

ACRES' FOLLY – CONSERVATION WORKS

PART VIII – PUBLIC PLANNING CONSULTATION PROCESS

OFFALY COUNTY COUNCIL

ÁRAS AN CHONTAE, CHARLEVILLE ROAD, TULLAMORE

PH 05793 46800, www.offaly.ie



ACRES' FOLLY – CONSERVATION WORKS



PART VIII – INTRODUCTION

Offaly County Council propose the following works to Acres' Folly set within the former gardens to the rear of Acres' Hall, Tullamore Municipal District Offices. The folly is situated on high ground overlooking Lloyd Park and both the folly and the main house are listed in the Record of Protected Structures: Acres' Hall RPS No.23-231 NIAH 14807035; Acres' Folly RPS No.23-373.

(i) Significance:

The folly was built as a simple pleasure building combining summerhouse and prospect tower, to serve the nearby Acres' Hall built by the prosperous Thomas Acres in 1786.

(ii) Efficacy:

Grant will enable the repair of this significant, vulnerable structure, which, as a folly would not normally be prioritised for funding.

The folly forms part of the Acres' demesne which is in OCC ownership. It is in a key location overlooking Lloyd Park and when restored will allow for public viewing across the park and the town of Tullamore offering an important local and national focal point for this historic property – encouraging the regeneration of its original purpose as designed by the former property developer Thomas Acre. The proposed works will support significant employment benefit including conservation professionals, skilled tradesperson and the investment of private capital.

(iii) Keeping the structure and bringing it back into use:

The structure is currently derelict and as such is a vulnerable building with no obvious purpose. The proposed works will serve to repair and consolidate the building structurally, but also bring it back into use and provide it with a viable future as a managed attraction within council ownership.

THE PROPOSAL PROVIDES FOR:

PHASE 1 REPAIRS TO EXISTING STRUCTURE:

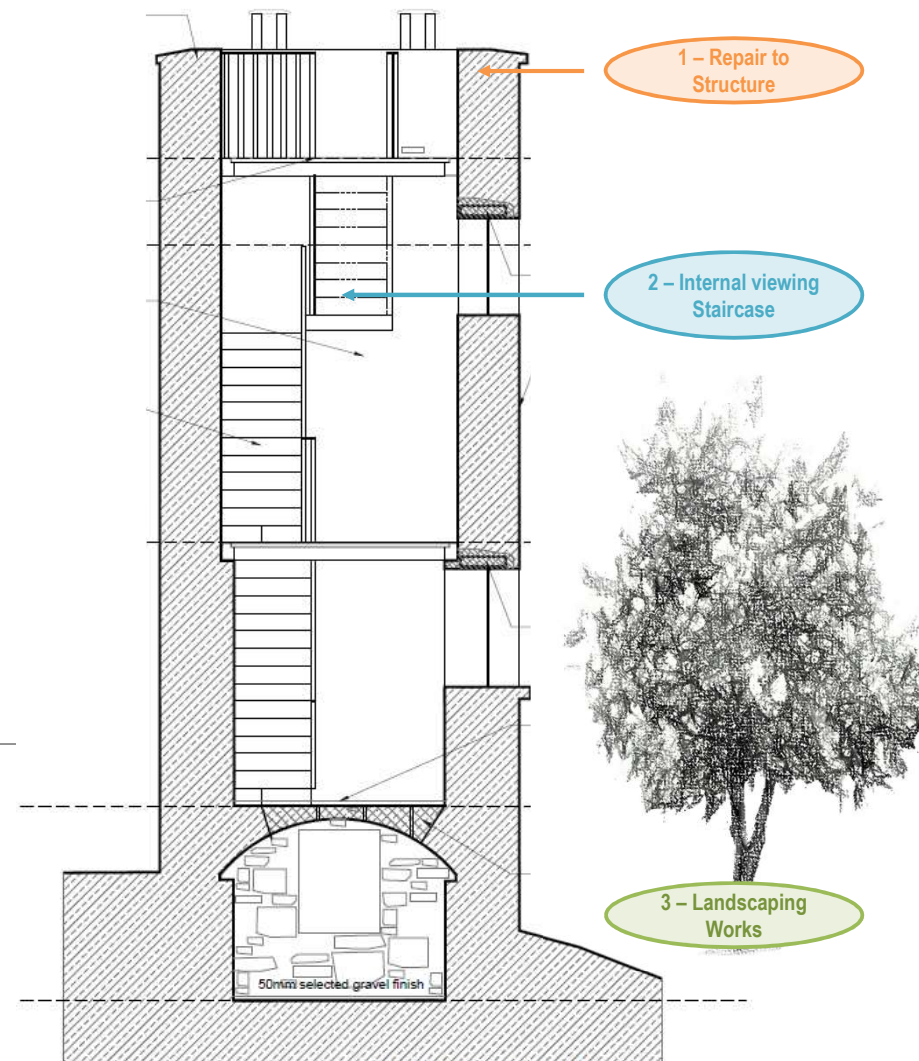
Clear and repair damage to brick basement, repair stone parapets, replace lintels, doors and window grills, re-fit external stone staircase.

PHASE 2 INTERNAL VIEWING STAIRCASE:

Replace missing internal stair as per Conservation Consultant drawings. This will allow the structure to function once more and provide unique panoramic views across the park and Tullamore.

PHASE 3 LANDSCAPING:

Landscaping works to the grounds around the folly – the former garden. Works include reinstating former walking routes, replanting, reordering existing parking arrangements and associated site works.



ISSUED TO:

BARRY O'REILLY, ARCHITECTURAL ADVISOR, DCHG, (MARCH 2020)
TOM SHANAHAN, TULLAMORE AREA MANAGER, OCC
ANDREW MURRAY, SENIOR PLANNER, OCC
JOHN CONNOLLY, AREA ENGINEER, OCC
TULLAMORE MD
MANAGEMENT TEAM AND HEADS OF SECTIONS

PRESCRIBED BODIES:

- DEPARTMENT APPLICATIONS UNIT DCHG
- AN CHOMHAIRLE EALAÍÓN
- EASTERN AND MIDLAND REGIONAL ASSEMBLY

DATE OF PUBLIC NOTICE 06 August 2020

PRE PART VIII

03 MARCH 2020
04 MARCH 2020
04 MARCH 2020
04 MARCH 2020
MARCH 2020
24 JUNE 2020

PART VIII

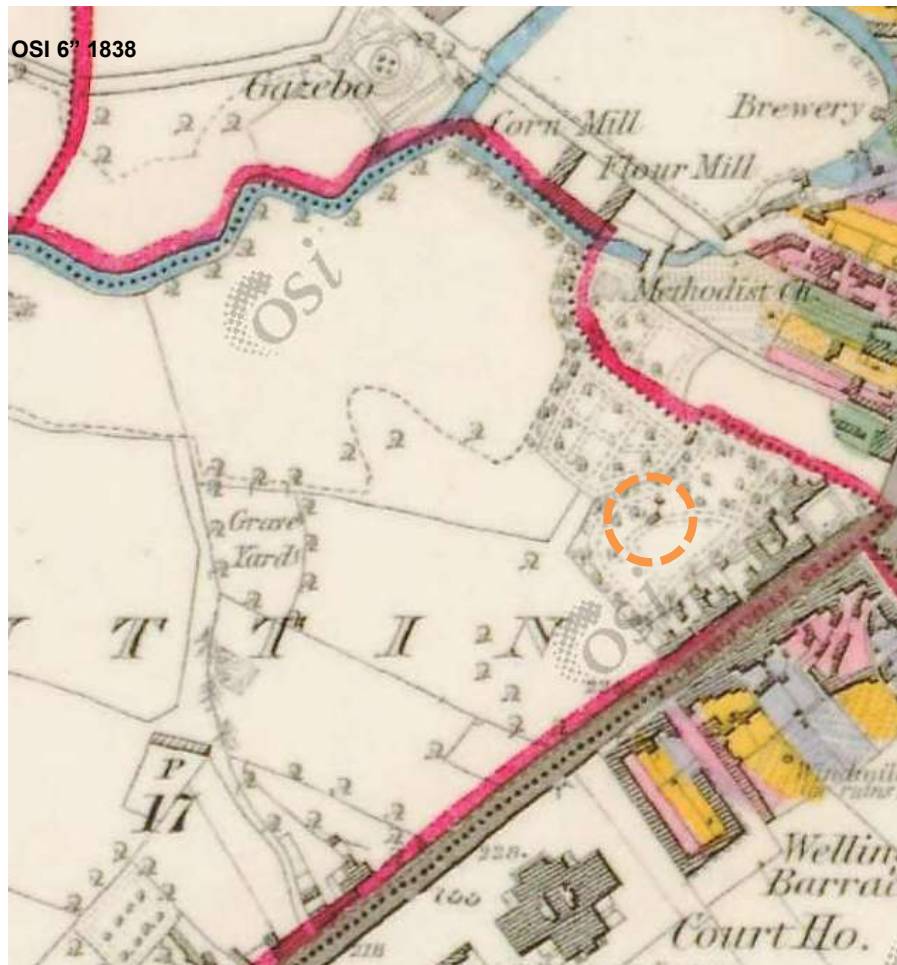
- AN TAISCE
- THE HERITAGE COUNCIL
- FAILTE IRELAND
- OPW

DATE SITE NOTICE WAS ERECTED 06 August 2020

INDICITIVE SECTION

ACRES' FOLLY – CONSERVATION WORKS

PART VIII – HISTORIC MAPPING AND DESCRIPTION



The 1838 Ordnance Survey shows Acres' Hall in an authoritative position at the top of Charleville Street looking south down a broad Earl Street with the Tullamore River running close to its northern boundary. The one acre gardens to the rear are divided in two. The first garden wraps along the length of the adjacent terrace onto Charleville Street. It contains a perimeter path and trees with a smaller central path which links to the folly. The folly is set back from the rear of the houses on higher ground and appears to be linked to a second smaller structure. This garden gives onto a second smaller garden to the rear or north with a small building located between the two. It is laid out in a formal manner divided into six sections with central and perimeter paths interspersed with some trees.



The 1910 Ordnance Survey, while containing less detail, indicates a similar boundary which surrounds the former gardens to the rear. Current maps and the aerial image show no formal paths or links to folly. Castle Buildings are situated within the former rear garden site and the landscaped Lloyd Park to the west with mature trees and meandering paths.

ACRES' FOLLY – CONSERVATION WORKS

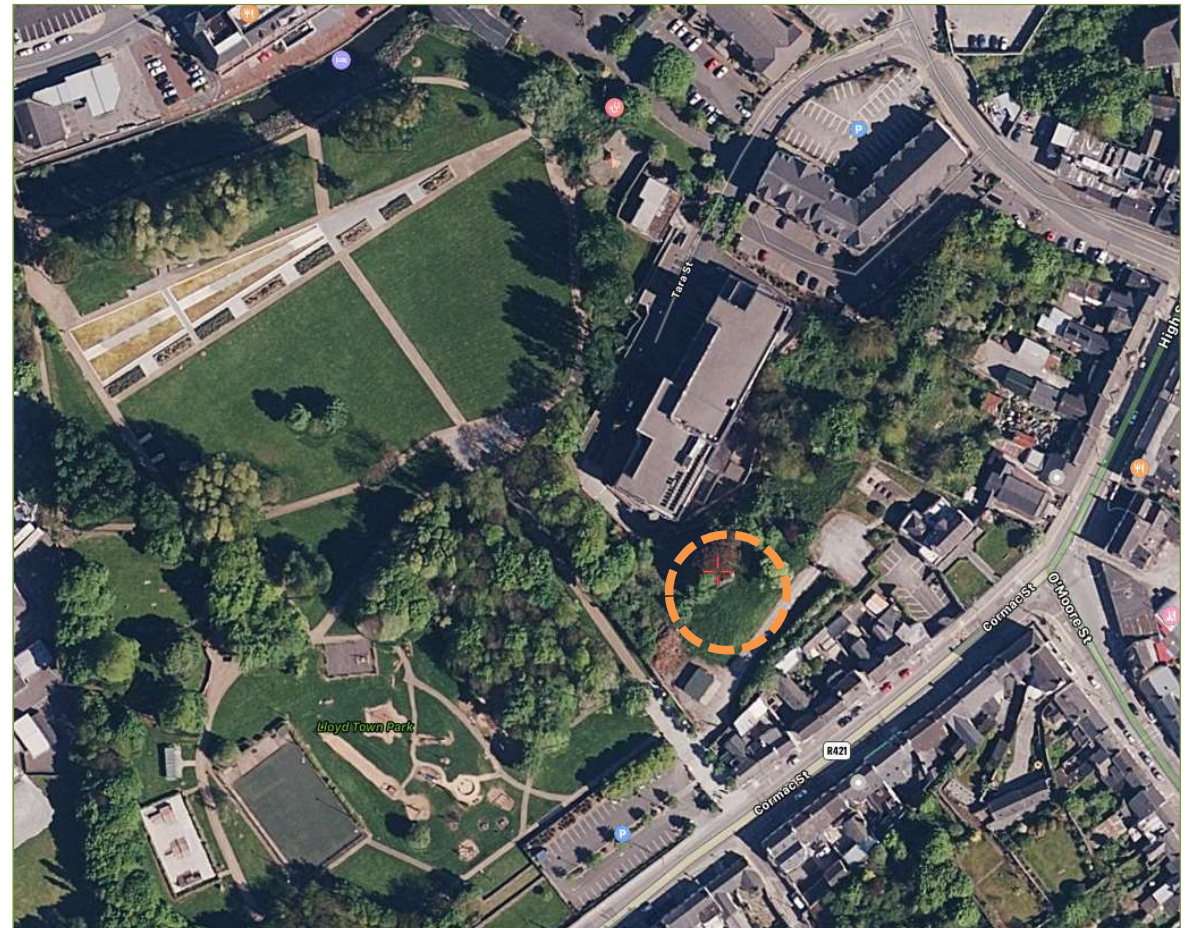
PART VIII – CONTEXT



Acres' Folly Description : Acres' Folly is an unusual tower-like structure, which rises to some 9m in height from a ground plan measuring approximately 4m x 6m. Internally it contains a vaulted undercroft, while the upper rooms were originally divided by a partition in a proportion of one third to two thirds. Within the smaller space a timber staircase rose to what appears to have been a roof terrace, while the larger space provided basic, limited accommodation heated by an open fireplace in the gable end.

The purpose of the structure is not clear. It may have been constructed to serve as a watchtower, but is more likely to be a simple pleasure building combining summerhouse and prospect tower, to serve the nearby Acres' Hall built by the prosperous Thomas Acres in 1786. Local tradition suggests that Acres' Folly was built in 1812 to commemorate the victory of the Duke of Wellington over Napoleon during the Peninsular War.

Howley Hayes Architects, Condition Survey of Eleven Follies in Offaly, Offaly County Council 2013, www.offaly.ie/heritage/Architecture



ACRES' FOLLY – CONSERVATION WORKS

PART VIII – CONTEXT



BACKGROUND – Providing context for proposed landscape works within the setting of Acres' Folly



1838 Ordnance Survey of Tullamore indicating the pedestrian route around the garden to the rear of Acres' Hall and an inner circuitous route to the folly.



Aerial photograph with the 1890 map superimposed. This gives an indication of how the pedestrian routes were laid out in relation to the current vehicular access to the rear of Acres' Hall. The large portacabin is also visible to the SW corner. Digi Globe Aerial Photograp



1890 Map showing garden layout to Acres' Hall with the folly to the rear. The steps to the folly are clearly shown on the map to the LHS of the folly. These steps were recently removed and are located off site in Tullamore. 1890 Ordnance Survey Sheet XVII.52, Town of Tullamore, © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin

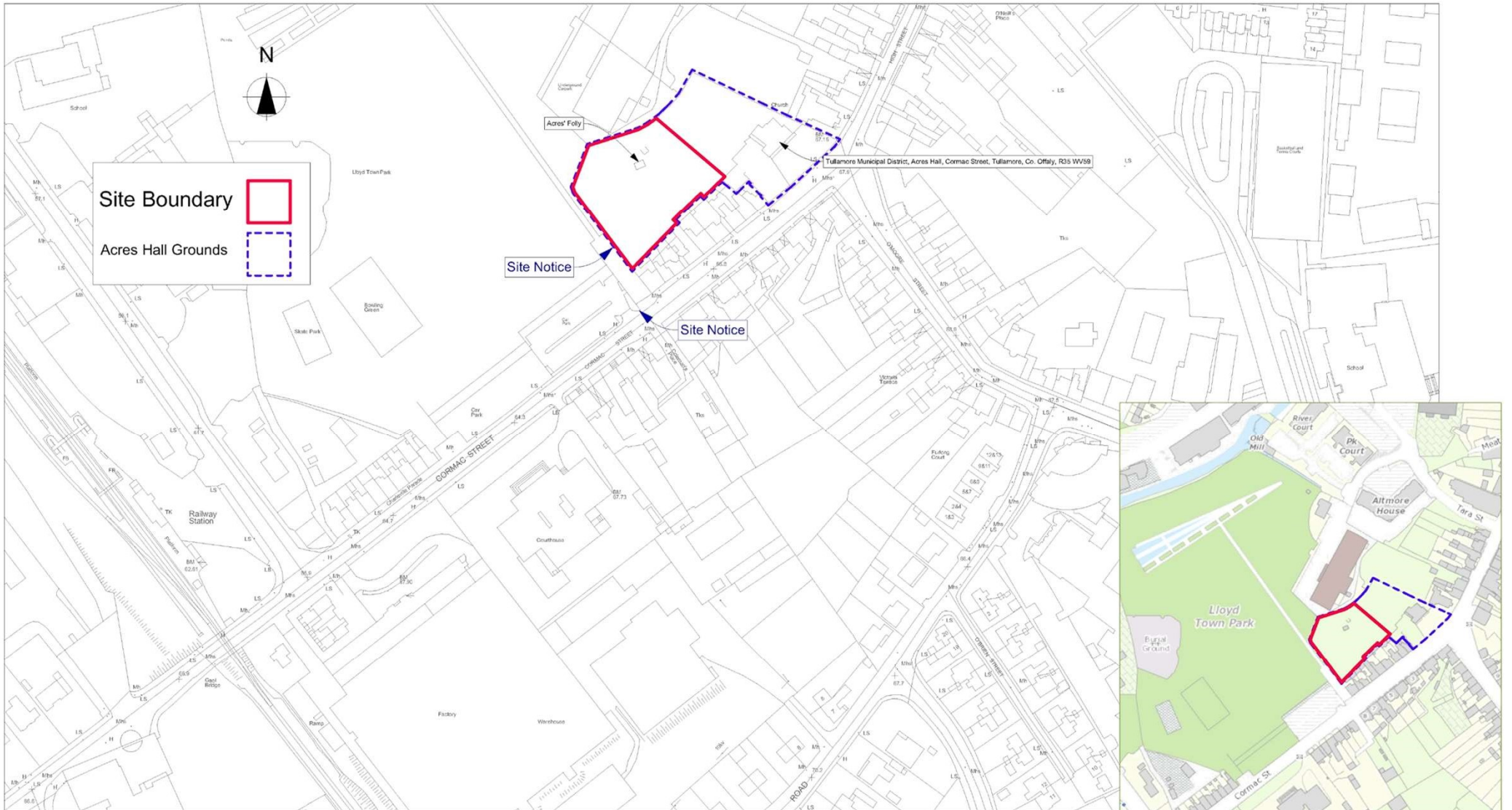
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

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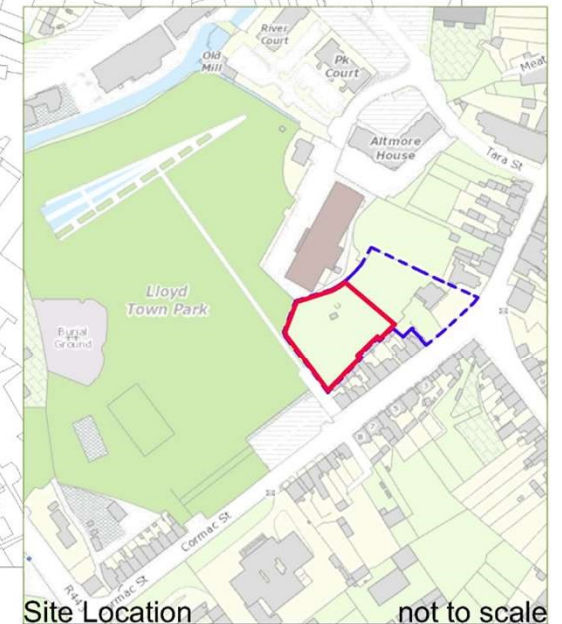
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Site Location

Scale 1:1000



Site Location

not to scale

ACRES' FOLLY – CONSERVATION WORKS

PART VIII – PROPOSALS

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The reinstatement of these steps and the provision of a new internal stair would provide access once more to the upper viewing area. This would allow for the former impressive views across Lloyd Park and the town of Tullamore, offering a unique vista over the county town for both residents and visitors alike.

A detailed study of the options for Acres' Folly is being prepared by Conservation Engineer Chris Southgate.

As part of an Offaly Follies Study commissioned by Offaly County Council and funded by the Heritage Council, a survey of Acres' Folly was carried out in 2013 by conservation architect James Howley and key recommendations include:

- Carry out a high level inspection, using a cherry picker, of all wall heads and interior of the structure with an experienced stone mason in attendance.
- Take down or consolidate any loose masonry, plaster or rotten timbers.
- Clear out all debris from ground floor and undercroft.
- Unblock door and window in southwest elevation and make good reveals.
- Install metal grilles in three openings in ground floor and undercroft.
- Consider installing internal metal staircase, guard rails and decking to first floor and roof levels to restore rooftop viewing gallery.

Three Phases Proposed:

- Conservation works to acres' folly including reinstatement of the original access by way of the former external flight of stairs. These stone steps were removed and are stored off site in Tullamore.**
- Provide internal steel staircase (in lieu of former stair) to provide managed access to rooftop viewing terrace, allowing views over park and Tullamore.**
- Landscaping proposals:**
 - Reinstate the raised bank in front of folly and former gravel path along the lines of the 1838 and 1890 map to allow access to the folly. Plant trees to front and rear of folly (semi-mature copper beech to the rear and oak to the east along the proposed path).
 - Temporary portacabin moved towards rear of the site, provide a line of parking to west of the site with planted hedgerow of native species (similar to the southern hedgerow), to stone wall into Lloyd Park. This parking is reversible and will help re-order the setting of this important folly.
 - Retain parking along southern hedgerow.

Applied for Funding in February to Historic Structures Fund and to Tullamore URDF 2020



ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS










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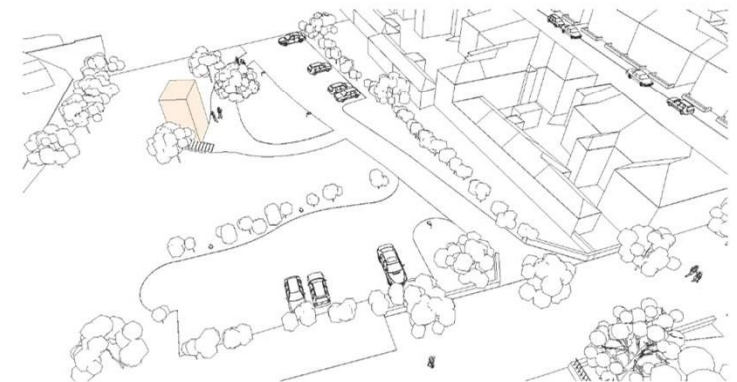
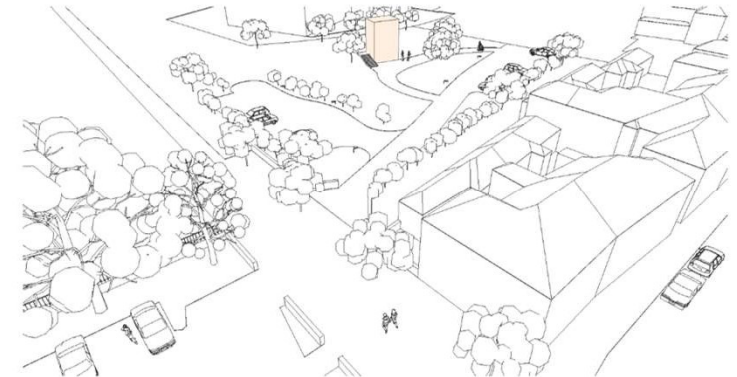
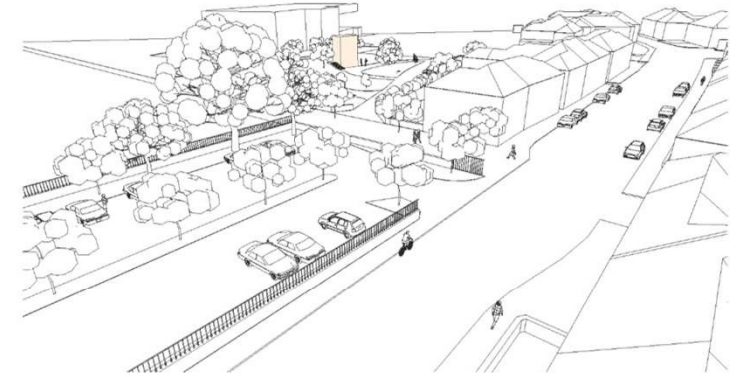
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|--|----------------------------------|---|-------------------------------|
|  | existing grass area |  | parking place (green surface) |
|  | new grassed verge |  | path light |
|  | pathway |  | new low planting |
|  | driveway (shared area) |  | proposed new trees |
|  | permeable surface around parking | | |



Existing Temporary Storage Shed to be removed and content to be relocated into existing portal cabins in other various locations.



Location of existing storage facilities



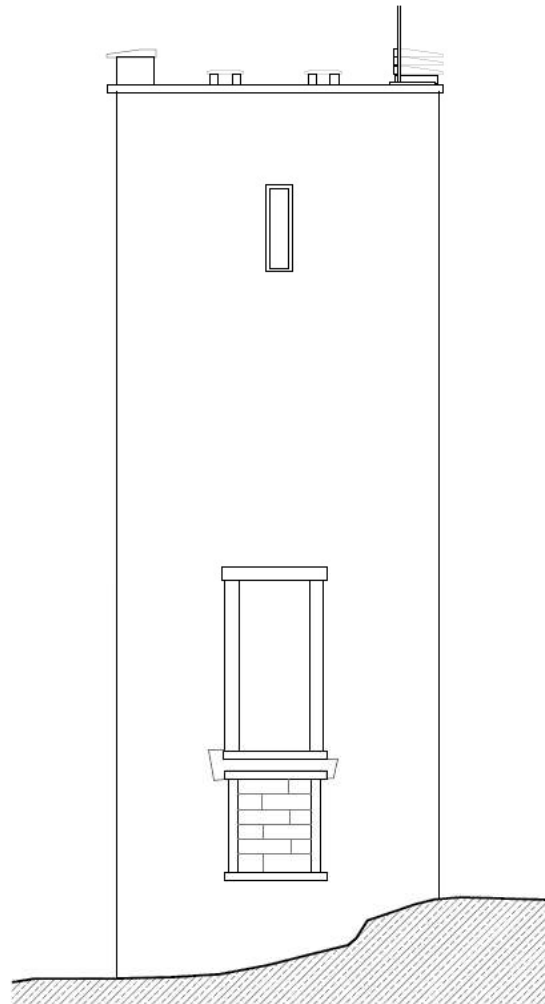
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

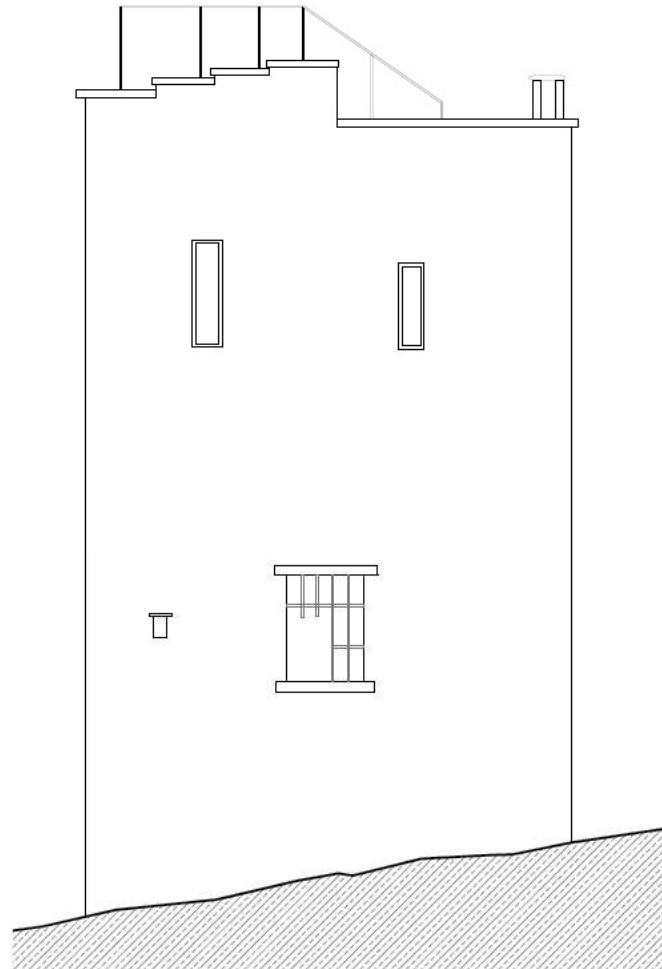
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1 SOUTH WEST ELEVATION
SCALE 1:50



2 SOUTH EAST ELEVATION
SCALE 1:50

NOTES:

1. All dimensions in millimetres
2. Information purposes only
3. This drawing to be read in conjunction with relevant consultants drawings
4. All works are to be carried out in accordance with current Building Regulations
5. All structural works to engineers spec. & detail.
6. Do not scale from drawings.
7. Site check all dimensions on the drawings.

REV-1 - ISSUED FOR INFORMATION PURPOSES ONLY

23/11/2018

PROJECT: ACRES FOLLY	Southgate Associates
DATE: NOV 2018	Farren House,
SCALE: 1:50	Cork Road,
	Midleton,
	Co. Cork
SURVEY OF ACRES FOLLY:	Tel: 021-4570717
ELEVATIONS SHEET 1	Fax: 021-4318633

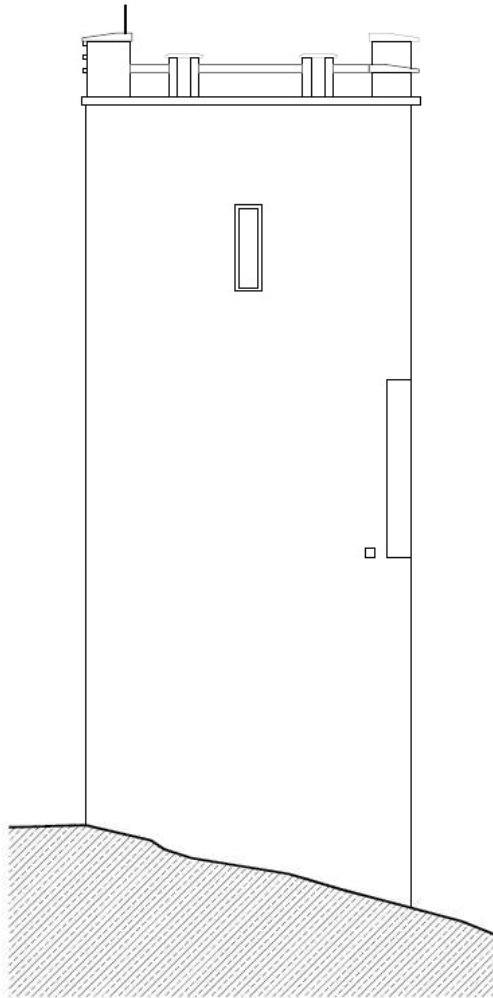
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

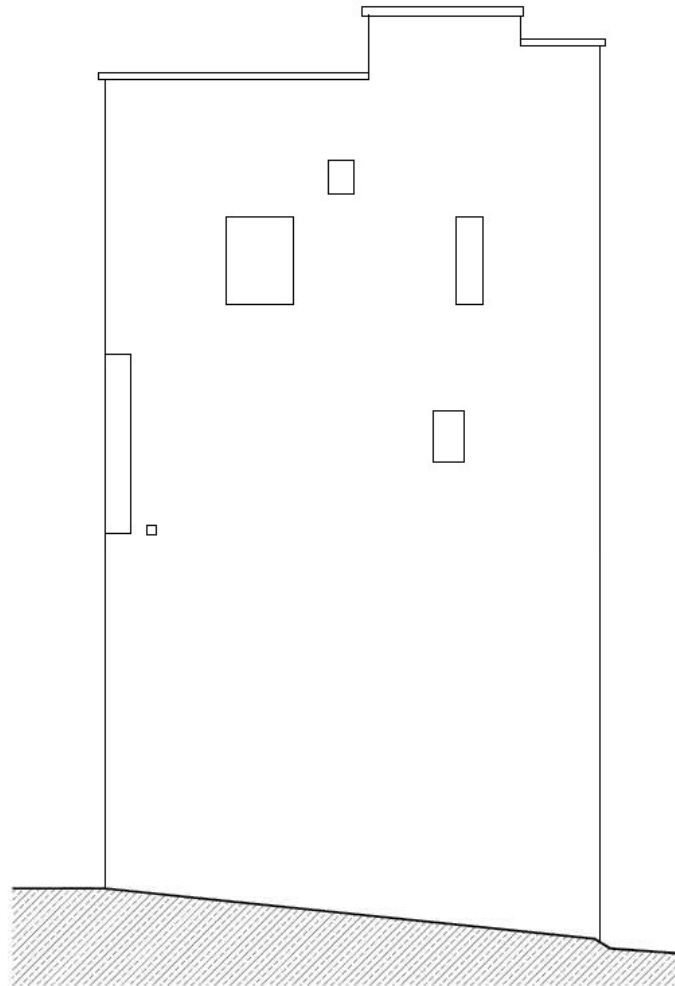
OFFALY COUNTY COUNCIL

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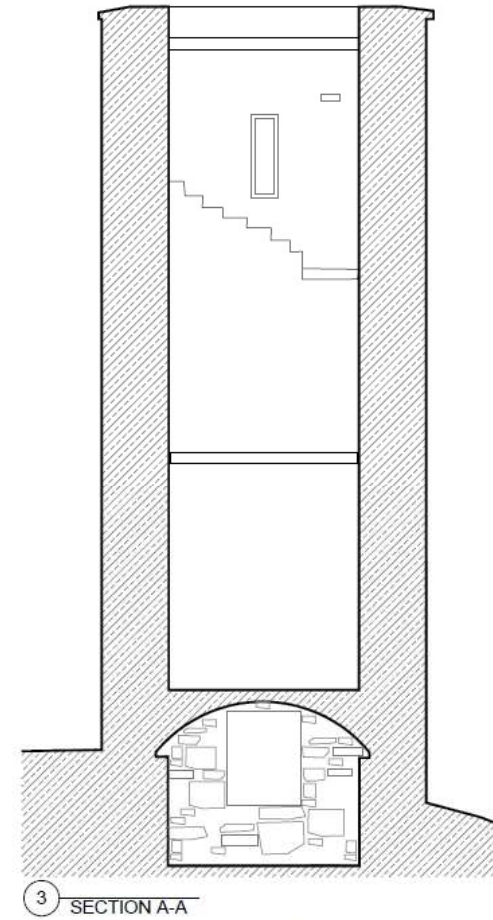
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1 NORTH EAST ELEVATION
SCALE 1:50



2 NORTH EAST ELEVATION
SCALE 1:50



3 SECTION A-A

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PROJECT: ACRES FOLLY		
DATE: NOV 2018		
SCALE: 1:50		
SURVEY OF ACRES FOLLY: ELEVATIONS SHEET 2 & SECTION A-A		Southgate Associates Farren House, Cork Road, Middleton, Co.Cork Tel: 021-4570717 Fax: 021-4318633

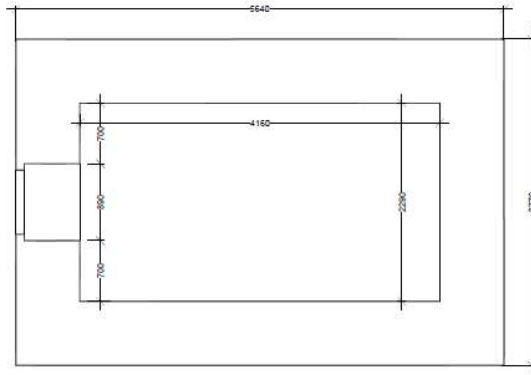
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

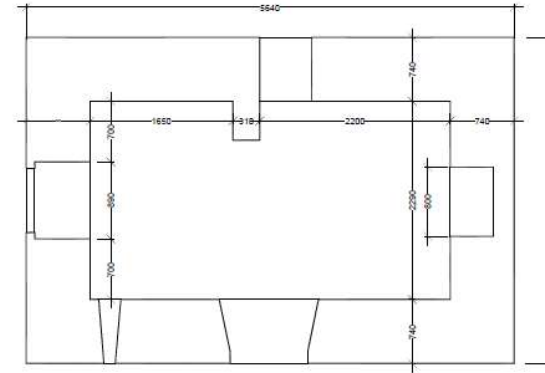
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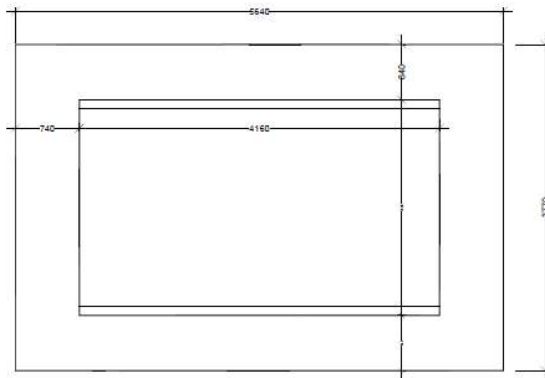
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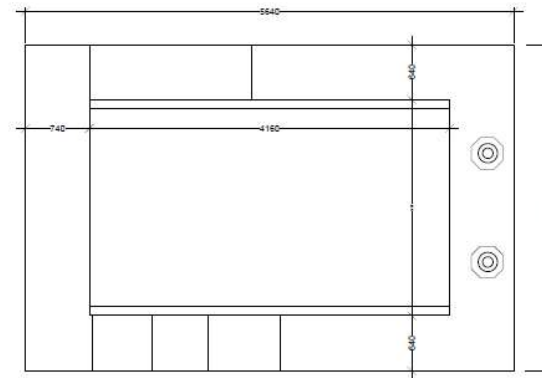
1 **BASEMENT PLAN**
SCALE 1:50



2 **ENTRANCE PLAN**
SCALE 1:50



2 **FIRST FLOOR PLAN**
SCALE 1:50



4 **VIEWING PLATFORM PLAN**
SCALE 1:50

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2311/0218

PROJECT: ACRES FOLLY	Southgate Associates Farren House, Cork Road, Midleton, Co.Cork Tel: 021-4570717 Fax: 021-4318633
DATE: NOV 2018	
SCALE: 1:50	
SURVEY OF ACRES FOLLY: FLOOR PLANS	

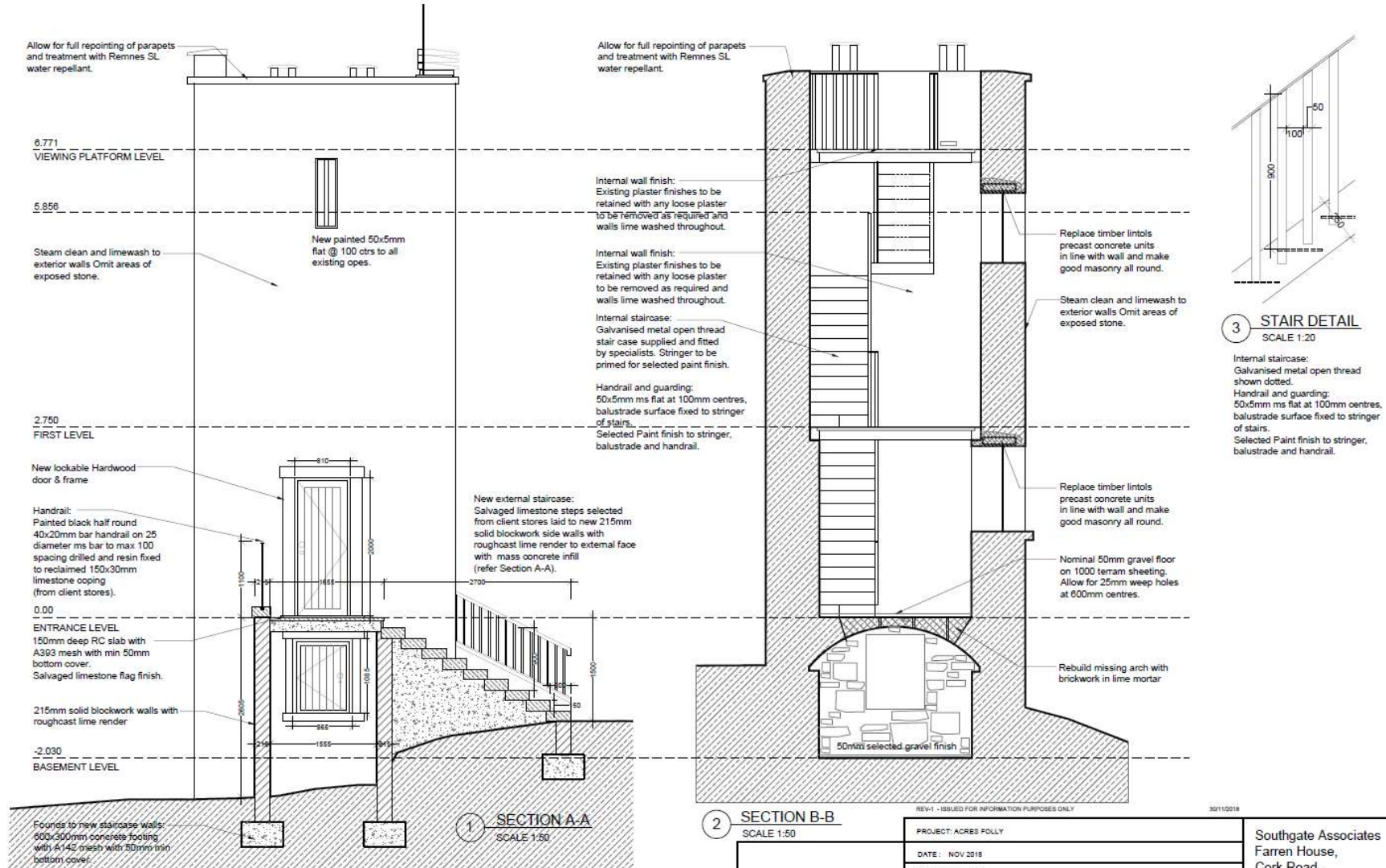
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

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REV-1 - ISSUED FOR INFORMATION PURPOSES ONLY		PROJECT: ACRES FOLLY DATE: NOV 2018 SCALE: 1:50 & 1:20 PROPOSAL FOR ACRES FOLLY: SECTIONS A-A & B-B	Southgate Associates Farren House, Cork Road, Midleton, Co.Cork Tel: 021-4570717 Fax: 021-4318633
2	SECTION B-B SCALE 1:50		
1	SECTION A-A SCALE 1:50		

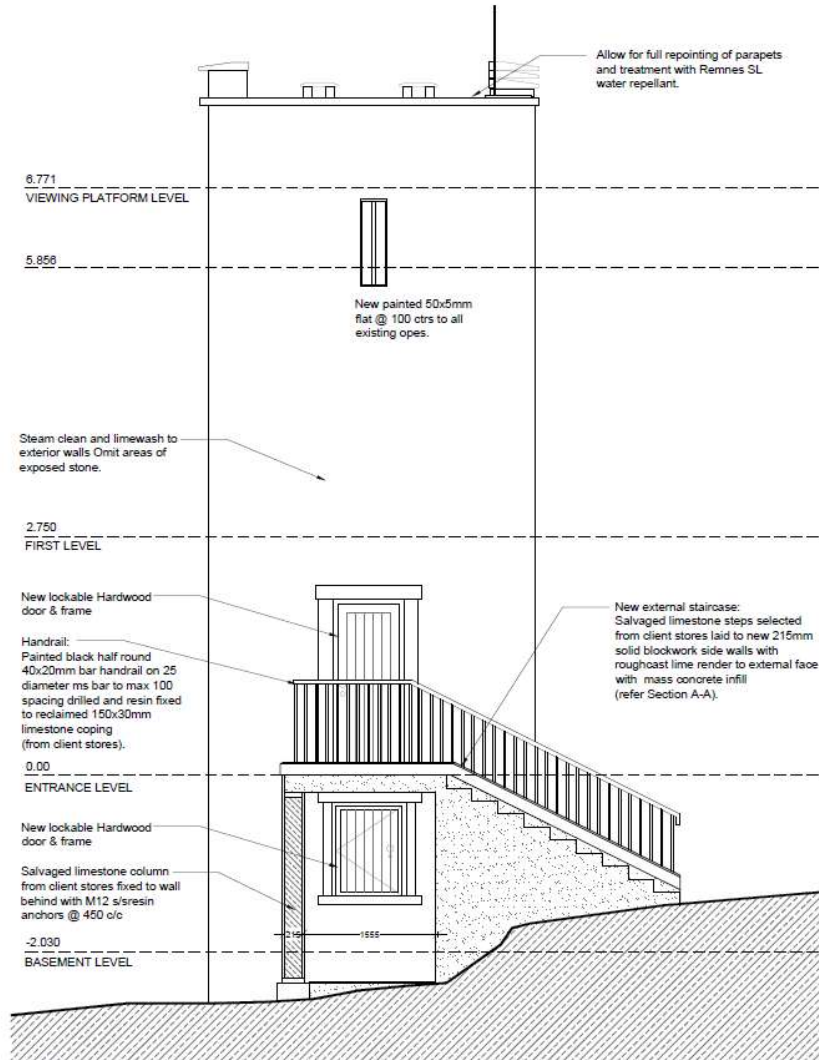
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

OFFALY COUNTY COUNCIL

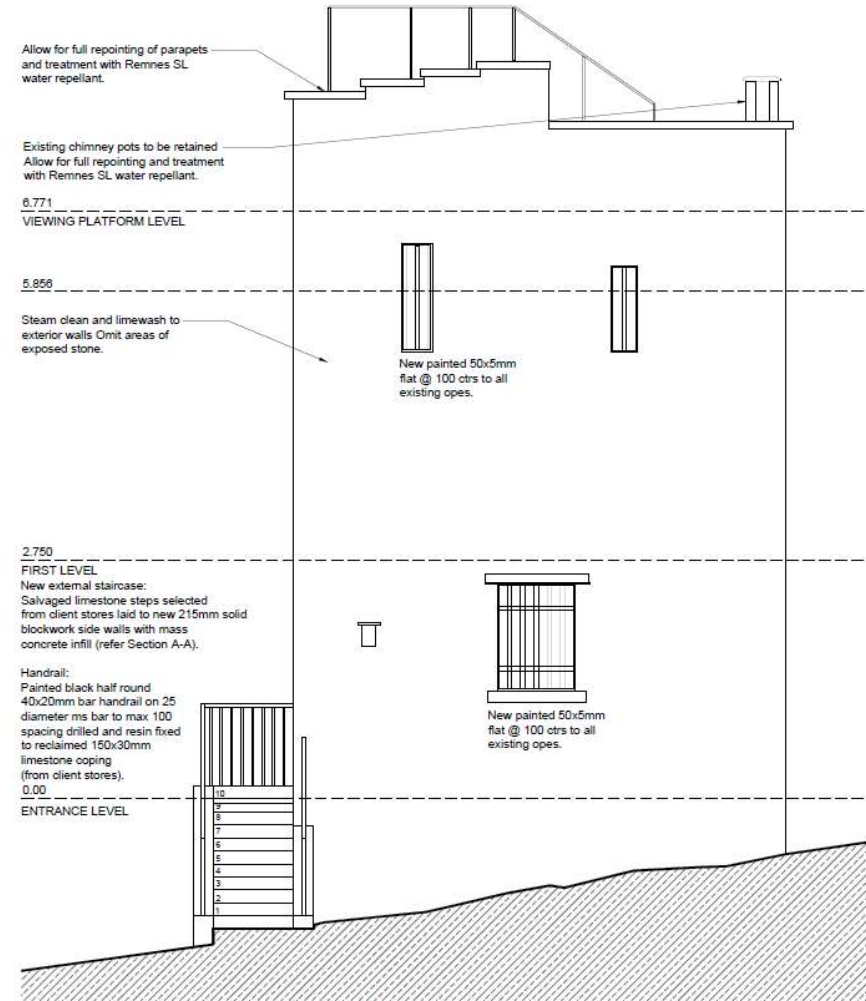
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SCALE 1:50



2 SOUTH EAST ELEVATION
SCALE 1:50

PROJECT: ACRES FOLLY	Southgate Associates Farren House, Cork Road, Midleton, Co. Cork Tel: 021-4570717 Fax: 021-4318633
DATE: NOV 2018	
SCALE: 1:50	
PROPOSAL FOR ACRES FOLLY: PROPOSED ELEVATIONS SHEET 1	

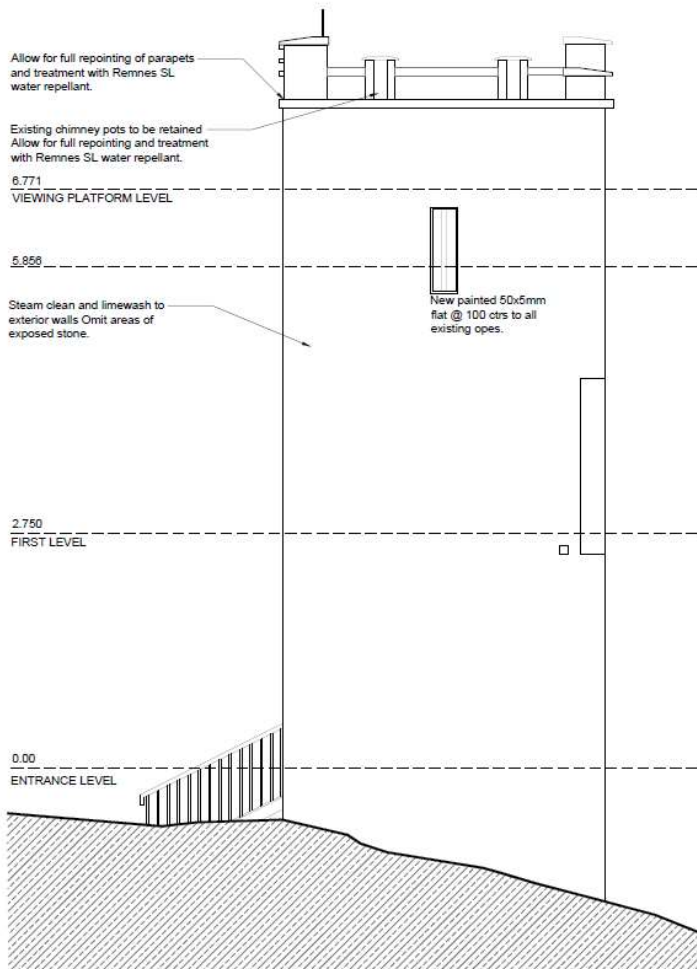
ACRES' FOLLY – CONSERVATION WORKS

PART VIII – DRAWINGS

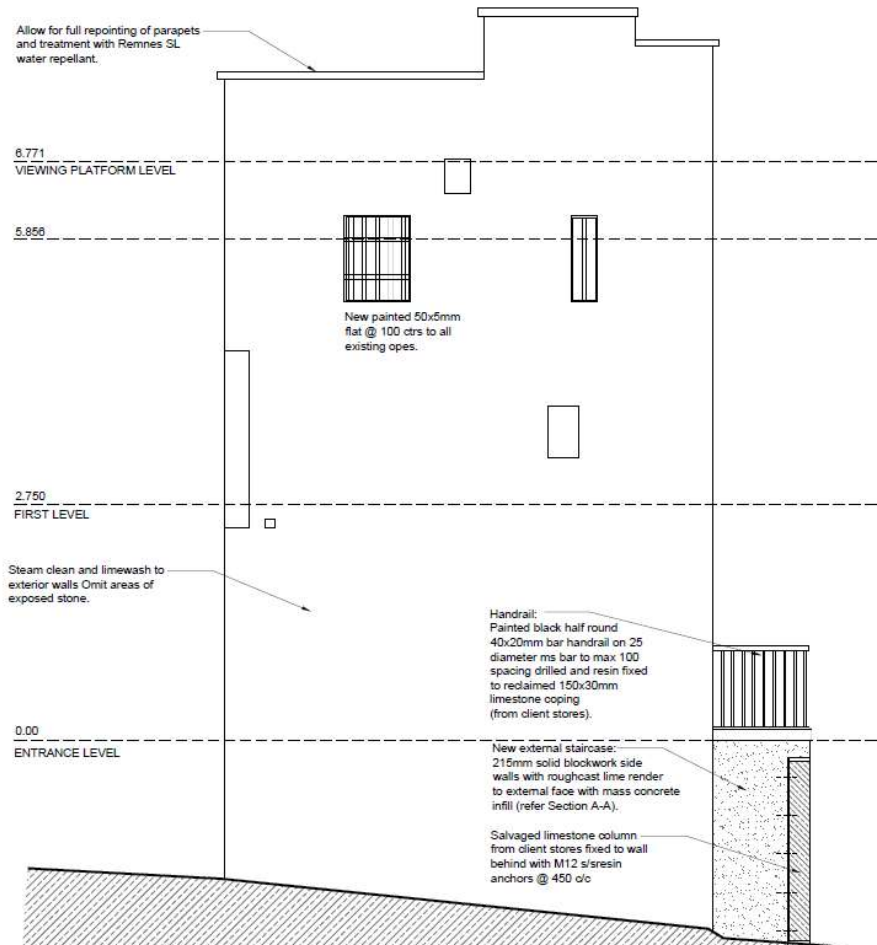
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SCALE 1:50

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PROJECT: ACRES FOLLY		
DATE: NOV 2018		
SCALE: 1:50		
PROPOSAL FOR ACRES FOLLY: ELEVATIONS SHEET 2		
Southgate Associates Farren House, Cork Road, Midleton, Co. Cork Tel: 021-4570717 Fax: 021-4318633		

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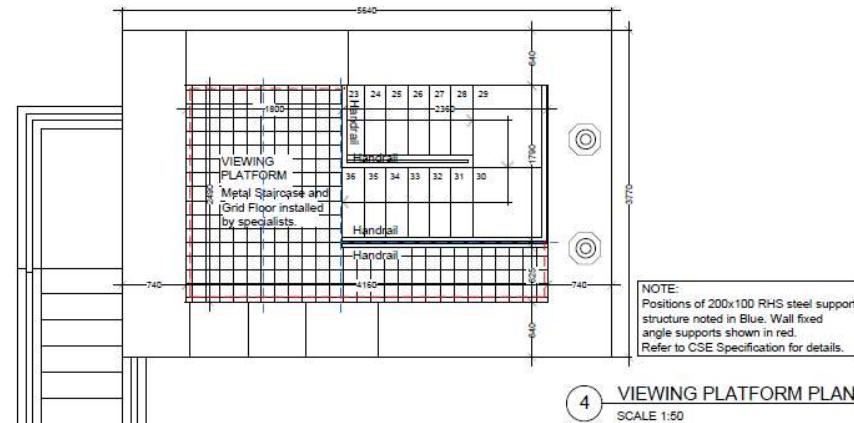
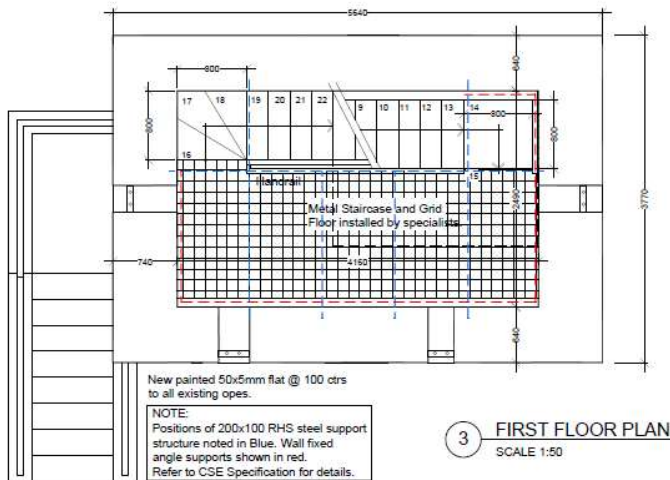
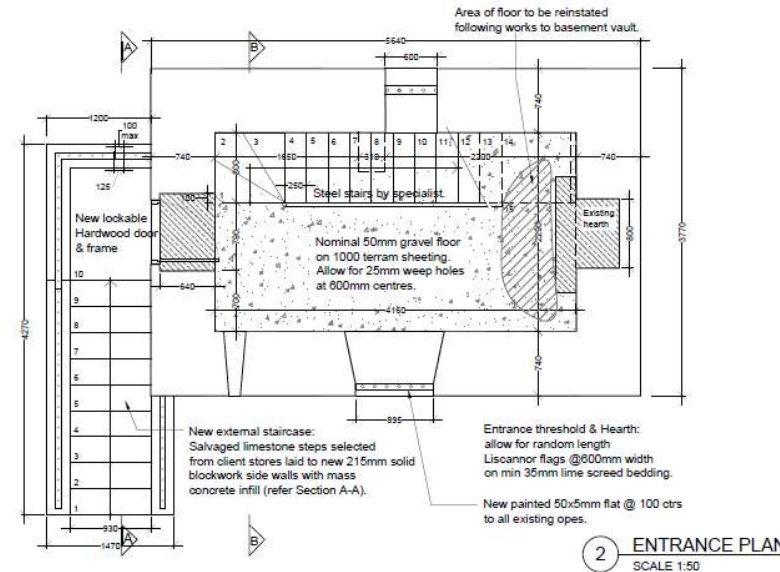
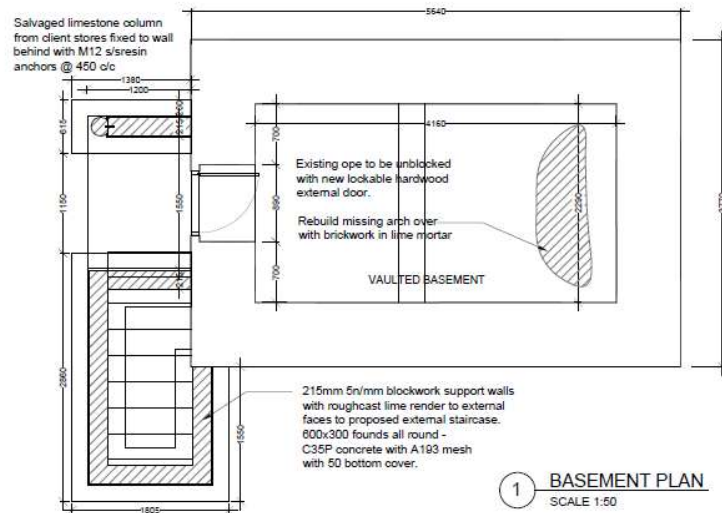
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 - Do not scale from drawings.
 - Site check all dimensions on the drawings.
 - Stairs designed for 4KN/sqm live load to CSE specification.
 - Shop drawings to be supplied to Client & Eng. for comment / approval.
 - Stairs to be Galvanised to CSE Specification.

REV-1 - ISSUED FOR INFORMATION PURPOSES ONLY

30/11/2018

PROJECT: ACRES FOLLY

DATE: NOV 2018

SCALE: 1:50

PROPOSAL FOR ACRES FOLLY:
PROPOSED FLOOR PLANS

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Cork Road,
Midleton,
Co.Cork
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Fax: 021-4318633