



Landscape Design Strategy and Masterplan

PHASE 1 'The Meadows' BESSBOROUGH, CORK
for ESTUARY VIEW ENTERPRISES 2020 Ltd.

March 2022

Project:	BESSBOROUGH Phase 1 'The Meadows' Apartment Development
Description:	<p>Estuary View Enterprises 2020 Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at Bessborough, Ballinure, Blackrock, Cork.</p> <p>The development will consist of the construction of a residential development of 280 no. residential apartment units with supporting tenant amenity facilities, café, crèche, and all ancillary site development works. The proposed development includes 280 no. apartments to be provided as follows: Block A (6 no. studio apartments, 14 no. 1-bedroom, 34 no. 2-bedroom & 1 no. 3-bedroom over 1-6 storeys), Block B (37 no. 1-bedroom & 49 no. 2-bedroom over 6-10 storeys), Block C (31 no. 1-bedroom, 36 no. 2-bedroom & 6 no. 3-bedroom over 5-9 storeys) and Block D (30 no. 1-bedroom, 31 no. 2-bedroom & 5 no. 3-bedroom over 6-7 storeys).</p> <p>The proposal includes a new pedestrian/cycle bridge over the adjoining Passage West Greenway to the east, connecting into the existing down ramp from Mahon providing direct access to the greenway and wider areas.</p> <p>The proposed development provides for outdoor amenity areas, landscaping, under-podium and street car parking, bicycle parking, bin stores, 2 no. substations one of which is single storey free standing , a single storey carpark access building, public lighting, roof mounted solar panels, wastewater infrastructure including new inlet sewer to the Bessborough Wastewater Pumping Station to the west, surface water attenuation, water utility services and all ancillary site development works. Vehicular access to the proposed development will be provided via the existing access road off the Bessboro Road.</p>
Location:	Bessborough Cork
Client:	Estuary View Enterprises 2020 Ltd.
Doc Title:	Landscape Design Strategy and Masterplan
Status:	SHD Planning Application
Revision:	P.0
Prepared by:	Ilsa Rutgers LANDSCAPE Architecture

BESSBOROUGH Apartment Development

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SHD PRE- PLANNING CONSULTATIONS - RESPONSE TO AN BORD PLEANÁLA OPINION

A number of design alterations have been made since the tripartite meeting in response to An Bord Pleanála (ABP) and Cork City Council's (CCC) comments.

The changes to the proposed planning application are itemized in ShipseyBarry's Tri-Party Alteration's Report.

Specific response to the landscape design related comments and clarifications sought by Cork City Council and An Bord Pleanála are summarised in this introductory chapter.

SHD PRE- PLANNING CONSULTATIONS - RESPONSE TO AN BORD PLEANÁLA OPINION

Furthermore, Pursuant to article 285(5)(b)
Item 1

The application should be accompanied by an appropriately detailed Masterplan / Design Statement which should set out a coherent strategy for the overall development of lands within the prospective applicant's ownership at Bessborough. The Masterplan should describe the overall response to the historic context and landscape setting of the lands, and the relationship between developments within different character areas in terms of their design and layout and the influences thereon.

A Masterplan incorporating the three proposed phases of development is described in ShipseyBarry's "An Bord Pleanála Opinion Response Report"; as well as in their Design Statement.

An annotated Landscape Masterplan overleaf provides a framework for the approach to landscape design and incorporates the anticipated development in broad-brush strokes for Phase 3 which will be the subject of a future planning application.

The purpose of the Landscape Masterplan is to identify the key landscape features or assets and seek to safeguard them in all three phases of development. The landscape plan and initial planting that was implemented on the site prior to 1840 remained largely

intact until the 1950s as can be evidenced by historical maps and photographs.

Significant changes occurred after 1990 with the construction of the Ring Road, the creation of a Heritage Park to the north of the house and the construction of significant institutional buildings.

The approach adopted in this landscape masterplan and in the development of the site, focuses on safeguarding and showcasing the landscape assets and creating a new public amenity on the site.

Many of the historic landscape features are under threat from vandalism and neglect and the existing stock of trees require careful management and replenishment with appropriate native trees if this historic landscape is to be preserved.

Development of the site in the less historically sensitive parts of the site, provides a resident community to take ownership and manage the conservation and maintenance of the grounds.

Ceding a large portion of the site to Cork City Council or another stakeholder provides the city with a new neighbourhood park.

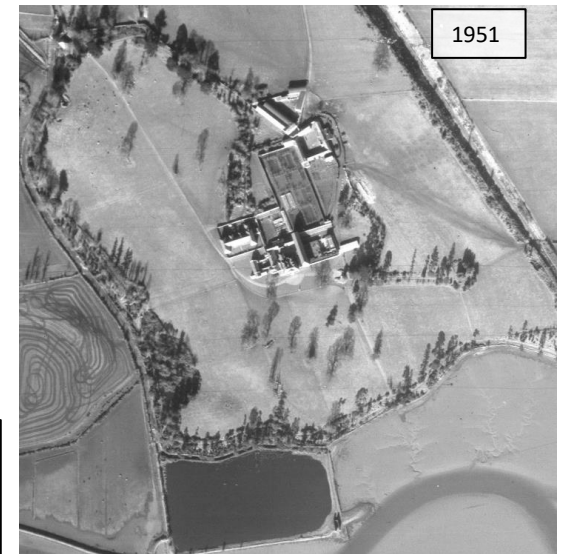
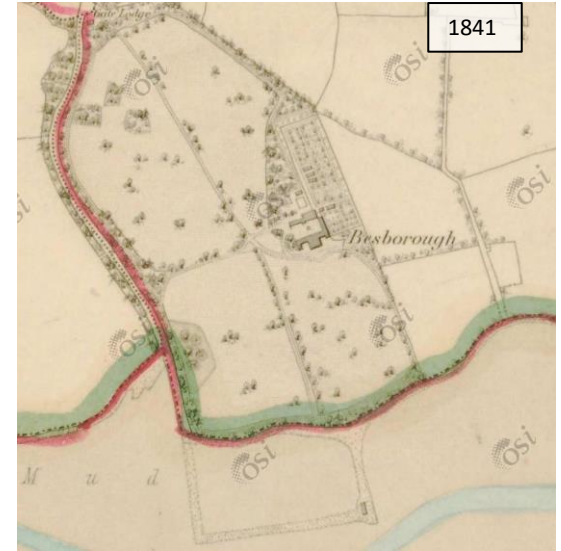
The proposed development of the site will deliver large areas of public open space within the mature landscape setting, as well as making provision for a new pedestrian bridge to connect to the Passage West Greenway.

The proposed development will unlock what is currently a private, inaccessible and isolated site.

The proposals offer great amenity to the public and achieves many of the aspirations of connectivity, permeability as well as the promotion of a well connected, integrated, sustainable community.

OVER A CENTURY APART....

The 1841 Ordnance Map and the Aerial photograph taken in 1951 show that the primary landscape elements remained intact until 1950 with significant alterations occurring from 1990 onward.



MASTERPLAN

LANDSCAPE DESIGN STRATEGY

REINSTATE HISTORIC LANDSCAPE - OPEN UP VISTAS
 Reinforce wooded perimeter and gradually open-up approach vistas with removal of trees to road edge (subject ONLY to agreed Parkland Management Plan)

NEW PUBLIC OPEN SPACE
 Park to be opened to public. Reinstall historic paths and introduce play zones and a remembrance bench

PROMOTE WALKING + CYCLING
 New paths create full permeability across the site. A new pedestrian bridge to the Cork – Passage West Greenway knits the site into existing green infrastructure and provides a critical link across the site between east and west

FARM GIRL MEMORIAL BENCH
 Circular bench centered on specimen Magnolia tree

PHASE 2 'The Farm'

PHASE 1 'The Meadows' THIS APPLICATION

MEMORIAL ARCHIVE CENTRE

FOLLY

DESTINATION PLAYGROUND

ICEHOUSE
 Restore the historic Icehouse

REMEMBRANCE PARK

REFLECTION POND
 Restore the historic pond to provide an attractive amenity. Remove invasive species from the islands and clear trees obscuring the visual link between the pond and the house. Drain site surface water into pond to replenish with fresh water.

REMEMBRANCE PARK
 Area south of Bessborough House to be ceded to Cork City Council/ Stakeholders as a Neighbourhood Park

REINFORCE WOODLAND SCREEN
 Reinforce buffer from the Ring road with new native trees



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SITE ANALYSIS

LANDSCAPE DESIGN STRATEGY

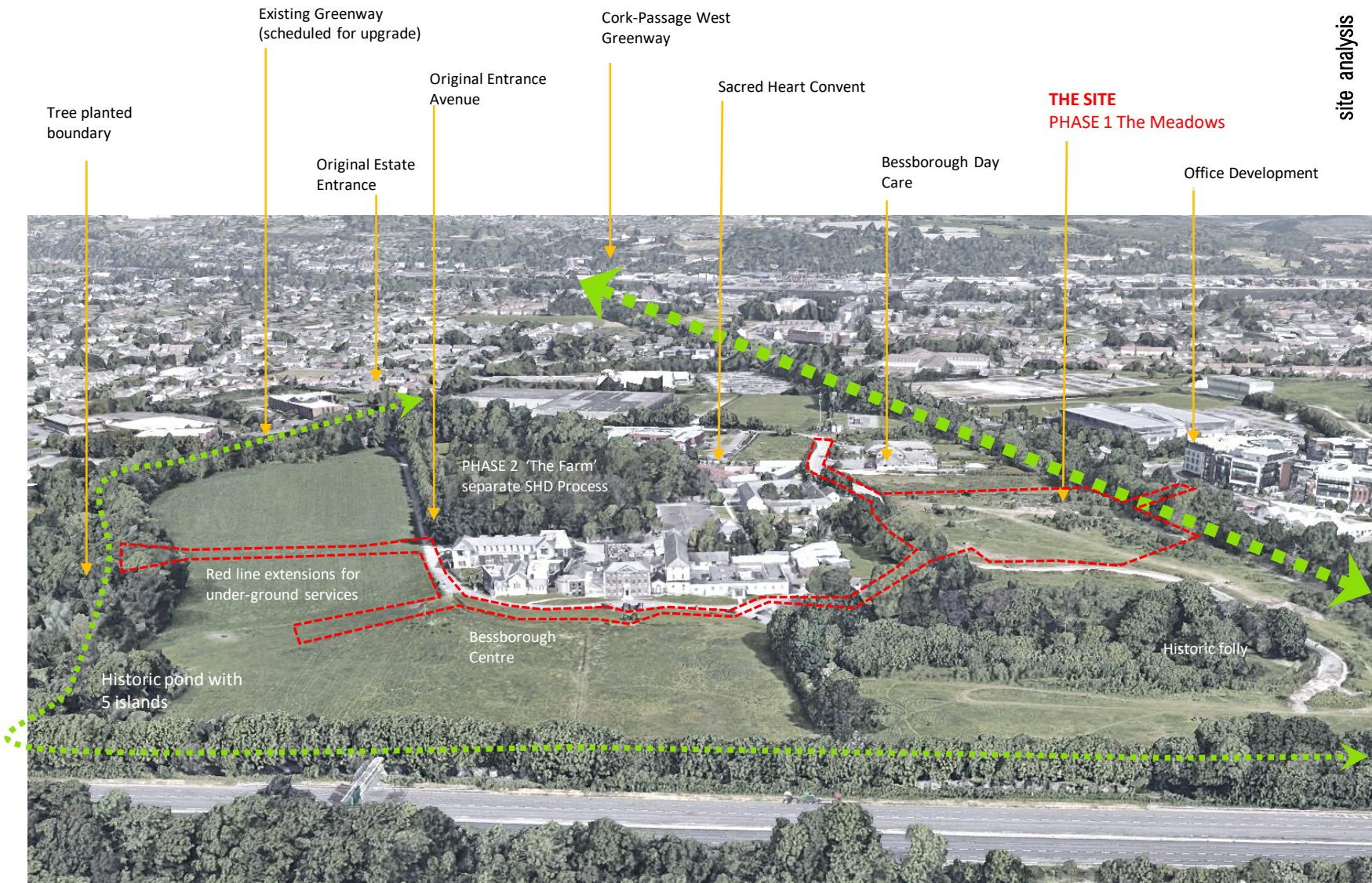


note: red line site outline is indicative

BESSBOROUGH Apartment Development

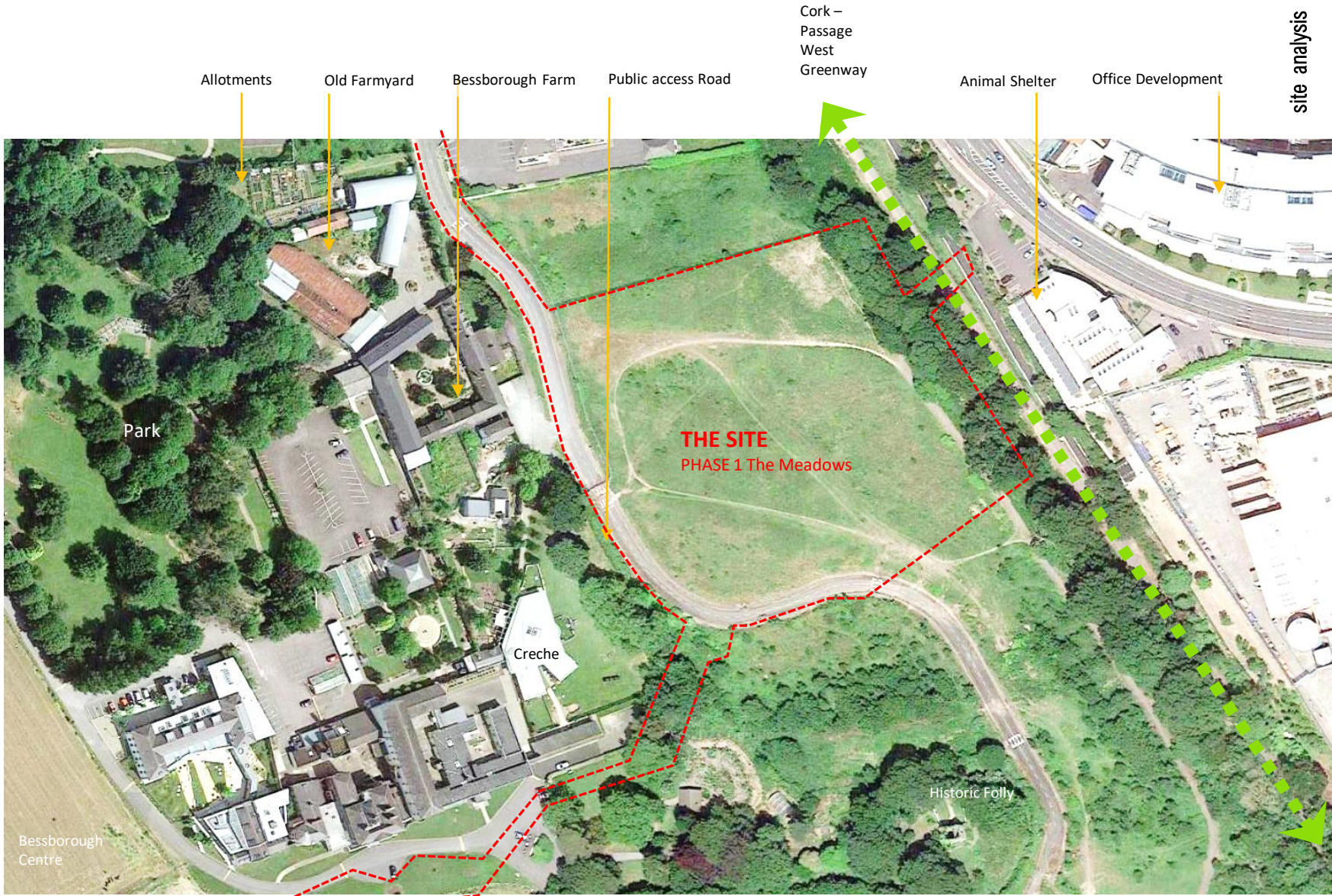
SITE ANALYSIS

LANDSCAPE DESIGN STRATEGY



note: red line site outline is indicative

BESSBOROUGH Apartment Development



note: red line site outline is indicative

BESSBOROUGH Apartment Development



Photograph of the Bessborough House,
circa 1880's



6-inch Ordnance Survey Map 1st Edition (surveyed 1841)

HISTORIC LANDSCAPE CONTEXT

Bessborough House is a Georgian Country House believed to have been built in circa 1760. The house passed through many generations of Quaker families until it was purchased by the Sacred Heart Order in 1922.

It should be noted that there are no 'recorded monuments' on the Phase subject site but there are two 'recorded monuments' within the grounds of Bessborough House. Bessborough House itself, is a protected structure (PS490) and a National Monument (NM CO074 – 077) and is listed on the National Inventory of Architectural Heritage (NIAH ref no. 20872005).

Other noteworthy historic structures within the demesne of the house are:

- An Icehouse (NM CO074-051)
- A Farm Complex and Walled Garden (NIAH 20872006)
- Tower Folly (NIAH 20872007)

The historic demesne appears to be devoted principally to the production of food with a large walled kitchen garden, orchards, livestock pens, grow houses and the rest of the estate given over to pasture as is evidenced by the open grassland divided with paths into four fields screened with dense woodland to the walled perimeter.

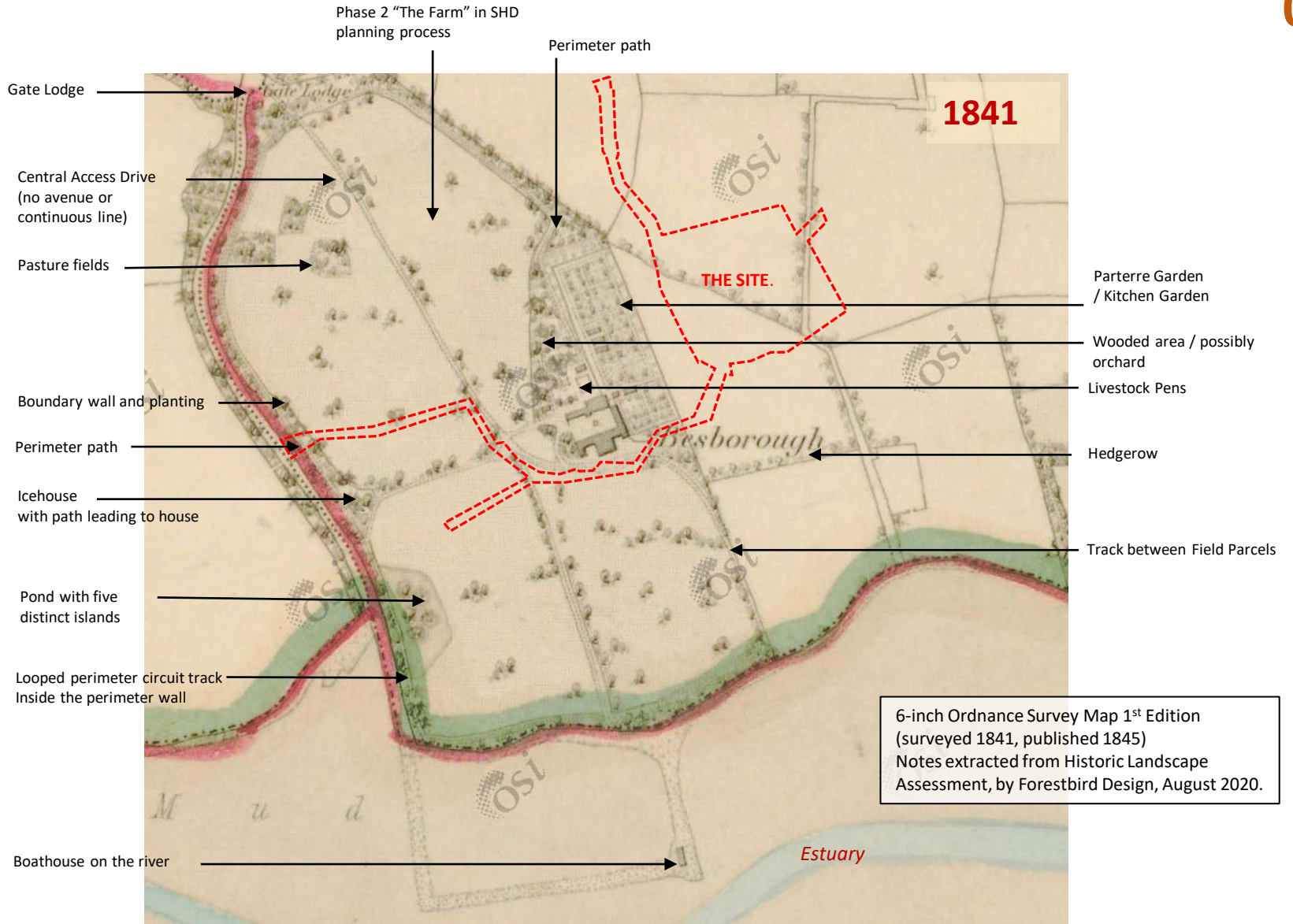
A distinct landscape feature comprising a pond containing five planted islands contrived on the western boundary has no clear function and may have been symbolic. The ordnance survey of 1841 shows that the pond would have been clearly visible from the house' but it is now lost in the dense thicket of trees around the perimeter.

The 25" Ordnance Survey published in 1899, shows the original house extended with new wings to either side of the house and three new farmyards to the north and northeast of the kitchen gardens and house.

The 1899 map also shows the addition of more ornamental landscape features such as the folly, footbridge to one of the islands in the pond, summerhouse and circle of trees which suggest a nod to the pleasure gardens of English natural landscape designer "Capability Brown".

Historic maps clearly show that the relationship of the estate with the Cork Harbour Estuary was of significance in the 18th and 19th century.

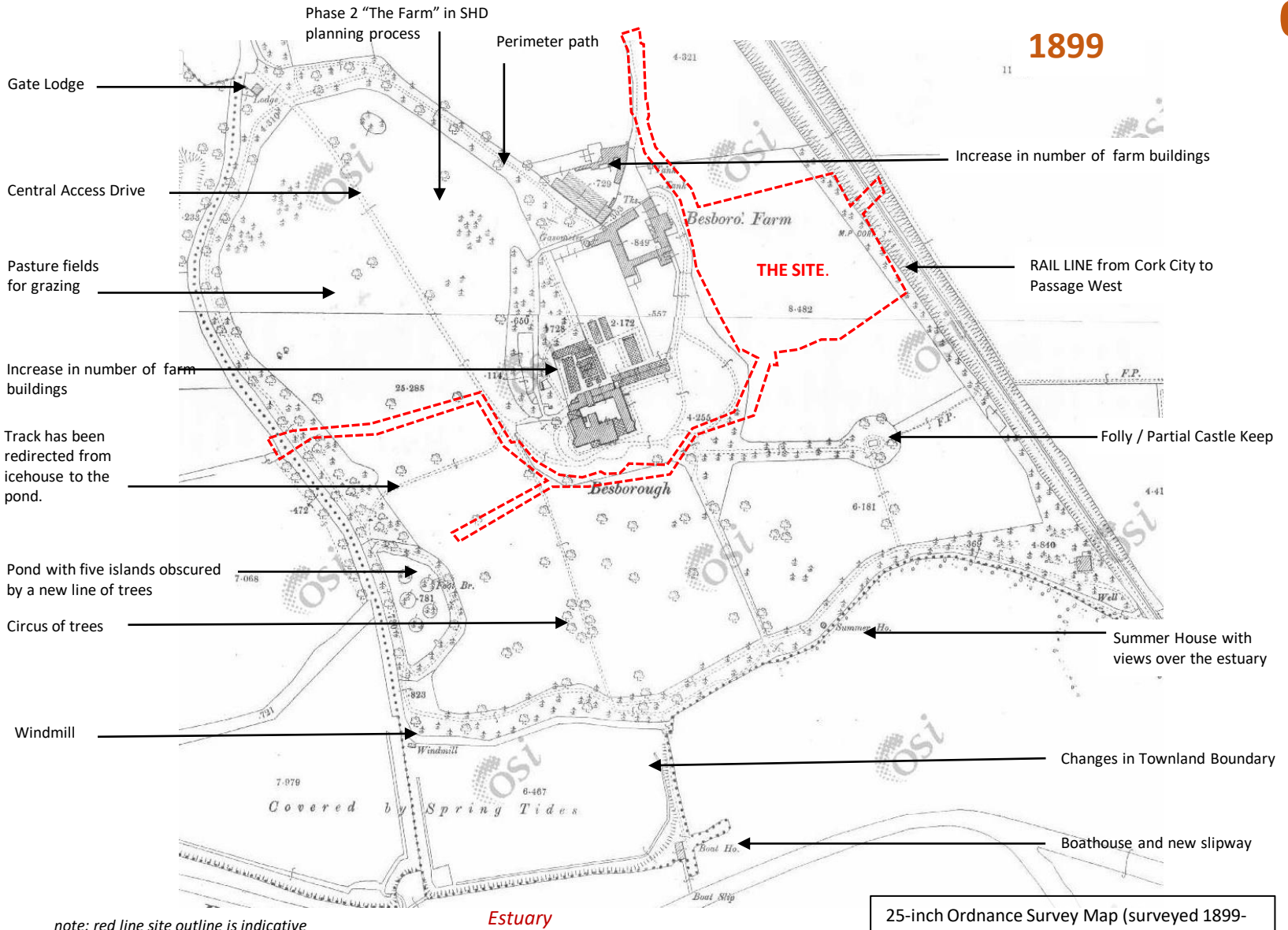
The Historic Landscape Assessment prepared by Forestbird Design in August 2020 (refer to Appendix) identifies features on historic maps which provide clues about the original landscape. Further detail on the historic context of the site is provided by John Cronin & Associates.



6-inch Ordnance Survey Map 1st Edition
 (surveyed 1841, published 1845)
 Notes extracted from Historic Landscape
 Assessment, by Forestbird Design, August 2020.

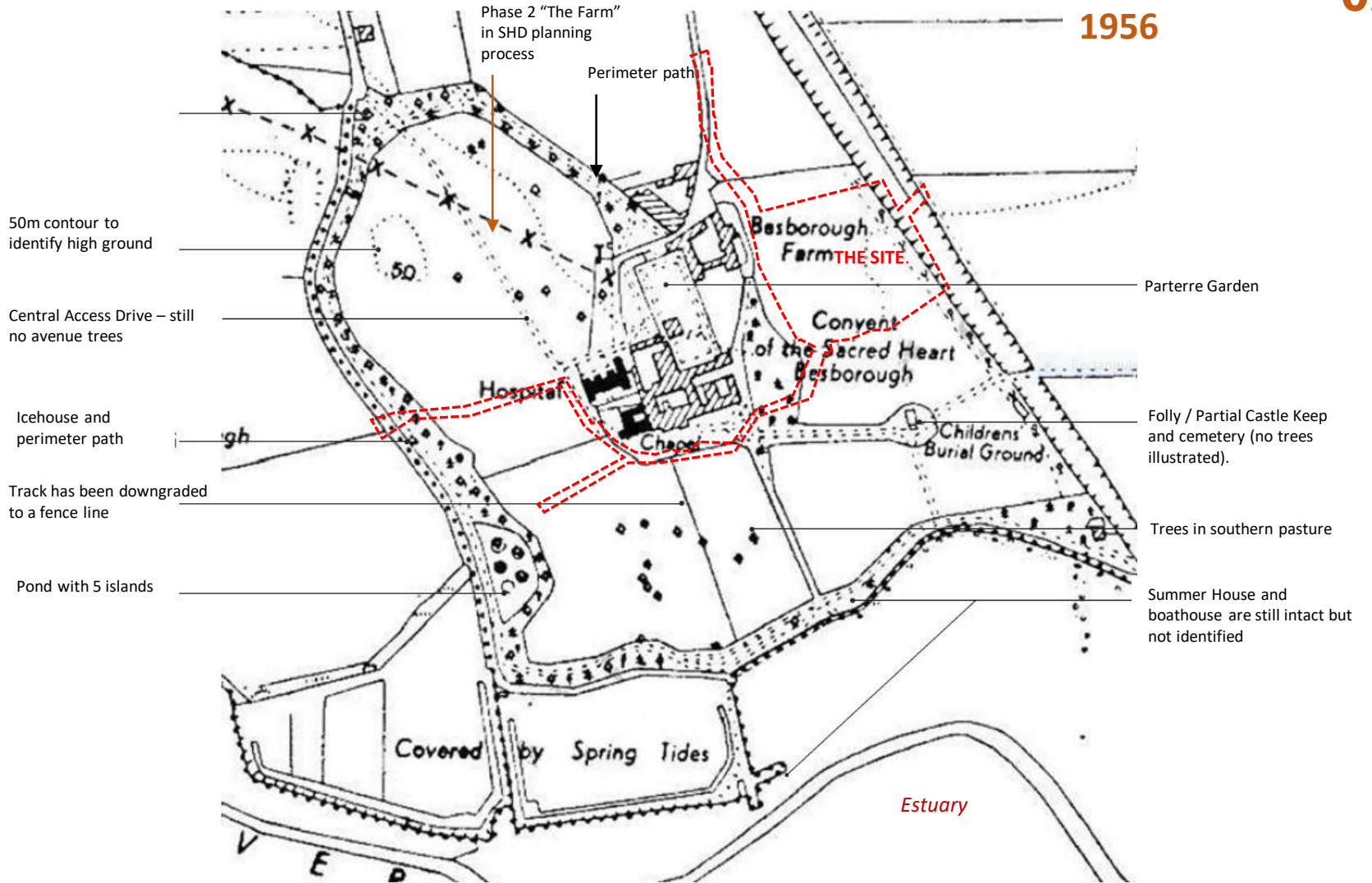
note: red line site outline is indicative

BESSBOROUGH Apartment Development



25-inch Ordnance Survey Map (surveyed 1899-1900, published 1901)
 Notes extracted from Historic Landscape Assessment by Forestbird Design, August 2020

BESSBOROUGH Apartment Development



note: red line site outline is indicative

6-inch Ordnance Survey Map Last Edition(1956)
 Notes extracted from Historic Landscape Assessment
 by Forestbird, August 2020

HISTORIC LANDSCAPE FEATURES



View of Bessborough House with later extensions viewed from the southern boundary.



Historic folly / partial castle keep



Icehouse on western boundary of the demesne

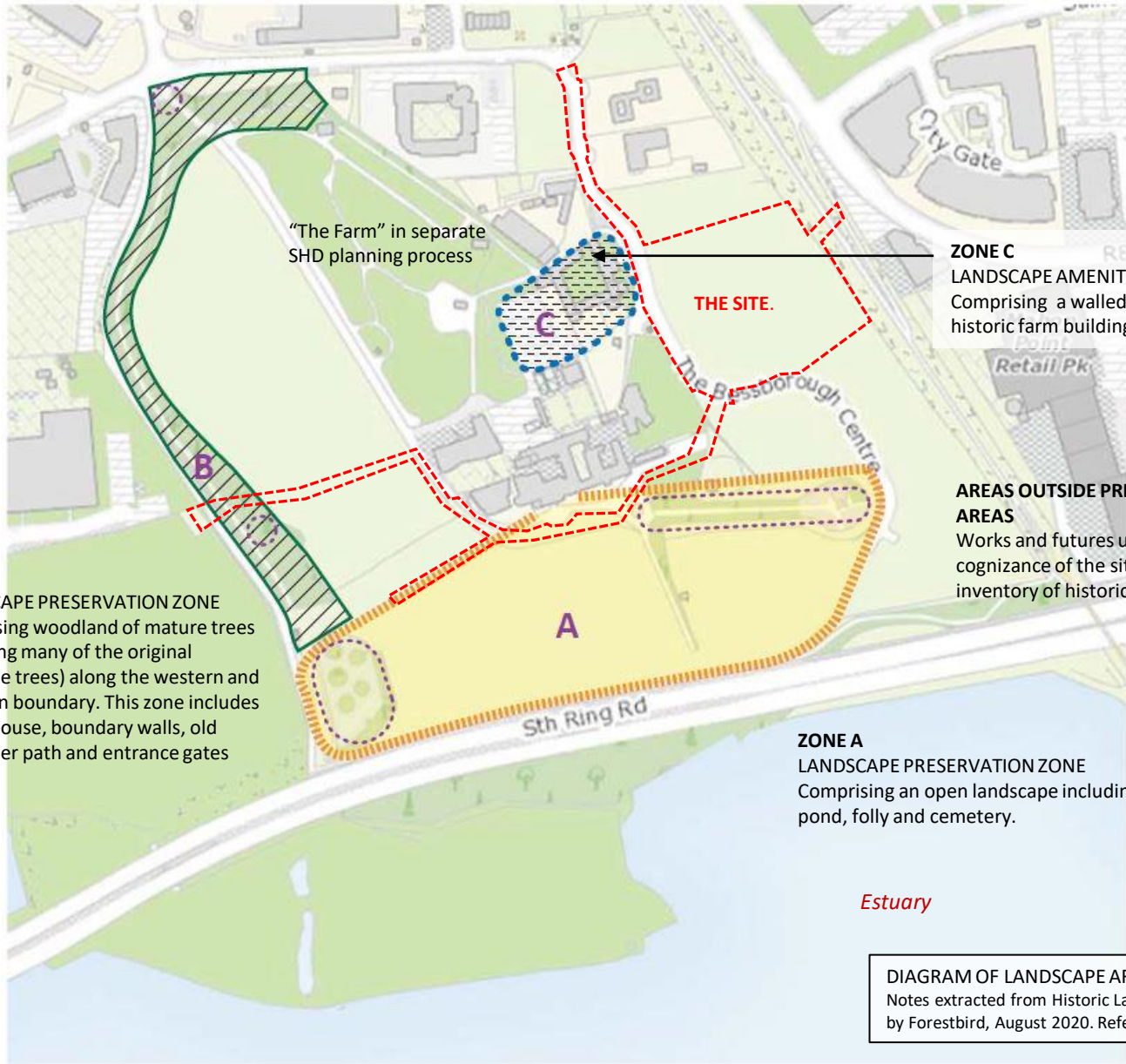


Historic pond with five planted islands

Current photographs of the landscape features identified on historic maps

LANDSCAPE DESIGN STRATEGY

BESSBOROUGH Apartment Development



ZONE B
 LANDSCAPE PRESERVATION ZONE
 Comprising woodland of mature trees (including many of the original demesne trees) along the western and northern boundary. This zone includes the icehouse, boundary walls, old perimeter path and entrance gates

ZONE C
 LANDSCAPE AMENITY ZONE
 Comprising a walled garden and historic farm buildings.

AREAS OUTSIDE PRESERVATION AREAS
 Works and futures uses to be cognizance of the site-specific inventory of historic features

ZONE A
 LANDSCAPE PRESERVATION ZONE
 Comprising an open landscape including the historic pond, folly and cemetery.

Estuary

DIAGRAM OF LANDSCAPE AREAS
 Notes extracted from Historic Landscape Assessment by Forestbird, August 2020. Refer to Appendix.

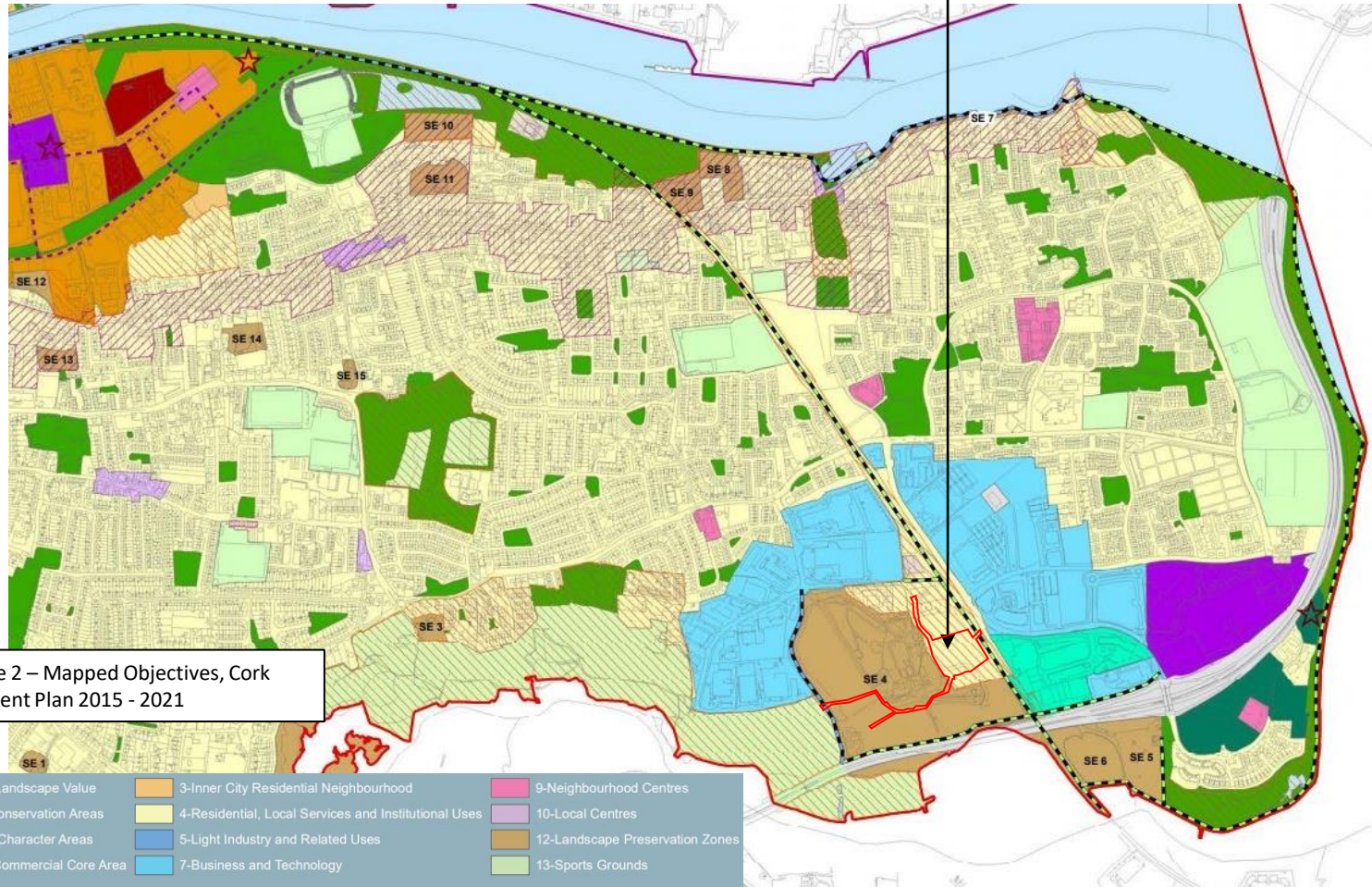
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THE SITE

ZO4 – Residential, Local Services and Institutional Uses
in area of High Landscape Value
Z012- Landscape Preservation Zone

PLANNING CONTEXT

LANDSCAPE DESIGN STRATEGY



Map 6, Volume 2 – Mapped Objectives, Cork City Development Plan 2015 - 2021

note: red line site outline is indicative

BESSBOROUGH Apartment Development

PHASE 1 – SUBJECT SITE
ZO4 – Residential, Local Services and Institutional
Uses in area of High Landscape Value

PLANNING CONTEXT

Landscape Value (pale yellow hatched area on the map). The site falls in Residential Zoning in an area designated as **High Landscape Value**. A narrow strip of the development area (outlined in red), extends into the **ZO12- Landscape Preservation Zone** to accommodate underground services.

The main body of the development, does however, fall within the **High Landscape Value** designation described below:

Extract from Table 10.2 of Chapter 10 of the Cork City Development Plan 2015-2021 states:

*“Objective 10.4: Areas of High Landscape Value
 To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape”*

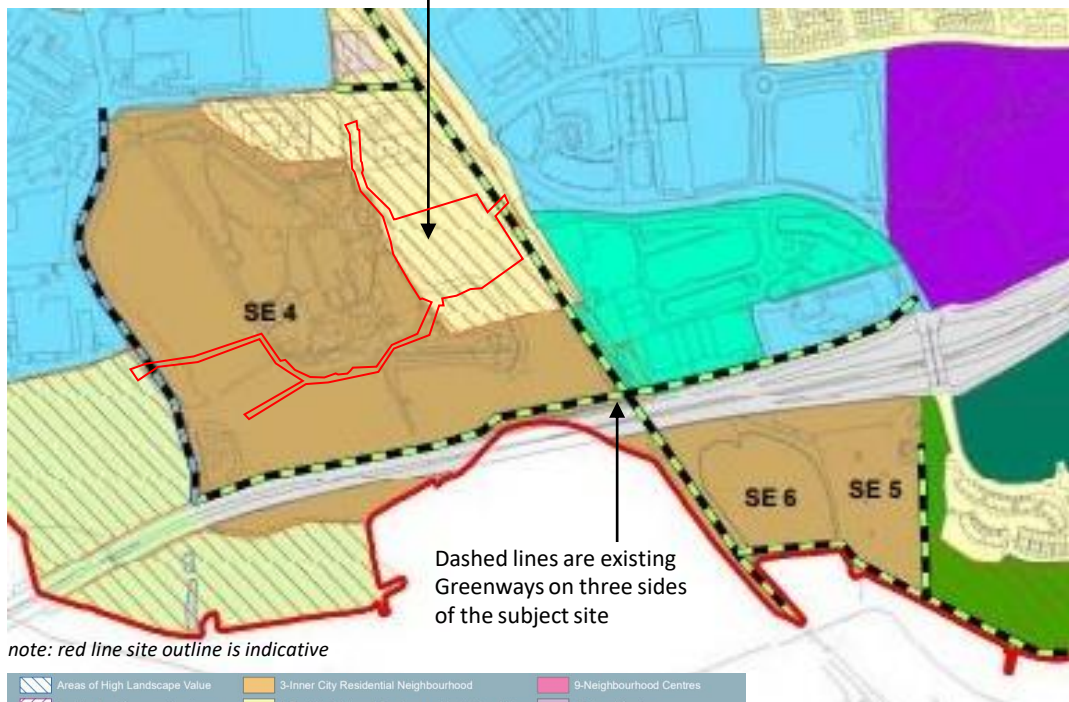
It should be noted that while the subject site falls mainly within an area designated as **High Landscape Value**, the site itself has no landscape assets other than the pronounced tree-line of mature and semi mature trees along the eastern boundary (refer to the LVIA prepared by Macroworks).

The development proposal for The Meadows does not impact on these existing trees as buildings are set well back from their dripline.

The proposed pedestrian bridge over the Greenway, will however, impact on 3No. existing trees growing on the embankment dropping down to the Cork - Passage West Greenway.

The underground services in the wayleave passing in front of Bessborough House also impacts on a total of 10 No. existing trees.

PLANNING CONTEXT

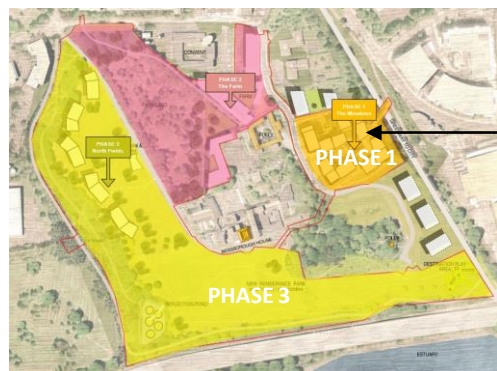


note: red line site outline is indicative

Dashed lines are existing Greenways on three sides of the subject site

Map 6, Volume 2 – Mapped Objectives, Cork City Development Plan 2015 - 2021

LANDSCAPE DESIGN STRATEGY



PHASE 1
this application

Phasing diagram
 extracted from Design Statement
 by ShipseyBarry Architects

BESSBOROUGH Apartment Development



ARBORICULTURAL IMPACT ASSESSMENT

A full tree survey was undertaken by ArborCare in October 2020 and again in 2021 to survey trees in areas impacted by underground services.

The lands at Bessborough contain a wide variety of indigenous and non-native trees which are concentrated around the perimeter of the demesne and in the park north of Bessborough House.

The subject site is a greenfield site with a manmade/ modified landscape of unmanaged rough grass, brambles and scrub. The only landscape feature of value is the dense tree line along the eastern boundary which extends along the Old Railway Line Greenway.

The proposed development of Phase 1, The Meadows has very limited impact on existing trees as the proposed buildings are set back from the dripline of trees on the eastern boundary.

The proposed bridge over the Greenway, does however, require the removal of 3 No. native trees and the underground services in the wayleave south of Bessborough House will require the removal of 10 No. trees (9 of which are native trees.) While it is desirable that some of the trees in the wayleave are saved, they have been identified as impacted due to the proximity of pipes within root protection zones. Measures will be taken to minimize disruption to roots and some of trees that are not close to excavations may survive. All trees impacted by pipes within root zones have been taken as impacted in order to present a worst-case scenario outcome.

Care will be taken in the erection of the proposed pedestrian bridge to minimise the impact on the Category A and B trees in the vicinity of the bridge. The lower boughs of an Oak (tag #4639) will have to be carefully removed in order to facilitate the bridge.

New tree planting includes a high percentage of non-native trees as many of the trees will be grown at podium level or along the street where the selection of native trees may not be suitable due to growing conditions or specific location.

Native Yew and Hawthorn hedges are proposed on boundaries to promote a more ecologically biodiverse landscape.

TREE LOSS 13 No. Trees
incl. 1 non-native trees and 12 native trees

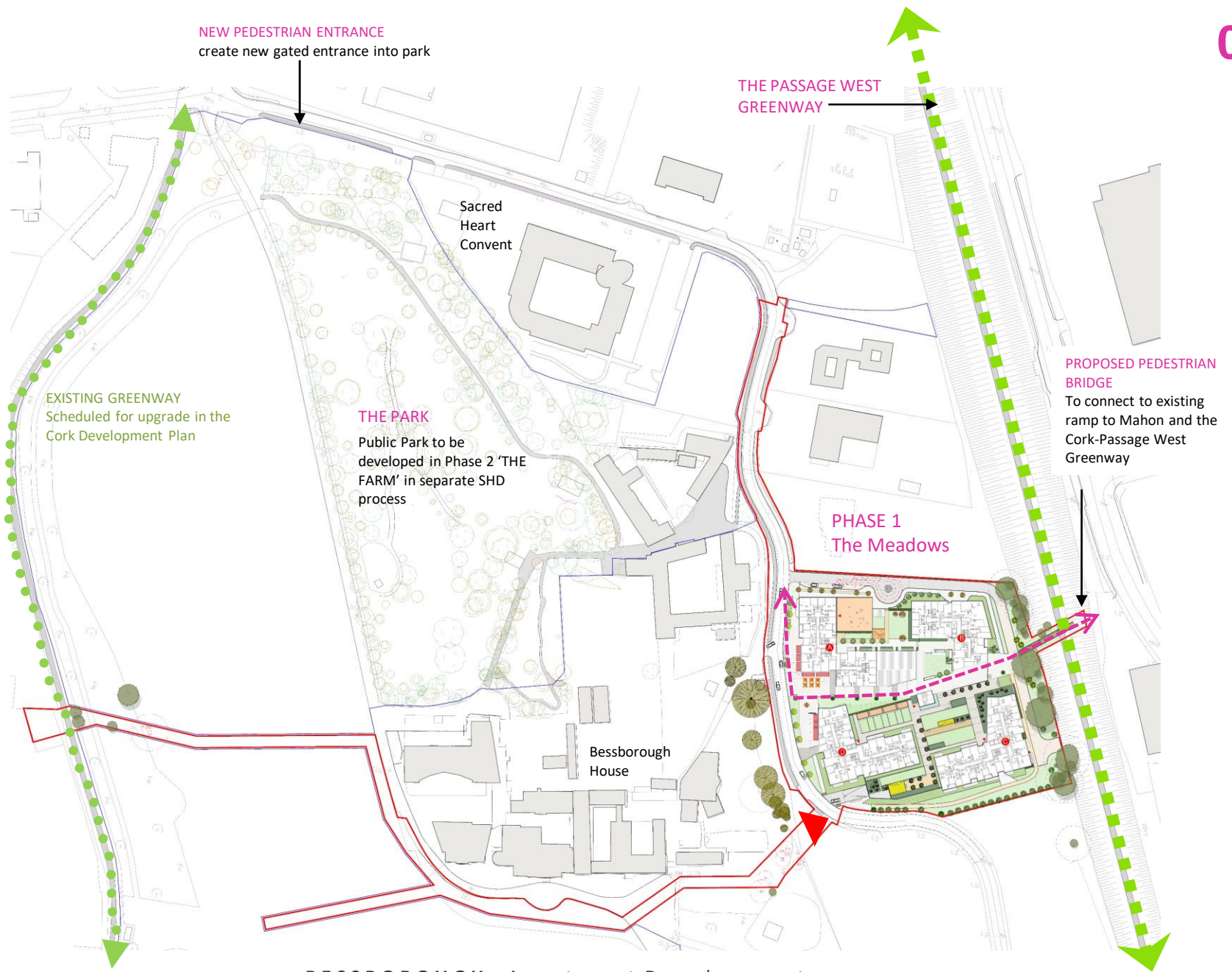
PROPOSED NEW TREES 108 No. Trees
comprising 63 non-native trees and 45 native trees



BESSBOROUGH Apartment Development

DESIGN CONTEXT

LANDSCAPE DESIGN STRATEGY



NEW PEDESTRIAN ENTRANCE
create new gated entrance into park

THE PASSAGE WEST
GREENWAY

EXISTING GREENWAY
Scheduled for upgrade in the
Cork Development Plan

THE PARK
Public Park to be
developed in Phase 2 'THE
FARM' in separate SHD
process

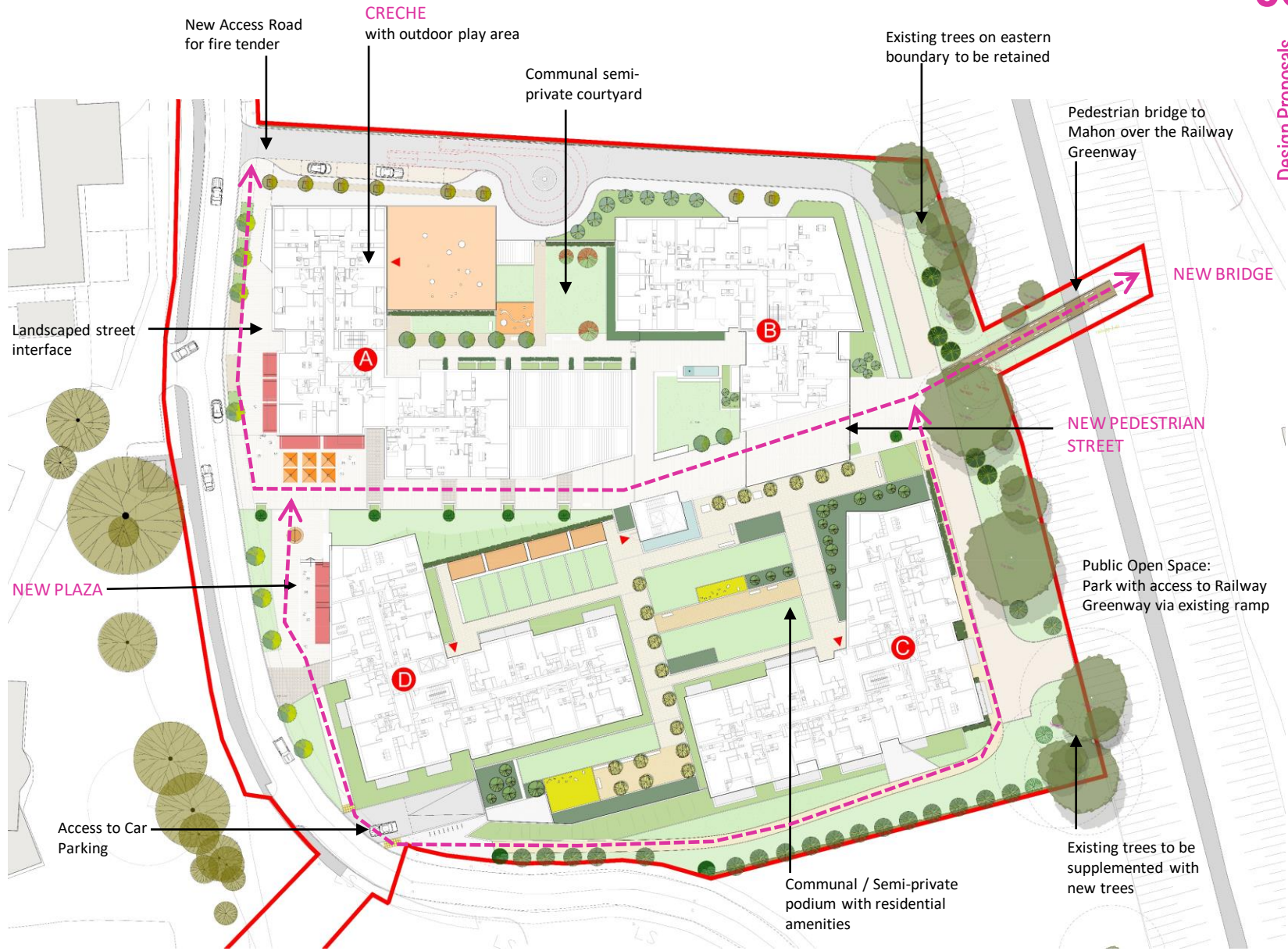
PHASE 1
The Meadows

PROPOSED PEDESTRIAN
BRIDGE
To connect to existing
ramp to Mahon and the
Cork-Passage West
Greenway

Sacred
Heart
Convent

Bessborough
House

BESSBOROUGH Apartment Development



BESSBOROUGH Apartment Development



BESSBOROUGH Apartment Development



CGI image demonstrating proposed treatment of the street interface on the western boundary and the formation of a new public plaza. *Credit:ShipseyBarry*



street interface



PUBLIC OPEN SPACE - STREET INTERFACE

The interface with the existing access road is to be reimagined as a more urban street with wide paved footpaths that are generous enough to comfortably accommodate avenue trees and spill out space for café tables.

The street interface is enhanced by locating active usages on the ground floor and providing good quality paving, street furniture, lighting, trees and planters.

Active frontage on the street is achieved with the location of a number of non-residential facilities that are open to both residents of the proposed development and to the general public.

Large planters, level with the paving offer opportunities for surface water retention and the extensive planting beneath the trees allows for more bio-diverse, natural planting.

The large public plaza proposed on the western boundary between buildings A and D is well served by pedestrian and cyclist linkages and will make a positive contribution to the public realm as the space provides amenity to both residents and the general public.



Credit SHIPSEYBARRY



Credit SHIPSEYBARRY

CGI image illustrating the public link access the site connecting to the proposed bridge over the Greenway to Mahon.



PEDESTRIAN STREET LINK TO PROPOSED PEDESTRIAN BRIDGE OVER THE GREENWAY

A pedestrian link between the enhanced street interface on the west of the site connects to the proposed pedestrian bridge over the Greenway to Mahon.

It is envisaged that this pedestrian street will be well used by the broader Bessborough community as it provides a much need connection with Mahon.

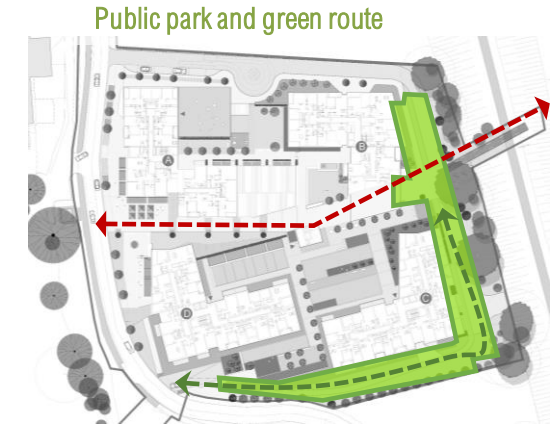
The proposed bridge coincides with the existing ramp to the Greenway on the eastern boundary, allowing pedestrians and cyclists access to both the Cork – Passage-West Greenway and to Mahon.



Proposed pedestrian bridge Credit SHIPSEYBARRY



CGI image demonstrating proposed landscape treatment beneath trees on the eastern boundary.



PUBLIC OPEN SPACE – PUBLIC PARK & GREEN ROUTE

An existing buffer of mature trees on the eastern boundary screens the site from the Railway Line Greenway which links Cork to Passage West. It is envisaged that this area will be cleared of undergrowth and debris to realize the amenity value of these mature trees.

The area along the southern and eastern boundary will be landscaped to create a simple park utilizing the existing, mature trees. Lawns under the trees and a winding path will provide an attractive public open space and reinforce connectivity across the site.

In addition to this green route on the southern boundary, a pedestrian street running east- west, aligns with the proposed pedestrian bridge over the greenway. This bridge provides direct connectivity to Mahon.

Access to the Greenway from the site is achieved by connecting the proposed bridge to the existing ramp on the Mahon side of the greenway. The existing ramp provides universal access and caters for cyclists and pedestrians wanting to connect to the Greenway.

Passive surveillance of the park is provided by overlooking from adjoining ground floor and upper-level apartments.

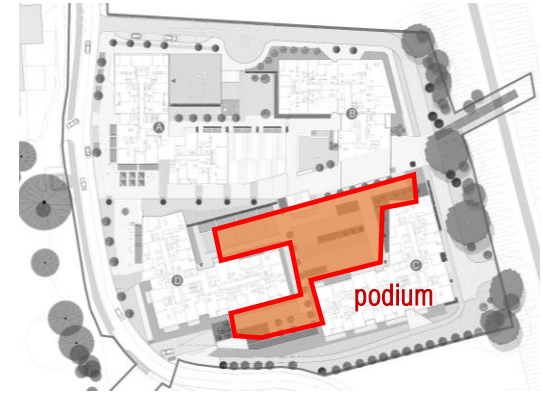
THE PODIUM

LANDSCAPE DESIGN STRATEGY

CGI aerial view of the podia, demonstrating their relationship with the pedestrian street.



Credit SHIPSEYBARRY



PODIUM – SEMI-PRIVATE RESIDENTIAL AMENITY

The podium formed by the car park structure below, is only raised 2.2 m above the pedestrian street thereby achieving a good visual connection between the public realm and the communal space. The elevated communal space enjoys privacy and security from the public open space while offering passive surveillance of this public route. Access to the podium is controlled via enclosed stairs and lift.

The quality of the semi -private space is enhanced with landscaping and residential amenities.



Credit SHIPSEYBARRY

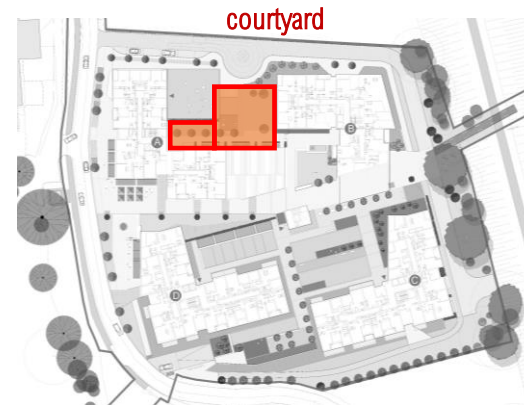


BESSBOROUGH Apartment Development



CGI image illustrating the communal /semi-private space located in the residential courtyard.

Credit SHIPSEYBARRY



RESIDENTIAL COURTYARD – SEMI-PRIVATE RESIDENTIAL AMENITY

The northern communal space is conceived as a courtyard with a central lawn area. Like the podium, access into this residential amenity space is controlled via an access gate.

The natural ground enables the planting of larger trees. Seating and informal play elements are incorporated into the landscape design.

Sample images showing a more natural parkland setting with incidental play area and seating



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PUBLIC OPEN SPACE & COMMUNAL AMENITY

SITE AREA	22,905 sqm (2.29ha)
DEVELOPABLE AREA	15,300sqm
PUBLIC OPEN SPACE	3,958sqm
25.8% of DEVELOPABLE AREA	
COMMUNAL AMENITY SPACE	2,119sqm (exceeds min requirement of 1,742sqm)

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Planters level with the footpath allow for the attenuation of surface water as well as providing opportunities for more biodiversity in under- storey planting.



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BIODIVERSITY

Although the removal of a small number of trees will be required for the construction of the pedestrian bridge and underground services in the wayleave; this will be kept to a minimum and all other trees will be retained. Mitigation measures will be put in place to protect such trees in consultation with a qualified Arborist. An Arboriculture Method Statement will be prepared for any works within the root protection area of any tree to be retained and the measures outlined shall be strictly enforced on site. Trees will be protected in accordance with BS: 5837:2012 Trees in relation to design, demolition and construction, recommendations by the Arboriculturist and any further agreed procedures.

It is proposed that ten bat boxes will be located on the site and all boxes will be erected by the Project Ecologist, with regard to vehicle movement and lighting.

New tree planting includes a high percentage of non-native trees as many of the trees will be grown at podium level or along the street where the selection of native trees may not be suitable due to growing conditions or specific location.

Native Yew and Hawthorn hedges are proposed on boundaries to promote a more ecologically biodiverse landscape.

SUDS

Swales beneath existing trees to the east and the open grassland on the northern and southern boundaries help to attenuate water. Permeable paving and bound gravel is used to manage surface water – refer to SUDS Proposals by J.B.Barry and Partners.

Bio - retention tree pits and planters level with the footpath on the north and western boundary allow for the attenuation of surface water as well as providing opportunities for more biodiversity in under- storey planting.





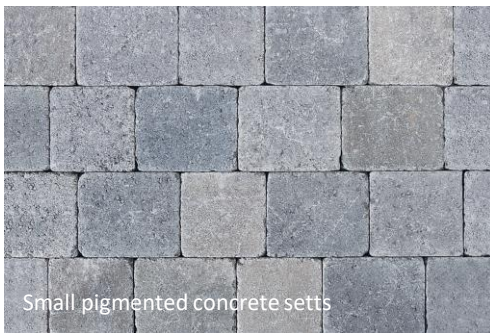
Exposed aggregate concrete articulated with narrow concrete or stone paviors proposed for pedestrian street



Epoxy bound gravel



Sample of permeable paving suitable for vehicles



Small pigmented concrete setts



Small areas of natural stone where seating is provided.

HARDLANDSCAPING / PAVING

The proposed palette of materials for hard landscaping surfaces is selected from a tried and tested range of attractive and hard-wearing materials that are suitable for both pedestrian and vehicular traffic.

The final colours and sizes of paviors and the paving patterns will be presented to Cork City Council for approval.

Materials associated with the Pedestrian:

- A combination of high quality, textured concrete paviors with natural granite details and patterns. The paving pattern and rhythm is formed using colour and paving size selection.

Materials associated with the Podium:

- A combination of high quality, light coloured, textured concrete paviors with natural granite details and accents to achieve subtle pattern.

Materials associated with the Vehicle:

- The new fire tender road on the northern and eastern boundary to be a combination of tarmacadam and concrete permeable paving.
- New Parking bays /Set Down - concrete permeable paving

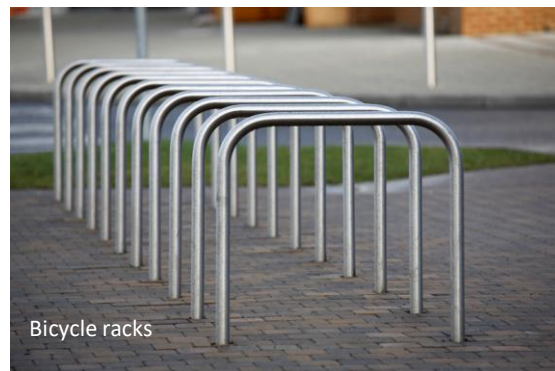
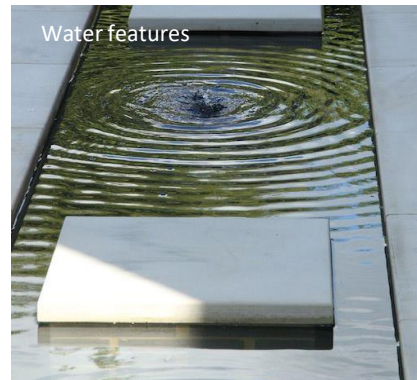
Materials associated with Playgrounds

- Recycled rubber safety surface with coloured top layer to depth appropriate to the anticipated fall height from the selected playground equipment.



Example of coloured safety surface

IMAGES of PROPOSED STREET FURNITURE



STREET FURNITURE

The final selection of street furniture and lighting will be agreed with Cork City Council.

The street furniture proposed as part of this proposal includes the following :

Seating to accommodate all generations

A combination of polished concrete block benches and timber benches with both back and arm rests are proposed.

Tree grates / grilles:

Slightly over scaled tree grates flush with the paving are proposed in the public plaza. The grates allow surface water to permeate into the root zone and the tree pit detail is designed as a Bio Retention pit in compliance with Sustainable Drainage (SUDS) guidelines.

Bicycle Racks

Stainless steel bicycle racks are proposed around the development in small pockets

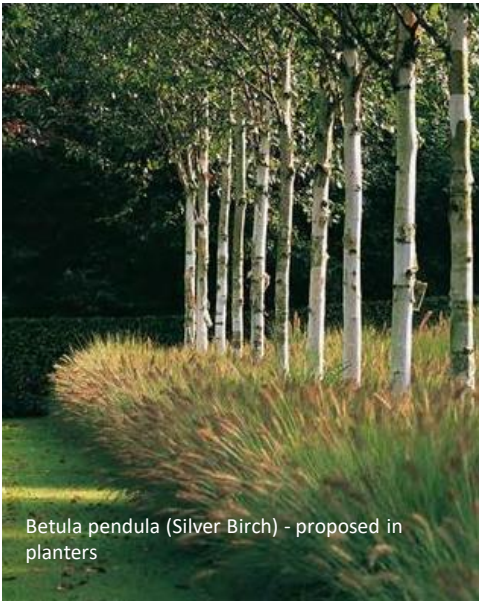
Water features

Shallow water features and rills are proposed to provide movement, reflection and sound within the podium design.

Refer to drawing_ Landscape Design HARD LANDSCAPING



Carpinus betulus 'Lucas'
Upright Hornbeam
Proposed along pedestrianized access way



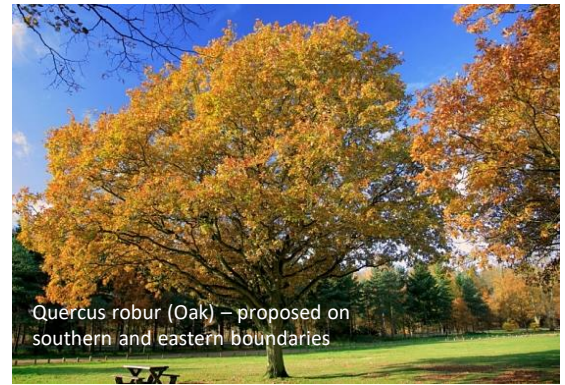
Betula pendula (Silver Birch) - proposed in planters



Quercus palustris (Pin Oak) -
proposed as deciduous street trees



Sorbus aucuparia - native Rowan tree



Quercus robur (Oak) - proposed on southern and eastern boundaries



Amelanchier lamarkii (Snowy Mespilus) - grown in raised planters on the podium



Taxus baccata - native Yew hedging



Verbena bonariensis mixed with ornamental grasses and hot colours such as Helenium, Rudbeckia and Crocosmia

PRIMARY PLANTING - PLANTING

Herbaceous and evergreen perennial shrubs are proposed in planters along the pedestrian link and within the communal gardens

The proposed plants usually form an under-storey of vibrant seasonal colour.

The careful selection and combinations of herbaceous perennials and grasses ensure good seasonal colour and add vibrancy and animation to the courtyards.

Evergreen shrubs provide low maintenance, year-round structure and some winter interest.




Grasses with evergreen mounds provide robust, low maintenance structure and winter colour.

HISTORIC LANDSCAPE ASSESSMENT

August 2020

Besborough House Demesne
Ballinure, Mahon, Cork



Document Title:	Historic Landscape Assessment Report
Issue Date:	18th August 2020
Site Location:	Besborough Demesne, Mahon, Cork
Townland:	Ballinure
Irish National Grid Reference:	(E,N) 571800, 570250
Client:	Estuary View Enterprises 2020 Limited
Report Author:	Mike Waldvogel, MILI 

1 - INTRODUCTION

Forestbird Design has been commissioned by Estuary View Enterprises to prepare a Historic Landscape Assessment for the lands at the Besborough Demesne in Ballinure, Mahon, Cork. The author of this report, Mike Waldvogel, has more than 20-years experience as a Landscape Architect and is a specialist in Landscape and Visual Impact Assessment. Within this heading falls the expertise in assessing cultural and historic landscapes. Mike is a corporate member of the Irish Landscape Institute. Having assessed dozens of potential development lands within the city boundary and involved with projects as nearby as Skehard Road, Mahon, Blackrock and Rochestown, he is familiar with the local history, landform and landscape characteristics of the area. Varying documents also refer to the house as 'Bessborough', 'Bessboro' and 'Bisboro' with the spelling 'Besborough' selected for this report due to its consistent use in Ordnance Survey maps.

2 - METHODOLOGY

This report was developed through a combination of on-site investigations and desktop research. The research involved analysing cartographic information, historical reference texts and publications on the application of Historic Landscape Assessments. It is intended that this document be read in conjunction with the *Cultural Heritage Assessment* produced by John Cronin and Associates, as their work provides historical details not duplicated here. The other primary resources referenced include the following:

- Ordnance Survey historical mapping (6-inch, 25-inch, Cassini)
- National Monuments Service Archaeological Survey of Ireland
- National Inventory of Architectural Heritage database
- National Museum of Ireland online database
- Aerial photography from Google and Bing Maps
- Cork City Development Plan 2015-21 (objectives, designated sites and landscape policy)
- National Biodiversity Data Centre national vegetation database and heritage trees
- Landscape Institute (2013) *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition
- The Heritage Council (2013) *Historic Landscape Characterisation in Ireland: Best Practice Guidance*
- Howley, James (2004) *The Follies and Garden Buildings of Ireland*
- Buxbaum, Tim (2002) *Icehouses*
- Robinson, William (1870-1895, rev.2010) *The Wild Garden*, 5th edition
- Ballitore Quaker Library and Museum (Quaker Garden Research)
- Powers, Jane (2015) *The Irish Garden*

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3 - SITE BACKGROUND

Besborough House is a Georgian country house dating back to 1760, passing through a series of Quaker gentry and eventually purchased by the Sacred Heart Order in 1922, who are still on site today. Although the grounds sit within close proximity to urban life, the site has a discreet entrance and a sense of separation from surrounding activity. Besborough House is a *Protected Structure* (PS490), a *National Monument* (NM ref. no. CO074-077) and listed on the *National Inventory of Architectural Heritage* (NIAH ref. no. 20872005). Within the demesne are an Icehouse (NM CO074-051) to the west, a Farm Complex and Walled Garden (NIAH 20872006) to the north and a Tower Folly (NIAH 20872007) to the east.

The site is accessed at a single point through a historic stone and wrought iron gateway. Stone boundary walls are largely intact. The internal landscape generally consists of a defined entry drive, large pastures and mature parkland trees at the periphery. The land undulates, but with a natural fall towards the estuary to the south. The historic site was permanently altered with the construction of the South Ring Road (N40).



Aerial reference image of site and environs (courtesy of Bing Maps and Microsoft ©2020).

4 - WHAT IS A HISTORIC LANDSCAPE ASSESSMENT?

A *Historic Landscape Assessment* (HLA) is a report that documents past landscape use, the evolution of the landscape over time and identifies the key components linked to such historical use. In order to draw conclusions on individual components, they need to be brought into relationship of the greater landscape. In this instance, the HLA would cover the greater demesne lands, beyond the central building cluster. The individual elements are intrinsically linked and assessed regardless of current ownership.

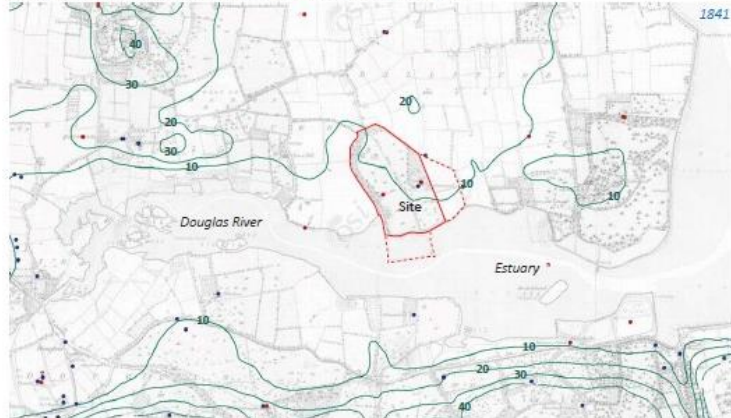
There are no statutory guidelines on HLA. But there is a quality framework laid out by the Heritage Council, National Monuments Service, the Landscape Institutes and published notes from An Taisce. The combination of these provides clarity in HLA approach. At this site, the HLA would include the following investigations:

- Historical written and map references pertinent to the site and environs
- Original landscape extent of the demesne and land use pertinence
- Identifying a period of landscape significance and landscape trends during this time
- Overview of the types, ages and arrangement of the trees on site
- Evolution of the landscape with evolution of the site use and external influences
- Assessment of historic and cultural benefit of current landscape, including degree of importance
- Conclusion to assess potential impact of proposals

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5 - LANDSCAPE SETTING

Naturally, the lands are located on a gently sloping hillside that falls towards the Douglas River and Cork Harbour estuary. The map below illustrates the historical site in terms of landform. The house sits on a highpoint within the site, but in the larger context the site itself is not one of prominence. Knolls to the east at Lakeland (modern Mahon Interchange), to the west at Ballinlough and the steep hillsides of Rochestown across the estuary would have been more visible. It benefits from a sheltered position and access to the water. Site archaeology is recent and a direct result of the demesne.



(Above) Ordnance Survey 6-inch map (1841) overlaid with contour data and archaeology (red dots = NM, blue dots = NIAH). The original demesne is outlined in red, with dashed red lines indicating natural extensions of the demesne lands. The parcel size and proximity to the water indicate a privileged setting, but the landform suggests an estate with a localised degree of visibility. (Below) The original demesne outline overlaid onto a modern map of the area, with the N40 severing the southern portion of lands.



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6 - HISTORICAL REFERENCE MAPS

The maps prior to the 1841 6-inch Map identify Besborough as a house of status, but give little information on the landscape or contents therein. The 1841 map provides the first detailed graphic account of the site. However, at this stage the demesne would have been in place for more than 80 years. In interpreting landscape use prior to 1841, we can make inferences based on how the buildings evolved, the landscape trends of the time and the business and religion of the landowners.

By 1760, there was a trend for 'designed landscapes' and there were numerous publications to which the landed gentry could refer. Preferences could lean towards the more ornamental French style or the planned natural English style. Neither appears to have been wholeheartedly embraced, which could be influenced by the fact that for the first 150 years, the landowners were Quakers. As pertains landscape history, Quakerism has a close link to the natural world. Their landscapes often had animals, individual tree planting and typically shunned high degrees of ornament or amenity. From these roots, we can comment on the detail of the 1841 6-inch map.



6-inch Ordnance Survey map 1st Edition (1841). The shaded area indicates the demesne lands. The two parcels to the east may have been used by Besborough, but they do not form part of the original demesne designation.

A - The structured parterre garden is offset from the main house, indicating that it was likely a functional garden and not for ornament. It also contains grow houses close to the house, whereby aesthetic design would have placed them at the rear periphery of the garden.

B - North of the house is a small area that likely housed pens for small livestock (chickens, pigs). Beyond this is an area of dense vegetation, potentially fruit. It also includes the largest trees on site, indicating that these may have been native trees or planted as part of an avenue when the house was first constructed.

C - The central access drive only has clusters of tree planting (moderate age) and is not planted as a contiguous avenue (as it is today). It also does not stand out in the hierarchy of paths. It is reasonable to assume that the original access drive followed the northeast boundary, where a larger track with more mature trees is represented. The central drive probably arose due to increased horse and cart traffic as roads improved in the late 1700- early 1800's and the benefit of water access declined.

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6 - HISTORICAL REFERENCE MAPS

D - The paths are all fairly wide, indicating their main purpose was for a cart and not pedestrian promenades.

E - The demesne is divided up into four field parcels, each with parkland-type tree planting or roughly the same age (moderate). This indicates the fields were intentionally planted and used as animal pastures, not grains or crops.

F - Boundary planting to all sides is notably thick and of mixed species (primarily deciduous). There are also boundary walls within the tree planting, all indicating a desire for a degree of privacy.

G - The two field parcels east of the house are not indicated as part of the demesne. But, the lack of boundary between them and the presence of a shared track hints that they may have been used by the demesne (crops/grain) or had a close relationship with the landowner.

H - There is a direct track west of the house leading approximately to where the Ice House is today. The Ice House is not clear on the map (in vegetation), but the late 1700's would have been a likely installation period, particularly this close to boat access and for a business that would need to store goods.

I - The pond with 5 islands is a distinct feature and illustrates vegetation on the islands. At this time there is no vegetation to the edge of the pond (as today), so there is an unimpeded visual link to the house. The use of 5 islands in a pond this size is very unusual and its meaning is also unclear. As the islands appear equal in size, it could allude to a familial connection to the number 5, a means of separating certain types of animals or a religious anecdote to the *Testimonies* of Quakerism at the time. Written description reveals that the pond was later used as an amenity (late 1800's), but amenity may not have been its original intent.

J - Within the walls but along the site periphery, a sizable track is indicated; providing a looped circuit back to the parterre garden area. Adjacent to the pond, the track runs along the west.

K - Beyond the boundary walls, but likely an important part of the functioning of the demesne is a boat house and access routes. The access would likely have been made of built-up shingle, protecting the route from regular tides (but not spring tides). It accesses both the demesne and the track to the west. The fact that it makes a square (rather than merging into a single route) means that the internal square may have been protected for a coastal agricultural use.

L - The two agricultural parcels east of the house are separated by a hedgerow. This would not form part of the Folly avenue we see today. Where the hedgerow meets the track, some have argued that this square is the Folly. It is an odd juxtaposition and would be highlighted grey if it were the Folly. A wave of follies (particularly castle follies) arose across Ireland during the famine years of the late 1840's.

From the 1841 6-inch map to the 1899 25-inch map, the house was occupied by one family. This period also saw a number of changes to the demesne, achieving the size we are more familiar with today. The advent of the railway line creates an abrupt boundary to the east, allowing the two field parcels east of the house to be amalgamated within the domain of the house. North of the house, the farm has expanded considerably, with structures attaining a larger footprint than the house itself. The introduction of the Folly expands the landscape equally from west to east, centred on the house.

The late 1800's saw a change in Irish lifestyle, with recovery from the famine and the advent of parkland as amenity (whether it be private or public). These changes also occurred within Besborough. The Folly expanded the landscape, as a romantic and amenity focal point. A 'Summer House' was introduced along the shoreline, a frivolous feature where one could take tea or use for play. A slip was enhanced at the Boat House, likely for pleasure access rather than business. And written text alludes to the Pike family using the pond for paddling boats.

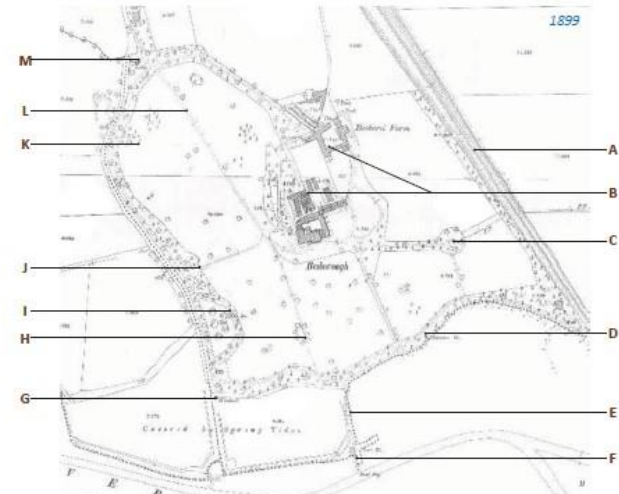


Photo of the house from the 1880's, with a manicured lawn and planted urns; yet still functional land as wire fencing separates the pasture.

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6 - HISTORICAL REFERENCE MAPS



25-inch Ordnance Survey map (1899). These maps typically show less landscape ornament, but provide more clarity for boundaries, access routes and tree types.

A - The railway line from Cork City to the Passage West docks is introduced, severing the site from lands to the east. Buffer planting has been installed adjacent to the track (not always the case at this time).

B - The farm complex substantially increases, minimising the importance of the former parterre garden.

C - Amalgamation of adjacent lands and construction of the Folly (a partial castle keep) create a new focal point and visual feature for passersby on the train. New types of parkland trees form an avenue, including a Monkey Puzzle, Scots Pine and a Copper Beech (in addition to traditional Beech, Oak, Yew and Ash).

D - A Summer House with views over the estuary expands the landscape amenity.

E - The Townland boundary has changed, incorporating the coastal reconfiguration.

F - The Boat House remains and is enhanced with an expanded slip (likely amenity).

G - A windmill is introduced at the edge of the coastal reconfiguration. No longer extant, it could have served an amenity purpose (focal point from house) and a functional purpose (coastal agricultural square or water circulation within the pond).

H - A circular band of trees appears, but none remain today. Aligned with the track, they would have been an ornamental feature, possibly new tree species at the period or short-lived ornamental trees (like Cherry).

I - The pond is cleanly presented, illustrating coniferous trees on the islands (as is today) and a footbridge to the northeast island. A vegetative buffer has been introduced to the edge of the pond, likely obscuring visibility from the house.

J - The track crossing the field west of the house appears to access the pond and not a direct link to the Ice House. The Ice House is indiscernible on this map, which may indicate its disuse or coverage by vegetation.

K - Tree clusters still exist within the field parcels, indicating they are still used as pastures (not crops).

L - The central avenue is now the prominent track, but avenue planting has not yet commenced.

M - The Gate Lodge is as per the 1841 map and the entrance has the current concave boundary.

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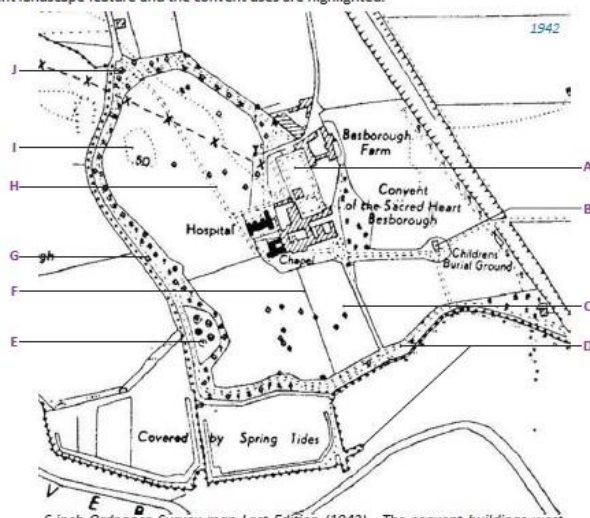


BESSBOROUGH Apartment Development

6 - HISTORICAL REFERENCE MAPS

Between the 1899 25-inch map to the 1942 6-inch Last Edition map, the house underwent a change of occupancy, which also resulted in a change of landscape uses. The map below illustrates the evolution of the site 20 years after being acquired by the Sacred Heart Order. Substantial additions and subtractions were made to the buildings. While many of the amenities from the second half of the 1800's are present, they appear less prominent. It should be noted that the Last Edition maps typically contain less landscape detail than earlier versions, so maps cannot be compared like-for-like.

Suburban growth from Cork began to make its way to the gates of Besborough. With a significant increase in occupant numbers on site, the use of the grounds for casual amenity is also anticipated to have increased. However, amenity may have been limited to walks/promenades. The loop path along the boundary wall is a significant landscape feature and the convent uses are highlighted.



6-inch Ordnance Survey map Last Edition (1942). The convent buildings west and east of the House result in significant changes to its landscape setting.

- A - The walled garden appears intact and de-cluttered, perhaps for resident use.
- B - Association with the Folly has been altered by attaching an area of solemn commemoration to it. It is of interest that trees are not shown along the avenue, despite significant specimens having been present.
- C - Trees are still shown within the southern pasture.
- D - The Summer House, Boat House and slipway are unmarked, but appear intact.
- E - The pond is still clearly identified with 5 islands and a buffer of planting to all sides.
- F - Former tracks to the Ice House and estuary appear to have been downgraded to fencelines.
- G - The Ice House is visible on the map, adjacent to a clearly defined perimeter path.
- H - Despite the advent of the motor car, the entrance avenue does not illustrate upgrading from a track. Avenue tree planting is still not indicated.
- I - 50' contours appear on the map, identifying the site high point. Former tree planting has been removed.
- J - The Gate Lodge, mature tree planting and concave entrance are extant.

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7 - CURRENT LANDSCAPE INVENTORY

Some elements of the existing landscape have been well maintained, while others have been neglected. In developing a landscape inventory, we look at both hardscape and vegetation. Pertinent existing components are described below and assessed on a scale of 1-5 based on the relevance of the element to the historic landscape and the condition it is in.

Category 1 = Low Importance; no landscape heritage link or is a modern artefact in place of a historic one, loss would have no detrimental impact on the historic landscape.

Category 2 = Minor Importance; a feature that exists from a historic era, but has little impact on the landscape character or landscape intent, loss is acceptable with compensation.

Category 3 = Moderate Importance; a feature that adds to the historic landscape character and should be retained, loss at this level is not detrimental individually, but cumulative loss must be assessed. This category could include important elements that are in poor condition.

Category 4 = High Importance; a prominent feature that should be retained, loss at this level would have significant impact, but not an impediment to comprehending the historic landscape.

Category 5 = Extremely Important; a key feature requiring retention and protection, loss at this level would be detrimental to proper interpretation of the historic landscape.



Item: Entrance Piers
Comments: Scale and offset to each other
Category: 4

Item: Entrance Wrought Iron Fence
Comments: Curved form and finial design
Category: 4

Item: Cobble Paving
Comments: Natural stone, modern addition
Category: 2



Item: Tarmac Entry Avenue
Comments: Alignment and scale
Category: 3

Item: Concrete Post and Wire Fence
Comments: Later generation fence
Category: 1

Item: Avenue Hedge
Comments: Biodiversity, but impedes visibility
Category: 1



Item: Northeast Parkland Conifers
Comments: Ornamental conifers from 1950-70
Category: 1

Item: Northeast Parkland Broadleaves
Comments: Hybrid and smaller stature ornamental species from 1950-70; select retention
Category: 2



Item: Entry Avenue Tall Lime Tree
Comments: Remnant from 1760-1820 parkland
Category: 5

Item: Entry Avenue Short Lime Trees
Comments: Monoculture from mid 1900's
Category: 2

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7 - CURRENT LANDSCAPE INVENTORY



Item: Arrival Layout
 Comments: Curvature and scale
 Category: 4
Item: Concrete Kerbs and Tarmac
 Comments: Mid-1900's, replaced gravel
 Category: 1
Item: Cabbage Palms
 Comments: Frame to front door, period specific
 Category: 2



Item: Grotto
 Comments: 1920-30; appropriate, but poor location
 Category: 3
Item: Mature Ash and Sycamore Trees
 Comments: Spatial definition, diversity
 Category: 4
Item: Mature Scots Pine Tree
 Comments: Focal point, form and longevity
 Category: 5



Item: Ornamental Garden at Modern Shed
 Comments: Unique plants; outside of Folly avenue
 Category: 1



Item: Avenue Monkey Puzzle and Copper Beech
 Comments: Mid-1800's, alignment
 Category: 5



Item: Stone Folly (Castle Keep)
 Comments: Mid-1800's, quality, romanticism
 Category: 5
Item: Graveyard
 Comments: 1920's; cultural
 Category: 5
Item: Yew Tree
 Comments: Mid-1800's, obscures view but culturally appropriate, moderate health
 Category: 4



Item: Pond with 5 Islands
 Comments: Original, cultural interest, biodiversity
 Category: 5
Item: Island Scots Pine Trees
 Comments: Original planting, identity, bird perch
 Category: 5
Item: Island Shrubs
 Comments: Overgrown with Laurel, revamp req.
 Category: 1

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7 - CURRENT LANDSCAPE INVENTORY



Item: Ice House
 Comments: Style and setting, intact but used as a rubbish dump and graffitied
 Category: 5
Item: Surrounding Woodland
 Comments: Original, shelter and character
 Category: 5



Item: Woodland Path at West Boundary
 Comments: Original, would benefit from widening, but do not pave (potential tree root damage)
 Category: 4



Item: Visual Link to Amenity Path Bridge
 Comments: Railway line route over N40; Folly and House filtered visibility
 Category: 3



Item: Stone Boundary Wall
 Comments: Stone and plaster to 2.5m ht.; compromised at several locations
 Category: 5
Item: Woodland Understorey
 Comments: Clean, but only modest diversity
 Category: 3



Item: Undulating Landform
 Comments: Site character, allows devel. variety
 Category: 4
Item: Open Pastures
 Comments: Modern evolution from parkland trees
 Category: 1



Item: Visual Link to Southern Hillside
 Comments: Distant views (2km) of House from Rochestown and Mount Oval
 Category: 3

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8 - IDENTIFYING LANDSCAPE IMPORTANCE

The historic landscape isn't just a snapshot at a particular point in time. It is the culmination of contributions by various landowners, cultures and time periods that improve the setting and experience of the landscape. The previous pages investigated the evolution of the landscape and the components that are consistent through the generations. With this information, we can identify a framework that best exemplifies and enhances the setting of the house. At Besborough, the key landscape components are contained within 3 zones, identified in the diagram below.



Diagram of landscape zones that should be protected and enhanced to enable retention of historic landscape character. Areas not highlighted have a degree of flexibility to receive landscape change or built development.

ZONE A - The historic house has undergone an enormous amount of change to the rear and sides, but the one constant is the open landscape to the front (south) of the house. These contextual relationships can be extended into the landscape. The lands to the south are vital to keep open, while the lands to the east, west and north can tolerate development without diluting the historic landscape strengths. The zone includes the full extent of the pond to the west and the Folly to the east. It is this zone that should be classified as the "Landscape Preservation Zone".

ZONE B - The band of woodland along the western and northern boundaries relates back to the original demesne planting. The number of stately trees this close to the city centre is a rare find, creating a unique atmosphere and sense of time. The zone includes the Ice House, the entrance gates, the boundary wall and a footpath link. Defined by the extent of trees, any development outside of this needs to be cognisant of root protection zones. In terms of status, this is secondary to Zone A, but it would be equal in terms of protection.

ZONE C - The walled garden and historic farm buildings would be considered part of the built fabric of the demesne, but it is here where the landscape composition would have impacted the daily lives of many residents through time. The walled garden and associated stone buildings should be viewed as a landscape amenity within the interconnected fabric of structures.

OTHER AREAS - The lack of zone identification does not give the right for unencumbered development. Works in these areas are to be cognisant of the individual inventory and to create new uses embedded within a parkland setting.

9 - IDENTIFYING THE LANDSCAPE PRESERVATION ZONE

In identifying the historic landscape zones for protection and enhancement, the query arises *What parameters have we used to define the Landscape Preservation Zone?* There are 4 key criteria described below. The diagram graphically presents an accurate depiction of the extent to be included in the Landscape Preservation Zone (LPZ).



Diagram depicting an accurate extent of the proposed Landscape Preservation Zone. The base image includes structures, landscape features, 1m contour lines and aerial extent of tree canopies.

Criteria 1 - The Pond - The entirety of the pond needs to be included with future visual link to the house (after mitigation).

Criteria 2 - The Folly - The ring around this element defined by edging and paths is to be included.

Criteria 3 - Folly Avenue - Includes 20m north of the path for suitable tree protection.

Criteria 4 - Landform - More important than a line on a plan, the lay of the land defines the southern open space with a distinct 'bowl' feature. The knolls to either side (4a and 4b) must be included to enhance the effect. The northwest extent of the LPZ reflects a lowpoint of the receding knoll in the undulating landscape.



View south, approaching the house and the boundary of the LPZ.

10 - LANDSCAPE PRESERVATION ZONE MITIGATION MEASURES

In reinvigorating the historic landscape and evolving it into a public amenity, there are a number of mitigation measures to be incorporated so that it reads as a designed demesne parkland. The historic setting had a relationship with the estuary and distant hills. As that has been altered and urban development encroached on all sides, the aim is to create amenity where users can escape the urban surrounds and experience different natural and historic environments



Diagram illustrating mitigation measures to improve amenity and interpretation.

Mitigation 1 - Ice House - Full cleaning and resculpting of base per Archaeologist guidance. Provide interpretation. Provide a visual gap to new development for secondary supervision.

Mitigation 2 - Perimeter Path - Contiguous link from Entrance gates to Folly. Upgrade path and make it inviting. Enhance for biodiversity.

Mitigation 3 - The Pond - Remove Cherry Laurel from islands. Create pedestrian bridge across 2 islands (retain existing stone bridge, but do not use). Remove vegetation at northeast corner of pond for visual link back to house and parkland.

Mitigation 4 - Pond System - In accordance with SuDS, incorporate all surfacewater into a natural swale filtration system to regularly replenish and cleanse the pond.

Mitigation 5 - Link Path - Re-establish a western link path.

Mitigation 6 - Ornamental Trees - Incorporate a couple of clusters of showy parkland tree planting, resonant of historic planting regimes, but small in stature to ensure continued long range views.

Mitigation 7 - Open Up Parkland - Improve the historic north-south path. Remove 90% of tree belt to amalgamate parkland and increase visibility.

Mitigation 8 - Remove car parking from within the LPZ and relocate to the north. Create an amenity square at the Grotto to link with the Folly avenue, as a public gathering and interpretation point.

Mitigation 9 - Outside the LPZ, provide an amenity landscape incorporating a commemorative space, community garden focal point or modern landscape amenity. Consider reducing the derelict road.

Mitigation 10 - Provide a pedestrian link over the railway amenity path, for ease of access to Mahon office and retail area.

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11 - REFERENCE IMAGES



The aim is to restore the pond with a character pertinent to the time period where it received greatest amenity interaction. Reinvigoration of the pond water should be coupled with Laurel removal on the islands and new footbridges to enhance the amenity. This image illustrates an ambience that we want visitors to experience.



Pond restoration is intended to work in tandem with site stormwater solutions. Creating a sustainable drainage system that can remove surfacewater naturally and feed the pond with regular, fresh water is the desired design technique. This image illustrates an undulating parkland collecting and mitigating stormwater.



Within the southern open space, tree planting should be minimal in order to retain long range views. This minimal quantity should be presented as clusters of small canopy ornamental trees with spring flowers and autumn leaf colour to demarcate the seasons. Crabapple (left) or Cherry would be suitable species and relevant to the historic setting as classic ornamental trees.



Within the north and northwest parklands, tree planting should consist of large canopy traditional native and acclimatised trees. Mature canopies should be able to exceed 20m in height or width. These could be Oak (left), Ash, Lime (right), Beech, Plane or Chestnut; being cognisant of horticultural threats at the time of selection and installation.

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12 - CONCLUSION

The landscape at Besborough has been evolving in a managed way for 260 years. Over this period, landowners with different approaches to the landscape have left their mark on the demesne. The current Development Plan has classified the bulk of the site as being within the *Landscape Preservation Zone* (LPZ). The research in this report comes to the conclusion that not all of this site should be classified as LPZ. Many parts, particularly north-northwest of the house, are not fundamental in contributing to a historic setting or defining the demesne landscape character.

The diagram in Part 8 identifies the key elements that give the house its' landscape character. The diagrams in Parts 9 and 10 illustrate how the LPZ should be defined and the key measures that need to be carried out to ensure the proper historic fabric is retained and suitably enhanced.

There is no single period of landscape significance at this demesne. The period of the late 1700-early 1800s provided a layout, tree planting and landform that have carried through to today. The period of the mid-late 1800's could be considered the apex in terms of landscape amenity, as society and lifestyle experienced notable changes and the landowners appeared to have taken on a number of landscape leisure features. Equally impactful is the change in landscape use that occurred in 1922 and carried through most of the 20th century. It could be said that this period had the greatest cultural and societal impact on the site.

To this day, the site is evolving in terms of community services, but devolving in terms of landscape (N40 construction, dereliction of large areas). Our current culture, lifestyle and societal relationship to the landscape seem to mirror this speed of change. If the site were to be managed as-is in perpetuity, we would certainly see the loss of irreplaceable historic landscape. Part of the benefit in developing the less-historically pertinent areas is creating a community to oversee the site and take a degree of personal stewardship in it. The potential for the public to receive these lands as fully accessible parkland is a rare opportunity. At the same time, site use must evolve in order for the public-landscape relationship to be successful.

If zoned and developed as per the guidelines in this report, I believe the landscape character can be not just retained, but brought back to life for the benefit of the general public. In doing so, the historic framework and qualities will be clearly understood for generations to come.



End of Report