

# REVIEW AND CONSERVATION IMPACT ASSESSMENT OF MAIN ENTRANCE STRATEGIES

AT

**Auburn House,  
Malahide, Co. Dublin.**

**for Kinwest Ltd.,**



## 1.0 INTRODUCTION

**1.1** The following report was prepared as part of the submission for planning permission to the lands at Auburn House, Malahide, Co. Dublin.

**1.2** The building is a Protected Structure, as defined by the Local Government (Planning and Development) Act, 2000. It is listed under the currently applicable Fingal County Development Plan 2017-2023 as follows:

RPS No.	Structure name	Street Address	Description
0448	Auburn House	Dublin Road (R107) Auburn, Malahide, Co. Dublin	Late 18th or early 19th century house, outbuildings and walled garden.

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

**1.4** The purpose of the report is to examine the strategies explored for the management of traffic entry to the site, looking at conservation impacts in the context of the status of the site as a Protected Structure within the definition of the Planning Act 2000 and to assess the impact of the proposed planning application.

## 2.0 DESCRIPTION

**2.1** This report examines the strategies explored for managing vehicle access to the developed site at Auburn House, Malahide, Co. Dublin.

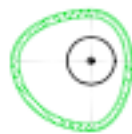
**2.2** Access is off the Malahide Road. At present entry to the site is via the original entrance gates which are composed of rendered convex flanking walls with 4 entrance piers set out as a pair of pedestrian gates with a vehicular gate in the centre. All are capped with plain granite capping pieces.

**2.3** The gates are indicated on the archive maps as being extant in this location on the Ordnance survey mapping of 1829-1844.

## 2.3 Entrance Options

### KEY to Symbols / Colours

#### Graphic Representation of Tree Impacts Relating to Various Road Access Options



Trees Intended for Retention - Solid  
Green Crown Outline



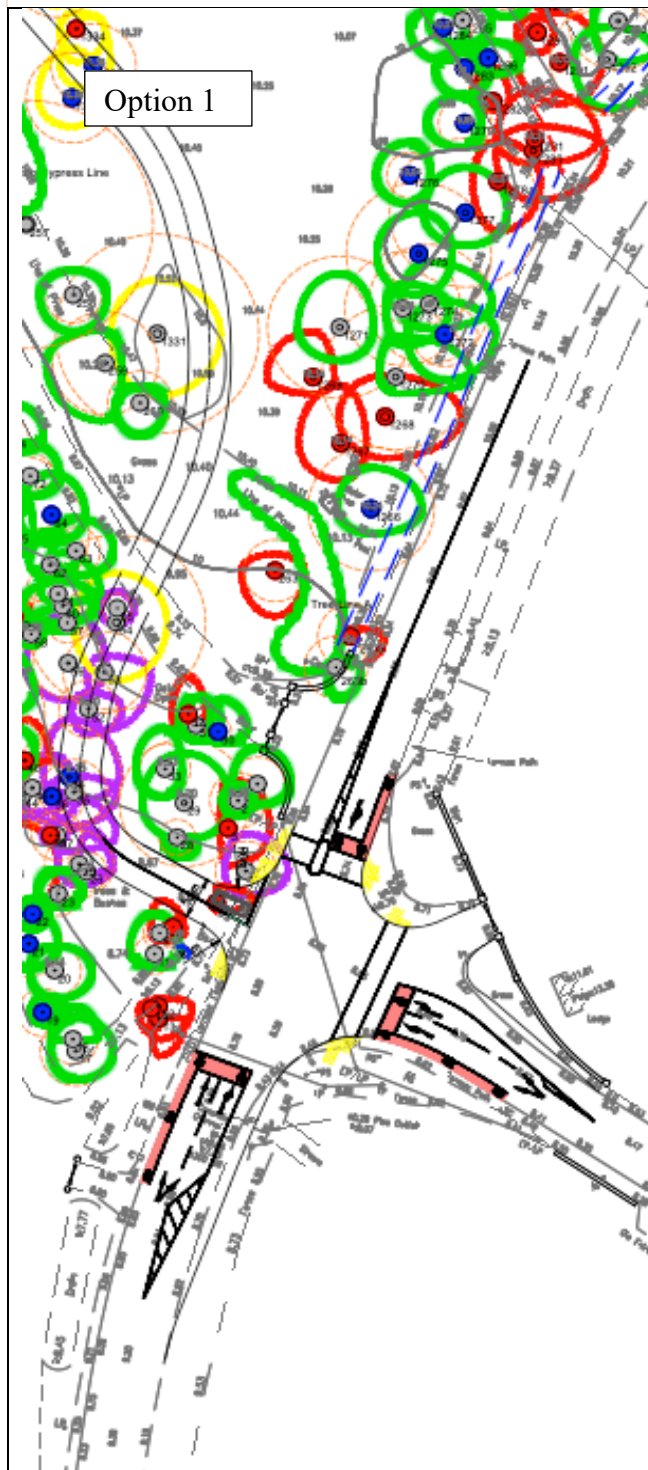
Trees Removal Common To Either  
Option - Broken Yellow Crown Outline



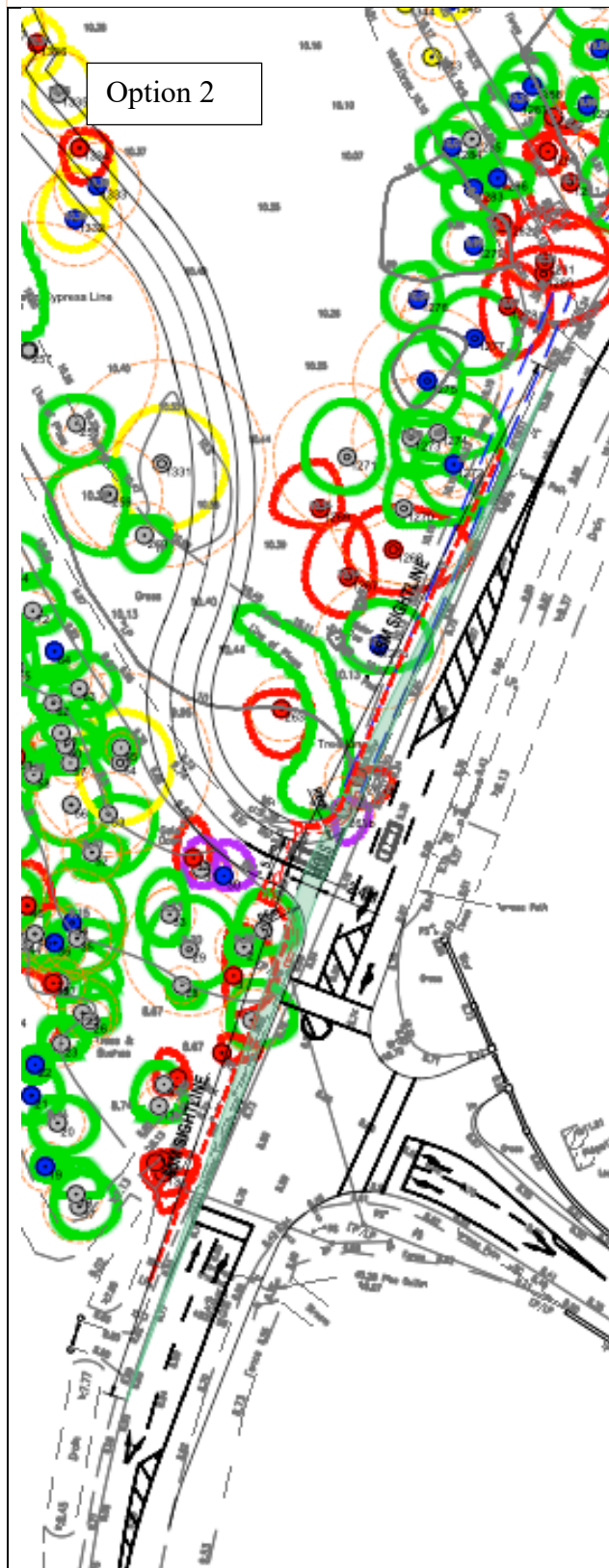
Trees for Removal For Road Works-  
Broken Purple Crown Outline



Category U Trees Unsuitable For  
Retention In Roadside Positions And  
Recommended for Removal  
Regardless Of Development Works -  
Broken Red Crown Outline

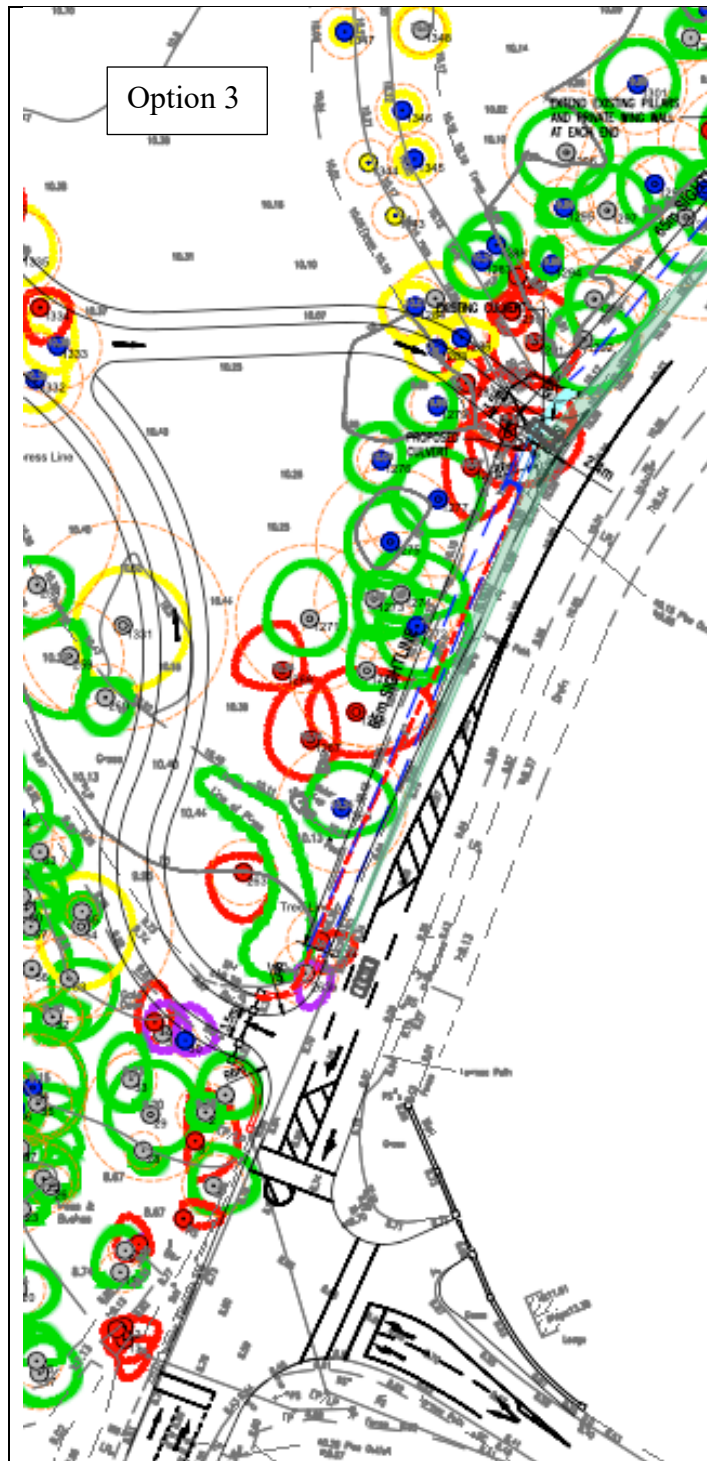


**Description and Impacts:** Option one retains the existing gates and piers using them for pedestrian and cycle access while creating a new two-way access to the south as indicated. The new entrance is deliberately understated and does not create a visual comparison allowing the original entrance to retain primacy. Conservation impacts are therefore modest with the original entrance retaining full integrity.

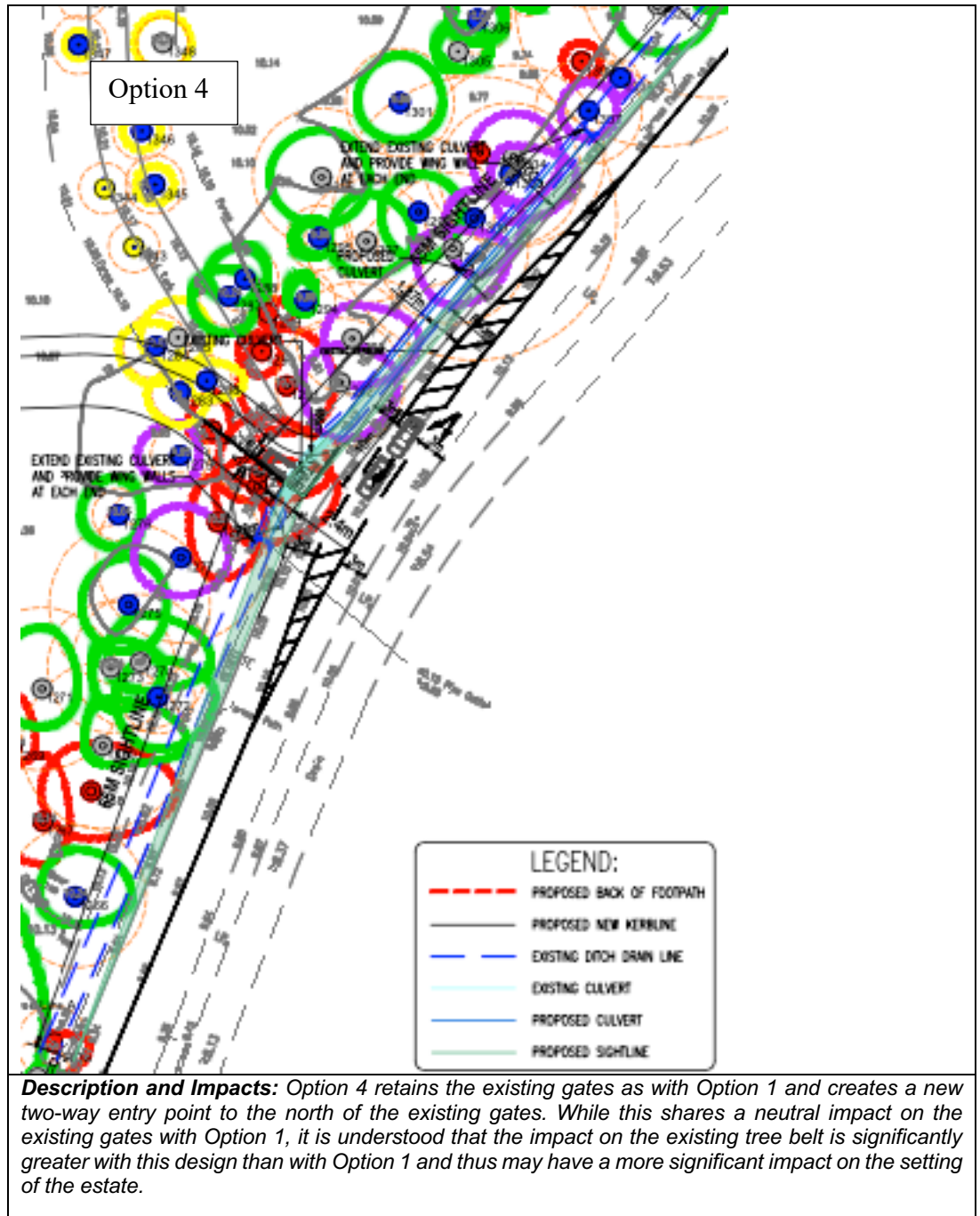


**Description and Impacts:** Entrance Option 2 creates a two-way vehicular route. This requires substantial intervention into the fabric of the original gates and piers requiring widening of the entrance way. This will undermine the historical design and integrity of the gateway and would be considered reasonably to have a significantly negative conservation impact.





**Description and Impacts:** Entrance Option 3 creates a one-way system ie. Entry to the development is via the original gateway with a newly created exit route to the north. While this approach is less impactful than Option 2 there are significant concerns that although the gates are technically compliant in terms of width, the proximity to the road and the use of larger vehicles such as delivery vans will create a risk of damage when these vehicles use the existing gates for entry. Apart from the risk to drivers, an incident may then impose pressure to alter the original gates for safety reasons. For this reason Option 3 will create much greater risk to the original gates than Option 1.



### 3.0 Option to relocate the existing gates:

**3.1** In certain cases it is sometimes appropriate to consider the relocation of original features such as gates and adjacent flanking walls to a new location within the subject lands. This may occur where road widening is required or other significant infrastructural works necessitate this consideration.

It should generally not be considered unless unavoidable as the loss of an original location dilutes the historical record and the context and purpose for a particular location for important features such as gates. In the case of Auburn House, the gates and flanking walls survive in the position indicated on the early OS survey maps (dated 1829-44) and have not been moved. Thus, they retain their original relationship with the road leading to Malahide and may be said to be proportional to the size of this modest gentleman's estate.

The flanking walls and gates at Auburn are simple in their present form and apart from simple stone capping do not exhibit any particular fine cut stonework. The walls are likely of coursed stone rubble or stock brick and their dismantlement and removal would result in their effective reconstruction in a manner less precise than the accurate reconstruction of masonry in its original disposition which the relocation of a more elaborate cut stone gate pier might afford. Thus, any relocation would result in a loss of constructional authenticity.

The relocation of gates to a new context will inevitably result in a loss of the historical relationship of house to gates. Grand sets of gates and walls relocated very close to their original houses may suggest a framing and presentation of the immediate curtilage which does not accurately reflect the hierarchy of form and the management of arrival and procession within an estate which was part of the designed landscape and the experiential management of elements within a historic estate. It may be said that the development of an estate changes this context but where possible original features should preferably be retained in their original positions unless no viable alternative is possible. In the case of Auburn, reasonable alternatives do exist which address the practical issues of safe ingress and egress. For those reasons the option of relocation is not considered preferable to the option of retaining the existing gates and walls in their original position.



## 4.0 Conclusion

4.1 Option 1 retains the best balance of mitigation against Conservation impacts of the 4 options examined and considered.

Option 1 retains the original gateway in viable use for pedestrian and bicycle use and avoids any damage or alteration to the material, character or form of the existing gateway.

The option of relocation of the gates and piers is not considered as the best option in this case as viable and suitable alternatives are available.

The proposed new entrance does not compete visually with the retained existing entrance. The impacts on the setting of the estate are relatively modest and are the least impactful on the tree beltway of the options. These impacts are reviewed under separate cover within arborists reports etc.