

01. Introduction

We are very pleased to welcome you to this event today.

Boomhall Trust are hosting a public consultation event to discuss the future of Boomhall House. The Boomhall Trust is a charity registered with The Charity Commission for Northern Ireland with the aspiration to restore Boomhall for community benefit.

The Trust are working with stakeholders, local community organisations and the public to collect views on the restoration and reuse proposals. At the end of the process the consultation may lead to the submission of a planning application.

On display will be design proposals for the restoration of Boomhall House, a building of local interest, to deliver a mix of land uses including educational, cultural, café / tea rooms, and ancillary accommodation.

The original Boomhall House was a substantial rural villa that dates from 1779 and presented a fine example of Georgian style architecture. Though now ruinous, the building retains architectural detailing and form which the project team has used to guide its restoration proposals.

This event will show you:

- The site and location
- The history of the building
- The restoration proposals
- The proposed timeline

Your views

This consultation is an important part of a process of consultation and collaboration with community organisations and direct surveys of the public which has been ongoing over the past three years and has helped to shape the draft proposals.

We welcome your feedback on the proposals. Please submit any comments to directly to us or by email to: mark@mciplanning.com by 30th November 2023. The information boards can also be found online at: mciplanning.com/boomhall-house.

Thank you for attending.



West façade of Boomhall House



North façade of Boomhall House



Aerial view of Boomhall House



Aerial view of East façade and internal room



East façade of Boomhall House



Boomhall Estate
Site Plan



Aerial view of Boomhall Estate

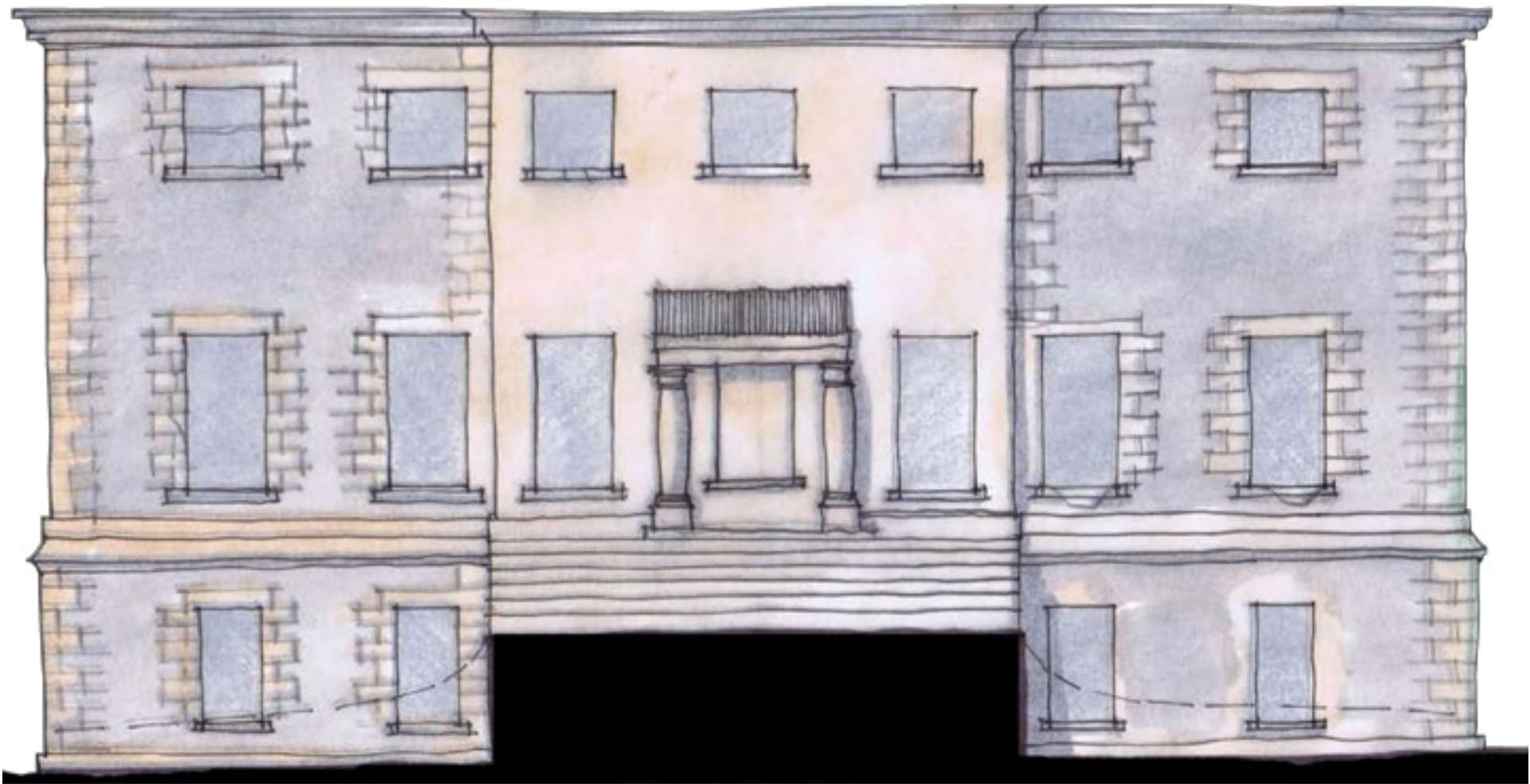
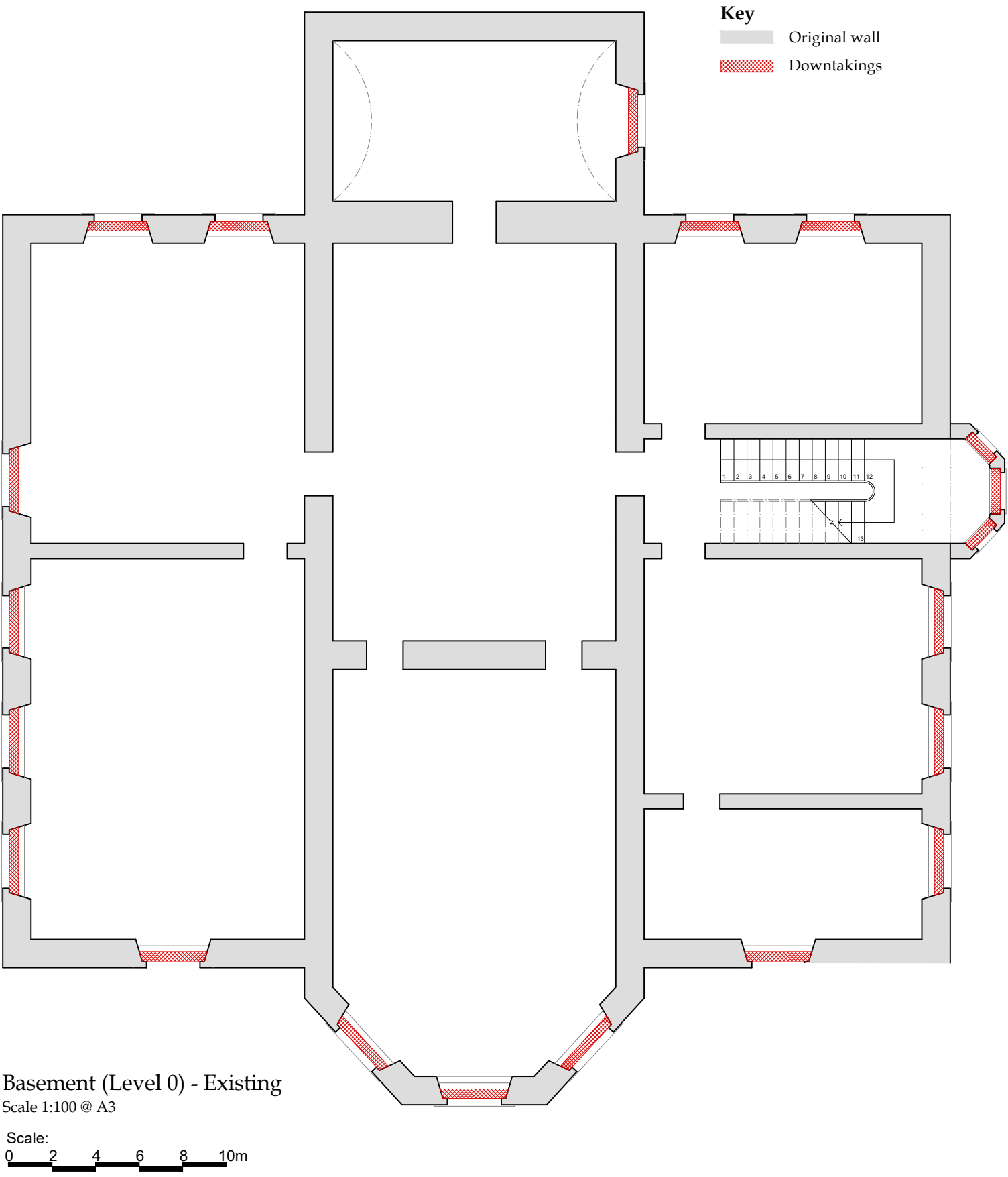
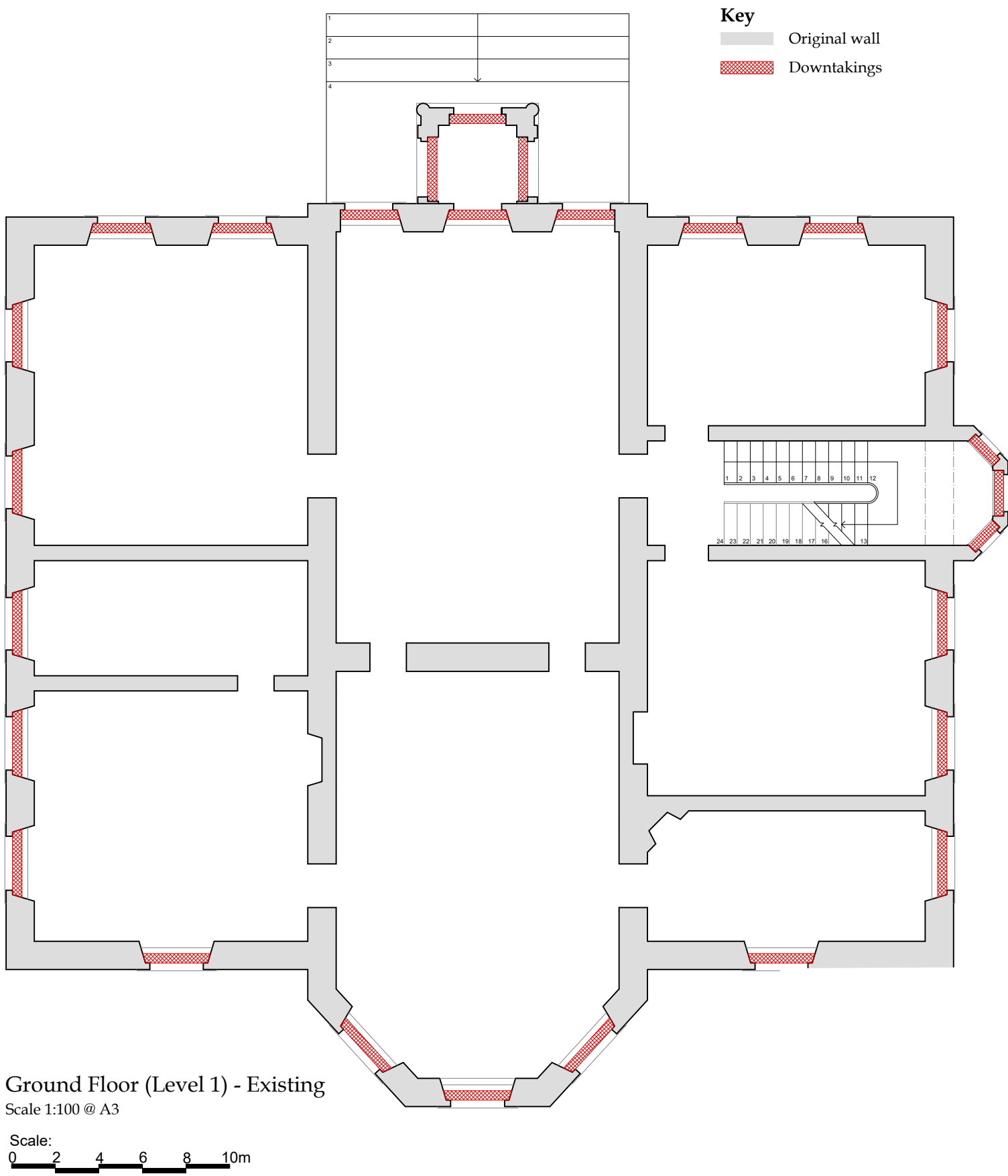
02. History

Boomhall

Boomhall is the remains of a late-eighteenth century Palladian country house and demesne lying on the west bank of the Foyle River immediately north of the Foyle Bridge. The demesne takes its name from the floating boom which was used to prevent river access to the City of Londonderry during the Siege of 1689.

The Main House comprises a seven-bay two-storey over basement classical mansion constructed c.1779 with a slightly-projecting, full-height, canted bay to the garden front and a, later, Doric-order flat-roofed entrance porch on the front elevation. It is in ruinous condition having lost its roof and floors through fire damage.

The wider demesne comprises the remains of parkland and woodland containing traces of historical landscaping interventions and rich archaeological potential. Of particular interest is fragmentary evidence of a ha-ha and St James' Well. The tree-lined avenue along Boomhall Lane is protected by a tree preservation order and the adjacent green space at Bay Road is designated as a Local Nature Reserve. The River Foyle is designated as an Area of Special Scientific Interest and as a European Protected Site.



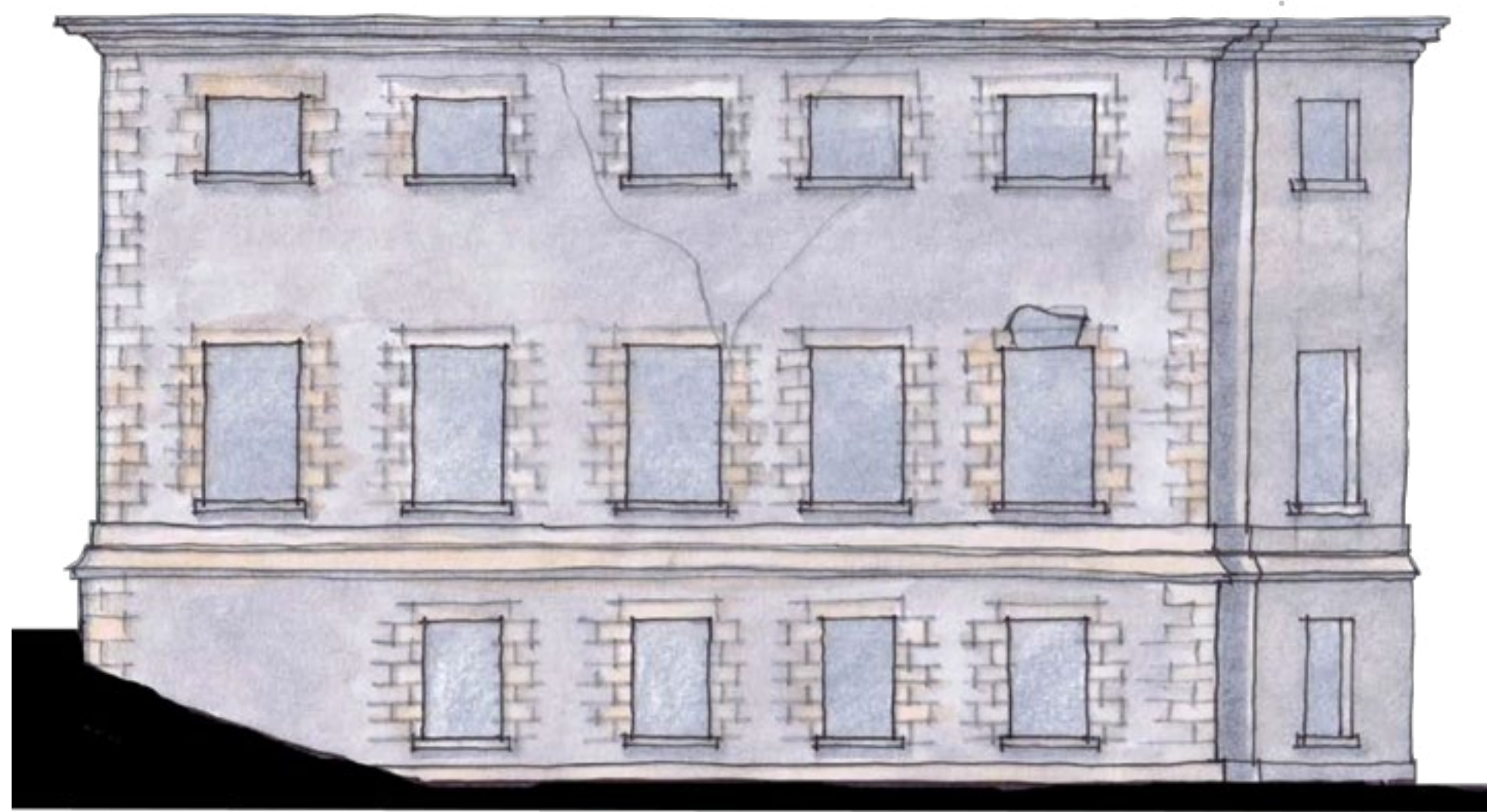
West façade of Boomhall House



North façade of Boomhall House



East façade of Boomhall House



South façade of Boomhall House

03. Proposals

Consolidation Works

Ahead of proceeding with the main contract, a package of immediate consolidation works requires to be implemented. This will see existing vegetation cleared from all façades of the building, and careful removal of rooted vegetation from wall-heads and internal walls further to inspection by the Structural Engineer.

Unstable masonry will be made good and consolidated with any significant cracking investigated when safe.

The interior of the basement floor level will be cleared when deemed safe, and a record of salvageable dressed stone and other components will be taken.

Externally, this will continue to take cognisance of the rainwater goods, including the profiles of the moulded wall-head gutters; some of which remain in situ. If possible, samples of surviving plasterwork, ironwork, joinery mouldings etc. will be retrieved and then recorded to help determine the interior finish ahead of restoration.

Proposed Works

The main contract would see demolitions carried out in order to enable the design to be realised. Structure would be carefully inserted to minimise damage to the original fabric of the building, and underpinning of external walls could be expected due to the setting of the site.

Drainage investigations would determine the proposed drainage routes, if required, of the new bathroom and toilet facilities, noting the main city sewerage line to the west of the building.

New floors would be required to all levels, from Basement through to the Attic, and a lift pit alongside the servicing would be fitted. It is expected that a new concrete floor slab would be poured in the basement and integrated with new waterproofing / tanking as required. Above, timber floors would be fitted between an anticipated steel structure.

A new inhabited **Attic roof** will be formed, with the roof profile determined from on site analysis, and historical research.

The structure will be designed to accommodate the new accommodation on the Attic floor as well as new vertical access. The roof finish will be slated on pitches with lead coverings to the central flat portion. It is proposed to introduce a new glazed roof lantern to the centre of the roof, above the new stairs below.

Externally, all existing blocked windows and doors to be opened up and masonry repairs carried out ahead of fitting new units, with designs appropriate to the historic context. **Stonework repairs** would continue to all elevations before finishes applied where appropriate. New rainwater goods will be fitted with profiles to match existing to complete the exterior.

Internally, at least two **new stairs** will be required including a fire escape “back of house” component, and a main staircase within the north facing bay.

New partitions would be formed with varying thicknesses to suit the adjoining walls. These would be a combination of solid masonry and insulated timber stud depending on location. All would be finished in a lime based plaster with skim coat.

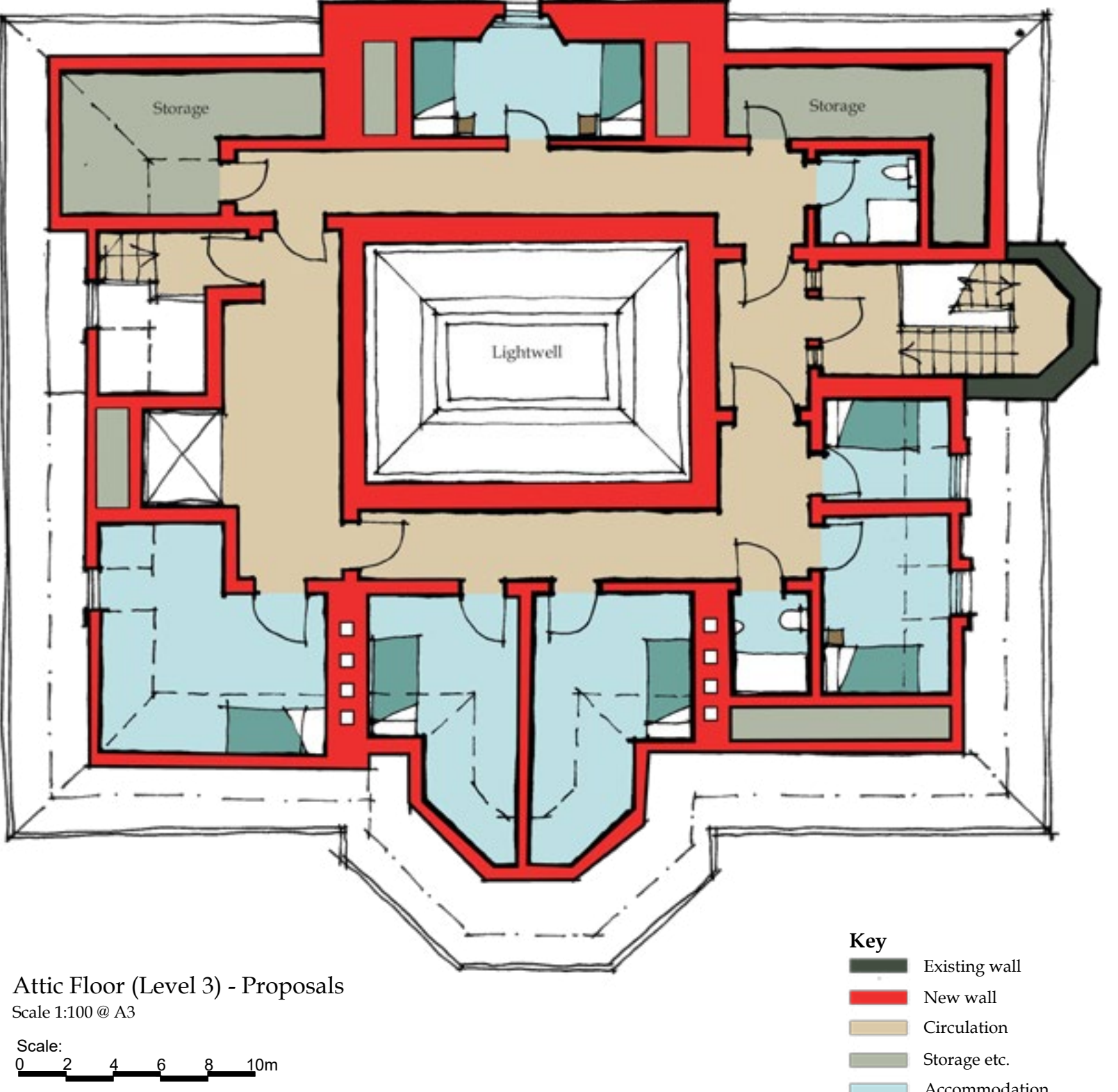
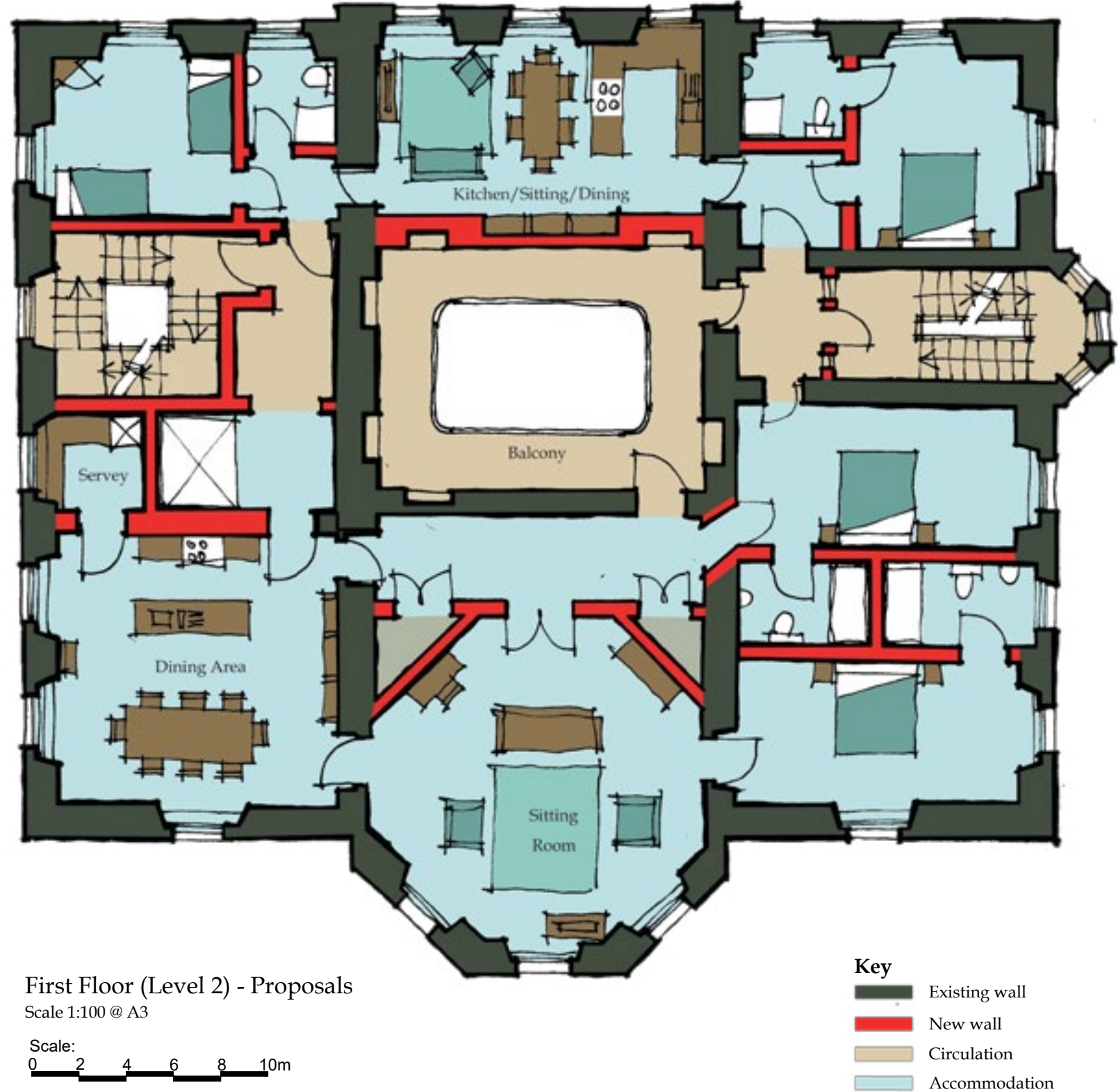
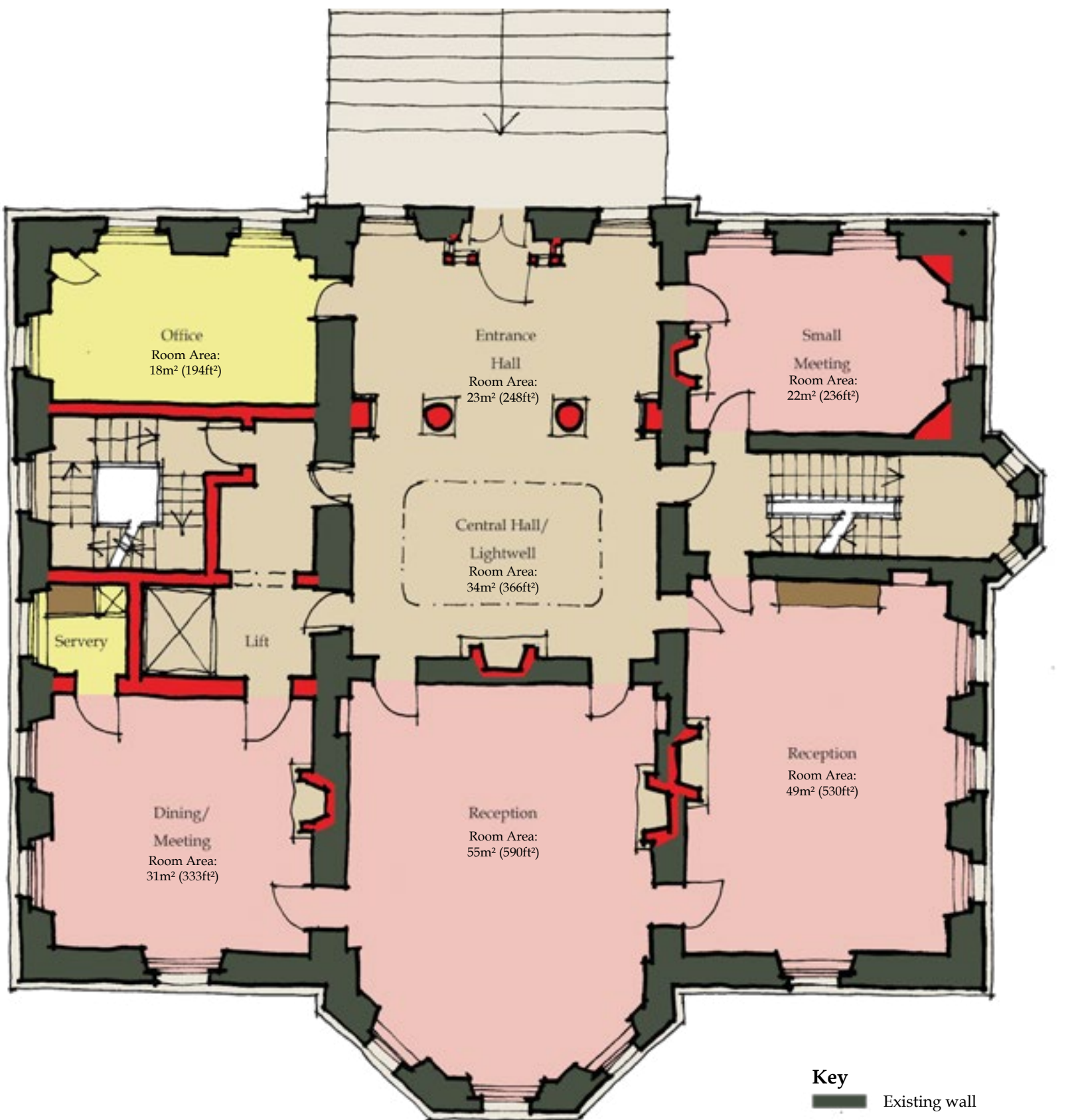
Timber joinery profiles will be fitted to the Ground Floor rooms. Elsewhere, skirting and architraves will be fitted throughout.

Floor coverings would be fitted throughout likely a combination of hardwood floor to principle rooms and carpet / other elsewhere to suit the function. Decorative plaster features will be assessed as part of the interior finishes study and applied as required.

Existing fireplaces that are proposed to be retained to be cleared and prepared ahead of being lined and fireplaces installed.

New sanitary ware, kitchen and bedroom fittings to be placed throughout building. This will likely include a catering kitchen to the basement floor.

Landscaping works in connection to the functions of the building will be carried out. This will see new level access formed to the basement, new sensitive landscaping designs to acknowledge the historic context of the site, and a secure garden area for the nature nursery formed to the north.



04. Proposals

A Sustainable Approach

The main aims of the project are set around the restoration of an existing, and nationally important, building. In taking this approach, and utilising the existing carbon footprint of the masonry shell before applying a “fabric first” approach to the restoration; it is felt that a sustainable vision will be achieved.

As part of the restoration works, a series of studies will determine how best to integrate thermal, acoustic and air- tightness improvements to the building. The benefit of working with a shell of a building means that integrating these services is simplified and can be planned ahead of works commencing. In parallel, heat sources can be explored. The site boundaries are large enough to potentially accommodate some form of PV / Thermal solar panel array. Alternatively, the new flat roof may provide some scope for a smaller array of panels.

The new windows and doors will be fully double or triple glazed, ensuring heat loss from the completed dwelling is minimised when combined with thermally upgraded external walls.

The uses of the building and landscape also contribute towards the sustainability of the project in a number of ways; from creating jobs for locals in the area, to providing a series of key and vital services for visiting guests, through to helping save an important part of Derry’s history that otherwise will be lost unless work is carried out soon.

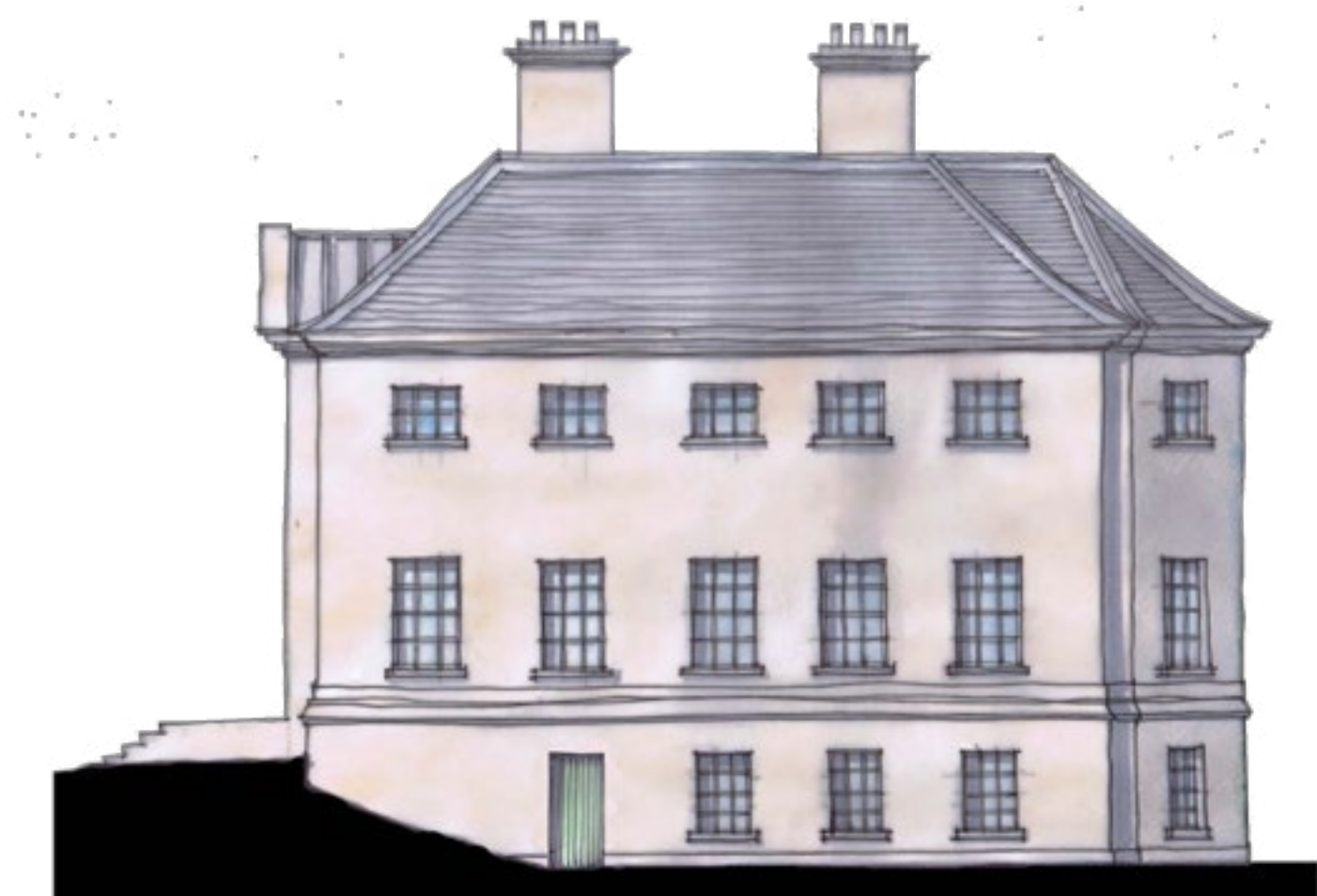
The setting of Boomhall in an open landscape with some of the oldest and most notable oaks and parkland trees in the city will be available for visitors to explore and active green cycle and walkarounds around the site will link into the landscaped setting in due course.



West façade of Boomhall House



North façade of Boomhall House



South façade of Boomhall House



East façade of Boomhall House

Timeline



Project Team



Simpson & Brown
Architecture Heritage Consultancy Archaeology

