

Barrington's Tower

ARCHITECTURE



Architectural Heritage Impact Assessment

March 2022



View of the tower and house from the south-east

Howley Hayes Cooney Architecture were commissioned by Cairn Homes Properties Ltd as conservation architects to provide advice on the conservation, repair and reuse of Barrington Tower as a focal point for the broader development of the site for a Build to Rent Strategic Housing Development. This Architectural Heritage Impact Assessment is in support of a planning application for the scheme. It includes a brief history of the area and site; a statement of significance; a description of the conservation and redevelopment strategies for the structure; together with an architectural heritage impact assessment of the proposals on the existing historic structure, which is a protected structure, and its wider setting.



The tower from the north

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1.0 Introduction

'Barrington's Tower' (RPS 1729), as it is today known, was erected in 1818 as a prospect tower and tea house in the former Glendruid demesne of John Barrington, to take advantage of impressive views across the Carrickmines Valley towards the Wicklow Mountains. A pastiche Georgian house was erected in 1956 to abut the tower to the west and north, and both fell into disuse in the late-1990s and have become derelict, dilapidated and suffered fire damage in the intervening years.

The proposed development site, which contains this protected structure, is located in Carrickmines, Dublin18, between Brennanstown Road, to the north, and the Luas green line and M50, to the south. The site is surrounded by mature trees and gently slopes towards the south. Barrington Tower sits on the north-eastern part of the site.

Works to Brennanstown Road itself are included within the site boundary. A large scale residential development is proposed for the wider site.

Having conducted research in relevant archives or repositories, there is a relative dearth of material, such as historic plans, drawings, photographs or accounts, relating to it.

The proposed development will conserve and repair the tower, and will remove the attached derelict 1950s pastiche Georgian house that detracts from the character, appearance and appreciation of the tower's original form and fabric, just as it will reinstate the prospect tower function for which it was originally designed.



View of Barrington's tower with 1950s house extension attached



Taylor map, 1816 - showing the 'cromlach' and Brennanstown



Duncan map, 1821 - the development of Brennanstown and Carrickmines

2.0 Brief History of the Site

Early History

Barrington Tower stands in Brennanstown, part of Carrickmines, in Dublin 18. One of the earliest known references to the place is in a record of 1654, from Christ Church cathedral which owned the tithes to the settlement that consisted of a thatched castle, a tuck mill and a corn mill. The Walsh family, who owned the nearby Carrickmines Castle was at this time, also owned Brennanstown.

Though subject to an inevitable degree of artistic licence, Rocque's 1760 map of the County of Dublin is nonetheless insightful. It depicts a Bryanstown, probably a transliteration of Brennanstown, west of Carrckmines, before the Brennanstown Road was cut through. It shows that there was at this point a notable building complex, possibly a precursor of Brennanstown House, close to where Brennanstown Road today turns sharply northwards at its eastern end.

In the late-eighteenth and early-nineteenth century, a number of large villas were erected for the wealthier merchant and middle classes, who prized

the area's picturesque setting and splendid views, together with its proximity to Dublin. These included Cabinteely House (1769), Glendruid House (1808) and Brennanstown House (1847), all of which were set in fine natural-style landscaped demesnes, enclosed by stone boundary walls.

The Nineteenth Century

Samuel Lewis in his ' Topographical Dictionary of Ireland' of 1837, describes the area as:

Brennanstown, the admired seat of G. Pim Esq; and Glen-Druid of Mrs Barrington. Near Loughlinstown, on the right of the road leading to Bray, is the site of an extensive encampment, held there in 1797 and for years after the disturbances in 1798. At Glen-Druid there is a perfect cromlech, consisting of six upright stones supporting one of 14 ft by 12...

This cromlech is also visible on the Taylor Map of 1816, the Duncan map of 1821 and the first edition Ordnance Survey.



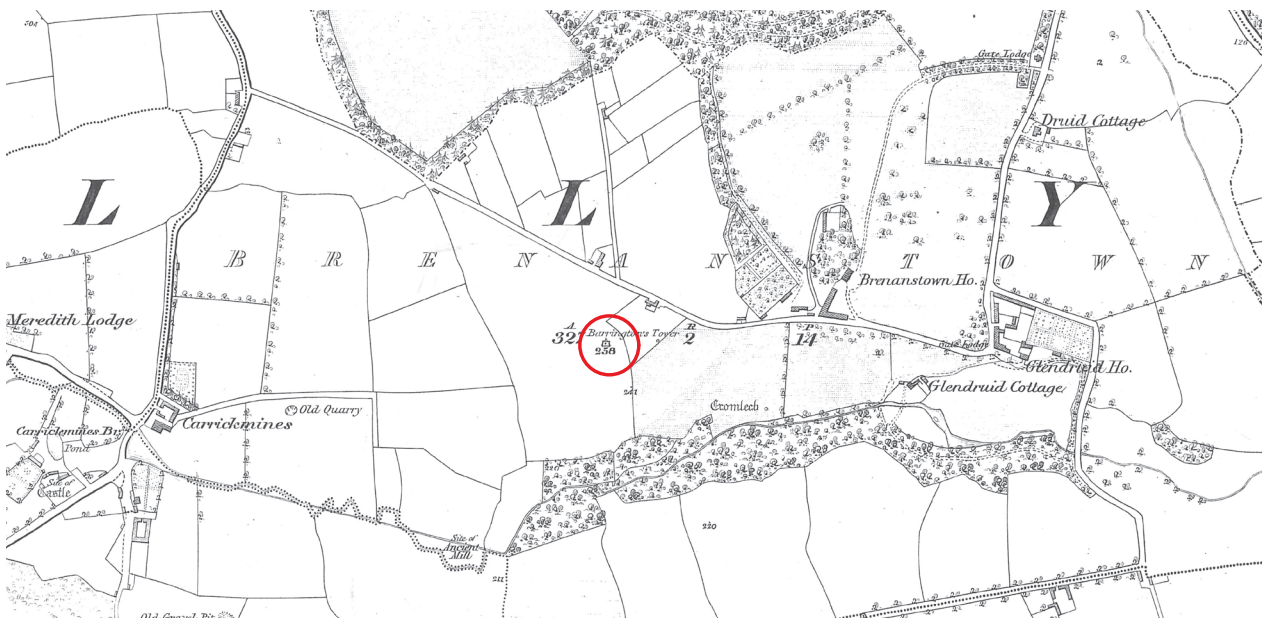
Rocque's 1760 map of the county of Dublin

Glendruid House & Barrington Tower

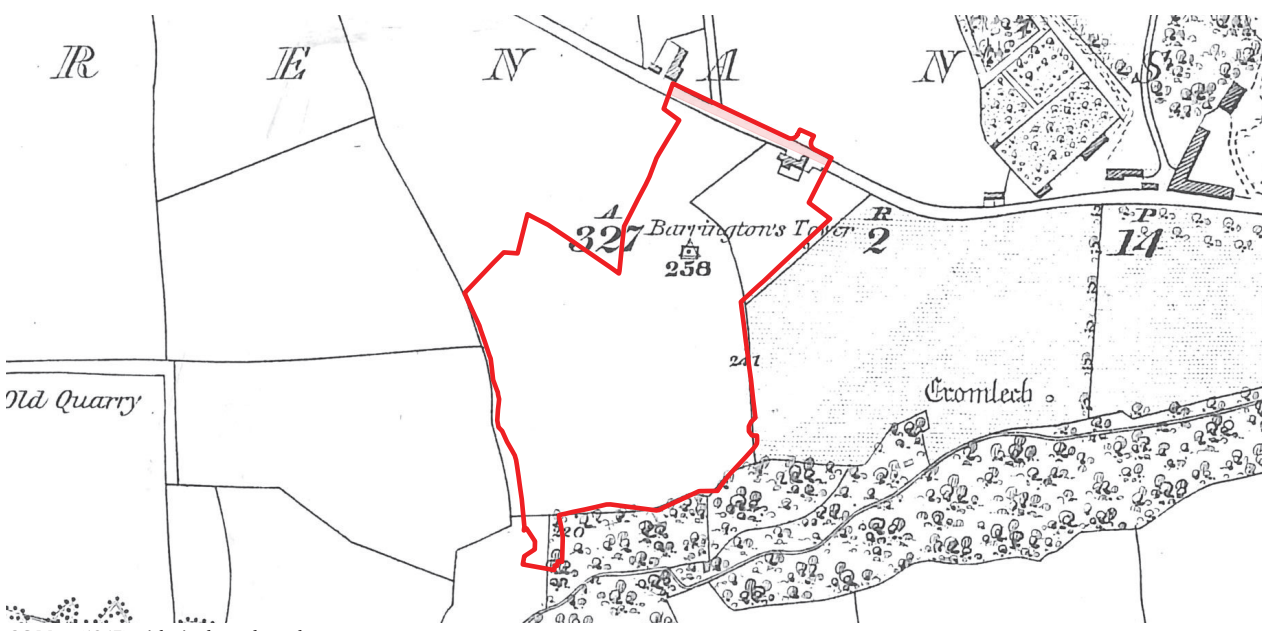
Glendruid was, according to Peter Pearson in 'Between the Mountains and The Sea' (1998, 291) built in 1810 for John Barrington, a Dublin-based soap and candle manufacturer. His father, also John Barrington, established his soap works in 1775, which in time became one of the most important manufacturing industries in Dublin. The estate comprised one hundred and twenty-six acres and included the dramatic Druid's Glen, which was landscaped by Barrington, and included outbuildings to cater for the needs of his family. These included extensive stables and ancillary buildings and a market garden, clearly seen on the 1837-42 Ordnance Survey map. Barrington planted trees, set out paths and constructed two cottages in the Glen.

The most striking structure he erected in 1818 was a Gothic style belvedere, built further along the valley to the west of the house, but then with a symbiotic connection to it, 'to observe the beauty' afforded by the striking views across the valley. This structure Barrington named Tillientudelem after the castle in Sir Walter Scott's novel Old Mortality, published two years earlier. Scott's fictitious castle was located on a very precipitous bank, formed by the junction of a considerable brook with the Clyde, which was similar to the setting of Glendruid.

It was described in John D'Alton's History of the County of Dublin (1838) as - 'a lofty pleasure turret erected near [the site of] a castle.' The square plan-form of the tower first appears as Barrington's Tower on the



OS Map (1843) with tower location shown



OS Map (1843) with site boundary shown

Ordnance Survey map of 1837-42. Brennanstown Road was, at this point, more meandering in character, with no discernible entrance off it leading to the tower.

By the time of the 1888-1913 Ordnance Survey map, the walls along Brennanstown Road appear to be straighter and more geometric, with a number of new entrances formed, including one for Druid Hill, a house sited to the north-west of the road. This suggests that Brennanstown Road was straightened and the walls rebuilt, possibly reusing the original stone, sometime between 1842 and 1888.

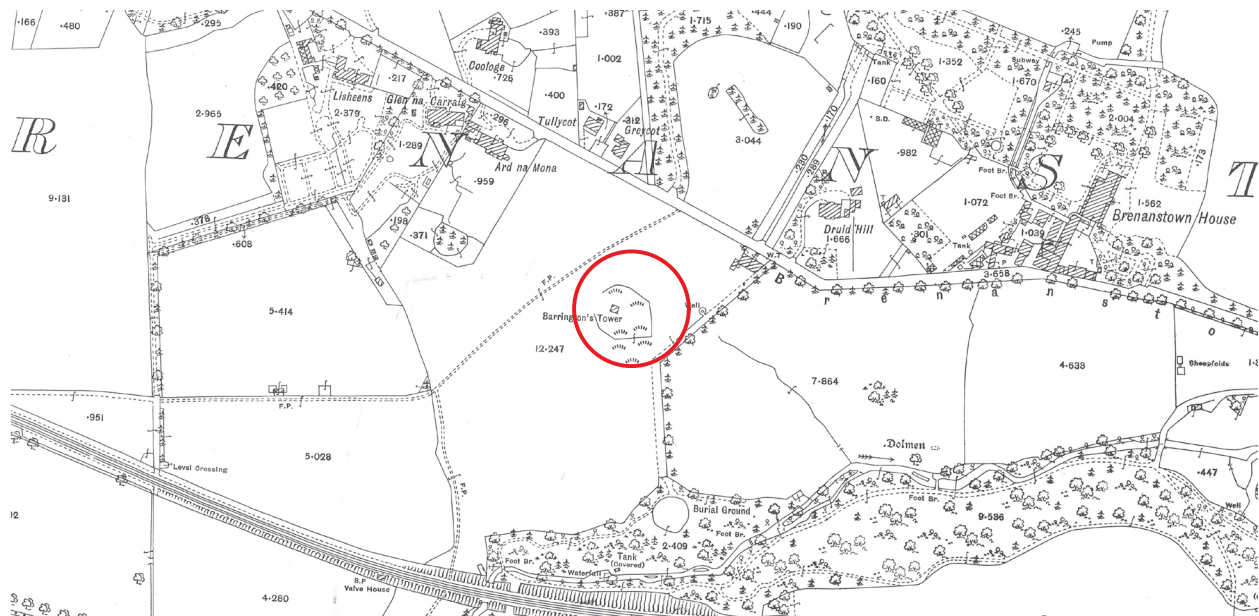
There also appears to have been a discreet path leading from the eastern side of a new house adjacent to the road to the south-east of Barrington's Tower,

before turning sharply towards the burial ground to the south. Both the Glendruid and Brennanstown House complex had grown considerably between the first Ordnance Survey map and the 1888 map.

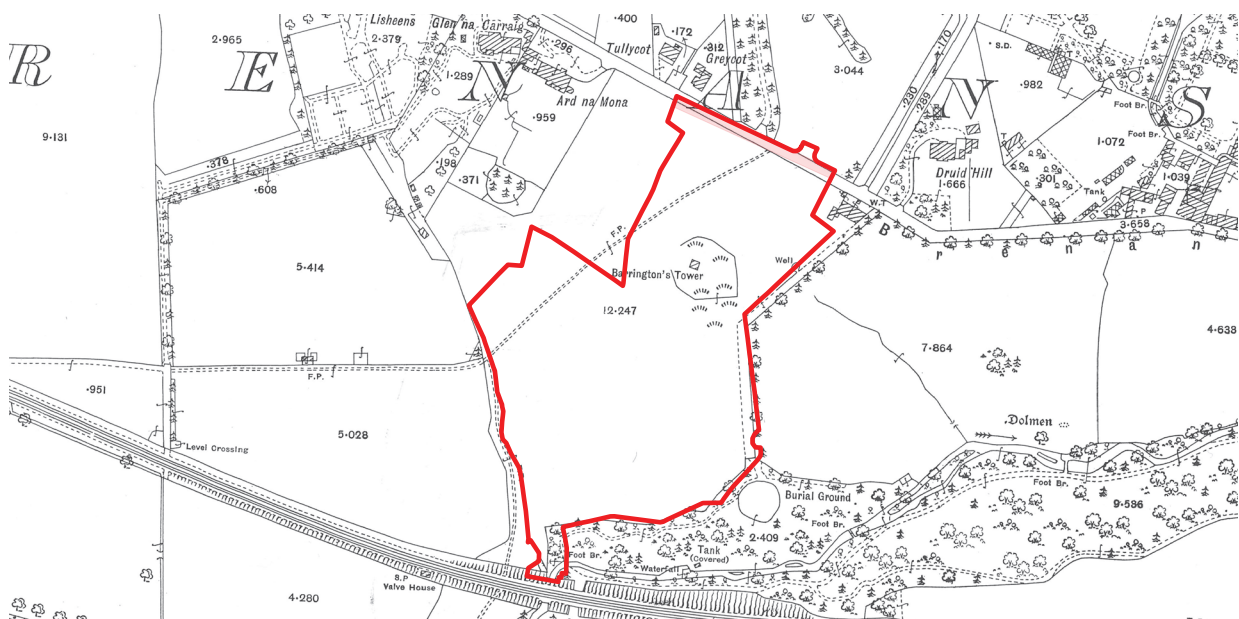
In 1857 Edward Barrington constructed a small private cemetery, which includes a family vault in which his father John and three of his children were interred. The graveyard is accessible from Brennanstown Road, up a grassy laneway, where it sits just outside the site boundary to the south east.

Brennanstown House

A short distance to the west of Glendruid House, along Brennanstown Road, Brennanstown House was erected in 1842 for Joseph Pim, to a design by the



OS Map (1939) with tower location shown



OS Map (1939) with site boundary shown

architect George Papworth (1781-1855). Though not an architect of the first order, Papworth notably designed Whitefriar Street Church (1825-37); the Baptist Chapel on Abbey Street Lower (1838-9); Ballymount Castle, a castellated House in Clontarf, together with a number of early railway stations throughout Ireland. Samuel Lewis describes it as [a] handsome and substantial mansion...situated in a fine demesne (Lewis 1837 II, 656). It is visible on the first edition Ordnance Survey map as consisting principally of an L-shaped range bordering the road with a range extending out to the rear (north).

The Twentieth & Twenty-First Centuries

In the mid-twentieth century the Maguire family, then proprietors of Brown Thomas, purchased an 8.3 acre site which included Barrington's tower. They subsequently built a curved two-storey neo-Georgian house, attached to the tower, which provided expansive views to the south, over Carrickmines Valley, to the Dublin mountains.

The ground floor of the tower was adapted to become the entrance vestibule to the house, leading to a large entrance hall with a curved oak stair, marble floor and ornate plaster pilasters that were salvaged from Platten Hall (1700), near Drogheda, Co Louth, which was designed by the noted surveyor-architect, Sir William Robinson (1645-1712), and is described as being: 'built of red brick and with a tripartite nine-bay facade, it was originally three-storied, but the uppermost floor was removed in the nineteenth century' (The Irish Aesthete). It was built for Alderman John Graham of Drogheda and was demolished 1954-5.

There is otherwise a dearth of documentary evidence relating to Platten Hall just as relatively little is known about Robinson before his arrival in Ireland in 1670. It is, however, known that he was born in England in 1645 and was appointed to the position of Surveyor General of Ireland by the Viceroy. Robinson is credited with designing a number of highly significant buildings in Dublin including: St. Michan's Church (1686); St.



Aerial site location plan

Mary's Church (c.1700) and Marsh's Library (1701-3), though it is his work on the Royal Hospital (1684) that is unquestionably his finest achievement.

In October 1967, the house was advertised as being up for auction and was described as 'perhaps the most superb modern residence of character in a unique setting within easy commuting distance of Dublin city.' Accompanied by external photographs, it went on in rather overblown terms to describe the accommodation:

'which is spacious, the reception room reminiscent of the Georgian period comprises briefly: Entrance Hall, Reception Gallery (incorporating original eighteenth century pillars and cornices further reception rooms five family bedrooms; four bathrooms. A truly dream kitchen...nursery wing. Grounds easy of upkeep.

Still on the market, and presumably trying to attract an overseas buyer, Barrington Tower was also advertised

in Country Life, in May 1970, and included an internal view of the saloon and dining room, which was fifty-four feet long and the 'grounds are mainly paddock, with lawns and formal garden. Garage. Out-offices.'

To-date, it has not proven possible to find out who owned / occupied the house between 1970 and when were put on the market in 2005. At that time there was no mention of fire damage to either building, nor is a fire mentioned in the 2007 conservation report prepared by Cathal Crimmins, following the sale of the tower and its land for an estimated €36m for a planning application at that time. It is therefore assumed that a fire occurred at some point after 2007, as today the house is completely derelict, and the floors in both the house and tower, including the roof of the house, have partially or fully collapsed due to fire damage, which is visible.



View of Platten Hall, now demolished



View of the house from the south



View of the current condition of the house and tower from the north

3.0 Description and Condition of the Tower and House

The Tower

Barrington's tower is an early nineteenth-century, square planned granite tower with crow-stepped parapets to all four sides, with a collection of arched Gothic and square-headed windows. Rising to three storeys in height, the tower contained a neat timber staircase, the bottom flight of which has been removed, with window seats and sufficient space to accommodate furniture on each level. A Gothic arched entrance door survives on the west facade, with a second square-headed door on the east side, both of which are reached by stone and concrete steps, approximately 1.5m above the garden level. The decorative railing to the curved entrance steps on the west side matches the railing on the south façade of the house. The tower has been heavily pointed in cement, most probably during the 1950s alterations and is partially covered in vegetation.

As we have seen in chapter 2, the interior of the tower was heavily modified in the 1950s when it was converted for use as an entrance vestibule to the adjoining dwelling, and it no longer contains a stair between ground and first floor level. A new off-centre doorway was also inserted in the southern wall of

the tower to form a connection with the house. The vestibule has been furnished with timber panelling, including two recessed alcoves on the north wall, a decorative cornice and boarded ceiling, all of which are in a state of on-going deterioration. A doorway to the south leads into a large double height hall in the main house, which contains a curved cantilevered oak staircase and balcony. Corinthian pilasters adorn the walls with highly ornate leaf plasterwork embellishments framing the Georgian windows.

The first floor of the tower is entered from the house, accessed from the stair balcony and according to the sale brochure from 2005, served as a small bedroom. Fire damage to the tower floors is evident at first floor level, no doubt due to its direct connection with the house, and the timber floor structure is now unstable. A small staircase leads up to the second floor level of the tower, from where access to the roof of the two-storey house is provided.

A final flight continues up to the viewing deck, which is a flat roof of modern construction, covered with layers of asphalt and bitumen, with a large, now defunct water tank. A rather heavy layer of bituminous material has also been applied to the crow stepped gables, as a rather crude attempt in weather-proofing. In contrast to the house, the



View of the tower from the north-west



Entrance door with plaque above on the east elevation of the tower



Parapet roof of the tower with failing asphalt, and top of charred timber staircase shown on the right



Ground floor of the tower with existing timber entrance door still in place. Note this door will be retained and refurbished.



Second floor of the tower - charred timbers throughout



Second floor of the tower looking towards the flat roof of the house



Internal view of the double height living space



Internal view of the double height living space



Internal view of the double height living space



Poor condition of internal corridor

tower, is of more robust masonry construction, and its superstructure remains reasonably sound, albeit the interior is badly damaged from fire and on-going weather ingress.

The House

The twentieth-century house is almost entirely inaccessible due to the collapse of the first floor following the fire. It is difficult to inspect the surviving interiors due to the debris and unsafe floor structures. A corridor provides access to all the rooms along the inner curve, on the north side of the house, which was described in 2005 as having formal reception rooms at ground floor, with double doors leading to a dining room. Beyond this is the kitchen, with a number of ancillary rooms to the west end, including a family room and a second staircase. The first floor contained a number of large bedrooms accessed off the inner corridor.

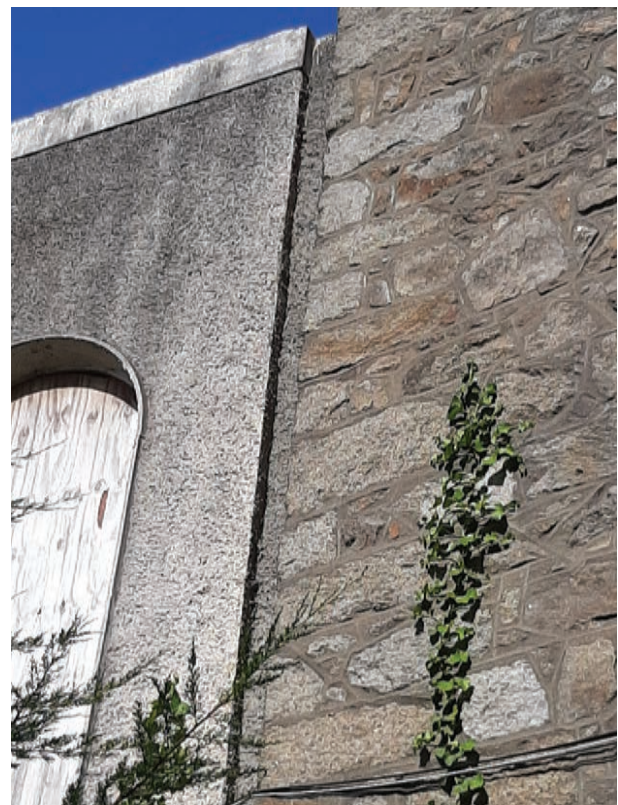
The walls of the house are assumed to be of concrete block construction and the structural integrity of these walls post-fire has not yet been assessed. All window openings have been boarded up, and the sashes removed, several of which are still stored

within the house. These are relatively good Georgian style replicas.

The house is in extremely poor condition and it is difficult to discern if the Platten Hall interiors mentioned in the Cathal Crimmins report have survived within it, as due to the fire damage and subsequent collapse, it is now essentially a concrete shell.



Poor condition of the house



View of the house abutment to the tower - note the building is not stitched in to the tower

Brennanstown Road frontage

The historic Ordnance Survey maps show that though the historic boundary walls of that enclosed and bounded Glendruoid Estate still run ostensibly along the same line, they have been much altered over the course of its existence, particularly more recently. The continued development of residential stock along Brennanstown Road has resulted in numerous new entrances, the removal of portions of the old wall and the insertion of planting and fencing. The semi-circular gated entrance to Barrington tower and house with curved blockwork walls and

concrete pillars is a modern construct, likely dating from the mid- twentieth century when the house was built. Alongside the decorative entrance gates sits an unattractive painted metal gate, which provides service access to the remainder of the site.

The walls along the north and south of Brennanstown road located within the boundary of the development site have been lowered from their original height, and have been embellished with a mixture of flat capping stones and vertical capping stones, the latter in a 'buck-and-doe' arrangement. Cement pointing and cement dash is also evident throughout.



View west along Brennanstown Road



Existing stone wall on the northern side of Brennanstown Road



Existing stone wall on the southern side of Brennanstown Road



View to the east along Brennanstown Road, with the location of the new pedestrian/cycle entrance to the site on the right (middle driveway).



View to the east along Brennanstown Road, showing the existing boundary conditions on the northern side of the road.



Existing entrance to the site with stone boundary wall to the east (left) and hedgerow to the west (right)



Existing entrance on the northern side of Brennanstown Road, a mixture of hedgerows, new and older stone walls, piers and metalwork.



Existing stone wall on southern side of Brennanstown Road to the east of the current site entrance.



Existing stone wall on northern side of Brennanstown Road opposite the current site entrance.



Existing stone wall on southern side of Brennanstown Road where it meets the adjoining residential property to the east of the site.



Existing stone wall on the northern side of Brennanstown Road where it meets the adjoining property to the east (Egypt House)

4.0 Statement of Significance

The guidelines to the Burra Charter states that:

Cultural Significance is a concept, which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations. Cultural significance means archaeological, aesthetic, historic, scientific, social or spiritual value for past, present and future generations.

The guidelines go on to state that what is significant about a place should help determine how to look after it and what changes are appropriate. Cultural significance is assessed through a number of different categories including – aesthetic, historic, scientific, social or spiritual value for past, present and future generations, many of which may overlap or be interdependent. It is important to establish the significance of the tower and house within these parameters, and to understand the opportunities and constraints that are found there, in order to develop a suitable conservation and development strategy for the structure and its setting.

The criteria used to assess the significance of Barrington Tower and its setting are architectural, social and historical and archaeological.

Architectural Significance

Barrington's Tower is a pleasing example of a former early nineteenth-century prospect tower and sometime teahouse, with a simple square plan, Gothick details and crenellated parapets popular in the late-Georgian period. It is described as a 'former folly' in the RPS list description, indicating its less successful more recent use as part of a residence. Its architectural significance lies in the composition of the external facades and its elegant proportions, which make it a good example of an early nineteenth-century ornamental garden structure in Ireland.

Aside from the Platten Hall interiors, which may or may not be possible to salvage, the pastiche Georgian twentieth century house is not of, architectural, historic or social significance. More particularly, its juxtaposition with the tower is uncomfortable and ill-conceived, and has resulted in modifications to

the tower, both externally and internally, to allow it to function as part of the residence. Its architectural form is poorly executed, as is the arrangement of the rooms within the house. With the exception good replica Georgian timber sash windows, much of the interior decoration is now badly damaged by fire and weather ingress. It is constructed of modern concrete block construction with a contemporary flat roof set behind parapet walls. As such, it can be said to detract from the significance of the tower.

The setting of the tower has been further compromised by the garden that was designed to accompany the ne-Georgian house in which it now stands, and which includes two large, more recent, rockeries to the north, both now heavily overgrown. The boundary wall that today forms the enclosure to the site has in places suffered from rebuilding of variable quality, while the former connection with Glendruid House has also been lost due to the development of adjacent sites over the years.

Historic & Social Significance

Synonymous with its owner, the merchant John Barrington, the tower – part of his broader planned landscape - is of historic and social significance as a former place of public resort and leisure, from the early-nineteenth until the mid-twentieth century, from which to survey and appreciate the then uninterrupted views over the surrounding south county Dublin landscape.

The tower has more recent associations with the writer Samuel Beckett, who grew up in nearby Foxrock, and often walked in the area with his father. According to Eoin O'Brien, an authority on Beckett, 'Foley's Folly' mentioned in Beckett's Play, 'That Time', is inspired by Barrington Tower. The author was apparently displeased with the original name, stating that there was 'no music in Barrington's Tower' so he changed it for his play.

Archaeological

Archaeological significance lies in the surrounding landscape; the Brennanstown megalithic tomb or cromlech sits east of the tower, on adjacent lands, and a previous conservation plan for the site notes that the tower sits on the site of an earlier tower

house, though this is not substantiated within that report. Given the findings to date in the area, including the Tully Church and crosses to the south, there is a possibility that further excavations will unearth archaeological finds.

Statutory Designations of Barrington Tower

Barrington Tower is on DLRCOCO Record of Protected Structures (RPS) as:

Former Folly only RPS 1729 Barrington Tower Brennanstown Road, Cabinteely, Dublin 18.

It is included on the National Inventory of Architectural Heritage (NIAH) and is considered to be of 'Regional' interest for 'architectural/technical' merit

The NIAH describes it as follows:

Attached single-bay three-stage folly, built 1810, on a square plan originally detached. Extended, 1956, producing present composition to accommodate alternative use. Now disused. Set in overgrown grounds with rusticated rendered piers to perimeter having stringcourses below capping supporting wrought iron double gates.

Appraisal

A 'faux' Irish tower house folly erected by John Barrington (1764-1824) of nearby Glendruid representing an integral component of the early nineteenth-century built heritage of south County Dublin with the architectural value of the composition...confirmed by such attributes as the compact square plan form; the battered silhouette; and the crow stepped parapets embellishing the roofline. NOTE: An adjoining "fan-shaped" neo-Georgian house not only repurposed the folly, but also timber work reclaimed from Platin Hall (1700; demolished 1954-5), County Meath.

Threats to the Significance

Threats to the significance of Barrington's Tower include, inappropriate use of the structure and loss of the setting and historic character. The exterior has already been subjected to unsympathetic development, with the addition of house, while the interior has been modified to allow it to be used as a residence.

Over development of the wider site is also a threat

to the significance of the protected structure. Any proposed development should be carefully designed, to ensure it does not encroach on the immediate setting of the tower and compromise the primary views of the tower from the Brennanstown Road and to a lesser extent, the views from the tower.

The scale and height of any adjacent development should not overwhelm the three-storey structure. An appropriate curtilage should be established around the tower, along with consideration of the scale and height of any new buildings in closer proximity to the tower.

Statement of Significance

Barrington tower is of architectural, historic and social significance and is a pleasing example of an early nineteenth-century prospect tower. Its curtilage and setting have been severely compromised due to the construction of the house and gardens, and other surrounding development, but the protected structure itself remains reasonably intact. The mid-twentieth-century house is not considered to be of any cultural significance despite being attached to the tower and detracts from the character, appearance and significance of the tower.



View of the house and tower from the south-east

5.0 Conservation Strategy

The 1950s house, which is structurally unstable following the fire, should be carefully demolished and the garden remnants cleared from around the tower. Any interiors from Plattin Hall found within the house should be recorded, removed and stored off site. Although this house is afforded protection as it adjoins a protected structure, it detracts significantly from the character of the tower and is of little to no historic value or significance. Removal of this accretion will be a positive intervention and will facilitate the repair and conservation of the early nineteenth century tower.

This removal will also facilitate a full remediation of the site, and the opportunity to expose the tower on all four sides to re-establish its original presentation. The tower itself should be fully repaired and conserved, with the removal of modern interventions such as the recent asphalted roof, water tank, and all damaged internal fabric, the latter resulting from the fire. Existing windows and doors should be repaired or replaced with accurate replicas if beyond repair. A new internal

access stair should be provided, with a new pitched slate roof and rooflight. This stair will allow for the continued maintenance and access within the tower, and the pitched roof will also accommodate bats which are currently roosting in the structure.

The cement pointing should be removed throughout and the structure should be repointed in lime and sand mortar. Repairs to the steps and balustrade should also be undertaken.

The trees immediately adjacent to the house and around the garden should be removed, to re-establish the prominence of the tower within the wider landscape, as it is currently quite hidden from view.

Method Statement and Schedule of Works

Works will be carried out to the highest conservation standards, and in line with good conservation practice, under the principles and guidelines of the Burra Charter (revised 2013). The guiding principle



View of the house and tower from the south-east

for repair and conservation works to the tower will be to do 'as little as possible but as much as necessary'. All original remaining features on the tower such as windows, lintels, masonry surrounds, stone steps and thresholds will be repaired and retained.

The following methodology should be implemented when working in close proximity or around the protected structure:

- Full photographic recording of the structure prior to commencement of works
- Structural assessment of the building prior to commencement of the works (this has already been completed by a structural engineer)
- At the start of construction the contractor should install dedicated 2m high ply hoarding protection around the tower for the duration of the works – exact zone of protection to be established within the construction plan.
- Contractor should install movement monitors in a number of locations around and on the tower to monitor vibration movement during the works.
- Demolition works in close proximity to the tower should be undertaken by a contractor with substantial experience working on historic structures, and this should experience should be assessed during the contract tendering process.



Entrance door, with stone steps and metal railing to exterior



Cement strap pointing to the external walls

- The tower and adjoining house should be completely cleared out, i.e. all debris removed from inside, prior to commencement of further works on site.
- The tower should be fully photographed after removal of all internal debris and inspected and recorded by a conservation architect or professional once it has been cleared out.
- The removal of two metre length of the walls and roof directly abutting the protected structure should be taken down by hand, using a hand-held machine to reduce the requirement for larger machinery in such close proximity to the tower.
- Works to repair the tower itself should be carried out by an experienced masonry contractor – who is familiar with protected structures and traditional methods of construction such as masonry repair, pointing with lime mortars.
- The installation of the new roof should be carried out by an experienced roofer, familiar with working with traditional timbers and slate. The repairs to the windows should be carried out by an experienced joiner who is familiar with traditional joinery and traditional windows.
- The new metal stair will be manufactured off site and dropped into place within the tower before

the new roof is installed. This approach will minimise impact on the walls of the tower. The stair and landings will be bolted together on site.

- A construction management plan should indicate where all construction traffic will be crossing the site. All construction traffic crossing the site should be kept a minimum distance of 5m away from the tower.

An outline schedule of conservation works to the tower will include:

- Removal of cement strap pointing and flush cement pointing to the external walls of the tower.
- Repointing with a suitable lime based mortar mix, NHL 3.5, hot lime mix or similar
- Insertion of pinning stones were required
- Brush down and light washdown of all masonry following completion of repointing works.
- Removal of the asphalt roof to the top of the tower and parapet tops and repair of upstanding masonry parapets and castellations beneath.
- Repair of the existing masonry reveals around the doors and windows
- Removal of all damaged interior elements within the tower (damage due to fire) and repair of internal walls throughout the tower.
- Fabrication of metal stair off-site to be positioned within the tower (supported from new supports within the raised ground floor)
- Installation of new timber roof with traditional slate roofing and breathable underlay.
- Two new painted cast iron downpipes to discharge water away from the roof of the building.

All works will be supervised by a qualified conservation professional with specialised conservation expertise.

The proposed new metal stair will not impact on the legibility of the floor plan arrangement of the tower, in fact it will reinstate the original function of the tower allowing visitors to ascend the tower and take in views through the windows.



Window surrounds and lintels to be retained and repaired with new timber windows designed to match profile of existing windows on site



Fire damaged timber floors and stairs to be removed from the tower

6.0 Description of Proposals

The proposed development site is located between Brennanstown Road to the north and the Luas green line and M50 to the south. As outlined in red, the site is surrounded by mature trees and gently slopes towards the south. Barrington Tower sits on the north-eastern part of the site.

The proposed development will comprise approximately 534 build to rent apartments, along with a retail unit, creche, residential amenity and ancillary spaces. These will be contained within eight blocks, ranging in height up to ten storeys, including the lower ground floor. Please refer to the Reddy A+U Urban Design Report and Housing Quality Assessment for a more detailed description.

Construction of a Build to Rent (BTR), Strategic Housing Development (SHD) comprising the following:

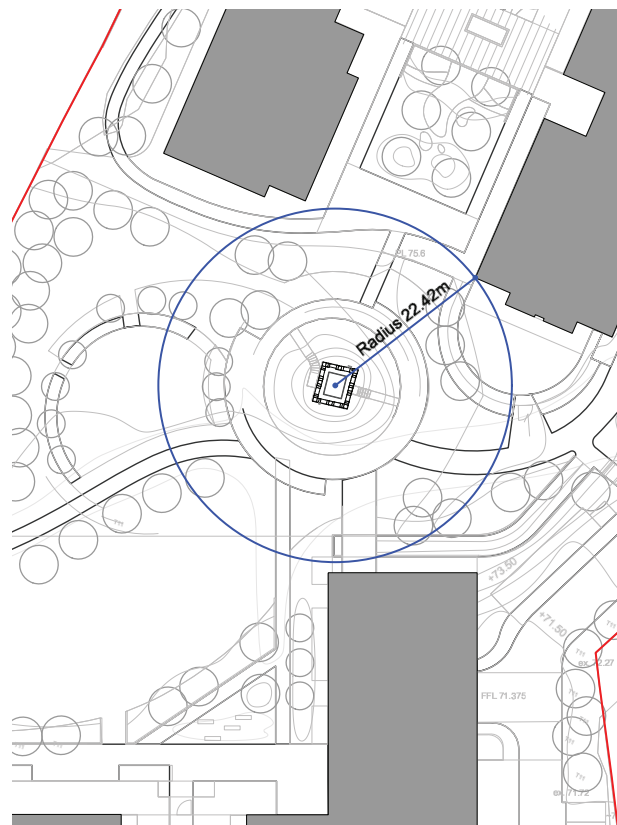
- Demolition of existing non-designated habitable dwelling ('Winterbrook'), and derelict, former dwelling attached to Barrington Tower (Protected Structure RPS 1729). Removal of existing gates, piers and boundaries along Brennanstown Road.
- Construction of 534 no. apartments (30 no. studios, 135 no. 1 -beds, 318 no. 2-bed, and 51 no. 3-bed) within 8 no. blocks ranging in height up to 10 storeys (including lower ground floor).
- Provision of creche, retail unit, and Resident Support Facilities/Resident Services and Amenities.
- Provision of car and cycle parking, at basement (2 levels) and ground level.
- Provision of vehicular and pedestrian/cyclist accesses from Brennanstown Road with public access through the development to the proposed Brennanstown Luas Stop to the south.
- Provision of public and communal open spaces including an enhanced landscaped setting in the vicinity of Barrington Tower.
- Provision of all landscaping, play areas and boundary treatment works, ESB substations, plant areas, bin storage, and all other site development works, and site services required to facilitate the proposed development.

The facades of the proposed development will be faced with a high quality brick, with contrasting areas of rendered façade as the development will sit within

the wider curtilage of the tower, once the vegetation surrounding the tower is removed.

Two five-storey blocks fronting Brennanstown Road are proposed. These will form a landscaped corridor to frame axial views of the tower from Brennanstown Road. Currently there are no views of the tower from Brennanstown Road due to the presence of boundary walls and dense vegetation. The creche will have an outdoor play area to the south, with views to and from the tower and a playground is positioned further west of the tower. Public pedestrian access will be facilitated along the eastern boundary, close to the original access lane from the main road south to the graveyard.

To the south of these buildings, a landscaped setting will be maintained around the tower, with places to pause and rest. The tower will also be an important focal point within the site, the point at which the main vehicular, pedestrian and cycle routes on the eastern side connect with the routes running along the north-south axis to and from the Luas. In time the tower should become a location to meet, gather or pause, as the centre-point of the development.



Relationship between the tower, surrounding green space and adjacent proposed buildings



LEGEND:

- | | |
|---|---|
| 1. Proposed Vehicular Entrance | — Site Boundary |
| 2. Bicycle and Emergency Access | Existing Trees |
| 3. Proposed Drop Off Zone | Proposed Entrance to Residential Blocks |
| 4. Existing Listed Tower | Proposed Private Balconies/Terraces |
| 5. Existing ESB Substation | Proposed Ground Level Private Gardens |
| 6. Proposed Bicycle Storage | |
| 7. Proposed Creche at Ground Level of Block CD | |
| 8. Proposed Commercial Unit at Ground Level of Block CD | |
| 9. Proposed Vehicular Entrance to Basement Car Parking | |
| 10. Proposed Bicycle Entrance to Basement Car Parking | |

Proposed site plan

To the south of the tower the closest building rises to seven stories in height, but the upper two stories are set back on the side facing the tower. In this cluster the remaining blocks are generally five/six storeys on the western side, increasing to nine storeys to the south-east.

Barrington's tower was designed to serve two purposes; one as an eye-catcher or ornamental garden folly set in the landscape, to be admired or viewed from afar; and two, as a prospect tower, to facilitate views for the observer across the expansive surrounding landscape.

Views from the tower today are much altered from Barrington's time, primarily due to the extensive forest growth in the south end of the valley, together with the trees surrounding the folly itself. The natural-style designed landscape of the nineteenth century no longer remains, as the surrounding area has been developed during the intervening years. Nonetheless the views from the tower are important, and to that end the views to the north, east and west have been maintained, and will be enhanced with the removal of the trees that currently surround the house and garden.

The structure will be restored to its original detail and purpose – as an eye-catcher or folly in the landscape and a place from which to enjoy views. By clearing the area around the tower, and conserving of the historic fabric, the structure will once again become a significant landmark in the area, where it will be visible from the Brennanstown Road. Internally the floors and access staircase will be restored, but due to health and safety restrictions, any public access to the interior will have to be managed carefully, and on a limited basis.

Although the proposed surrounding development will have a significant impact on the distant views of the structure; its original nineteenth-century setting in a wide open landscape; will be maintained as will some views from the tower. While the original setting of the tower has already become compromised in recent years, the proposed new development provides an opportunity to create a wider clear setting for the curtilage of the tower today. This will re-establish the prominence of the tower in the wider landscape, in which it is currently quite hidden from view.

7.0 Heritage Impact Assessment

Barrington's tower was designed to serve two purposes; one as an eye-catcher or ornamental garden folly set in the landscape, to be admired or viewed from afar; and two, as a prospect tower, to facilitate views for the observer across the expansive surrounding landscape.

The site is just off Brennanstown Road, and it is zoned A 'To provide residential development and / or protect and-or improve residential amenity' under the Dun Laoghaire Rathdown County Development Plan 2016-22 Dún Laoghaire-Rathdown County Council County Development Plan, 2022-2028. Further west of the site and along Brighton Road there is a zoning objective 'to protect and enhance the open nature of lands between urban areas.'

It is Council policy to:

- *Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).*
- *Protect structures included on the RPS from any works that would negatively impact their special character and appearance. Protect structures*

included on the RPS from any works that would negatively impact their special character and appearance

- *Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011). Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht*
- *Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise.*
- *Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials.*
- *Ensure that the form and structural integrity of the Protected Structure is retained in any*

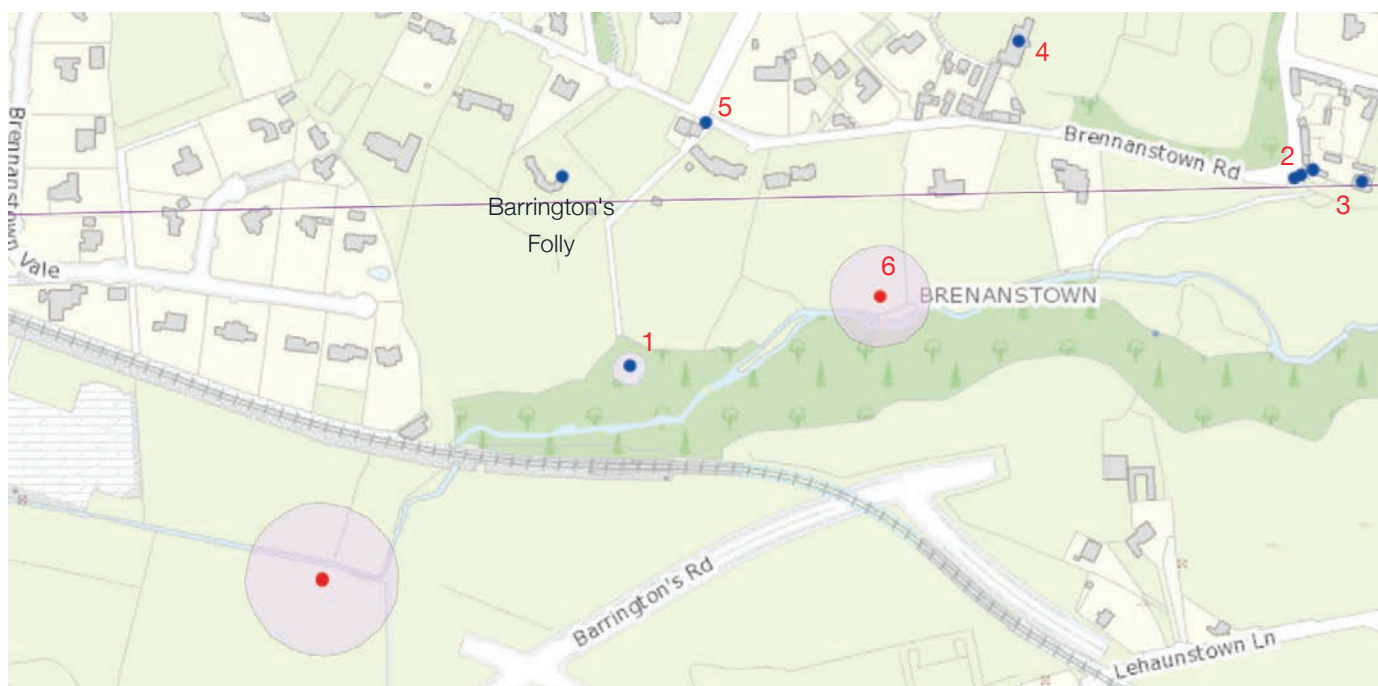


Framed Views



Access Routes

NAME / ADDRESS	RPS	NIAH Reg. No. / RMP Number	NIAH RATING / INTEREST
1. Former Burial Ground Brennanstown Road, Cabinteely, Dublin 18.	RPS: N/A	NIAH: 60260219	Regional: Architectural, Artistic, Historical, Social
2. Glendruid, Brennanstown Road, Cabinteely, Dublin 18.	RPS: 1730 - 'Entrance Gates (Note: House also Protected Structure)'	NIAH: N/A	N/A
3. Glendruid House, Brennanstown Road, Cabinteely, Dublin 18.	RPS: 1730 - House (Note: Entrance gates also Protected Structure)'	NIAH: N/A	N/A
4. Brennanstown House, Brennanstown Road, Cabinteely, Dublin 18.	RPS: 1715 - 'House and Out Offices'	NIAH: N/A	N/A
5. Water Pump, Brennanstown Road, Cabinteely, Dublin 18	RPS: N/A	NIAH: 60260221	Regional: Artistic, Technical
6. Portal Tomb / Dolmen Brennanstown Road, Cabinteely, Dublin 18.	RPS: N/A Located on valley floor. Massive wedge-shaped granite roofstone covers chamber. It rests on two front portal stones and three sidestones.	DU026-007	N/A



Extract from Historic Environment Viewer map showing the surrounding historic structures / features, each numbered to correspond with the table above.

redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.

- *Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.*

The wider site, outside of the redline boundary is of medium significance and sensitivity from a cultural heritage standpoint. There has been significant change around the site during the twentieth century, with considerable development along Brennanstown Road, and significant landscape growth, for example within the immediate environs of the tower, and further afield which would not have been in place historically. Adjacent or nearby protected and historic structures, outside of the proposed site area, will not be significantly impacted during the construction phase of the works due to the geographical distance from the construction compound.

Glendruid House is 650m away from Barrington's Tower and Brennanstown House is also half a kilometre away. There will be no impact on views to these historic structures as the development is not positioned behind either of these houses. Impacts on Brennanstown Road is considered to be in line with emerging baseline trends for new residential development in the area, and in line with the adopted Dun Laoghaire Rathdown Development Plan 2022-

2028. The surrounding historic features of note are documented in the table overleaf and include archaeological sites of note within the area. These sites will not be disturbed as a result of the proposed works.

Views from the tower today are much altered from Barrington's time, primarily due to the extensive forest growth in the south end of the valley, together with the trees surrounding the folly itself. The natural-style designed landscape of the nineteenth century no longer remains, as the surrounding area has been developed during the intervening years. Nonetheless the views from the tower are important, and to that end the views to the north, east and west have been maintained, and will be enhanced with the removal of the trees that currently surround the house and garden. The proposed development will have a significant impact on the views from the tower, albeit the 'former' folly has not been in use as prospect tower for many years.

As described above the setting of the tower has already been compromised with the construction of the house, the prolific growth of vegetation around the structure, and the changed landscape throughout this part of Dublin, which is no longer the pastoral landscape it was in the 19th century. The Department of Housing, Planning and Local Government 'Urban Development and Building Heights Guidelines for Planning Authorities' Section 2.8 states that 'historic environments can be sensitive to large scale and



CGI view 1 of the tower from Brennanstown Road, through the axial landscaping

tall buildings', and that an 'initial assessment of the existing character and setting of a place will assist...in decision-making...'. The impact of this development has been assessed through 3D studies and through careful positioning of the various residential buildings an open space, with several significant views of the tower will be maintained throughout the site. A number of these views have been generated in response to pre-planning consultation comments relating to the impact of the scheme on the tower.

These views are included on the previous pages and the assessment of each is as follows:

CGI View 1 - This view is taken from Brennanstown Road and shows the axial view of the tower, framed by two rows of planted trees and a central access route directly up to the tower. This is a new view of the tower, as the tower is not currently visible from Brennanstown road, and therefore not visible to the public. The addition of this view within the development scheme is considered significant and positive in terms of bringing this historic tower into view along Brennanstown Road. The residential blocks are prominent in the view but the tower is given a central position, and the landscaping is designed to enhance and augment the tower setting and position. The impact of any large scale residential development would be considered significant and negative by virtue of its scale and bulk, but due to the careful and considered landscape design, the setting back of the blocks to frame the view of the tower, and the fact that this is a new view, or reinstated view, of the tower from Brennanstown Road, this impact is now considered to be significant, neutral and long-term.

CGI View 2 - This view is taken from further within the site, and shows how prominent the tower becomes on approach between residential blocks A and B.

CGI View 3 - This view of the tower is taken from the approach along the eastern boundary of the site, with the creche play area seen on the right hand side. The path curves around to lead directly up to Barrington's Tower, and the tower itself is given a soft landscaped setting. As the ground drops away from around the tower a natural mound is created, giving the tower further prominence within the site. This view is considered to have significant, impact on the tower, and again any negative impact is mitigated by

careful landscaping, well positioned paths and the setting back of the residential blocks, resulting in a neutral impact on the tower.

CGI View 4 - This view shows the wide open space to the south of the tower, giving it a landscaped parkland setting which is considered a positive impact. This view also demonstrates how the design of Block E was considered, and the way this residential block steps down in deference to the tower. Though large scale residential development around this protected structure could be considered a negative impact, the inclusion of a landscaped open parkland around the tower, and the consideration given to the height of block E has helped to neutralise this impact on the setting of the tower.

CGI View 5 - This view is taken looking across the children's playground, with Barrington Tower in the back-drop. The creation of an open public space and playground to the west of the tower is a positive design move, establishing this folly once again as a prominent feature within this newly devised landscape. The careful positioning of blocks AB, CD and E is also evident here, all set back from the tower. This view and a number of the other views across the site demonstrate the prominence the tower will be given within the design proposals.

The structure will be restored to its original detail and purpose – as an eye-catcher or folly in the landscape and a place from which to enjoy views. By clearing the area around the tower, and conserving of the historic fabric, the structure will once again become a significant landmark in the area, where it will be visible from the Brennanstown Road. Internally the floors and access staircase will be restored, but due to health and safety restrictions, any public access to the interior will have to be managed carefully, and on a limited basis.

Although the proposed surrounding development will have a significant impact on the distant views of the structure; its original nineteenth-century setting in a wide open landscape; will be maintained as will some views from the tower. While the original setting of the tower has already become compromised in recent years, the proposed new development provides an opportunity to create a wider clear setting for the curtilage of the tower today. This will re-establish the prominence of the tower in the wider landscape, in which it is currently quite hidden from view.



CGI view 2 - of the tower from within the site, on approach from the north



CGI View 3 - Proposed View from the east, looking west at the tower



CGI View 4 - Proposed View from the south, looking north at the tower



CGI View 5 - Proposed View from the west, looking east at the tower

8.0 Summary of Conclusions

'Barrington's Tower' (RPS 1729), as it is today known, was erected in 1818 as a prospect tower and tea house in the former Glendruoid demesne of John Barrington, to take advantage of impressive views across the Carrickmines Valley towards the Wicklow Mountains.

The proposed development site, which contains this protected structure, is located in Carrickmines, Dublin18, between Brennanstown Road, to the north, and the Luas green line and M50, to the south. A large scale residential development is proposed for the wider site.

The proposed development will conserve and repair the tower, and will remove the attached derelict 1950s pastiche Georgian house that detracts from the character, appearance and appreciation of the tower's original form and fabric, just as it will reinstate the prospect tower function for which it was originally designed.

In the late-eighteenth and early-nineteenth century, a number of large villas were erected for the wealthier merchant and middle classes, who prized the area's picturesque setting and splendid views, together with its proximity to Dublin.

These included Cabinteely House (1769), Glendruoid House (1808) and Brennanstown House (1847), all of which were set in fine natural-style landscaped demesnes, enclosed by stone boundary walls.

Glendruoid was, according to Peter Pearson in 'Between the Mountains and The Sea' (1998, 291) built in 1810 for John Barrington, a Dublin-based soap and candle manufacturer. The most striking structure he erected in 1818 was a Gothick style belvedere, built further along the valley to the west of the house, but then with a symbiotic connection to it, 'to observe the beauty' afforded by the striking views across the valley.

In the mid-twentieth century the Maguire family, then proprietors of Brown Thomas, purchased an 8.3 acre site which included Barrington's tower. They subsequently built a curved two-storey neo-Georgian house, attached to the tower, which provided expansive views to the south, over Carrickmines Valley, to the Dublin mountains.

It is ... assumed that a fire occurred at some point after 2007, as today the house is completely derelict, and the floors in both the house and tower, including the roof of the house, have partially or fully collapsed due to fire damage, which is visible.

Barrington's tower is an early nineteenth-century, square planned granite tower with crow-stepped parapets to all four sides, with a collection of arched Gothic and square-headed windows. Rising to three storeys in height, the tower contained a neat timber staircase, the bottom flight of which has been removed, with window seats and sufficient space to accommodate furniture on each level.

Barrington tower is of architectural, historic and social significance and is a pleasing example of an early nineteenth-century prospect tower. Its curtilage and setting have been severely compromised due to the construction of the house and gardens, and other surrounding development, but the protected structure itself remains reasonably intact.

The 1950s house, which is structurally unstable following the fire, should be carefully demolished and the garden remnants cleared from around the tower. Any interiors from Plattin Hall found within the house should be recorded, removed and stored off site.

The tower itself should be fully repaired and conserved, with the removal of modern interventions such as the recent asphalted roof, water tank, and all damaged internal fabric, the latter resulting from the fire.

A new internal access stair should be provided, with a new pitched slate roof and rooflight. This stair will allow for the continued maintenance and access within the tower, and the pitched roof will also accommodate bats which are currently roosting in the structure.

The proposed development site is located between Brennanstown Road to the north and the Luas green line and M50 to the south. The proposed development will comprise approximately 534 build to rent apartments, along with a retail unit, creche, residential amenity and ancillary spaces.

To the south of these buildings, a landscaped setting will be maintained around the tower, with places to pause and rest. The tower will also be an important focal point within the site, the point at which the main vehicular, pedestrian and cycle routes on the eastern side connect with the routes running along the north-south axis to and from the Luas.

Barrington's tower was designed to serve two purposes; one as an eye-catcher or ornamental garden folly set in the landscape, to be admired or viewed from afar; and two, as a prospect tower, to facilitate views for the observer across the expansive surrounding landscape.

The setting of the tower has already been compromised with the construction of the house, the prolific growth of vegetation around the structure, and the changed landscape throughout this part of Dublin, which is no longer the pastoral landscape it was in the 19th century.

The impact of this development has been assessed through 3D studies and through careful positioning of the various residential buildings an open space, with several significant views of the tower will be maintained throughout the site.

Although the proposed surrounding development will have a significant impact on the distant views of the structure; its original nineteenth-century setting in a wide open landscape; will be maintained as will some views from the tower. While the original setting of the tower has already become compromised in recent years, the proposed new development provides an opportunity to create a wider clear setting for the curtilage of the tower today. This will re-establish the prominence of the tower in the wider landscape, in which it is currently quite hidden from view.

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