

3.5 Built Heritage

3.5.1 Introduction

The Woodbrook Shanganagh Area encapsulates the essence of a demesne landscape with a rich tapestry of architectural features. One of the special characteristics of the development lands is undoubtedly the dramatic views to distant landmarks which provides a unique landscape context to frame future development.

Shanganagh Castle and its immediate grounds are important both architecturally and historically and merit classification as a significant site, albeit with some loss of integrity. The original demesne was larger in extent encompassing lands to the north that included the functional farm buildings, stable and walled gardens and also the current lands of Shanganagh Park.

For Woodbrook, whilst there are no buildings or structures within the greenfield lands, there are a number of nineteenth century estate houses in the immediate vicinity. Beauchamp House, The Aske, Woodbrook Estate and Corke Lodge are all close by and as such contribute collectively to the special character of the area with the mature trees and historic stone walls punctuated by decorative entrances and gate lodges. St. James Church (1840) immediately adjoins the development lands and as an existing landmark building, has the potential to become a key structuring element in any design strategy for the area.



Photo 11: Shanganagh Castle Drawing - Irish Architectural Archive

New development at Woodbrook-Shanganagh creates a unique opportunity to conserve Shanganagh Castle as an important element of the area's architectural heritage and creates the potential for its re-use as a publicly accessible building, thereby enlivening and creating a vibrancy at heart of the new residential lands. It also provides an opportunity for re-instating historic views and vistas, and heritage routes where appropriate, as well as creating greater permeability with Shanganagh Park. There is also an opportunity to reinforce the significance of St. James Church as a landmark building which has an important civic function.

3.5.2 Assets & Achievements

Shanganagh Castle represents a valuable asset given its strategic location vis á vis Shanganagh Park, and provides the impetus for enhancement of the park to Regional Status with the Castle as the centre piece – as with similar historic houses in Marley Park and Cabinteely Park.

Similarly, St. James Church, as an active centre for religious worship and as a landmark building, provides a focal point for a new community hub or cluster of civic activities and neighbourhood uses, whilst it also maintains its original or historic use for the Church of Ireland congregation.

The conservation strategy for the Plan Area presents an opportunity to enhance and protect the area's architectural assets as well as key elements of the historic demesne landscape which are a defining characteristic of the area. The conservation strategy will also inform the key structuring principles for the Site Framework Strategies for the two respective development parcels at Woodbrook and Shanganagh.

3.5.3 Challenges & Opportunities

A key challenge will be to balance the special character and significant architectural heritage of the area with (i) its development and growth and (ii) the delivery of densities necessary to underpin a sustainable residential community.

The adaptive re-use of heritage assets is essential to the character of the area as a whole and in particular with regard to the two historic buildings which form a focal point for each of the development parcels. As such this requires an approach that strikes a balance between protecting the visual context or setting, re-instating important elements of the demesne landscape and creating linkages to the park, securing viable contemporary uses and delivering high quality new homes at scale.

It will be equally important to increase public awareness of the legacy and inherent value of the area's rich archaeological and architectural heritage with opportunities afforded by the potential synergies associated with its unique coastal location and public accessibility to the strategic green network along the coast and to the mountains. In this context, there is potential for the area to emerge as a green tourism destination with a heritage focus.

3.5.4 The Way Forward

i. General Approach

The over-arching conservation approach will be to ensure that the architectural and historical significance of the Woodbrook-Shanganagh Area is protected, conserved and enhanced, leveraging opportunities for historic structures to become focal points and/or sensitively integrated to any future development proposals.

The LAP Area includes a number of structures listed for protection (See Maps 12 & 13 and Appendix 3). These buildings are to be retained as part of any future proposals. It will also be an objective to seek to retain, as far as possible, other elements of the historic landscape which contribute to the character of the area.

The area also includes industrial heritage artefacts which may not be listed on the Record of Protected Structures (RPS), but identified as worthy of protection in the Dún Laoghaire Industrial Heritage Inventory (Industrial Heritage Survey, Appendix 5 of the County Development Plan). The LAP will promote the retention of these artefacts where possible.

The LAP area contains four areas of archaeological interest as identified on Map 13 and Appendix 3. In terms of archaeology, best practice will be promoted for archaeological excavation and the dissemination of the findings of archaeological investigations through the publication of excavation reports, and by doing so, will raise public awareness and appreciation of the value of archaeological and industrial heritage resources. Any future development will be required to carry out an archaeological impact assessment.

ii. Local Area Plan Conservation Strategy

The LAP's Key Site Framework Strategies (Section 4) set out clear guidance on the conservation of the individual heritage buildings and fabric in the Plan Area so as to minimise potential conflict between conservation and development objectives with a view to achieving the optimum design response.

Design proposals in the vicinity of the Protected Structures must be of a high-quality design and make a positive contribution to the architectural character of the area. The vitality and interest of modern architecture can make a welcome addition and the plan actively promotes the use of contemporary design

iii. Site or Area Based Conservation Guidelines

Shanganagh Castle

The LAP includes as part of its vision that Shanganagh Castle will be become the focus of a new residential neighbourhood and with a future active community use. The historic building will be conserved, not merely for its architectural quality but also for its immense potential to as a unique publicly accessible resource for vibrant community, cultural, educational or recreational uses. The Plan seeks to ensure that any new development will respect the historic context, in particular any impact on the castle, its immediate landscaped spaces, distant landmarks and views.



Photo 12: Shanganagh Castle Gate Lodge

Accordingly, the conservation guidelines focus on best-practice, reducing the impact of future development on historic features, revealing historic landscape elements and promoting appropriate contemporary design.

The Site Framework Strategy seeks to re-instate key views to and from Shanganagh Castle. The original 18th Century 'Fair View' was sited facing the sea, and its re-instatement by the removal of trees along the boundary with the Park, would restore a significant feature as well as one aspect of the building's setting. It would also permit views of the Castle on approach from the Park. Proposals should also seek to take into account views to and from distant landmarks which are one of the site's special characteristics. The Site Strategy also seeks to create a central vista to the Castle.

The Site Strategy also seeks to provide openings along the southern boundary of the site with Shanganagh Park. This would provide permeability and re-instate historic walking routes through the parkland and along historic field patterns linking with Shanganagh Park.

The woodland and the pond west of the Castle are the most significant remains of the original landscaping scheme as shown on the 1837 OS Map (See Map 12) and should be conserved as part of any development proposals. The quality of the open space should be retained and enhanced. There are also archaeological considerations at this location.

The Site Framework Strategy provides a generous setting to the Castle as a Protected Structure. Building heights nearest to Shanganagh Castle will be controlled to avoid causing adverse impact on the Protected Structure.

Woodbrook

There are notably fewer built heritage considerations for the Woodbrook Site, given that St James Church, as the only Protected Structure, is located on the periphery and also that there are no known sites or monuments of archaeological interest within the site.

Nonetheless, the Church, in the context of the surrounding low-lying coastal plain, exhibits all the qualities of a landmark building and has the potential to provide an element of interest and legibility to new development. The Church, in combination with the stone walls and mature trees, makes a significant contribution to the special character of the Dublin Road.

Proposals should respect the setting and visual qualities of the St. James Church. In the immediate vicinity or curtilage of the Church, there is potential for redevelopment or intensification of the associated community centre and dwelling. Any such proposals present an opportunity to create an attractive civic space with special qualities at the juncture of the Church grounds and the new Neighbourhood Centre or community hub at the school site. Any new development on the Church grounds should ideally present active frontages to the adjoining lands and provide for a pedestrian connection so as to reinforce the emerging cluster of community, cultural and civic uses.

Proposals on the adjoining lands, as the majority of the development parcel at Woodbrook, should seek to harness the visual qualities of the church as an historic building and ensure that new development retains local viewpoints within the site to the church, thereby lending a distinctive identity to the new residential neighbourhood.

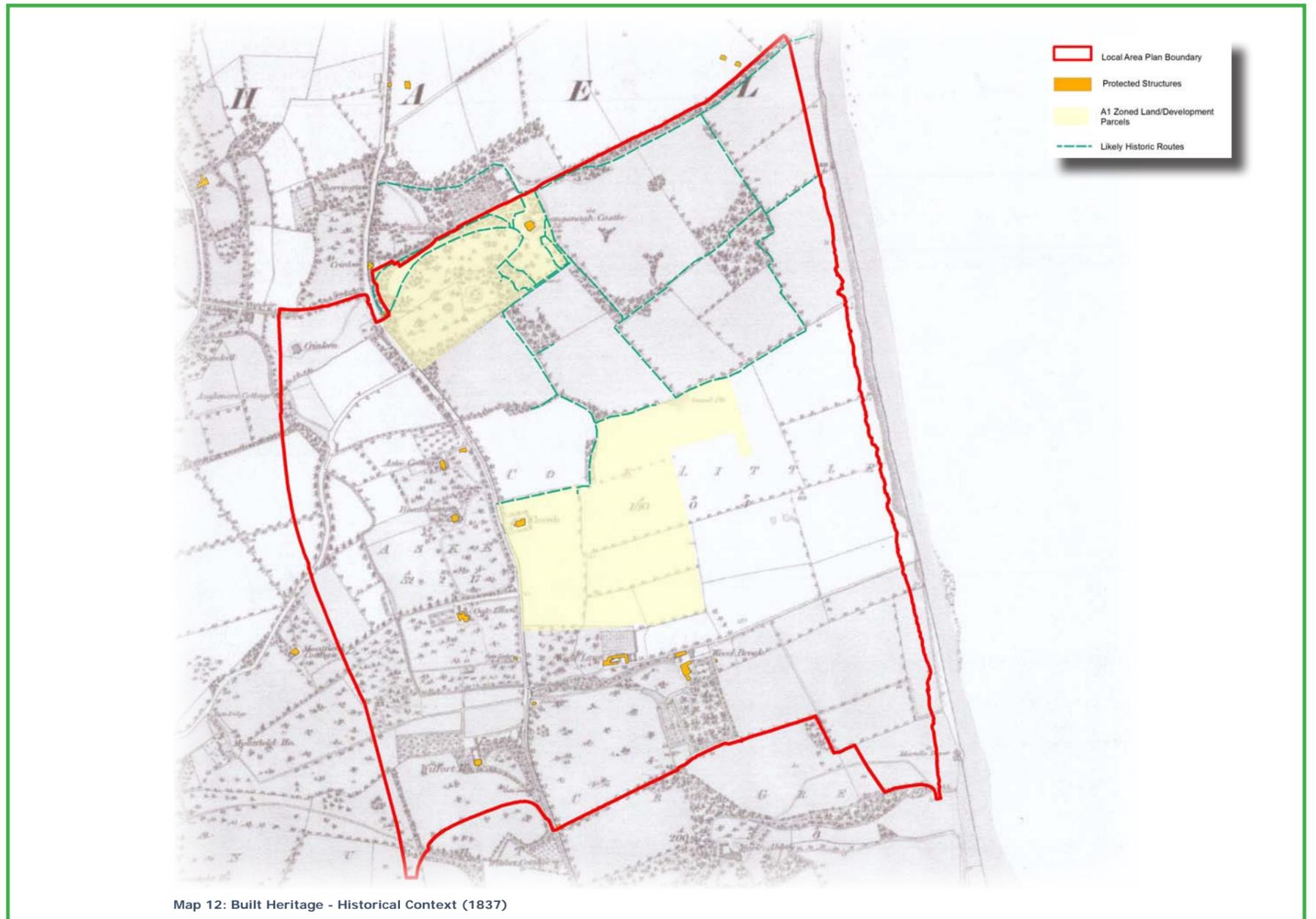


Photo 13: Woodbrook House

iv. Visual Context & Landscape Setting

The LAP promotes the sylvan historic landscape character of the Woodbrook-Shanganagh area as an important element in creating a distinct identity and sense of place for the new residential developments. In this regard, it seeks to protect the visual amenity of heritage sites and features, as well as key historic views and vistas from within and without the plan area in order to conserve its integrity.

The Council will seek to ensure a high quality public realm that subtly embodies the essence of the demesne landscape character which defines the area. The re-establishment of the historic walking routes and key views which were an important element of the overall landscape approach of the historic estate will be encouraged. These efforts will help to safeguard the identity of the area and improve permeability or connectivity between the key residential lands, Shanganagh Castle and the Park.



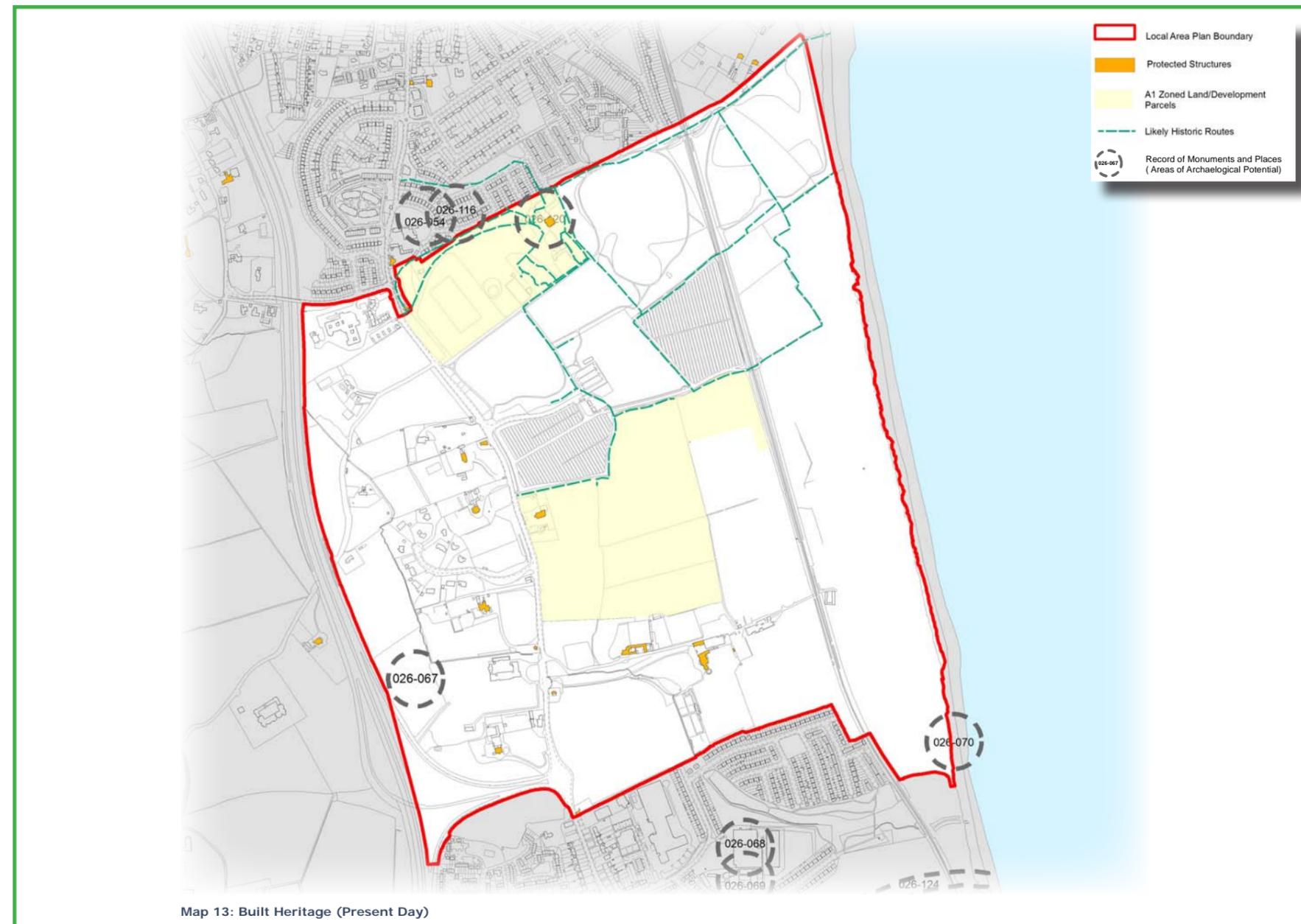
Map 12: Built Heritage - Historical Context (1837)

v. Heritage & Cultural Tourism

The rich mix of the area's built heritage with the significant amenity of the Park and potentially a publicly accessible historic estate house, all in a coastal setting and highly accessible by public transport, make for a rewarding visitor experience. Dún Laoghaire-Rathdown Council will seek to interpret and promote the built, archaeological and natural heritage of the area and its environs to the local community, visitors and tourists. To this end, the Council will explore the potential of an exhibition or cultural space in Shanganagh Castle or an otherwise appropriate building, as well as a heritage trail incorporating publicly accessible routes which key elements of the natural and built heritage. In this regard, the Council will work with key stakeholders including Fáilte Ireland and the Heritage Council.



Photo 14: Coastal view from Shanganagh Park



Map 13: Built Heritage (Present Day)

3.5.5 Policy and Objectives

Policy WS5: It is the Policy of Dún Laoghaire-Rathdown County Council:

To continue to protect the built heritage of the Plan Area, sustaining its significance, fabric and character to ensure that it makes a positive contribution to Woodbrook-Shanganagh as a new residential growth node and neighbourhood.

It is an Objective of Dún Laoghaire-Rathdown County Council:

BH1:	To ensure the provision of high quality public realm works that embody the demesne and landscape character heritage of the area.
BH2:	To ensure that new development respects the significance of the Protected Structures and represents an appropriate response to their historic spatial context and landscape setting.
BH3:	To ensure that the architectural and historic significance of Shanganagh Castle is protected, conserved and enhanced.
BH4:	To ensure that any restoration works and adaptive re-use to Shanganagh Castle, as a Protected Structure, is carried out in accordance with internationally established principles, national standards and best-practice.
BH5:	To seek to retain key historic landscape features.
BH6:	To interpret and promote the architectural and archaeological resource of the area to the local community and visitors.
BH7:	To provide archaeological impact assessments, including an archaeological geophysical survey, with any Planning application for future redevelopment within lands containing or adjoining sites of archaeological interest
BH8:	To ensure that, in circumstances not provided for in the above objectives, all proposals shall comply with the policies and objectives set out in the Built Heritage Section of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.