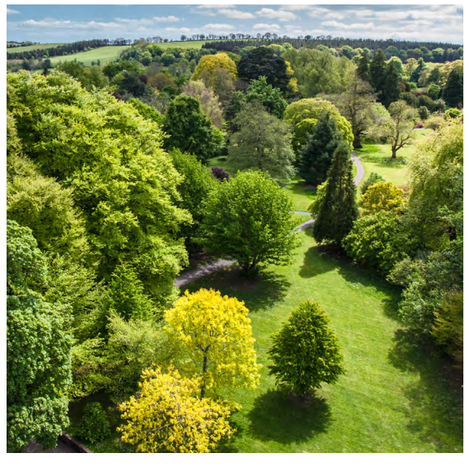
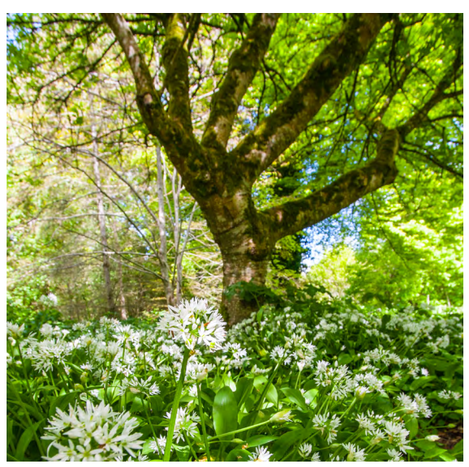




LACKENROE **SHD**

APPENDIX 11

Cultural Heritage

VOLUME III | Appendices

LACKENROE **SHD**

APPENDIX 11-1

Photographic Record – John Cronin & Associates

VOLUME III | Appendices

Plate 11.1 Field 1 from South

Plate 11.2 Field 1 townland boundary

Plate 11.3 Field 2 from northeast

Plate 11.4 Field 2 showing boundary wall in southwest area

Plate 11.5 Field 3 north end showing recent ground works

Plate 11.6 Field 3 with boundary wall in background

Plate 11.7 Field 4 from south

Plate 11.8 Field 4 and 5 boundary

Plate 11.9 View of Field 5 from northwest

Plate 11.10 Field 6 from north

Plate 11.11 Field 7 showing trees and overgrowth

Plate 11.12 Field 7 roadway on south side

Plate 11.13 View of north end of Field 8

Plate 11.14 View of quarry in south end of Field 8

Plate 11.15 External view of quarry building

Plate 11.16 Internal view of quarry building

Plate 11.17 General view of grotto structure in quarry from east

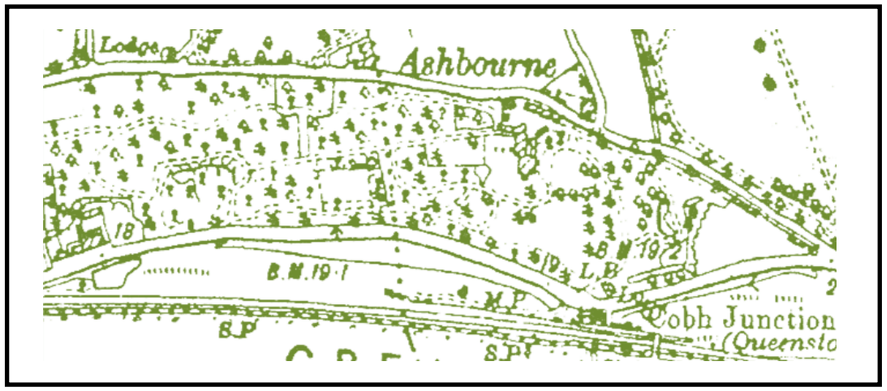
Plate 11.18 Close-up view of grotto structure

LACKENROE **SHD**

APPENDIX 11-2

Historic Landscape Impact Assessment – Louise Harrington Architectural Heritage & Historic Landscape Consultant

VOLUME III | Appendices



Historic Landscape Impact Assessment

Gloutnaune SHD,

Lackenroe,

Glounthaune, Co. Cork.

Submission prepared on behalf of
Bluescape Ltd,
12 Merrion Square North,
Dublin 2, D02 H798.

October 2021

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Contents

1. Introduction

This report has been prepared to accompany an SHD proposal at Lackenroe, Glounthaune, Co. Cork, for the construction of a mixed-use residential development of 289 no. residential units, consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two-storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'.

The southern portion of the development site comprises lands that once formed part of Ashbourne Garden, developed c.1900-1930 by R.H. Beamish in the style of a woodland garden. The garden is significant for its original tree and shrub collection.

2. Structure of the Report

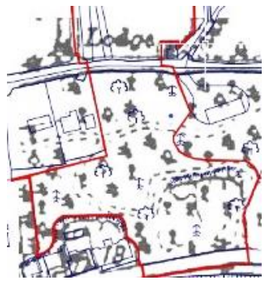
A historic outline of the development of Ashbourne Garden is given with particular reference to the area contained within the SHD site – 'the study area'. This is followed by a statement of significance and a consideration of the impact of the proposed development. A photographic appendix is included at the end of the report. The site was visited in September 2021.

3. Clarification of the Study Area

The study area for the report deals only with the portion of Ashbourne Garden now located in the southern area of the development site. The entirety of Ashbourne Garden is discussed to give context to the study area.

1. Southern portion of SHD site, source: Deady Gahan Architects

2. Detail of 6" OS Map, 1929, showing Ashbourne House and Garden with study area outlined in red to left, soruce: OSI



3. Detail of 1929 OS Map showing the study area

4. Historic Outline

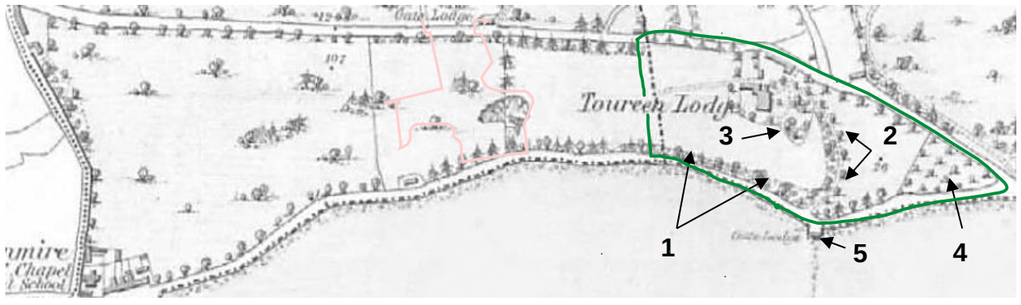
4.1 Ashbourne House Pre-1860: Toureen Lodge

Toureen Lodge was built in the late-18th century, comprising a five-bay two-storey house with hipped roof and central valley; a single-bay two-storey return to the southwest; and a pair of two-storey returns to the north. The east-facing front elevation was approached by an avenue from the south which curved to a small area of trees to the front of the house.

On the First Edition OS Map, surveyed 1840, the presence of a mixed perimeter-belt is evident along on the boundary of the property (1), as well as the avenue (2), a planted area close to the house (3), an orchard to the east (4), and pasture which was sublet to the west (6). The latter two fields were let out to tenant farmers according to Griffith's Valuation (1853), and Rev. Robert Bury was the occupant of the house which was let from the Earl of Bandon, along with ten acres and a gate lodge (5).

4. 19th century photograph of Ashbourne House

5. Current view of Ashbourne House



6. Detail of First Edition OS Map, 1840, showing extent of Toureen Lodge outlined in green with perimeter planting (1); the avenue (2); planted area close to the house (3); orchard (4), and gate lodge to southside of road (5); pasture to west, and study area outlined in red to left

4.2 Ashbourne House: 1860-1900

Richard Pigott Beamish, (1832-1899), was the grandson of William Beamish, one of the founders of the Beamish and Crawford Brewery. In 1858, he married Hulda Mosander, the daughter of a Swedish chemistry professor and aristocrat. Shortly afterwards, the couple moved to Toureen Lodge and renamed it Ashbourne House. They may have selected the property for its proximity to Annmount where Richard's uncle North Ludlow Beamish lived, and whose wife was Hulda's aunt.

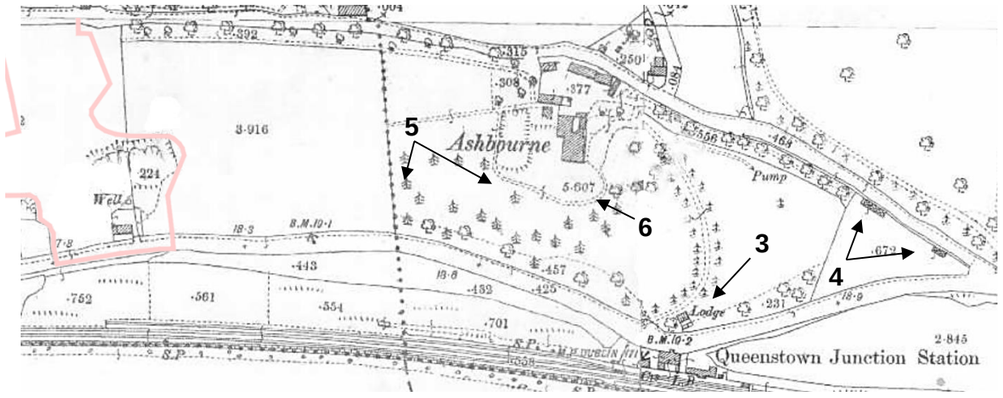
Richard Pigott Beamish was a partner in Beamish & Crawford from 1856 and became the effective CEO by 1863, having had a serious interest in the company from an early age. He was responsible for the successful growth of the company in the second half of the 19th century.

During this period, the original gate lodge was removed to make way for the Queenstown Junction Station beside the new railway-line embankment, in place by 1859. A new gate lodge (3) was then built inside a newly-truncated entrance.

On the 25" OS Map, surveyed 1898, planting along the perimeter belts is less evident and the orchard is no longer indicated but there are two glasshouses along its north wall (4). Of interest, is the presence of conifers to the south and southeast of the house, and a path (6) to the north of this area around to the rear of the house. This suggests that conifer planting had started by this time.

7. View of gate lodge from northwest

8. Southern boundary of Ashbourne House and Garden



9. Detail of 25" OS Map, surveyed 1898, showing the gardens of Ashbourne House with new gate lodge (3), and railway station to the south; pair of glasshouses in former orchard area (4), conifer planting in the garden to the south and southeast of the house (5) with a path along its edge (6), and study area outlined in red to the left.

4.3 Ashbourne House: c.1900-1930

Richard Henrik Beamish, (1861-1938), the son of Richard Pigott Beamish, studied agriculture at university in Sweden and Denmark, returning to Cork in the early 1890s. His study of improved dairying methods is said to have been influential in Sweden. Upon his return to Ireland, amongst his many other business and civic activities, he became a govenor of the Munster Dairy School and Agricultural Institute. Guy's Directory also records his presidency of the Cork Beekeeper's Association.

When his father died in 1899, he became chairman and managing director of Beamish & Crawford. He married Violet Edith Campbell in 1903, and set up household in Ashbourne, devoting his energies principally to the creation of a woodland garden.

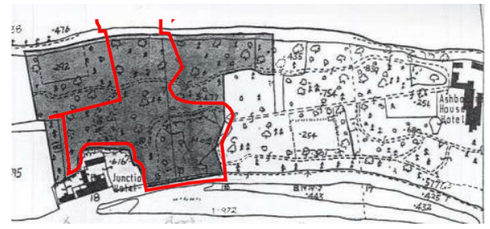
10. Photographic portrait of Richard Henrik Beamish from *Pike's Contemporary Biographies*, 1911. Source: Cork City Library

4.4 Ashbourne House: c.1930-2020

Richard Henrik Beamish moved to London after he retired in 1930. The property was then bought by Major Thomas Francis Hallinan, 1895-1959, who was a director of the Cork Milling Company. The family came from the Midleton and Fermoy areas and owned flour mills in Cork, Midleton, Mallow, Fermoy and Clonakilty. The gardens were maintained until the 1960s when Ashbourne was sold again to the Garde Family.

The Garde Family ran a hotel at Ashbourne House from that time until 2000 when it was bought by the current owners and converted into a direct provision centre.

The study area, located to the south of the proposed development site, appears to have been sold as part of a significant sale of lands to various parties in 1970, according to the deeds for the land. To the northeast and northwest, detached housing on individual sites was subsequently developed.



11. Detail from the deeds to the property showing the sale of lands in 1970 with the study area outlined in red

4.5 R H Beamish's Woodland Garden 1900-1930

Throughout the 19th century the move towards a more informal style of gardening grew. One of the main exponents of this movement was William Robinson, (1838-1935), an Irish gardener and author who disliked excessively formal gardening. In his book *The Wild Garden* (1870), he proposed a more natural style of planting, particularly where trees and flowers would mix naturally and require less care than formal topiaries or herbaceous borders. Hardwood trees with bulbs growing at their base, or throughout a woodland floor, typify this style, along with occasional clearings required by certain species. Specimen rhododendron and magnolias could serve as focal points in such a garden.

Richard Henrik Beamish set about creating his woodland garden by acquiring the two fields to the west of the original holding associated with Toureen Lodge (see map on following page). He then designed, an informal layout of exotic trees and shrubs. To the east of the house, a bog garden with ponds was laid out, while a former quarry to the west was used to establish a rock garden. To the north of the original pasture area, a yew walk, set with pairs of trees, was created on an east-west axis, leading to the rock garden.

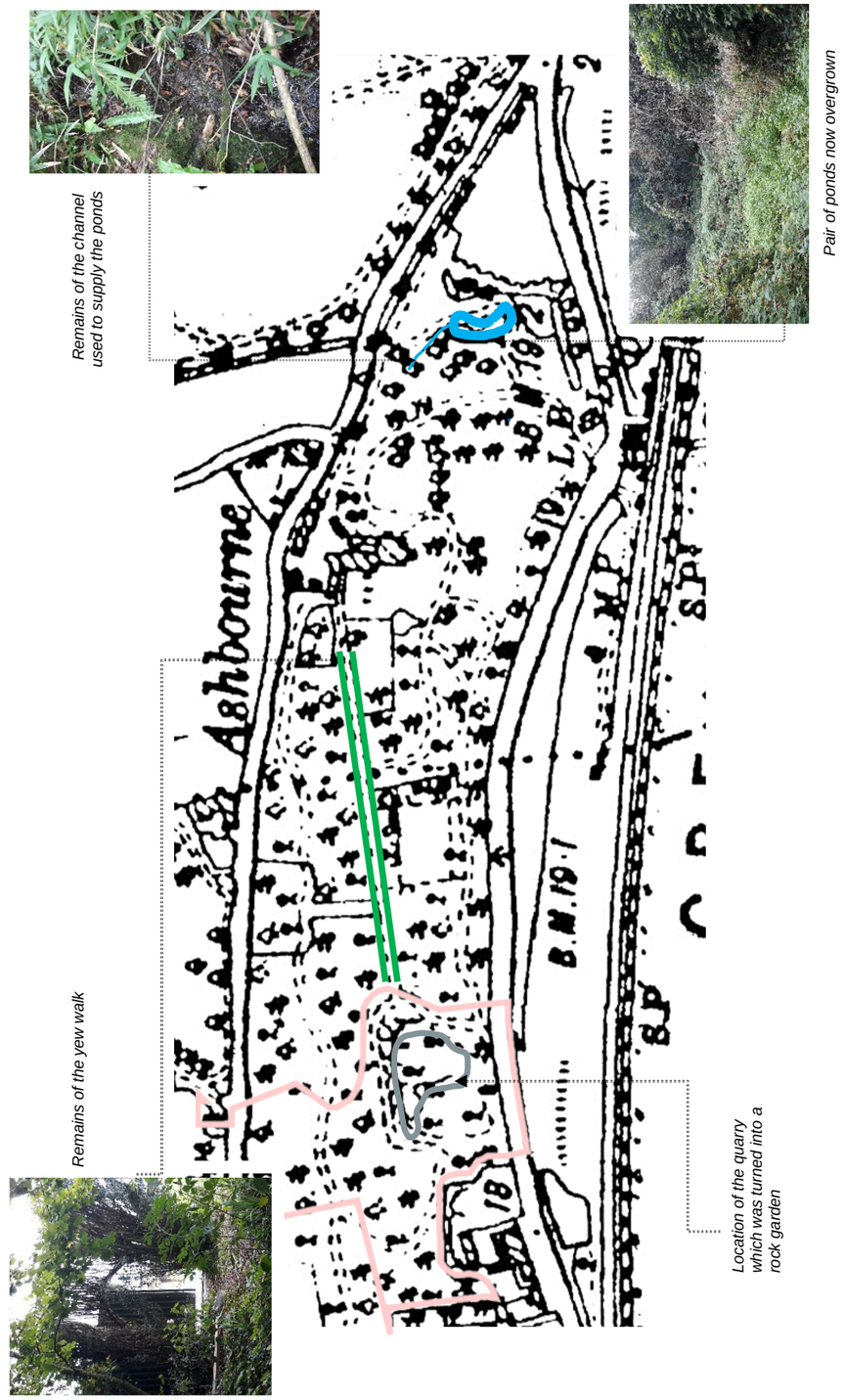
The existing avenue, and the area to the south and southwest of the house were enhanced with new planting and pockets of rare trees introduced around the grounds. Historic perimeter-belt planting to the south and north of the house, and the planted area to the southeast of the house, were maintained with new plantings incorporated.

Today, many of the trees imported from the Himalayas, China, the Americas, Australia and New Zealand survive. These include *Ginkgo biloba* or maidenhair tree from China; *Drimys winterii* or winter's bark from the temperate areas of Chile and Argentina; cedar of Lebanon; the giant Himalayan pink tulip tree or *Magnolia campbellii;* a number of eucalyptus and Californian buckeye or *Aesculus californica*.

12. *'Meconopsis x beamishii'* a hybrid named after Richard Henirk Beamish

13. Yew walk at Altamont House, Co. Carlow

14. Giant Himalayan pink tulip tree blossom, Trebah Gardens Cornwall. Source: @trebahgarden



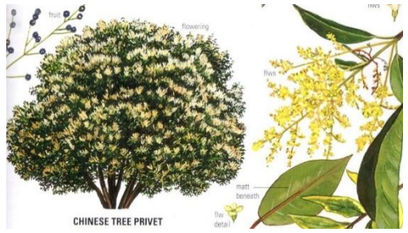
15. 6" OS Map, 1929, showing original extent of Ashbourne Garden as developed by Richard Henrik Beamish with study area outlined in red to left. The extensive presence of conifers is evident, along with numerous tracks and paths around the property, the rock garden, bog garden and yew walk.

Much of the garden is now overgrown including the bog garden. The rock garden is overgrown and its planting scheme gone. The yew walk remains in place, however, the trees appear to be largely dead. While natural decay and overgrowth has left many trees in bad condition, storm damage has also taken some of the specimen trees.

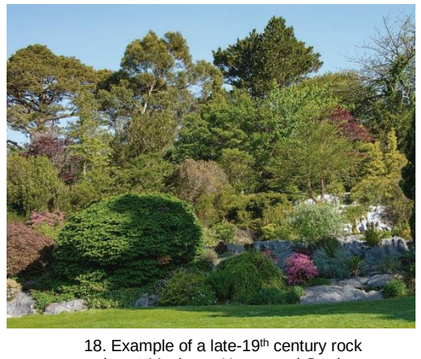
It is a mark of Richard Henrik Beamish's legacy that the Tree Council of Ireland's Tree Register (2002) included a number of trees at Ashbourne. These trees were identified as champions for their height or girth, including a *Gingko biloba, Drimys winterii* and *Magnolia grandiflora*. It is also appropriate that a hybrid variety of *Meconopsis* (commonly called Himalayan poppies), is named after him; the *meconopsis x beamishii*.

Richard Henrik Beamish was also active in the promotion of horticulture and trees in his civic role as chair of the Public Works Committee of Cork Corporation. He was influential in the planting of trees on South Mall and Grand Parade, as well as the creation of gardens at Fitzgerald Park. He was made a fellow of the Linnean Society, London in 1918, and in his obituary of 1938, the society journal mentioned his scientific approach to agriculture and the creation of 'one of the most attractive gardens in Ireland, wherein he had converted an old quarry into an extremely beautiful rock garden stocked with the rarest of plants and made an artificial lake where blue nymphaeas flowered freely'.

16. Himalayan poppy, meconopsis 'Willie Duncan', source: rhs.org.uk



17. Images of the Chinese tree privet, one of the trees found in the study area, source:The Collins Tree Guide



18. Example of a late-19th century rock garden at Muckross House and Gardens, Co. Kerry

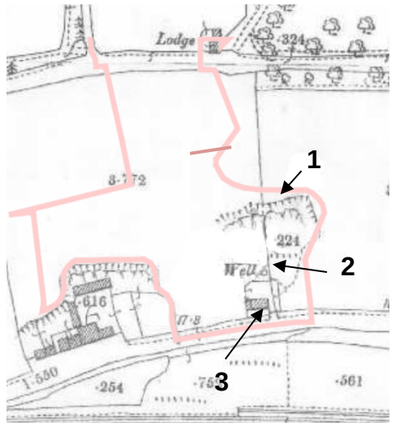
4.6 The Study Area

The study area is located within the western-most section of the woodland garden and includes the remains of the former rock garden which was originally a quarry.

The 25" OS Map, surveyed 1898, shows the study area prior to its development as part of the woodland garden. It comprised a quarry (1), (one of a number in the greater Little Island and Glounthaune area), a well to the south (2), and a small building (3), possibly a house along the southern boundary. The remains of the quarry were used as the setting for the rock garden. Today only a small fragment of the building now remains on the southern boundary of the site.

Rock gardens, often made from a mix of real and artificial stone, were particularly popular from the mid- to late-19th century, and were developed to create the right growing conditions for alpine plants. Other notable examples in Ireland include those at Muckross House, Co. Kerry, and Rowallane Gardens, Co. Down. William Robinson approved of rock gardens, recommending large groups of planting in a base comprising mostly of soil with rocks only to appear occasionally. Reginald Farrer who wrote two influential books on the subject; *My Rock Garden* (1909) and *The English Rock Garden* (1919), thought that the rock garden should only be found in a wild garden and be located out of the view of formal or artificial surroundings. In this regard, the old quarry was an ideal location; offering a 'natural' rock setting, most-likely a pool at the base, potential terraces or shelves, and a location which was out of sight of the main house and its formal setting.

The Linnean Society obituary, referred to above, mentioned Richard Henrik Beamish's rock garden with 'an artificial lake' and blue nymphaeas. The



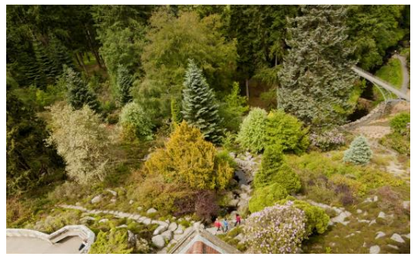
19. Detail of 25" OS Map, surveyed 1898, with site outlined in red; (1) remains of the quarry, (2) site of a well, and (3) possible dwelling

20. Entrance to grotto, viewed from east

lake was possibly the pool left by the quarry. Other plants in the rock garden might have included *celmissias, erythroniums, genitans, meconopsis* and Asiatic primulas.

Today, the remains of the rock garden suggest that the natural hollow and pool left by the quarry were added to by some terracing and the creation of a grotto. The existing overgrowth in the area would have to be carefully removed to reveal the full extent of the structural remains of the rock garden.

As well as the structural remains of the former rock garden and quarry, there are also a number of interesting trees to be found in the study area. These include Chinese tree privet, western hemlock, Chinese plum yew, Monterey pine, and western red cedar.



21. Aerial view of the late-19th century rock garden at Cragside House and Gardens, Northumberland, source: National Trust UK

5. Statement of Significance

To assess the impact of the proposed development it is also necessary to understand the significance of the study area. In this regard, Ashbourne Gardens are considered to be of special interest for

5.1 The horticultural importance of the historic planting from c.1900-1930;

5.2 The designed-landscape interest of a Robinsonian-style woodland garden, with bog garden, yew walk and rock garden;

5.3 The association with Richard Henrik Beamish who was a member of the Linnean Society, London, but also an important figure in the business, civic and political life of Cork city in the early-20th century.

22. Various images of the western hemlock tree, also found in the study area source: American Conifers.org

6. Impact Assessment

6.1 Impact

The proposed three-storey apartment-block to the very south of the site will be in close proximity to the former rock garden. The building will overlook the rock garden and its existing setting will be altered significantly.

Tree Management Surveys has identified approximately twenty-three trees of heritage interest within the remaining woodland garden, located in the study area. These would meet the criteria established by the Tree Council to designate a tree as a heritage tree. Furthermore, three trees would very likely meet the criteria to be deemed champion trees. In the group of heritage trees, the proposed development will involve the loss of eight trees, representing an additional impact.

No remaining original tracks were found within the study area. While this will not impact *existing* features, it will impact any *potential* to restore planned tracks or routes at any future date.

6.2 Mitigation

In assessing the historic landscape character of the site, the importance of retaining the remains of the rock garden and its grotto were identified. For this reason, the location of the apartment block was moved to provide for the retention of the grotto which is to be conserved and protected as part of the proposed development. Furthermore, the creation of a new path through the site will provide for an appreciation of the rock garden and grotto that has been overgrown for some time. A conservation method statement has been prepared by John Cronin Associates for a survey of the area around the grotto and the removal of vegetation nearby. *Grotto structure, Lackenroe,Glounthane, County Cork: Commentary and Conservation*

23. Chinese plum yew tree, also found in the study area, source: American Conifers.org

Survey No.	Species
247	Atlas cedar
261	Norway spruce
265	Norway spruce
268	Ponderosa pine
270	Silver birch
287	Chinese tree privet
289	Papauma
294	Monterey pine
296	Scots pine
298	Birch
299	Birch
302	Birch
303	Henry's Maple or Nikko Maple
306	Mirabelle plum
307	Monterey pine
309	Copper beech
310	Western hemlock
311	Western red cedar
365	Chinese plum yew
369	Silver birch
373	Apple
374	Himalayan tree cotoneaster

24. Schedule of potential heritage trees within the southern portion of the development site with trees to be felled highlighted in red

Guidance, (John Cronin Associates, October 2021), recommends:

- demarcating the area of the grotto;
- engaging a conservation specialist to carry out conservation work and oversee vegetation removal;
- engaging a tree surgeon for targeted tree/shrub removal,
- followed by a full appraisal of the structure prior to the carrying out of conservation work.

In terms of the feasibility of protecting the grotto during the construction phase of the apartment block, the *Construction & Environmental Management Plan*, prepared by AECOM Engineers, has provided for the protection of trees (section 4.4) and the grotto (section 4.5). Measures to protect the grotto include:

- demarcation of the area around the grotto by means of barriers, prior to the commencement of work;
- communication with contractors in relation to the buffer around the grotto;
- protection of the grotto from tree-felling within the area;
- the use of sand-bags inside the grotto to protect it from vibrations caused by construction.

The *Landscape Master Plan* by Cunnane Stratton Reynolds proposes replacing the trees to be felled with the same species in this area of the development (drawing no 21453-2-101). It is also proposed to erect an interpretative panel to the west of the grotto with an an outline history of the rock garden to raise awareness and enjoyment of the remains of the feature.

6.3 Recommendations

It is recommended that an archaeologist be engaged to monitor the clearing of ground to record

any unrecorded paths from the former garden of Ashbourne House which may be in the study area.

Features found as vegetation is removed around the grotto and rock garden should be recorded with reference to their location and form. If mounds are found in the area they should be preserved in-situ. The form of the original pool at the base of the rock garden should also be investigated and recorded. Shelves and terraces at the upper levels of the rock garden (particularly to the northeast) should be recorded and protected during tree-felling. This will allow for potential replanting of alpine plants. Details of these investigations should be submitted to Cork County Council and have referenced photographs and site plans.

25. Detail of terracing to upper-northeast corner of former rock garden composed of individual stones.

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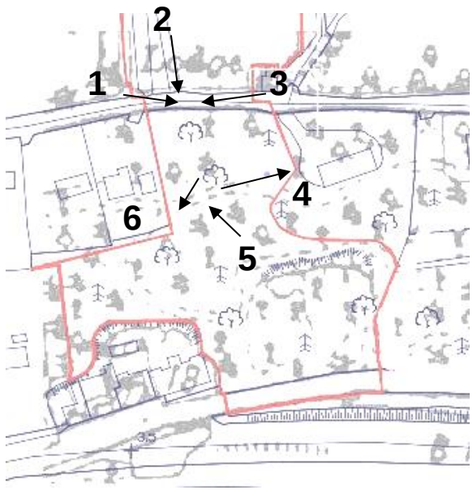
8. Photographic Appendix

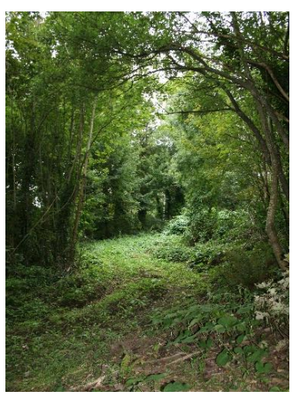
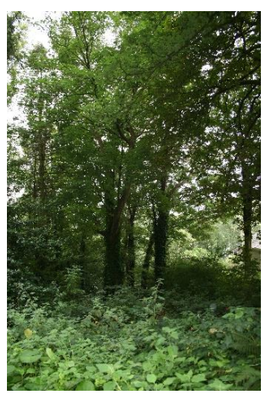
Northern Boundary of Historic Garden within SHD Site



Left to right: 1. View to east along road to north of original boundary of Ashbourne Garden (as contained within the SHD site), 2. access to area from the road. 3. view to west along road.



Upper Northern Area of Historic Garden Within SHD Site

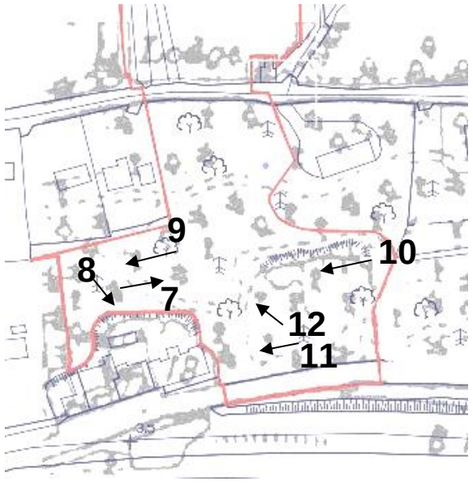




Left to right: 4. View towards boundary to east, 5. view to northwest, along track through area, 6. view along boundary to southwest

Western Area of Historic Garden within SHD Site



Left to right: 7 View east from west side of western area, 8. View to River Lee from western area, 9. View west from east boundary of western area



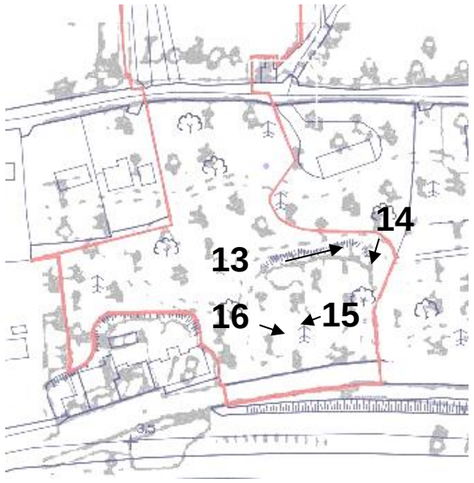
Former Rock Garden/Quarry of Historic Garden within SHD Site



Left to right:10. View to northwest side of former rock garden/quarry from east, 11. View to southwest side of former rock garden/quarry from east, 12. View to northwest boundary of former rock garden/quarry from southeast.

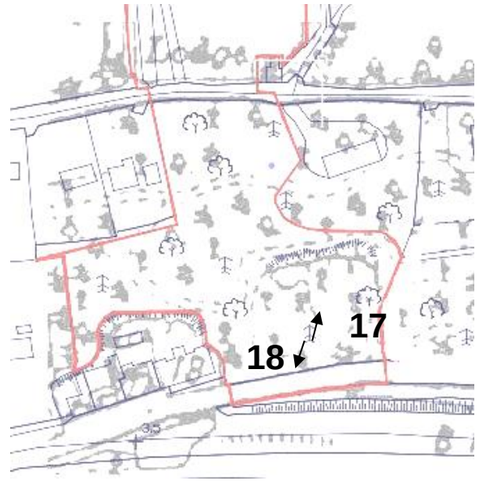
Evidence of Terracing to Northeast Corner of Former Rock Garden

Left to right: 13. Evidence of former terracing to northeast corner of former rock garden/quarry, 14, Evidence of a constructed mound on upper terraces to northeast of former rock garden/quarry



15. Left: Grotto to centre of floor of former rock garden/quarry, right: 16. Rear of former grotto

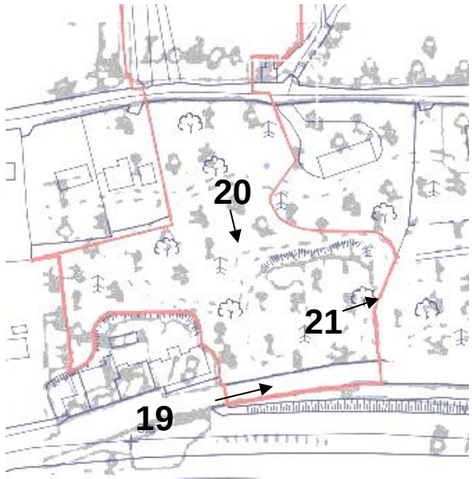
17. Evidence in former rock garden/quarry of additional potential rock mound



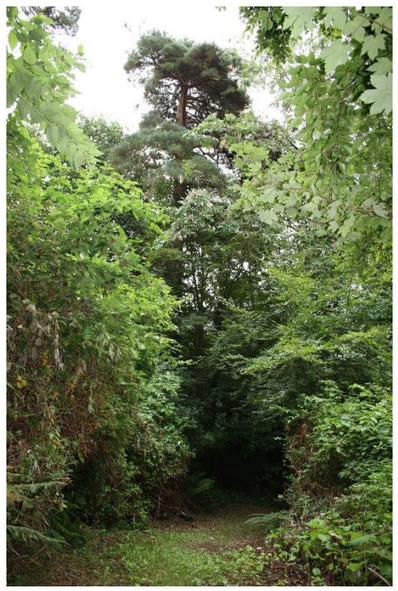
18. Evidence of former pre-1898 building to southern boundary of site, viewed from northeast

Southern Boundary of Historic Garden within SHD Site

19. View to east along southern former boundary of historic garden area within site



Views within Southern Area of Historic Garden in SHD Site



20. View from north to ash and sycamore saplings in former rock garden/quarry area

21. View to southeast from path to new bungalow, northeast of historic garden area within site

LACKENROE **SHD**

APPENDIX 11-3

Outline Conservation Method Statement for the Grotto – John Cronin & Associates

VOLUME III | Appendices

Grotto structure, Lackenroe, Glounthane, County Cork: Commentary and conservation guidance

The subject structure is located within the townland of Lackenroe (approximate ITM co-ordinates 577287 (E), 573397 (N)). It is situated within a former quarry; the site is heavily overgrown; the exterior of the structure and much of its surrounds were obscured by thick overgrowth at the time of inspection. It should be noted that a full appraisal of the structure, including the compilation of detailed drawn and photographic records, will not be feasible prior to careful vegetation removal from its exterior and immediate surrounds. An inspection of the accessible interior of the random rubble structure did demonstrate that it is constructed with poorly sorted, unhewn limestone blocks, perhaps sourced from quarry rubble. The inspection also revealed that sections of the stonework are roughly bonded with a concrete-rich aggregate mortar, but it was unclear if this material represented later repair works or was an original element of the structure. Overall, the walls of the structure have a "dry stone" appearance.

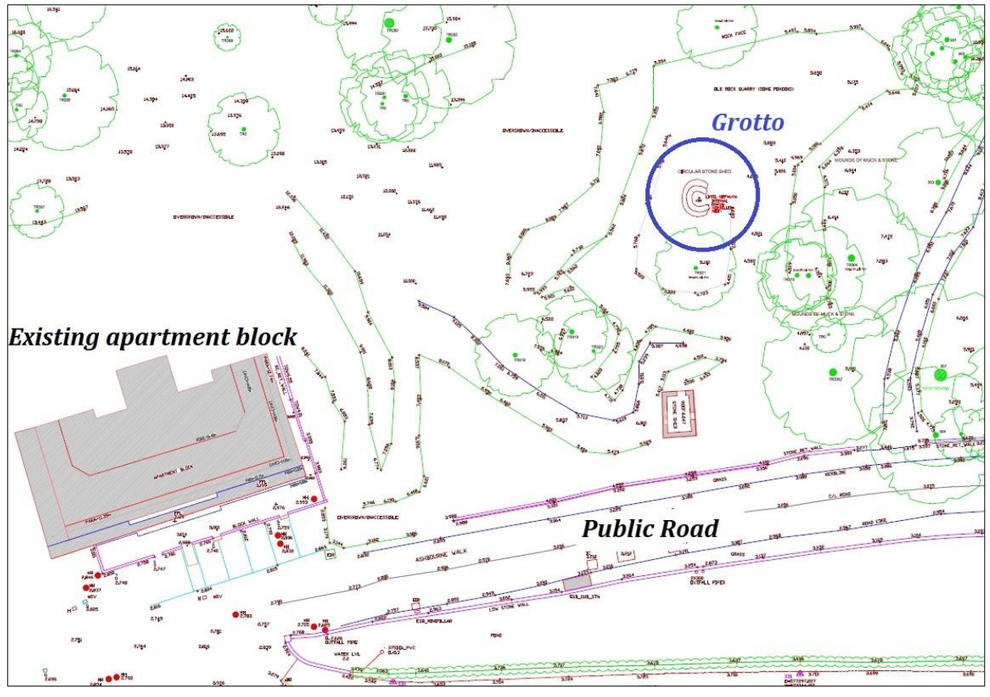


***Figure 1**: Site location with the grotto structure encircled*

The structure is accessed from an opening on the east side which measures 1.56m in height with widths of 1.22m at top and 1.30m at base and is topped with a 1.60m long sandstone lintel. The internal area measures 160m in diameter by a maximum of 2.2m in height measured from the existing internal ground surface to the roof. Given the presence of thick overgrowth it was not possible to accurately assess the wall thickness but based on an inspection of the visible entrance area, the thickness in this area appears to be in the range of 0.5m to 0.7m.

***Figure 2**: General view towards the overgrown structure from east (arrow indicates entrance)*

***Figure 3**:* Close up view of entrance on east side of structure

***Figure 4**: View of interior of structure*

***Figure 6**: Detailed view of stonework on south side of entrance*

***Figure 5**: View of roof stonework*

There were no visible traces of internal wall features present, e.g., seat ledges, storage niches, shelves, door features or a roof opening. The existing floor is formed by loose soil with no surface trace of a constructed surface feature and the only visible surface inclusions comprised modern debris, primarily discarded drink cans and various plastic wrappers and bottles. While the presence of thick overgrowth precluded a full inspection of the structure, it appears to be well-preserved, and no sections of collapsed stonework were noted within the internal space. A full appraisal of the structure, including a detailed drawn record, will not be feasible until careful vegetation removal from the exterior and its immediate surrounds has been undertaken.

It would be premature (and dangerous) to undertake such clearance until planning permission has been secured and site development works are about to commencement.

Outline method statement

Preliminaries

- The principal requirement will be the demarcation and protection of the structure prior to commencement of any site development works. Given the overgrown nature of the structure, it is easily overlooked and consequently vulnerable to inadvertent damage through tree-felling and machine/plant movements.

- A masonry conservation specialist shall be appointed to oversee the demarcation and vegetation clearance for the creation of a buffer/protection zone. The conservation specialist may require the assistance of a tree surgeon to undertake targeted tree-felling. At later stages of the works, the protection/buffer zone will provide protection from construction activity/traffic associated with the wider site. The fencing will also control access mortar mixing area and storage of materials.

- The structure should be demarcated by buffer zone consisting of a temporary demountable fence (i.e. "Heras" fence or similar) that is provides a minimum of four-metres clearance around the structure. To achieve the clearance to erect the fence line, trees and shrubbery within the buffer zone should cut back, taking due care to prevent damage to structure. No removal of embedded roots (or grubbing up of the ground surface) should be undertaken without the express consent/approval from the masonry conservation specialist.

- On the removal of the vegetation to expose the structure, a full appraisal of the structure, including the compilation of detailed drawn and photographic records, will be undertaken by the masonry conservation specialist. If necessary, scaffolding can be erected to provide safe access to the upper portions of the structure. At this juncture, the masonry specialist may specify additional conservation measures.

Guidance for conservation works

- A suitably-experienced masonry contractor shall be appointed to undertake the conservation of the grotto structure. The contractor shall have demonstratable experience of the repair of dry stone walling and the use of traditional lime mortars; the contractor will be directed and supervised by the client's masonry conservation specialist.

- As mentioned earlier, the mortar has been used within the core of the walls to provide a key for walling material; however, the walling as a drystone appearance that is imperative to retain. To provide a sound base for the replacement any mortar, it will be necessary to remove any decayed or defective mortar. The raking-out needs to be done with care to avoid damaging the edges of the underlying stones. The aim is to reach the position where sound mortar remains within the body of the walls. In the raking out process, power tools should not be used as they can be difficult to control and can badly damage or mark the remaining stonework.

- In some localised areas, it may be necessary to dismantle a particular loose section of the masonry. Dismantling should occur so that the stones area carefully laid out beside each other in the manner by which they were taken apart from the wall.

- In preparation of mortar, it will be important to "batch" the volume of the lime, sand, and aggregates accurately to that the successive mixes can follow the same proportions.

- As works progresses care also needs to be exercised to finish off the appearance of the structure in such a way as to match the original. The dry-wall appearance will have to be retained/maintained.

- Works should not be carried out in extreme weather conditions, and particular care needs to be exercised if work is being carried out when there is a risk of frost. In such cases, some form of insulation should be provided to protect the wall face that has been worked on. Usually this is provided by hessian sheets. Equally, care needs to be exercised during repointing works when heavy rain is expected. In extremely hot weather intermittent gentle spraying with clean, or covering the work with dampened hessian, will help prevent too rapid drying.