

Glenview House - Blackpool

Cork.

Conservation Report & Heritage Impact Assessment:



Glenview, Cork

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1.0 Introduction

Design Forum Conservation were engaged by the owner of the property Ronnie Hennessey, and project Architects, Reddy Architecture and Urbanism, to provide A Conservation report and Heritage impact assessment to support a Part 8 Planning application due to be submitted with Cork City Council.

The site for development includes an earlier dwelling house Glen View, possibly c.1800 which is earmarked for removal as part of the development.

The proposal is to build a development of 34no. Apartment Units at the upper end of and 20no. sheltered apartments at the lower end of the site.

Cork City Council Conservation and Planning team have recommended providing:

- A written account of the historic development and significance of Glen View House, supported by a written description and photographic record;
- An impact assessment of the proposed development, including proposed measures to mitigate the impacts on the architectural heritage.

Initial site visits/inspections took place in October 2023 was carried out by:

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2.0 Background:

2.1 Site Location.

The site is located on Redemption Road / Lovers Walk, overlooking Blackpool in North Cork City.

Directly behind the site, to the site to the West, stands the Former Bishops Palace, and St. Finbar's Diocesan Seminary, now Geal Scoil Pheig Sayers, and base for Northside Community Enterprises. The house and site looks East, towards 'The Glen' not surprisingly!



• Fig 1. Site location (boundary shown is indicative only and shown for location purposes).



• Fig 2. Site location on aerial view, with Bishops Palace behind.

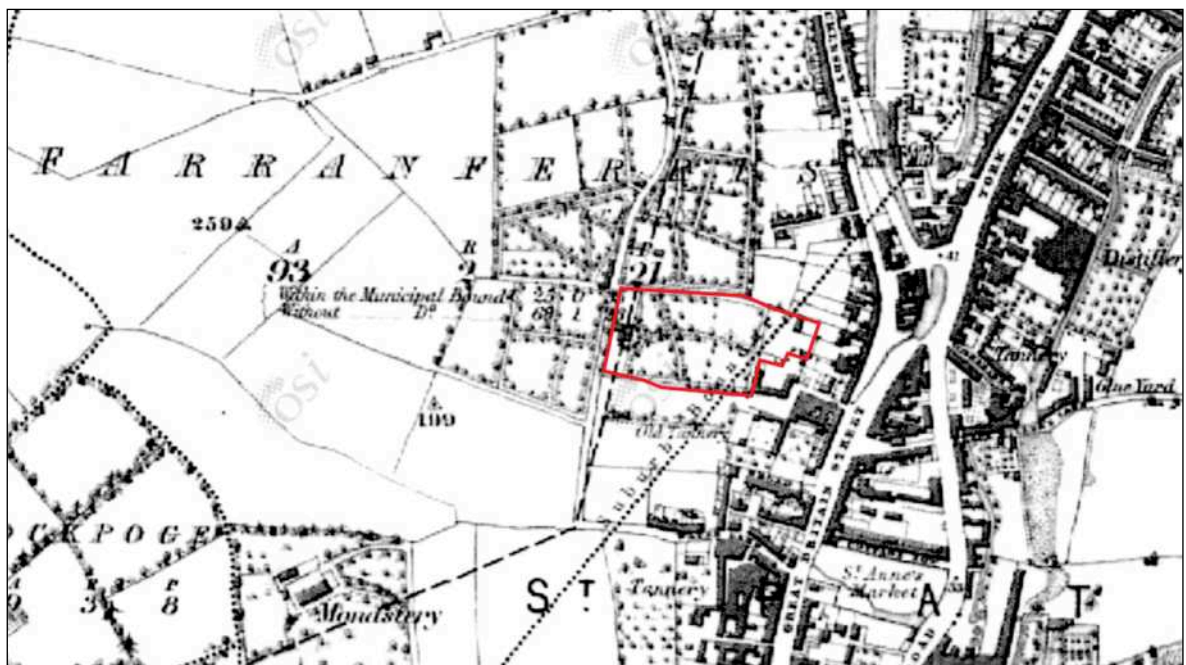


• Fig 3. View over site and Bishops Palace behind, looking towards 'Glen view!'.

2.2 Historical context summary.

This report aims to provide some account of the history of the building and surrounding site, along with building record, to inform the debate.

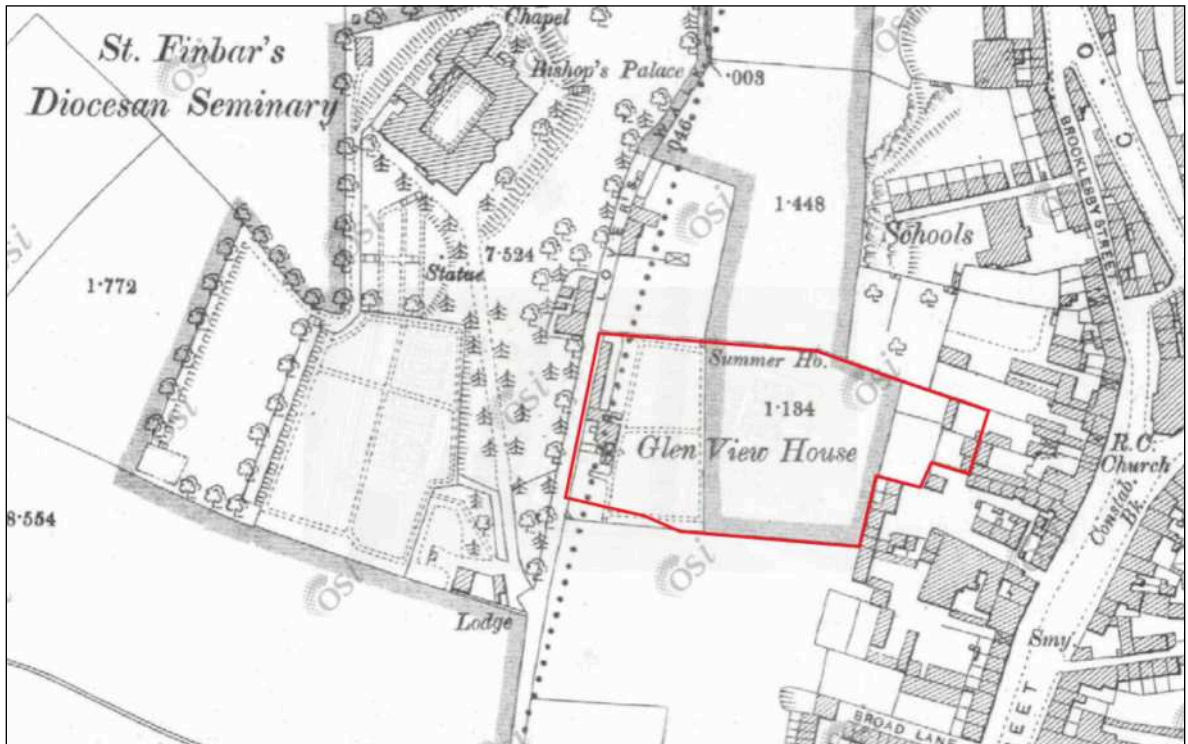
Glen view predates the former Bishops Palace (now Farranferris Educational Campus) above, which appears on later c1900 OS maps, and all surrounding houses on Redemption Road. The current development site outlined below appears to have been the garden of the original house and extended down to rear of William O'Brien Street below as it does still today.



• Fig 1. Indicative Site location identified on c1840 OS map of the area.

The later c1900 OS map shows the prominent Bishops Palace/ St. Finbar's Diocesan Seminary building just above the site and the appearance of the first other houses along Lovers Walk above the site.

At this point Glenview an extended structure to the North of the house, appears on OS maps, likely to have been farm utility buildings, with the basic form of the house looking similar.



• Fig 2. Indicative Site location identified on c1900 OS map of the area.

2.3 Conservation Status and Related Regulations:

2.3.1 Record of Protected Structures:

Glenview is not a Protected Structure, but the building to the West, and directly across road Farranferris Seminary (Bishops Palace) :

RPS No. PS623 (Top left of image below)

Below the site also is the Church of the Annunciation, Blackpool

RPS No. PS1139 (To East of site below)



• Fig 3. Site location identified on Council map showing Protected Structures and local ACA.

2.3.2 National Inventory of Architectural Heritage:

This building has not been identified and listed on the NIAH listing. There are however a few buildings listed nearby:

1. 20862028 : Farranferris Educational Campus : college
2. 20862031 : Bishops Palace gate lodge.
3. 20862036 : Church of the Annunciation Roman Catholic Church : church/chapel
 20862033 : Dennehy's Fish Shop : house
 20862034 : House



• Fig 4. NIAH listed properties in vicinity of site (Blue dots).

2.2.3 Architectural Conservation Area:

The site is located alongside, although not within ACA ID 37 - Blackpool

Identified on Fig 3. Above.

Architectural Conservation Areas.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure. It is a mechanism, which aims to identify and protect areas of special significance and promote an awareness of this significance.

What does this designation mean?

Buildings falling within the boundaries of an ACA can be both protected structures and non-protected structures. There are certain implications for development within an ACA - protection generally relates to the external appearance of structures and features of the streetscape. It does not prevent internal changes or rearrangements provided that these changes do not impact on the external appearance of the structure.

Generally any works that may have a potential impact on the exterior would require planning permission, such as changes to the original roofing material, windows, boundary walls etc. The aim of ACA designation is not to prevent development, rather to guide sensitive, good quality development, which will enhance both the historical character of the area and the amenity of those who enjoy it.



• Fig 5 Views from site towards Glen to left and Church of the Annunciation below.

3.0 Building Record:

A site visit was carried out on 29th September 2023, and included internal access to Glen House in all accessible areas.

3.1 House exterior & Site:



• Fig 6. View of house from North along Redemption Road, with walls of 'outbuildings' alongside.



• Fig 7. View of house from North.



• Fig 8. West elevation of house.



• Fig 9. South West view of house.



• Fig 10. South West view of house.



• Fig 11. South West view of house.



• Fig 12. South end view of house.



• Fig 13. South East view of house, from site.



• Fig 14. South East view of house.



• Fig 15. East South/East view of house.



• Fig 16. Eastern view of house.



• Fig 17. North Eastern view of house.



• Fig 18. Boundary to adjoining houses to North and tree screen to Farranferris Educational Campus.



• Fig 19. Boundary to adjoining houses to North and tree screen to Farranferris Educational Campus.

The exterior of the site below and around the building is overgrown and access is limited without more clearance. Without survey being carried out on overgrown site and at bottom of site, the only other 'Historic' remnants that are quite apparent on site other than the house are the remaining walls of what would have presumably been ancillary farm buildings to the North of the house. There is a flat roofed structure behind but the original stone wall to the roadside remains.

Planning report: "The general site is characterised by its significant change in level of approx. 30m from east to west. The upper level of the site has spectacular views over Blackpool and as a consequence much of the site is visible from across the valley. The site is a brownfield site. There are a number of existing buildings on the upper level which included Glen View House together with a number of outbuildings and container buildings. A significant portion of the land is vacant. The Ground conditions included an element of cut, fill and possibly some original ground."



• Fig 20. Roadside to North of House with stone wall of original ancillary buildings.

3.2 Site Boundary Conditions:

The site has extensive site boundary conditions. The site has road frontage to the west which fronts onto Redemption Road. This boundary is a mixture of high walls and gates buildings together with some residential scaled gates and railings. The Redemption Road boundary treatment is to be replaced in its entirety with typically residential scaled gates and railings. A new road entrance is provided.



• Fig 21. Site boundaries. (Planning report)

The northern boundary is bound on the upper tier by an unused laneway, on the middle tier by an unused overgrown green area and on the lower tier the site bounds with the community centre astroturf ball court and car park. These northern boundaries are to be secured with fencing/walling. The eastern boundary is typically bound by the rear gardens of adjoining properties. These boundaries are to be typically retained as fencing/walling with limited alterations where required. The Southern boundary is typically bound by rear gardens of adjoining properties.

These boundaries are to be typically maintained as fencing/walling with limited alterations where required. On the lower tier, the existing vehicular entrance gate and walls are to be retained. On the middle tier, the road from Seminary Court is extended into the site to give vehicular access. On the upper tier the site adjoins the current land owner’s residential accommodation outside the site boundary. This boundary is to be realigned to suit the development.



• Fig 22. Wall and railings to South West of house.



• Fig 23. Wall and railings to South West of house.

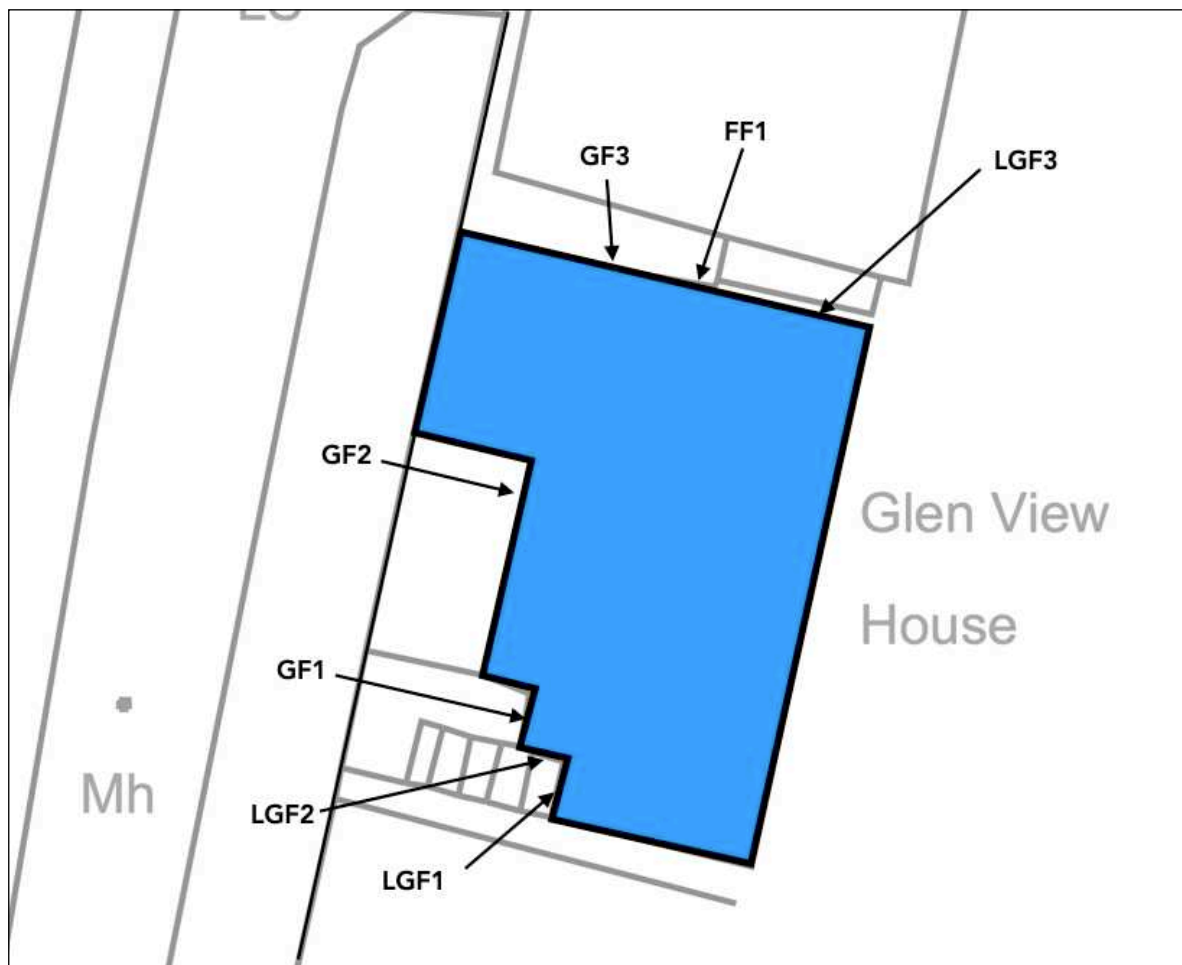
3.3 Access and entrances:

There are a series of separate apartments within the house, and accessed by multiple different entrances from perimeter:

Inside the front gate to the South end of house, there are two entrances at ground floor and one directly inside gate, at lower ground floor level.

Currently the site is unoccupied and secured with all opes blocked up and with remote security monitoring equipment in situ, in a number of locations around the building. While it is somewhat unsightly locally, it unfortunately is essential to keep the building free of occupants, particularly given its more recent history.

To the North side there is one door at ground floor, one at first floor up a steel external stairs and one at lower ground floor, down an external steel stairs.



• Fig 24. Location of various entrances into house.



• Fig 25. Doors LGF1 & LGF 2 Lower ground floor South end two apartment entrances.



• Fig 26. Door GF 3. Door FF1 above.



• Fig 27. Door GF3.



• Fig 28. Door GF1 inside gate.



• Fig 29. Door GF2.



• Fig 30. View down North Gable to GF2.



• Fig 31. GF1 inside entrance.



• Fig 32. GF2 inside entrance.



• Fig 33. GF3 entrance.



• Fig 34. GF2 entrance, inside railings.



• Fig 35 & 36. Door LGF2.



• Fig 37. Door LGF3 North gable

• Fig 38. Door LGF.

3.5 Interior elements of historical interest:

The interior of the building has been so significantly altered and carved up over the years that very little of any value remains. Identifying the two remaining items of interest is probably the simplest way to illustrate the condition vernally of the interior.

Window by GF1:

The only original remaining window in the building is inside the ground floor door GF1.



• Fig 39. Sole remaining original window inside door GF1.

Ceiling rose in room inside door GF2, most likely one of the main rooms (living room) in original house: Cornice even in this room is gone. The structure on left of ceiling may be indicative of a far greater loss, and that could be all joist end rotten on entry into external wall and supported in this and many other areas, with internal beam added later. Small last section below of original cornice and picture rail.



• Fig 40 & 41. Sole remaining ceiling rose and below section of an earlier cornice.



3.5 General condition of interior:

Without existence of survey plans the identification of rooms is difficult, however the selection of images below will illustrate the fact that not only is the building in very poor condition, but its interiors are no longer of historic significance and restoring to anything resembling the original house may be pointless at this stage.

The building is a 'rabbit warren' of small compromised spaces and its interior layouts in some areas would be of significant concern to fire officer in regards means of escape, fire separation etc. The following selection of interior photos should give a good sense of the current condition of the house.



• Fig 42. Typical kitchen and evidence of damp/ mould in corners.



• Fig 43. Typical kitchen and evidence of damp/ mould in corners.



• Fig 42. Bedroom and evidence of rising damp/ mould on external walls.



• Fig 43. Bedroom more recently decorated.



• Fig 44. Kitchen in dormer roof.



• Fig 45. Living room with damp and mould under flat roof/ at external wall.



• Fig 46. Living room rear First floor, overlooking Blackpool, with evidence of roof issues.



• Fig 47-48. Ensuite/ bathroom off same apartment.



• Fig 49 & 50. Kitchenette first floor rear apartment.





• Fig 51 & 52. Typical kitchenette.



• Fig 53 & 54. Toilet and ensuite.



• Fig 55. Bedroom GF2 apartment.



• Fig 56 & 57. Access to bedroom above and kitchen in same GF2 apartment.



• Fig 58 & 59. Inside GF1 and stairs to FF.





• Fig 60 -63. Living room/ kitchen rear GF apartment apartment.





• Fig 64-66. Kitchen, rear upper level GF1 apartment.





• Fig 67 - 70. LGF apartment ensuite and kitchen.





• Fig 71 -73. Stairs to FF in Northern gable apartment.





• Fig 74. Apartment entrance hall.



• Fig 75-76. Kitchenette LGF apartment



• Fig 77 - 78. LGF Apartment Ensuite.



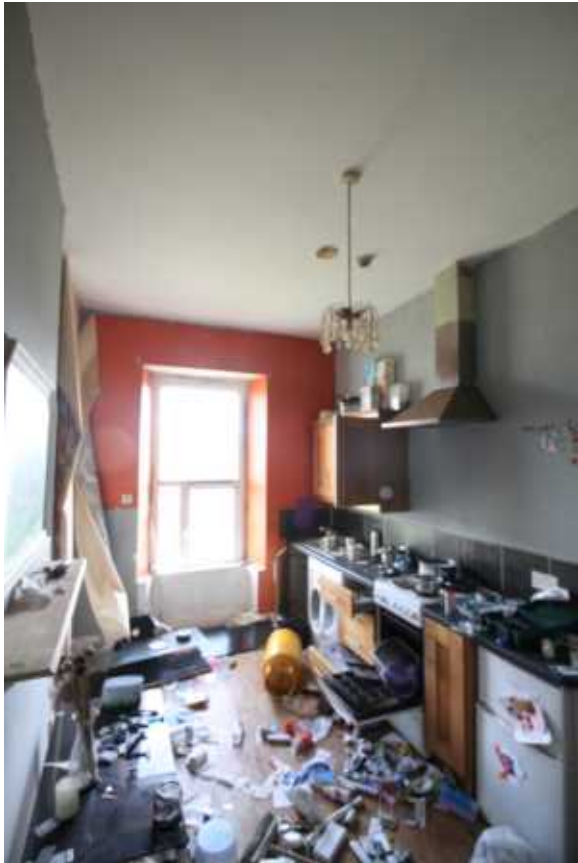


• Fig 79 - 82. Apartment kitchen rear GF1





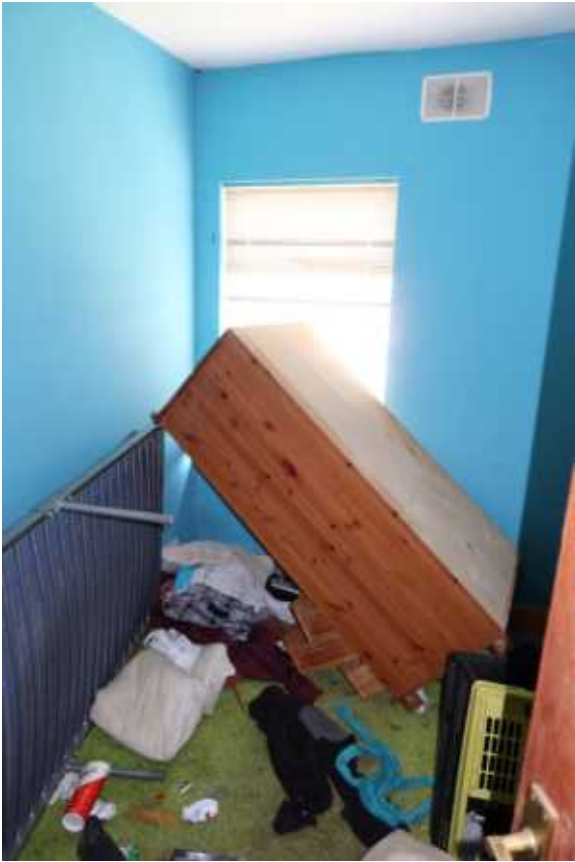
• Fig 83 - 86. Apartment GF2 typical views.





• Fig 87 - 88. Apartment GF2 kitchen.





• Fig 89 -92. Typical apartment interiors and damp/ mould issues .





• Fig 93 - 95. Bedroom and kitchen below - typical.





• Fig 96 & 97. Kitchen rear GF Apartment North end.





• Fig 98 & 99. Typical kitchen/ dining room.





• Fig 100 & 101. Bedroom with common mould issues.



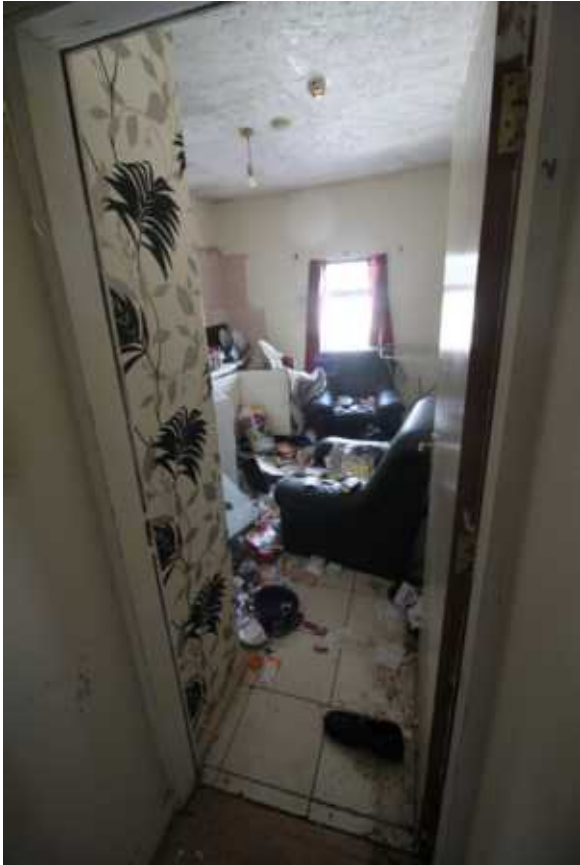


• Fig 102 & 103 Bedroom Top level rear apartment with roof failure.





• Fig 104 - 106. Kitchen same apartment.

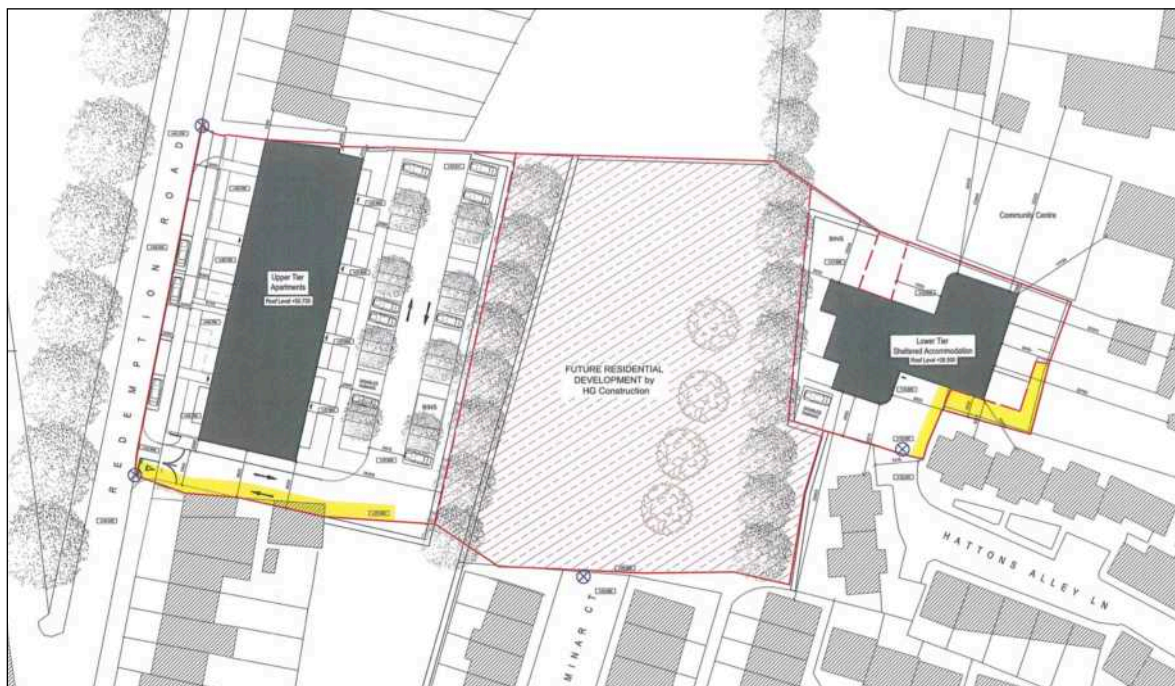


4.0 Proposals:

SITE STRATEGY: Design statement:

Due to the topography of the site the development land will be tiered into a number of distinct housing zones which will be characterised by distinct types of housing. The diversity of mix will consequently correspond to this tiered nature of the site. The upper tier will consist of a new apartment complex and landscaped grounds. The height of such a building respects the height of an existing building and the streetscape.

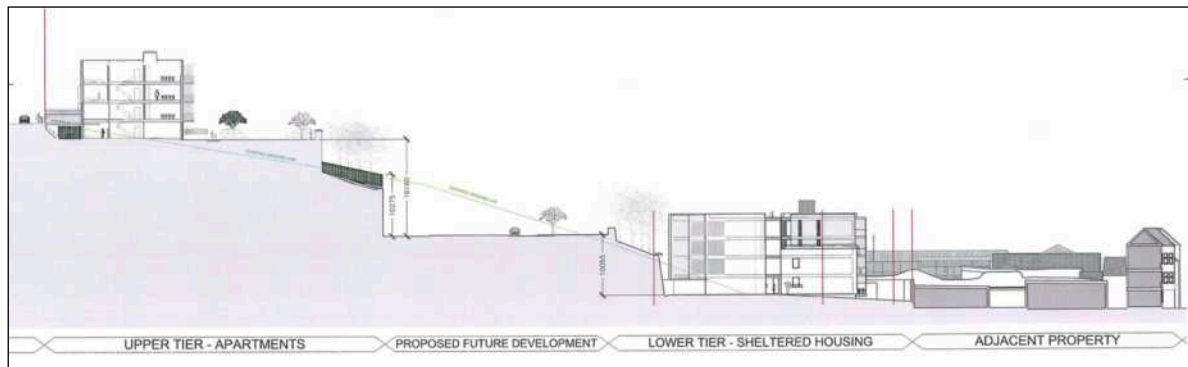
The existing (Glenview House) apartment building on the site which is 4 stories will be demolished. This currently comprises of 12no. 1-bed apartments. The number of units in the proposed new complex will be 34 units comprising typically 2-bed units. These new units will all be standards compliant. The scale of the complex is appropriate for its eventual management. The middle tier of the development consists of terraced houses for families. These correspond in scale to the adjoining housing scheme at Seminary Court. The lower tier which is a back-land infill type site will consist of sheltered housing as it has immediate connectivity to Blackpool and is fully accessible in this regard. This building benefits from its immediate adjacency to Blackpool community and medical centre. Sheltered housing in turn has a ripple effect of freeing up houses elsewhere in the locality which can consequently be used by families.



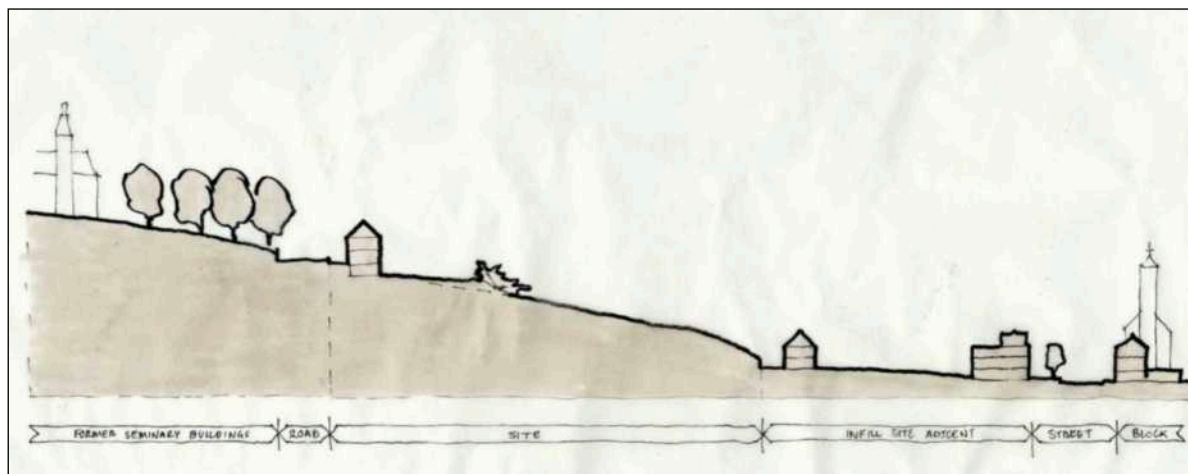
• Fig 107. Proposed initial site layout.

The middle tier of the suite is going through some ownership clarification and will follow as a separate development in due course and is not part of this current application.

The site is laid out in response to the Cork tradition of building on a level contour. Notable examples include the neighbouring Farranferris Educational Campus building as well as numerous other examples in Cork. The masterplan reinforces this pattern of development for the overall site which consist of a series of layers of building and layers of soft landscaping. This in turn is the response to the landscape protection zone which the site form part of.



• Fig 108. Proposed Site section.



• Fig 109. Existing site section.

5.0 Conclusions and recommendations:

Cork City Council have prepared proposals for the development of the site, along the appointed design team. The proposals include works that will remove the existing house and replace it with a new housing development in an area of the city where demand is very high. The site inspection was undertaken by Design Forum Conservation, to determine the nature and significance of any heritage features within the site around Glenview house. It was found that little of the original fabric remains apart from the upper roadside elevation and parts of the main internal structure. Nevertheless, the proposed removal of the house will represent a slight/moderate negative direct impact.

All indications are present of a building at significant risk of the full range of typical concerns, rot, water ingress, poor (recent) build quality, with signs of increasing decay throughout, and little of what is left of the existing interior of the property that would be worth retaining or restoring.

Similarly on exterior, windows are all gone and replaced with poor PVC/ aluminium windows and doors, roof has been replaced and resulted in artificial slates, and most if not all rainwater goods are replaced with modern goods. With some sections of the roof letting water in to interior (possibly with lead having been removed?) the deterioration will likely be fairly rapid.

With the many alterations and new opes within the structure, there would have to be concern about some of the structural integrity of the overall complex.

In summary we would suggest that the impact of retaining the house on current proposal for the development of the site, and the value of the structure in terms of conversion to viable housing accommodation in its present form, would not warrant its retention.

Disclaimer

The report is based on a visual inspection only.

External condition has been assessed from ground level only.

Parts of the fabric which are inaccessible or concealed are excluded from the assessment (e.g. where roofs or roof spaces were not accessible, floor boards or coverings not lifted, walls or ceilings not opened up, heavy furniture not moved, etc).

Aside from comments, the inspection does not involve a detailed survey of the functioning or safety of chimney flues or presence of asbestos material.

Aside from comments on the risks of timber decay, the inspection does not involve a detailed survey for timber damp, decay or insect infestation.

Inspection of services is limited to a superficial visual inspection, excluding any testing for function or safety.

Searches in relation to title, planning issues or statutory approvals will be excluded.

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