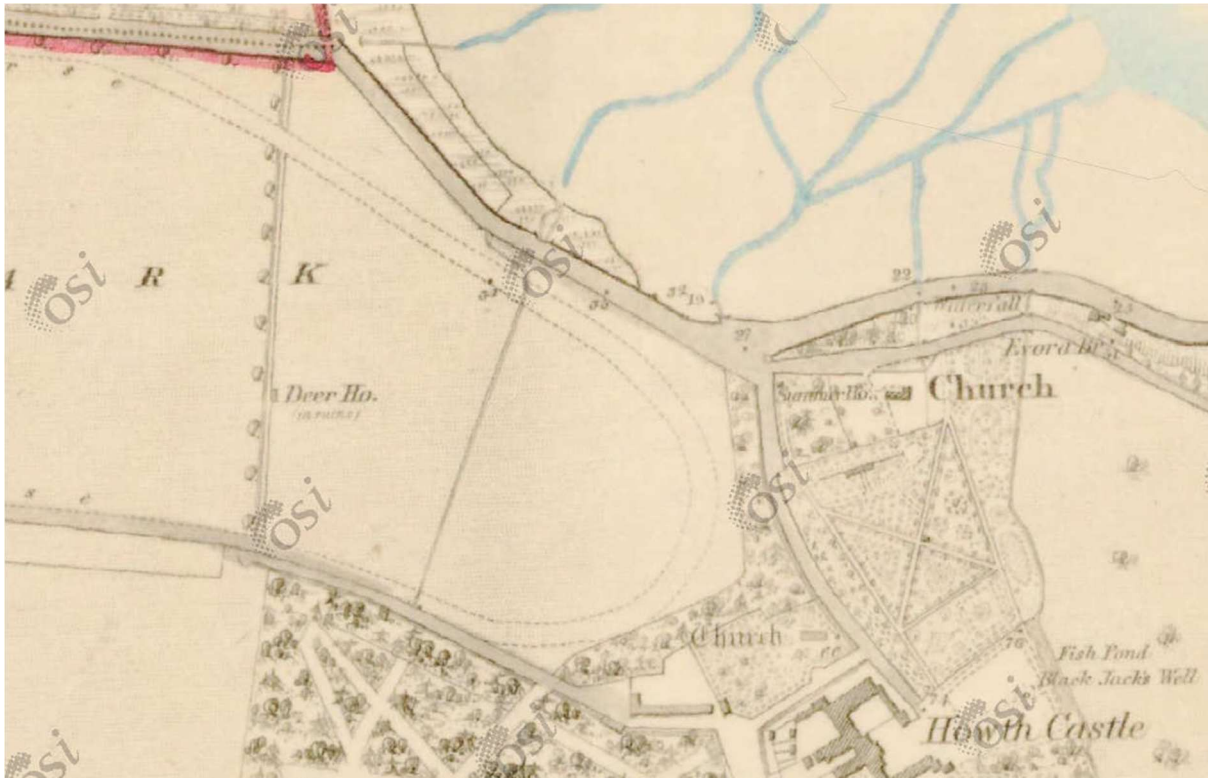


Figure 3: Extract from 1st Edition Ordnance Survey Map, 1837-43, showing the location of the race course in the Deer Park of Howth Castle.

A tall (approx. 2.5m) demesne wall survives along the northern boundary of the subject site. This wall originally enclosed the deer park. The wall is constructed using locally quarried limestone and in a random rubble construction. The construction date is not known, and construction may have taken place over a series of phases.

In order to determine the chronology of building on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to). These are as follows –

2.1 Down Survey Maps, 1656-68

This early map of Howth does not provide great detail, however the accompanying documentation records that *"There is upon ye Premises one faire Mansion house, two Castles, One Stables One Barne One Dove House and several other Office house of Stone Slated valued by ye Jury at 600li together with an Orchard, two gardens and a Grove of Ash trees set for Ornament, also ye Walls of a decayed Chapel: There is also in ye said Island a Township of Village... There is upon ye premises a Large Conny Warren and a Quarry of slate."*

The Castle is marked on the map with a small sketch, however this does not appear to accurately represent the Castle at this time.

This map provides no detail relating to the subject site.

2.2 Francis Bindon's Prospect of the House of Howth, 1745

This painting, attributed to Francis Bindon and hanging in Howth Castle today, shows the

Castle and formal gardens to the forecourt following the extensive alterations and additions in 1738. The Gateway Tower is pictured, framing the forecourt to the Hall of the Castle. A flight of steps leads up to the terraced entrance to this Hall. The Castle appears to be a two-storey-over-basement building, indicating, following the 16th century addition of an extra floor above the Hall. The 15th century Keep of the Castle is to the left (south) of the Hall, and has been mirrored by a new Tower to the North of the Hall. The East wing appears to be a simple single-storey pitched roof structure, and the East Tower has not yet been constructed. The Stables adjoining the Castle to the immediate North of the Gateway Tower also appear on this painting, although in a more simple form than today.

The formal gardens and designed landscape features of the demesne at Howth Castle are also illustrated in this painting, although it appears that some of the features depicted here were never executed. The features which were realised include the two formal lawns at the forecourt of the Castle, culminated by a rectangular canal or moat, the circular pond known as Black Jack's Well between the two lawns, and the geometric beech hedges in the Walled Garden, to the bottom right of the painting. A small summer-house is illustrated at the meeting of the paths of Beech Hedges. The St. Lawrence Tree is noted to the front of the Gateway Tower. Behind the Walled Garden, the avenue is depicted as turning to the West, along the side of the Stable block towards the ancillary farm structures. This route of the avenue has been maintained to the present. To the left of Black Jack's Well there are further formal gardens and walks. The surrounding demesne lands are depicted as fields. There are views past the Castle across Dublin Bay towards the city and the mountains to the South. The Hill of Howth is to the left.

Minimal detail on the subject site is illustrated in this image. It appears that there is a wall and a line of trees running East-West in the approximate area of the subject site. .

2.3 John Rocque's Map of Dublin City and Environs, 1757

This map provides a detailed view of the Castle and Demesne lands, including landscape features such as the Walled Garden and Moat.

The entrance steps to the Castle from the forecourt are noted along the North-Eastern face of the Castle, and the forecourt is framed by the East wing to the South, and the Wall to the Gateway Tower to the North. Further to the North is the Stable yard, which is enclosed on three sides by stable and service buildings. The kitchen wing and the West wing are depicted on this map, although both appear to be shorter than they are at present.

The approach to the Castle is from the North, along the line of the present entrance avenue. The Beech Hedges in the Walled Garden are depicted, as are the formal lawns to the forecourt. There appear to be remnants of an earlier structure to the South-West of the Castle, however as there are only fragments of structures and some walls, it is not clear what this may have originally been. The Swan Pond and long lawn to the rear are noted in this map, with wooded areas to either side of the lawn. Paths are laid out through this wooded area in a geometric fashion.

There is relatively little detail provided on the subject site in this map. There appears to be a boundary wall in the approximate location of the existing historic wall on site. A lime kiln is noted to the northern side of the Howth Road.

2.4 Taylor and Skinner's Road Maps of Ireland, 1777

This map does not provide a detailed view of the demesne, and the sketch figure of the Castle does not appear to be an accurate representation of the Castle. However, the map does illustrate the importance of the Castle on routes through Dublin.

2.5 Thomas Milton's View of Irish Seats, 1780

This image provides a more detailed view of the Castle in the 18th century. The North Tower, the Hall, the Keep and the East Wing are all shown on this image, and details such as the crenellated battlements on the towers, and the number of panes of glass in each window provide a richer understanding of the appearance of the Castle at this time. The East Tower has not yet been added to the Castle, and the East wing appears as it did in the earlier 18th century painting of the Castle.

The picture does not provide much detail of the demesne features, although a section of a formal lawn, surrounded by paving stones and paths, with some statuary, is depicted in the foreground.

The subject site is not visible in this image.

2.6 George Petrie, after Wheatley's View of Howth Castle, c. 1770-80

There do not appear to have been any alterations carried out to the Castle by the time of this early 19th century engraving. The designed landscape features in the forecourt also appear unaltered from Milton's earlier depiction.

The subject site is not visible in this image.

2.7 1st Edition Ordnance Survey Map, 1837-43

This map provides an accurate and detailed survey of the Castle and demesne. Some alterations to the Castle are visible on this map: the Kitchen wing appears to have been extended by this time, and the Eastern Tower has been built.

Features within the demesne such as the Fish Pond (Moat), the Swan Pond, and Black Jack's Well are noted on this map. There is a race-course to the North-West of the Castle, in the Deer Park. A Deer House in this area is noted as being in ruins. Walks and routes within the demesne are illustrated on this map, of particular significance is the route thorough the demesne to the Cromlech on the Hill of Howth.

The subject site is illustrated as part of the historic Deer Park at Howth in this map. Dotted lines indicate the race course, which is also noted on the map. Tree copses and woodland are noted to the south and east of the subject site on this map, between the site and the Castle and Entrance Avenue.

2.8 Scenery and Antiquities of Ireland, 1841

This view, taken from atop the Hill of Howth, gives an overall impression of the woodland and parkland setting of the Castle. The Castle itself is not depicted in sufficient detail as to inform of any alterations by this time. Howth Harbour, Ireland's Eye and Lambay Island are visible in the background.

No detail on the subject site is provided in this image.

2.9 McFarland's A Drive from Dublin to Howth, 1853

Four views of the Castle and Demesne of Howth are included in this mid-19th century book. These are: *North View of Entrance Gate to Lord Howth's Demesne; South View of Above Gate; The Castle, the Residence of the Rt. Hon the Earl of Howth; and, View of Demesne from Happy Valley.*

The first two of these show the neo-Gothic front Entrance Gate-Way and Gate-Lodge, attributed to Richard Morrison. These were not included on the 1st Edition Ordnance Survey Map, and are therefore believed to have been constructed during the 1840s. This entrance is set back a significant distance from the Howth Road.

The front view of the Castle is taken from roughly the same viewpoint as Milton's 1780 view, and reveals several alterations that have taken place in the intervening years. These include the Gothicisation of the Stable Block and the East Wing, and the construction of the East Tower (partially obscured in this picture).

No detail on the subject site is provided in any of these images. The views of the Gate Way to Howth Road clearly show the sylvan character of the entrance avenue, and obstruct any views of the subject site.

2.10 Ordnance Survey Map, 1870-72

There are a few minor alterations and additions to the Howth Castle demesne apparent on this map. The 1840s Entrance Gates and Gate-Lodge are depicted, to the West of the Walled Garden, and a number of ancillary structures in the Farmyard have been constructed. To the north, outside of the demesne, is the railway line and Howth Railway Station, which opened in 1847.

The race-course is no longer noted on the subject site on this map, although portions of the race course appear to survive to the west. A line of trees appears to have been planted to the west of the subject site, separating it from the historic Deer Park. A stream or ditch is noted on the subject site.

2.11 Ordnance Survey Map, 1907-11

This map provides a detailed view of Howth Castle and Demesne immediately prior to the Lutyens' designed extension and alterations. There are no apparent alterations to the Castle or Demesne since the previous (1870-72) Ordnance Survey Map.

There are no alterations to the subject site apparent in this map.

2.12 1966 Ordnance Survey Map

There have been some alterations to the Stable Yard and associated structures at the Castle.

There has been small scale residential development along Howth Road, to the immediate west of the subject site. The northern part of the subject site is noted as an Orchard.

2.13 Current Ordnance Survey Map

There appear to have been no further additions to the Castle since the Lutyens' additions in the early 20th century. A number of the ancillary service structures to the immediate west of the Stable Yard have been demolished, including the western end of the Kitchen wing. The Farmyard has been redeveloped as the National Transport Museum, and very few of the structures visible on the 1907 OS Map survive.

The wider demesne has been altered significantly, with the conversion of much of the lands into the Deer Park Golf Course. A description of the surviving features of interest is included below.

Trees have been planted throughout the demesne, including in areas to the south of the subject site, and the existing tree line running across the subject site.

3. Description

The subject site is located on the southern side of the Howth Road, to the west of the entrance to Howth Castle. The site forms part of the historic demesne of Howth Castle, however, it has been altered in modern times as outlined in the preceding section and was not included in the boundary of the Howth Castle Environs Architectural Conservation Area by Fingal County Council.

The site encompasses an area of approx. 1.7 hectares, immediately south of Howth Road and west of the entrance to Howth Castle and Deer Park golf club. The northern portion (1.16 ha), where the proposed residential blocks and ancillary development is concentrated is zoned RS (Residential) in the Fingal County Council Development Plan 2017-23, with the objective to "*provide for residential development and protect and improve residential amenity*". The southern section (0.58 ha) of the site is zoned HA (High Amenity) with the objective to "*protect and enhance high amenity areas*".

The most significant built heritage feature of the subject site is the historic demesne wall, along the northern boundary to the Howth Road and wrapping around to the eastern boundary. Howth Castle is approximately 175m south of the application area, and St. Mary's Church is approximately 105m to the east. The Entrance Gates to the Howth Castle demesne are set back from Howth Road, to the immediate east of the subject site. There are mature trees along this boundary. There is a significant swathe of mature woodland between the application site and the neighbouring Protected Structures. This is clearly visible in the baseline photomontages prepared by 3D Design Bureau (submitted under separate cover).

The demesne wall is of rubble stone construction, with the stone likely coming from the Castle quarry. The wall appears to have been rebuilt and re-pointed in some areas, in particular in the upper section of the wall. There are some remnants of a lime render on this wall. Large areas of the wall are covered in ivy and cannot be seen.



Figure 4: Photographs along the historic boundary wall to the northern and eastern boundaries of the subject site

There is a heavy tree line running roughly East-West across the subject site, providing visual delineation and screening between the subject site and the surviving demesne of Howth Castle. This line of trees appears to date from after the construction of the golf-course, and is visible in aerial mapping from the 1990s. Along with tree lines to the south of the subject site and within the parkland demesne of Howth Castle, the setting of Howth Castle remains largely pastoral.

The land zoned High Amenity to the south will be retained as a greenfield area post development.

4. Assessment of Cultural Significance

The context and setting of Howth Castle within the demesne has altered considerably since the mid twentieth century when the golf course was constructed and the lands gradually shrunk to an immediate area of formal gardens around the castle. The parkland character changed to that of golf course landscaping. The introduction of an Architectural Conservation Area defined the remaining significant features of the setting of the castle.

The demesne of Howth Castle was deemed to be of sufficient significance by Fingal County Council as to warrant both Protected Structure status for the built structures on the demesne, and designation of the demesne as an Architectural Conservation Area.

It should be noted that **the subject site was not included within the boundaries of the ACA** by Fingal County Council. The significance of the subject site will be assessed below, with consideration given to its relationship with the Howth Castle and associated structures, St. Mary's Church and the Howth Castle ACA.

4.1 Architectural Significance

The boundary wall to Howth Road is of architectural significance based on its historic role within the demesne, and its contribution to the approach to Howth Castle.

The subject site is in a prominent location along the approach to the historic Howth Village, and located adjacent to the primary entrance to Howth Castle demesne. However, it is noted that Fingal County Council excluded the area of the subject site from the Howth Castle Environs Architectural Conservation Area. This clearly illustrates the level of alteration to the historic demesne landscape, and reflects the separation between the subject site and the remaining section of the Howth Castle demesne. Visual screening of Howth Castle is provided by the mature trees on the demesne landscape, and at the southern boundary of the subject site.

4.2 Artistic Significance

The subject site has no surviving features which could be considered to be of artistic significance.

4.3 Cultural Significance

References to Howth Castle and Demesne abound in Irish literature, including references to the rhododendron walks in Ulysses. There are no references specific to the subject site.

4.4 Archaeological Significance

This report does not address archaeological issues, see Chapter 14 of the EIAR submitted under separate cover.

4.5 Historic Significance

The subject site is located within the historic boundaries of the Howth Demesne, a significant

historic designed landscape. The subject site historically formed part of the Deer Park and Race Course. The character of the historic demesne and significant historic features were lost during the conversion of much of the demesne lands to a golf-course in the 1970s.

The historic boundary wall is a feature of the historic demesne and is of significance.

4.6 Scientific Significance

The subject site cannot be considered to be of any particular scientific significance.

4.7 Social Significance

The subject site cannot be considered to be of any particular social significance.

4.8 Technical Significance

The subject site cannot be considered to be of any particular technical significance.

5. Proposed Works

The detail of this proposal is clearly illustrated on the accompanying documentation, prepared by MCA Architects.

Briefly, the proposed development comprises of three pavilion type blocks and associated amenity areas arranged in a north south orientation permitting views between the buildings to the backdrop of the original demesne.

It is proposed to remove 2 no. sections of the northern historic boundary wall in order to permit vehicular/cyclist/pedestrian access to the site on the existing demesne north-western boundary wall and a separate pedestrian/cyclist access at the centre that will facilitate public access to the landscaped area behind the demesne wall. These works will involve the careful taking down of the sections of the wall affected. Conservation works to the wider demesne wall along the northern boundary are intended. This includes removal of ivy that is compromising the wall and carrying out repair works. The material removed to facilitate the access will be reused in the conservation works so as to maintain authenticity.



Figure 5: Extract from the Proposed Site Layout Plan, showing the location of the two proposed new entrances in the existing boundary wall.

It is proposed to remove a large section of hedgerow that is approx. 25 years old that traverses the southern portion of the site in an east-west alignment forming the boundary to the golf course. To mitigate its removal, it is proposed to relocate the tree specimens in so far as is practical and reinforce with native trees along the southern boundary of the application area.

The site is positioned at the edge of Howth Castle demesne and there will be minimal works to the historic boundary wall along the northern boundary. The proposed works to the historic boundary wall will be carried out in accordance with the Conservation Specification (Appendix 15.3, Volume III of the EIAR). Works will not affect the eastern boundary wall that encloses the site or trees that line the Avenue leading to the castle.

The following is the description of the proposed development:

"The design rationale is to create and deliver a high quality, sustainable, strategic housing development which respects its setting and maximises the site's natural attributes while achieving maximum efficiency of existing infrastructure. The Proposed Site Layout is illustrated on Drawing No. 1101 contained within the architectural suite of drawings.

The development will consist of;

- i. 162 no. residential units distributed across 3 no. blocks (A, B & C) ranging in height from 5-6 storeys, with a cumulative gross floor area (GFA) of 13,337.10 sq.m comprising;*
 - a. 29 no. 1-bedroom units, - 17.9%*
 - b. 104 no. 2-bedroom units and – 64.2%*
 - c. 29 no. 3-bedroom units – 17.9%*

- ii. 3 no. resident services and amenity rooms (1 no. in each block A-C) to accommodate co-working space, a community room and a meeting room (combined GFA 108 sq.m)
- iii. 132 no. car parking spaces at basement level (underlying Blocks A & B) including 6 no. accessible spaces, 13 no. electric vehicle spaces and 4 no. car sharing spaces;
- iv. 325 no. residents bicycle parking spaces (long-stay) at basement level, and 30 no. visitor bicycle parking spaces (short-stay) at surface level;
- v. communal amenity space in the form of courtyards and roof gardens (combined 2,192 sq.m)
- vi. public open space of 1,161 sq.m including a botanic garden and pocket park;
- vii. a single storey ESB sub-station and switch room (45.5 sq.m);
- viii. demolition of 2 no. sections of the existing demesne northern boundary wall to provide, a primary access (vehicular/pedestrian/cyclist) to the northwest and a separate pedestrian/cyclist access at the centre;
- ix. restoration and refurbishment of the remaining extant northern and eastern demesne boundary wall;
- x. change of use and regrading of part of the Deer Park Golf Course from active recreation use to passive amenity parkland and planting of a woodland belt on the southern boundary;
- xi. undergrounding of existing ESB overhead lines, and, relocation of the existing gas main; and,
- xii. all ancillary site development works including waste storage and plant rooms at basement level, drainage, landscaping/boundary treatment and lighting.”

6. Assessment of the Architectural Heritage Impact of the Proposed Development

The proposed works will have a positive impact on the architectural heritage character of the subject site, with the historic demesne wall being conserved and retained in situ. The proposed new residential blocks will have little or no visual impact on the architectural heritage character of the wider setting.

The proposed name of the new development is 'Kenelm', named after Kenelm Lee Guinness, a formula-one racing driver and yachtsman. His mother was a Gaisford-St. Lawrence of Howth. One of the towers of Howth Castle has been named after Kenelm Guinness. The naming of the proposed development after this historical figure creates a link to the historic demesne of Howth Castle and respects the special heritage of the wider setting.

6.1 Impact of the Proposed Development on the Historic Demesne Wall

The proposed works to the historic demesne wall includes the creation of two new access opes within the wall, and conservation works to the historic fabric. These are considered to be an acceptable and necessary intervention.

The design of the new opes will read as a clearly modern intervention, ensuring historical legibility and clarity. The design will not detract from the character of the Howth Road, as the demesne wall will be largely retained in situ. The principle of creating new openings within this demesne wall has been established as an acceptable intervention as this also appears to have been carried out at the modern house to the immediate west of the subject site.

The proposed conservation works to the historic demesne wall will have a positive impact on the historic fabric and on the contribution of the wall to the character of Howth Road and the approach into Howth. The historic wall is in a deteriorating condition and has extensive ivy growth. Earlier repairs to the wall are clearly visible and detract from the character of the wall. The proposed conservation works will be carried out in accordance with the Outline Conservation Specification and will have a positive impact on the fabric and character of the historic demesne wall.

Potential negative impacts on the building fabric and integrity of the built heritage arising from the removal of a section of the demesne wall can be minimised during the construction phase by adherence to best practice and to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and the Advice Series issued by the Department of Arts Heritage and the Gaeltacht.

Best practice mitigation measures :

- Using expert conservation advice
- Protecting the special interest
- Promoting minimum intervention
- Promoting honesty of repairs and alterations
- Using appropriate materials and methods

The physical works to the demesne wall will be advanced with design and specifications to a detailed level to indicate all interventions to the wall fabric including interface with the new architectural treatment of the openings and any structural intervention required.

As a result of dismantling sections of the wall a quantity of durable limestone will become available. It is proposed to reuse the stone elsewhere to carry out any repairs required to the wall and to integrate within the landscape proposals.

The use of specialist contractors with relevant experience, skill and qualifications will be employed to carry out conservation works to the demesne wall.

The proposed taking down of two sections of the historic boundary wall to the north of the site will be carried out with care and consideration, and in accordance with the Conservation Specification, (Appendix 15.3, Volume III of the EIAR). This will ensure minimal damage and loss of historic fabric.

The proposed new openings will be carried out in accordance with the drawings by MCA Architects. Conservation works to the historic demesne wall will be carried out to the surviving historic demesne wall along the northern boundary of the site. It is clear that the proposed new gates will not detract from the character of Howth Road. The proposed works will include conservation works to the surviving historic demesne wall, thereby ensuring its ongoing survival and enhancing the impact and contribution of the wall to the character of the approach to Howth Village and to Howth Castle.

6.2 Impact of the Proposed Development on the Architectural Heritage Context of the Wider Setting

The design of the site and the layout of the three proposed residential blocks has been carefully considered with regard to the visual impact of the development on the sensitive setting of neighbouring Protected Structures, the Howth Castle ACA and other significant views and vistas within the wider context.

The provision of the car parking in the basement (as opposed to ground level) is a key incorporated mitigation measure. This allows for the site to retain a substantial proportion of open space, and to introduce a large number of trees to the site, for visual screening.

The three buildings are arranged and scaled to have a strong visual presence in the Howth Road corridor, but with the facades angled to present towards the west and east (the approaches to the site), as opposed to facing the road in front of the site. This recognises the fact that the greatest number of visual receptors would be moving towards the site as opposed to seeing it face-on from or across the street. The siting of the blocks has been carefully considered, and carefully set back from the road so as to minimise visual impact. The design has taken into account the comments from Fingal County Council at pre-application stage.

The architectural treatment and detailing of the new openings has been designed to reflect the robust character of the demesne wall. High quality materials specified are intended to provide immediate and long term resilience and enhanced visual appearance.

The wide, landscaped corridors between the buildings provide relief in the built frontage, and glimpses of the trees and the headland to the south, when seen from the road as it passes the site.

The massing of the buildings has been considered and designed to minimise the visual impact and footprint on the site and to maximise views through permitting glimpses to the open green setting behind the development.

The buildings - set back behind the existing road-side verge, the retained demesne wall and the green space and trees described above - are five storeys at the road-front (with the fifth storey set back). This is an appropriate scale for a development intended to have an urbanising effect on the road corridor at the gateway to the town. They would generate a degree of built enclosure - but with no buildings directly opposite, a sense of space would be retained, orientated towards the coastline and sea to the north. There would be no sense of excessive enclosure. The buildings each step up to six storeys in their rear volume, the step in height reflecting the gradient of the site (like the top floor of the front volume, the sixth storey of the rear volume is set back).

The proposed landscape design by Bernard Seymour Landscape Architects has been carefully considered to take into account the existing historic landscape of the adjoining Howth Castle demesne and to ensure screening of the proposed new development. This will be assessed in greater detail under Section 6.3, below. The landscape proposals include retention of the historic woodland belt (part of the demesne woodland framework) outside the site's east boundary. It is proposed to reinforce and enhance the woodland belt with supplementary

planting inside the boundary.

A part of the golf course perimeter woodland belt (a modern/20th century intervention) would be removed from the rear portion of the site. This would be replaced with a new belt of woodland planting along the rear (south and west) boundaries of the applicant's land holding, resulting in a net gain on woodland cover.

Verified view photomontages have been created by 3D Design Bureau which illustrate the visual impact of the development, and the cumulative impact of the subject proposal and the neighbouring Claremont SHD. These impacts are assessed below.

Visual Impact of Proposed Development on Entrance Gates - RPS No. 0556 (Views 6 and 12)

The Entrance Gates to Howth Castle (RPS Reg. Ref. 0556) are located to the east of the subject site. They are set back approx. 50m from the Howth Road. The Photomontage images, views 6 and 12, prepared by 3D Design Bureau show the visual impact of the proposed development on the setting of the Protected Structure.



Figure 6: View 12, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of the Entrance Gates to Howth Castle, a Protected Structure.

The proposed development will not be visible from this viewpoint looking North along the Entrance Avenue towards the Entrance Gates. This is a protected view within the Howth Castle ACA.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed	Neutral	Slight	Local	Likely	Permanent/	Residual

development will have no visual impact on the setting of the Entrance Gates.					Constant	
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Figure 7: View 6, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of the Entrance Gates to Howth Castle, a Protected Structure.

Whilst views from the avenue to the south of the entrance gates will be unaffected, the proposed new development will be visible from views towards the entrance gates to Howth Castle from the Howth Road, as illustrated in View 6. The Howth Castle ACA does not include views towards the Entrance Gates as a protected view but the gates are protected and there will be some impact on their front setting. As noted above, the entrance gates are set back some distance (approx. 50m) from Howth Road, and have a minimal visual presence on wider views of the Howth Road streetscape which is dominated by contemporary visual characteristics - the busy carriageway, the grassed roundabout, the residential development to the west as well as the historic boundary wall and the dense planting. The new development is separated from the entrance by the historic boundary wall and the dense planting – both historic and proposed. In wide views, therefore, the proposed development will be visible to the west of the entrance but seen as separate from the entrance and as part of the contemporary characteristics of the Howth Road streetscape to the west. The proposal will not be visible at all in views further south on the approach to the gates. The dense historic planting will screen the new development in closer views of the gates within its immediate front setting where the architectural qualities of the masonry become apparent. The impact therefore will be confined to wider views of the gates within a roadside streetscape and will not affect the immediate front setting of the Entrance Gates. The visual impact of the proposed development on this viewpoint is therefore considered to be acceptable.

"The principal views of note within the boundaries of the ACA are of Howth Castle itself. There are some views out of the ACA, namely from the entrance gates and from the castle over the golf course. These views contribute to the character of the area and it is important that potential new development within the ACA does not negatively impact on or obscure these views."

The retention of the historic demesne wall along the northern boundary of the site has a positive visual impact on this viewpoint, identifying the site as formerly part of the historic demesne, and contributing to the historic character of the streetscape. The demesne wall continues to the west, forming a boundary to the front gardens of some of the single-storey houses in that area.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have minimal visual impact on the setting of the Entrance Gates.	Neutral	Slight	Local	Likely	Permanent/Constant	Residual

It is clear from the above that the proposed development will have no significant visual impact on the setting of the Entrance Gates to Howth Castle. The proposal therefore cannot be considered to have any impact on the character of the setting or the Protected Structure.

Visual Impact of Proposed Development on Howth Road (Views 7-10)

The character of the Howth Road in this location is defined by the rubble stone wall to the south and the trees in the middle-distance, screening Howth Castle from views.

The proposed development will have a significant impact on the view along Howth Road from this location. Mitigation measures including the retention of the historic demesne wall, the planting of mature trees on site, and the carefully considered design of the new gate to the site ensure that the character of the streetscape is retained.

It should be noted that the character of the streetscape along Howth Road has been significantly altered in modern times, with the development of modern houses to the west of the subject site, as illustrated in View and 10.

It is considered that the works will have a positive impact on the streetscape, enhancing and improving the amenity of the street. The developments will be of high architectural quality which will make a positive contribution to the character of the streetscape, and measures such as the retention and conservation works of the historic demesne wall on the subject site will ensure that the historic character of the streetscape is not lost. It is important to recognise that the Howth Road streetscape itself is not protected and that, whilst the historic boundary wall has a presence, views here are dominated by contemporary characteristics including the existing Techcrete building (permitted for replacement with the Claremont SHD), the carriageway and the suburban ribbon development on the south side of the road. Views from here generally include contemporary visual characteristics which lie outside the ACA

boundaries defined by Fingal County Council.



Figure 8: View 10, Prepared by 3D Design Bureau, showing the existing modern character of the Howth Road, to the west of the subject site.



Figure 9: View 7, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the character of Howth Road.

The proposed new development will be visible from the streetscape of Howth Road, as illustrated in View 7. The retention of the historic demesne wall, and conservation works to the historic fabric of the same, will have a positive impact on the character of the streetscape, enhancing the contribution and appreciation of the historic demesne wall. The materiality of the proposed new blocks has been carefully selected so as to maintain visual harmony with the historic wall. The proposed new access opes in the demesne wall will enhance the physical and visual connections and will have a positive impact on the streetscape.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have a positive visual impact on the character of Howth Road.	Positive	Significant	Local	Likely	Permanent/Constant	Residual

Visual Impact of Proposed Development on Howth Castle (Views 13-19)

Howth Castle (RPS Reg. Ref. 0556) is located approximately 175m to the south of the subject site. The Photomontage images prepared by 3D Design Bureau show the visual impact of the proposed development on the setting of the Protected Structure.



Figure 10: View 13, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of Howth Castle, a Protected Structure.

The proposed new development will not be visible from this viewpoint within the front setting of Howth Castle.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the setting of Howth Castle.	Neutral	Slight	Local	Likely	Permanent/Constant	Residual



Figure 11: View 14, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of Howth Castle, a Protected Structure.

The proposed new development will not be visible from this viewpoint within the front setting of Howth Castle.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the setting of Howth Castle.	Neutral	Slight	Local	Likely	Permanent/Constant	Residual



Figure 12: View 15, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on views from the upper floors of Howth Castle, a Protected Structure.

The proposed new development will not be visible from this view, looking north from an upper floor of Howth Castle.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no views from Howth Castle.	Neutral	Slight	Local	Likely	Permanent/ Constant	Residual



Figure 13: View 16, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of the courtyard to the north-west of Howth Castle, a Protected Structure.

The proposed new development will not be visible from this viewpoint of the service courtyard buildings within the rear setting of Howth Castle.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the courtyard to the north-west of Howth Castle.	Neutral	Slight	Local	Likely	Permanent/ Constant	Residual



Figure 14: View 17, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the woodland area to the west of Howth Castle, a Protected Structure.

The proposed new development will not be visible from this viewpoint within the woodland area to the rear/west of Howth Castle.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the woodland area to the west of Howth Castle.	Neutral	Slight	Local	Likely	Permanent/ Constant	Residual



Figure 15: View 18, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on golf course, within the former demesne lands of Howth Castle

The proposed new development will not be visible from this viewpoint within the golf course on the former demesne lands of Howth Castle

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the golf course on the former demesne lands of Howth Castle.	Neutral	Slight	Local	Likely	Permanent/ Constant	Residual



Figure 16: View 19, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the view towards Howth Castle from Muck Rock.

The proposed new development will be visible from this viewpoint on Muck Rock, looking towards Howth Castle. However, the amount of woodland area on the Howth Castle demesne is such that the new development is largely screened from view. The proposed new development does not interrupt or obstruct views of Howth Castle from this viewpoint, and is not considered to have a significant visual impact.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have minimal visual impact on the view of Howth Castle from Muck Rock.	Neutral	Slight	Local	Likely	Permanent/Constant	Residual

It is clear from the above that the proposed development will have no visual impact on the setting of Howth Castle. The proposal therefore cannot be considered to have any impact on the character of the setting or the Protected Structure.

Visual Impact of Proposed Development on St. Mary's Church (View 11)

St. Mary's Church (RPS Reg. Ref. 0594) is located to the east of the subject site. The CGI Photomontage images prepared by 3D Design Bureau show the visual impact of the proposed development on the setting of the Protected Structure.



Figure 17: View 11, Prepared by 3D Design Bureau, showing the visual impact of the proposed development on the setting of St. Mary's Church, a Protected Structure.

It is clear from the above figure that the proposed development will have no visual impact on the setting of St. Mary's Church. The proposal therefore cannot be considered to have any impact on the character of the setting or the Protected Structure.

Likely Significant Effect	Quality	Significance	Extent	Probability	Duration	Type
The proposed development will have no visual impact on the setting of St. Mary's Church.	Neutral	Slight	Local	Likely	Permanent/Constant	Residual

Visual Impact of Proposed Development on Church ruin

The ruinous Church (RPS Reg. Ref. 0557) is located to the south of the subject site. The structure is completely surrounded by trees, thereby providing natural existing screening between the Protected Structure and the proposed development. No photomontages of this view were prepared.

Visual Impact of Proposed Development on Character of Howth Castle ACA and Key Views and Vistas within the ACA

The Howth Castle Demesne ACA document defines significant views within the ACA, as

illustrated in the figure below.

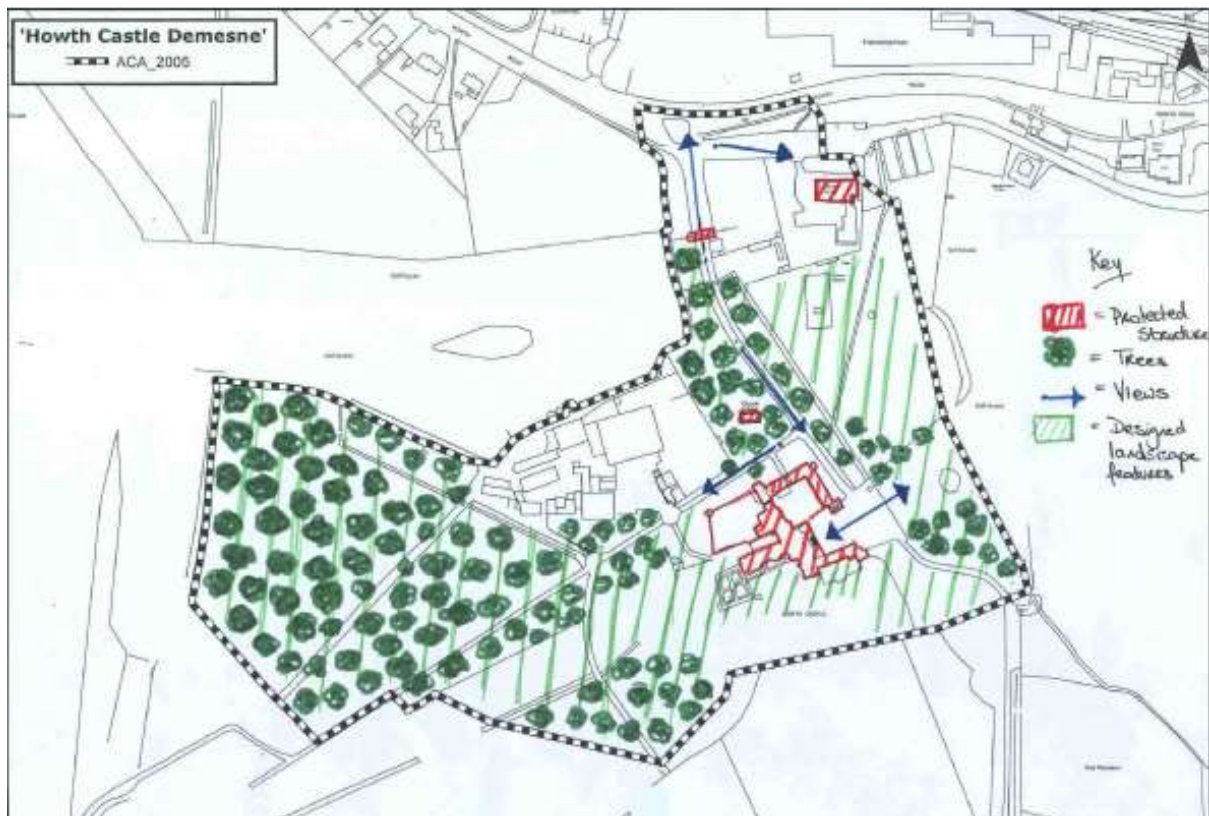


Figure Error! No text of specified style in document..18: Sketch Plan from Howth Castle Environs ACA highlighting Protected Structures, Designed Landscape Features, Trees and Key Views within the ACA.

The significant views within the Demesne landscape and the ACA include views to and from Howth Castle, and views along the entrance avenue towards the Castle. The view looking out from the demesne through the front Entrance Gates is also noted as a key view. The visual impact of the proposed development on the relevant significant views as defined within the ACA has been assessed above, as part of the assessment of the proposed development on the setting of the Protected Structure of Howth Castle.

The proposed new development will have no visual impact on the key views within the Howth Castle ACA. CGI Photomontages clearly show that the proposed development will not be visible from the setting and key views within the Howth Castle ACA.

6.3 Impact of the Proposed Landscape Design for the Subject Site

The proposed landscape design by Bernard Seymour Landscape Architects has been carefully considered to take into account the significance of the existing historic landscape of the adjoining Howth Castle demesne. The visual impact of the proposed development will be minimised through the retention of existing mature trees in the eastern section of the subject site, which will ensure screening between the site and Howth Castle. As noted above, there is also significant mature woodlands and tree belts to the south of the subject site, which provide visual screening to the Castle. The proposed new landscape design will also involve the planting of new trees. This will ensure that the character of the historic demesne is maintained and protected. The impact of these measures can be seen in the following sections on Visual

Impact. The proposed landscape design will be in keeping with the parkland character of the adjoining historic demesne. The level of retention of the existing trees can be clearly seen in the Tree Impact and Protection Plan, prepared by John Morris Arboricultural Consultancy Ltd.



Figure 19: Extract from the Proposed Landscape Design Plan, prepared by Bernard Seymour Landscape Architects. showing the extensive retention of existing trees to the south and east of the subject site.

The proposed new landscape design for the scheme will be in keeping with the historic demesne character and will have no visual impact on the character of the setting of Howth Castle.

7. Conclusion

The proposed residential development of the site will have minimal impact on the architectural heritage character of the surrounding context, including the Howth Castle ACA.

The proposed conservation works to the historic demesne wall along the northern boundary of the site will have a positive impact on the significance of the wall, and will enhance the contribution of the demesne wall to the character of the streetscape and approach to Howth Castle and Howth Village.

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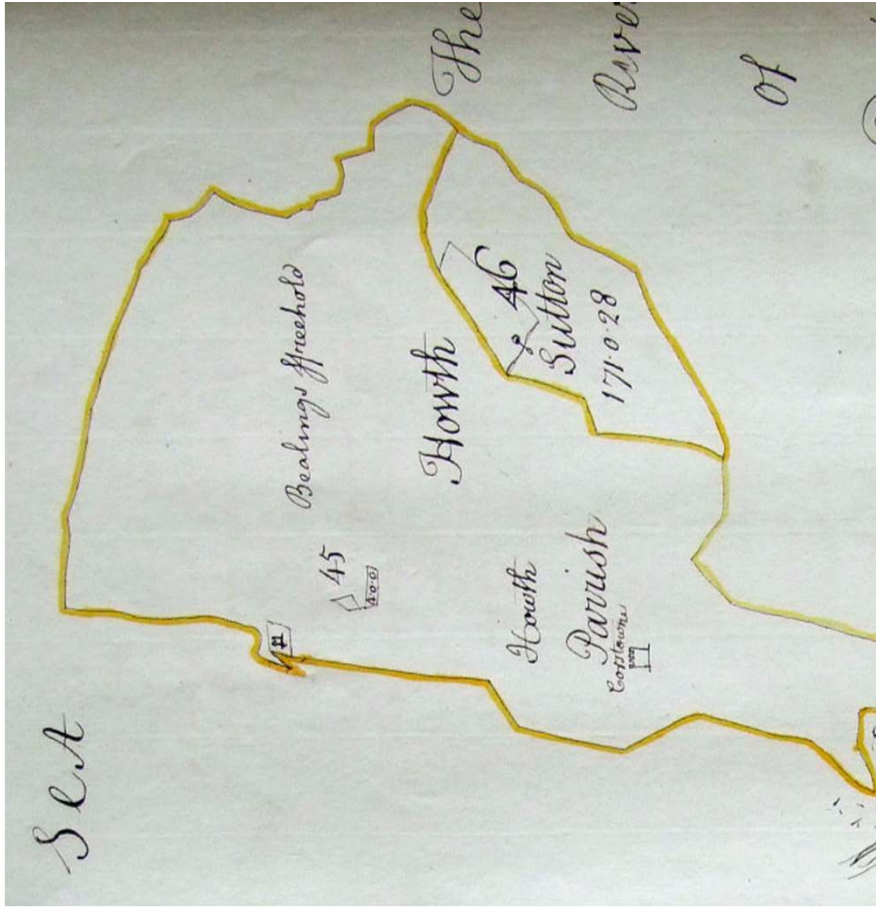
9. Appendices

1. Historic Maps and Images
2. Photographic Record
3. CVs

APPENDIX I : HISTORIC MAPS AND IMAGES

Appendix 1

Historic Maps and Images



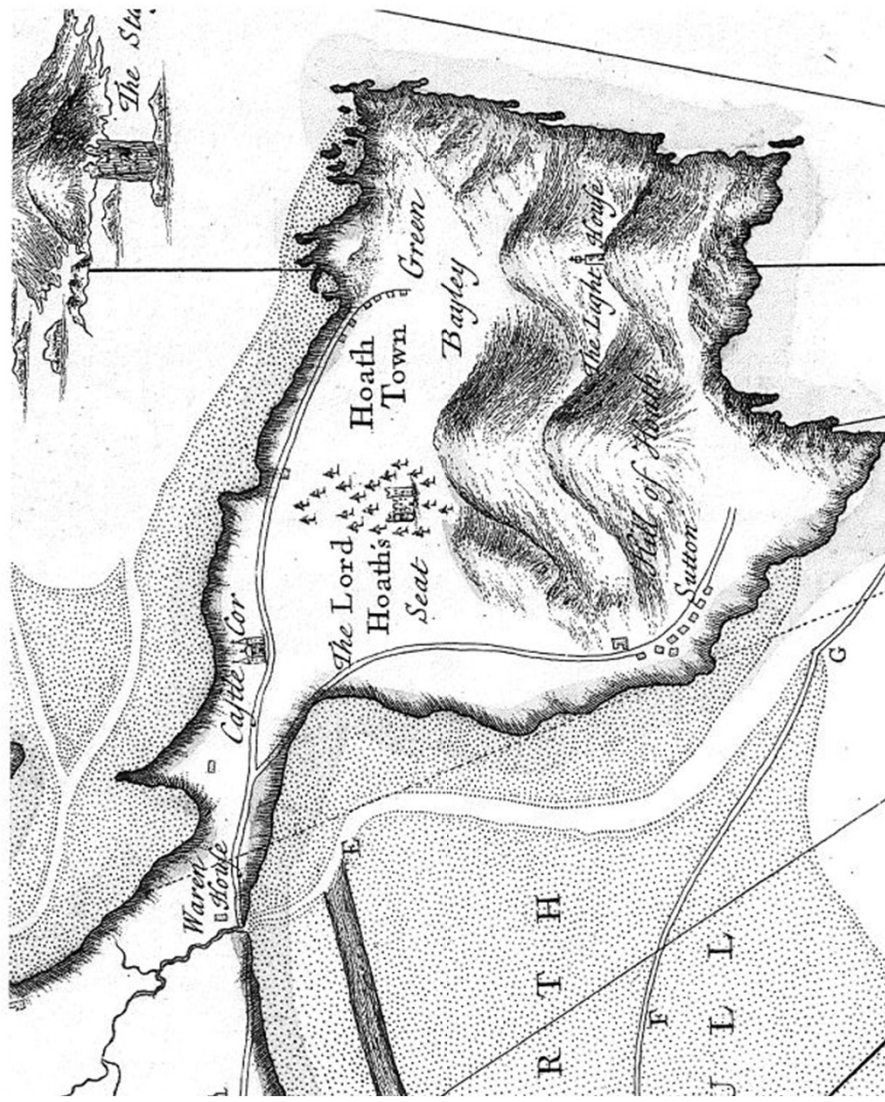
1. Extract from the 1656-8 -Down Survey- Parish Map



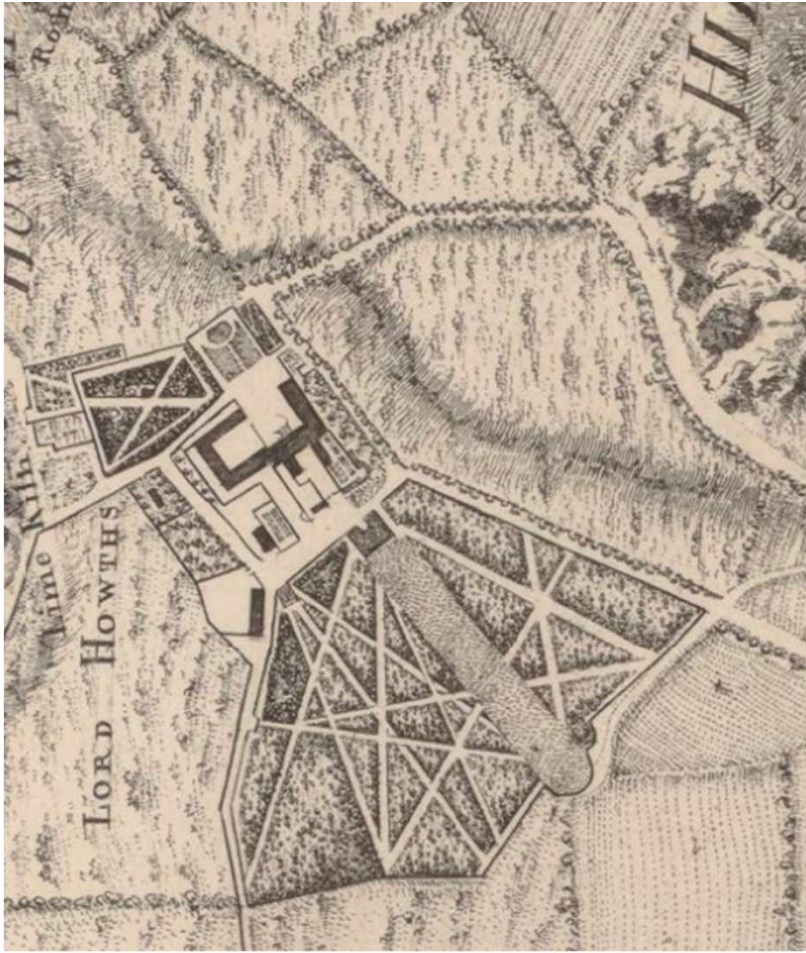
2. Extract from the 1656-8 - Down Survey Map- Barony

PROTESTANT LANDS IN YE SD. PARISH.					
Proprietors Names.	Denominac of lands	Number of Acres.	Profitable lands.	Unprofitable lands.	Value An ^o . 1640
Lord Baron of Hoath, Protestant.	The Island of Hoath.	Six hundred Acres.	Meadow 020 Arabl. 300 Past ^r . 200	Rocky 80	By Ye Jury two hundred pounds By Us three hundred pounds
To the Proprietor.	OBSERVACONS. The Proprietor held ye premisses as his inheritance 1641 by letter patentts Granted to his Ancestors by King Henry ye second.				
5	PARISH OF HOATH.				
Buildings.	There is upon ye Premises one faire Mansion house, two Castles, One Stable One Barne One Dove house and severall other Office houses of Stone Slatid valued by ye Jury at 600 <i>li</i> together with an Orchard two gardens and a Grove of Ash trees sett for Ornamt. also ye Walls of a decayed Chappell; There is also in ye. sd. Island a Towneship or village where standeth ye Parish Church One slate house One Water Mill with. severall Thatcht houses all (ye Church excepted) valued at eighty poundes, together with. an old Castle & One thatcht house called Corstowne.				
Royalties.	There is upon the premisses a Harbour for small Barques to wch. there belonges severall fishing Boatts that take such fish as is usuall on that Coast, whereof the Lord of Hoath hath of every Boatt ye choyce fish. wch. is called ye Lords fish. The premisses kept Court Leet & Court Baron. To the Propriet ^r . also belonged waifes & straves & felones Goods found upon the premisses.				
Woods, Mines, Quarries, &c. Tythes.	There is upon ye. premisses a Large Conny Warren & a Quarry of slate. The Tythes belongt to ye Prebend of Hoath One of ye Chapter of Patricks Church, Dublin. Boundes.				
6	PARISH OF HOATH.				
Boundes.	Bounded on the North East & South w th . ye Sea on ye west with the White Bridge of Kilbarrock & Ballydoyle.				

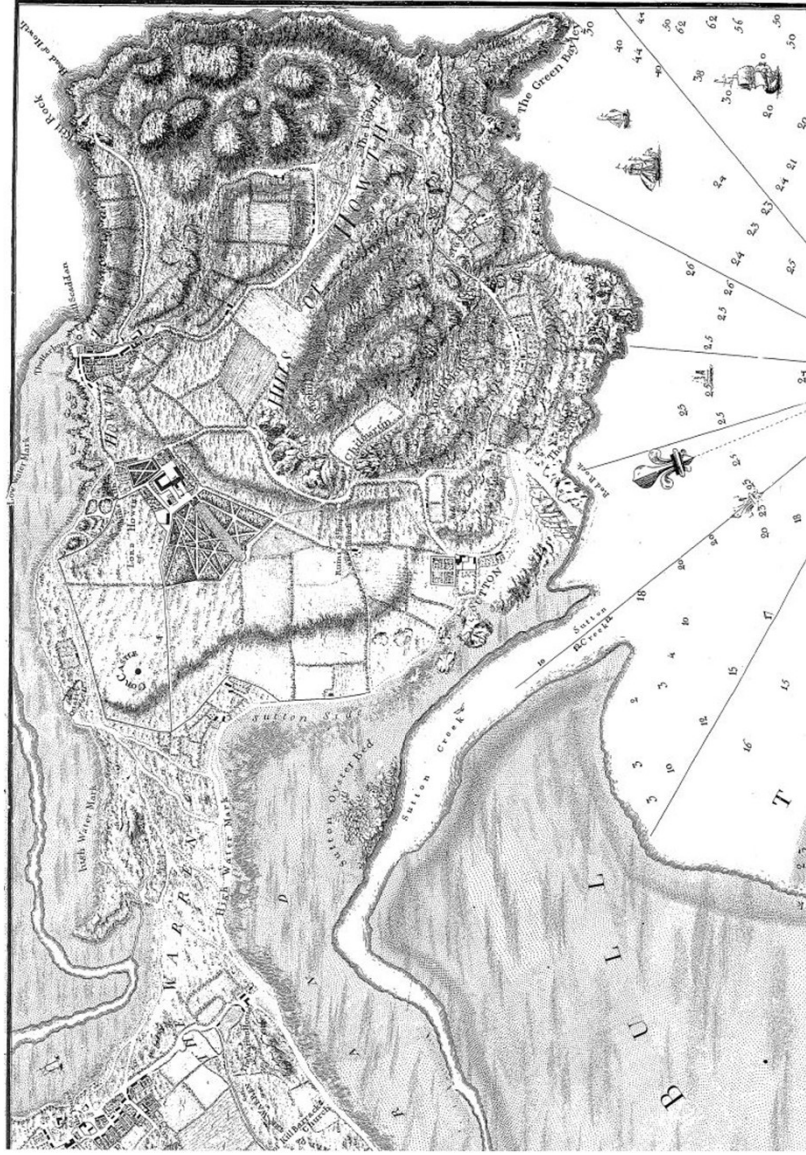
3. Extract from the 1654 Simington's Civil Survey



4. Extract from 1730 Map



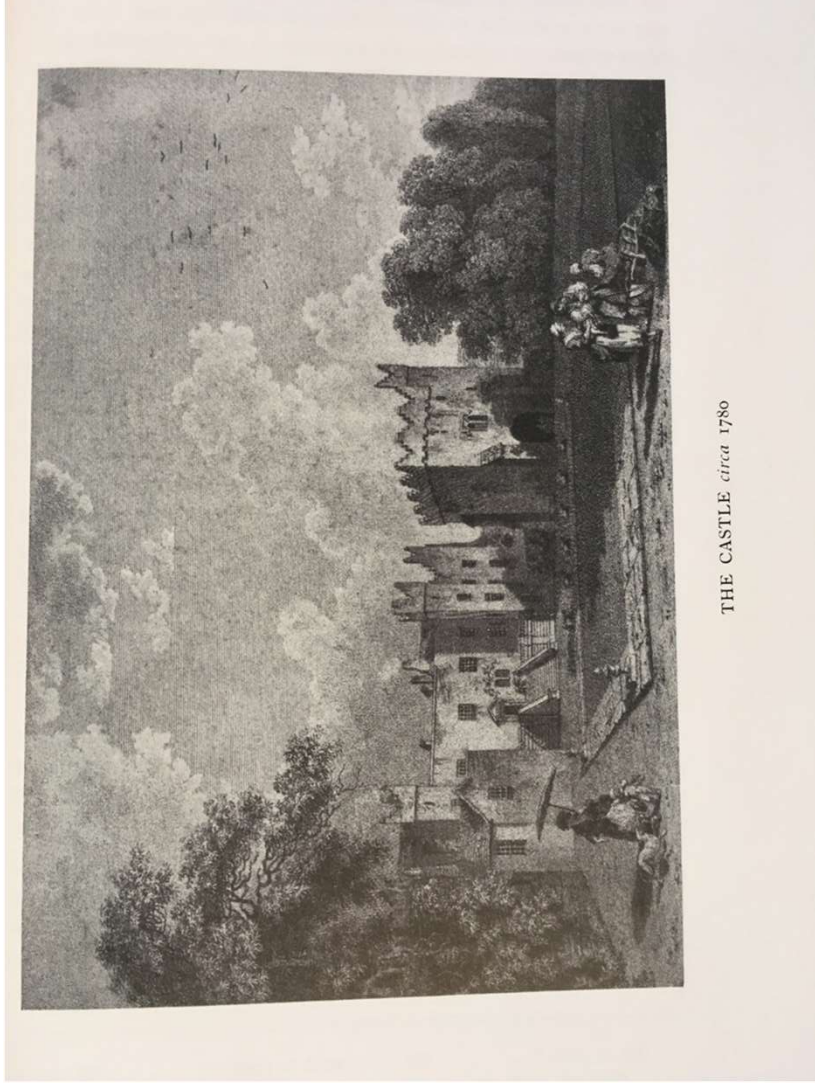
5. Extract from 1757 Rocque's Map of Dublin City and Environs



6. Extract from Map of the Environs of Dublin, by John Rocque with Alterations by Bernard Scale, 1773

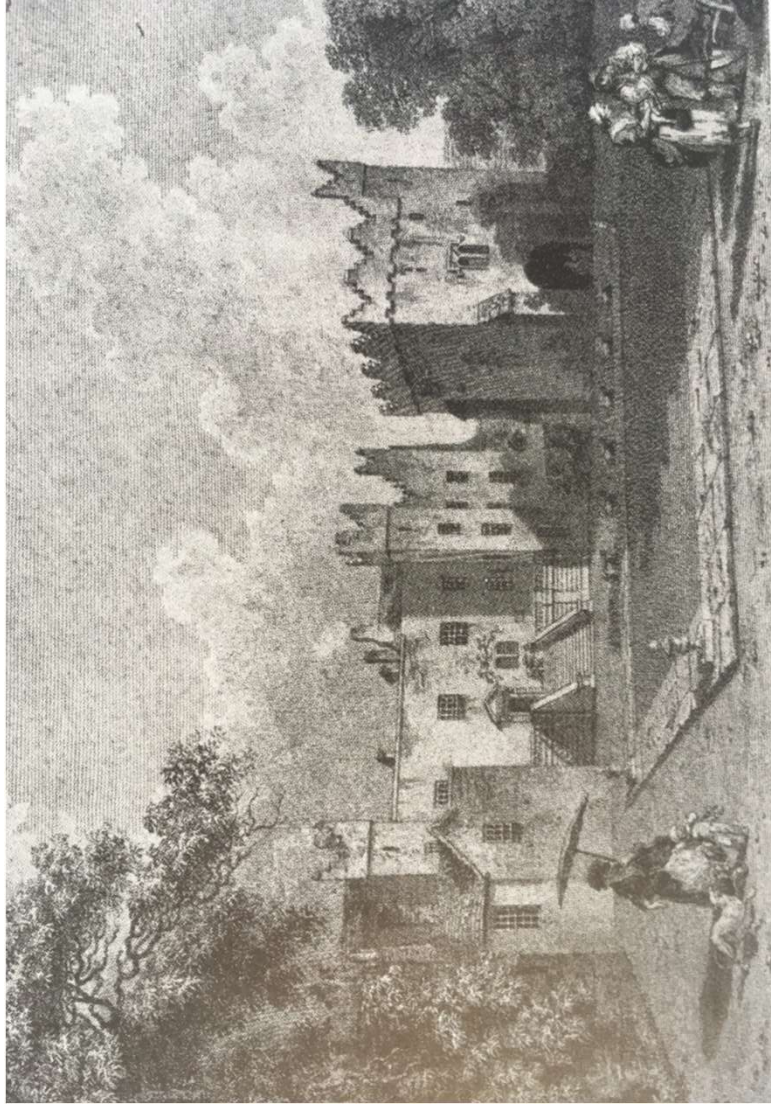


7. 1777 Taylor and Skinner's Road Maps of Ireland

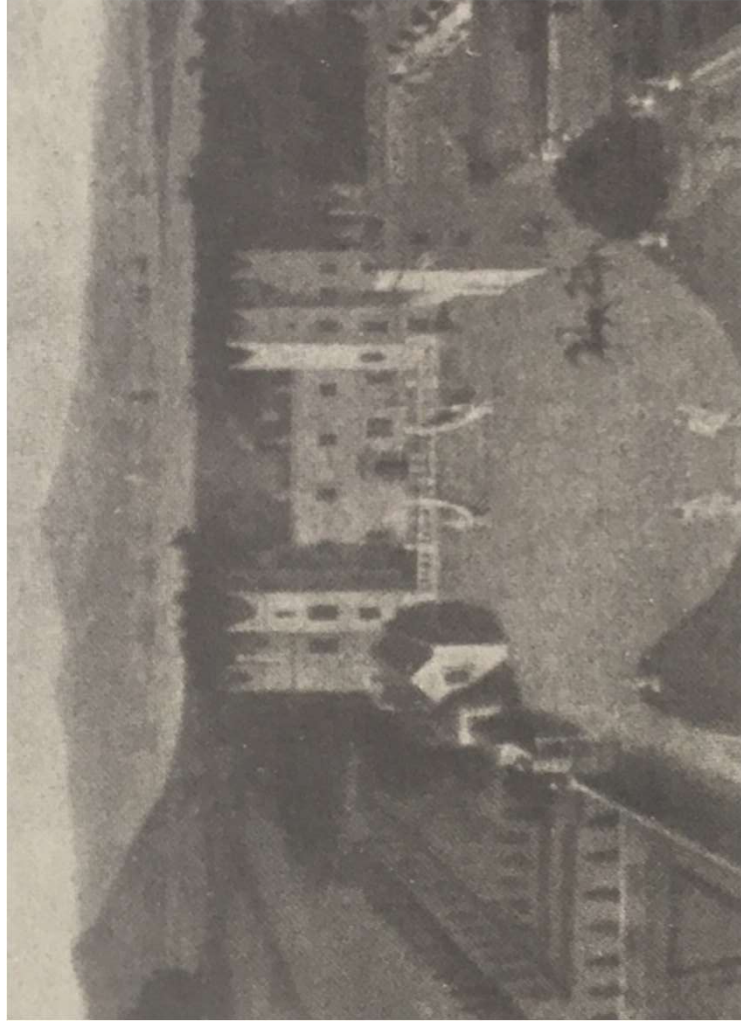


THE CASTLE circa 1780

8. 1780, view of the Castle, Thomas Milton's View of Irish Seats



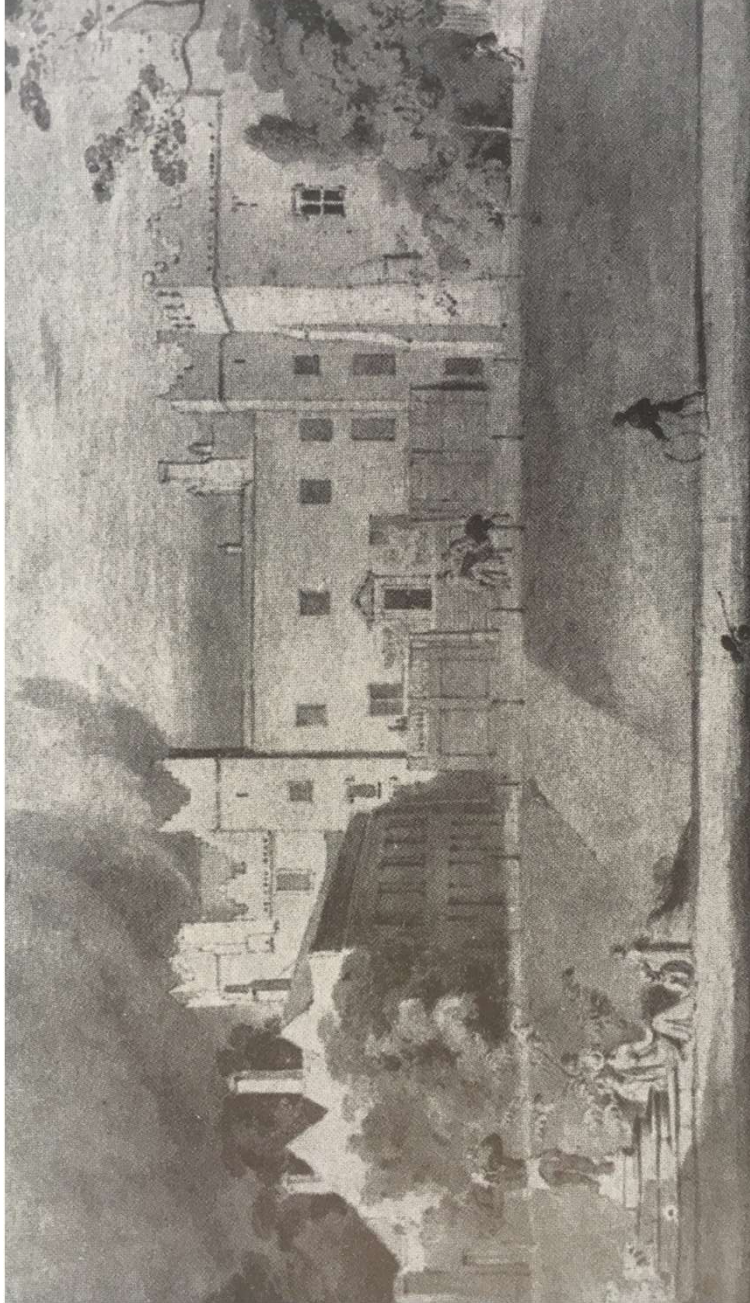
9. 1780, view of the Castle, Thomas Milton's View of Irish Seats detail



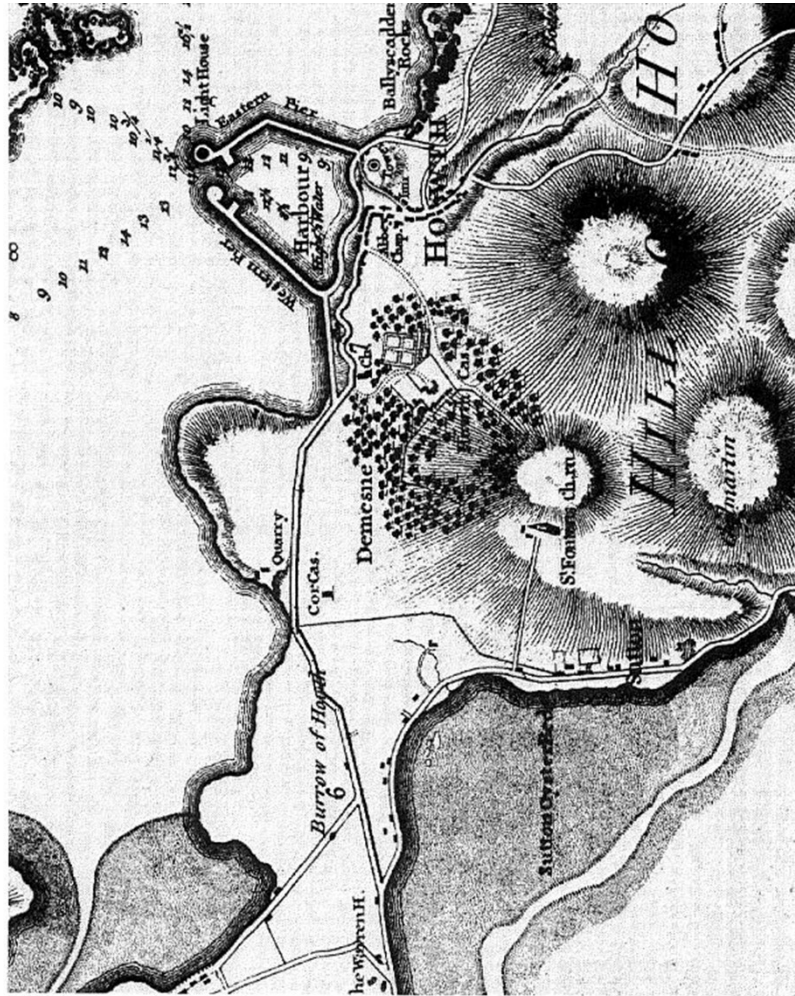
10. 1785 Prospect of the House of Howth, Detail



11. 1798 Map Dublin Bay



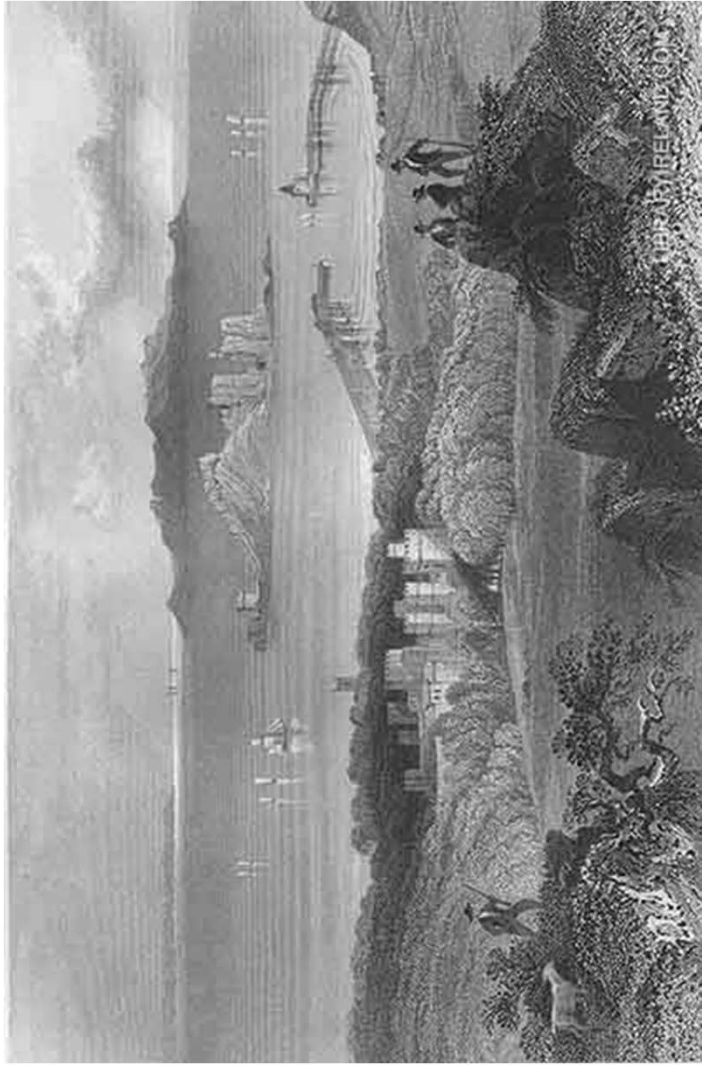
12. 1820, the Castle, George Petrie, detail



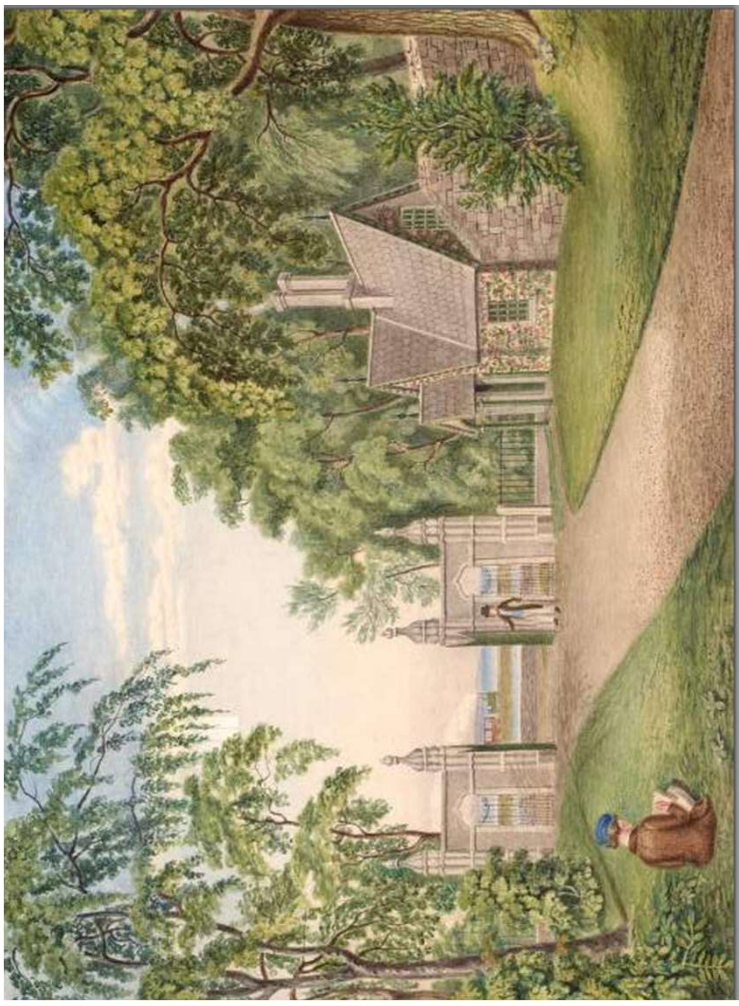
13. Extract from the Environs of Dublin, by John Taylor 1816



14. Extract from 1843 Ordnance Survey Map



15. 1841 Scenery and Antiquities of Ireland



16. 1853, McFarland, A Drive from Dublin to Howth- No. 13- South View of Above Gate



17. 1853, McFarland, A Drive from Dublin to Howth- No. 12- North View of Entrance Gate to Lord Howth's Demesne



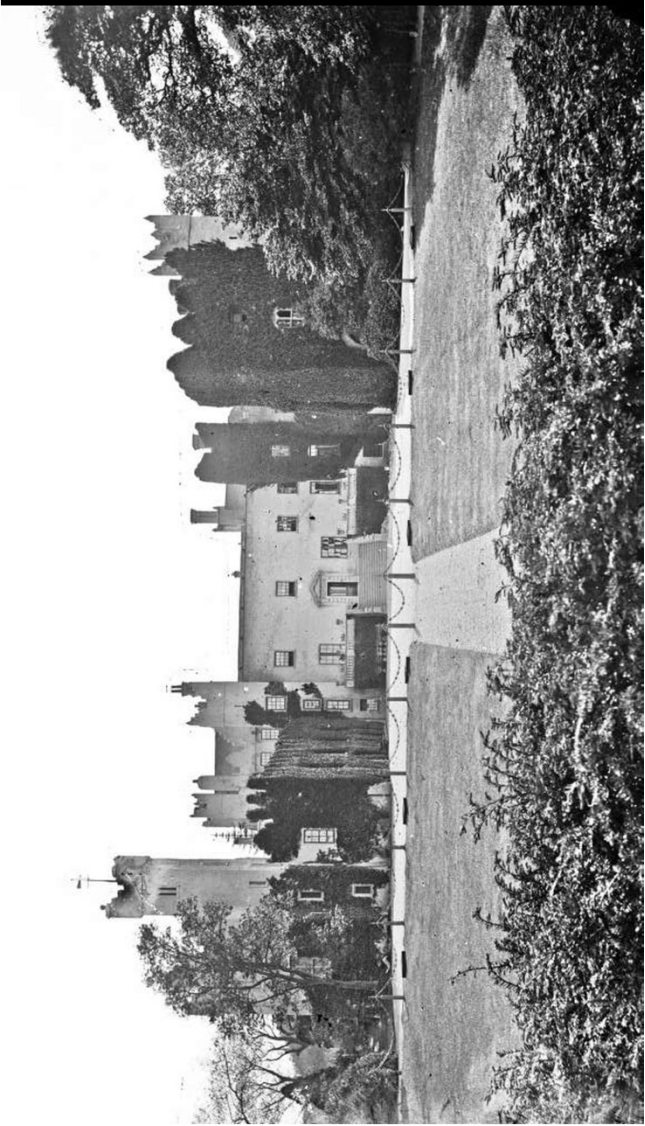
18. 1853, McFarland, A Drive from Dublin to Howth- No. 26- View of Demesne from Happy Valley



19. 1853, McFarland, A Drive from Dublin to Howth- No. 14- The Castle The Residence of the Rt. Hon the Earl of Howth



20. Extract from 1866 Ordnance Survey Map



21. 1865-1914 NLI Photograph L-CAB-00860



22. 1865-1914 NLI Photograph L-CAB-04735 DETAIL



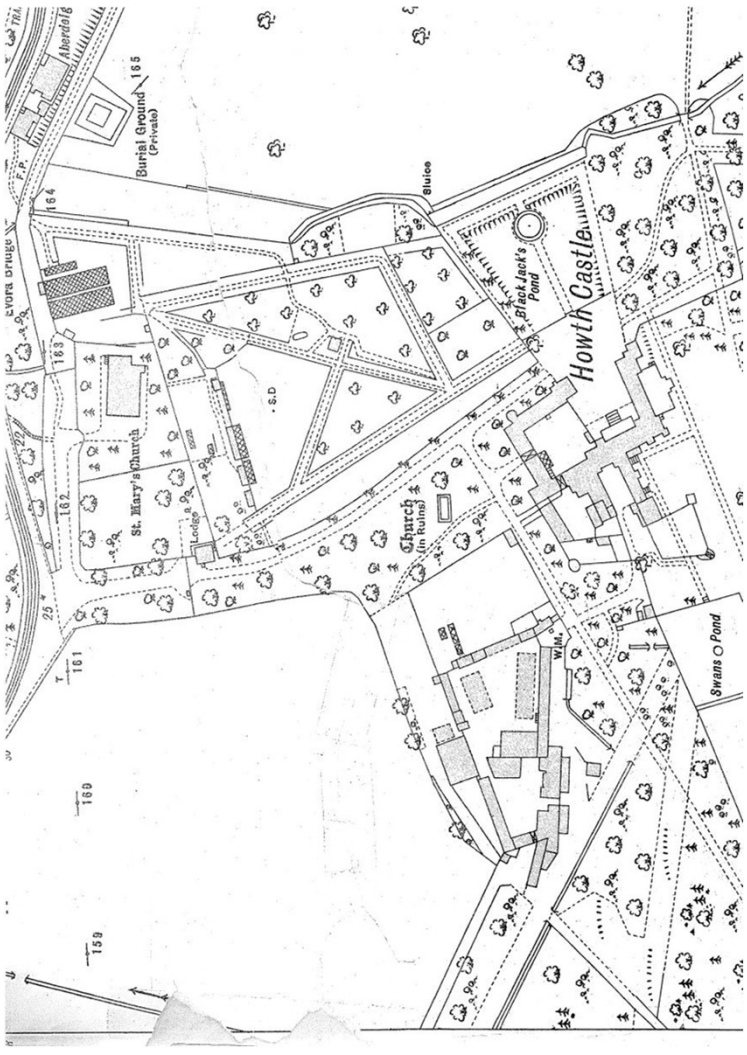
23. 1900-39 NLI Photograph- EAS-1829



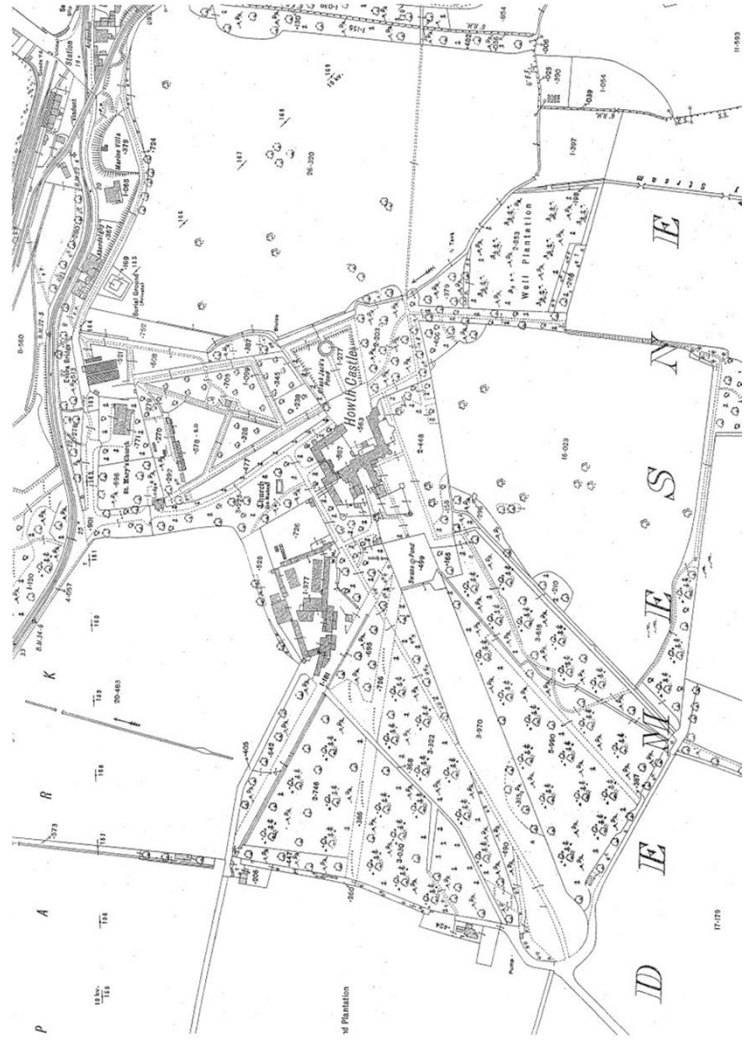
24. 1880-1900 NLI Photograph L-IMP-3696



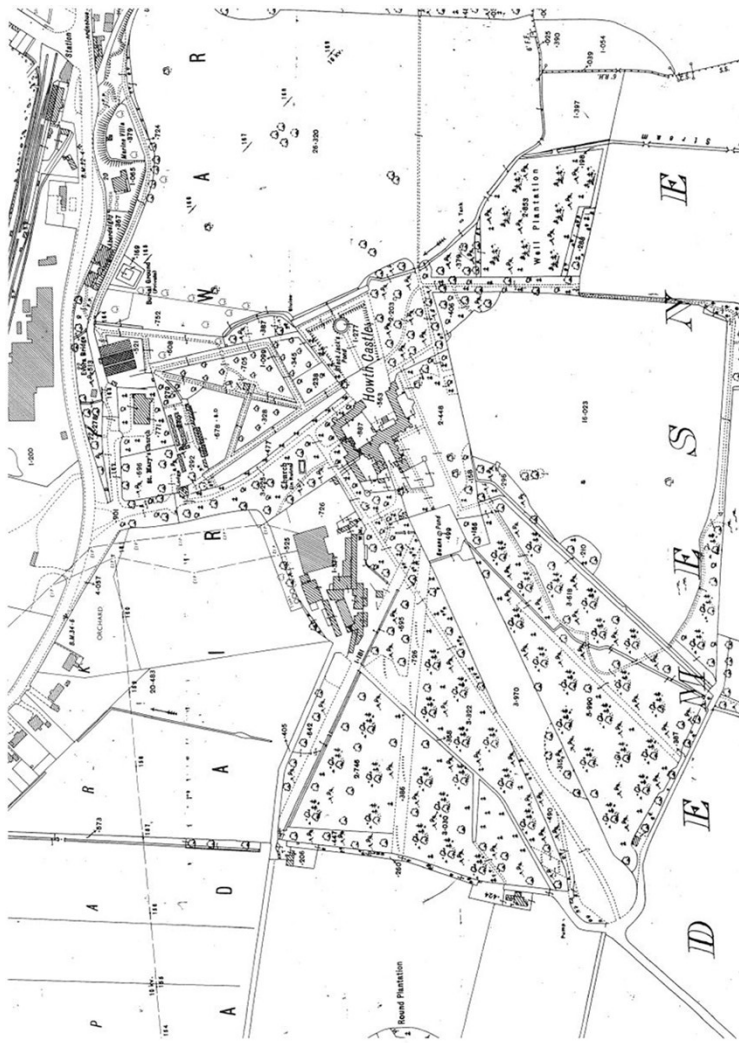
25. Extract from 1907 Ordnance Survey Map



27. Extract from 1936 Ordnance Survey Map



26. Extract from 1926 Ordnance Survey Map



28. Extract from 1966 Ordnance Survey Map

APPENDIX II : PHOTOGRAPHIC RECORD

Appendix 2

Photographic Record



1. Panoramic view of the streetscape of Howth Road, at the junction with the entrance to Howth Castle



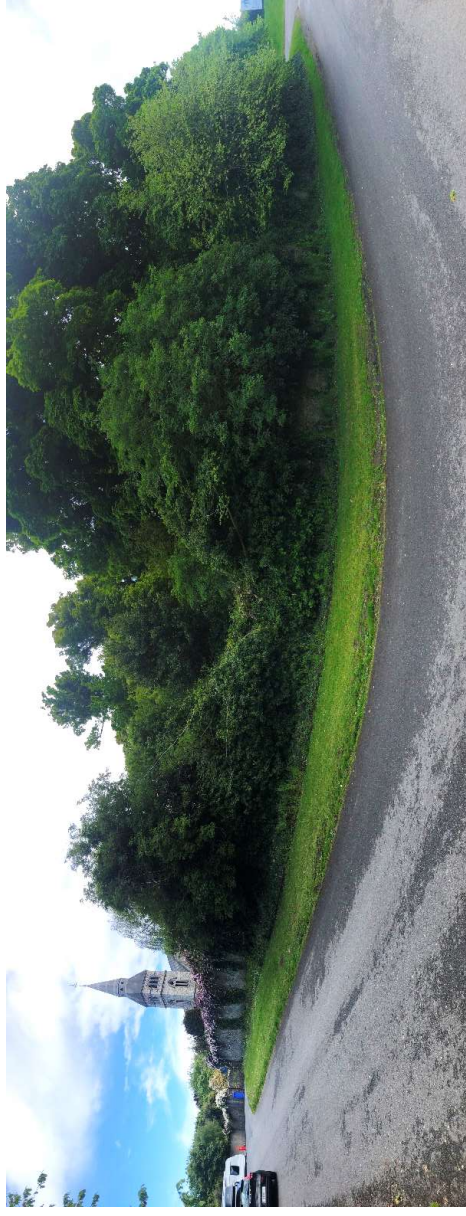
2. View of the entrance gates to Howth Castle, looking north towards Howth Road



3. View of St. Mary's Church



4. Panoramic view of the boundary wall to St. Mary's Church



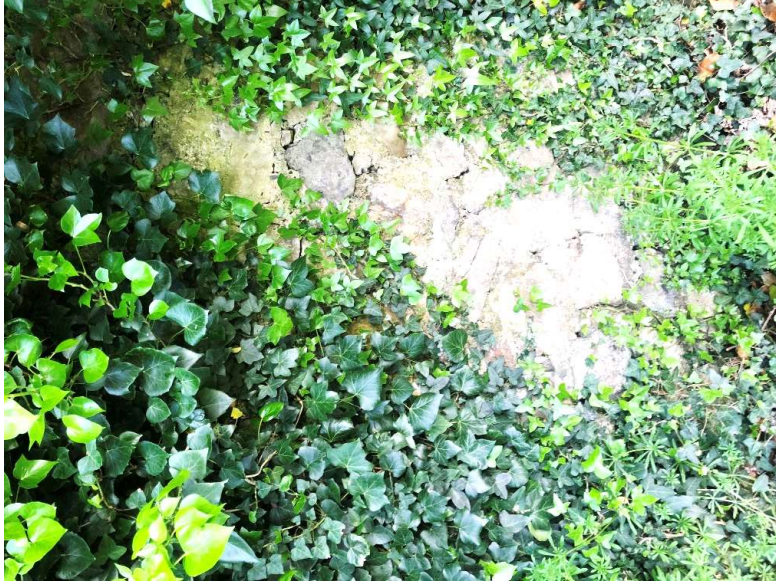
5. Panoramic view of the approach to St. Mary's Church from Howth Road



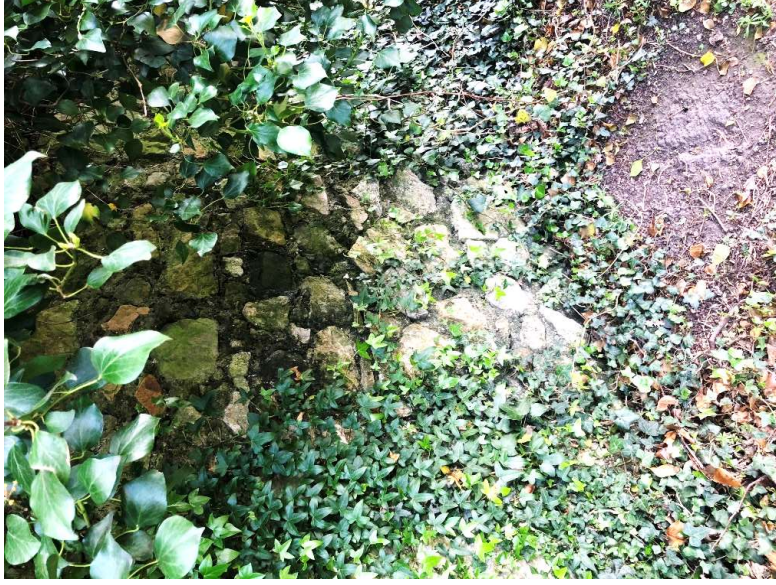
6. Detail view of the historic demesne wall to Howth Castle



7. Detail view of the historic demesne wall to Howth Castle



8. Detail view of the historic demesne wall to Howth Castle



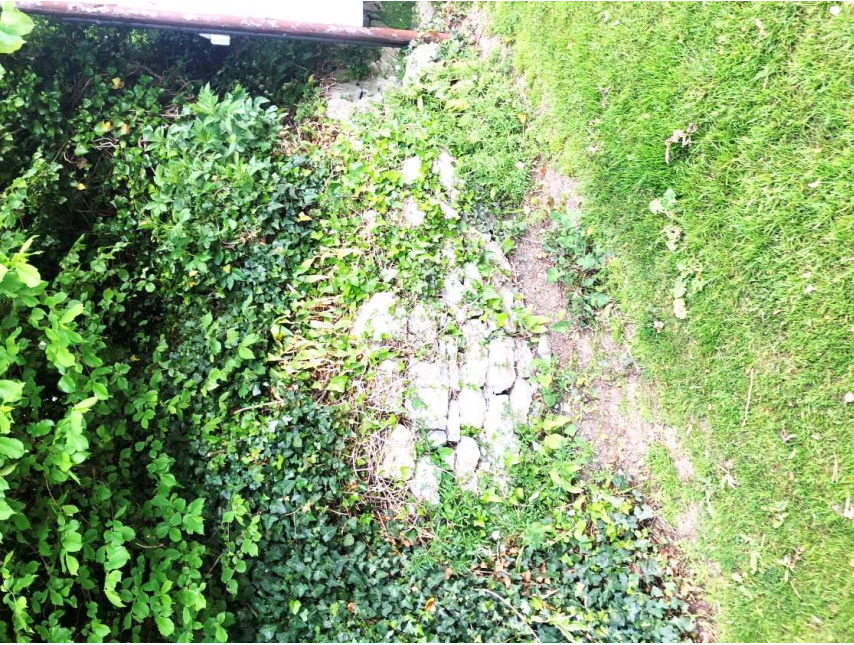
9. Detail view of the historic demesne wall to Howth Castle



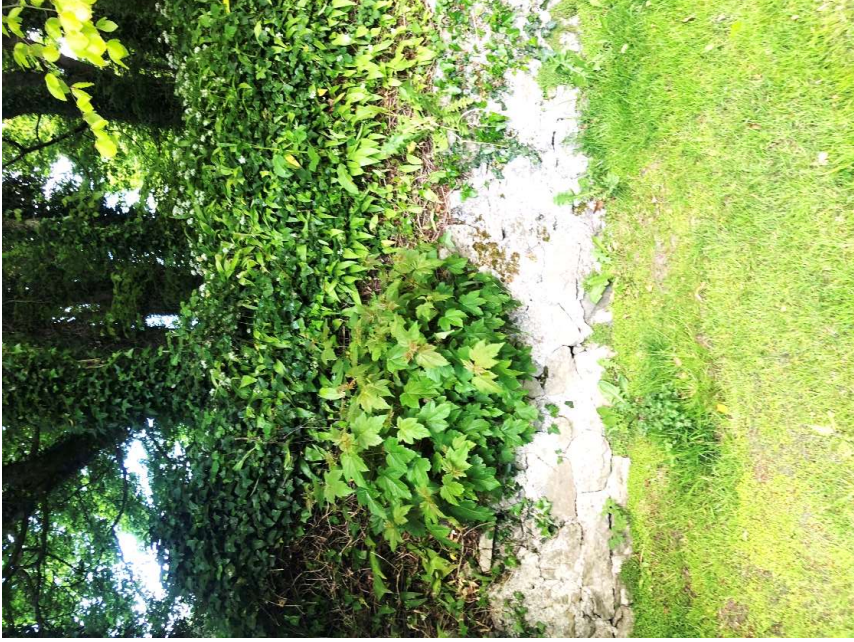
10. Detail view of the historic demesne wall to Howth Castle



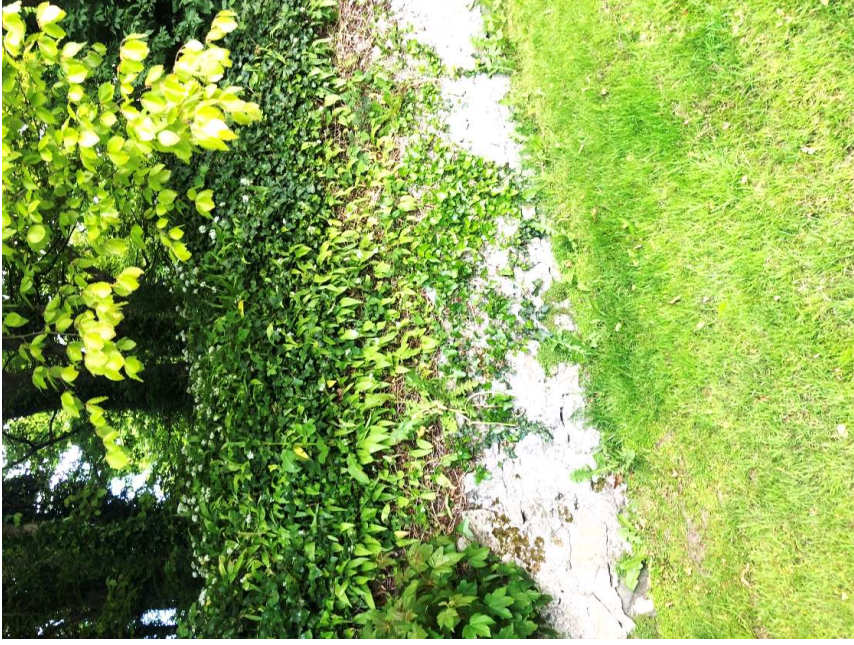
11. Panoramic view of the streetscape of Howth Road at the entrance to Howth Castle and St. Mary's Church



12. Detail view of the historic demesne wall to Howth Castle



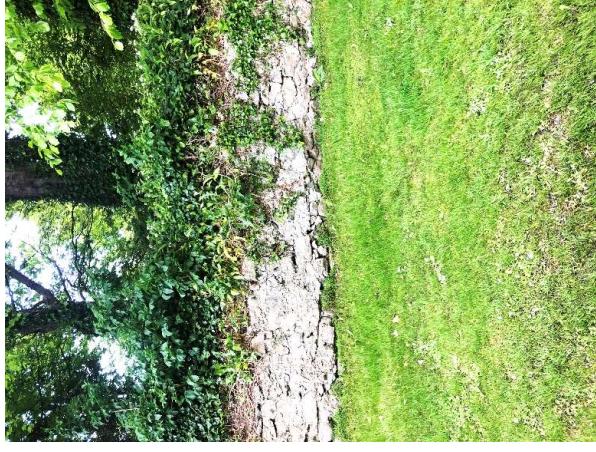
13. Detail view of the historic demesne wall to Howth Castle



14. Detail view of the historic demesne wall to Howth Castle



15. Panoramic view of the boundary wall to the west of the entrance avenue



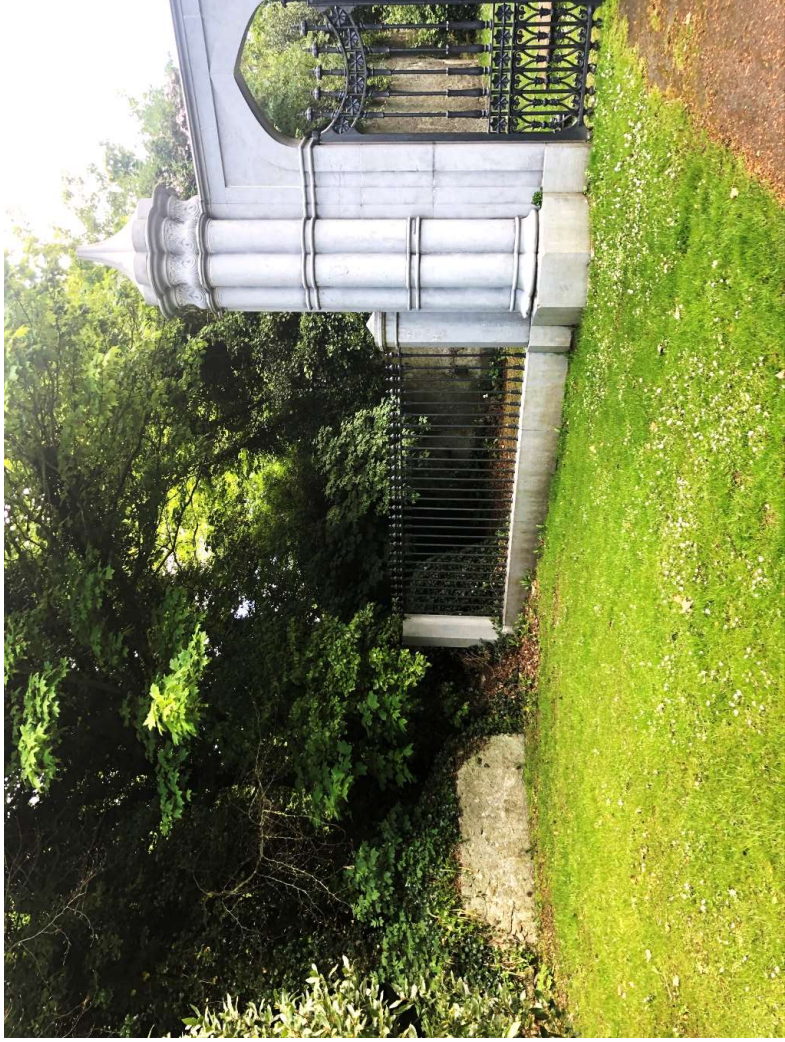
16. Detail view of the historic boundary wall



17. Detail view of the historic boundary wall



18. View along the boundary wall along the entrance avenue



19. View of the junction between the historic boundary wall and the Entrance Gates to Howth Castle



20. View of the junction between the historic boundary wall and the Entrance Gates to Howth Castle



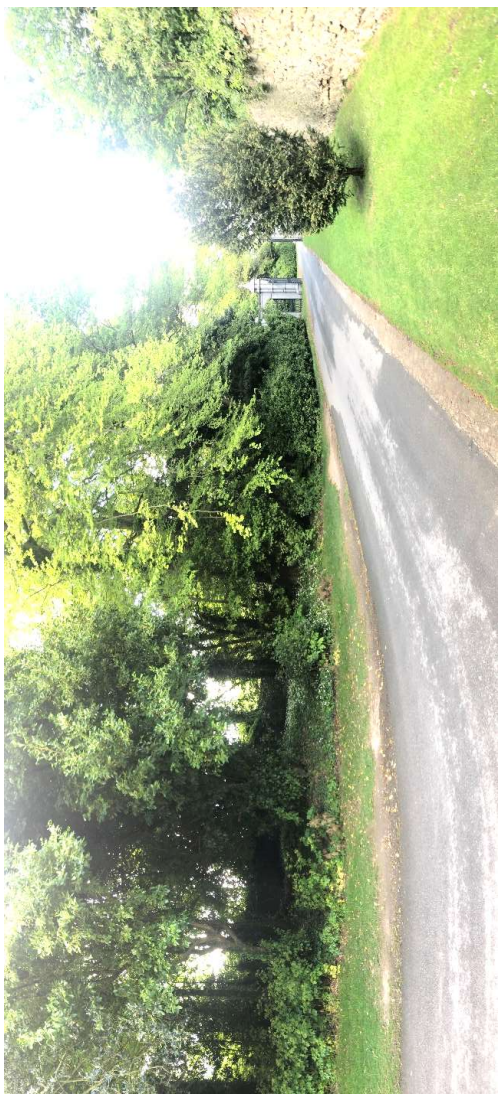
21. View of the Entrance Gates to Howth Castle



22. Panoramic view of the entrance avenue to Howth Castle, looking East



23. Panoramic view along the entrance avenue showing the Entrance Gates



24. Panoramic view along the entrance avenue showing the Entrance Gates



25. Modern blockwork replacement boundary wall



26. View of the railings flanking the entrance gates



27. Panoramic view of the entrance avenue, looking towards the subject site



28. View of the boundary wall to the east of the subject site



29. View of the historic boundary wall at the north-eastern section of the subject site



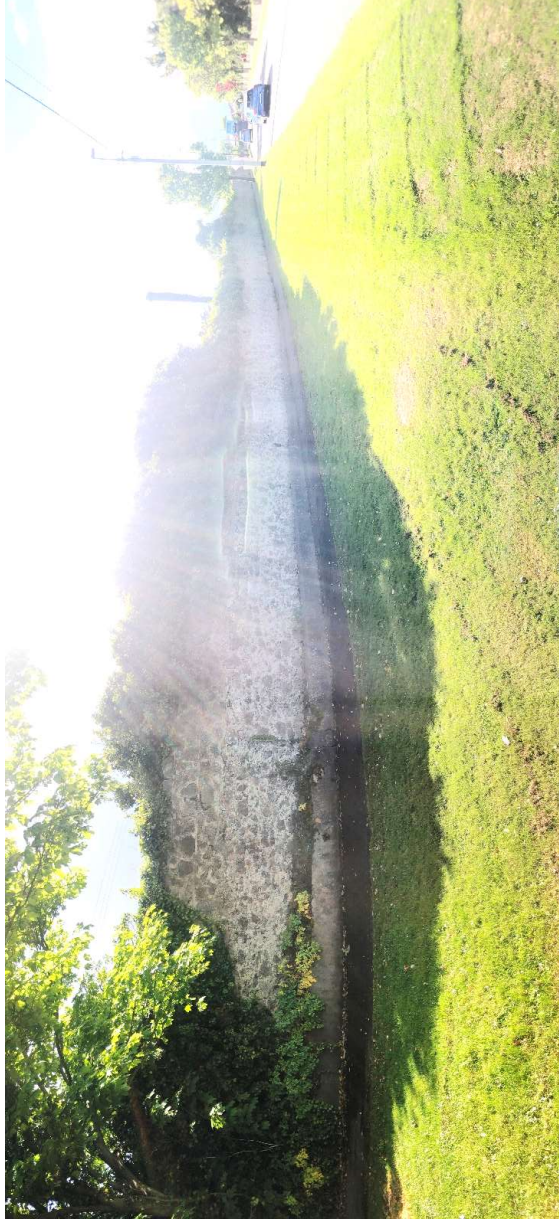
30. Panoramic view of the historic demesne wall to the northern boundary of the subject site



31. Panoramic view of the historic demesne wall to the northern boundary of the subject site



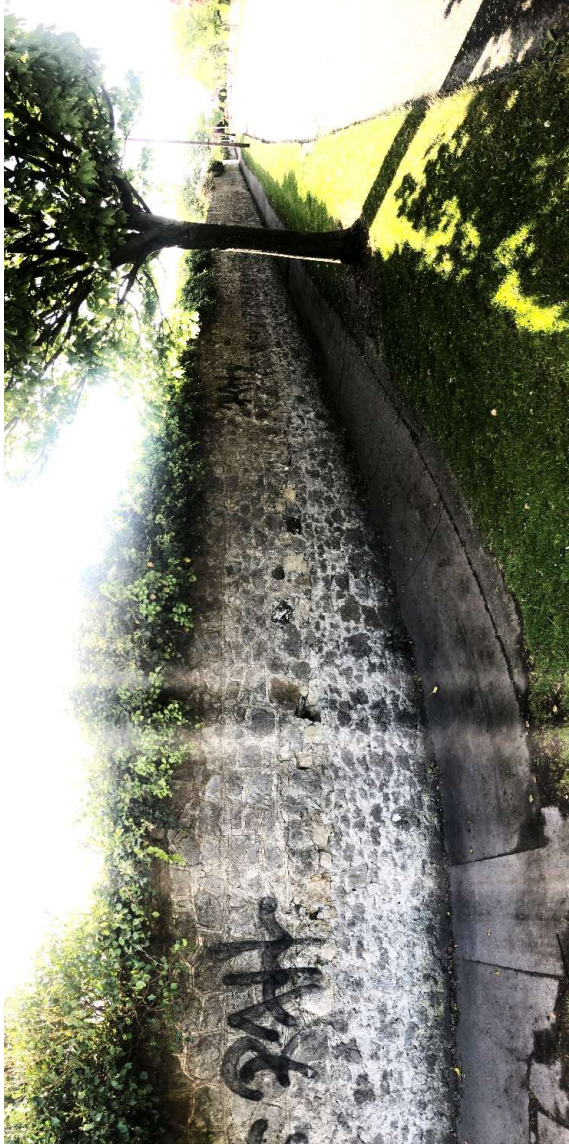
32. Panoramic view of the historic demesne wall to the northern boundary of the subject site



33. Panoramic view of the historic demesne wall to the northern boundary of the subject site



34. Panoramic view of the historic demesne wall to the northern boundary of the subject site



35. Panoramic view of the historic demesne wall to the northern boundary of the subject site



36. Panoramic view of the historic demesne wall to the northern boundary of the subject site



37. Panoramic view of the historic demesne wall to the northern boundary of the subject site



38. Panoramic view of the historic demesne wall to the west of the subject site, along Howth Road



39. Panoramic view of the historic demesne wall to the west of the subject site, along Howth Road



40. View of the historic demesne wall to the west along Howth Road



41. View of the historic demesne wall to the west along Howth Road



42. View of the historic demesne wall to the west along Howth Road



43. View of the historic demesne wall to the west along Howth Road



43. View of the historic demesne wall to the west along Howth Road



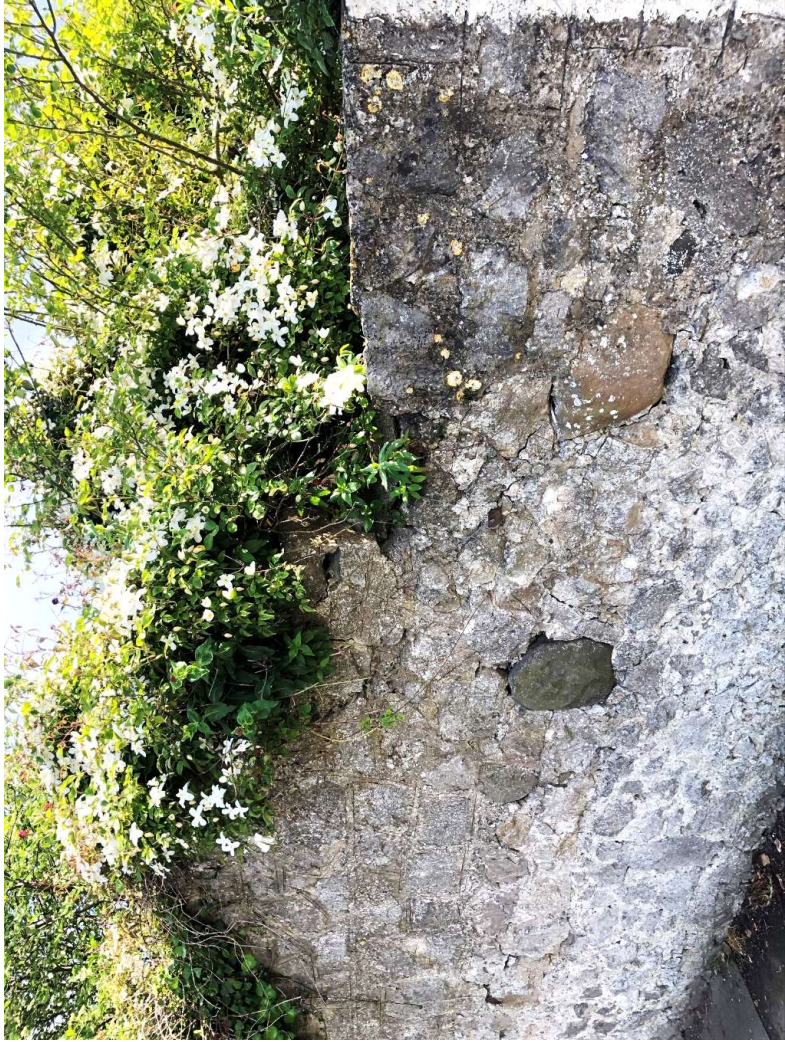
44. View of the historic demesne wall to the west along Howth Road



45. View of the modern entrance gateway to a neighbouring house along Howth Road



46. View of the modern entrance gateway to a neighbouring house along Howth Road



47. Detail view of the boundary wall to the northern boundary of the subject site, showing the change of height of the wall in this area



48. Detail view of the boundary wall to the northern boundary of the subject site, showing the change of height of the wall in this area



49. Detail view of the boundary wall to the northern boundary of the subject site



50. Detail view of the boundary wall to the northern boundary of the subject site



51. Detail view of the boundary wall to the northern boundary of the subject site



52. Detail view of the boundary wall to the northern boundary of the subject site

APPENDIX III : CVS

PRACTICE DESCRIPTION.



DAVID SLATTERY – Architects – Historic Buildings Consultants

8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

www.slatteryconservation.ie

e-mail: info@slatteryconservation.ie

DESCRIPTION OF PRACTICE

The practice was established in 1990 office location No. 8 Vergemount, Clonskeagh, Dublin 6. The works and projects undertaken are solely of a conservation nature.

In addition to completing major projects for clients, the practice provides specialist consultancy services to other architectural practices. The repair and conservation of historic stonework, brickwork and metalwork; the preparation and use of historic materials such as lime and the conservation and repair of decorative plasterwork, joinery and statuary are areas where the practice has a particular expertise and substantial experience. In addition, the practice has completed a substantial number of assessments of historic buildings and has provided consultancy services for the historic fabric aspects of a number of larger mixed developments.

The practice has seven permanent members of staff and carries Professional Indemnity Insurance.

The practice has worked jointly and in a consultancy role on complex new design and conservation projects on many occasions. It has a proven ability to work as part of a design team.

The practice was part of the Design Team and advising on conservation issues regarding the proposed Terminal 2 at Dublin Airport and conservation architects to the Railway Procurement Agency on Metro North and LUAS Line BXD and to C.I.E./Iarnrod Eireann on the DART Underground Project. The practice was commissioned to act as Conservation Advisors to the E.S.B. on their proposal to redevelop their premises at Lower Fitzwilliam Street. The practice provided advice on the restoration and redevelopment of the former Central Bank Site Dame/College Street now under construction. The practice was also engaged as Conservation Consultants on conservation and repair works carried out on St. Muredach's Cathedral, Ballina, Leinster House, Belvedere College and on the Irish Stock Exchange at Foster Place/College Green.

The Practice is providing ongoing conservation advice on the Bolands Mills Project in the Docklands and on the restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) on the Grand Canal as well as the works to the Tropical Fruit Warehouse on Sir John Rogerson's Quay.

CURRICULUM VITAE - JAMES SLATTERY



CURRICULUM VITAE - JAMES SLATTERY

Name: James Slattery, B Arch MRIAI DiplABRCons.
Position: Principal
Profession: Conservation Architect, Historic Buildings Consultant.

Professional Affiliations:

- * BArch Degree in Architecture, UCD-1995-2001.
- * Member of the Royal Institute of the Architects of Ireland.
- * Diploma in Applied Building Repair and Conservation from Trinity College, Dublin, 2007-2008.

Brief Summary of Experience:

- 2001-2006 BCDH/BDA Architects
2004-2006 U2 Tower-Competition Winning Scheme & Design up to Tender Stage for DDDA.
- 2005-2006 Lead designer on the 2nd placed design for the Irish World Performing Arts Village at UL and on shortlisted scheme for Anthony Fokker Park, Schiphol, Holland.
- 2001-2005 Residential Development to Protected Structure (Regional Significance) at 30-32 S.J.R.Q., Dublin 2 up to Planning Stage
- 2006-
2006-2012 David Slattery Conservation Architects Ltd.
Conservation Architect for Restoration of the National Maritime Museum Protected Structure (National Significance), Haigh Terrace Dun Laoghaire within the former Mariner' Church including roofworks, restoration of stonework, stained glass repairs and protection, interior restorations and new interventions to improve functionality. Lead sketch, planning, tender, construction phases.
- 2007-2009 Protected Structure (Regional Significance) at No. 13 Stephen's Green, Dublin 2-Conservation Architect for Restoration of external fabric (decorative stucco, sash windows and slate roof) and interior alterations. Lead sketch, planning, tender, construction phases.
- 2007-2008 Redevelopment of the Humewood Castle Protected Structure (National Significance), Co. Wicklow- Conservation Consulatant to successful

planning for redevelopment of the gothic revival estate which was recently completed.

- 2008-2012 Kent Station (Protected Structure of National Significance) Redevelopment Masterplan, Horgan's Quay, Cork - Conservation Consultant up to planning stage.
- 2008- Dartry House (Protected Structure of National/Regional Significance), Rathmines-Restoration - Conservation Consultant through planning, tender and on site stage of a number of phases of work to main house and to Dartry road.
- 2008-2009 65 Fitzwilliam Sq, Dublin 2 (Protected Structure of National/Regional Significance) – Conservation Consultant to planning stage for conversion of former house in offices back to a single family dwelling.
- 2008-2010 Ardeevin, Otranto Place, Sandycove (Protected Structure Regional Significance) - Conservation Architect for Extension and Restoration of detached Victorian House by the sea. Sketch, Planning, Tender and Construction stages.
- 2009-2014 Redevelopment of Ballroom and Stables at K-Club, Straffan House (Protected Structure of Regional Significance)-Conservation Consultant
- 2008-2012 Works to Railway Stations at Newbridge, Kildare, Sallins, Ballinasloe, Tullamore and Drogheda- (all Regionally Significant Protected Structures) Conservation Consultant.
- 2008-2012 Dart Underground-Conservation-Consultant for Design, EIS Preparation etc. to successful Railway Order.
- 2008-2012 Luas Line BXD-Conservation Consultant for Design, EIS Preparation etc. to successful Railway Order for works affecting numerous Nationally and Regionally significant Protected Structures and National Monuments within ACA and CAs in Dublin City.
- 2009-2012 Redevelopment of interior to Powerscourt Townhouse (Protected Structure of National/Regional Significance) and Restoration Works to Front Setting, Sth William St, Dublin 2 - Conservation Consultant and Architect.
- 2009-2012 Redevelopment of Doyles/Times Hostel, Fleet Street, Dublin 2 (including Regionally Significant Protected Structures) - Conservation Consultant.
- 2010-2014 NUI Galway – Reroofing Quadrangle Building – Protected Structure and Refurbishments to Aula Maxima – Conservation Architect for planning, tender and construction.

- 2010- Redevelopment of RTE Campus, Dublin 4 (including assessments of Protected Structures of Montrose and Mt Errol and the STW campus itself) - Conservation Consultant.to Planning and Tender for Restoration Works to Montrose House redevelopment.
- 2010-2015 Redevelopment of Irish Distiller's Site, Smithfield - Conservation Consultant.
- 2010-2012 Redevelopment and Restoration of CWU Headquarters, NCR, Dublin 3- Conservation Consultant for planning, tender and construction phases of works to former early Georgian house (Protected Structure of Regional Significance).
- 2010-2012 Restoration of Seatown Road Parochial House Swords - Conservation Consultant for planning, tender and construction phases of works (Protected Structure of Regional Significance).
- 2010-2012 Restoration to Interiors of St. Francis Xavier's Church (Protected Structure of National/Regional Significance), Gardiner Street, Dublin 1-Conservation Consultant
- 2011-2013 Redevelopment of Former Ford Factory Site (Protected Structure of National Significance), Marina Park, Cork-Conservation Consultant. Sketch and planning stage.
- 2011-2013 Restoration Works to Macroom, Carrig, & Kildare Bridges-Conservation Consultant. Planning and Tender Stages.
- 2011- Restoration of Leinster House External Fabric (Protected Structure of National Significance) - Conservation Architect to Tender Stage.
- 2011-2012 Restoration of Fire Damaged Church, Ballinroad, Waterford (Protected Structure Regional) – Conservation Consultant. Tender and Construction stages.
- 2011-2015 Restoration of Olympia Roof and Interiors, Dublin 2 (Protected Structure Regional) – Conservation Consultant. Tender and construction stages.
- 2011-2012 Redevelopment of former Dutch Billy at No. 50 Mary Street, Dublin 3 (Regionally Significant Protected Structure) - Conservation Architect. Planning and Tender stages.
- 2011-2013 Restoration of Stonework and Copper Lamps and Standards to Sarsfield Bridge, Limerick (Regionally Significant Protected Structure)- Conservation Consultant. Planning, tender and construction stages.

- 2012- Belvedere House – Belvedere College – Conservation Architect planning tender and construction stage.
- 2012- Restoration and protection of Apse Roofs to Pugin Chapel, Slate Roofs to Apple Store and Redevelopment of Stoyte House and Kitchen Courtyard all at St. Patrick’s College Maynooth including a number of Nationally Significant Protected Structures. Conservation Architect for planning, tender and construction stages.
- 2012-2013 Restoration & Redevelopment of Marley Grange, Rathfarnham (Regionally Significant Protected Structure) - Conservation Consultant for planning and tender stages.
- 2012-2016 Redevelopment of former Georgian Houses at Nos. 18-20 Merrion Street, Dublin 2 (Protected Structures of Regional Significance) - Conservation-Architect for planning, tender and construction stages.
- 2012- Restoration of Glendruid House, Cabinteely (Protected Structure of Regional Significance) - Conservation Architect for planning, tender and construction stages. Conservation consultant for redevelopment of estate.
- 2012- Restoration and Redevelopment of Ashbourne Church and Parish House (two Regionally Significant Protected Structures), Ashbourne, Co Meath-Conservation Consultant for planning consents, tender and construction stages of restoration and extension works.
- 2013 Redevelopment of Site of Former Celbridge Workhouse, Co. Kildare (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2013- Restoration of the Church of Our Lady and St. David, Co. Kildare (Regionally Significant Protected Structure) -Conservation Architect for planning, tender and construction stages of restoration.
- 2013-2014 Tyrconnell Bridge Reconstruction, Donegal, Co. Donegal (Regionally Significant Protected Structure) - Conservation Consultant to planning and tender stages.
- 2013- Redevelopment of Former Late-Georgian Terraced Houses at Camden Street Upper to Camden Street Hotel, Dublin 8 (Protected Structures of Regional Significance) - Conservation Consultant to Planning stage.
- 2013 Garryduff Bridge in BNM Land - Conservation Consultant in Relation to Proposed Inclusion on RPS.

- 2013-2016 Restoration of No. 70 Blessington Street, Dublin-Conservation Consultant for planning, tender and construction stages of work to restore a mixed surgery and apartment use to the former Georgian House.
- 2013- Redevelopment of Regionally Significant (not on RPS) Ormond Hotel and adjoining Protected Structures, Ormond Quay, Dublin 1 - Conservation Consultant planning stage.
- 2013-2016 Redevelopment of Fleet Street Hotel, Westmoreland Street, Dublin 2 above former Bewleys premises (Protected Structure Regional) - Conservation Consultant for planning, tender and construction stages.
- 2013-2014 Redevelopment of Molesworth Street to South Frederick Street Block, Dublin 2-Conservation Consultant planning stage.
- 2014-2015 Redevelopment of Chatham House, Chatham Street, Dublin 2- Conservation Consultant planning stage.
- 2014- Boland's Mills Redevelopment – Conservation Architect for planning, tender and construction stages.
- 2014- Spire Restoration at Pro-Cathedral of Saints Peter and Paul, O'Connell Street, Ennis, Co. Clare (Protected Structure Regional) - Conservation Architect tender stage.
- 2014-2015 Former Dowager House (Now BOI) Restoration, Westport, Co. Mayo (Protected Structure Regional) -Conservation Consultant planning stage.
- 2014-2016 Works to Trinity Hotel, Dublin 2 Site of Former Tara St Fire Station (including Regionally Significant Protected Structures) - Conservation Consultant planning stage.
- 2015- Trinity College Business School including Restoration and Adaptation of former houses on Pearse Street - Conservation Architect for Planning, Tender and Construction stages.
- 2015- Restoration of Gate of Justice, Dublin Castle, Dublin 2 (National/Regional Significance Protected Structure) - Conservation Architect for Tender and construction stages.
- 2015- Extension and Restoration of Regionally Significant Arts and Crafts Protected Structure at "Seaside", Burrow Road-Conservation Architect for Planning, Tender and Construction stages.

- 2015- Restoration and Redevelopment of Irish Stock Exchange and Armoury Building, Anglesea Street/College Green (National/Regional Significance) - Conservation Consultant for planning, tender and construction stages.
- 2016- Restoration of single family dwelling to former Georgian house at No. 5 Mount Street Crescent, Dublin 2 (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2016- Restoration and redevelopment of former Clerys Site, Dublin 1 – Nationally Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) National/Regional Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of site of former Hampton Carmelite Convent and Pugin Chapel, Drumcondra, Dublin 3 (Regionally Significant Protected Structure). Conservation consultant planning and tender stage.
- 2016- Works to original Fitzgerald airport terminal for DAA (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and redevelopment of former 19th Century Hotel at Crofton Hall, Crofton Road, Dun Laoghaire (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and reinstatement of residential use to no. 61 Merrion Square, Dublin 2 (Regionally Significant Protected Structure) – Conservation Consultant planning and tender stage.
- 2016- Restoration and redevelopment of former Central Bank Site Dame/College Street including one National/Regional Significant Protected Structure (No. 9 College Street) - Conservation Consultant for planning stage.
- 2017- Redevelopment at Howth Castle Masterplanning – Conservation Consultant.
- 2017- Restoration and Extension to No.16 St. Stephen’s Green – Nationally Significant Protected Structure - Conservation Consultant for planning stage.
- 2017- Restoration and Extension to former Ardmore House within the UCD Estate – Nationally Significant Protected Structure - Conservation Consultant for planning stage.