

Architectural Heritage Impact Assessment

Proposed Modular Labs Extension at
Questum Acceleration Centre,
Ballingarrane,
Clonmel,
Co. Tipperary

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Introduction

This report has been compiled by Kenneth Hennessey Architects, accredited in Conservation at Grade 3, as part of a planning application to Tipperary County Council for development at Questum Centre, OS map co-ordinates 617496.697,623013.3837.

The planning application proposal is sought by Kenneth Hennessey Architects Ltd., on behalf of the client Tipperary County Council. The project is defined as:

construction of a single storey extension comprising a modular glazed link corridor & 10 no. associated modular multi-purpose buildings (laboratories / office & ancillary spaces) to the western side of the existing Questum Acceleration Centre, including all associated service connections, extended access road, footpaths, public lighting, car and bicycle parking & vehicular turning areas, site drainage & associated site development works at Ballingarrane Science and Technology Park, Ballingarrane, Clonmel, County Tipperary.

An Architectural Heritage Impact Assessment was conducted as the works reside on land adjacent to a protected structure and lands which holds historical architectural significance. Ballingarrane House is a C.18th residence and is a protected structure NIAH ref. 22208307/ RPS. Ref 3 Tipperary County Development Plan 2022-2028.

This report should be read in conjunction with drawings and documents provided as part of the accompanying planning application.

Architectural and Historical Context

Ballingarrane House is a protected Structure (ref. RPS Ref.3 Tipperary County Development Plan Record of Protected Structures) and cited in the National Inventory of Architectural Heritage ref no. 2220830. The house is defined as a detached five-bay, two-storey house over a half-basement, built circa 1795.

Co-ordinates: 217397, 123527

Reference Development Plan: Two-storey detached country house.

Reference National Inventory Architectural Heritage: 22208307 with a regional rating.

Ballingarrane House is located approximately 1km Northwest of the outskirts of Clonmel town and approximately 5km from the town centre.

The landscape of Ballingarrane has been divided into seven 'precincts'. The proposed development is within Precinct 2.

Ballingarrane House and immediate lands are within precinct 1. The house sits in a Zone of Archaeological Potential and rests East of another. The lands surrounding the house do not sit in a Zone of Archaeological Potential, nor does it sit in an Architectural Conservation Area. The proposed development at the Questum Acceleration Centre at Ballingarrane South does not encroach either of these zones. (Please refer to figures 3 and 4 for extent of Ballingarrane estate)

The lands at Ballingarrane are steeped in history. The land was originally leased and subsequently purchased by a wealthy banker, Solomon Watson, circa 1795. The house, then known as 'Summerville House' was built circa 1795. The design of the house has been credited to Sir Richard Morrison, an renowned eighteenth- and nineteenth-century architect. The change in name from Summerville House to Ballingarrane House came about in the year 1837 when W.H Bradshaw occupied the house. During the mid-nineteenth century, in an exact year unknown, John Mulcahy also resided here. In the latter half of the nineteenth century, the house fell back into occupancy by the Watsons again. By the 1870's, Solomon Watson was recorded to have been in ownership of

1,796 acres. The house remained in ownership by a descendant of Solomon Watson- John Watson, former Irish Olympic event rider, until it was sold in the early 2000's.

Ballingarrane House appears to have been a country house of significance during the eighteenth century, having been valued at £25+ in the mid-nineteenth century, by Solomon Watson. This is evident for several reasons, one being in the amount of outbuildings there are on the grounds. This suggests that the lands at Ballingarrane estate were of notable agricultural use. Another reason that this appears to have been a significant country house during the eighteenth century is the walled garden. The garden is enclosed by random-rubble stone walls with a carved limestone doorcase on the eastern wall, boasting a frieze and pediment. The wrought-iron appears here as a pedestrian gate to the garden.

The walled garden suggests the wealth of the Watson family. This garden would not only have been one which would be home to native and non-native plants (a symbol of wealth during this period), but also would have provided a place to grow fruit, vegetables and herbs to be used in the kitchen. Many domestic walled gardens of the scale seen here at Ballingarrane House would have earned the name of the 'Cook's Garden'.

The lands at Ballingarrane run adjacent to the lands on the Glenconnor and Summerhill estates. These were also notable country houses of similar scale and value to Ballingarrane House. The lands at Ballingarrane have been named 'Ballingarrane North' and 'Ballingarrane South'. The proposed development by Tipperary County Council rests in Ballingarrane South, and this land is now in their ownership.

The excerpt below indicates Ballingarrane House and its proximity to national monuments TS 083-002001 and TS 083-002002. These have been described as part of a survey by Jean Farrelly as the following:

TS 083-002001- a ringfort or 'rath'. *'Circular area (diam. 41.4m) enclosed by a bank (Wth 1.3m crest, 4.5m base; int. H 0.66m; H above fosse 2.26m); deep, U-shaped bank (Wth 3m) and external bank (Wth 1.8m crest, 7.2m base; H above fosse 2.35m; ext. H 1.18m). The fosse and outer bank are heavily overgrown with gorse. The interior is relatively clear with only some nettles and thistles. Gap in NW quadrant through inner bank (Wth 3m) and outer bank (Wth 2.4m), though they appear to*

have been broken through they may originally entrance. Bank is composed of clay with some pebbles and small stones, though larger stones occur on top of the inner bank in W quadrant. In the SE quadrant the inner bank has been dug into and the fosse in filled. There is a break in the outer bank in the E quadrant which gives access to a spring well with a pool which floods in winter. This is not a typical ringfort as the bank is much more substantial than is usual.'

TS 083-002002- an enclosure. 'Enclosure (diam. c. 30m) identified as a cropmark on aerial photograph (CUCAP July 1970 BDR 70). No visible trace of monument at ground level. Lush meadow may be obscuring any subtle features.'

The entrance piers of carved limestone with wrought-iron gates have been dated around the same year of the house's construction but may have been placed subsequently. This entrance has been placed on the NIAH with a regional reference and an 'artistic' category of special interest. (Ref. no. 22208308)

Please refer to the historical maps (figure 3 and 4), which indicate the historical context of the house during the late eighteenth century and nineteenth century. The excerpt below is taken from the National Inventory of Architectural Heritage and shows the ZAP's discussed above.

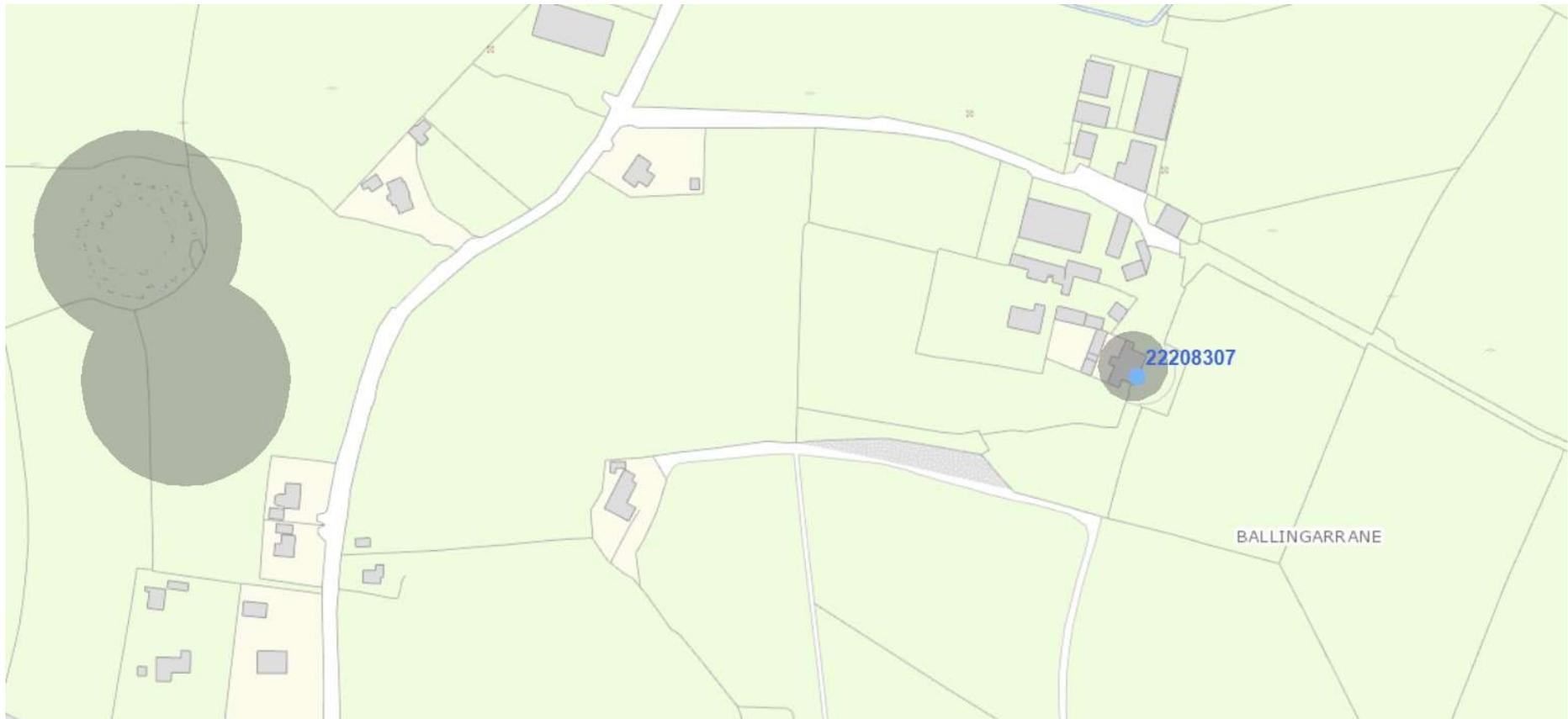


Figure 1: NIAH Map indicating ZAP

Relevant Planning Policy and Description

As previously stated, the land at Ballingarrane has been divided into seven 'precincts', or districts. The confines of these precincts are set-out under the Tipperary County Development Plan 2022-2028; 'Ballingarrane Masterplan'. This indicates the Ballingarrane House and immediate lands are within precinct 1 and the proposed development is within Precinct 1. The extent of these precincts are shown in the excerpt below.

Precinct 1 encompasses Ballingarrane House, walled gardens and outbuildings, along with the entrance and immediate lands. In the proposed planning application, there proposed works do not usurp any of the existing infrastructure, nor does it impinge on the existing vegetation. The land and house is screened from the proposed development by a mature, established hedgerow, running along the boundary between Precincts 1 and 2; and the picturesque, historical context of Ballingarrane House will not be impeded by the proposed development works due to these.

Precinct 2 has direct access from the N24, and the Questum Centre resides in the southernmost portion of the zone. Precinct 2 is served by public water, wastewater and surface water infrastructure, as is electricity, gas and broadband. The proposed application accompanying this assessment refers to construction within the curtilage of Precinct 2, and as stated, the proposed works do not impinge on the architectural heritage of Ballingarrane House and lands, within Precinct 1. As well as this, the proposed site works involve the excavation of terrain, to shelter the proposed buildings from the line-of-view, creating minimum intrusion on the existing land in precinct 1.

Precinct 3 is located immediately north of the N24, and is screened by existing hedgerow and mature trees. The land in Precinct 3 runs along the boundary of Precinct 4, which encompasses the Glenconnor lands. There is no evidence of the fields within this precinct having any national monuments or significant architectural landmarks. This land is developable, arable agricultural land which aligns the roadway known as 'Frank Drohan Road', part of the N24. There is an existing water feature in the centre of the

site, which resembles a small pond with existing vegetation. The proposed development in the planning application proposal does not include any works to be carried out within Precinct 3.

Precinct 4 is located to the North-eastern portion of land, encompassing Glenconnor. The boundary of Precinct 4 is adjacent to Summerhill House and estate, separated by the Boulic stream. Although this precinct circles the Glenconnor lands, Glenconnor House does not rest within it. Glenconnor House is listed on the National Inventory of Architectural Heritage, with a regional rating. Precincts 5, and 6 line the Northern portion of the lands, which run directly against Precinct 1. Precinct 5 holds a national monument NIAH Ref. TS-083-001, referred to as an 'enclosure'. This is not immediately noticeable however; it is evident from an observation of historical maps. There are no proposed development works to be carried out within these precincts, and the proposed development works within Precinct 2 will not impinge on these.

Precinct 7 encompasses the portion of land to the southwest, which runs directly against the walled garden of Ballingarrane House. The land in this precinct will not have any effect on the proposed development by Tipperary County Council, or vice versa. The existing mature hedgerow and trees which line the driveway to Ballingarrane House will provide a screen from the proposed development works in Precinct 2.

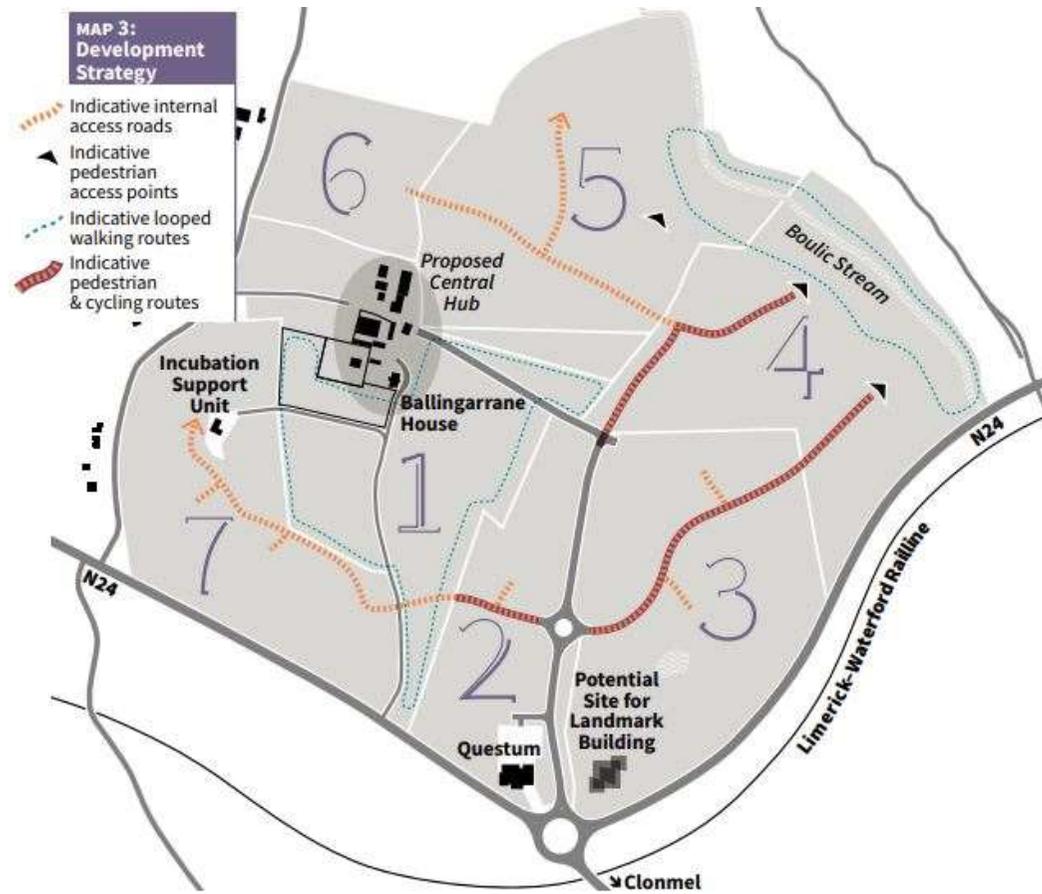


Figure 2: Ballingarrane Masterplan; Tipperary County Council Development Plan 2022-2028

Building Description

Ballingarrane House is described as a detached five-bay, two-storey over half-basement country house, built c. 1795, as per the NIAH. The front boasts a three-storey elevation with lower single-bay, two-storey Northern and Southern wings set back from the front elevation.

On the Northern elevation, there is a two-bay single-storey lean-to extension to the north wing and recent flat-roofed single-storey extension to return of the main house.

The house has a hipped slate roof with rendered chimneystacks, limestone eaves course, moulded to front and side elevations and cut stone to rear elevation, with cast-iron rainwater goods. The North and South wings also boast hipped artificial slate roofs with gablets to the front elevations.

The walls are of smooth render with raised cut limestone quoins to the front elevation and plinth course. The windows on the main house differ to those on the wings. The main house has square-headed window openings with six-over-six replacement uPVC windows. The four basement window openings are segmental-headed with barred three-over-three panes. On either wings, gablets have round-headed window openings with replacement uPVC windows on the upper storey and a square-headed opening with three-over-three timber sash window on the lower storey

The main entrance is inherent in the original character of the house, with the original carved limestone doorcase, Doric columns, open-bed pediment and traceried fanlight. On either side of the doorway, two single-pane-width window openings are evident with one-over-three pane timber windows.

A flight of splayed cut limestone steps rest below the door, with wrought-iron railings. The wrought-iron is a key characteristic of the area, appearing particularly in the western envelope of Clonmel.

Architectural Heritage Impact Assessment

There are several aspects for consideration regarding the proposed works and their respective impact on the protected structure:

- The impact of the proposed new development on the historic context with in which it sits.
- The impact of the proposed new development on the character of the protected structure and elements and parts of the protected structure.

Overall, the proposed construction work to the Questum Acceleration Centre is in keeping with the architectural significance of Ballingarrane House, as the proposed development will not impinge on the building or anything within a 500m radius.

The proposed modular pods which are proposed to be built in phases depending on their demand, are small in scale (approximately 120m² per pod). The scale of the development should cause minimum interruption to the historical landscape and the protected structure.

The proposed site works include the partial excavation of the site, which will allow the proposed pods to sit into the site, and cause minimum disruption to the land. The existing mature hedgerow and line of trees which lie west of the proposed development, create a screen that will allow an uninterrupted view from the house.

The proposed development is located approximately 550m from the protected structure and will not have any impact on the protected structure and therefore there will not be a need to carry-out any work (be it repair or maintenance) to the house, accompanying outbuildings, entrance or site.

The materiality of the proposed extension has been chosen carefully, to match the Questum Centre itself and not to detract from the character, nor impact upon the visual amenity of Ballingarrane House. Refer to image references appended to the report for architects visualisation of the proposal. (Figs 5-6)

Advice references:

- Heritage Policies and objectives of the Clonmel and Environs Development Plan 2013 and Tipperary County Development Plan 2022-2028.
- Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Environment, Heritage, and Local Government.
- "Advice Series" as issued by the Department of Environment, Heritage, and Local Government

It is concluded that the proposed development to the Questum Acceleration Centre will not impact the protected structure of Ballingarrane House and the immediate lands surrounding it, due to the distance from the building and the development's location being within a different precinct to that of the protected structure.

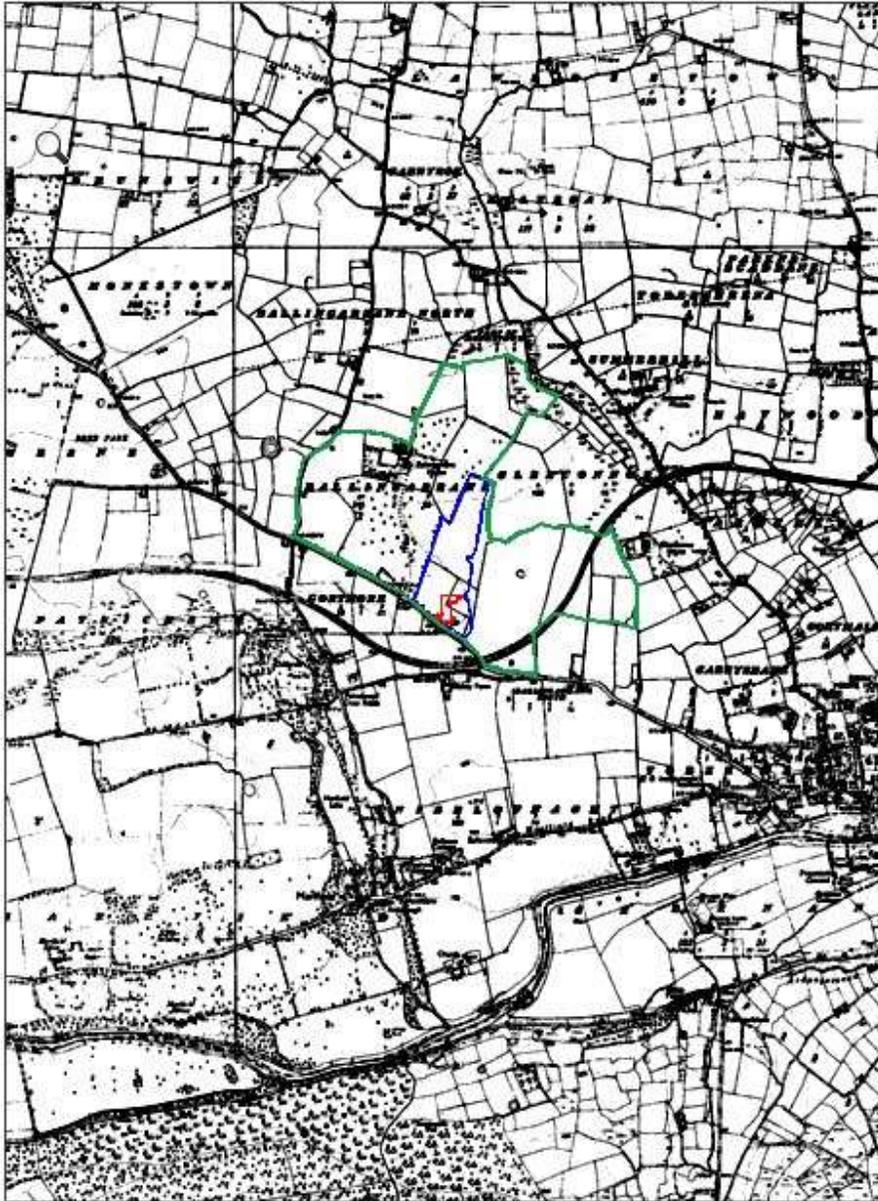


Figure 4 Historical map 6 inch last edition B&W, with green line indicating estate boundary

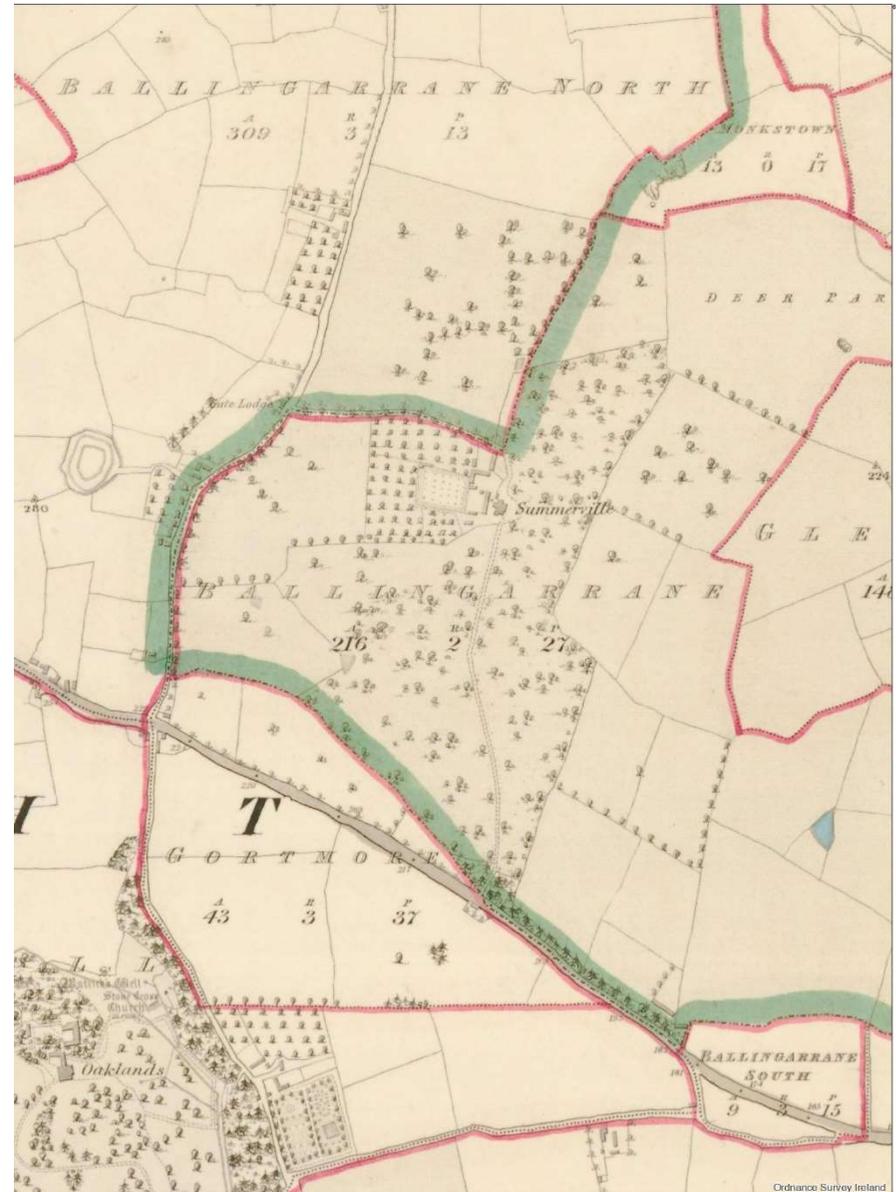


Figure 3; Historical map 6 inch first edition colour

The following drawings illustrate clearly the works proposed at the Questum Acceleration Centre, Ballingarrane, Co. Tipperary:

Maps:

2166-KHA-ZZ-00-DR-A-P-0100-S1-P01 –
Record & Urban Place Map (1:10560 & 1:1000)

Drawings:

2166-KHA-ZZ-00-DR-A-P-1001-S1-P01 –
Proposed Site Plan - (1:500)

2166-KHA-ZZ-00-DR-A-P-1002-S1-P01 –
Proposed Site Layout - (1:250)

2166-KHA-ZZ-00-DR-A-P-1101-S1-P01-
Proposed Contiguous Floor Plan - (1:100)

2166-KHA-ZZ-00-DR-A-P-2001-S1-P01-
Proposed Elevations - (1:100)

2166-KHA-ZZ-00-DR-A-P-3001-S1-P02-
Proposed Site Sections - (1:200)

2166-KHA-ZZ-00-DR-A-P-3002-S1-P02-
Proposed Cross Sections - (1:100)

2166-KHA-ZZ-00-DR-A-P-6001-S1-P02-
Proposed 3D Views - (NTS)

2166-KHA-ZZ-00-DR-A-P-6002-S1-P02-
Proposed Birds Eye Views - (NTS)

Architects Impression – Photomontages of the Proposed Extension



Figure 5; Architects Impression of the proposed scheme when viewed from the N25.



Figure 6; Architects Impression of the proposed scheme when viewed from the carpark of the Questum Acceleration Centre