



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
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Mr David Averill
Director
Sheehan & Barry Architects
88 Ranelagh Village
Dublin 6, S06 Y2W6

31st May 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX392024 – Alfred Beit Foundation, Russborough House, Blessington, Co Wicklow

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Alfred Beit Foundation
Location: Russborough House, Blessington, Co Wicklow
CHIEF EXECUTIVE ORDER NO. CE/PERD/EX392024

A question has arisen as to whether “(a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets” is or is not exempted development.

Having regard to:

- (i) The Conservation Assessment and details submitted with the Section 5 Application,
- (ii) Architectural Heritage Protection: Guidelines for Planning Authorities
- (iii) Record of Protected Structures Ref :09-08 Russborough Country House
- (vi) Sections 2, 3, 4 and 57(1) of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (iii) The proposed works to Russborough House would come with the definition of development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- (iv) The proposed works to Russborough House a Protected Structure would come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) being works of maintenance which would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure , they would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The Planning Authority considers that “(a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets at Russborough House, Blessington, Co Wicklow” is development and is exempted development.

Signed: 

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated: 01st day of May 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/722/2024

Reference Number: EX39/2024

Name of Applicant: Alfred Beit Foundation

Nature of Application: Section 5 Referral as to whether
“(a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets” is or is not development and is or is not exempted development.

Location of Subject Site: Russborough House, Blessington, Co Wicklow.

Report from: Edel Bermingham (SEP)

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether (a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets at Russborough House, Blessington, Co Wicklow; Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

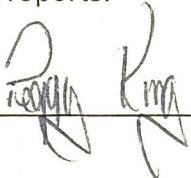
- (i) The Conservation Assessment and details submitted with the Section 5 Application,
- (ii) Architectural Heritage Protection: Guidelines for Planning Authorities
- (iii) Record of Protected Structures Ref :09-08 Russborough Country House
- (vi) Sections 2, 3, 4 and 57(1) of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

- (i) The proposed works to Russborough House would come with the definition of development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- (ii) The proposed works to Russborough House a Protected Structure would come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) being works of maintenance which would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure , they would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Recommendation

The Planning Authority considers that “(a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets at Russborough House, Blessington, Co Wicklow” is development and is exempted development as recommended in the planning reports.

Signed  _____ Dated 30th day of May 2024

ORDER:

I HEREBY DECLARE:

That (a) restoration of traditional harled lime render to the quadrant façade of Anne's Garden, - (b) repair of a section of the decorative frieze on the east colonnades, south corner, - (c) reset and re-pointing of external front and rear granite staircase steps, - (d) restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets at Russborough House, Blessington, Co Wicklow”

is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:  _____ Dated 31st day of May 2024
Senior Engineer
Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL

Planning Department

Section 5 – PLANNING REPORT SECTION 5 APPLICATION

Ref: EX39/2024
Name: Alfred Beit Foundation
Development: a. restoration of traditional harled lime render to the quadrant façade of Anne's Garden,
b. repair of a section of the decorative frieze on the east colonnades, south corner,
c. reset and re-pointing of external front and rear granite staircase steps,
d. restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets

Location: Russborough, Blessington, Co Wicklow

APPLICATION SITE:

The subject site is that of Russborough House, located within the Russborough Estate which is located in the townland of Russborough between Ballymore Eustace and Blessington. The Estate is access off the L8363 Local road that bound the site to the northeast. The site is bounded by the N81 to the southeast and the Kildare Border to the north and west.

Russborough House is described as a detached seven-bay two-storey over basement Palladian style mansion, built 1741-48 to designs by Richard Castle, with quadrant Doric colonnades linking to seven-bay two-storey pavilion wings, themselves linked to outbuildings by walls with rusticated arches topped with cupolas. The walls are of dressed granite, with a central feature to the main block consisting of a pediment supported by four three-quarter Corinthian columns with swag mouldings between the capitals, whilst the wings have three-bay breakfront centres with Ionic pilasters. Each of the three blocks and the colonnades has a parapet surmounted with urns, and behind each parapet is a slated hipped roof with broad granite chimneystacks to the main blocks. Within the colonnades are arched niches with Classical statues. The entrance consists of a largely glazed timber door with semi-circular fanlight-like eyebrow window above, and is reached by a grand flight of stone steps with the piers of the balustrade topped with urns and heraldic lions. The windows are generally flat-headed and filled with three over three and six over six timber sash frames. Cast-iron rainwater goods. The house is surrounded by an extensive, but largely unadorned, demesne and approached at a right angle from the main avenue to the north-east.

PLANNING HISTORY:

There is an extensive Planning history associated with the site; the facility is permitted for use as an attraction with gardens, a café, car parking etc.

Section 5 References :

EX 56/2022
EX 48/2020
EX 61/17
EX 48/17
EX 15/14
EX 61/16

HERITAGE:

Protected structures/ NIAH

PS REF: 09-08 Russborough Country House-
One of the most important houses in Ireland, designed by Richard Castle for the Earl of Milltown. Complex Palladian composition and superb craftsmanship. (National monument)

NIAH ID: 16,400,503- Detached seven bay two storey Palladian style mansion built 1741-48.

PS REF: 09-09 Russborough Entrance Arch
Triumphal arch flanked by pedimented, side gates.

NIAH ID: 16,400,504- Classic style gate screen (constructed in granite) at main entrance to Russborough House built c.1745.

Monuments

WI005-067- Designated landscape feature.

LEGISLATIVE CONTEXT:

Planning and Development Act 2000 (as amended)

Section 3(1) of the Act states the following in respect of 'development':

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 2(1) of the Act states the following in respect of the following:

'works' includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

"development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures."

Section 4(2) makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

Details Submitted in support of Application:

- Supporting letter.
- Application form.
- Site location plan, elevational drawings and photographic review of key areas.
- Conservation Assessment

ASSESSMENT:

The applicants seek confirmation that the following are development and are exempted development at Russborough i.e.

- a. restoration of traditional harled lime render to the quadrant façade of Anne's Garden,
- b. repair of a section of the decorative frieze on the east colonnades, south corner,
- c. reset and re-pointing of external front and rear granite staircase steps,
- d. restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets

at Russborough, Blessington, Co Wicklow

The Conservation report and associated documents have identified that extent of the works which are considered urgent to Russborough House. The areas have been subject to inspection, and the report identifies significant areas of damage / failure that need immediate restoration to ensure the long term protection of the elements of significance of this structure. The approach to the works is to be carried out by skilled personnel and would be in line with the provisions of the Architectural Heritage Protection – Guidelines for Planning Authorities.

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

“development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

It should be noted that Section 2 of the Act defines works as:

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

The proposal would involve works to the existing structure and therefore would come within the definition of development as defined under Section 3 of the Planning and Development Act 2001(as amended)

The second stage of the assessment is to determine whether or not the proposed works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

Having regard to the details set out in the conservation report, it is considered that the proposed works are for maintenance and would not materially affect the external appearance of the Russborough House so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. It is considered that the works come within the scope of Section 4(1) (h) of the Planning and Development Act 2000 (as amended).

Section 57 (1) provides that notwithstanding section 4(1) (h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of –

- (a) The structure
- (b) Any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

Having regard to the details submitted, the proposed works would not materially affect the character of the protected structure. The approach to the works accords with best practice set out in the

Architectural Heritage Protection : Guidelines for Planning Authorities. It is noted that works to the Granite Frieze may require the reconstruction of some elements of the Frieze but this is to be kept to a minimal intervention with stone grafts only being utilised on foot of the assessment / examination of existing stones. All interventions are to be reviewed by a Conservation Architect. Accordingly it is considered that the works will not impact on any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, therefore in this instance Section 57 (1) does not apply and the works are within the remit of Section 4(1)(h).

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether :

- a. restoration of traditional harled lime render to the quadrant façade of Anne's Garden,
- b. repair of a section of the decorative frieze on the east colonnades, south corner,
- c. reset and re-pointing of external front and rear granite staircase steps,
- d. restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets

at Russborough House, Blessington is exempted development under the provisions of the Planning & Development Act 2000 (as amended)/ Planning & Development Regulations 2001 (as amended).

The Planning Authority considers that

- a. restoration of traditional harled lime render to the quadrant façade of Anne's Garden,
- b. repair of a section of the decorative frieze on the east colonnades, south corner,
- c. reset and re-pointing of external front and rear granite staircase steps,
- d. restoration and reconstruction carved limestone urns to main house, wings, and colonnades parapets

is development and is exempt development

Main Considerations with respect to Section 5 Declaration:

- i) The Conservation Assessment and details submitted with the Section 5 Application,
- ii) Architectural Heritage Protection : Guidelines for Planning Authorities
- iii) Record of Protected Structures Ref :09-08 Russborough Country House
- vi) Sections 2, 3, 4 and 57(1) of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

- i. The proposed works to Russborough House would come with the definition of development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- ii. The proposed works to Russborough House a Protected Structure would come within the scope of Section 4(1)(h) of the Planning and Development Act 2000 (as amended) being works of maintenance which would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure , they would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Seán Donoghue SEP.

17/5/2024

*Issue is recommended
by T. Kelly
21/05/24*

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Dara Keane
Assistant Planner**

**FROM: Nicola Fleming
Staff Officer**

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX39/2024**

I enclose herewith application for Section 5 Declaration received 2nd May 2024.

The due date on this declaration is 29th May 2024.



Staff Officer

Planning Development & Environment

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Deirdre Burns **FROM: Nicola Fleming**
Heritage Officer **Staff Officer**

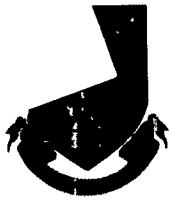
**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX39/2024**

I enclose herewith application for Section 5 Declaration received 2nd May 2024.

The due date on this declaration is 29th May 2024 and Dara Keane is the Planner assigned to the file .



Staff Officer
Planning Development & Environment



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

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7th May 2024

Mr. David Averill
Director
Sheehan & Barry Architects
88 Ranelagh Village
Dublin 6
D06 Y2W6

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX39/2024 for Alfred Beit Foundation at Russborough House, Blessington, Co. Wicklow

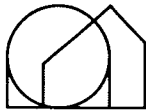
A Chara

I wish to acknowledge receipt on 02/05/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 29/05/2024.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development





Sheehan & Barry
Architects

Sheehan & Barry Architects,
88 Ranelagh Village,
Dublin 6, Ireland.
D06 Y2W6

t +353 (1) 496 2888
e post@sbl.ie
w www.sheehanandbarry.ie

29th April 2024

Wicklow County Council,
Planning Department,
County Buildings,
Whitegates,
Wicklow Town,
A67 FW96

WICKLOW COUNTY COUNCIL
CUSTOMER SERVICE

- 2 MAY 2024

Time Received _____

**Re: Russborough House, at Russborough Demesne, Blessington Co. Wicklow
(RPS No. 09-08)
Application for Section 5 Declaration**

Dear Sir / Madam,

I am the Conservation Architect retained by the Alfred Beit Foundation in relation to conservation works proposed at main entrance gates of Russborough House in Blessington, County Wicklow.

I enclose a completed Application Form for the Section 5 Declaration of Exempted Development together with the required supporting documents relating to the repair and maintenance works proposed to the some areas of Russborough House. The house is a protected structure (RPS re. 09-08).

The enclosed conservation assessment and methodology of the proposed works are in accordance with the Architectural Heritage Protection Guidelines, the relevant Department of Housing Local Government and Heritage Advice Series, and best conservation practice.

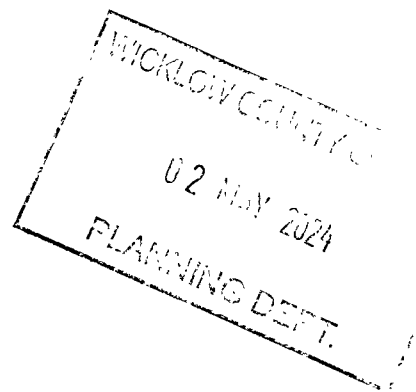
As some of the works listed in the enclosed report are urgent repair works in order to retain the buildings historic fabric, I would be most grateful if you could omit works from the declaration deemed to be non-exempt.

Please do not hesitate to contact me if you would like to visit the church, or if there is any aspect of this application that you wish to discuss.

Yours sincerely,

Romy Kanitz
MRIAI, Grade 2 Conservation Architect

Encl. Section 5 Application Form
Fee cheque of €80
OSi Site Location Map
Roof and Ground Floor Plan Drawing
Elevation Drawing
Conservation Assessment



Sheehan & Barry Architects Ltd., t/a Sheehan & Barry Architects.
Company Reg. No. 525849 VAT No. IE 3038449PH
Directors: David Sheehan FRIAI, Denis Looby FRIAI, David Averill FRIAI, Ros Criostóir MRIAI

Wicklow County Council
County Buildings
Wicklow
0404-20100

02/05/2024 10 00 54

Receipt No L1/0/328731

SHEEHAN & BARRY ARCHITECTS

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

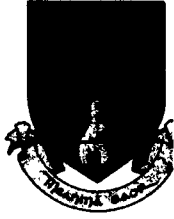
Total 80 00 EUR

Tendered
Cheque 80 00
RPS NO 09-08

Change 0 00

Issued By Cindy Driver
From Customer Service Hub
Vat reg No 0015233H

that



**Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462**

Office Use Only

Date Received _____

Fee Received _____

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

- (a) Name of applicant: **Alfred Beit Foundation**
Address of applicant: **Russborough House
Blessington, Co. Wicklow**

Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable)
**Mr. David Averill, Director
Sheehan & Barry Architects**
Address of Agent : **88 Ranelagh Village, Dublin 6, D06 Y2W6**

Note Phone number and email to be filled in on separate page.

3. Declaration Details

- i. Location of Development subject of Declaration
Russborough House, Blessington, Russborough House
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/ No. **YES**

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier
N/A

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration

The applicant, the Alfred Beit Foundation, wish to apply for a Declaration in accordance with Section 5 of the Planning and Development Act 2000 for:

- a) Restoration of traditional harled lime render to the quadrant façade of Anne's Garden.**
- b) Repair of a section of the decorative frieze on the east colonnades, south corner.**
- c) Reset and re-pointing of external front and rear granite staircase steps.**
- d) Restoration and reconstruction carved limestone urns to main house, wings and colonnades parapets.**

Please see attached *Conservation Assessment* in support for this submission for further detailed information.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration

The definition of 'works' in the Planning and Development Act 2000-2002 includes "*construction, excavation, demolition, extension, alteration, repair or renewal and, ... , includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from surfaces of the interior or exterior of a structure.*"

Under Section 57 of the 2000 Act, the works to be undertaken in this project will address 'repair' of historic stone façade elements of the main block, the colonnades and the wing structures; and it will address the 'renewal' of non-historic harled render to the Anne's Garden wall within the western courtyard.

Any or all of the proposed works listed above have the potential to materially and visually affect the character of the protected structure.

It is our opinion, that the works to the Anne's Garden wall (a), the front and rear granite staircase (c) and the carved limestone urns can be considered as the maintenance and re-instatement of the historic design intend. We consider the works to colonnades as urgent repair works necessary to prevent the loss of and/or damage to historic fabric.

Please see attached *Conservation Assessment* in support for this submission

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ?
Yes - RPS No.: 09-08

vii. List of Plans, Drawings submitted with this Declaration Application
Site Location Map – scale 1:2,500 @ A3
Ground Floor and Roof Layout – 2508_11.4_101 – scale 1:200 @ A1
Elevations – 2508_11.44_120 – Scale 1;200 @ A1
Conservation Assessment

viii. Fee of € 80 Attached ? **Yes**

Signed : 

Dated : **29.04.2024**

Romy Kanitz, Senior Architect, Grade 2 Conservation,
for and on behalf of Sheehan & Barry Architects

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
 - Floor area of structure in question - whether proposed or existing.
 - Floor area of all relevant structures e.g. previous extensions.
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

Section 5 Application Conservation Assessment

at
RUSSBOROUGH HOUSE,
Blessington, Co. Wicklow



On the Instruction of:
The Alfred Beit Foundation

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1. INTRODUCTION

Instruction & Brief

This Conservation Assessment has been prepared on the instructions of The Alfred Beit Foundation to accompany the Application for Declaration, addressing the relevant heritage issues arising from the repair and maintenance works proposed for Russborough House.

The assessment of the impact the proposed works may have on the protected structures has been made by Romy Kanitz, Grade 2 Conservation under guidance by David Averill, Grade 1 Conservation Architect of Sheehan & Barry Architects following visual inspection prior to the design development.

This report has been prepared in line with the approach outlined in the Architectural Heritage Protection – Guidelines for Planning Authorities (2011). The impact the proposed works may have on the protected structure have been assessed, considering Section 2 of the Planning and Development Act 2000. Any or all of the proposed works have the potential to materially and visually affect the character of the protected structure.

This document addresses the works proposed to secure the fabric of the east colonnades of Russborough House, and the quadrant wall in Anne’s Garden. The scope of works is summarized in brief herewith:

- a. Restoration of traditional harled lime render to the quadrant façade of Anne’s Garden.
- b. Repair of a section of the decorative frieze on the east colonnades, south corner.
- c. Reset and re-pointing of external front and rear granite staircase steps.
- d. Restoration and reconstruction carved limestone urns to main house, wings and colonnades parapets.

This assessment document includes a brief outline of the historical background of the site and the buildings. The background, methodology and specification for each element of the proposed works is described in some detail.

Location

Russborough House and Demesne is situated in County Wicklow, south-west of Blessington town, and about 30km south of Dublin city. The site is located west of the Blessington Lakes, and is separated from the water reservoir by the N81 connecting Dublin and County Carlow to the south. The demesne borders on County Kildare to the immediate west.

Russborough House is located in the central part of the demesne, with Anne’s Garden to the immediate south-west and the colonnades to the south-east of the main house. The main access to the house is via the main entrance gate (RPS No.09-09) located at the eastern boundary of the demesne.

Protected Structures Status

Under the current *Wicklow County Development Plan 2022-2028 – Record of Protected Structures*, **Russborough House is listed as a Protected Structure.**

RPS No.:	09-08		
NIAH No.:	16400503	NIAH rating	national
		Categories of Special Interest	Architectural, Artistic, Historical, Social

Russborough House & Demesne does not lie within an Architectural Conservation Area, or an Area of Archaeological Potential or Significance.

It lies in the vicinity of Poulaphouca (Blessington) Reservoir, as Special Protection Area and Proposed Natural Heritage Area. The site is part of an Area of Outstanding Natural Beauty (Blessington Lakes Area) and the Western (N81) Corridor Area Landscape.

Due to its proximity to Blessington the demesne lies besides the Outdoor Recreation and Tourist Hub, and Destination Towns of Blessington & Baltinglass.

Russborough House and Demesne were inherited by Edmund Russborough Turton, grandson of the 4th Earl. He retained the estate as well as a considerable staff of household, gardening and farm workers to maintain Russborough as his second seat. The house and demesne got through the years of national unrest, the War of Independence (1919-21) and the Irish Civil War (1922-23) fairly intact. Sir Edmund Russborough Turton's widow offered Russborough House & Demesne to the newly founded Free-State upon his death in 1929. The offer was declined, and Russborough and its 600 acres were subsequently sold in May 1931 to Captain Denis Bowes Daly. Daly, a captain of the cavalry regiment, 8th King's Royal Irish Hussars, and grandson of the 2nd Lord Dunsandle, married in 1932, and the family settled in Russborough. They maintained, and improved the house and estate, with a keen eye for conservation of the mansion. In 1939 the Liffey Reservoir Scheme was implemented, flooding the valley and thus creating the Poulaphuca Reservoir, better known as Blessington Lakes. Financial difficulties in the late 1940's resulted in the sale of some of the lands.

Daly eventually sold Russborough House & Estate to Sir Alfred Beit at an auction in October 1952. Sir Alfred Lane Beit, nephew and heir to Alfred Beit the co-founder of the diamond mining company Wernher, Beit and Co., was married to Clementine Freeman-Mitford, first cousin of the renowned Mitford sisters. The Beits were living in South-Africa at the time of the purchases, but relocated to Russborough immediately, and made it their principal home. Russborough flourished in the tradition of the great Irish country houses, providing a perfect setting for the display of one of the most important private art collections of Europe. Following the transfer of the estate to the Alfred Beit Foundation in 1976, which opened the house for the public, the Beits lived in the west wing until their respective deaths.

Today, the Alfred Beit Foundation owns Russborough and a major part of the Russborough demesne and landscape, comprising some 230 acres. The Alfred Beit Foundation was established in 1976 as a Registered Charity by Sir Alfred and Lady Clementine Beit. It is entrusted with the development, management and care of Russborough. Its principal purpose is the advancement of education in fine arts for the benefit of the public, together with the long-term preservation of Russborough, its art collections, gardens and parklands.

2.2 Architectural Appraisal

Russborough House is considered one of the best-preserved eighteenth-century buildings in Ireland, and possibly the greatest Palladian mansion in the country. Richard Castle (or Cassells) a renowned architect of the time was commissioned to design the Palladian-style country house. The formal architectural composition consists of a seven-bay, two-storey over a raised Basement, central block which is flanked by curving quadrant Doric colonnades to lower seven-bay two-storey pavilion wings; all constructed in granite from the local Golden Hill quarry (Wicklow granite). These themselves are linked to outbuildings by screen walls with arched gateways with cupolas creating two formal yards, the stables to the east, and the offices and kitchen to the west. In the first phase a formal landscape was laid out around the house, possibly by Joseph Smith, which included ramped and turfed terraces, the canal to the north, a less geometric lake to the south, the walled garden to the east, and 'nearly 22,000 trees planted that year'¹. The first visual depiction of the demesne's layout, the main architectural composition, and the associated built structures, is available on the 1760 John Rocque Map:



Fig.07: detail from "An actual Survey of the County of Dublin" - map

The 1827 publication by G.N. Wright describes Russborough as follows: "Two miles from Blessington is Russborough, the magnificent seat of the Earls of Milltown. The demesne is extensive and well wooded, and the grounds have an expanded prospect of mountain and lowland. The house which is entirely of cut stone, is considered one of the most noble residences in the kingdom; it consists of a centre, connected with wings by colonnades, of the Ionic order, behind which, in twelve niches, rest statues of heathen deities. On the left are Jupiter, Ceres, Hercules, Bacchus, Venus and Saturn; and on the right, Diana, a dancing Faun, Tragedy, Comedy, Mercury, and Apollo. Upon the balustrade, on each side of the steps in front, are large lions supporting heraldic shields, and on the upper pedestals, superb Grecian urns. The front building, including the entrances to the offices, forms a façade of 700 feet in length, of great elegance and

¹ Minute Book of the Royal Dublin Society, entry for 10th February 1742

magnificence. The design is by Mr. Cassels, architect of Powerscourt-house, and of many public buildings in Dublin."²

Lewis Topographical Dictionary from 1837 describes Russborough similarly: "... the elegant seat of the Earl of Milltown; the mansion, erected after design by Mr. Cassels, architect of the Bank of Ireland, is in the Grecian style, consists of a centre and two wings, connected by semicircular colonnades of alternated Ionic and Corinthian pillars, and presenting a noble façade of hewn stone 700feet in extent; ..."

The Exterior

The formal and symmetrical architectural composition is aligned on an east-west axis, the central main block is set back from the line of two lower wing structures. Together with two curving open colonnades the wing buildings form their own yard at the rear (north). Separate service yards with adequate courtyard buildings extend either side (stables to the west and kitchen to the east) are enclosed by screen walls to the south and north. The screen walls contain cupolaed gateways to the south and simple gateways to the north.

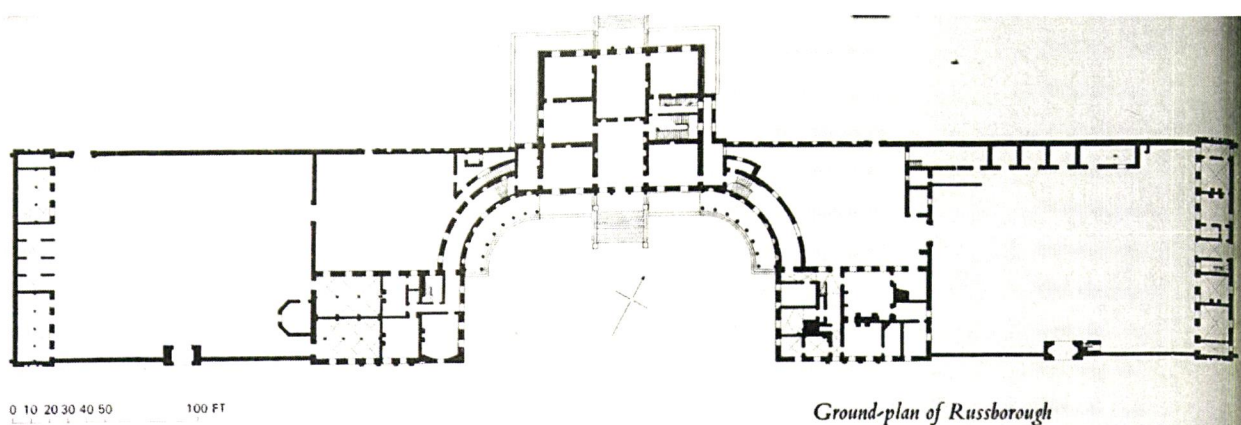
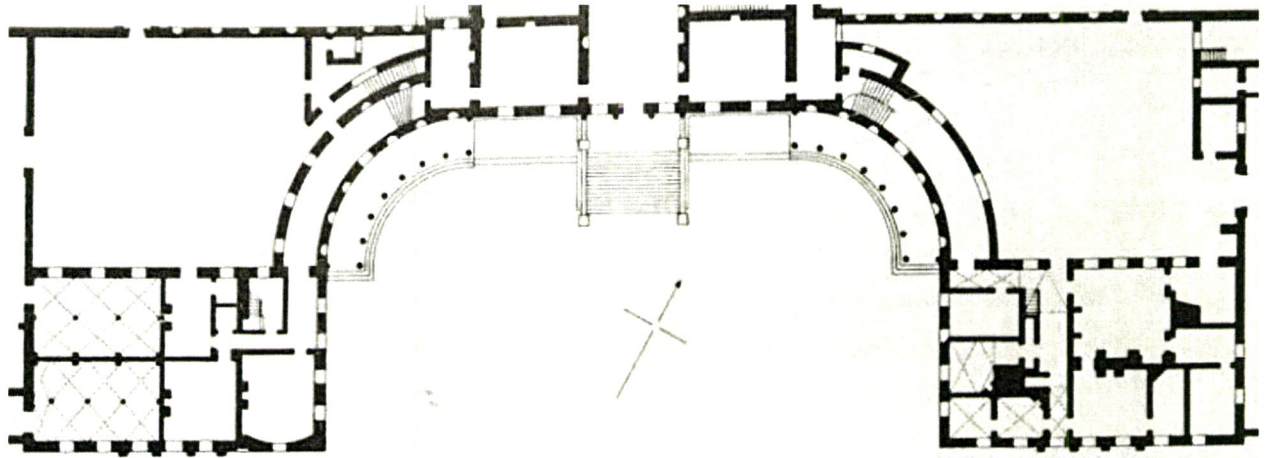


Fig.07: plan of the ground floor, incl. central blocks, colonnades, wings and their private gardens, and the service buildings with the associated yards by John Steward, 1967 curtesy of Irish Houses and Castles (London 1971)

The front façade is a seven-bay elevation faced with granite ashlar with a shallow three-bay central breakfront under a triangular pediment at second-floor level. The house entrance is approached via a shallow central flight of granite steps bridging the external Basement area, with a heraldic lion terminating the stone carved balustrade either side. Classical urns correspond on the top landing flanking the entrance. The breakfront pediment is supported by four three-quarter Corinthian pilaster with carved limestone swags between the Ionic limestone capitals. The portico's granite entablature continues as a string course on all four elevations. The garden front (rear elevation) is less expressive, with a single-bay shallow breakfront finished in in the entablature projecting from the stringcourse. The Corinthian three-quarter pilaster from the front are recited here, as is the broad perron. The building is of random rubble masonry construction with granite ashlar facing externally, and lime plaster internally.

² A Guide to the County Wicklow : by G.N.Wright, Printed for Baldwin, Cradock, and Joy; and W. Wakeman, D'Olier Street, Dublin, 1827 - 2nd edition, page 159-160



*Fig.08: detail of colonnades, wings and their private gardens
by John Steward, 1967 curtesy of Irish Houses and Castles (London 1971)*

The curved colonnades on either side of the main house connect it with the wings via corridor behind the open colonnade (loggia). The external structure of the loggias is entirely made of granite, including the full entablature supported by eight Doric columns, the steps and flagstones. A smooth, ruled Ashlar render finishes the back walls and niches, and the compartmented, embellished ceilings. There are three curved and round-headed niches on either side of a central entrance in each open colonnade, which are filled with classical marble statues. The respective rear quadrant walls are lime rendered, a harled finish facing Anne's Garden (west) and a smooth plaster on the inside of the restaurant (east).

The two-storey rectangular wings, lower than the central block, each have the main façades clad in Ashlar granite stone, with a central shallow three-bay breakfront in the south facing elevation, and a protruding plinth rising to window cill height at ground floor. A protruding frieze between first floor window headed and the eaves cornice is supported by carved voluted brackets. The garden and yard elevations are rendered, historically with a harled lime finish.

3. CONSERVATION IMPACT ASSESSMENT

3.1 Background and General Condition

The curved quadrant to the rear of the west colonnade addresses the private 'Anne's Garden' area which historically serves the west wing apartments. The wall is made of a brick-masonry construction with a harled-lime render, which has de-bonded in large areas. The current render is deemed effectively failing to the full extent of the curved wall following a detailed examination. Internal issues related to dampness have been associated with the failing render in the wall. A detailed investigation of the brick masonry will be carried out to assess the structural integrity of the walls, and implement necessary repair works accordingly.

Evidence of structural movement including cracking and sagging in the entablature over the colonnades has been detected and recorded, some of which was addressed in the early-twentieth century applying unsuitable materials. Structural destabilizing movement to the frieze in south end of east colonnade is visibly evident, and the necessity for urgent repair work has been determined following a visual inspection by the conservation engineer. A detailed inspection will be carried out in co-operation with an experienced conservation stone mason and conservation engineer to assess the full extent of cracking.

The front (south) and rear (north) entrances are accessed via broad single flight staircases including flanking balustrades, steps and landings arching over the external basement area. The staircases are constructed of granite slabs and steps set into a brick arch structure. Extensive loss of pointing to the joints has led to loss of bedding mortar resulting in settlement and misaligned slabs / flags. A detailed inspection of the supporting brick masonry arch in co-operation with the conservation engineer will be carried out to assess the structural integrity of the arch, and implement necessary repair works accordingly.

The roof parapet on all four sides of the main house, and on the representative colonnade and wing façades are embellished with carved classical urns of Bath limestone, 72 units in total varying in scale and detail according to their position on the façade. The urns have been in poor condition for many years, and several of the urns have been removed where they posed a potential health and safety risk. A visual inspection of these has revealed that the condition of some of these removed urns is beyond repairability, requiring new replacement carvings. A detailed inspection in co-operation with an experienced conservation stone mason is to be carried out to assess the condition of all remaining urns.

3.2 Brief Description of Proposed Development

The proposed development consists of the restoration and repair of stone elements to the main elevations, i.e., east colonnade south frieze, front and rear staircase and parapet urns, and the re-rendering of a west colonnade rear wall. In detail the proposed works include the:

- a. Lime Render : removal of existing harled render, starting from top down; localised masonry repointing and repair where necessary, and re-render of the entire wall with lime-based mortar to a harled finish - quadrant façade of Anne's Garden.
- b. Granite Frieze : localized dismantling of frieze where affected, potentially carving of new bottom corner stone, rebuild and repoint of corner frieze – south corner on the east colonnade.
- c. Granite Steps : removal of existing pointing, removal and reset of slabs / flags, repair of brick arch as necessary, re-pointing using lime-based mortar – front and rear staircase.
- d. Limestone Urns : re-instatement and repair of previously removed carved limestone urns, detailed inspection and cleaning of all remaining urns remaining and their in-situ repair where necessary; possible replacement urns where condition is beyond preservation – carved classical urns to main house, colonnades and wing parapets.

The proposed measures are considered necessary repair and maintenance works providing structural stability and the security of original fabric. These works have been carefully considered to minimize their effect on the character of the protected structure, or its special interests, as well as their material and visual impacts.

3.3 Conservation Impact Considerations

Russborough House has been in continuous occupation, and has benefitted greatly from the careful stewardship of its past and present owners, and their on-site employees. The grounds are secure, and very well maintained, the house-keeping of the original architectural composition is carefully managed. Since the Alfred Beit Foundation has taken on the stewardship of Russborough House and Demesne, a substantial program of maintenance works to the external and internal fabric of the built structures has been undertaken. Elements of the protected structure which are beginning to fail and/or break down have been identified in various conservation management plans, and their visual condition assessments.

The detailed proposals as described below take into account best practice principles in conservation, as required by the current Wicklow County Council Development Plan and the guidance issued by the Department of Culture, Heritage and the Gaeltacht – e.g., the requirement to repair rather than replace, the application of sympathetic and appropriate materials and techniques.

All works to be carried out in accordance with Section 4. - Conservation Methodology of this report.

a. Lime Render

The rear wall of the west colonnade, facing Anne's Garden, is currently finished in a harled lime render, which is not of historic value. The proposed works will not adversely impact the material and visual character of the protected structure.

Mitigation Measures:

- New render mortar to be natural hydraulic lime.
- Pointing mortar to brick masonry (where necessary) to be natural hydraulic lime.
- Render finish, including aggregates and colour, to match existing.
- Conservation lime plasterer to be appointed for the works.

b. Granite Frieze

The frieze retains its original material and appearance, albeit indications of previous interventions are present. The proposed works will positively impact the material and visual character of the protected structure. These works are deemed urgent remedial and repair works to maintain the structural integrity of the historic structure, and to prevent the loss of, or further damage to, historic fabric. It is considered prudent work from a health and safety of the visiting public entering the reception through the east colonnade.

Mitigation Measures:

- New bedding and pointing mortar to be natural hydraulic lime.
- Reconstruction granite to match original material in texture and colour.
- Conservation stone mason to be appointed for the works.

c. Granite Staircases

The external front and rear staircase retain their original material and appearance, albeit previous unsuitable re-pointing material and structural misalignment of individual slabs / flags are present. The proposed works will not adversely impact the material and visual character of the protected structure. These works are deemed remedial and repair works to maintain the historic structure's character, and to prevent the loss of, and further damage to, historic fabric.

Mitigation Measures:

- New bedding and pointing mortar to be natural hydraulic lime.
- Structural repair works of brick arch to be specified and detailed by Conservation Engineer.
- New graft repairs to match surrounding fabric in material, texture and colour.
- Granite balustrade and lion statues to be protected during the works.
- Conservation stone mason to be appointed for the works.

d. Limestone Urns

The missing urns, and the obvious deterioration of the remaining urns, distract from the visual character of historic architectural composition. The proposed works will positively impact the material and visual character of the protected structure. These works are deemed urgent remedial works to prevent the loss of, or further damage to, historic fabric.

Mitigation Measures:

- Conservation program including urgency / priority and sequencing of works to be compiled.
- Repair and/or restoration in a phased approach, to prevent removal of all urns at the same time.
- Repair works to be preferred over replacement.
- Lime based mortar to be used for minor repair works.
- New graft repairs to match surrounding fabric in material, texture and colour.
- New bedding and pointing mortar to be natural hydraulic lime.

4. CONSERVATION METHOD STATEMENT

a. Render

- The work is to be carried out by skilled conservation personnel like a specialist plaster conservator. All external render will be applied using best practice. The weather and temperature will be monitored daily.
- Any planted vegetation in the proximity to be retained and protected by cutting back, trimming and/or folding back. Removal of any redundant fittings or fixtures to be carried out prior to the repair works.
- Removal of the remaining harled render using handheld tools, i.e., a hammer and a chisel, to chip away at the render. As large areas are delaminating the use of a brush may be sufficient.
- Following a detailed inspection structural repair works, e.g., crack stitching, or pinning, may become necessary. All works to be specified and detailed by conservation engineer to best conservation practice principles. Preparation of the surface to include removal of any loose mortar joints, clean-down of the brick masonry and dampen down the area for render application.
- A number of harled render samples will be prepared using natural hydraulic lime and different gradings of sand for approval by conservation architect and client.
- A scud-coat is to be applied to form a key with the brick masonry. This is to be followed by a scratch-coat. This coat is to be of a weaker mix than the previous.
- Following the drying out of the scratch coat a coat of wet dash is to be applied to the wall using a harling trowel, and to be flattened with a wooden float by pressing lightly. When firm to the touch, another coat of wet dash is to be applied. The wet dash mortar mix is to have a high lime-to-sand ratio, local rounded sands.
- The finish coat is finally applied when the wall has been sufficiently straightened.
- The new render will be protected to stop it drying out too fast in sunlight or strong winds, and to protect it from heavy rain and frost.

b. Granite Frieze

- The work is to be carried out by skilled conservation personnel like a specialist stone mason. All repair and reinstatement work will be applied using best practice.
- Erection of temporary reinforced scaffold forming crash-deck and storage space.
- Temporary removal of 2no. urns (No.31 & 32) onto scaffold. Urns to be secured, protected and stored safely at all times during the conservation works. Both urns to be reinstated upon rebuild of the frieze corner.
- The programme of stone repairs will be preceded by cleaning using a weak solution of biocide to kill of vegetation and / or algae on the original stone to allow for detailed inspection. Solution to be washed off using clear water. To be cleaned off a further two times with water and an ecological washing-up liquid.
- Locally dismantling of freeze corner to cracked stonework down to top of props, i.e., the column. Removal of mortar between the original stone using handheld tools, i.e., chisel, hammer and brush. Only handheld

tools to be used, which are to be less than the width of the joints. All stones to be carefully cleaned of mortar and stored securely for re-use. All stones to be recorded and numbered on their clean beds as they are taken down, in order to ensure accurate reinstatement into their original positions.

- Hairline and thin cracks will be checked for the presence of iron cramps. Where iron cramps are detected, the stone will be cut along the crack and lifted out to facilitate the removal of the cramp. A stainless steel Helibar, bedded in epoxy, will be embedded in line of the removed cramp. The cut stone will then be dowelled back and glued into place. The joints are to be made good using a limestone repair mortar.
- Locations where there are multiple cracks will be assessed to determine if the individual fragments are sufficient in size to be pinned and glued back into place. Where this is not possible, a stone graft will be carried out using matching granite / limestone. Missing sections of stone will be replaced using a graft repair of matching granite / limestone. A sample of the proposed new graft repair will be presented to the conservation architect for review, and approval.
- Irregular, wavy or shallow fractures visible, shallow areas of erosion and shallow indents should not be repaired, and to remain as found. Deeper indents, where a graft repair would involve unnecessary loss of original stone, will be repaired using a granite / limestone mineral repair mortar.
- Following the detailed inspection of the dismantled stones, conservation repair works; i.e. dowel with stainless-steel rods or replacement carved stone, for the bottom-corner stone may become necessary. A sample of the proposed new stone will be presented to the conservation architect for review, and approval.
- Rebuild and re-pointing of masonry using a lime putty-based mortar suitable for use with ashlar stone. A sample of the proposed new pointing will be presented to the conservation architect for review, and approval.
- The roof is to be secured and protected at all times during the conservation work.

c. Granite Staircases

- The work is to be carried out by skilled conservation personnel like a specialist stone mason. All repair and reinstatement work will be applied using best practice.
- The programme of stone repairs will be preceded by cleaning using a weak solution of biocide to kill of vegetation and / or algae on the original stone. Solution to be washed off using clear water. To be cleaned off a further two times with water and an ecological washing-up liquid.
- Carved stone urns, lion sculptures and balustrades to be secured and protected at all times during conservation works.
- Lifting and removal of existing stone flags and slabs, set aside for re-use. Removal of mortar between the original stone using handheld tools, i.e., chisel, hammer and brush. Only handheld tools to be used, which are to be less than the width of the joints. All stones to be carefully cleaned of mortar and stored securely for re-use. All stones to be recorded and numbered on their clean beds as they are taken up, in order to ensure accurate reinstatement into their original positions.
- Graft or indent stone repair using salvage granite with bush hammered (by hand) finish to nosing of steps and slabs where damage has occurred. A sample of the proposed new graft repair will be presented to the conservation architect for review, and approval.
- Top-up and levelling of backfill to masonry arch to conservation engineer's specification and detail. Provision of level access, max. fall of 1:50, away from house towards the paths.
- Reset of slabs / flags on an even layer of raked lean-mix lime-based mortar. Repointing of joints using lime-based mortar with crushed granite aggregate, using brushed and beaten 'flush joint' for landing and threads, and 'weather-struck joint' for riser.

d. Limestone Urns

- The work is to be carried out by skilled conservation personnel like a specialist stone mason. All repair and reinstatement work will be applied using best practice. Access to high-level, parapet urns via mobile lifting crane and telescopic boom lift.
- The programme of stone repairs will be preceded by removal of moss and algae growth, and cleaning of every urn using a weak solution of biocide to kill of vegetation and / or algae on the original stone, to allow

for detailed inspection. Solution to be washed off using clear water. To be cleaned off a further two times with water and an ecological washing-up liquid.

- Following detailed inspection repair and conservation program to be compiled including record of condition and urgency / priority of repair and/or conservation works, to allow for a phased yet continuous approach.
- Repairs to be carried out in-situ. Temporary removal of each urn in accordance with the agreed sequence number for conservation works, only where condition is unstable or where at risk of moving and deemed a health and safety risk. Conservation works to begin with urns currently removed and stored on site, as well as re-instating any missing urns.
- Hairline and thin cracks will be checked for the presence of iron cramps. Where iron cramps are detected, the stone will be cut along the crack and lifted out to facilitate the removal of the cramp. A stainless steel Helibar, bedded in epoxy, will be embedded in line of the removed cramp. The cut stone will then be dowelled back and glued into place. The joints are to be made good using a limestone repair mortar.
- Locations where there are multiple cracks will be assessed to determine if the individual fragments are sufficient in size to be pinned and glued back into place. Where this is not possible, a stone graft will be carried out using matching limestone. Missing sections of stone will be replaced using a graft repair of matching limestone. A sample of the proposed new graft repair will be presented to the conservation architect for review, and approval.
- Irregular, wavy or shallow fractures visible, shallow areas of erosion and shallow indents should not be repaired, and to remain as found. Deeper indents, where a graft repair would involve unnecessary loss of original stone, will be repaired using a granite / limestone mineral repair mortar.
- The condition of some urns, or parts of the urns are beyond repair, and carving new urns / sections is necessary. Replication of decorative elements to be carved by hand.
- New stainless-steel dowel fixings to be attached to the base of urns for fixing to top of parapet stone.
- Works to include the sectional cleaning, repair and repointing work to parapet coping stones.

5. CONCLUSION

The Alfred Beit Foundation continues its commitment to Russborough House & Demesne as a unique historical, cultural and visitor asset, and is seeking to explore ways to improve the presentation of the house and in particular the conservation of its fabric.

The proposed works relate to the a) Restoration of traditional harled lime render to the quadrant façade of Anne's Garden, b) Repair of a section of the decorative frieze on the east colonnades, south corner, c) Reset and re-pointing of external front and rear granite staircase steps, and d) Restoration and reconstruction carved limestone urns to main house, wings and colonnades parapets.

The report identifies a number of maintenance and conservation works. Some of these relate to health and safety, and can be regarded as urgent repair works, for example the colonnade frieze and/or the external staircase repair works. Other works aim to maintain the historic design intend, for example the urn reinstatement and repair and the re-render of the quadrant wall. These works can be classed as development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, including works defined as *'repair or renewal ... to or from the interior or exterior of a structure'*. It is our opinion that the works described herein will not materially or visually alter the historic character of the protected structure.

In summary, the proposed works accord with established good conservation practice, and will not significantly impact on the character, setting or fabric of the protected structure, subject to the adoption of the conservation methods proposed herein.

Photographic Record

a) harled render at Anne's Garden

A.01



*General overview
looking north-east*

*Anne's Garden quadrant wall,
rear wall of colonnades*

*Privy wall visible on left-hand side
of picture*

A.02



*General overview
looking south-east*

*Anne's Garden quadrant wall,
rear wall of colonnades*

A.03



*Overview of privy-wall
looking north-east*

A.04



*Close-up of privy wall (south elev)
Example of loss of material in corner,
delamination above door stone surround*

A.05

a b



*Close-up of privy wall (south elev)
Examples of loss of material and delamination to
a. door stone surround
b. window reveal*

A.06



*Close up of quadrant wall
Example of large-scale loss of material and delamination below gutter level, around door and window opening, and at plinth level*

A.07



Close up of quadrant wall

Example of large-scale loss of material and delamination around window opening and below gutter level.

b) decorative frieze at east colonnades

A.08



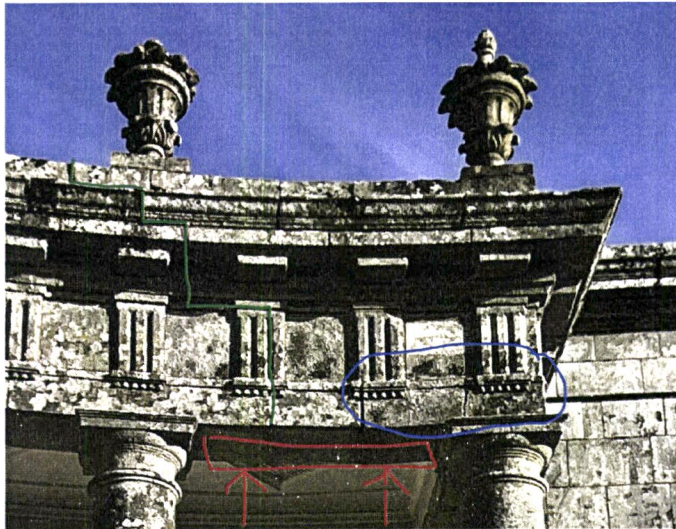
General overview looking east

A.09



Overview south-east end west-facing elevation

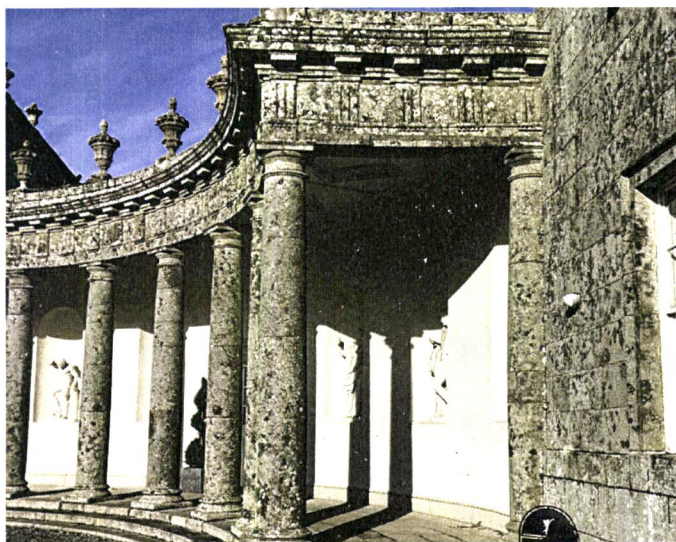
A.10



*Close-up south-east end
west-facing elevation*

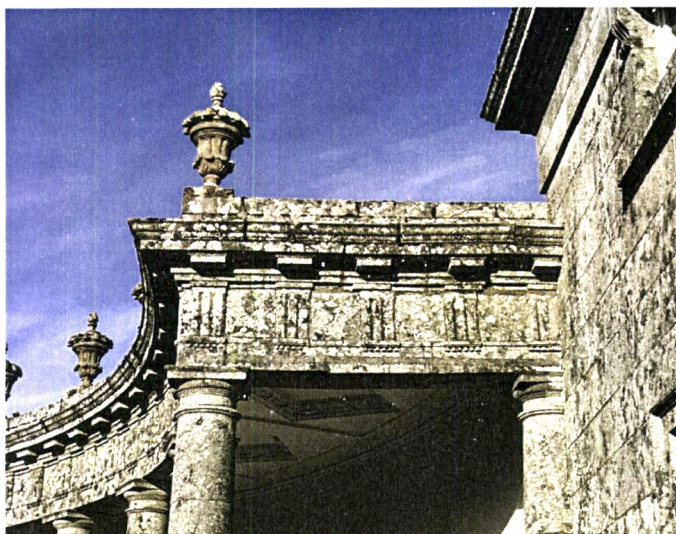
*Structural cracking, damage and
bowing frieze highlighted*

A.11



*Overview south-east end
south-facing elevation*

A.12



*Overview south-east end
south-facing elevation*

c) granite front and rear staircase

A.13



Overview front staircase

15 steps, plus bottom and top landing, constructed of granite flags on brick masonry arch.

Granite balustrade with 'square' baluster, and decoratively carved limestone urns at top landing, and limestone lions at bottom landing.

A.14



Close-up of front staircase, west side

A.15

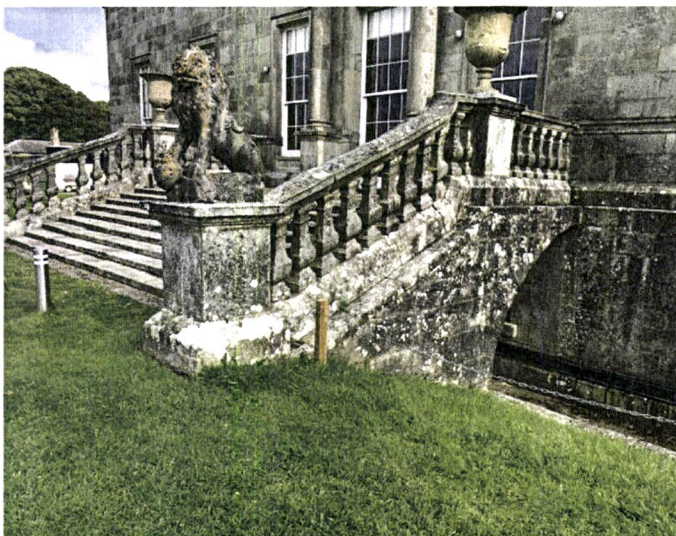


Overview rear staircase

9 steps, plus bottom and top landing, constructed of granite flags on brick masonry arch.

Granite balustrade with 'square' baluster, and decoratively carved limestone urns at top landing, and limestone lions at bottom landing.

A.16



Overview rear staircase

9 steps, plus bottom and top landing, constructed of granite flags on brick masonry arch.

Granite balustrade with 'square' baluster, and decoratively carved limestone urns at top landing, and limestone lions at bottom landing.

A.17



Close-up steps / slabs

Example of missing pointing and misalignment of slab.

A.18



Close-up steps / slabs

Example of missing pointing and misalignment of slab.

A.19



Close-up of steps / slabs

Example of missing pointing and misalignment of slab.

d) limestone parapet urns

A.20



Overview west-wing south elevation

full number of urns remain - repair and replacement during 2011 refurbishment project

A.21



*Overview west-wing
east elevation*

*full number of urns remain
- repair and replacement during
2011 refurbishment project*

A.22



Overview west colonnade

*four urns missing
condition of remaining urns
unknown*

A.23



*Overview main house
front / south elevation*

*two urns missing
condition of remaining urns
unknown*

A.24



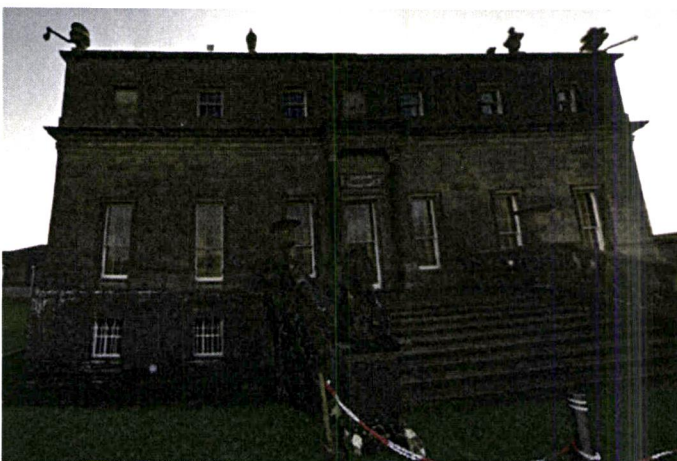
*Overview east colonnade
full number of urns remains
condition unknown*

A.25



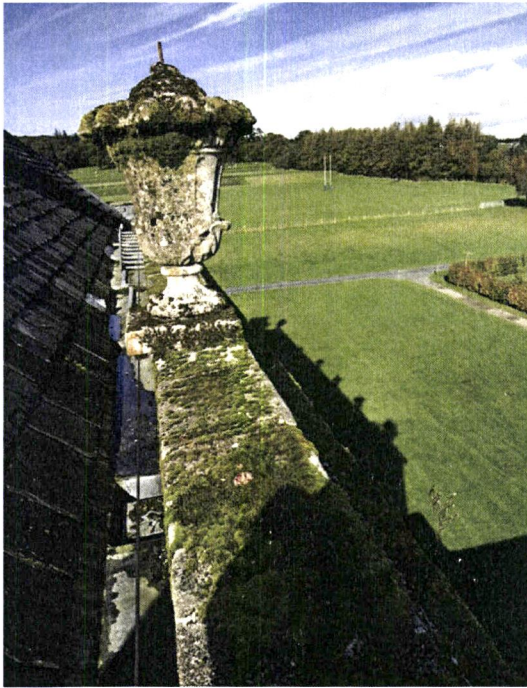
*Overview east-wing
west elevation
two urns missing
condition of remaining urns
unknown*

A.26



*Overview main house
rear / north elevation
five urns missing
condition of remaining urns
unknown*

A.27



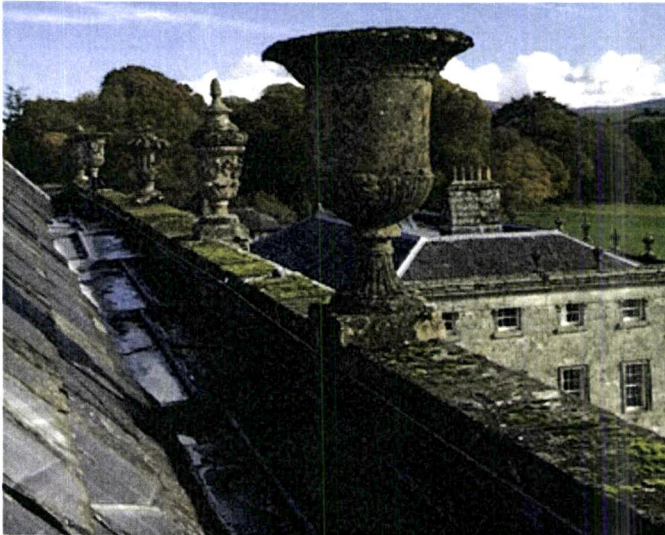
Close-up of remaining limestone urn in need of repair, and excessive moss growth at parapet level.

A.28



Close-up of main house rear parapet locations of missing urns marked by their remaining metal bar fixings, excessive moss growth at parapet level.

A.29



*Close up of main house front
parapet
different limestone carving designs*

A.30



*Example of urns removed, in fair
condition suitable for repair.*

A.31



*Example of urns removed, in fair
condition suitable for repair.*

Planning Pack Map




CENTRE COORDINATES:
ITM 695892,711122

PUBLISHED: 29/09/2020
ORDER NO.: 50144605_1

MAP SERIES:
1:2,500
1:2,500
1:2,500
1:2,500

MAP SHEETS:
3665-D
3666-C
3723-B
3724-A

KEY

	outline of site
	outline of further lands under applicant's ownership
	wayleave / right of way for others

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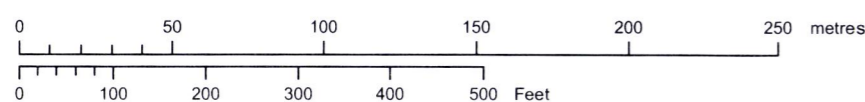
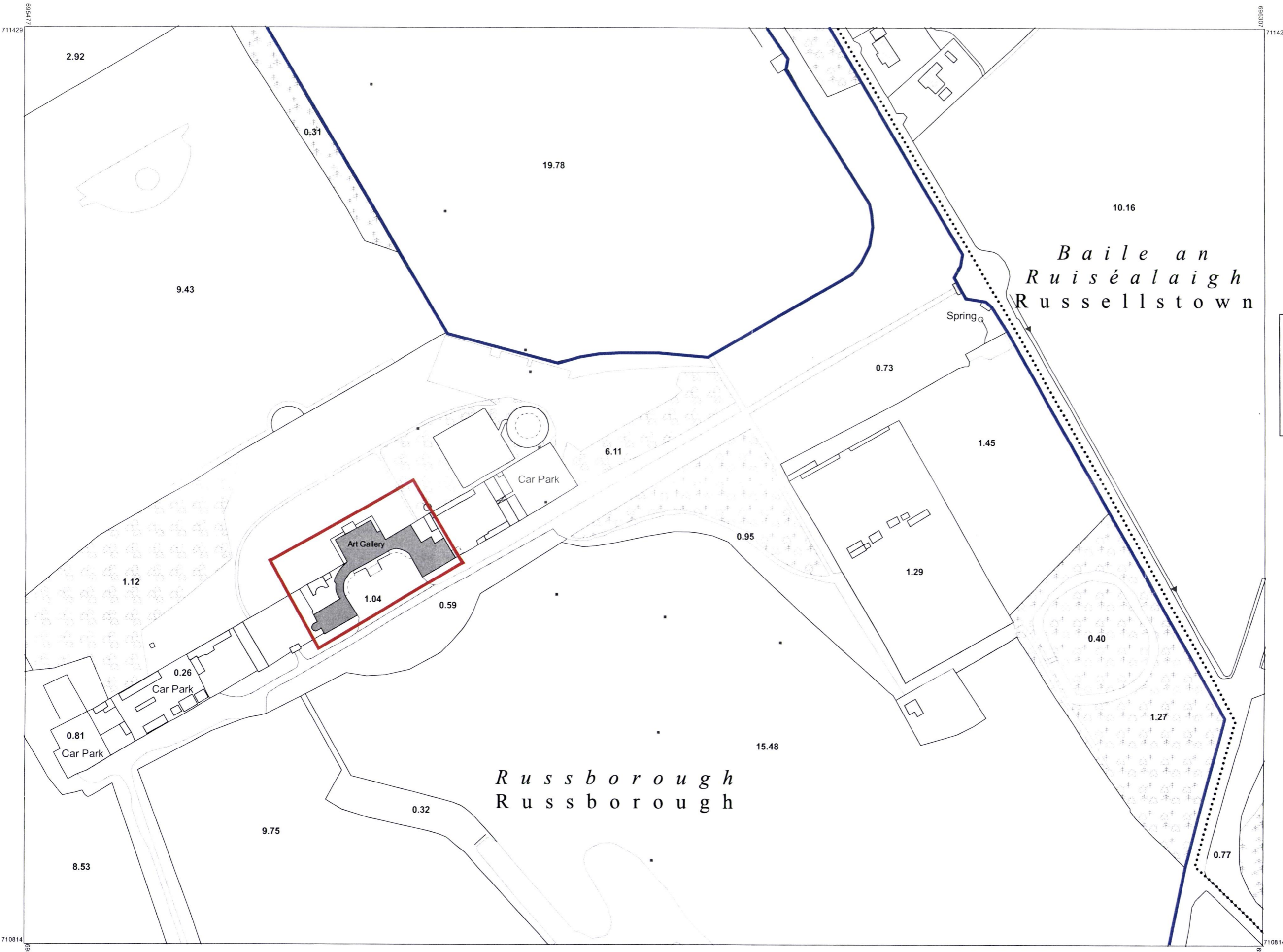
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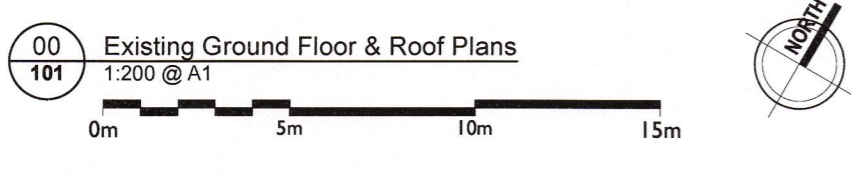
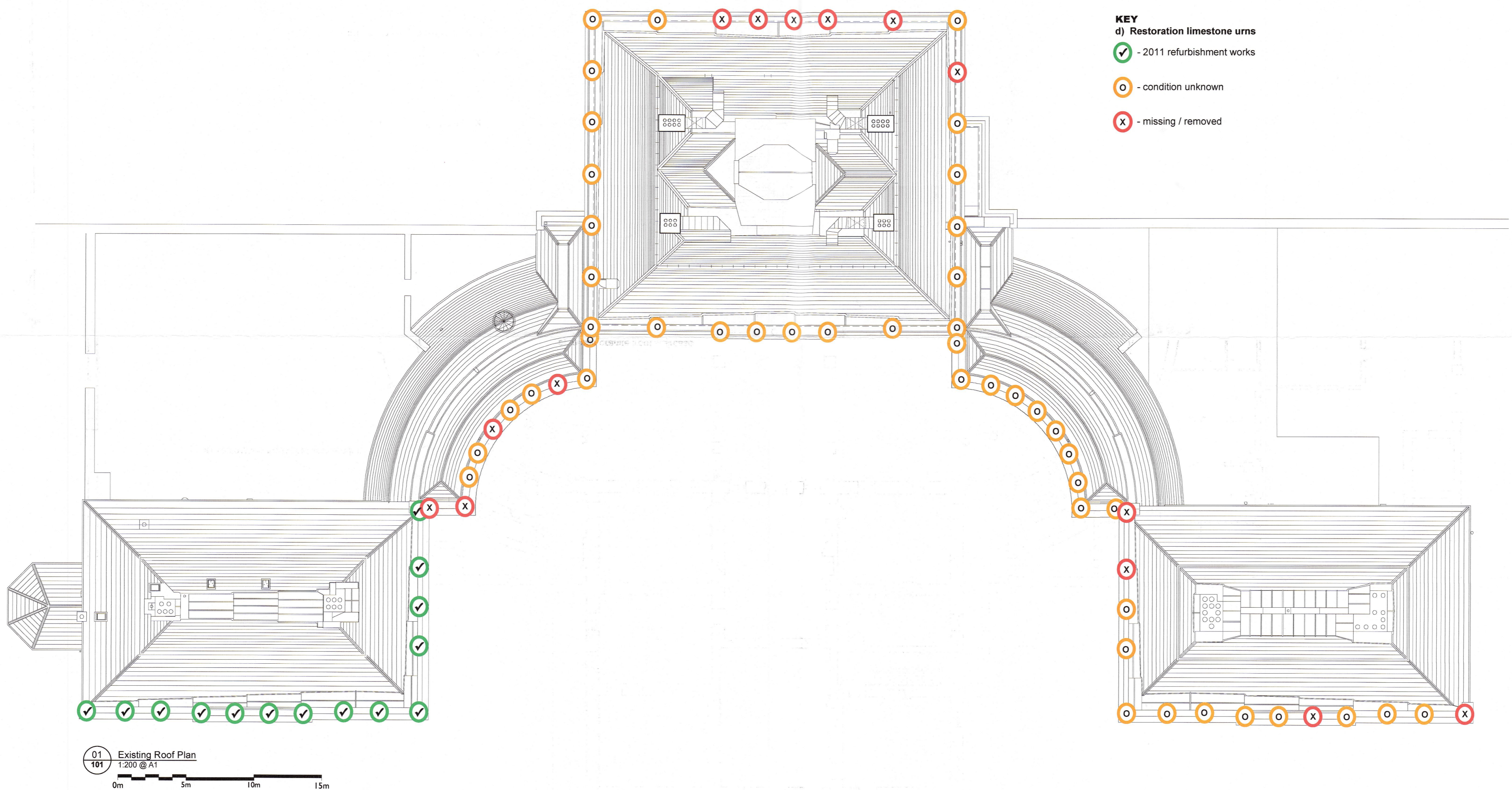
LEGEND:
<http://www.osi.ie/search/LargeScaleLegend>



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie/search/CaptureResolution>



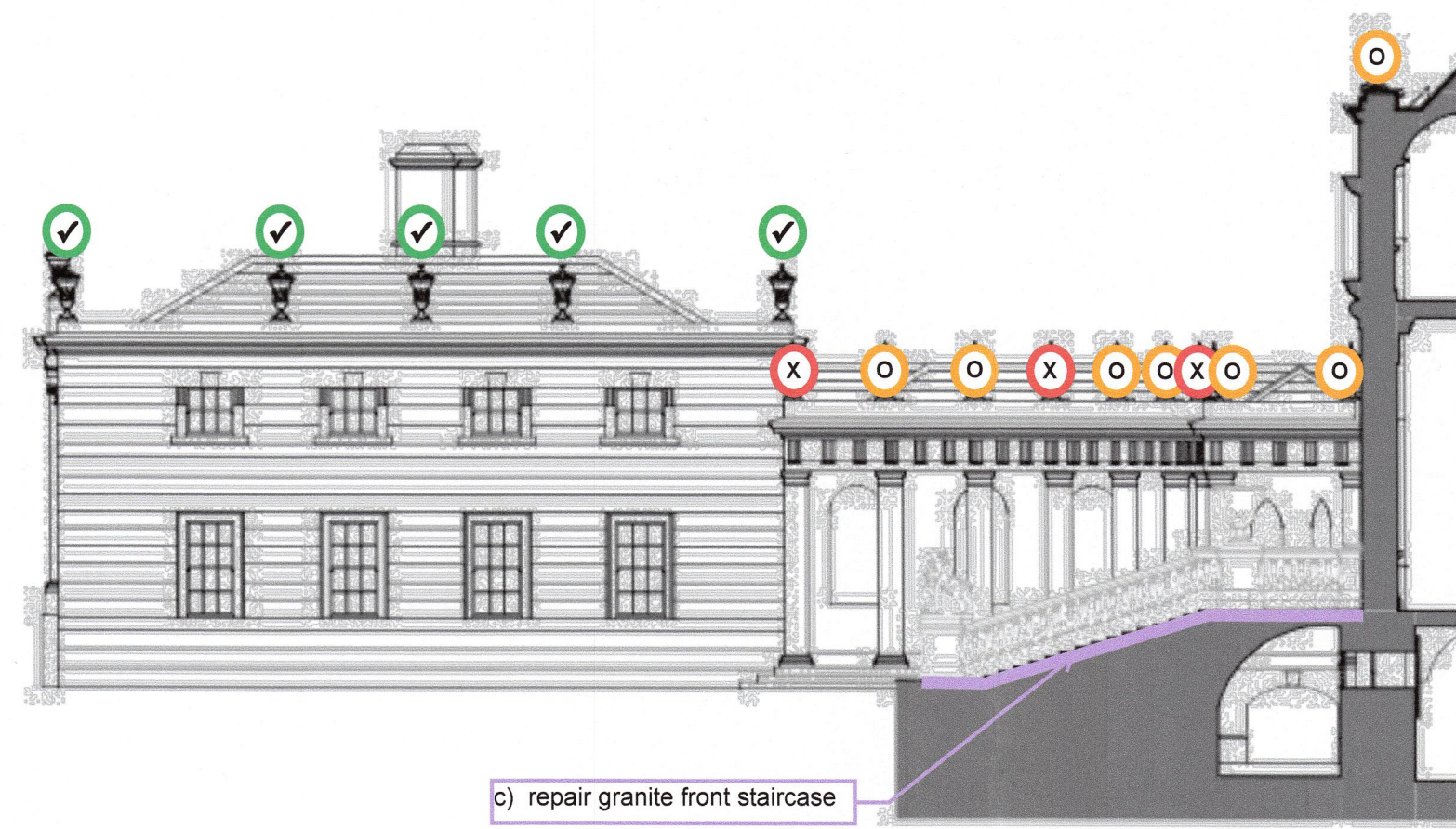


sheehan + barry ARCHITECTURE CONSERVATION INTERIORS		88 RANELAGH, DUBLIN 6, IRELAND W: www.sheehanbarry.com T: 353 (0) 1 496 2888 E: post@sb1.ie		PLANNING JOB: Refurbishment of Stone & Render Works LOCATION: Russborough House for Alfred Beit Foundation TITLE: Existing Ground Floor & Roof Plans		DRAWN: 26/04/2024 SCALE: 1:200 REV: 1 ISO A1	
<small>NOTE: DIMENSIONS TO BE TAKEN. THIS DRAWING SHOULD NOT BE SCALED. SITE DIMENSIONS AND TO BE CHECKED PRIOR TO CONSTRUCTION. IN CASE OF DISCREPANCIES PLEASE REFER TO THE ARCHITECT FOR INSTRUCTIONS. BUILDING REGS & RELEVANT CODES OF PRACTICE © SHEEHAN AND BARRY ARCHITECTS LTD.</small>				REVISION DESCRIPTION REVISION DATE REVISION BY			

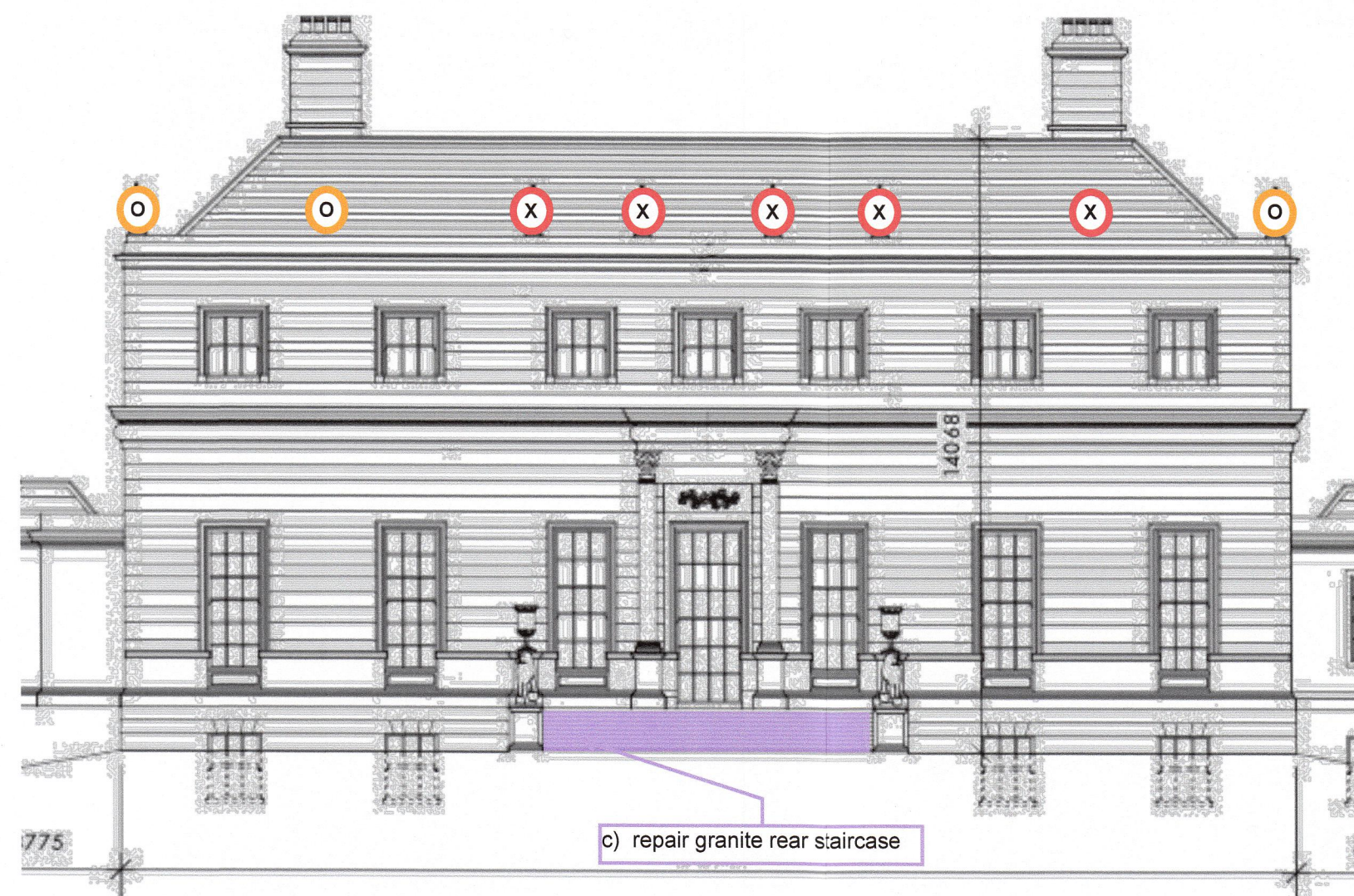
- KEY**
- d) Restoration limestone urns
 - ✓ - 2011 refurbishment works
 - - condition unknown
 - ✗ - missing / removed



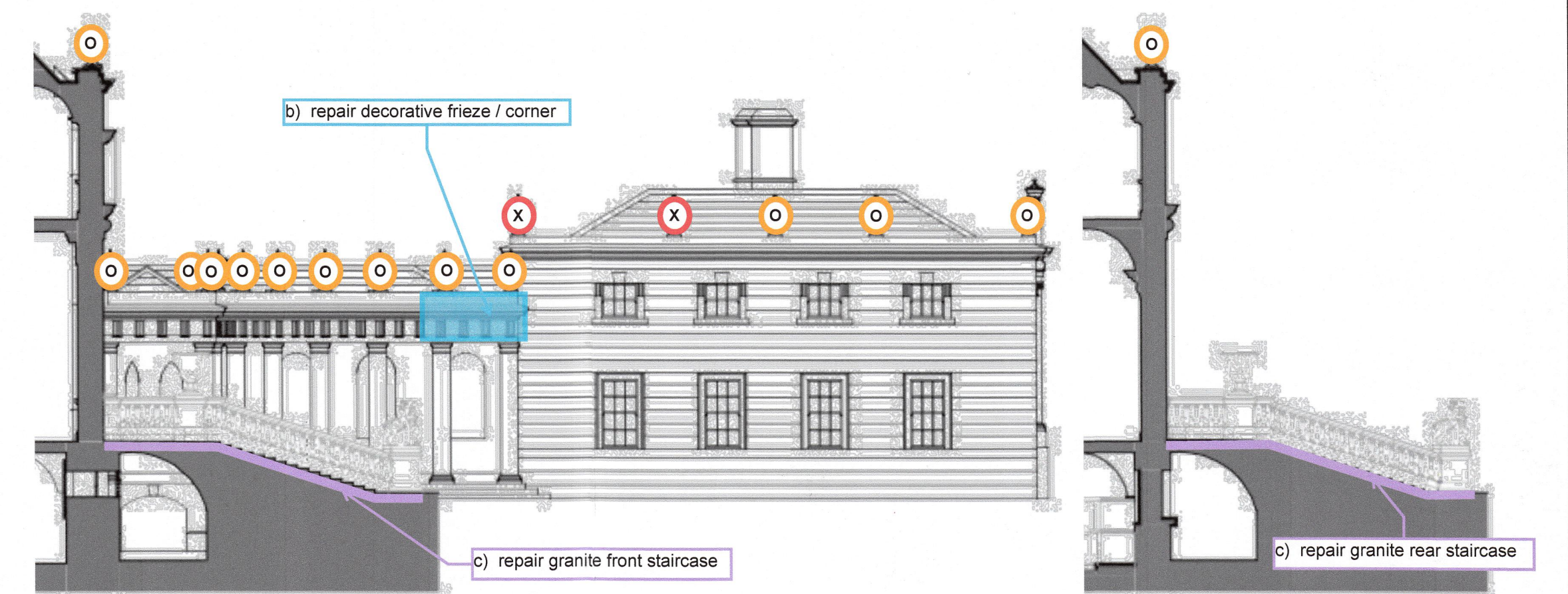
01 Existing Front Elevation
1:200 @ A2



02 Existing Part Cross Section, Showing West Wing
1:200 @ A2



03 Existing Part Rear Elevation
1:200 @ A2



04 Existing Part Cross Section, Showing East Wing
1:200 @ A2



05 Existing Part Cross Section, Showing Stairs
1:200 @ A2



00 Existing Sections and Elevations
1:200 @ A2



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PLANNING

JOB	Refurbishment of Stone & Render Works	DWG No.	2508_11.4_120
LOCATION	Russborough House	DRAWN	26/04/2024 BY RK/HL
	for Alfred Beit Foundation	SCALE	1:200 @ ISO A2
TITLE	Existing Elevations		
REV	REVISION DESCRIPTION	REVISION DATE	REVISED BY