



A hotel was developed in the 1970s but this was closed in 2016.





The farm land was converted to a golf course...

-  The Deer Park (18 Hole)
-  Grace O' Malley & St Fintans (18 Hole)
-  Short Course (12 Hole)
-  Pitch and Putt (18 Hole)



but much of the golf course is now closed, and is overgrown.

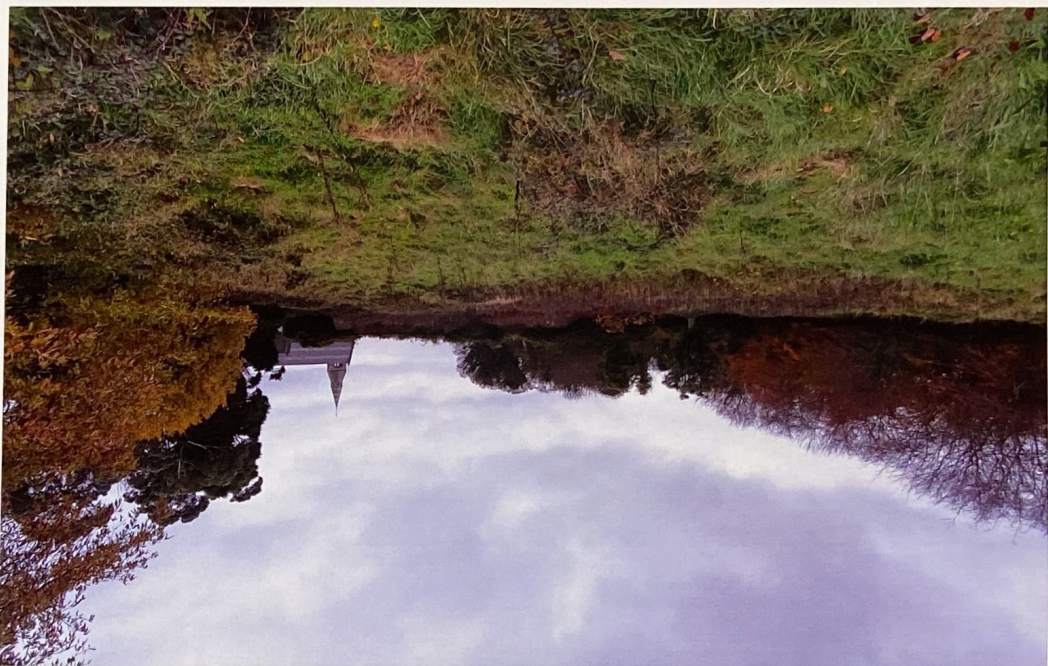




The castle has been used for weddings and events but this has not been commercially successful.

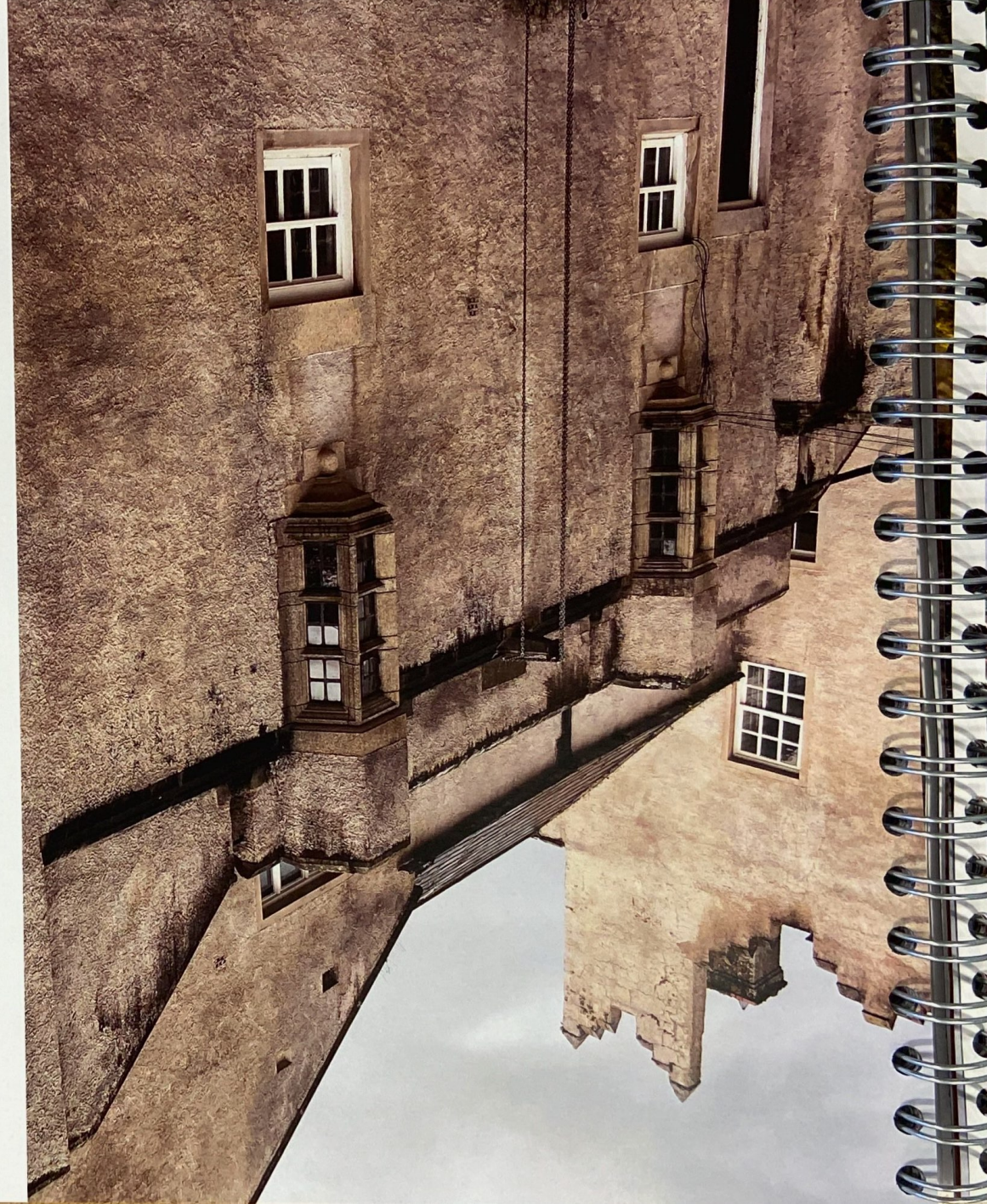


The gardens, once well developed, are now overgrown.





Ireland's climate and a lack of maintenance have contributed to a dilapidated state...







and damp, with dry rot, has penetrated into the interiors which will require significant restoration work.





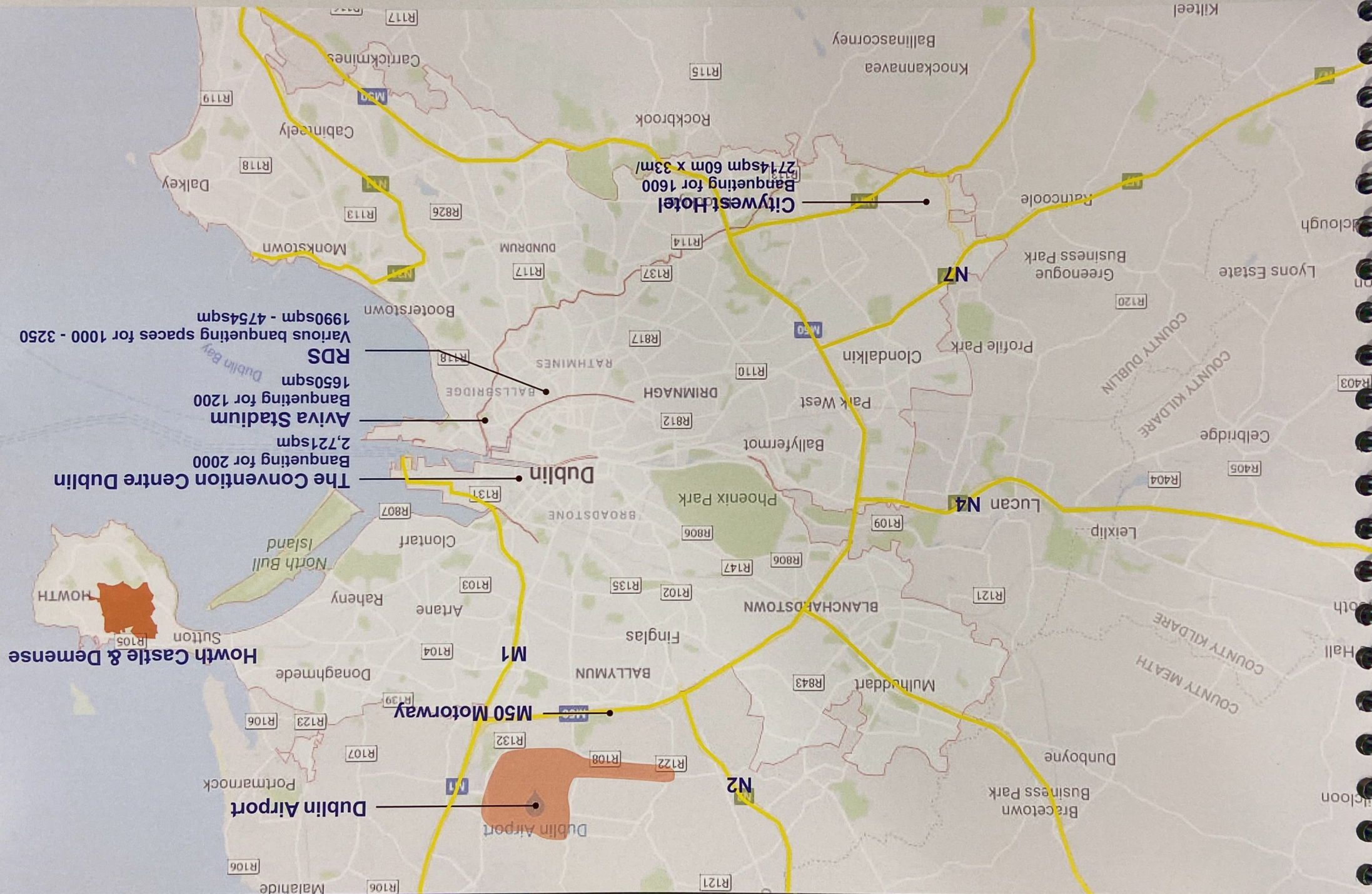
The castle needs to be given a new purpose if it is to survive. A central design and conservation objective is to seek a future use that can allow the castle to remain compositionally intact, and not arise in significant structural and spatial change.



**A new gala dinner / events / gallery space  
venue for Dublin**



There is scope in Dublin for a world class gala dinner venue.





Howth Castle Demesne is a unique setting showcasing Dublin's coastal scenery and heritage.





A visit to Howth and the castle would be a truly memorable experience.





The castle must be offered a commercially viable new use if it is to survive. In order to protect the castle's character and composition, the new supporting building should be independent, but connected visually with the castle, as a component of the historic campus.

Howth Castle Masterplan







There are a number of areas that could be used as function spaces accessed via the castle forecourt.



The Entrance Hall, Drawing Room and the Library could be re-established as reception spaces.





The Entrance Hall





## The Drawing Room



Howth Castle Masterplan

The







The courtyard is the only large space, within the castle, capable of holding a large number of guests.

Howth Castle Masterplan

Currently



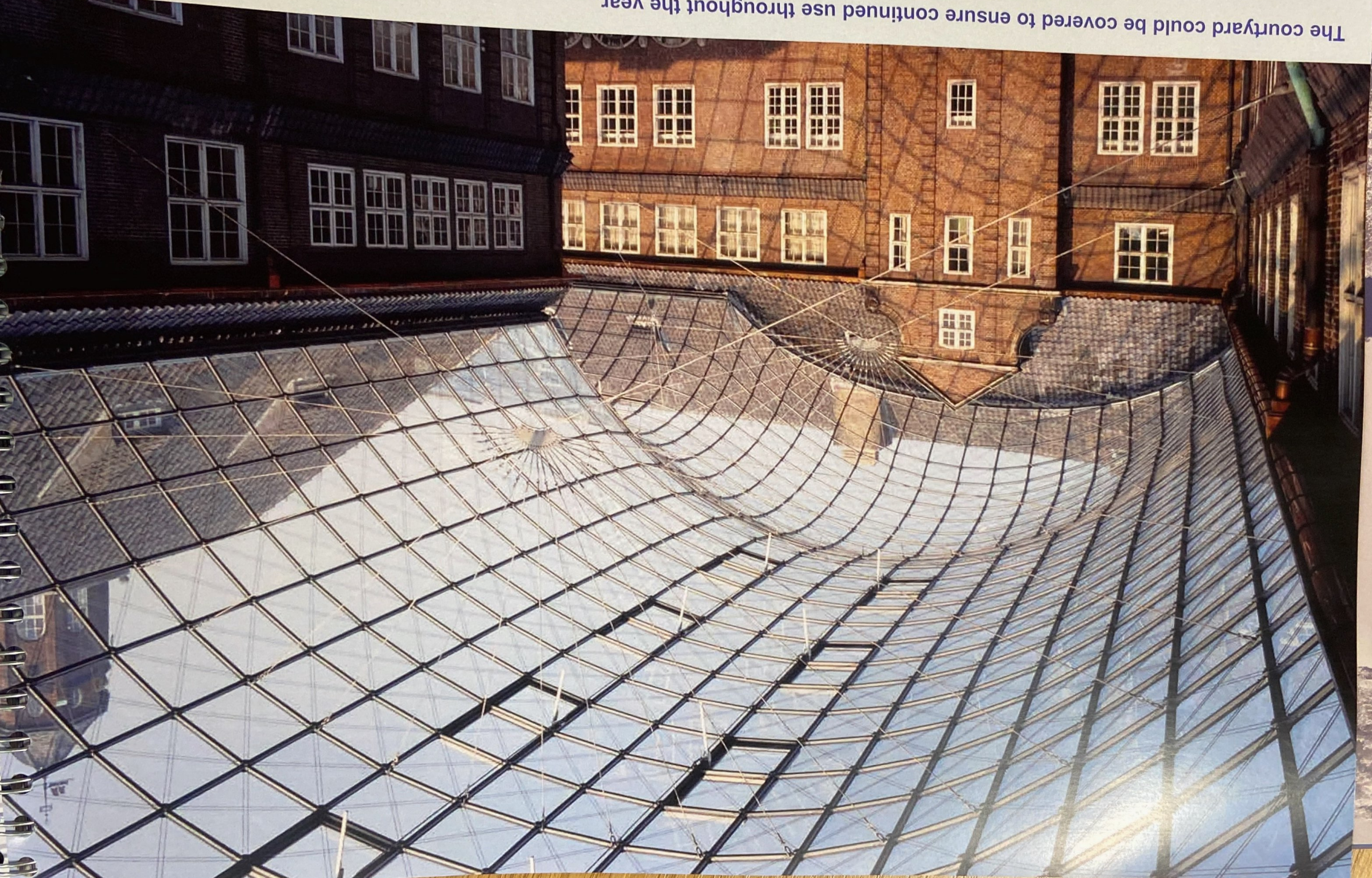




Currently the courtyard is used as part of the working estate.



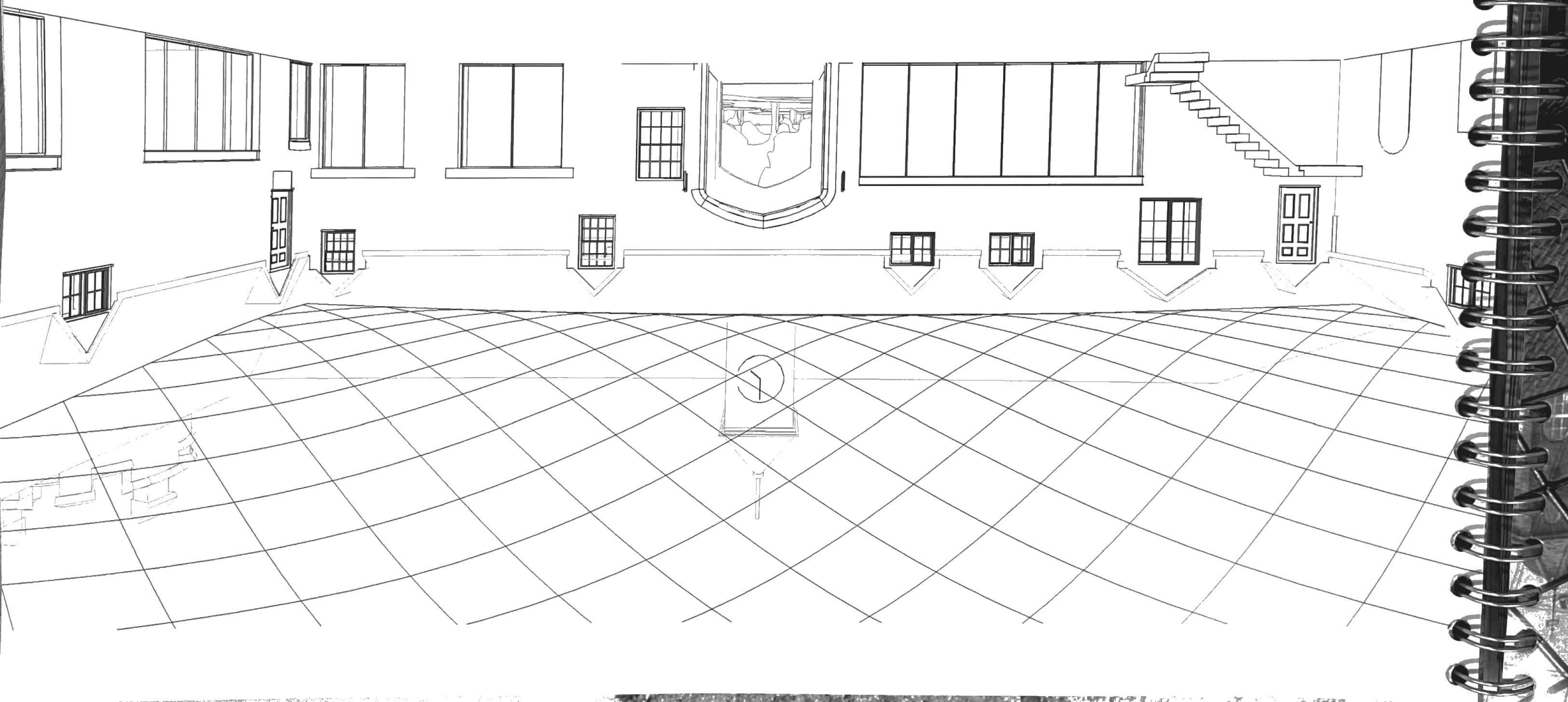
The courtyard could be covered to ensure continued use throughout the year...





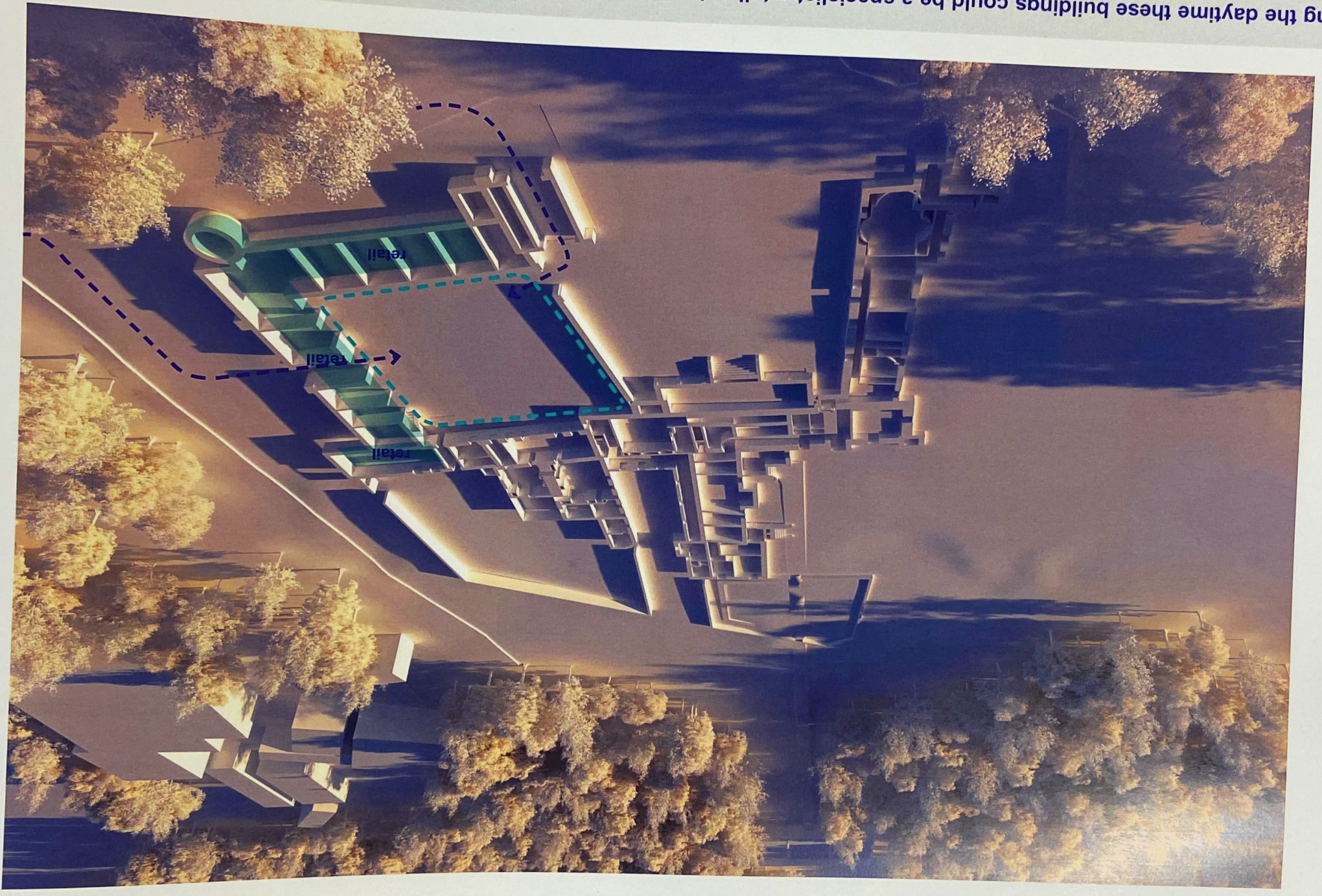
and a lightweight roof could discretely enclose the space to create a daytime and night time event/ reception space.

Howth Castle Masterplan





During the daytime these buildings could be a specialist retail units or an Arts Centre.







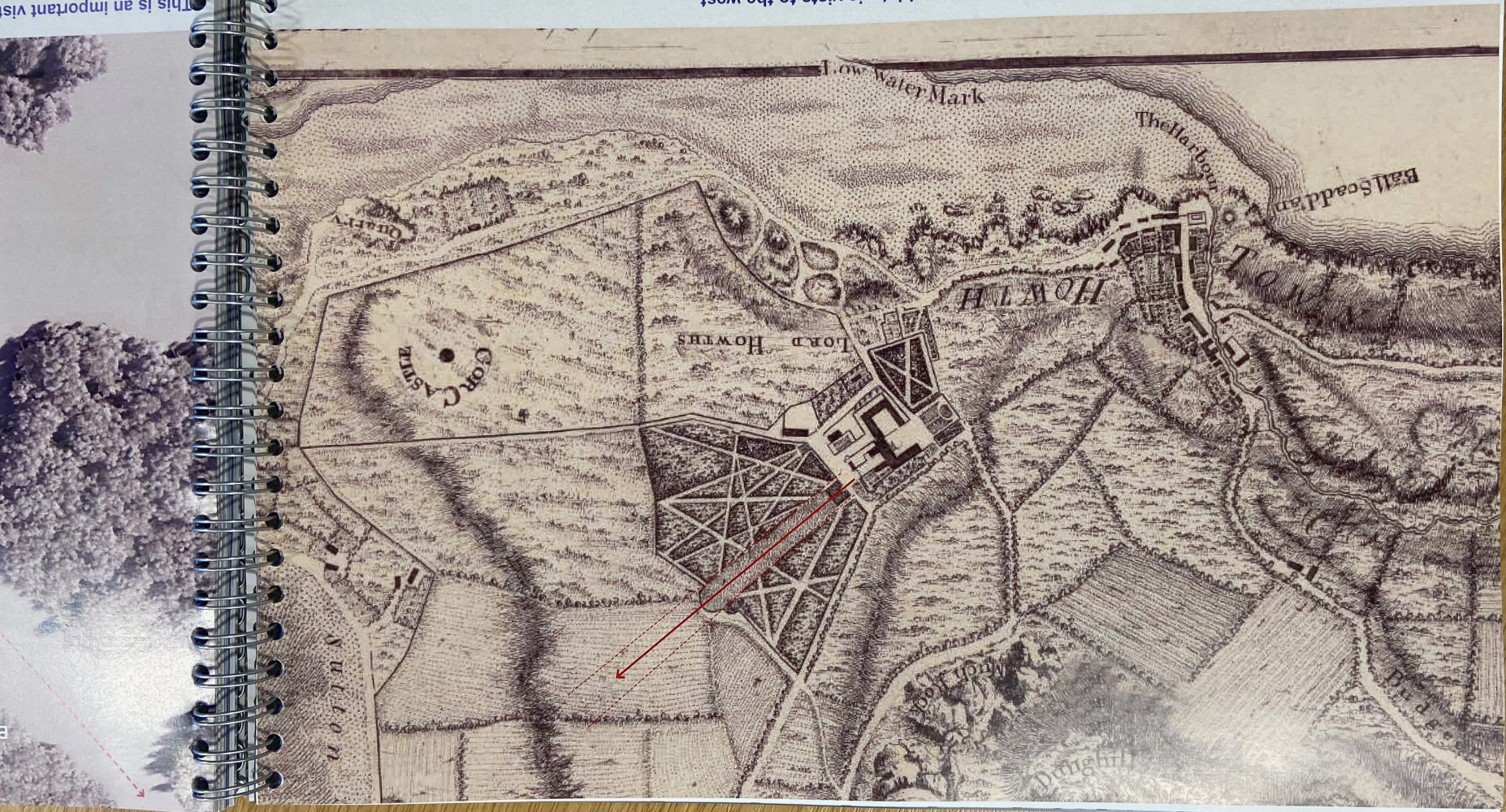
The site for the gala dinners needs to be iconic yet practical.



This is an important vista

The Western Broadwalk - John Rocque Map (1756) shows an historic vista to the west.

Howth Castle Masterplan

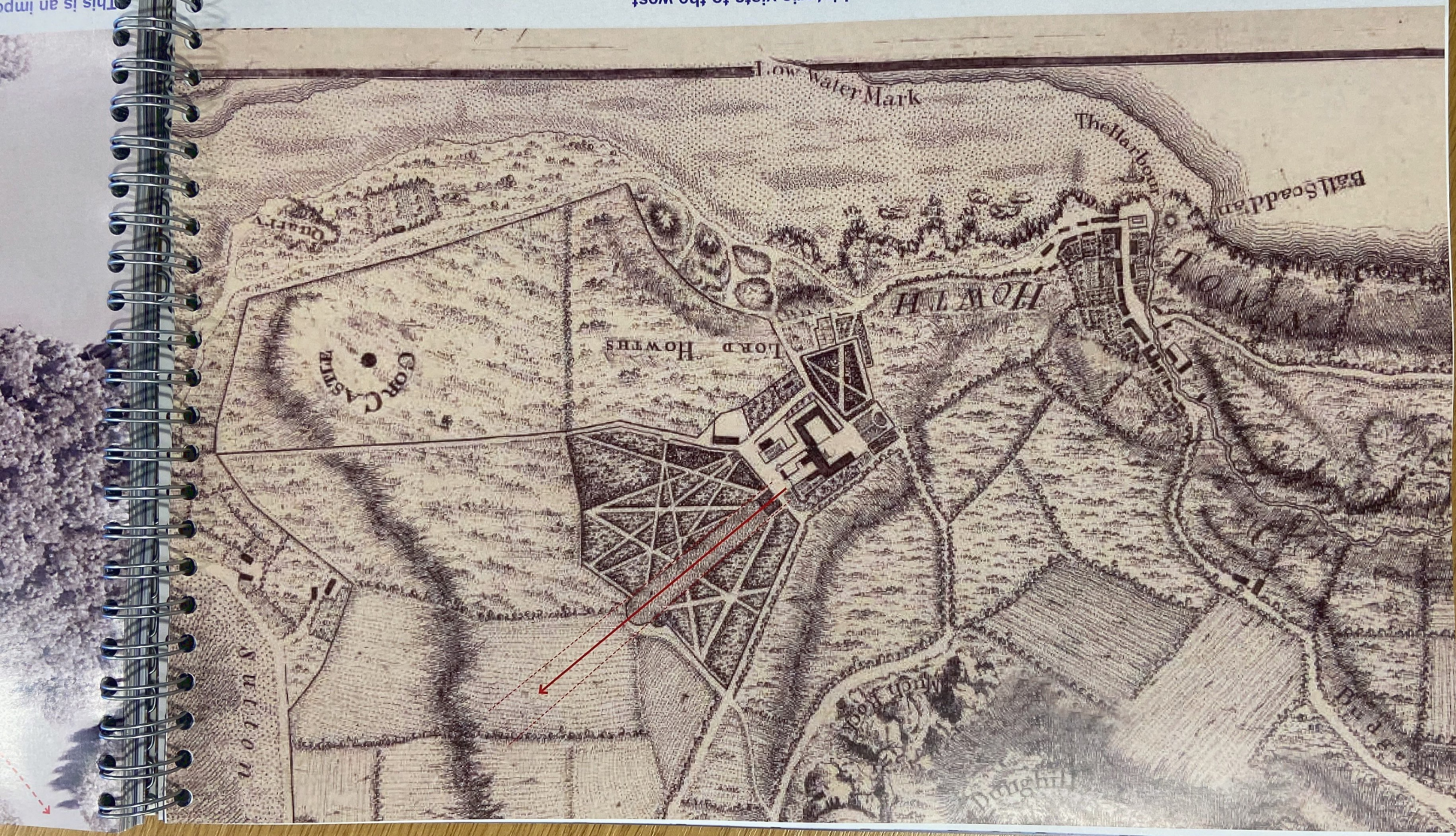




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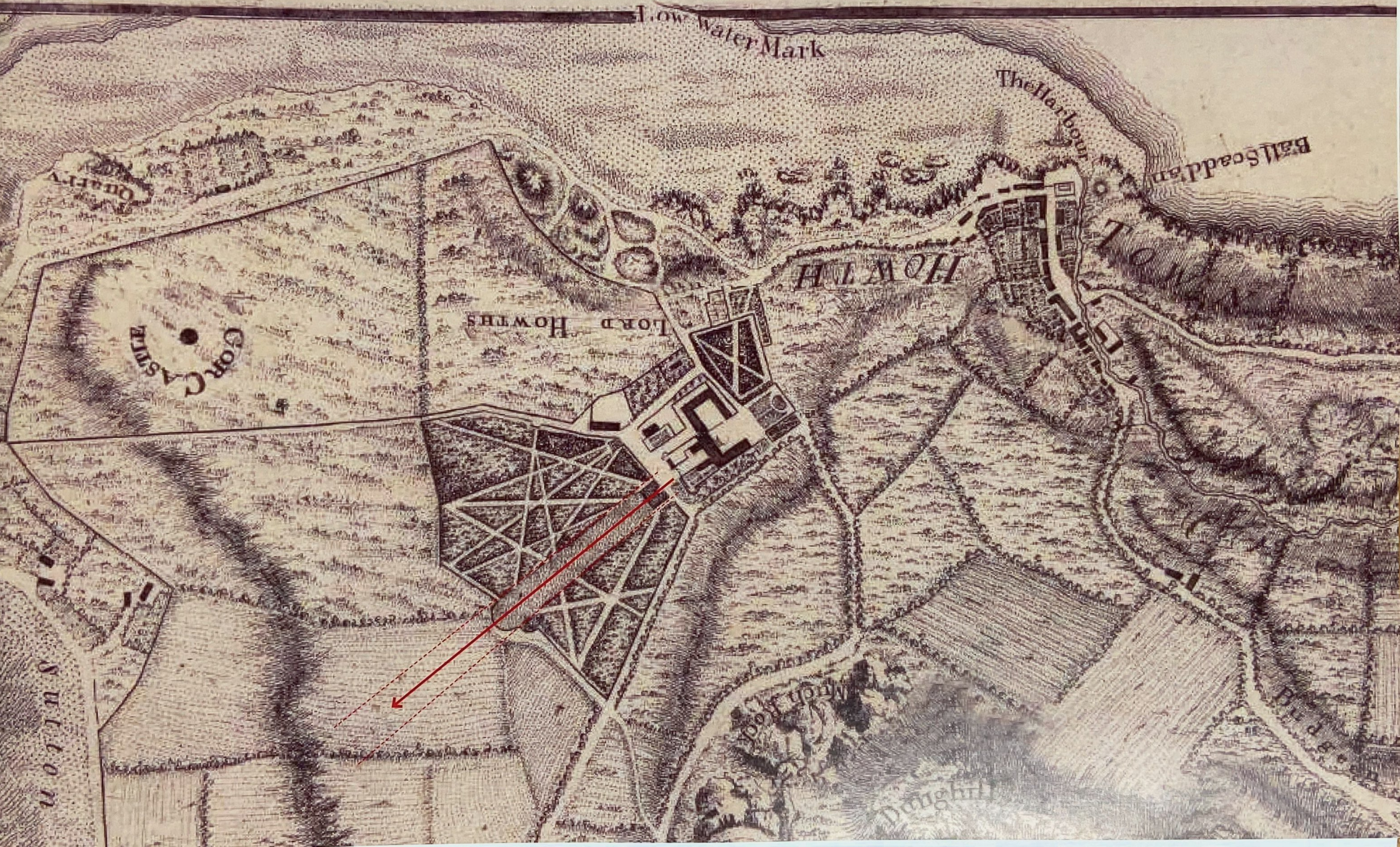
The Western Broadwalk - John Rocque Map (1756) shows an historic vista to the west.

Howth Castle Masterplan





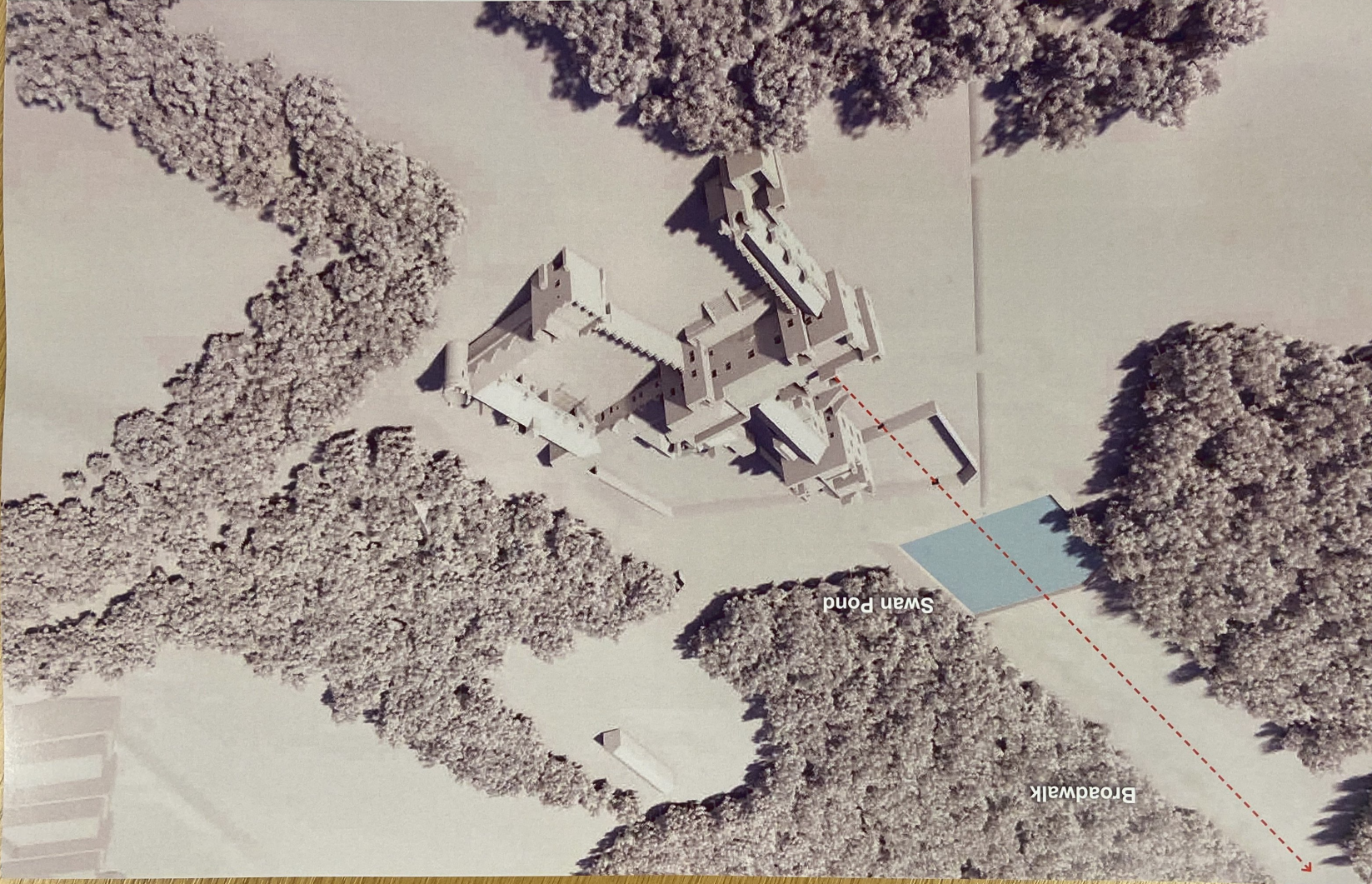
The Western Broadwalk - John Rocque Map (1756) shows an historic vista to the west.







This is an important vista through the castle gardens to the Broadwalk beyond.



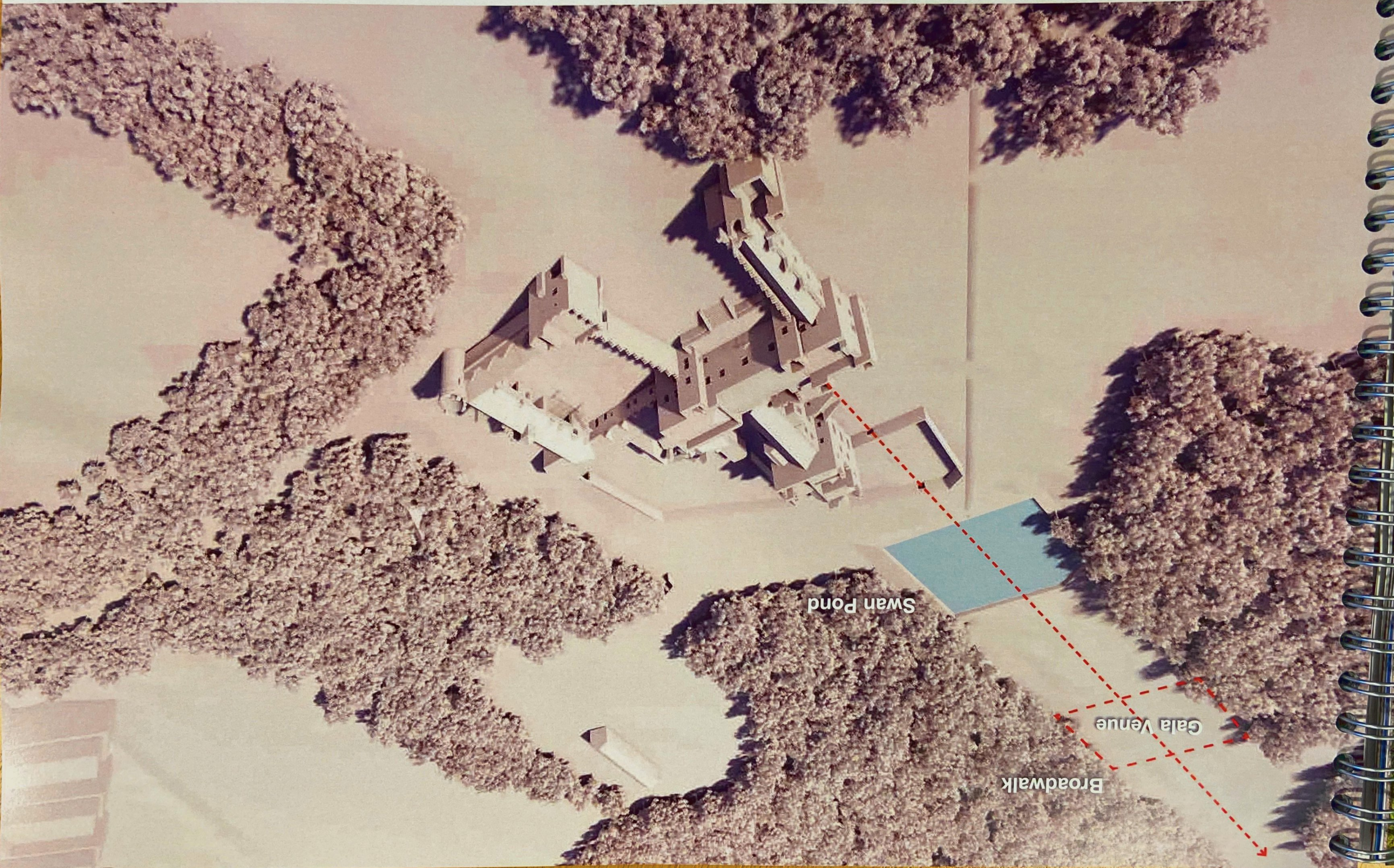


The castle walled garden - the start of the broadwalk vista.

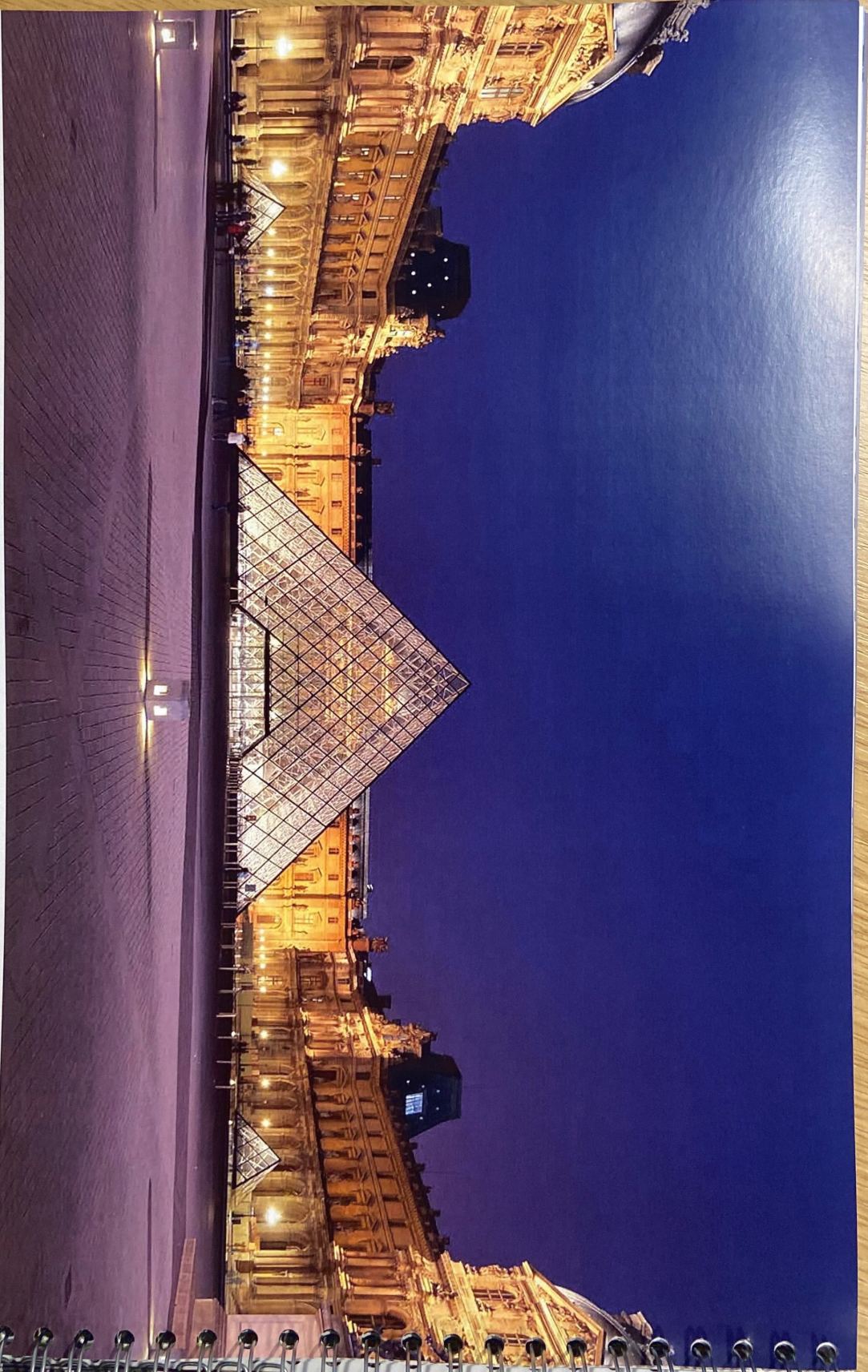




A new building could be located on this axis.







There are precedents for new buildings on historic vistas.



The venue would become the finale of the castle experience.

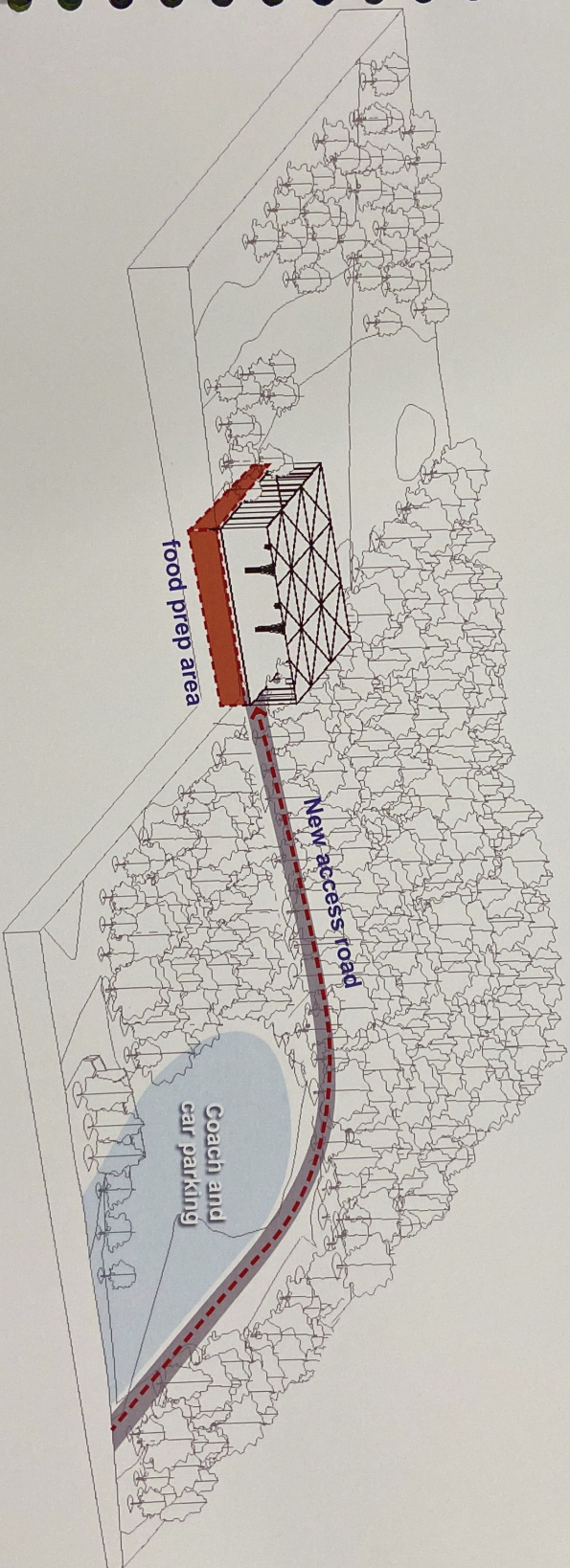






Servicing could be via a new access road.





The gallery space will be elevated, to allow prep areas and servicing to be located below.



# The Broadwalk vista





The garden route would start on the Lutyen's staircase...



and on to the axis...





walking through the walled gardens...



Howth Castle Masterplan

Howth Castle Masterplan



to the venue beyond.

An optio

Howth Castle Masterplan





An optional boat ride across the pond to reach the venue.

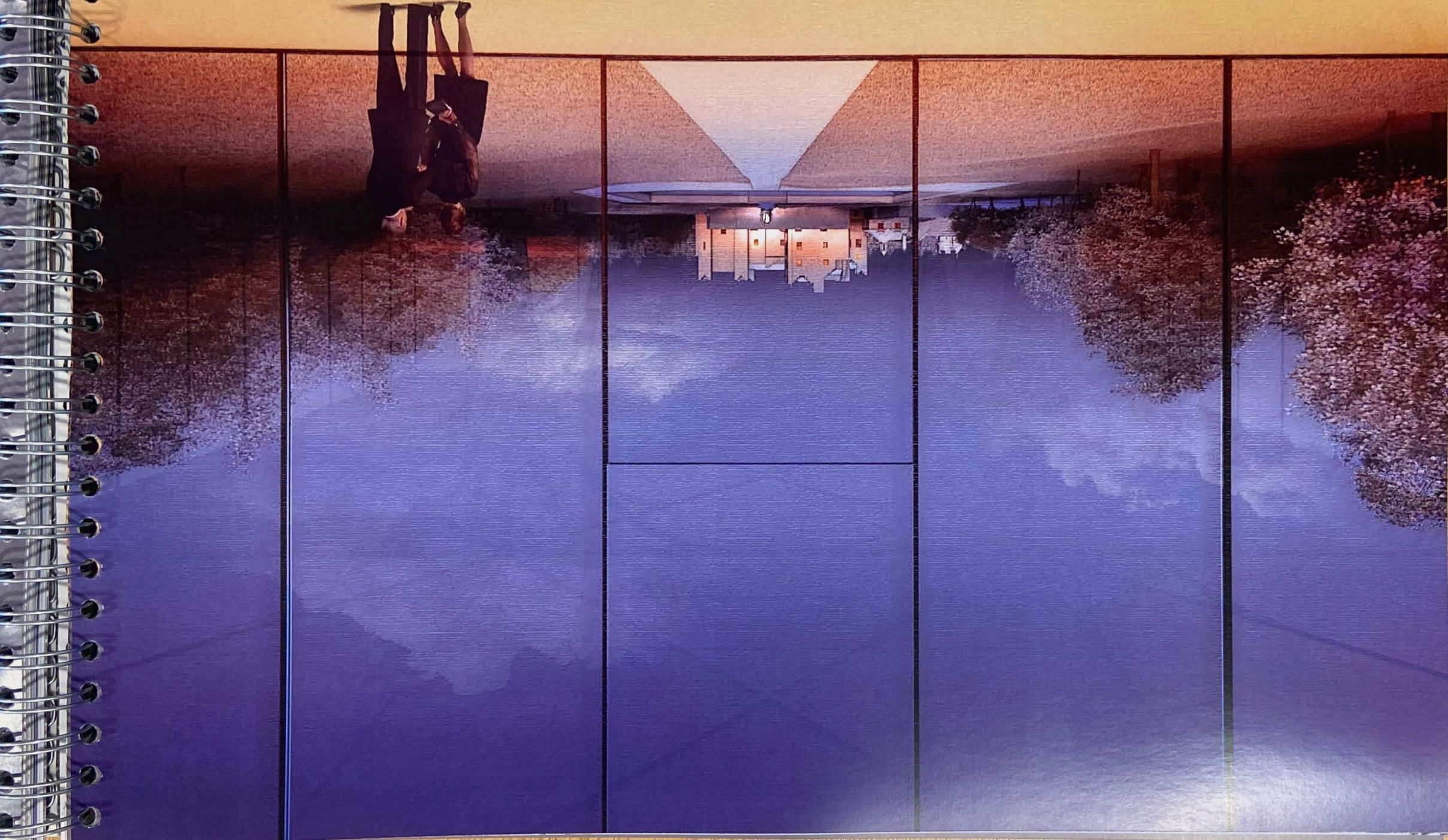


Howth Castle Masterplan

th Castle Masterpla



With framed views back to the castle.

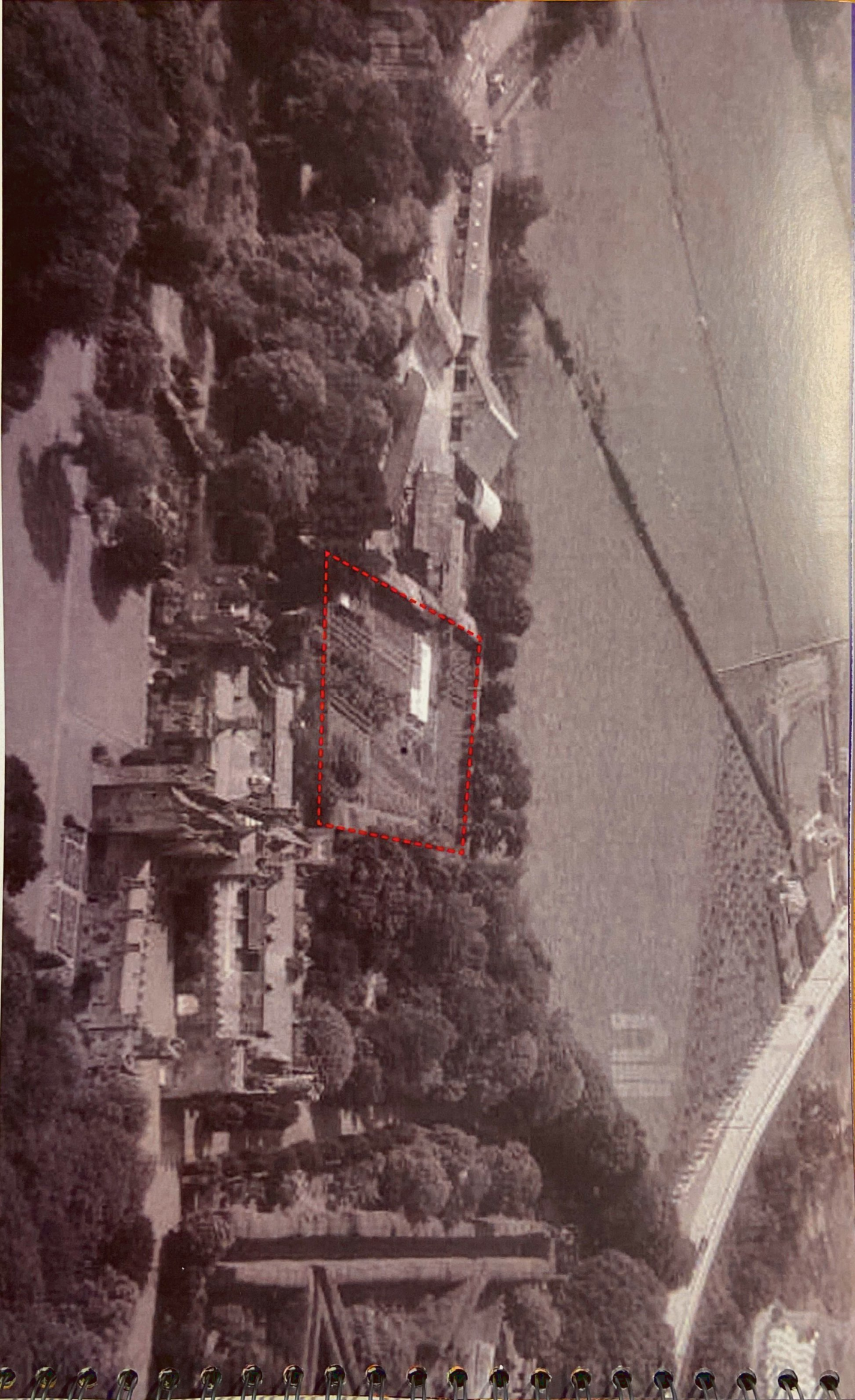




# Castle

## Outbuildings and the walled gardens





The walled garden adjacent to the farm building was once used as a market garden. (Photo circa 1955)





This part of the estate has undergone significant changes, with the introduction of the Transport Museum...



and the market garden has been completely overgrown.



Howth Castle Masterplan

A new community





New  
development  
within garden  
walls

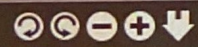
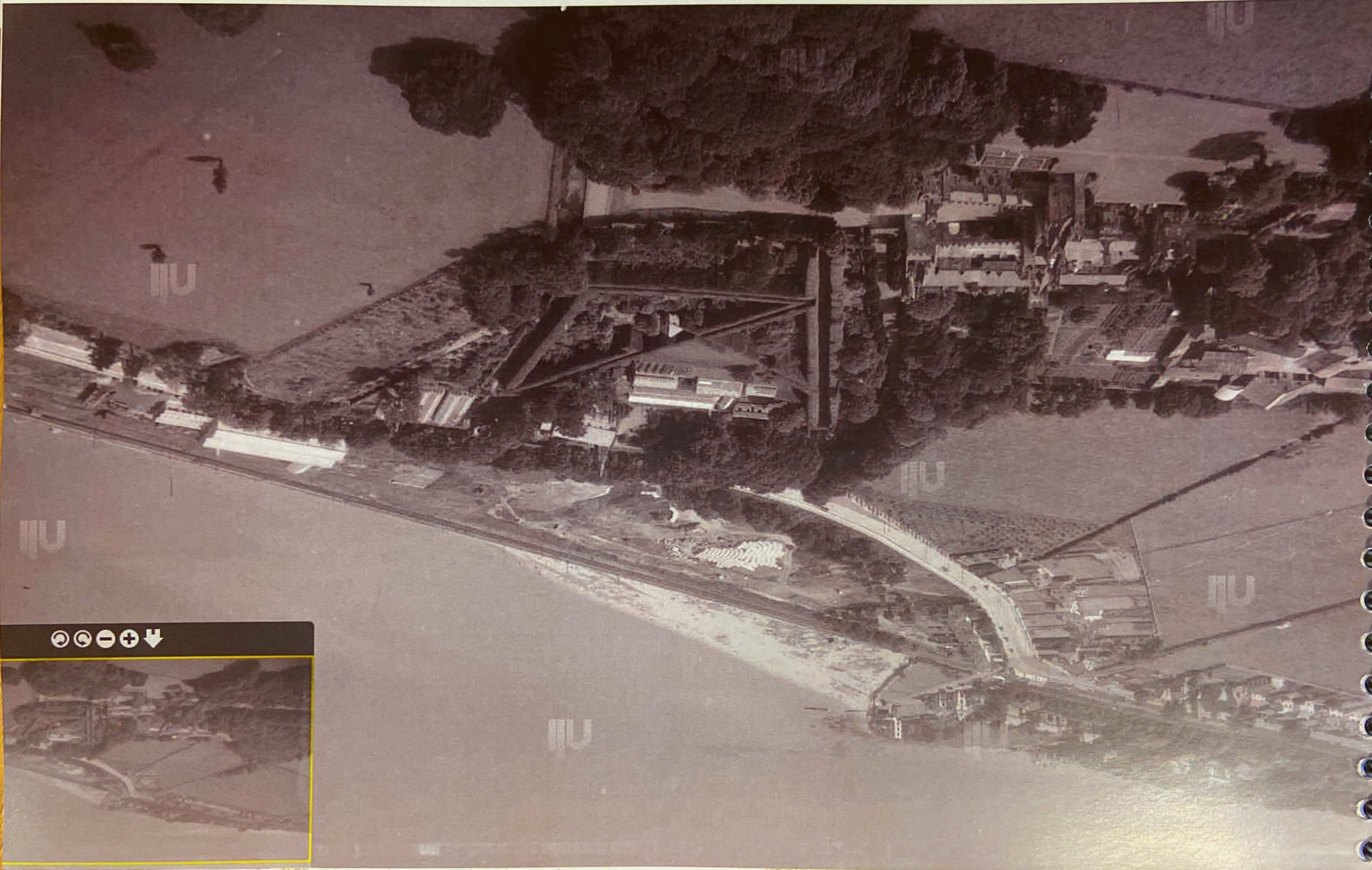
A new community building constructed with the reinstated walls would not impact on the historic setting of the castle.



# The formal walled garden



(1955) Between the Castle and St. Mary's Church is a formal garden with tall beech avenues.





The garden is now overgrown.





The formal gardens could be re-established...





and new structures could be built on the footprint of the greenhouses.





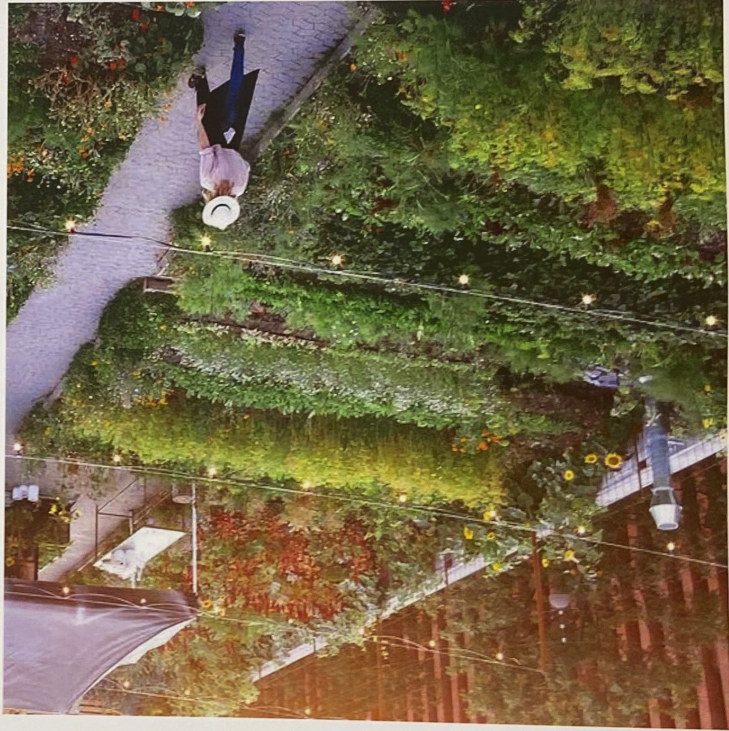
A garden centre with an urban farm and community gardens.





## Examples of community gardens in Denmark and Germany

Østerbro, Copenhagen, Denmark



Berlin, Germany

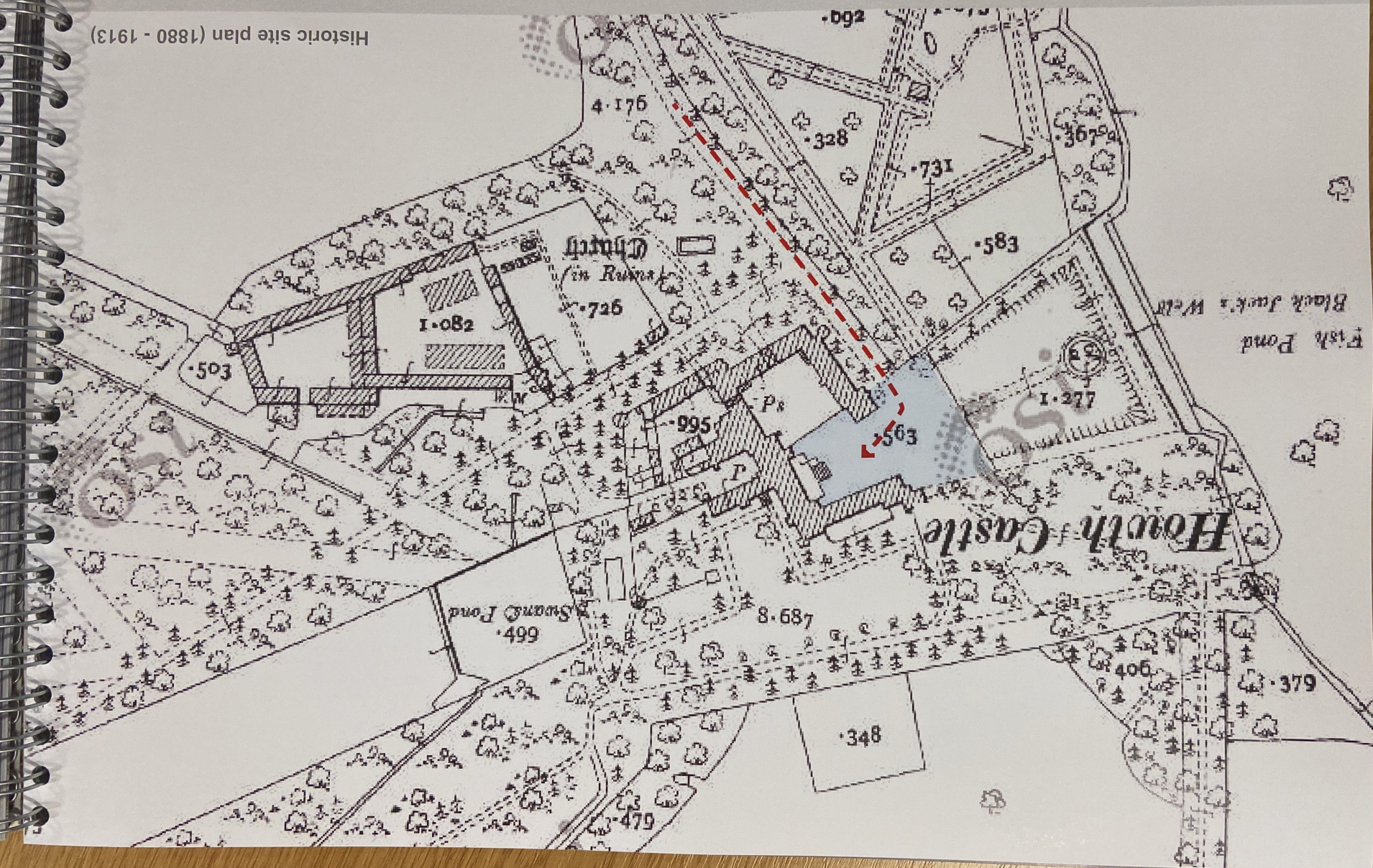




**Re-establishing the historic views**

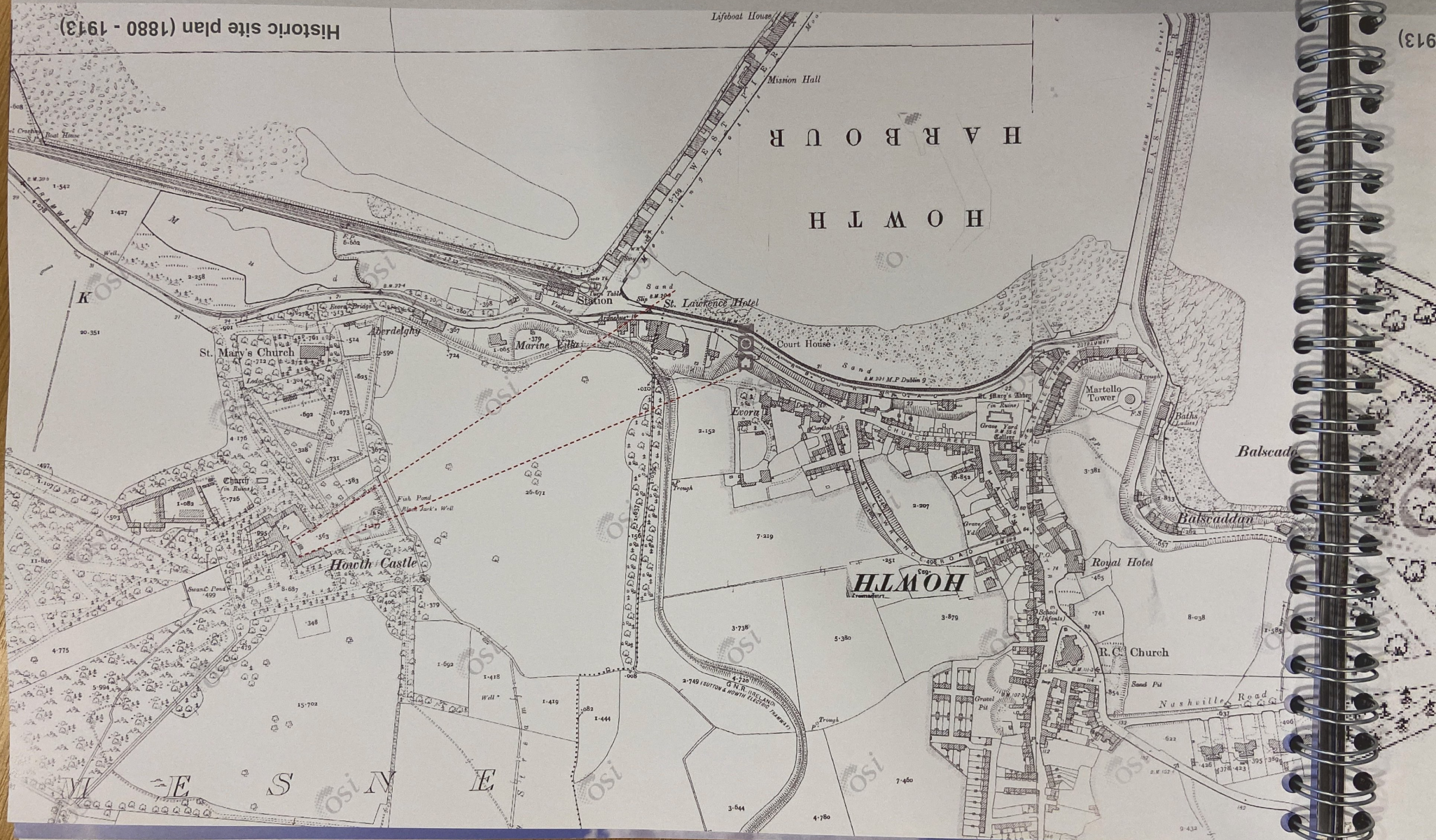


Historically the castle forecourt was at the end of the drive...





(13)





Aerial view - 1955



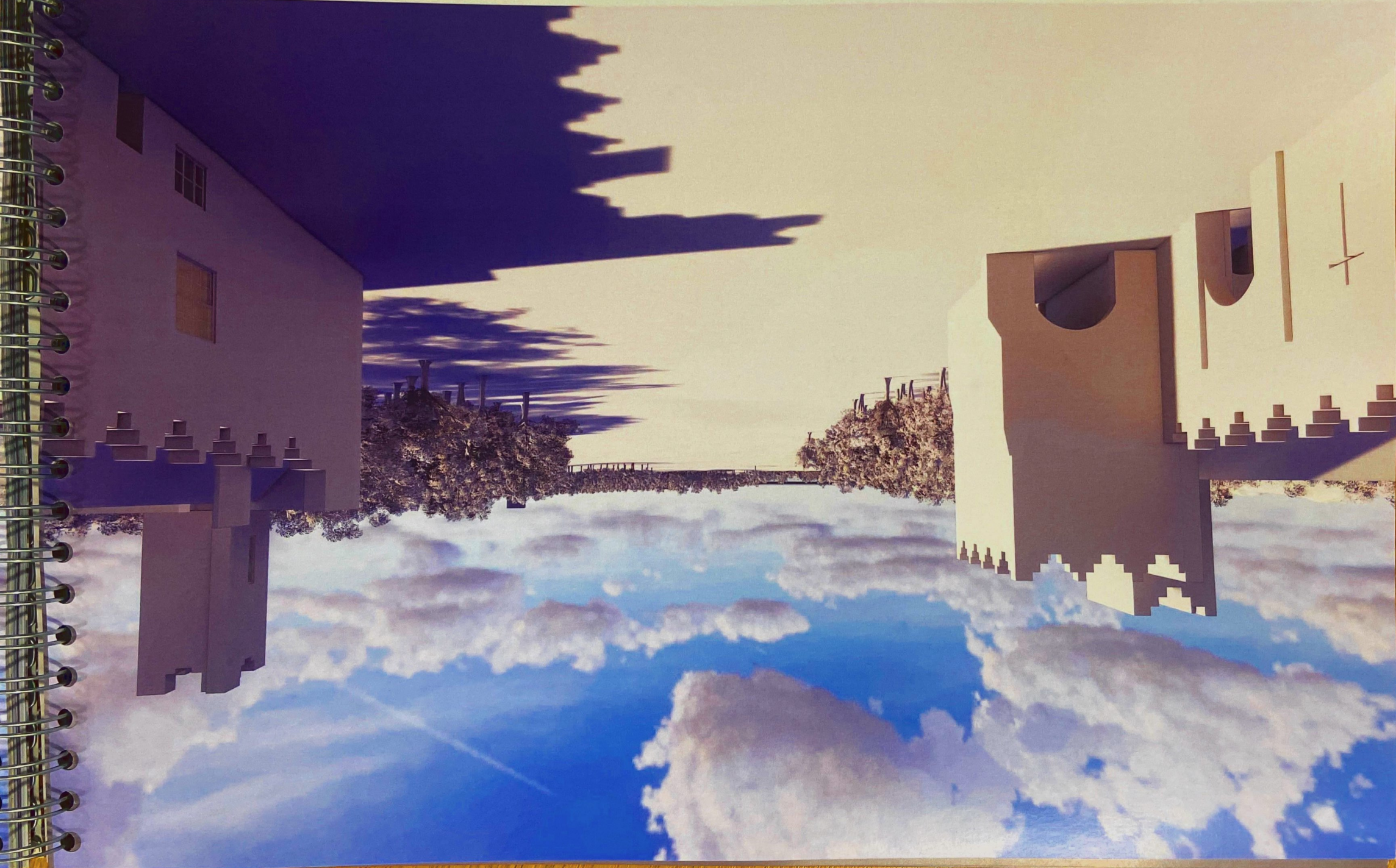


The view has been obscured by self seeded trees.





View from Howth Castle looking east.





View from the harbour.





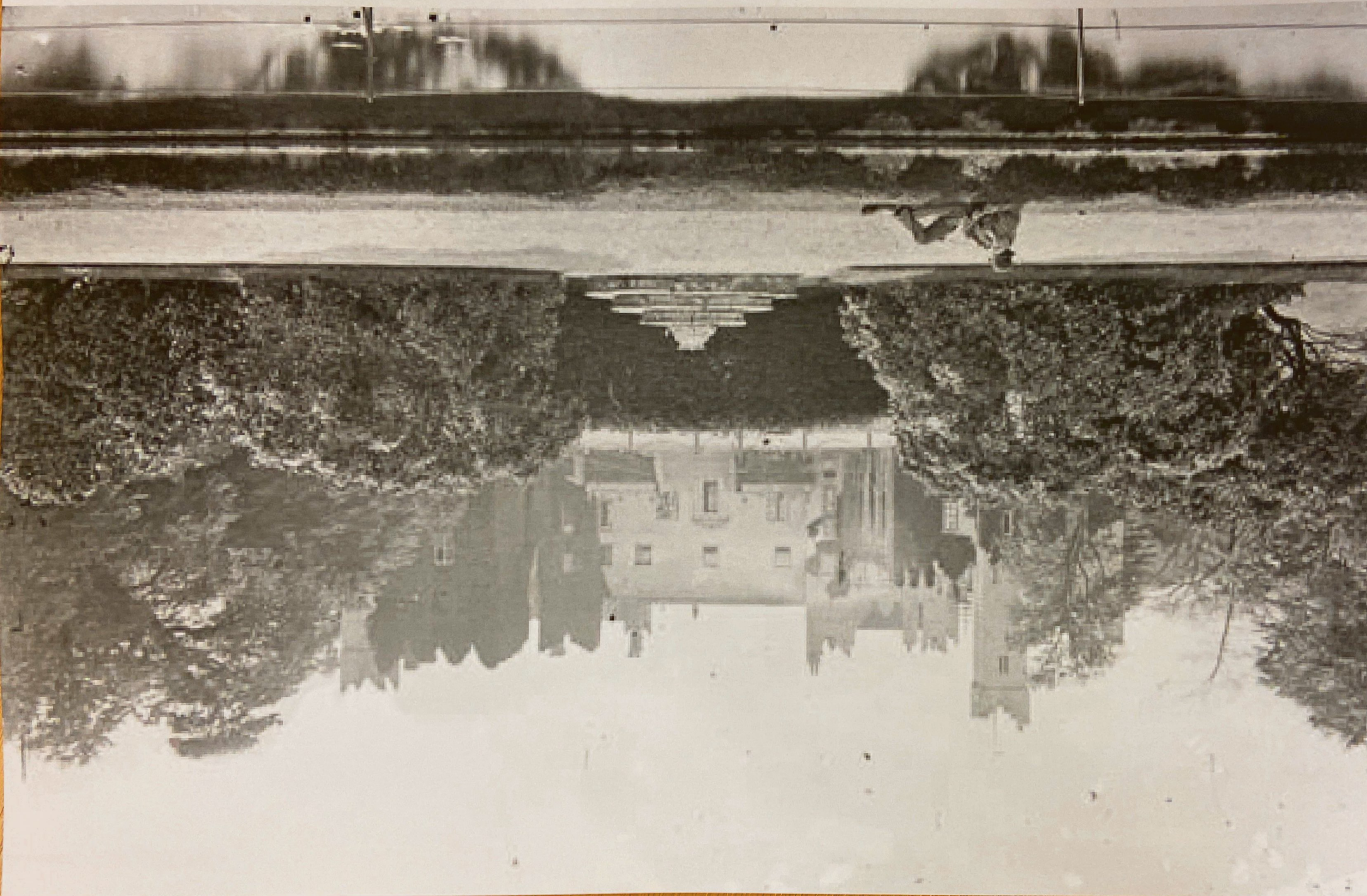
Howth Castle Masterplan

View from the harbour.



Howth Castle Masterplan





The castle's historic landscape includes a terrace with 'Fishpond' placed at the end of the formal gardens.



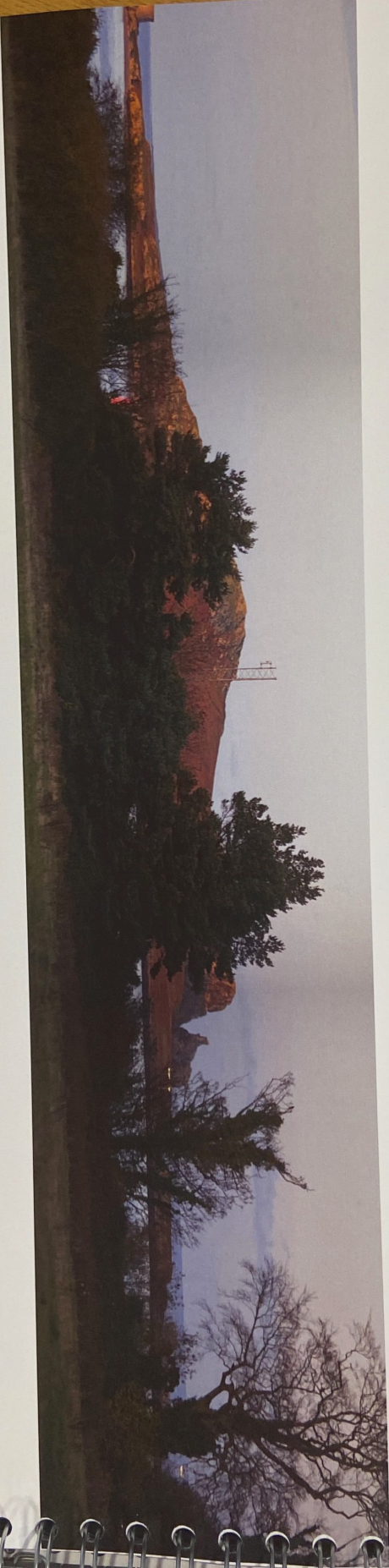
Historic view from the terrace and Fishpond to the sea and Ireland's Eye.











Existing view from the Fishpond (2019).





Existing view

Castle Masterplan

Howth Castle Masterplan



Proposed view - trees are removed to reinstate important historic vistas.

Howth Castle Masterplan



Trees removed to reveal Ireland's Eye



Respecting the historic and once cherished views of the harbour and Ireland's Eye.

- 1 - Viewing corridor to the harbour
- 2 - Viewing corridor to Ireland's Eye

Howth Castle Masterplan



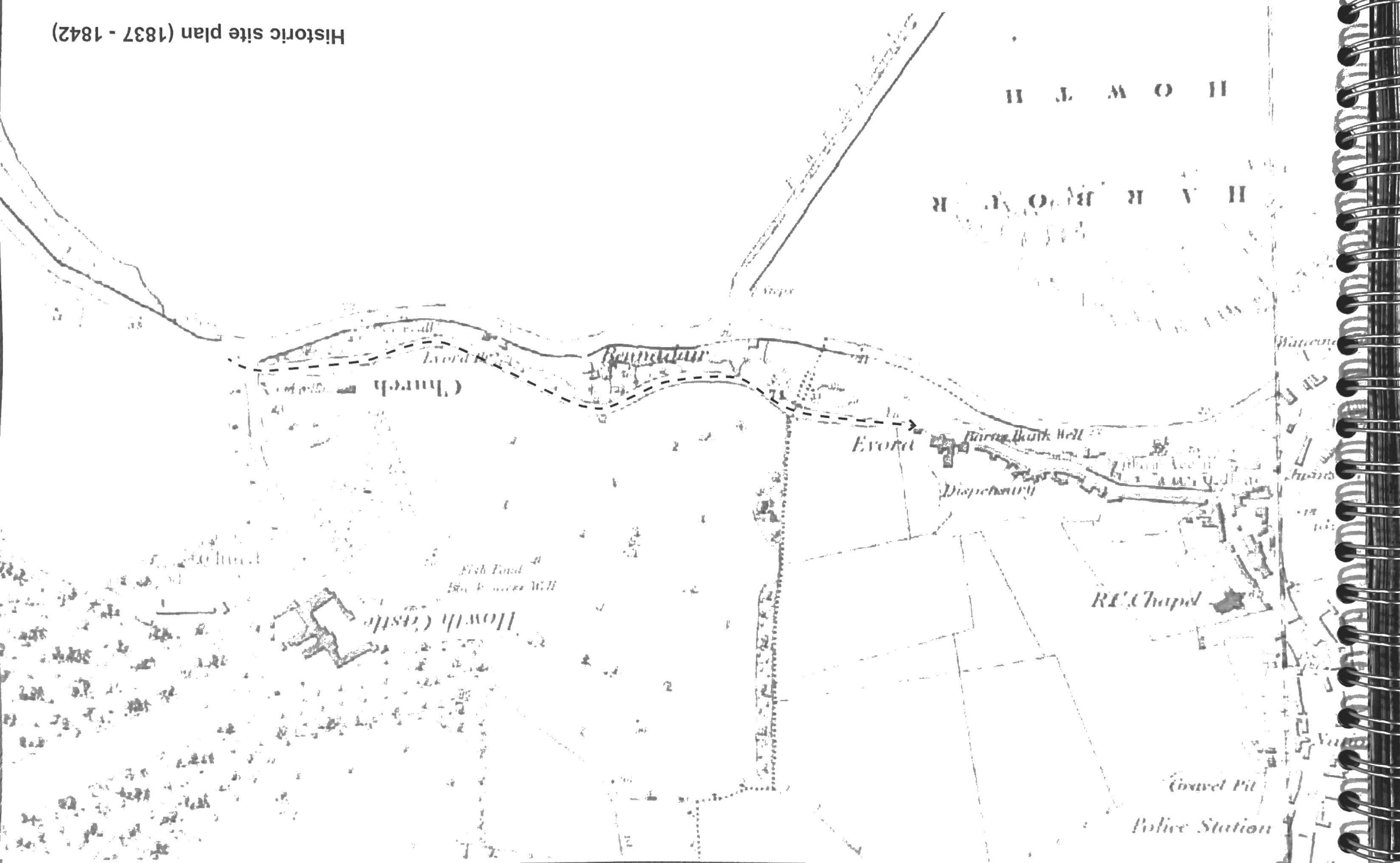


# **Re-establishing the historic castle forecourt**



The original Howth Road was on the higher ground, passing St. Mary's Church. A central design and conservation objective is to divert traffic away from the castle forecourt.

Historic site plan (1837 - 1842)

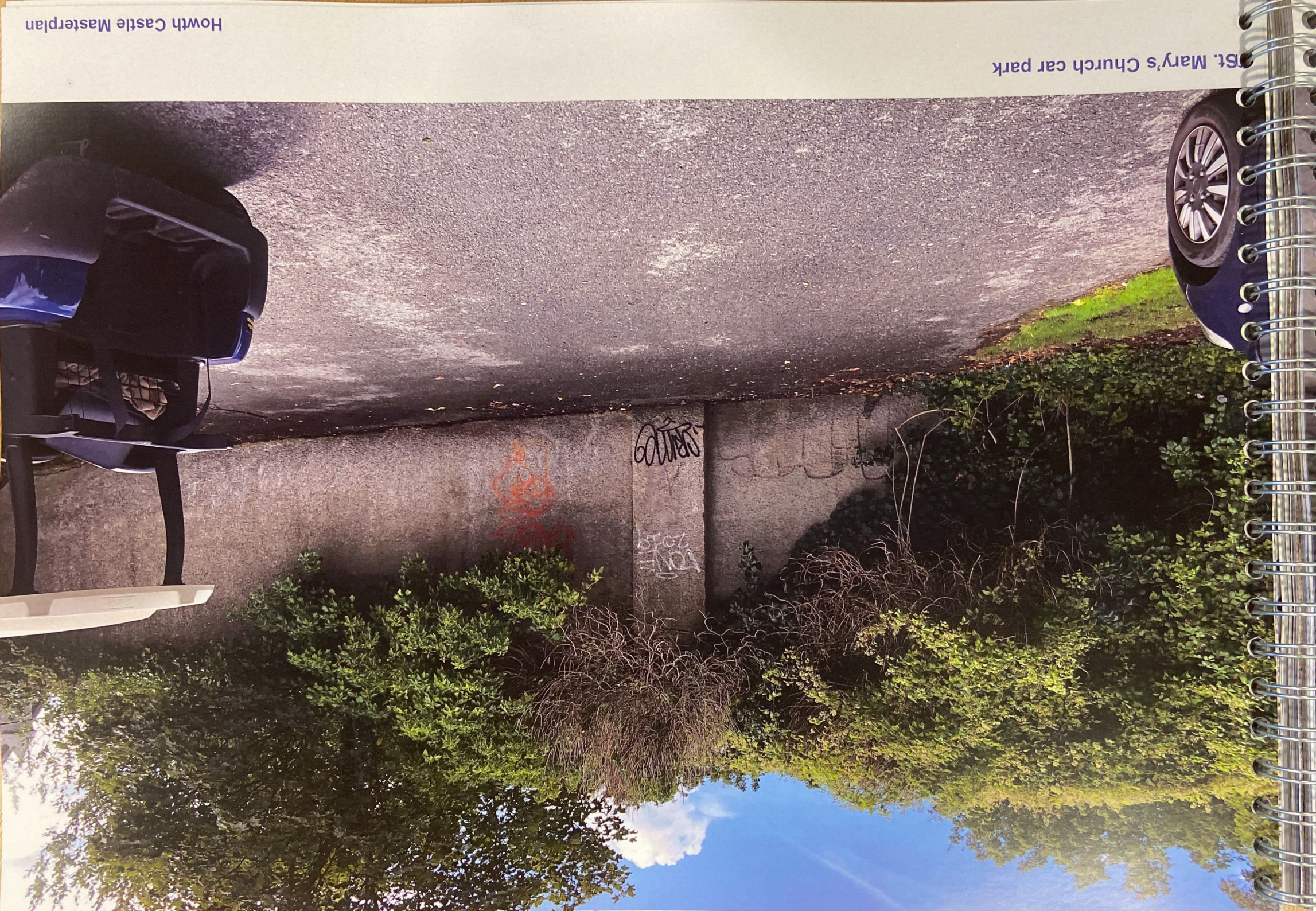




View east towards St. Mary's Church







St. Mary's Church car park

Howth Castle Masterplan



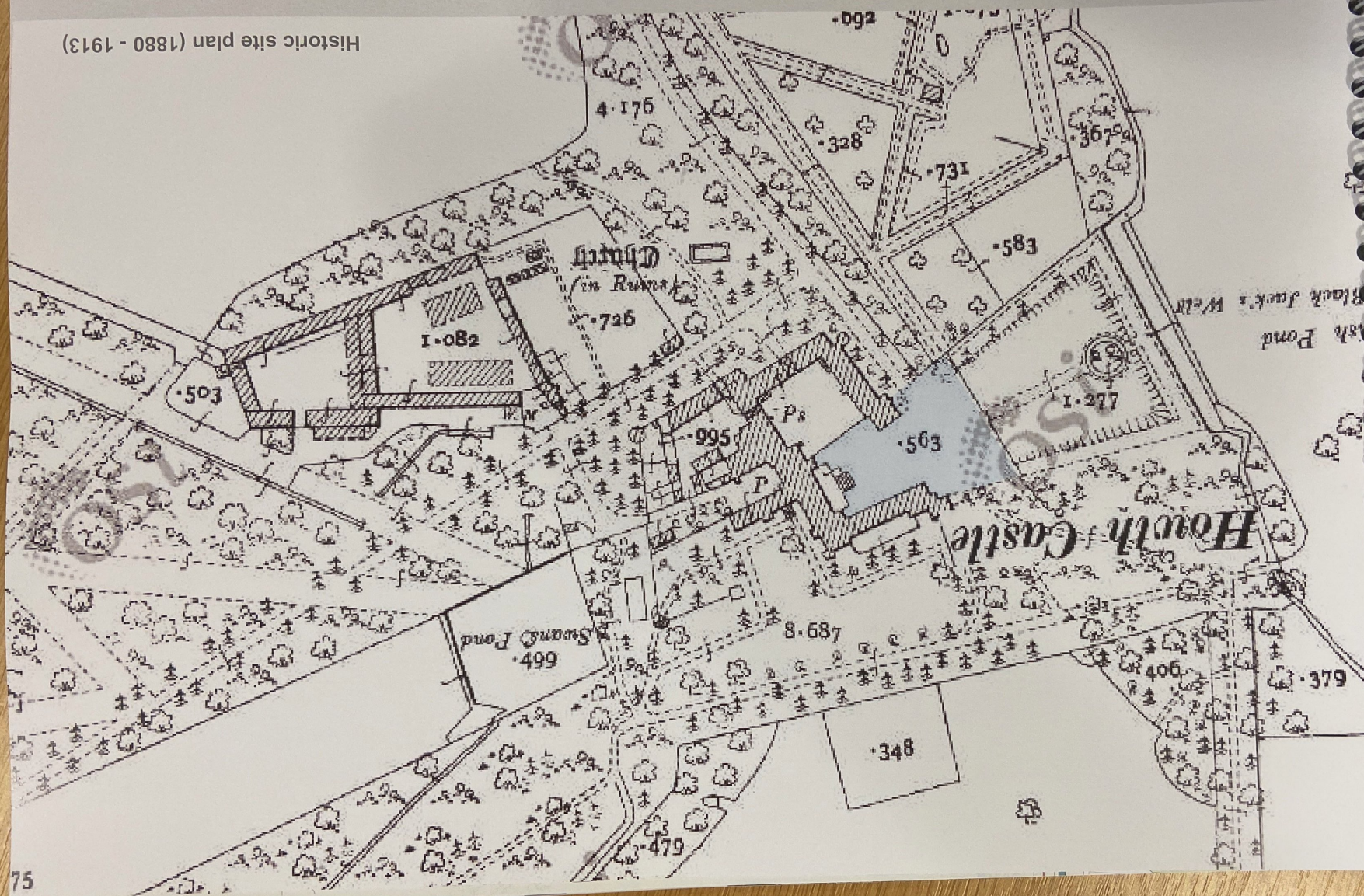
The current access road to the hotel crosses the castle forecourt.





As previously noted the castle forecourt was located at the end of the drive with local access only beyond.

Historic site plan (1880 - 1913)





This approach road could be diverted.



Howth Castle Masterplan

Howth Castle Masterplan



Diverting the road and opening up the views starts to engage the eastern side with Howth Village.

- 1 - Viewing corridor to the harbour
- 2 - Viewing corridor to Ireland's Eye

Howth Castle Masterplan



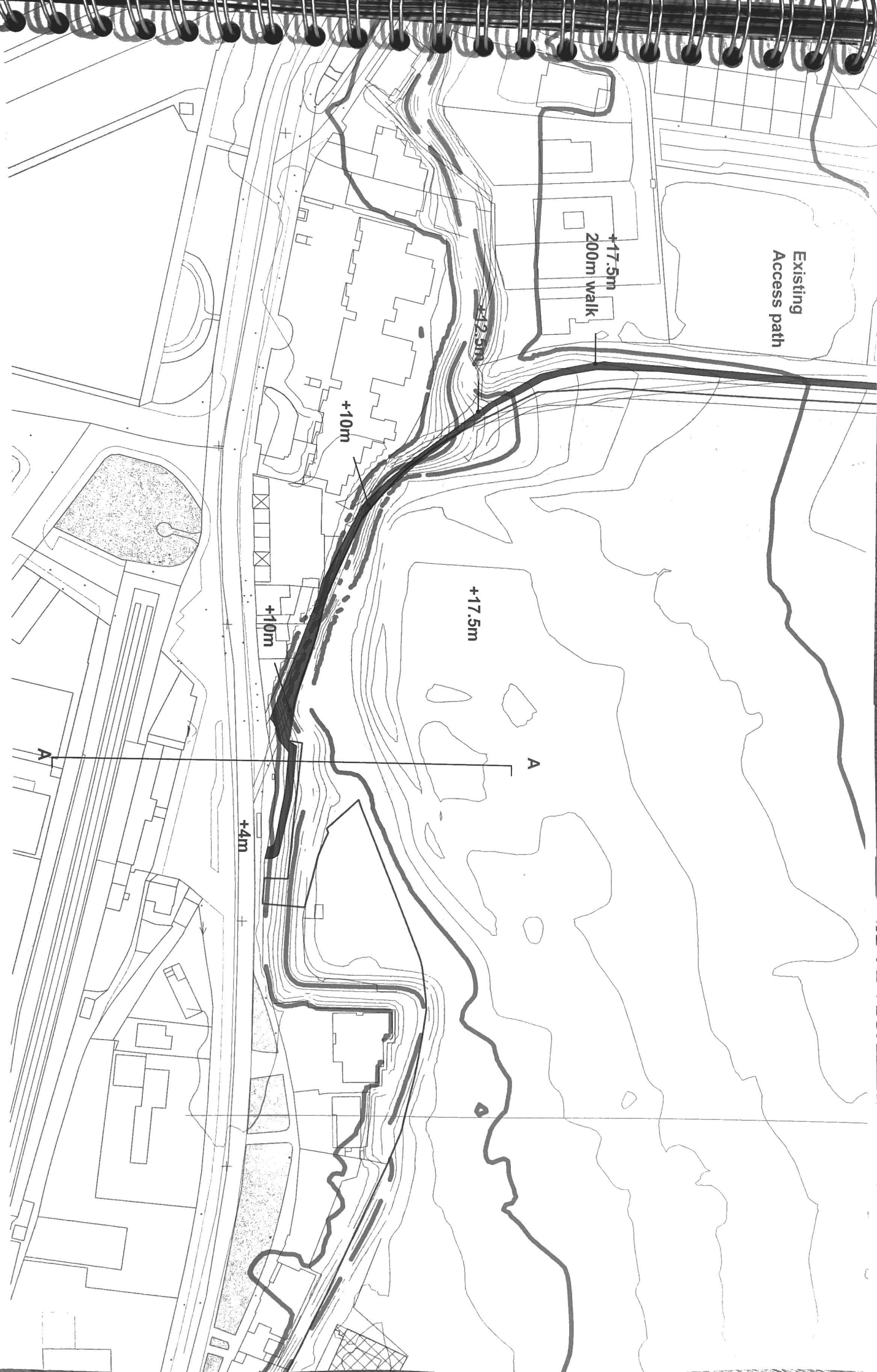




Howth Urban Centre  
Strategy Boundary Line

The Howth Urban Centre Strategy seeks to encourage connections to the north east corner of the estate.





Existing  
Access path

+17.5m  
200m walk

+17.5m

+10m

+17.5m

+10m

+4m

A

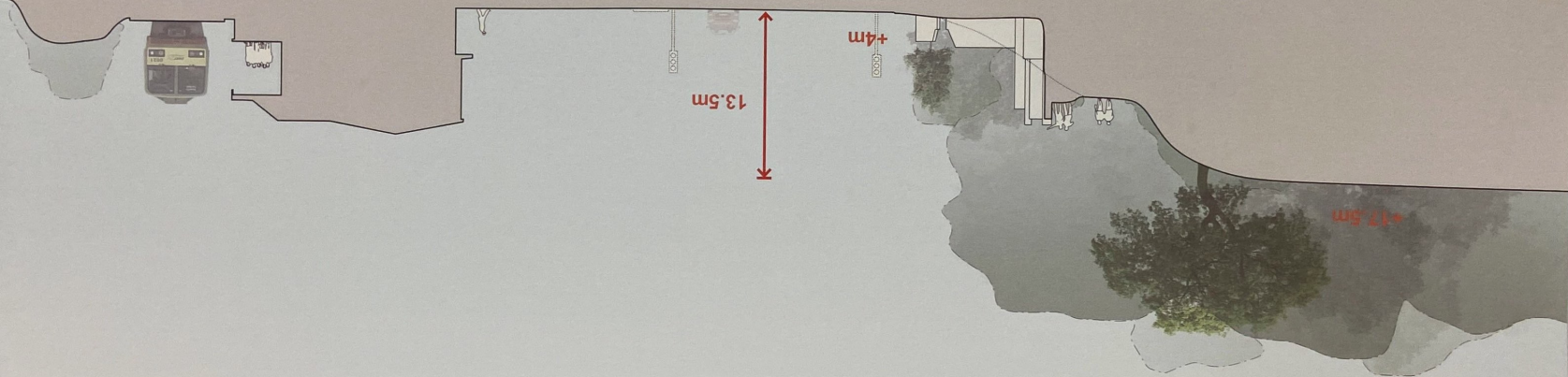
A

The north-eastern corner - existing levels and access from Howth Road via ramp

Howth Castle Masterplan

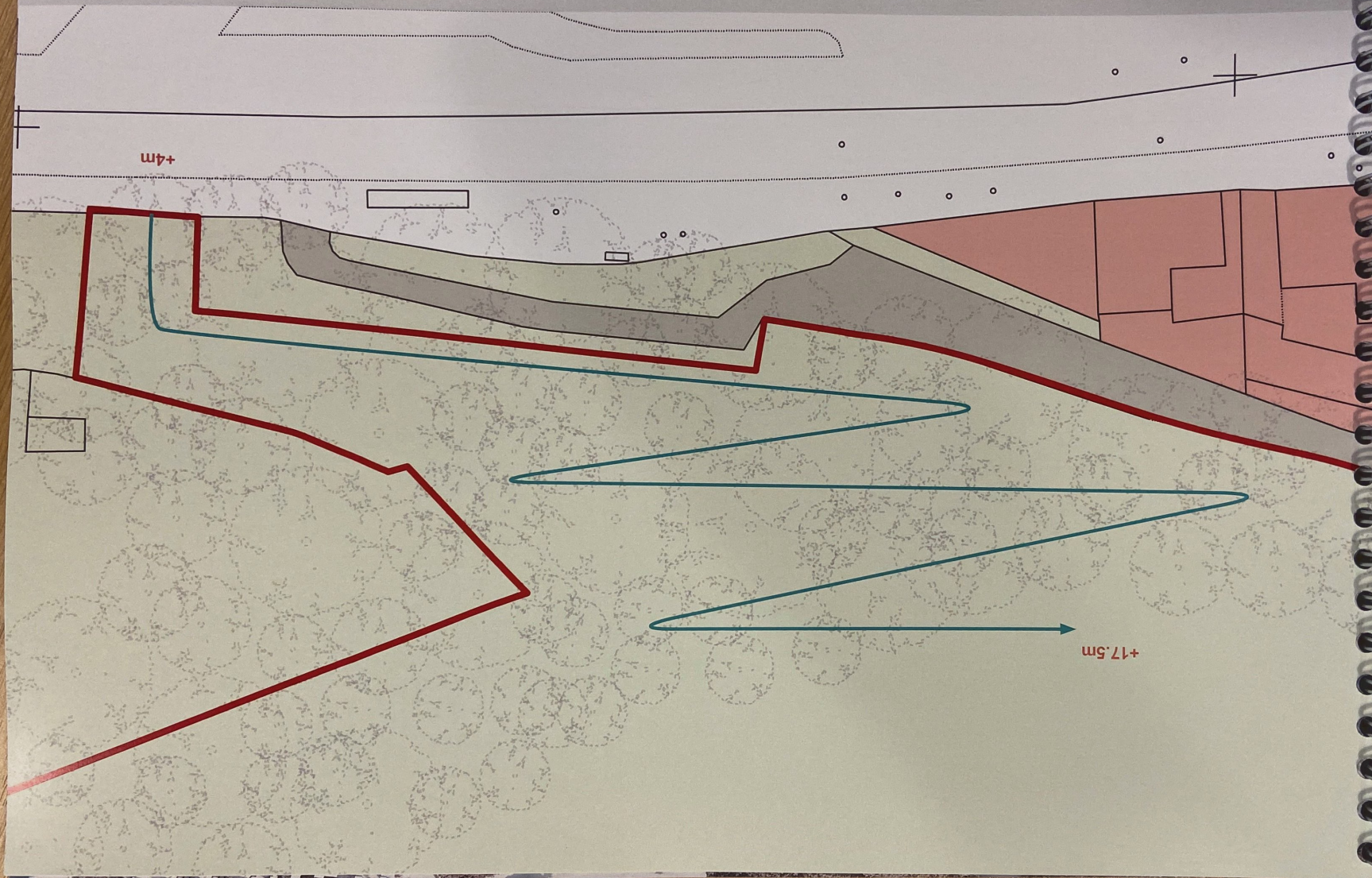


Section A-A - Site Gradient - 13.5 m difference





A ramp would need to be 270m long, to ascend 13.5m.



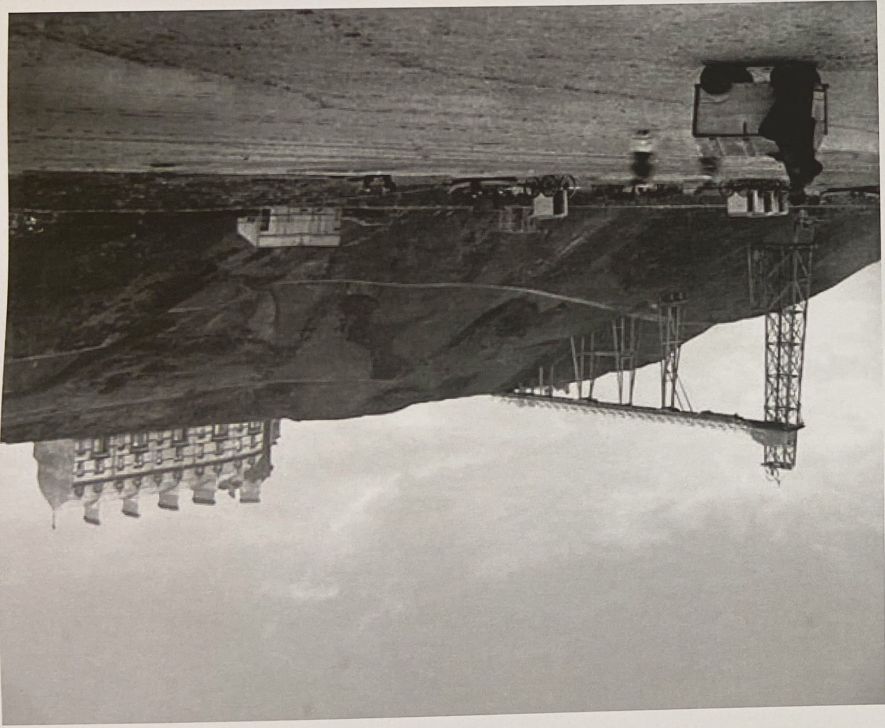
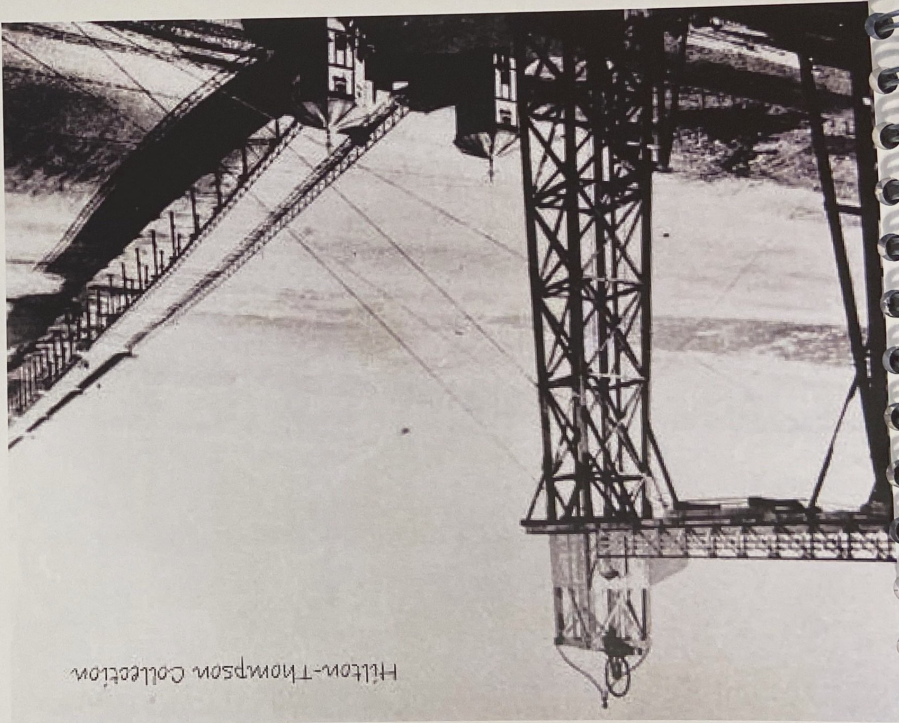


© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

1944



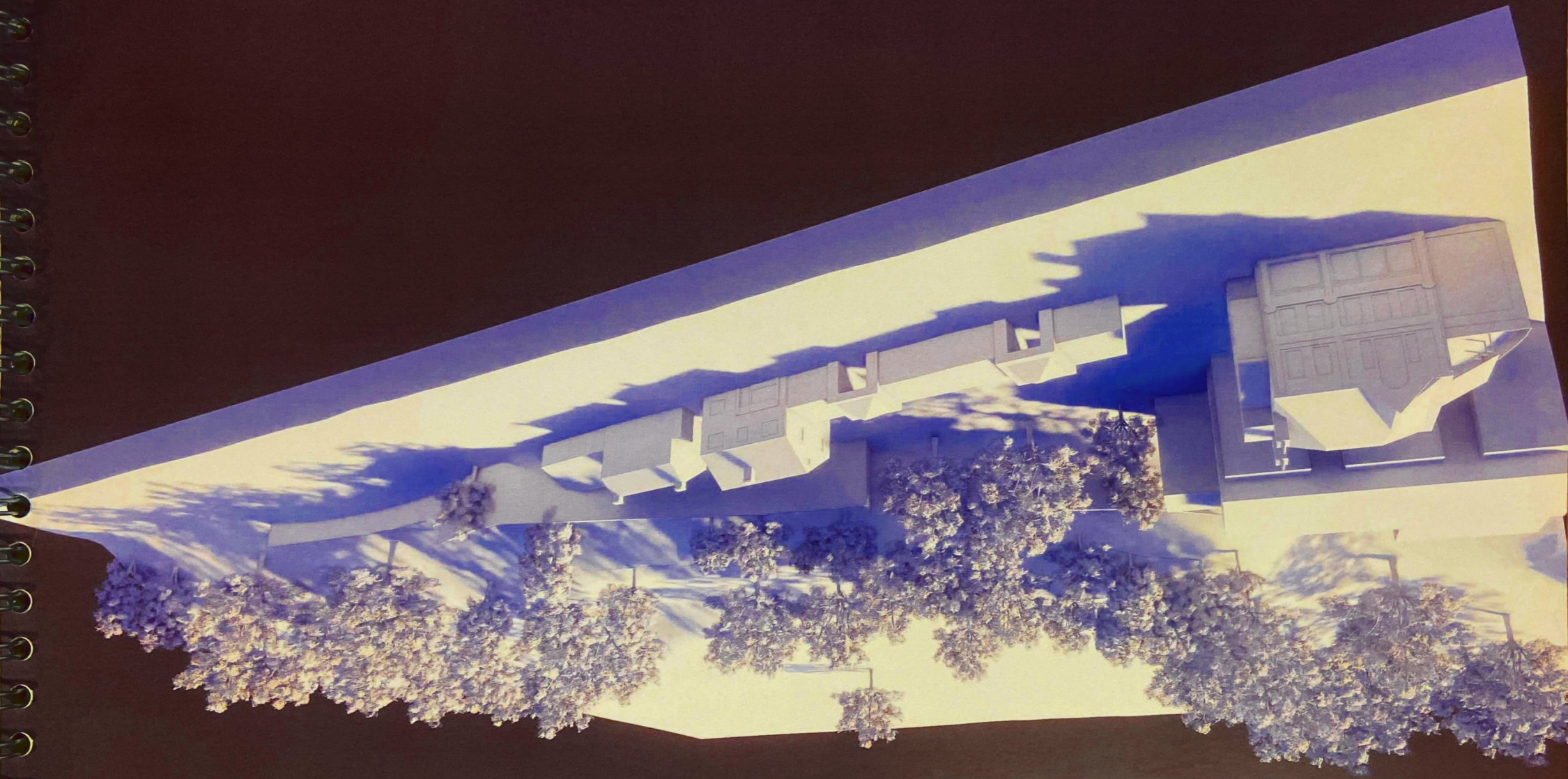
Hoist lift - Saltburn-by-the-Sea, North Yorkshire, 1870 - 1883



Howth Castle Masterplan

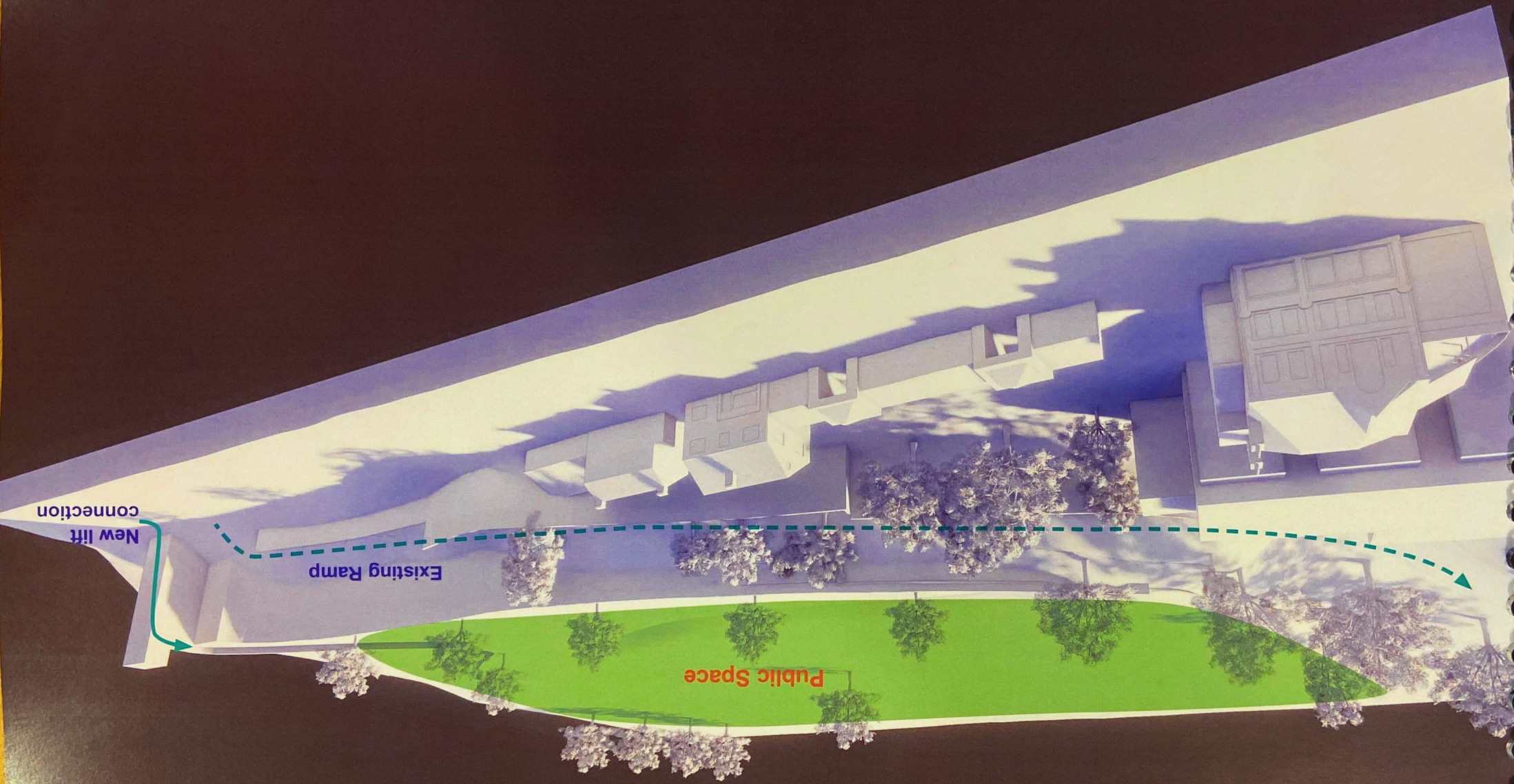


Aerial View - Existing



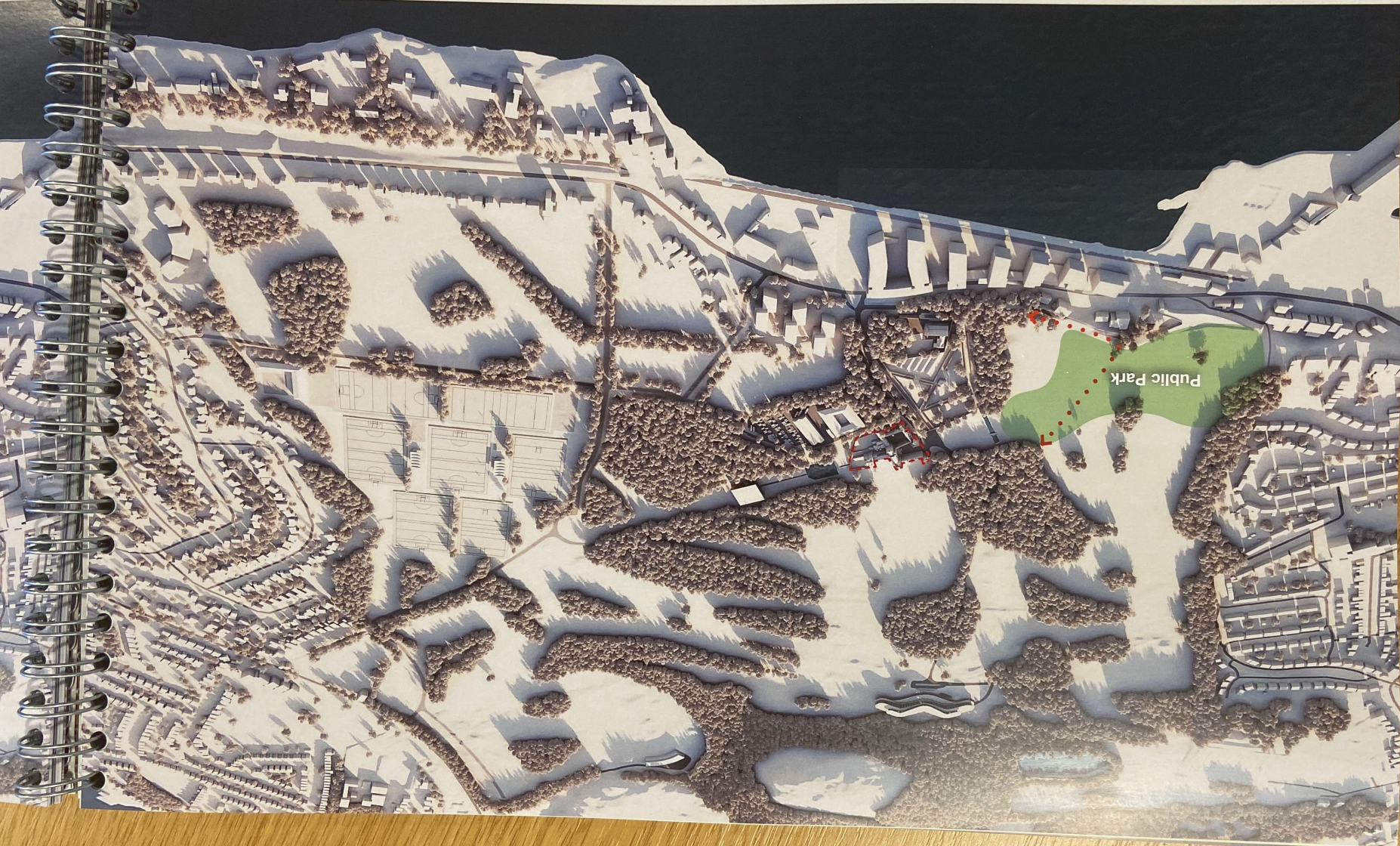


Aerial View - Proposed: A new lift and ramp access to an elevated public park overlooking Howth Harbour





A 5 hectare public park connecting Howth Harbour with the Castle



Howth Castle Masterplan

the new



The new road could also facilitate a western expansion of Howth...

Masterplan



Howth Castle Masterplan





over a disused golf course...





with new connections back to the existing village.



# The Deer Park Hotel



The Deer Park Hotel sits below Muck Rock.



Howth Castle Masterplan



The existing hotel buildings are quite unsightly...

Howth Castle Masterplan





and the site justifies a world class standard hotel.





A more organic approach would be more sympathetic within the landscape...







and compliment the view from the historic harbour...



a Leisure Centre & swimming pool would benefit from the remarkable setting.





The hotel will also include a gym and spa to be used by both hotel guests and visitors.



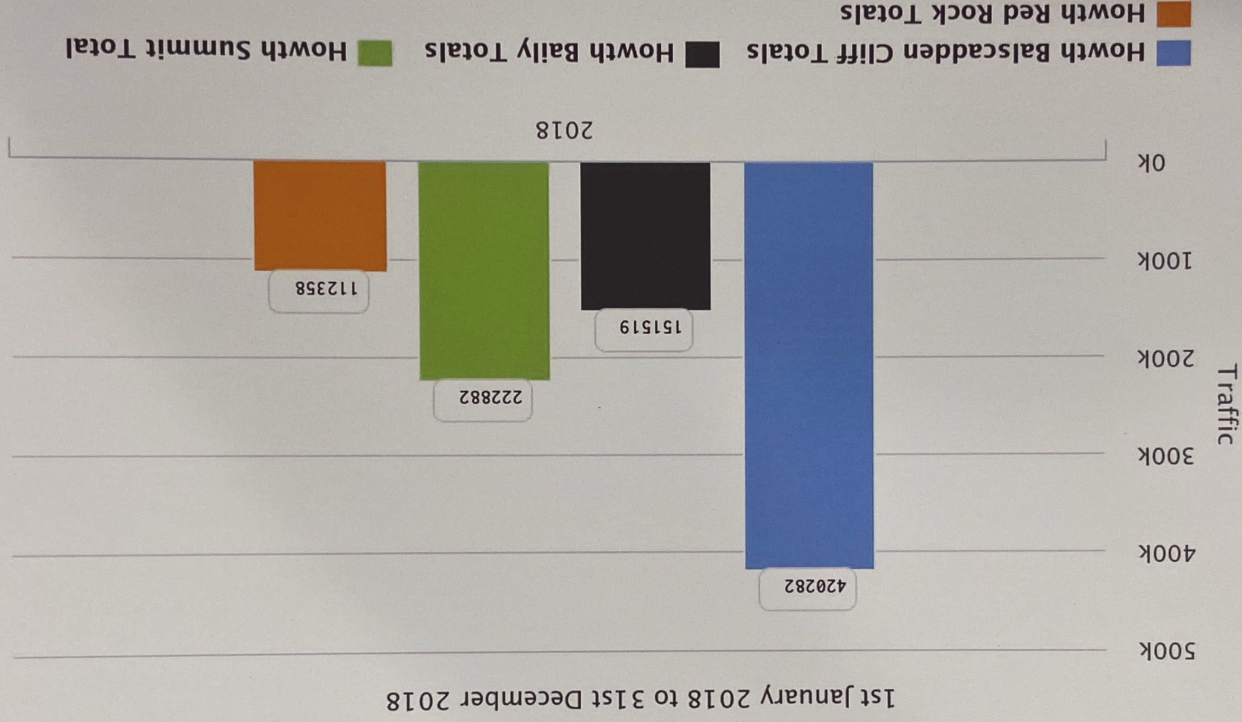


# Walks & Trails



2018 Pedestrian Counter numbers:  
Total number of trips: 907,041  
Total number of visitors: 453,520

### Annual Totals



In 2018, over 900,000 walking trips were made, on one of the 4 council established loop walks in Howth.



The four loop walks all run along the eastern boundary of the estate...





Boundary

Lower Cliff Loop  
130m ascent  
1.5-2.5 hrs

Tramline Loop  
130m ascent  
1.5-2 hrs

Black Linn Loop  
160m ascent  
2-3 hrs

Bog of Frogs Loop  
240m ascent  
2.5-3.5 hrs



and two of the walks cross the estate.





Howth was recently put on the international map by Lonely Planet and there is an opportunity to incorporate new walks...







and cycle paths across the estate would help with connectivity across the peninsula.

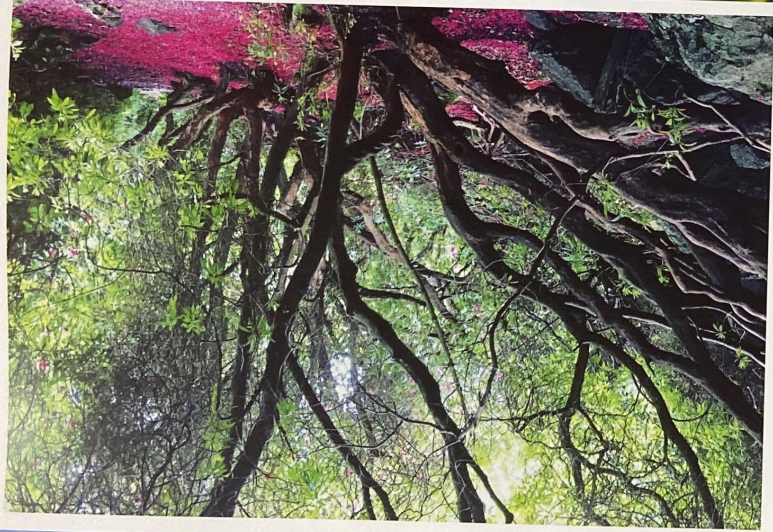


There are a number of heritage features and landmarks within the estate.





Extensive woodlands and rhododendron gardens lead up to Muck Rock...





which could be a children's adventure walk or...











Realt na Mhara - Star of the sea



Local Sculptor - Connall O'Caoimh



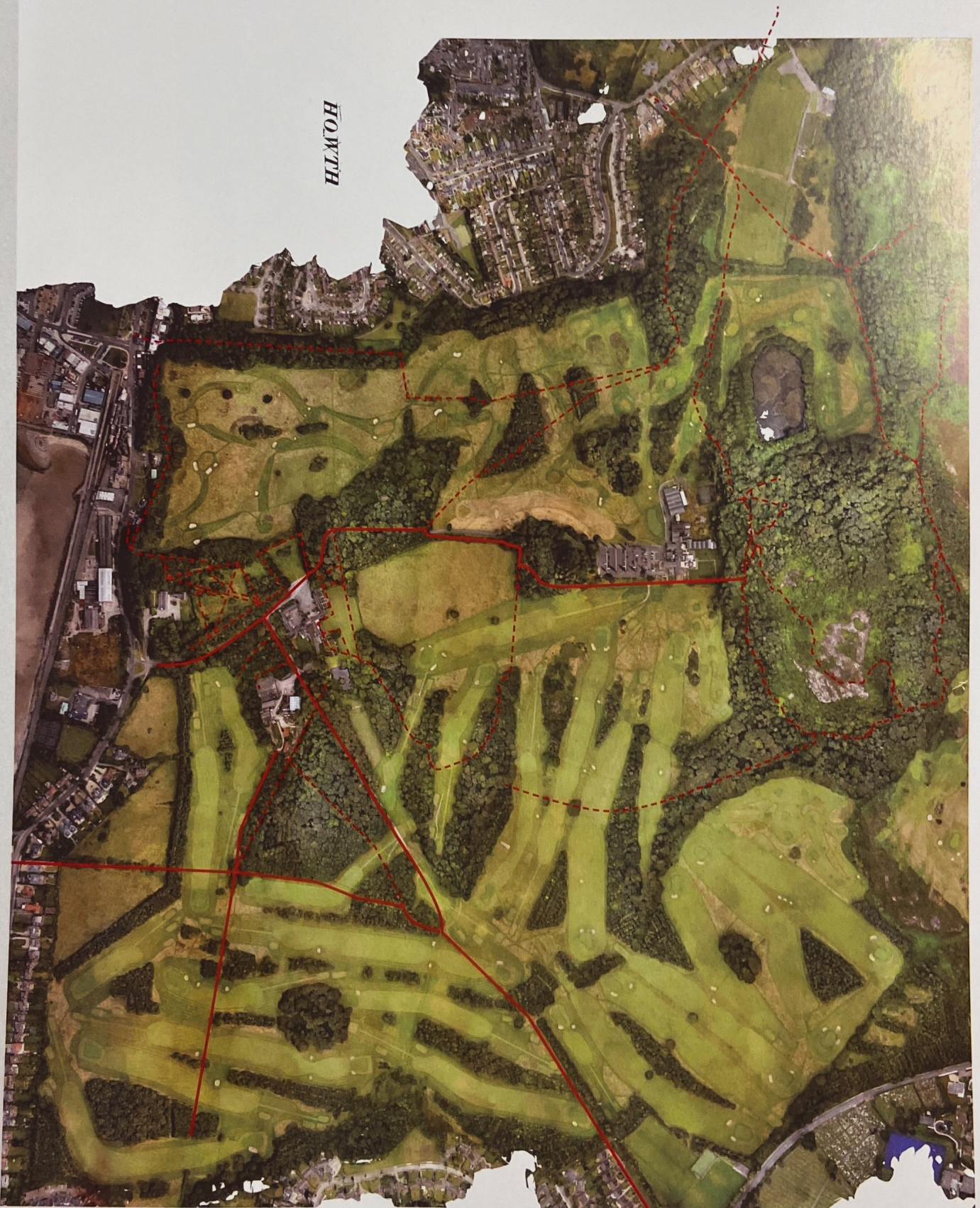
This could display local Howth and Dublin based artists.





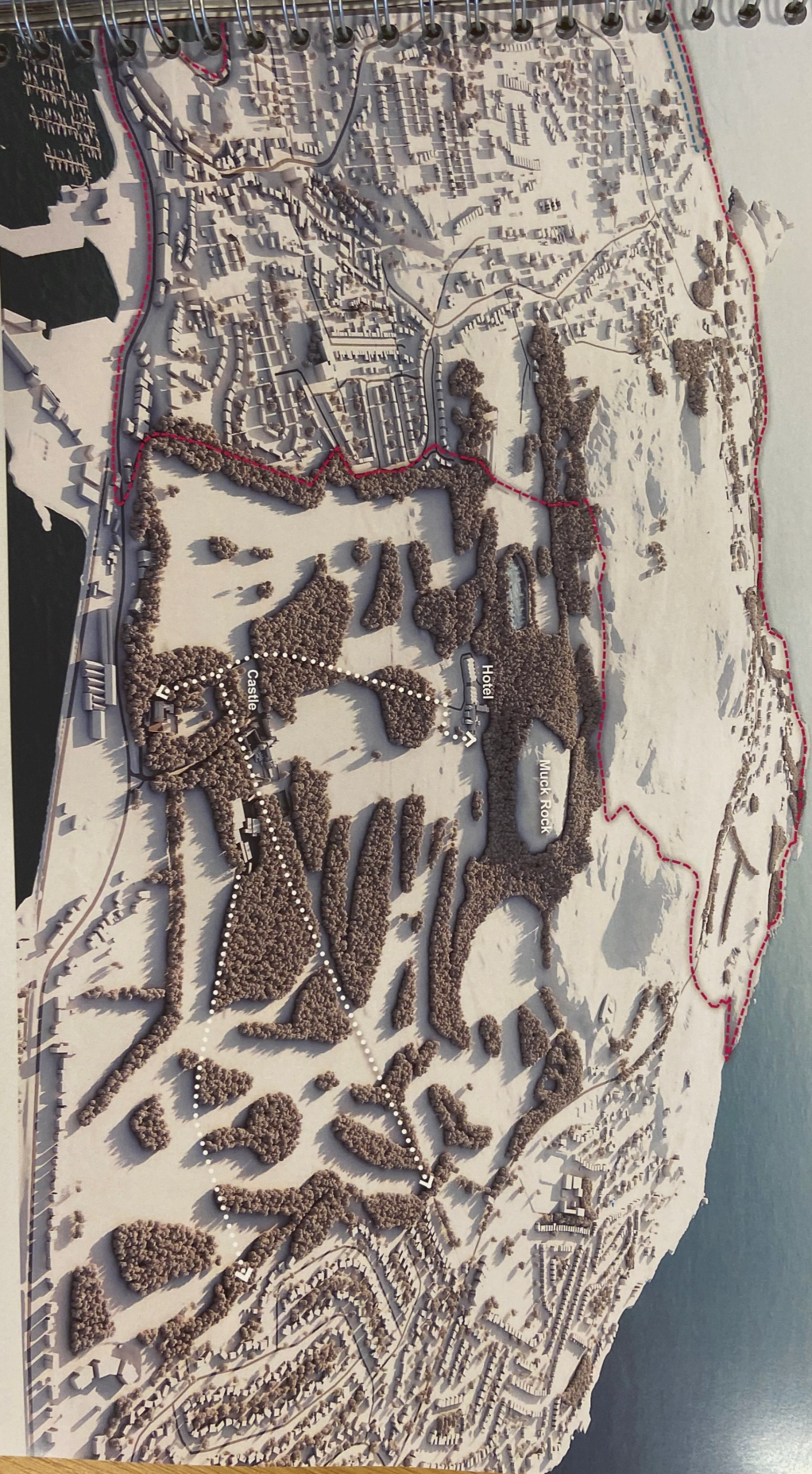
The historic map shows the original network of roads and paths that criss cross the estate.





Many of which have been lost when the estate was developed as a golf course.





Some of these paths are still used, albeit they are not well defined.





It is proposed to re-establish the connection between the Castle and Old Castle Avenue to the east via a new network of Greenways.



**The western side of the demesne**

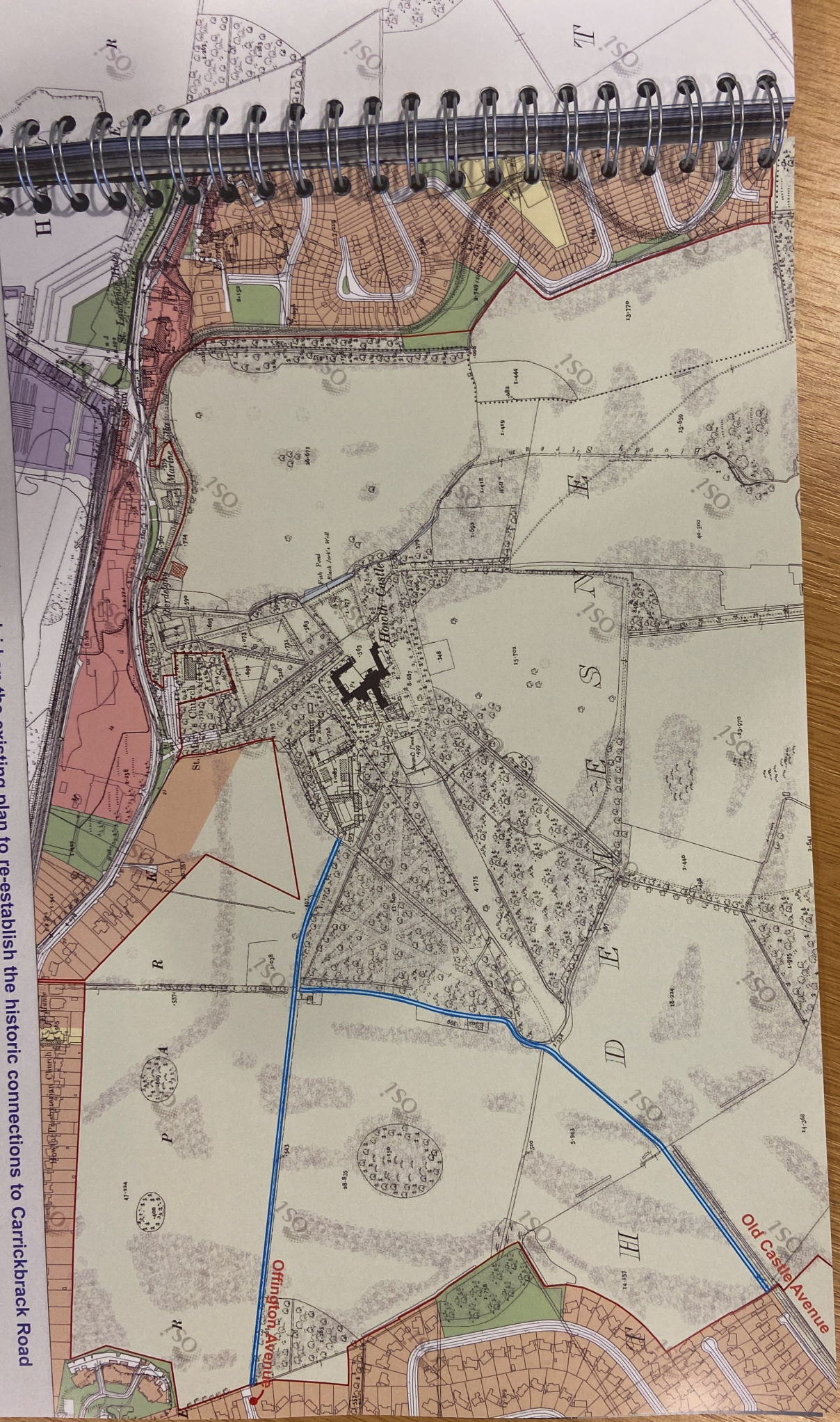


## Howth Castle Masterplan





The historic map (1880-1913) of Howth is overlaid on the existing plan to re-establish the historic connections to Carrickbrack Road and Offington Avenue.







Between these two routes a new sports complex is proposed with a 4G all weather pitch...





and new sports campus buildings with changing and club facilities...





catering to the requirement of local clubs.





Provision has been made for a new school in a 2 hectare site between the sports complex and Offington Avenue.





The land to the north is flat and well shielded by mature trees.

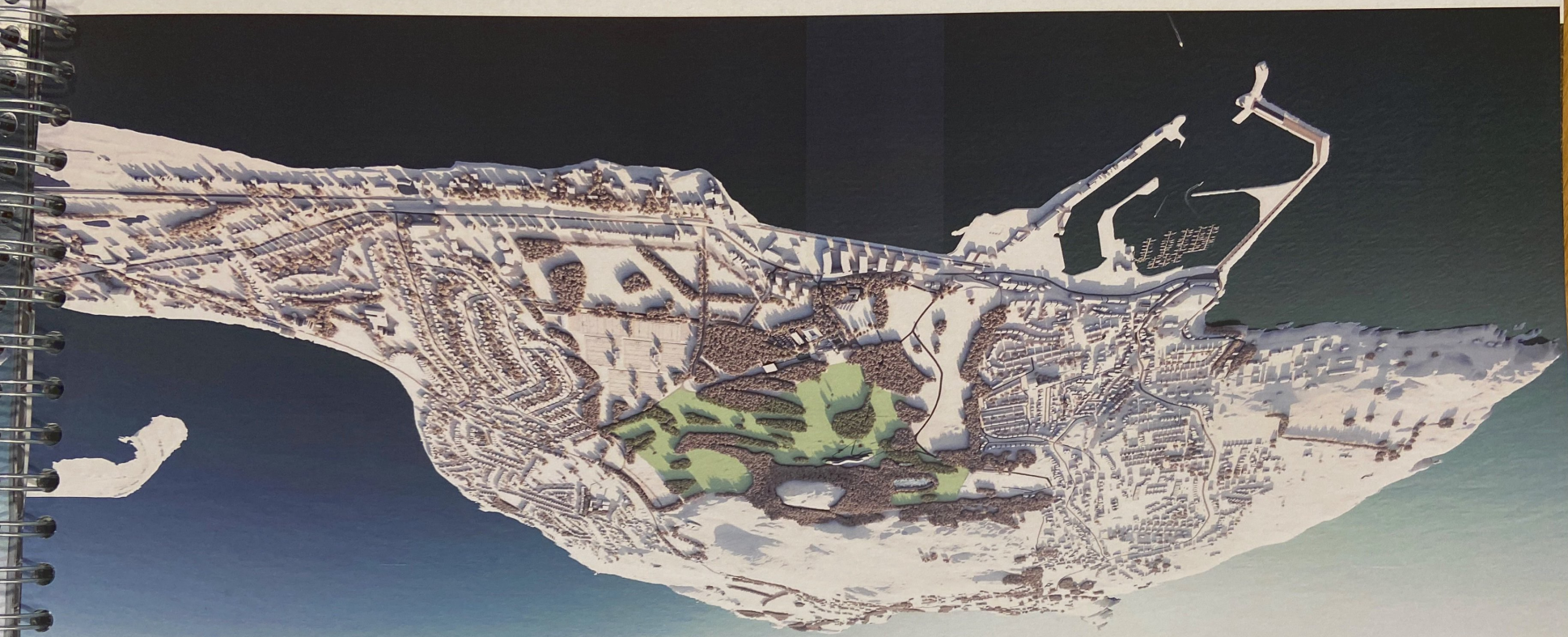




Allowing for future residential expansion from the west accessed via the extension to Offington Avenue.



The existing golf course will be consolidated into a 175 acre Championship golf course...





With a new clubhouse located with views across Dublin Bay.







Carrickbrack Road runs parallel to the estate allowing connections to be made...



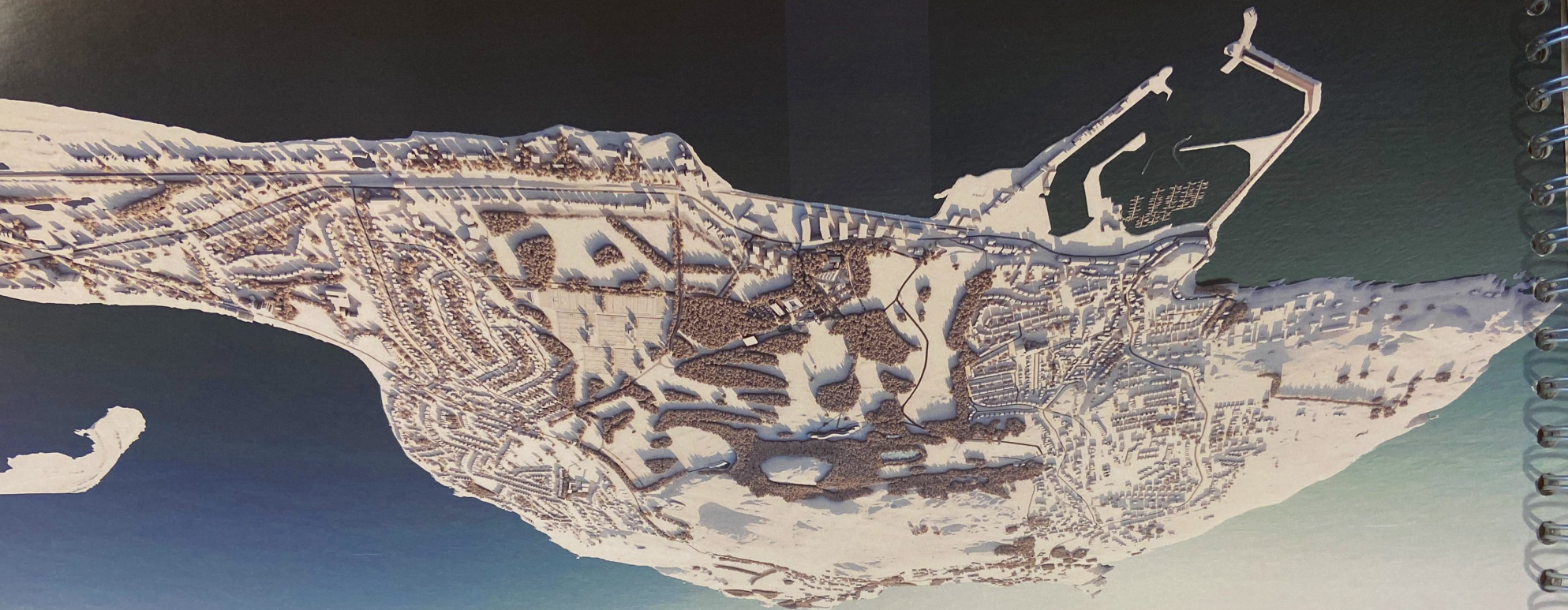
for the provision for a new graveyard adjacent to Sutton cemetery, as well as expansion of Howth Village to the West.





# Summary







21 hectares of new parkland and sports amenity pitches.



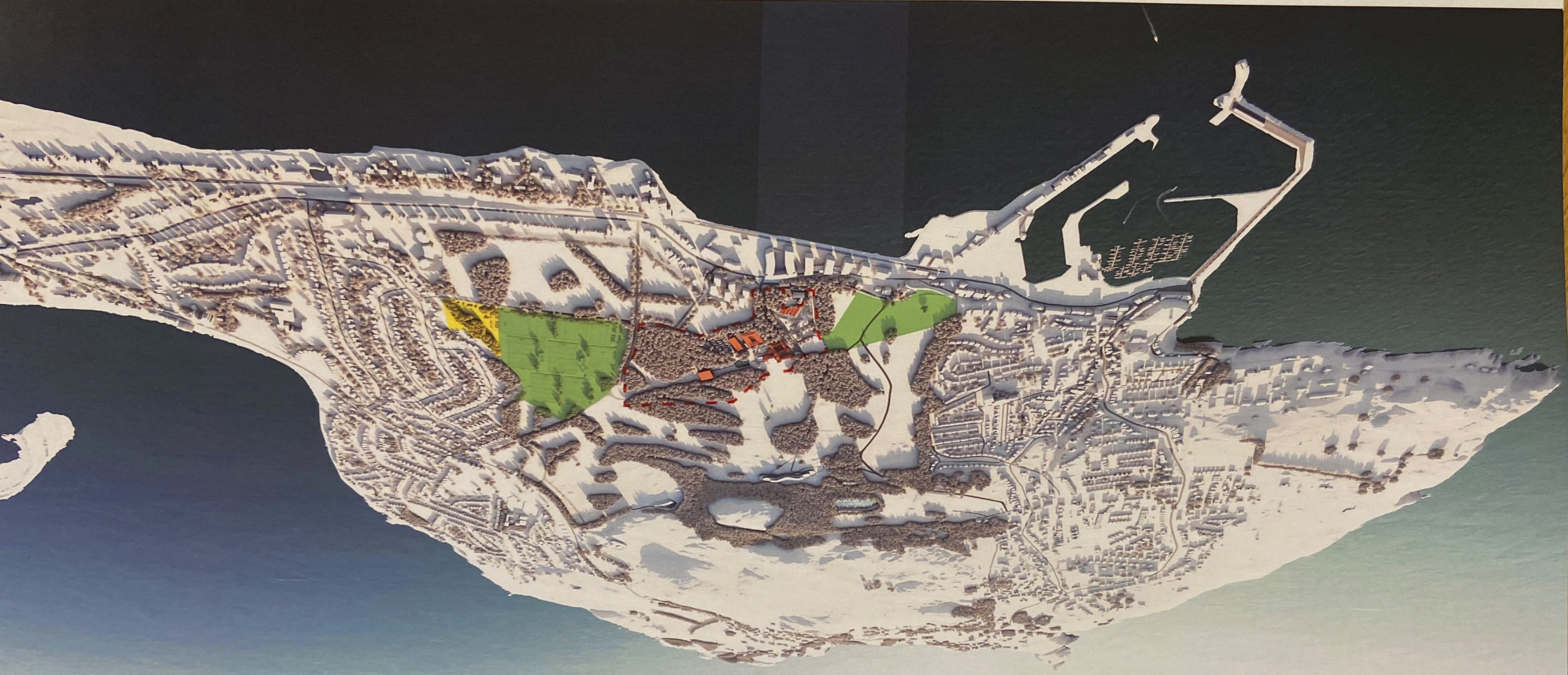




The castle ground, courtyard and gardens repurposed as a visitor centre and event space. (circa 18.75 Hectares)



Provision for a new school.





A new 150 bed hotel incorporating restaurants, a swimming pool, gym and spa to serve the local community.



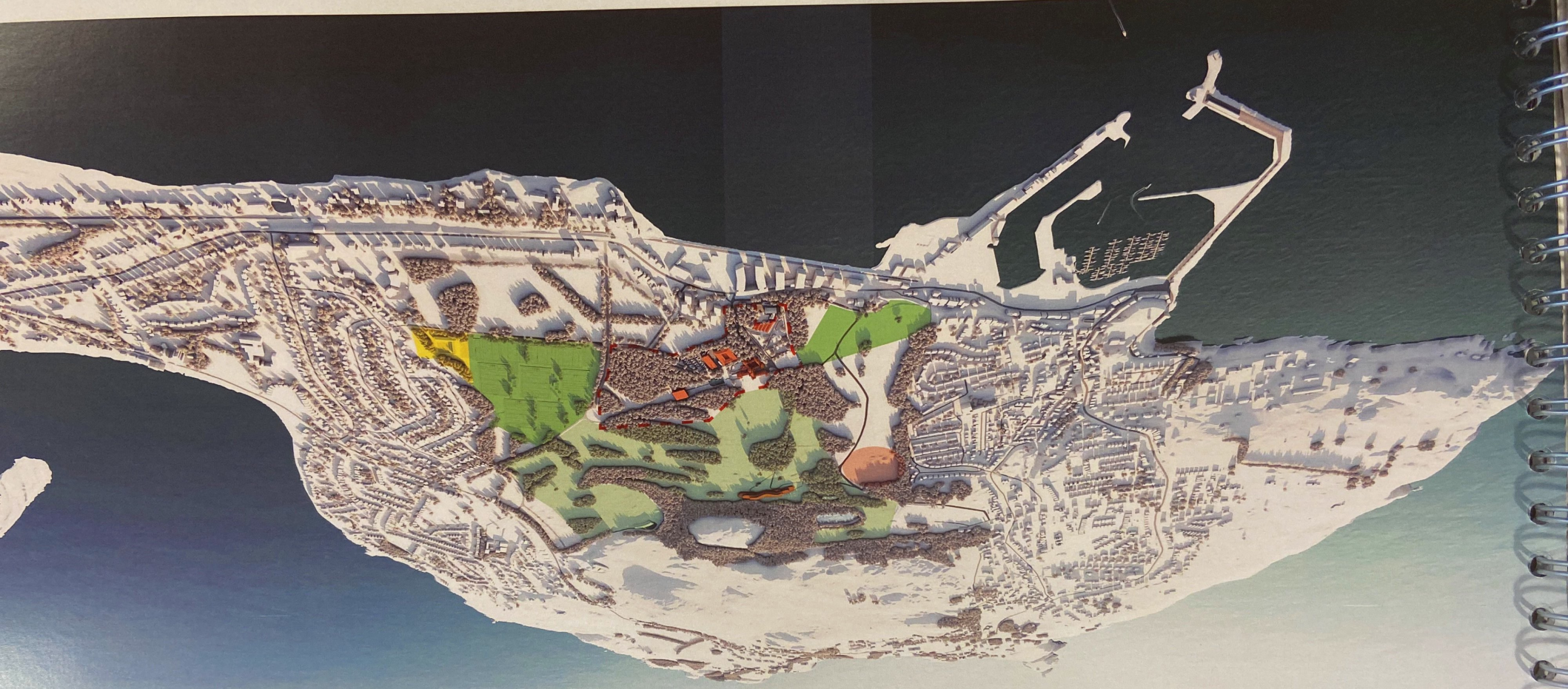


New senior independent living units.





A new championship golf course capable of holding major events.





New homes to the edges of the estate, directly connected to the existing urban fabric of Howth.





Improved path routes to Muck Rock and Ireland's Eye.





# Expansion of Howth Village



# Expansion of Howth Village





A western expansion of Howth would facilitate new homes...