

The Historic Landscape at Belcamp Hall

BELCAMP SHD

May 2022

Issue 1

FINAL



The Historic Landscape at Belcamp Hall

- 1.0 Introduction
- 2.0 Landscape heritage and design influence (the English natural garden)
 - Parkland setting (long meandering drive etc)
 - Vistas (towards Ireland's eye)
 - Woodland (framing views, wood store and shelter)
 - Waterways (Mayne River and man-made lakes, weirs and bridge)
 - Sculpture/recreational architecture/ruins/folly (Washington Monument)
 - Walled Garden
 - Rock House
 - Ice House
- 3.0 Conservation and Mitigation Measures within the proposed development
 - Retention of drive route within the landscape
 - Retention of vista
 - Woodland Management Plan/provision of public space
 - Restoration of the waterways/bridge
 - Enhancement of the curtilage around Belcamp House (public realm)
 - Restoration of Washington Monument
 - Restoration of wall to Walled Garden
 - Restoration of the Ice House and Rock House
- 4.0 Conclusion
- 5.0 Appendix

1.0 Introduction

Belcamp Hall is situated on Dublin's north side approximately 15km from the city centre. Once an area widely populated with the historic country houses of the Georgian period, unfortunately many of these houses have been lost over time while Belcamp Hall has remained, albeit changed significantly in both character and purpose.

The Georgian period extended from 1714 to 1830, and in Dublin was a period of prosperity and unrivalled growth. Belcamp Hall has its origins in the 17th century but the existing structure was built in 1763 as stated on a plaque on the house itself, however it's believed to have actually been completed in 1784 by Edward Newenham. Newenham was a popular politician and a strong supporter of American Independence, with ties to Franklin, Washington and Lafayette.

Belcamp Hall is a unique house that stands aside from many other Georgian properties of the time as it was designed to include oval rooms. Other examples include Lucan House, Farmleigh House and Mount Kennedy Co. Wicklow.

In 1884 Belcamp Hall was taken over by the Oblate brothers. The house then over the years transformed with a series of extensions to facilitate its new purpose from a stately home to a school for boys (Belcamp College). In 1903 a Gothic style chapel and a residential wing for students was constructed. Additional wings and blocks were added to the house again in the mid and late 20th century. The original footprint of Belcamp Hall was 370sqm which increased to approximately 4,400sqm when in use as Belcamp College, dwarfing the original house and eliminating the curtilage surrounding Belcamp Hall.

Belcamp College closed due to falling student numbers and has more recently suffered from vandalism and fire.

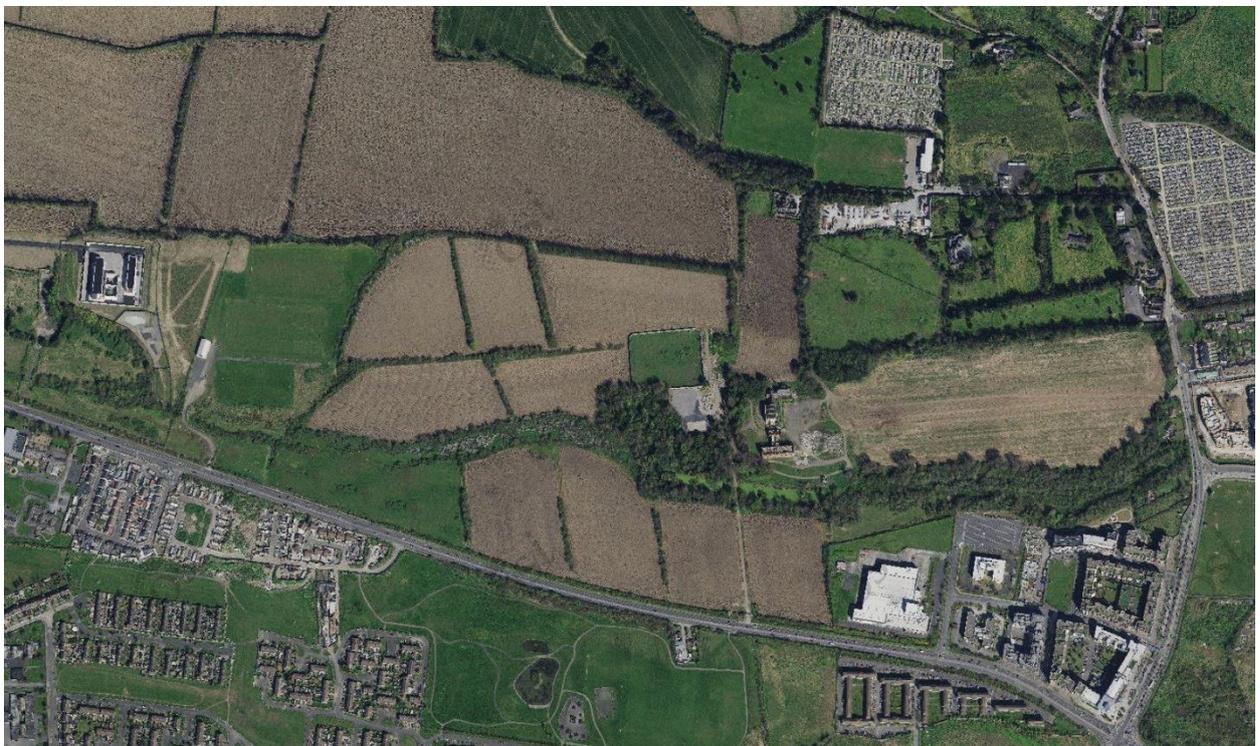


Figure 1: Aerial image of Belcamp Hall and surrounds

2.0 The landscape heritage design and influence

Georgian architecture is based on a more restrained design style, with straight edges and often square symmetrical shapes predominating. Many of the houses were also placed in grand landscapes and the landscape architectural movement of the time however couldn't have been more different. The inspiration for the design of the landscape at Belcamp Hall and many of the large houses throughout Ireland and the UK came from the English landscape garden. The philosophy behind the English Landscape garden was Naturalism, favouring curved lines, gentle slopes, lakes and woodlands moving away from the strict formal geometric gardens of the Baroque period. These gardens were designed to look natural and be a place for meditation and relaxation, encouraging visitors to wander throughout the landscape finding hidden ornamentation in nature to give a sense of mystery to the landscape.

Lancelot 'Capability' Brown was the most successful practitioner of this approach in the second half of the 18th century. He was responsible for the design of over 200 parklands across England, at least 150 of which had as one of their principle features a newly created lake. Brown's materials could scarcely have been simpler, utilising earth, water and trees, all of which were employed at Belcamp Hall. Employing the English garden design principles were popular as they were much cheaper to construct than the formal gardens of the past.

Characteristics of the English Landscape Garden included:

- Vistas
- Drive
- Parkland setting
- Woodland
- Waterways
- Sculpture, recreational architecture/ruins/follies
- Walled garden
- Rock House and Ice House

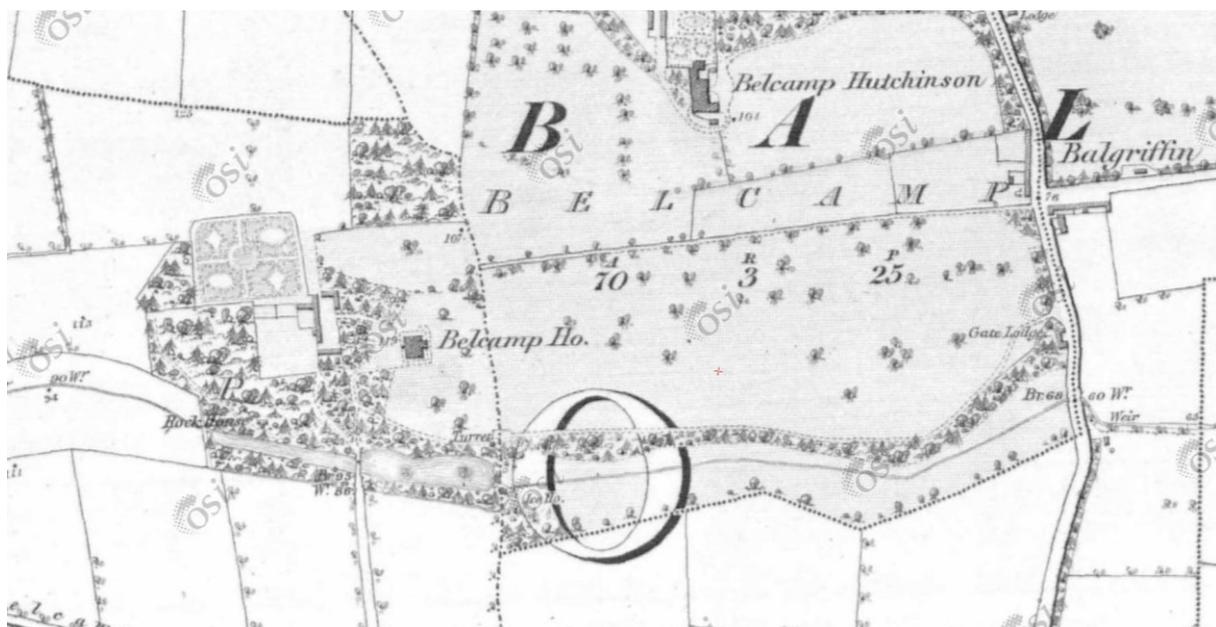


Figure 2: 1837 - Belcamp Hall, house and lands – OSI Historic 6" mapping

The Vista

Many of the above design interventions are seen at Belcamp Hall. The house itself was built on 25 hectares (62 acres) at an elevation to capture the vista, with uninterrupted views to the rear of the house over rolling lawns dotted mature trees and copses, lined either side by woodland, framing views of the Irish Sea and Irelands Eye.

The Drive

By the mid 1700's carriages were becoming faster and designers had to take into account the fact that their work would be viewed in these vehicles. To counteract this, designs incorporated long winding driveways to increase the length of the approach to the house. The driveway at Belcamp Hall begins with the large granite entrance piers (Malahide Road) and quickly swings towards the woodland above the Mayne River escarpment with scattered trees and rolling lawns to the other, providing a long wandering route providing glimpse views all the way up to and around the house. Creating a grand picturesque approach to Belcamp Hall not only highlighted the design of the landscape, but also emphasised the wealth and prestige of Newenham.



Image 2: Main entrance gates to Belcamp Hall (Malahide Road)

The Woodland

The woodland setting was both a functional and an aesthetic feature in the landscape. The trees served the aesthetic function of framing views from the house and creating a scenic backdrop to the house with its elevated setting. Aside from their visual qualities, Brownian landscapes also appealed to landowners on commercial and practical levels. They were cheaper to produce, provided shelter and the trees could be harvested for profit. They also reflected changes to upper-class leisure in the 18th century. Lighter guns enabled sportsmen to shoot birds on the wing, so landscapes needed to incorporate areas of cover where game such as pheasant could be reared.

The Watercourses

Lakes formed an important component of the English gardens, most were man made but all appeared to be natural forming basins. Their edges were irregular and often had pathways weaving through the trees close to the water's edge. Belcamp is no exception with the Mayne River flowing to the south of the house and across the estate. The river valley adds an additional undulating feature representative of the naturalistic landscape. A series of water features in the form of two large man-made ponds and weirs are also incorporated along the course of the river that bring both dynamism and sound. In addition, the large flat reflective surfaces provides a sense of peace and tranquillity. These ponds, like the woodland, would also have had a leisure use, providing facilities such as swimming, fishing and rowing. Crossing the pond is a single

arched concrete road bridge with a balustrated parapet and cast iron balusters. The bridge was built in 1850 and adds to the picturesque quality of the Mayne River and is a secluded gem amongst the woodland, providing views out over the upper and lower ponds.



Image 4: Views of the Mayne River and ponds

Sculpture

Another architectural feature of the English landscape garden came in the form of follies or mock ruins. There are a number of theories behind the creation of follies within the landscape other than adding sculpture and nostalgia to a medieval past. The past is woven into the fabric of the English landscape in the form of authentic ruins that were the legacy of Henry VIII's dissolution of the monasteries from 1536-41, with this authentic ruins traced family's lineage back to the 15th century as the oldest members of the English aristocracy had received much of their land after the Dissolution, when monastic lands were appropriated for private ownership. Building mock ruins on private land acted as a method for the nouveau riche, who had made their money in the early stages of the industrial revolution, to legitimise their ancestry. For the new class of aristocracy, therefore, a folly could have being designed to fabricate a family history through imitation of medieval ruins. Follies were also used to highlight political connotations of the day. The Washington Monument at Belcamp Hall is an example of this. The monument is located on the north side of the lake within a picturesque setting, and was constructed by Edward Newenham in 1778 in recognition of George Washington, the first President of the United States and in recognition of American Independence. It



consists of a 10m high tower, square in plan, with star shaped corners and rusticated gothic window surrounds and was designed to be habitable. The monument has an inscription: *'Oh, ill-fated Britain! The folly of Lexington and Concord will rend asunder and forever disjoin America from thy empire'*.

The Walled Garden

The walled garden is located north of Belcamp Hall and again is a common feature of the historic stately houses of the past. The walled gardens were once known as 'The Kitchen Garden' as vegetable and fruit trees were grown to keep the family kitchen well stocked. The tall perimeter wall had a strong aesthetic value but also provided a very valuable function; to raise the temperature of the garden and provide a more protective environment for the plants within. The walls would absorb the heat of the sun during the day and release the heat slowly during the evening and through the night. The brick was laid to English garden wall bond, flush pointed and red in colour in keeping with Belcamp Hall.



Image 6: The walled garden

Rock House

The English landscape garden was not complete without the Rock house; like follies they were used to create a mysterious picturesque element within the landscape. They often acted as tea houses, boat houses and romantic hideouts often looking out onto moving water. The Rock House at Belcamp Hall is located close to the upper pond and has fallen into ruin and in need of restoration.



Image 7: Rock House

Ice House

An ice house is also located on the lands and was used for storing ice throughout the year. Ice houses date from before the invention of electricity and the modern refrigerator. They were usually located partly or completely underground and often built near the natural sources of ice in winter as is the case at Belcamp Hall, adjacent to the Mayne River. During the winter, ice and snow would be taken into the ice house and insulated against melting with straw or sawdust. It would stay frozen for many months, often until the following winter. The Ice from the ice house was used for the storage of perishable foods and were a very valuable facility to the house. The Ice House is now part of the archaeological heritage of the Belcamp lands.



Image 8: Ice House

3.0 Conservation and Mitigation Measures within the proposed development

The primary design philosophy for the proposed development is based on the principle of retaining and enhancing the historic fabric of Belcamp Hall and ensure its successful integration within the proposed development.

Belcamp Hall and lands have, over a period of time, suffered from vandalism and more damaging from fire on a number of occasions and the current proposals allow for the restoration of the original building (refer to Conservation Architect Report). Similarly, the proposed development seeks to retain and restore the historic cultural landscape and setting of Belcamp Hall by retaining and enhancing the character of the grand English landscape garden, allowing the original design principles define the character of the proposed development.

The Vista

Many of the landscape features within Belcamp Hall will be restored and enhanced, with the exception of the large lawn/parkland area to the rear of the house. This parkland area has seen many uses including as rolling lawns typical of the English landscape garden, playing pitches, agricultural fields and as a pitch and putt course. The area is now proposed for residential development, the layout of which maintains the original design principle for Belcamp Hall by maintaining the vista out onto the Irish Sea and Ireland's Eye.



Figure 3: Belcamp Hall, highlighting the retained vista towards the Irish Sea and Ireland's Eye plan
The Historical Landscape at Belcamp Hall

The Drive

The original drive that provided access to Belcamp Hall has long since disappeared. However, as part of the proposed development, it is intended to replicate and re-establish this route through the provision of a dedicated pedestrian/cycle path along the edge of a renewed woodland and Mayne River valley. In addition, the existing large granite entrance piers will be restored and relocated along the restored/reinstated route of the former drive.



Figure 4: Belcamp Hall, highlighting the retained original drive within the landscape

The Woodland

The Woodland located along the escarpment of the Mayne River is the largest and most imposing element of the English landscape garden of Belcamp Hall. The planted woodland comprises primarily of Beech and Oak which is now over mature and in decline, with increasing losses in the last 20 years from winter storms. This has resulted in the natural re-generation of primarily Ash and Sycamore replacing the planted woodland and creating an increased proportion of the woodland today.

A Woodland Management Plan has been prepared by The Tree File as part of the submission. The aim of the Management Plan is to provide guidance and a strategy by which the site's existing and future tree population and woodland areas can be managed, maintained, restored and improved to accommodate the needs, desires and requirements of all stakeholders.

It is also proposed that the woodland and Mayne River valley will form a significant new public amenity within the area, incorporating woodland walks within the Belcamp lands and link through to the proposed public park located east of the Malahide Road.



Figure 5: Belcamp Hall, highlighting the extent of the retained woodland

The Watercourse and Bridge

The proposed development also includes for the restoration of the Mayne River and bridge. The Mayne River and associated weirs and ponds have become choked by vegetation and fallen trees and debris. A proposed river restoration program will see the river and ponds returned to their former glory and will become a significant amenity within the area. As well as the river restoration works, the arched bridge over the ponds will be restored, enhancing the architectural heritage and provide views along the course of the Mayne River.



Figure 6: Belcamp Hall, highlighting the extent of the river restoration program

The Curtilage of Belcamp Hall

The area around Belcamp Hall has seen significant changes since it was first built in 1784 including the original footprint of the house increasing significantly to over 10 times its original size. The proposed development provides for the restoration of the original curtilage of the house as far as is possible, including the removal of the former residential wing (allowing the restoration of the original south elevation of the house), which will allow the house to stand independent of the proposed development. The area to the rear of the house will be maintained (including the provision of underground parking), incorporating subtle design interventions in keeping with the original design principles of Belcamp Hall.

The area to the front of the house will largely remain unchanged as much of the footprint of the original woodland remains intact and will be incorporated into the woodland management plan.



Figure 7: Belcamp Hall, highlighting the extent of public realm space around the house

Washington Monument

It is proposed to undertake works to the Washington Monument to prevent further deterioration of the fabric of the building (refer to Conservation Architects Report). The proposed development will highlight the monument as an important feature in the landscape with a series of pathways that embrace it within an open setting. This will ensure passive surveillance and the conservation of the monument for years to come. The proposed development will also preserve the visual link from Belcamp Hall to the monument (refer to Figure 8 below)

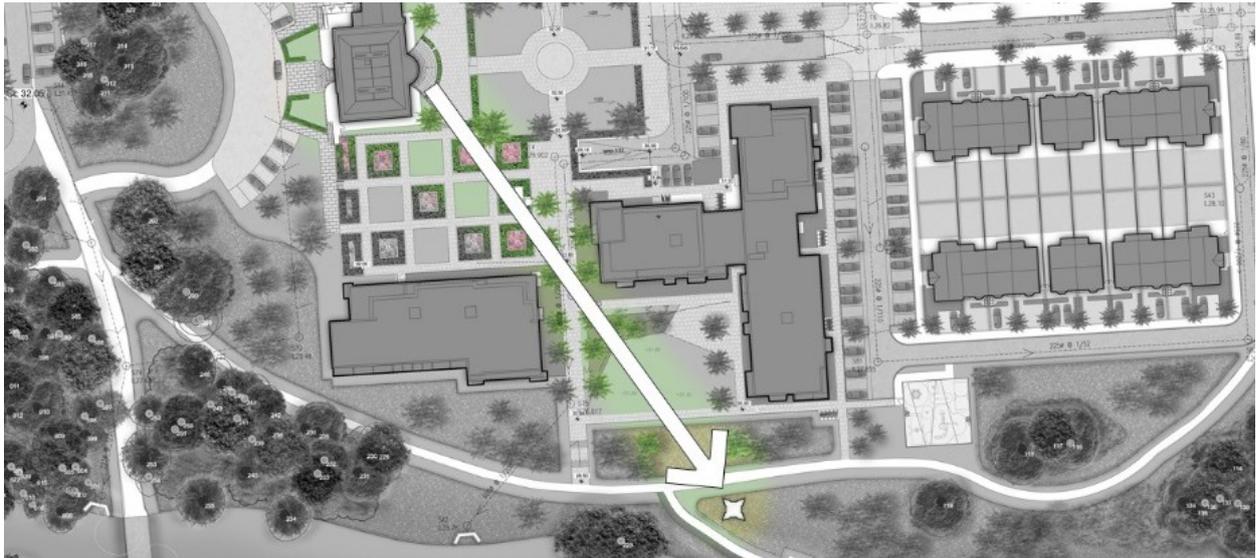


Figure 8: Highlighting the visual connection between the house and the Washington monument

The Walled Garden

As part of the proposed development the walls of the walled garden will be repaired and conserved (refer to Conservation Architects Report). It is also proposed that the walled garden will be taken in charge by Fingal County Council.



Figure 9: 1837 mapping of the walled garden

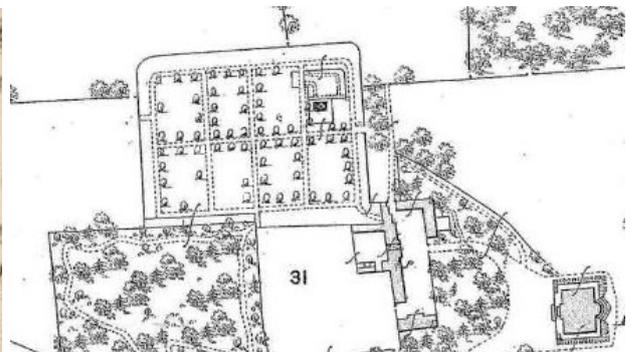


Figure 10: 1866 mapping of the walled garden

The Ice House and Rock House

The Ice House and the Rock House are both historic and cultural links in the landscape of Belcamp Hall. As part of the proposed development, both features will be conserved which will help re-establish and revive the sense of place of the English landscape garden. (Refer to the Conservation Architects Report).

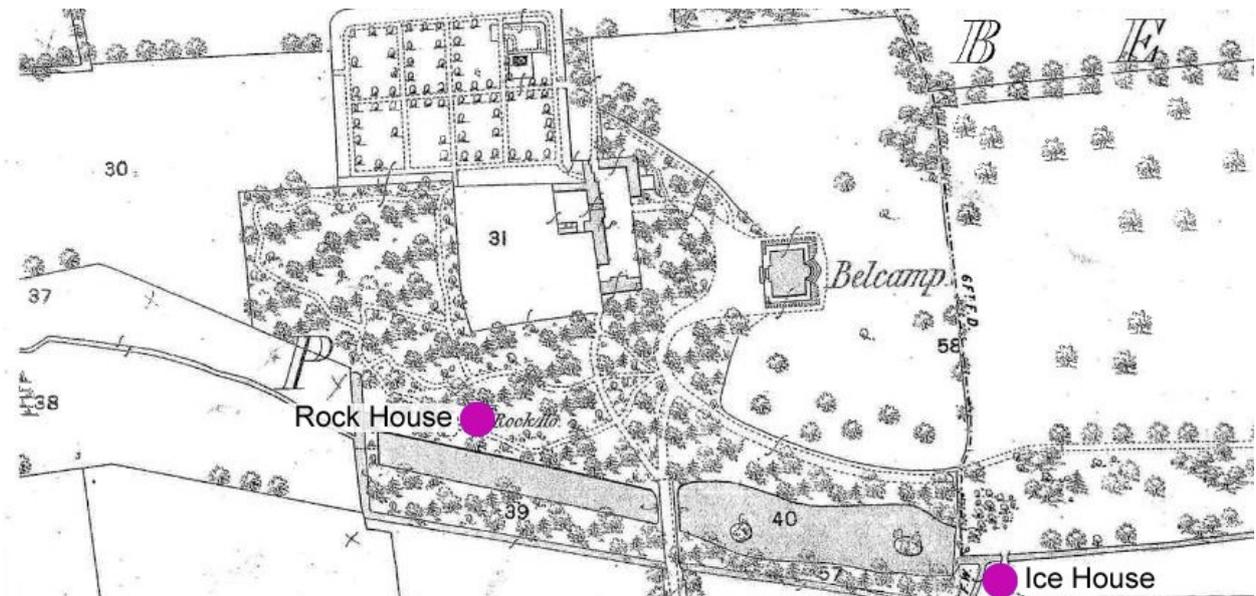


Figure 11: 1866 mapping highlighting the Rock House and Ice House

4.0 Conclusion

The design intent of the proposed development is to ensure the protection of the built heritage through the repair, preservation and improvement of its historic fabric and setting. It is acknowledged that the original expansive lawn to the rear of the house will be replaced with housing. However, the restoration of the house, the reinstatement of its curtilage in combination with the elements of the lands that make up the 'Brownian' landscape including the woodland, walled garden, watercourses, Washington Monument, Ice House and Rock House and the strategic views as part of the proposed development, will both help preserve the historic identity of the lands and preserve Belcamp Hall as a piece of history for future generations.

5.0 Appendix

ARCHITECTURAL HERITAGE REPORT

SHD Planning Application

for lands at
Belcamp Hall
Malahide Road,
Dublin 17



ON THE INSTRUCTION OF
Gerard Gannon Properties

Page

1. Introduction
2. Historical / Architectural Appraisal
3. Description of the Development
4. Architectural Heritage Impact Assessment
 - 4.1 Impact on Historic Landscape setting
5. Conclusion

Appendix A – Historic Site Development	19
Appendix B – Proposed Development	21

1.0 INTRODUCTION

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

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

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

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

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

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

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

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

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

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

2.0 HISTORY & ARCHITECTURAL APPRAISAL

2.1 Location

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

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

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

2.2 Historic Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Architectural Appraisal

2.3.1 Historic Core Structures

(A) Belcamp Hall - House

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

(B) Belcamp Chapel

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

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

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

(C) The Walled Garden

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

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

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

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

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

2.3.2 Historic Landscapes

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

Characteristics of the English Landscape Garden included:

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

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

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

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

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

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

2.3.3 Historic Built Structures

2.3.3.1 Belcamp College

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

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

2.3.3.2 Washington Monument

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

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

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

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

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

³ Richard Lewis – The Dublin Guide, 1787, p59

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

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

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

The Washington tower was restored in 1984.⁵

2.3.3.3 Ice House

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

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

2.3.3.4 The Rock House

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

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

2.3.3.5 The Bridge (Causeway)

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

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

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

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

2.3.3.6 Balgriffin Entrance Gates

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

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

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

2.3.4 Adjacent Historic Buildings

2.3.4.1 Belcamp Hutchinson

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

2.3.4.2 Springfield House

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

3.0 DESCRIPTION OF THE DEVELOPMENT

3.1 General

- a residential development creating a mixed-use urban district with a strong sense of place afforded by the existing structures and landscapes of the historic Belcamp Hall Estate.
- high-density residential and commercial units on DCC lands along the Northern Cross Road (R139), south of the river Mayne and the historic Belcamp Hall lands
- mixed density residential and commercial units dispersed around the historic core on FCC lands, north of the river Mayne, and stretching between R107 in the east and Stockhole Lane in the west
- future transport network linking the immediate adjoining lands and residential areas of Belmayne (east), Darndale (south) and Clonshag (west), and providing a connection with the wider lands including Dublin City (5km south), Dublin Airport (5km west) and Malahide (6km north)
- significant layering of pedestrian and cycle connections crossing and lining the borders of Belcamp lands, and along the river Mayne linear park
- rejuvenation and expansion of existing woodland along the river Mayne, and existing hedgerows lacing and hemming Belcamp lands
- public open spaces with varying character including passive and active recreational / play areas, pocket parks as part of the green infrastructure corridors, urban civic plaza and town square, heritage structures and settings

3.2 Building Development

- DCC lands, south river Mayne:
6no high-rise block developments with generally 5 to 9 storey height buildings, east-west facing, orientated in parallel with existing hedgerows, top floors are set back,
public open space along the river, building mass and height decreases towards the river, wide separation between blocks to allow visual links
brick, standing seam metal cladding (top floors) and aluminium glazing elements, powder coated metal balcony railings
- FCC lands, north river Mayne, west / north of Belcamp House:
linear 5 to 6 storey mixed-use urban buildings along arterial routes passing / surrounding the historic core, 'garden city' type layout with 2 to 3 storey private dwelling terrace houses north and west of the historic core
Brick finish to block building, render finish and fibre cement slated pitched roofs to terrace houses, aluminium glazing elements, powder coated metal or glazed balcony railings

3.4 Roads Development

- DCC lands, south river Mayne:
traversing roads, incl. a bus lane in the centre, and pedestrian /cycling lane, going south to north connecting to FCC lands,
Green Infrastructure Corridors include cycle lanes and pedestrian routes along roads and river Mayne linear park
- FCC lands, north river Mayne, west / north of Belcamp House:

Arterial road, incl. bus lane, pedestrian and cycling lane, crossing east-to-west, entry east at former Balgriffin Cottages R123, passing the historic core to the north, / centre of the site, winding up to north boundary exiting west onto Stockhold Lane.

Arterial road coming from DCC lands connecting into east-west-link road west of the walled garden.

Secondary roads, including accommodation roads crossing the development.

Green Infrastructure Corridors including cycling lanes and pedestrian routes encircling the proposed building development.

3.5 Landscape Development

- DCC lands, south river Mayne:

Retention of existing hedgerows and drainage ditches, creating treelined transport routes;

establishment of open public green space along the river Mayne, green belt along Malahide Road fronting and distancing the high-density development, private amenities to centre of block developments, green space around each block development, private terraces to ground floor units

- FCC lands, north river Mayne, west / north of Belcamp House:

Retention of existing hedgerows, drainage ditches and established trees, rejuvenation and extension of historic river woodland, creating tree lined transport routes;

Establishment of open space to include town square north-west of Walled Garden, plaza north-east of walled garden, local public spaces and communal courtyards throughout, multi-pitch area along Stockhold Lane opposite the existing Athletic Union League Complex

3.6 Historic Structures

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

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

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

4.0 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

4.1 Impact on Historic Landscape Setting

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

These lands did not form part of the designed landscape instigated by Edward Newenham when he built the house. They also do not contain later landscape features of particular note. They do surround the earlier walled garden that forms a distinct feature with its historic brick walls and curved corners.

Design Features include:

- Garden city layout (FCC lands) as well as block development orientation (DCC lands) respecting location of existing hedgerows, ditches and tree groups
- Retention of these natural historic features by creating a Green Infrastructure Corridor layout based on their location and distribution within the proposed development
- Green Infrastructure Corridor includes:
 - Pedestrian and cycling traffic corridors, public space corridors and informal recreational areas;
 - These function as linkage between existing and new parklands, new tree lines and the different development areas;
 - provides for loosening of the rigid built environment and natural spacer between different development character areas.
- Hierarchy of building mass respectful of surrounding landscape by decreasing towards the river on DCC lands, and towards the rural boundaries to the north and west on FCC lands.
- Retention and enhancement of the river Mayne woodland and existing ornamental lakes provides a new multi-functional recreational amenity and semi-natural, sustainable water management within the wider development while also providing and encouraging biodiversity.

The overall impact in that context is viewed as positive.

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

4.2 Impacts on the Historic Structures

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

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

The main traffic routes are well set back from the historic structures and separated by urban blocks which screens the noise and visual impact, which is aided by tree planting along those major arteries

The wide separation between proposed urban block development surrounding the historic core create vistas towards the historic structures, as well as the wider development

The green infrastructure corridor pedestrian and cycling routes come together at the historic core affording direct experience of and access to the natural and built historic core

The overall development continues the formal typology, established in the previously permitted works, to the west of Belcamp Hall. These may be regarded as consistent with an overall approach which is to recognise an opportunity for 'place making' ie. that the areas of development relate to and lead one to another in a considered way creating larger and smaller set pieces, vistas and amenities. Thus, the order and hierarchy of the classical tradition in which Belcamp was conceived is recognised and will be retained.

The proposed new structures and wider development under consideration continues the ordered spatial management established within the earlier phases. Set-backs and landscaping zones are established in the immediate perimeter of the walled garden and primary circulation routes are managed around the core historic ensemble and in particular the walled garden.

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

4.3 Visual Impact

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

The issue of scale has also been considered so that the height, bulk and scale of the proposed structures immediately adjacent to the walled garden have been designed to be proportionate and appropriately scaled.

Site sections have been examined and have reviewed the overall site development taking into account the development on the south (DCC lands) side of the River Mayne. These have been set back from the conserved woodland and historic landscape formed by the lakes such that their visual impacts are managed and mitigated.

4.4 Impact on Adjacent Historic Structures

The impacts on the adjacent historic structures may be deemed as acceptable understanding that the nature of this zoned urbanisation will result in a change of character from a previously rural and agricultural use context to a planned urbanisation. As noted, the historic structure most directly proximate to the development covered within the SHD application is the walled garden and here the proposed new buildings should have managed impacts and mitigated impacts. Scale, form and materiality has been considered as part of a detailed design review process.

The 'core' historic structures formed of the Belcamp hall and Chapel complex continue to form the nexus of the entire development, both on previously permitted phases and on the subject lands within this application. Their formal relationship with the development, as acknowledged within the first phases has been continued so that the act of urban place making retains a consistency.

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

4.3 The Historic Buildings - Restoration and Revival Strategy

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

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

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

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

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

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

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

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

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

5.0 CONCLUSION

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

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

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

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

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

APPENDIX A

Historic Site Development

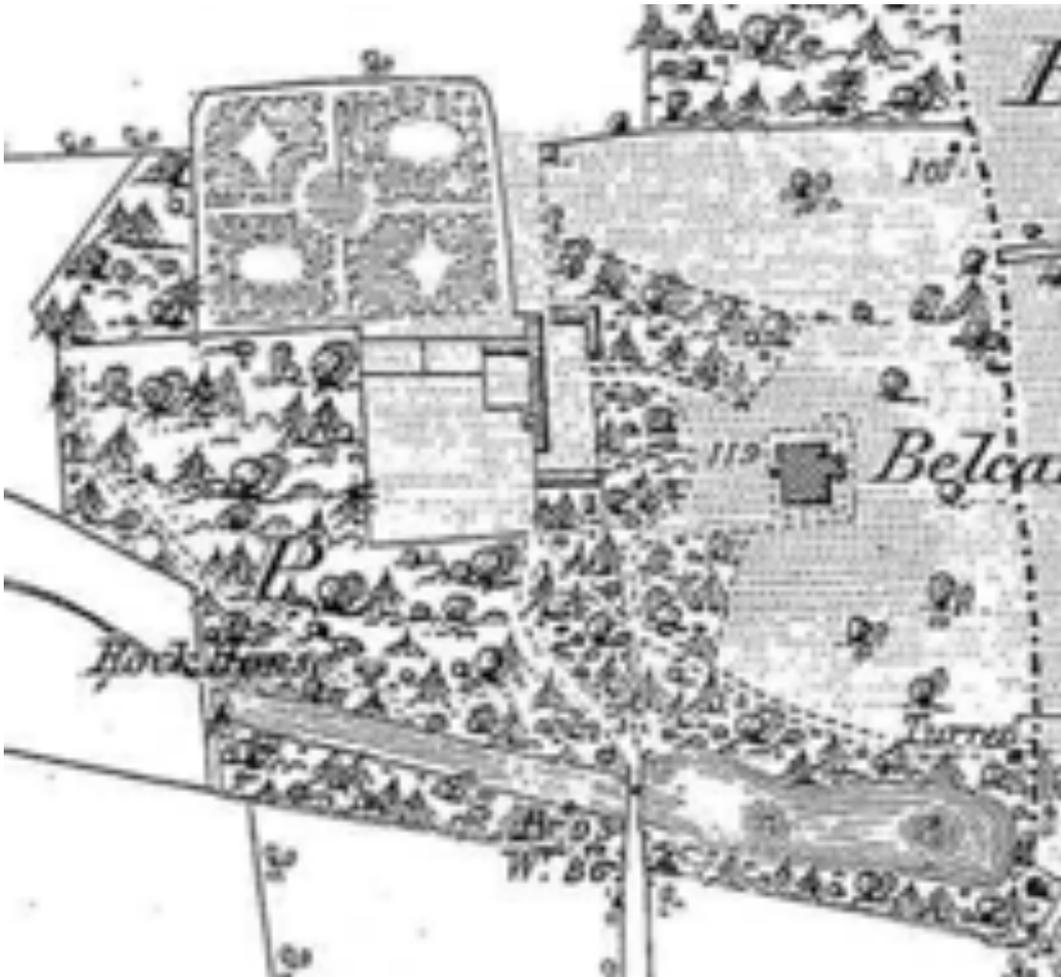


Fig. A-01 : Trinity College Library Dublin, 1869 (nts)



Fig. A-02 : Trinity College Library Dublin, 1869 (nts)

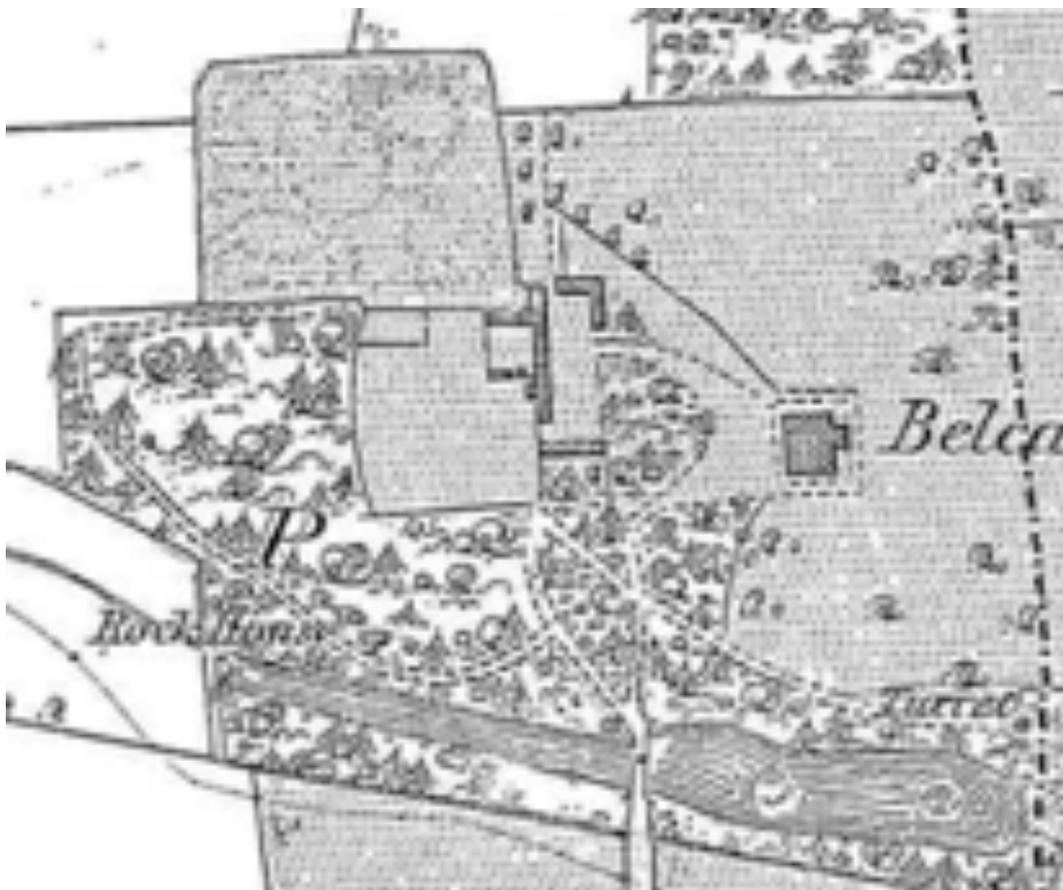


Fig. A-03 : Trinity College Library Dublin, 1872 (nts)

APPENDIX B**Proposed Site Development**

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

APPENDIX C

Photographic Record



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



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



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



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



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



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



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



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



Fig.C-09: Walled Garden, main entrance



Fig.C-10: Walled Garden, east wall



Fig. C.11 – detail of centre brick entrance archway to walled Garden on East facing elevation.



Fig.C-12: Walled Garden, forecourt looking east



Fig.C-13: Walled Garden, forecourt looking east



Fig.C-14: Washington Monument, north elevation



Fig.C-15: Washington Monument, east elevation



Fig.C-16: Washington Monument, west elevation



Fig.C-17: Washington Monument, south elevation



Fig.C-18: Ice House, entrance



Fig.C-19: Ice House, interior



Fig.C-20: Rock House



Fig.C-21: Rock House



Fig.C-22: Bridge (Causeway), looking east



Fig.C-23: Bridge (Causeway) , looking west



The Big Space

creative dock
malahide marina village
malahide co. dublin

t +353 (0)1 806 1840

e info@tbsstudio.com

w www.tbsstudio.com