

Architectural Heritage Impact Assessment

Proposed residential development at Glyntown, Ballinglanna, Cork



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1. Introduction

John Cronin & Associates have been commissioned by **Cetti Limited** to prepare an Architectural Heritage Impact Assessment of the proposed redevelopment and refurbishment of a former coach house in the townland of Ballinglanna, to the south of the Glashaboy river and adjacent to the village of Glanmire.



Figure 1: General location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)

The planned refurbishment of the former coach house is part of a proposed development that comprises 80 no. residential units on a site of 1.69 hectares in area consisting of the following:

- 28 no. 1 bed apartments;
- 29 no. 2 bed apartments; and
- 23 no. 3 bed apartments

The subject site consists of lands on elevated ground. The former two-storey coach house dates to the late-eighteenth/early nineteenth century and was associated with Glyntown House which was located to the southwest of the former coach house and which is no longer extant. The former coach house is **not** a protected structure; it is listed by the NIAH as being significant (NIAH ref. no. 20907502). The former coach house is also listed as a Recorded Monument (RPM ref. no. C0075-069----).

2. Methodology

This report is based on a programme of desktop research, site inspection and desk-based assessment. The following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the Grand Jury map of 1811, the 1:10,560 Ordnance Survey map (1837-42) and the 1:2500 Ordnance Survey map (1888-1913).
- *Aerial photography* – In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.
- *Development Plans* - The local authority development plans relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation Areas (ACAs). The relevant development plan for the study area is the *Cork City Development Plan 2022-2028*.
- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.
- *Dictionary of Irish Architects* - The Dictionary of Irish Architects is an online database which contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. The Dictionary of Irish Architects was created and compiled in the Irish Architectural Archive over a period of thirty years. It was made publicly available online in January 2009. It remains a work-in-progress with new data added on a regular basis.

John Cronin and Ita O'Brien carried out an inspection of the proposed development site on 26/05/2022. The results of the site inspection are detailed in Section 4 and extracts from the photographic record are presented in **Appendix 1**. The background research, assessment of impact and report preparation was undertaken by Ita O'Brien and John Cronin.

3. Context

Location

The subject site is located within the townland of Ballinglanna, adjacent to Glanmire village. The site is bounded to the north and west by a steep bank to the Glashaboy river and a public walkway, to the south by individual houses and to the east by a local road and housing estates. The former coach house is located in the northern part of the site.

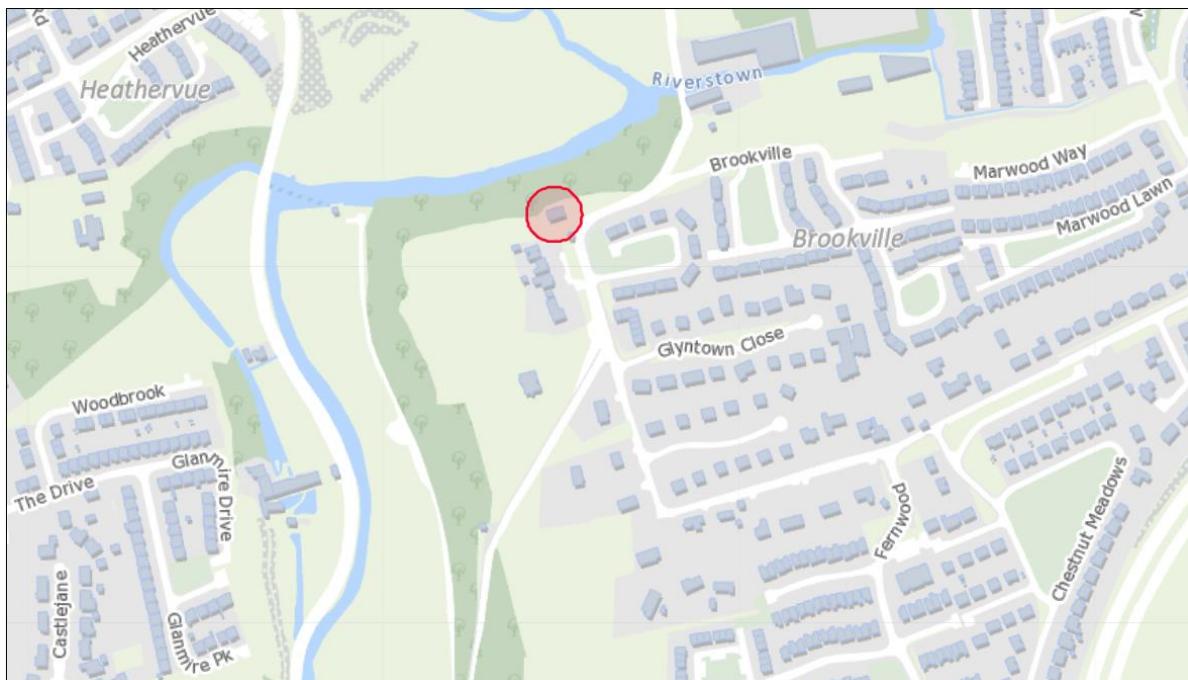


Figure 2: Location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)

Legal & Policy Framework

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

The former coach house is not a protected structure; it is listed by the NIAH as being significant (NIAH ref. no. 20907502). The former coach house is also listed as a Recorded Monument (RPM ref. no. C0075-069----). The NIAH description is as follows:

Detached five-bay two-storey over basement former coach house, built c. 1810, with central three-bay breakfront with pediment. Now in use as house. Hipped artificial slate roof with red brick chimneystacks. Moulded red brick eaves course and pediment. Rubble limestone walls with red brick stringcourse dividing stories. Oeil de boeuf window openings to pediment and first storey, having red brick surrounds and timber casement windows. Elliptical-arched openings to ground floor having red brick surrounds and voussoirs, and having timber framed windows. Former elliptical-arched carriage arch to vaulted basement to north-east elevation, now in filled and having camber-arched opening with red brick voussoirs. Elliptical-arched former carriage arch to breakfront with replacement timber panelled door, sidelights and fanlight.

The NIAH have appraised the building as follows:

Late Georgian coach house formerly serving Glyntown House to the south. The latter was the seat of Samuel McCall and, now ruinous, was romantically located on a hill above the Glanmire River. A classically inspired outbuilding built as an architectural set-piece. Its formal proportions and detailing reveal references to the Palladian style, most evidently in the inclusion of a pediment and the arcade motif on the ground floor. The remains of a carriage arch in the front façade suggests its prior usage as a coach house, but the intriguing basement may illustrate a secondary usage perhaps for food storage. The site retains an approach clearance for turning coaches along with mature woodlands.

Historical background

Glanmire is a village in the parish of Rathcooney located on both sides of the Glashaboy River. The church of Ireland erected a church St. Mary and All Saints, in Glanmire village in 1784 on a site donated by R. Rogers. By 1811, a number of country residences had been built in the area such as Woodlands, Woodview and Dunkettle House; the Grand Jury map of 1811 (Figure 3) shows Glanmire village and a number of houses in the area including Glentown (Glyntown).

The house is recorded with a number of different spellings; Glintown, Glentown and Glyntown. Glentown was the seat of Samuel McCall, who died in 1807, and was later occupied by his widow Elizabeth McCall and son James; in 1828, the house was occupied by Rev. Beauford.

Lewis, writing in 1837, records Mrs. McCall as the occupier and describes Glanmire as follows:

The village is situated on both sides of the river Glanmire, which, after meandering through a beautiful glen, emptied itself under a drawbridge of cast iron into the river Lee. The vicinity is enlivened with many plantations, hanging woods, and a number of gentleman's seats and villas with which it is adorned.

The house is recorded as leased from William B. Hoare by Elizabeth McCall at an annual rent of £35 but unoccupied in Griffith's Valuation c. 1850 but the McCall family are recorded as occupying the house again in the later nineteenth century. Elizabeth McCall died in 1884 and her son James died in a riding accident at Glyntown in 1888. There followed some dispute regarding ownership and by 1930 Robert Dring is recorded as the occupier of Glyntown.

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the 1:10,560 Ordnance Survey map (1837-42) and the 1:2500 Ordnance Survey map (1888-1913).



Figure 3: Extract from the Grand Jury map of 1811 showing Glanmire and a number of country residences in the area including Glintown circled in red.

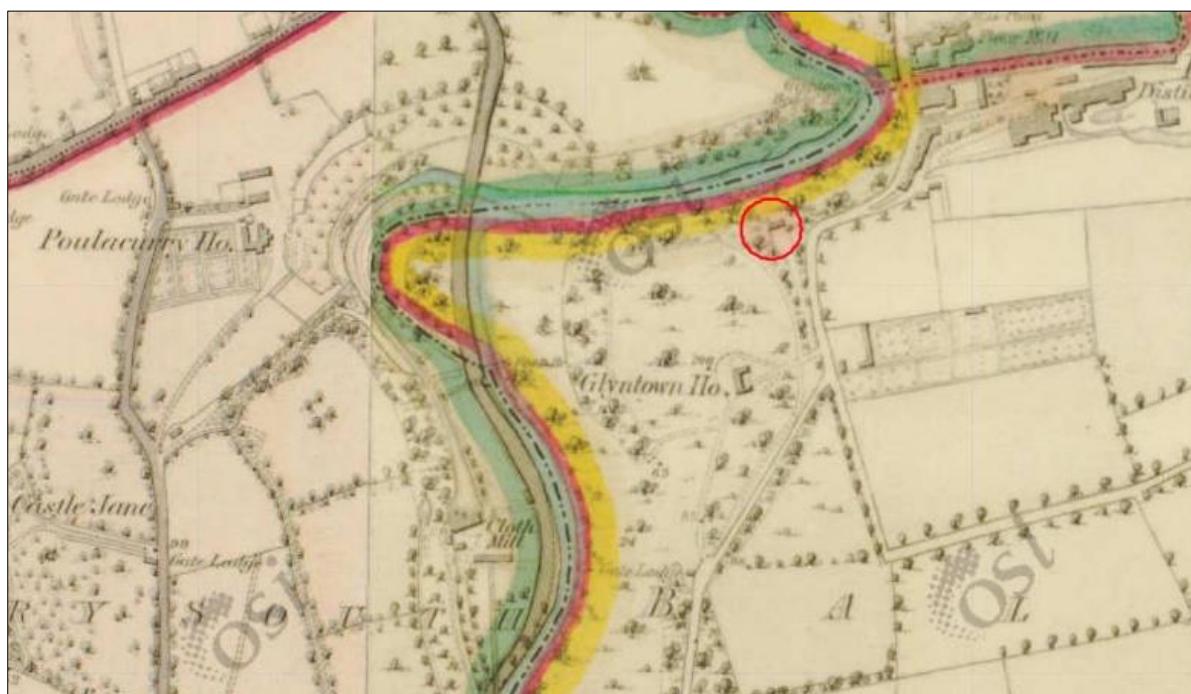


Figure 4: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)

The 1:10,560 Ordnance Survey map (see **Figure 4**) shows Glyntown House and the associated coach house. Two driveways access the house from the road to the east with a gate lodge on the southern entrance. The coach house is accessed via the upper driveway with an open area to the front presumably for turning carriages. The land is heavily wooded and there are no other visible structures apart from a footbridge across the Glashaboy river to the west. Riverstown distillery is located to the northeast of the site.

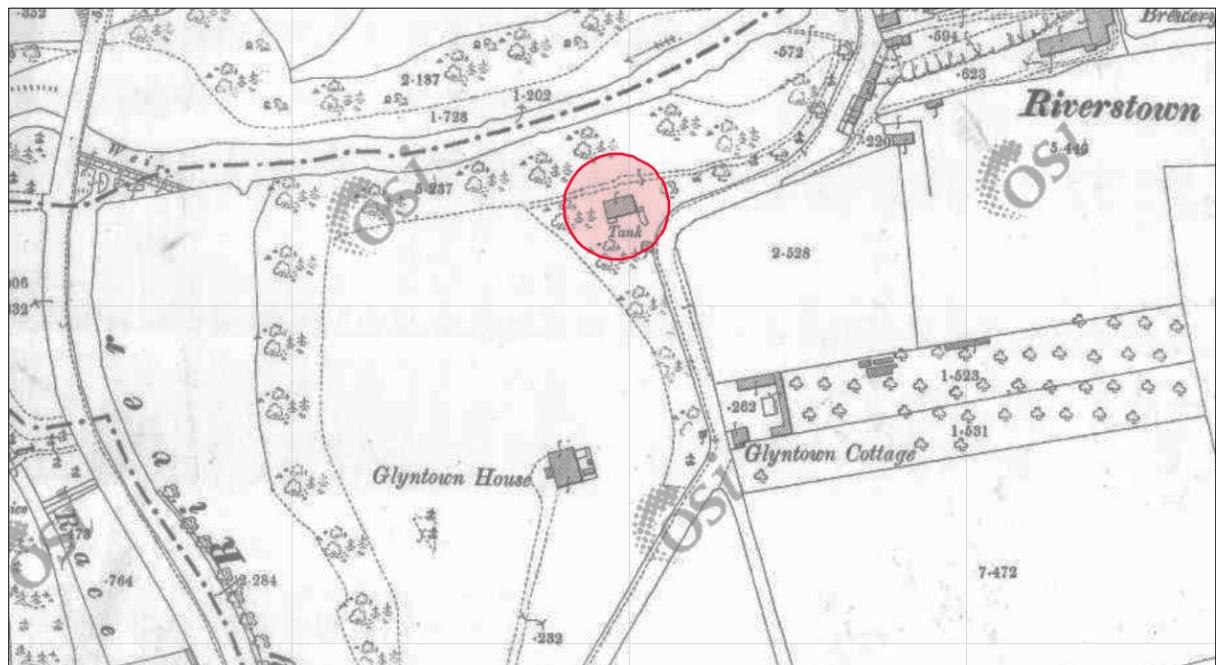


Figure 5: Extract from the 1:2500 Ordnance Survey map (1888-1913). (Source: Government of Ireland, Historic Environment Viewer)

The 1:2500 Ordnance Survey map (1888-1913) (see **Figure 5** above) shows the land as less wooded and the upper drive linking the house to the road and the coach house is no longer shown. The footprint of the house also appears to have changed.

4. Description of building

The subject building is a detached two-storey over basement former coach house set on an elevated site on the bank of the Glashaboy river adjacent to the village of Glanmire. The building dates to the late eighteenth/early nineteenth century and was associated with Glyntown House which has since been demolished. The building was adapted for use as a dwelling in the late twentieth century and the interior was much altered; it is currently unoccupied.

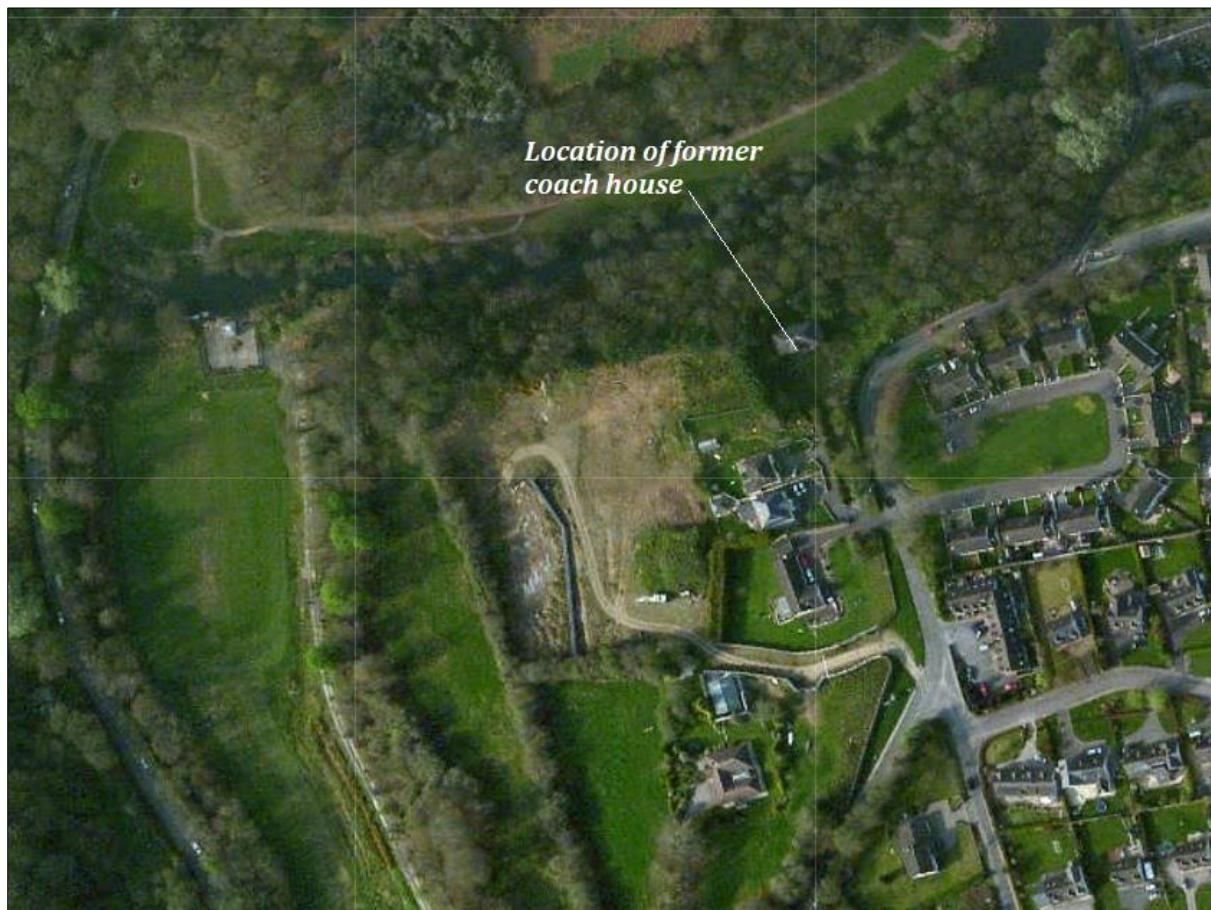


Figure 6: Aerial photograph showing location of former coach house

The walls are of exposed random rubble with brick detailing to the window and door openings and a moulded brick string course and eave detail. The building is five-bay with a central three-bay pedimented breakfront. Round-headed openings to the ground floor with elliptical carriage arch to centre with doorway to either side; oculi windows to the first floor and attic level. All joinery is modern replacement. The pitched roof has a replacement fibre cement tile covering and brick chimneys.

Interior

The lower ground floor level is occupied by a series of storerooms with low brick barrel vaulted roofs (see Plates 10 – 13 in the Appendix to this report). The floor is generally of an earth surface but one room, LGF02, was noted to retain some cobbles. The arch between LGF01 and LGF05 has lost some bricks from its apex. The walls are of exposed stone and some sections of the brick barrel vaulting is lime rendered.

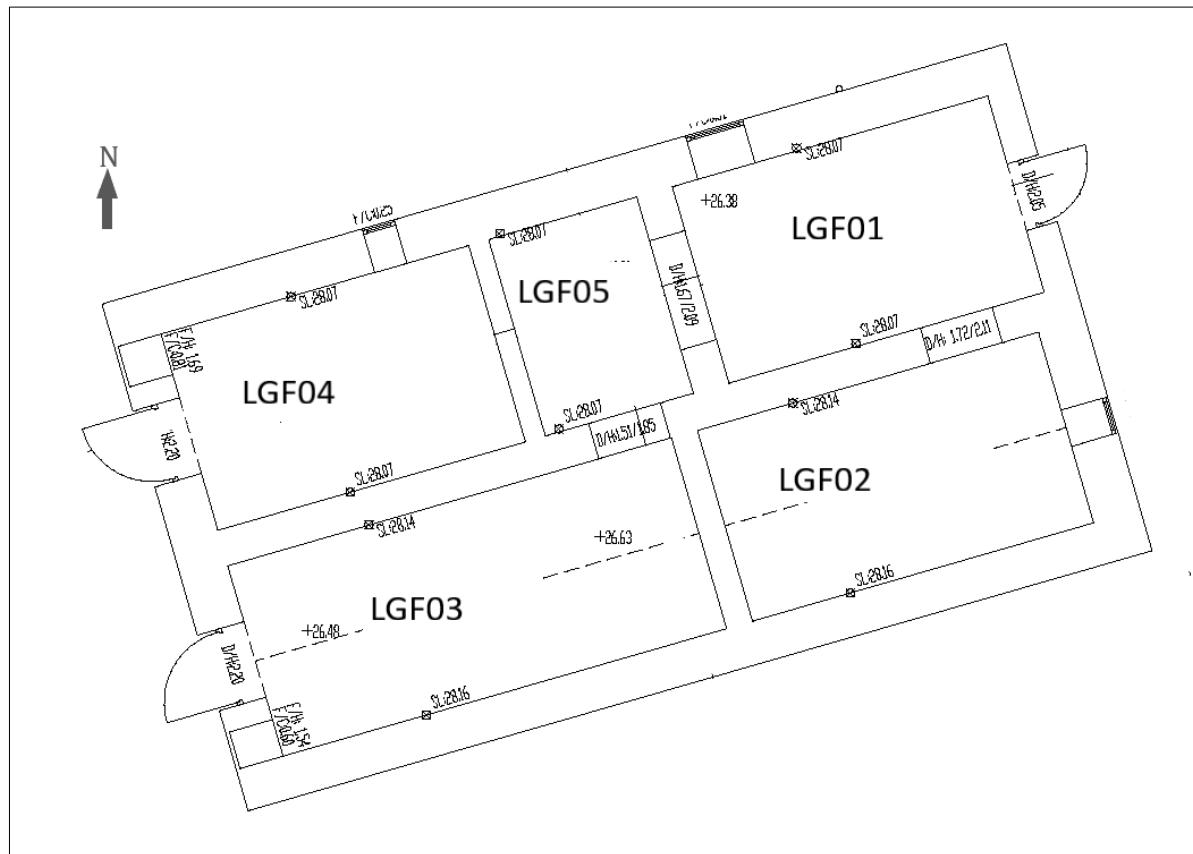


Figure 7: Existing lower ground floor level

The ground floor is occupied by a hallway and three rooms. The floors have modern floor coverings over concrete and the joinery is a modern replacement. The ground floor carriage arch leads to a central hallway, GF01, which runs to the rear of the building and has a replacement timber staircase to the rear. The walls to the hallway are brick-built and original to the building. The walls are rendered and painted, the ceiling has modern timber cladding, and the floor has modern tiling. All joinery is a modern replacement (see **Plates 14-15**).

GF02 is accessed via a modern door from the hallway; there is a second replacement door in the front elevation with a curved detail to the wall which has a small original niche. The room is lit by three original openings with replacement windows; two round-headed to the west and one to the south; a square-headed opening to the north may be a later addition.

Some of the original brick wall is exposed but a large modern fireplace has been inserted into the room. The ceiling has exposed replacement joists and plasterboard (see **Plates 16-19**).

GF03 is located to the front and has a similar replacement entrance door in the front elevation; the room is lit by two original round-headed openings with modern replacement windows. A section of modern brick wall has been inserted into the room (see **Plate 20**).

A modern doorway leads to a room to the rear GF04 which was previously in use as a kitchen. The room is lit by two original window openings with modern replacement frames. A modern

brick-built fireplace has been inserted into the corner of the room. A modern door leads to the central hallway (see **Plate 21**).

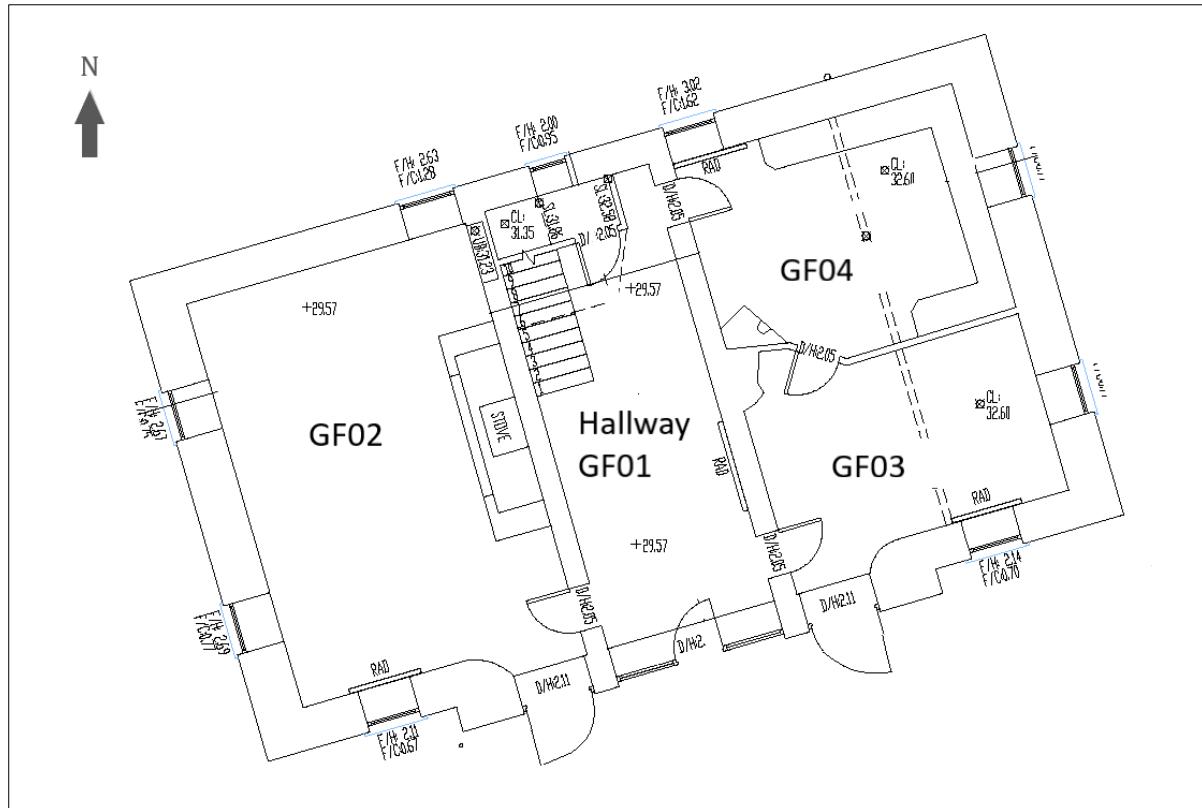


Figure 8: Existing ground floor level

The modern replacement staircase leads to the first floor landing off which are a bathroom FF02, and four bedrooms, FF04-FF07, one with ensuite bathroom, FF02. Sections of the original brick walls are exposed on the landing, FF01 (see **Plate 22**) and bedrooms FF05 and FF06. All the joinery is modern replacement and the rooms are devoid of historic fabric other than the internal brick-built walls and original window openings (see **Plates 22-27**).

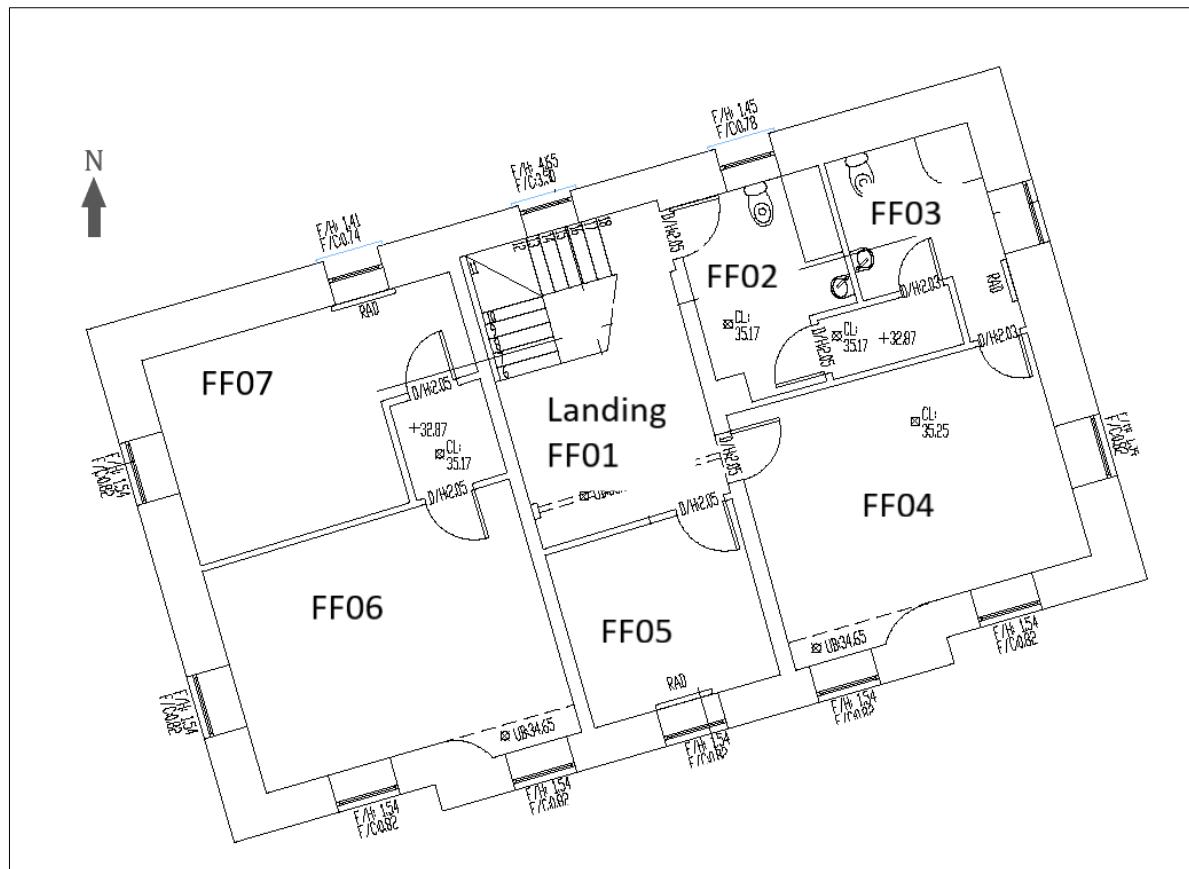


Figure 9: Existing First floor level

5. Assessment of impact

The subject site consists of lands on elevated ground to the south of the Glashaboy river adjacent to the village of Glanmire. There is one structure within the site, a former two-storey coach house which dates to the late-eighteenth/early nineteenth century and was associated with Glyntown House which is no longer extant. The proposed development involves the construction of a number of apartment blocks on the site and the retention and conservation of the former coach house as a residential unit. **The former coach house is not listed as a protected structure.** It is recorded by the NIAH as being significant (NIAH ref. no. 20907502).



Figure 10: Proposed site plan

It is proposed to retain the former coach house for use as two, two-storey units with bike and bulk storage to the lower ground floor. The coach house is currently unoccupied and was much altered internally in the late twentieth century for use as a single dwelling.

The proposal has been carefully designed to retain the architectural expression and key features as existing. The authors have provided guidance to the project architects in relation to the treatment of the front façade.

6. Conclusions and recommendations

The former coach house is currently unoccupied and has previously been much altered by a twentieth-century renovation. There is no original joinery remaining within the building, the roof structure is modern, and the roof is clad in fibre cement tiles. The external walls are in excellent structural condition, but the interior has been previously vandalised following unauthorised access. External fabric such as existing doors and windows are all of modern origin (from the early 1990s) and are not wholly sympathetic to the character of the building.

The classical proportions and architectural details (through the use of red-brick articulation) on the façade and side elevations are its principal features. These will all be retained and enhanced in the proposed development. The project architects have designed the building to accommodate two separate living units while at the same time ensuring that the visual appearance of the building remains that of a single structure. The proposed use of the lower-ground floor level for bicycle parking and storage is wholly appropriate and is a use that will help minimise impacts/interventions on the masonry and brick fabric.

The proposed site layout has been designed with a formal entrance space to be created in the front of the former coach house; this allows its façade and architectural character to be fully appreciated. It is also proposed to retain any surviving cobbles encountered during site development works for re-use in the area in front of the coach house.

Overall, the impact of the proposed development is considered to be **very positive**. The proposed development is an opportunity to refurbish an architecturally interesting building to best conservation practice and prevent further deterioration.

Recommendations

- A conservation consultant/architect will supervise the works to ensure that any required repairs/interventions to the original masonry and brick fabric is in accordance with conservation best practice.
- Any repointing or renewal of pointing or bedding mortar will be executed in a suitable lime mortar with a sand/grit mix that complements the appearance of the building. The appointed conservation consultant/architect shall review and approve samples of any repointing works.
- Traditional-style painted timber windows and doors will be used on the elevations to respect the character of the building. The façade has been designed with suitable vertical battened doors which reflect the original use as a coach house/stable. The appointed conservation consultant/architect shall review and approve all joinery detail proposed for the exterior of the building.

7. References

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Appendix 1: Photographic record



Plate 1: General view to front of house



Plate 2: Ground to east of coach house



Plate 3: Southern elevation



Plate 4: Eastern elevation



Plate 5: Western elevation



Plate 6: Opening in lower ground floor of eastern elevation



Plate 7: Opening in lower ground floor of northern elevation



Plate 8: Detail of windows to first floor level on front elevation



Plate 9: Detail of south-eastern corner

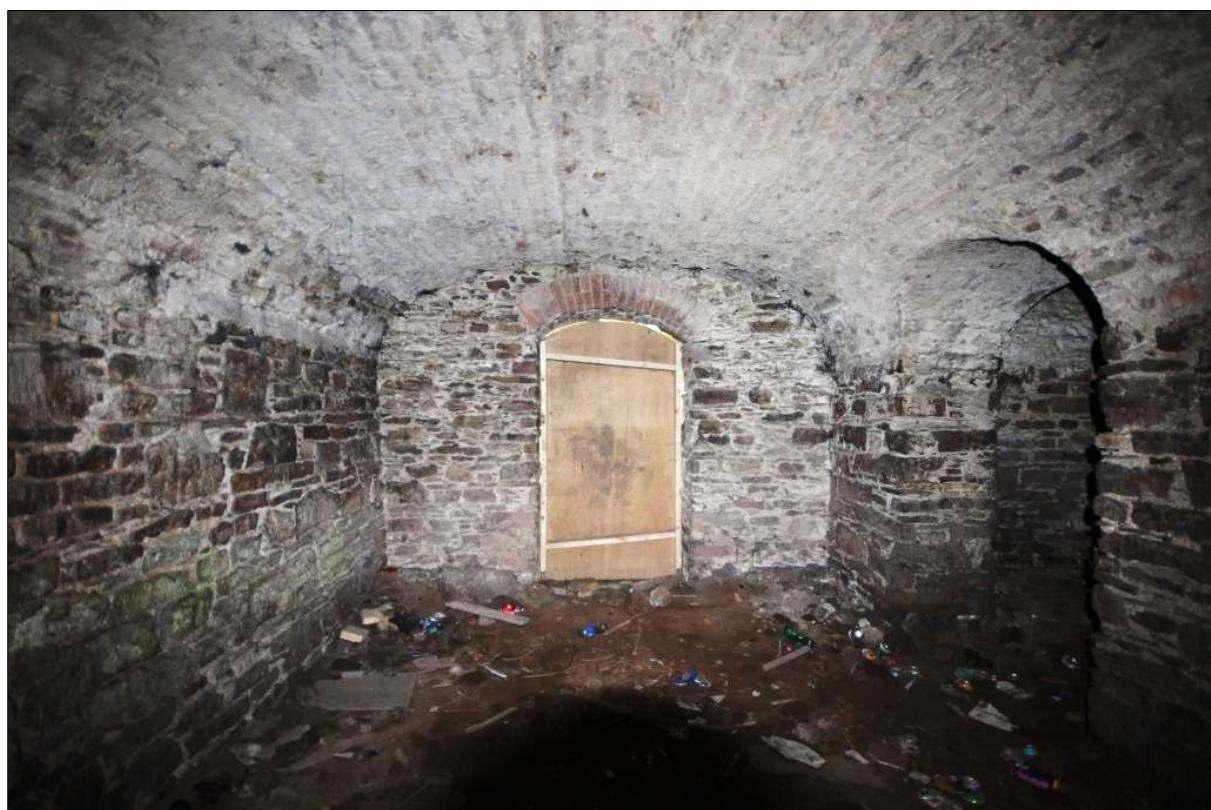


Plate 10: Lower ground floor level LGF01 looking east



Plate 11: Lower ground floor level LGF01 looking west



Plate 12: Lower ground floor level LGF03 looking west



Plate 13: Missing bricks in arch on lower ground floor level LGF01



Plate 14: Ground floor entrance hall GF01 looking to front



Plate 15: Ground floor entrance hall GF01 looking to rear



Plate 16: Ground floor room GF02 looking to rear



Plate 17: Modern brick fireplace built up against original brick wall in GF02



Plate 18: Relieving arch detail in original wall GF02



Plate 19: Ground floor room GF02 looking to front



Plate 20: Ground floor room GF03 looking to GF04



Plate 21: Ground floor room GF04



Plate 22: First floor landing FF01 looking to front



Plate 23: First floor room FF04



Plate 24: First floor room FF05

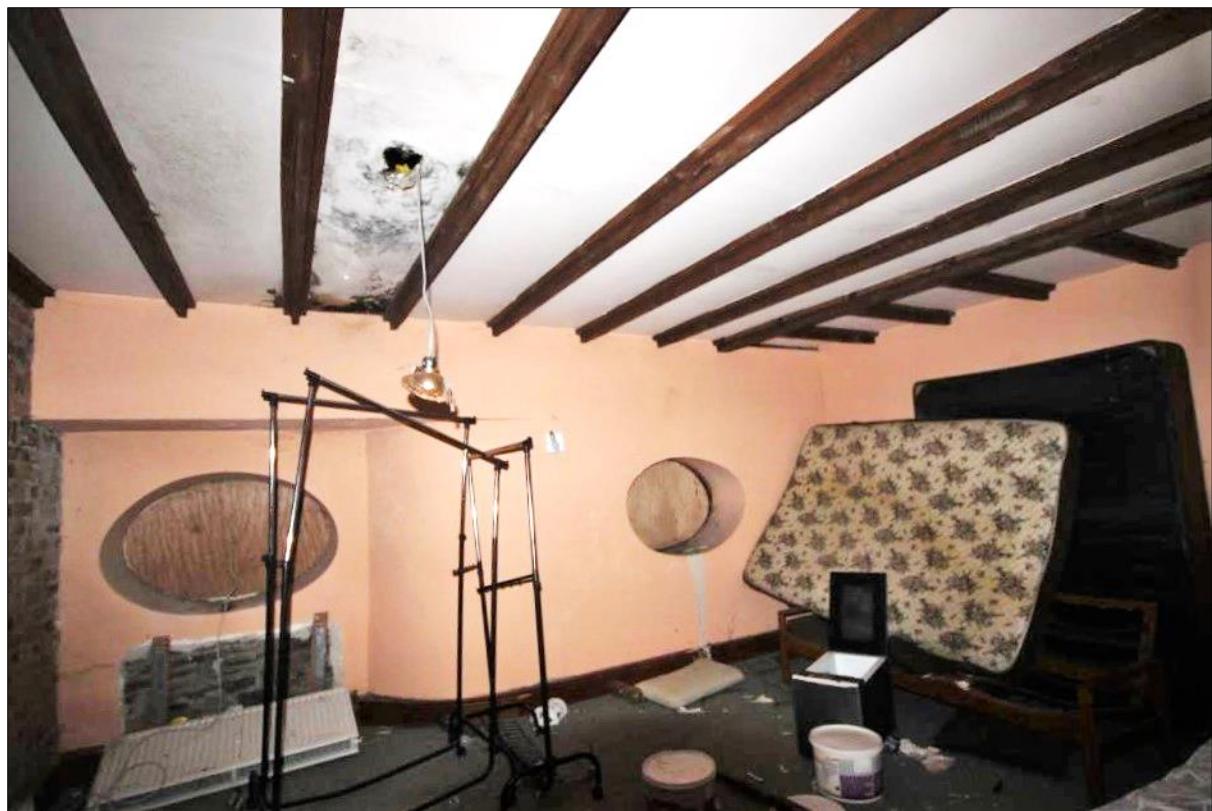


Plate 25: First floor room FF06

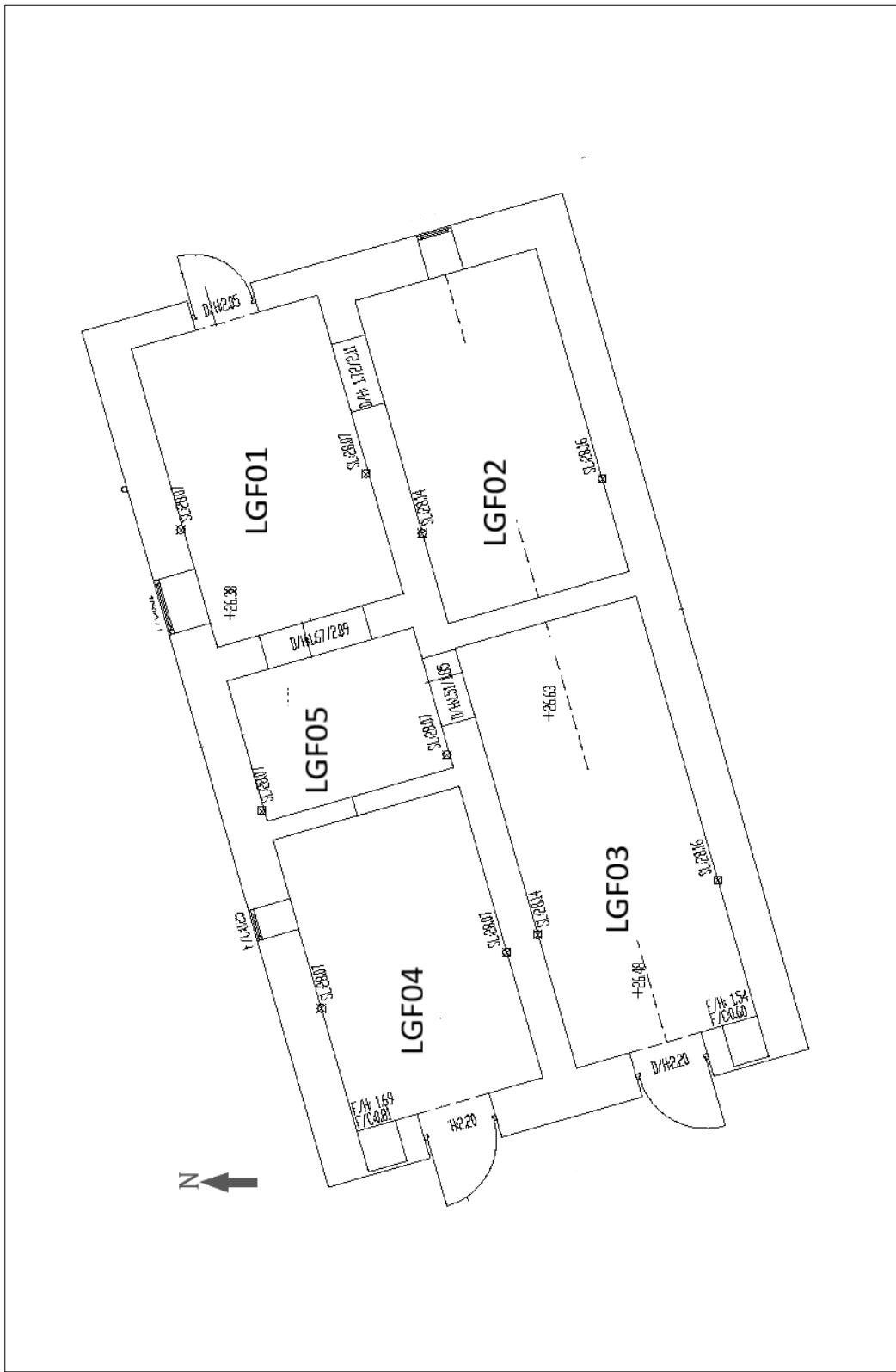


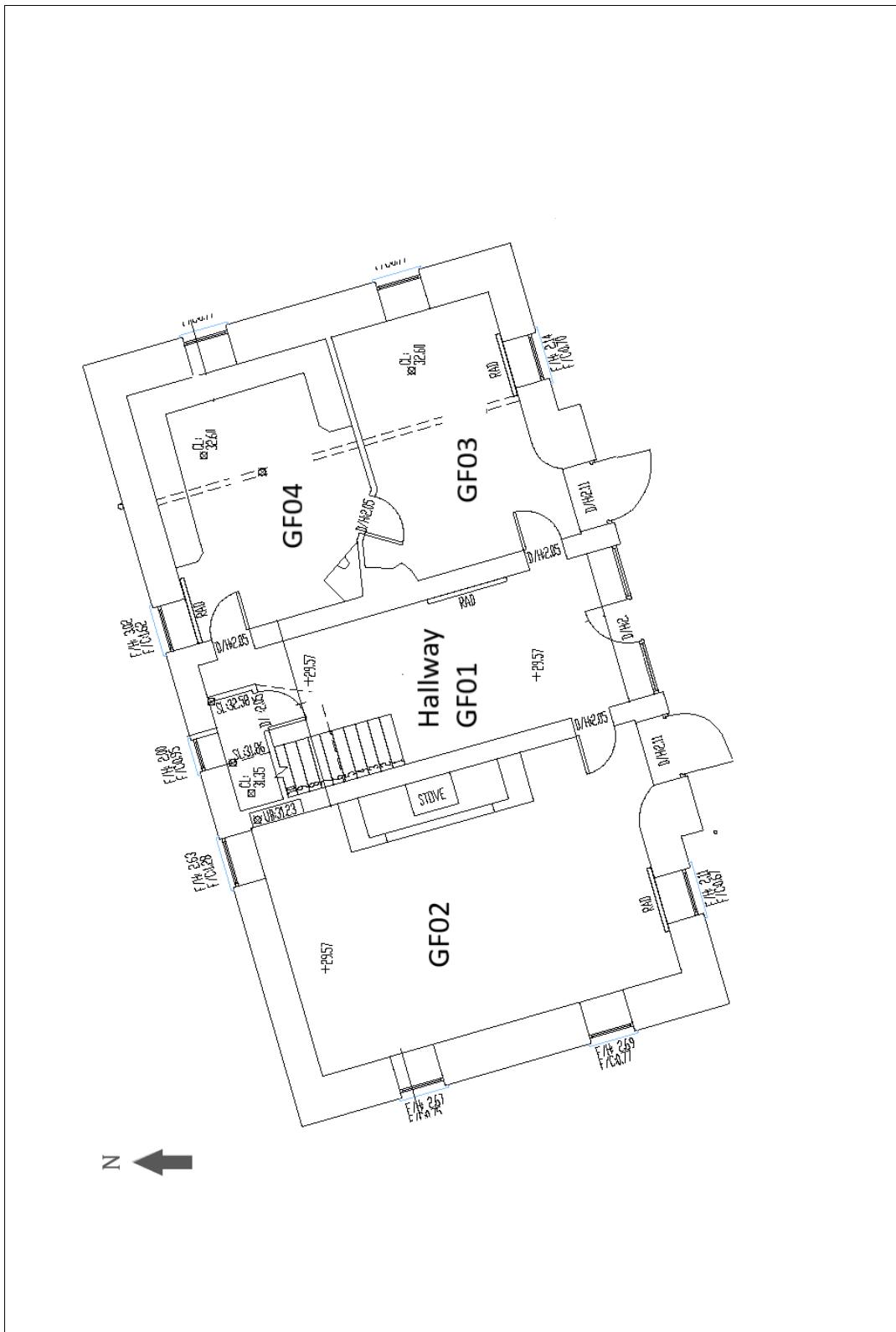
Plate 26: Original brick wall and oculus in FF06



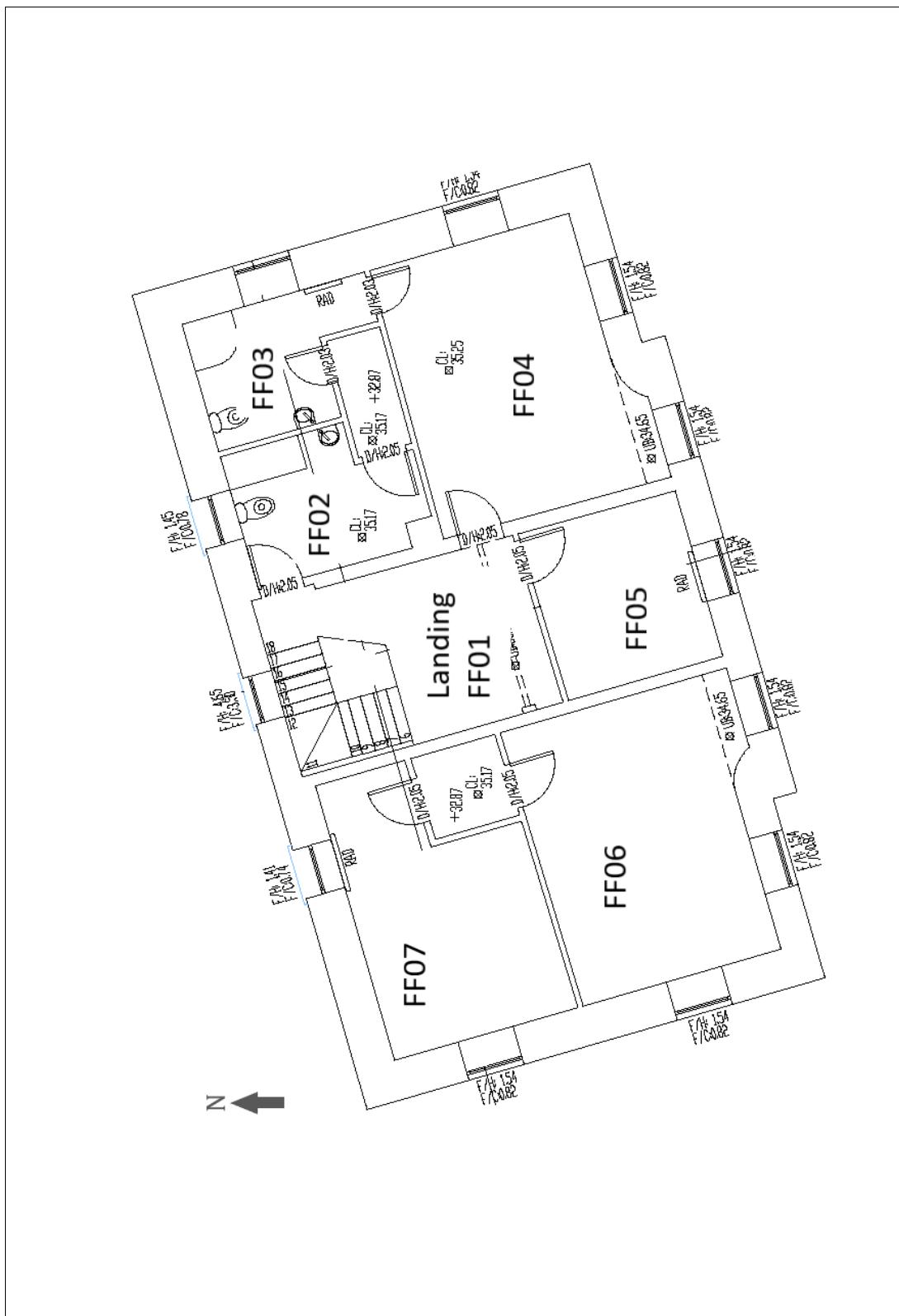
Plate 27: First floor room FF07

Appendix 2: Annotated existing floor plans





Existing ground floor plan



Existing first floor plan