



***Seaview Terrace* proposed civic amenity,  
Bettystown,  
Co. Meath**

**Townland: Mornington**

**ITM: 715970 / 773551**

Site area: 733sqm houses and gardens plus a further potential  
856 sqm of present streets and footpaths

**RMP-RPS-NIAH-ACA: None**

**Desk Based Review and Assessment**

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17<sup>th</sup> June 2019**

### Non-Technical Summary

Meath County Council (MCC) proposes to develop a site at *Seaview Terrace* in Mornington townland at Bettystown, Co. Meath (ITM 715970, 773551) as a civic amenity. The site is roughly 733sqm made up of 589sqm of *Seaview Terrace* houses and gardens plus a sandy, grassed terrace at the head of Bettystown Beach of 144sqm. A further 856sqm of beach access road, footpaths and current parking on the main street (R151) is also owned by MCC and may form part of the proposed development.

The main site is occupied by a two-story, slate roofed, three-house terrace constructed in the late 19th century and a large shed to the rear. The terraced houses each have single story additional extensions and all have been refurbished in the 20<sup>th</sup> century and were occupied until recently. There is a large, concrete surfaced apron around the houses and some small, sandy garden areas. The head-of-the-beach terrace has been strengthened by rock filled gabion cages and is currently used as the location for the lifeguard's hut. *Seaview Terrace* faces a short link from the N-S coast road R151 in the centre of old Bettystown to the main public entrance to Bettystown Beach.

*Seaview Terrace* is located at the northern limit (or possibly beyond) of an ancient knoll that has been used for settlement since the Mesolithic. This knoll, which is only around 0.50-1m higher than the surrounding landscape so is not really discernible today, is defined to the north by a stream exit just to the south of St Ursula's nursing Home; to the south by the Brookside housing estate; and extends inland as far as the Tesco development. On this knoll, a significant number of archaeological settlement and burial remains have already been found.

The 'Tara' brooch was discovered somewhere around Bettystown c. 1850. This early medieval brooch almost certainly came from a high status burial and such burials can occur in sandy areas at the head of beaches overlooking river estuaries and harbours (see for example, Sutton Hoo<sup>1</sup> and the Prittlewell Prince<sup>2</sup> in UK which are of a similar date to the Tara Brooch). The area of *Seaview Terrace* has a very high archaeological potential, perhaps tempered by the buildings and services already existing on the site.

*Seaview Terrace* features in several old photographs around 1900 and site survey has shown there are two buildings: the western and central as Building A (House 1 and House 2) and Building B (House 3) which is a second phase addition. The basic pattern for Building A was that each house was designed with a ground floor of a central front door leading to a lobby and a straight staircase. On each side was a large through-room and both Building A houses shared a single chimney block. Each Building A house has two ground floor windows and three external doors (House 3 has three ground floor windows and two external doors) and a first floor of five windows. However, due to an adjacent building these were juggled around to suit the site location. House 3 had its own, central chimney block. House 1 had a subsequent chimney added to the W gable end wall.

The *Seaview Terrace* houses have been completely stripped of any and all original features (even the original room layout upstairs is no longer identifiable) so that only the external walls and some chimney blocks remain of the original construction.

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<sup>1</sup> [https://en.wikipedia.org/wiki/Sutton\\_Hoo](https://en.wikipedia.org/wiki/Sutton_Hoo)

<sup>2</sup> [https://en.wikipedia.org/wiki/Prittlewell\\_royal\\_Anglo-Saxon\\_burial](https://en.wikipedia.org/wiki/Prittlewell_royal_Anglo-Saxon_burial)

## **1 Introduction**

Meath County Council proposes to develop a site at *Seaview Terrace* in Mornington townland at Bettystown, Co. Meath (ITM 715970, 773551) as a civic amenity (Figs 1-3). The site is roughly 733sqm made up of 589sqm of *Seaview Terrace* houses and gardens plus a sandy, grassed terrace at the head of Bettystown Beach of 144sqm. A further area of the 856sqm beach access road, footpaths and current parking on the main street (R151) is also owned by Meath County Council and may form part of the proposed development (Figs 4-5).

The main site is occupied by a two-story, slate roofed, three-house terrace constructed in the late 19th century with a large shed to the rear. The terraced houses each have single story additional extensions and all have been refurbished in the 20<sup>th</sup> century and were all occupied until recently. There is a large, concrete surfaced apron around the houses and some small, sandy garden areas. The associated head-of-the-beach sandy terrace has been strengthened by rock filled gabion cages and is currently used as the temporary location for a lifeguard's hut. *Seaview Terrace* faces a short link from the N-S coast road R151 in the centre of old Bettystown to the main vehicle and public entrance to Bettystown Beach.

## 2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 2.1 General background

Although technically located in Mornington townland, *Seaview Terrace* is part of Bettystown village. The name ‘Bettystown’ is given on the place-name index [logainm.ie](http://logainm.ie) as the townland belonging to the Betagh/Beatty family:

‘Biadhach, XII, Betagh, Beatagh, Beatty etc. Irish ‘biadhach’ i.e. ‘the hospitaller, public victualler’. This family is said to be of Danish descent, but in the early Anglo-Irish records the Christian names are Norman. They were seated in Moynalty in Co. Meath from an early period, and possessed considerable property down to Cromwellian times (1650’s) when, by fraud and perjury, Francis Betagh was stripped of his estates’ Woulfe, L.229.’

<http://www.logainm.ie/Viewer.aspx?text=bettystown&streets=yes>

Bettystown is marked on the mid-to-late 17<sup>th</sup> century Down Survey maps (Figs 6-11). The three relevant maps are the County Meath Map, the Duleek Barony Map and the Killcarvan Parish Map. These maps were primarily designed to show boundaries and these boundaries were often re-used on the 1837 Ordnance Survey. The Down Survey maps also show taxable industries (particularly taverns and mills), churches, castles / stately houses (seats of estates) and occasional other items such as wells. Towns and villages, which were usually the property of a local landlord, are sometimes depicted and sometimes not. ‘St Columbkille’s Well’ (RMP ME021-013) near Bettystown in Ministown townland is shown on the Down Survey maps, as are two buildings, possibly taverns but perhaps the pre-cursors of Betaghstown House and Eastham House are also shown.

In 1837 (see Fig 12 with inset for 1812 Larkin Map), Samuel Lewis describes Bettystown:

BETAGHSTOWN, or BETTYSTOWN, a village, in the parish of COLPE, barony of LOWER DULEEK, county of MEATH, and province of LEINSTER, 3 ½ miles (E. S. E.) from Drogheda; containing 214 inhabitants. This place is situated on the eastern coast, and contains 26 houses, chiefly thatched cabins; it is the property of R. Shepherd, Esq., whose seat is in the neighbourhood. The coast is here a shallow strand, and, from the extent of fine sandy beach, the village has become a place of some resort for sea-bathing, and would be much more numerously frequented if suitable accommodations were provided. The surrounding scenery is pleasingly diversified, and in the immediate vicinity are many handsome private residences.—

<http://www.libraryireland.com/topog/B/Betaghstown-Lower-Duleek-Meath.php>

Lewis continues to refer to the principal seats in the Parish of Colp, the most relevant to Bettystown are:

- Bettystown (Betaghstown Lodge or House), the residence of R. Shepherd, Esq. (*still extant, Record of Protected Structures (RPS) listed*)
- Eastham, of F. Anderson, Esq. (on Eastham Road), (*Still extant, RPS listed*)
- Cowslip Lodge, the property of G. H. Pentland, Esq. (*now the location of the hotel in The Village development at the northern end of Eastham Road*)

- Mornington House, of G. F. Blackburne, Esq. (*now the location of the Ozaham Holiday Home and Coney Hall housing estate*)
- Triton Lodge, of C. Segrave, Esq. (*now the location of the Bettystown Court Hotel*);
- Pilltown, of T. Brodigan, Esq. (*Pilltown House in Pilltown townland, still extant*).

The 1837 Ordnance Survey (OS) shows the tiny Bettystown village on the sea, as well as a series of inland estate houses. The coast road to Laytown is notably absent from the 1837 OS, showing it had not been built yet. Old Bettystown village developed on a small area of higher ground, adjacent to a swampy, and perhaps occasionally flooded, area to the south. The village had no hope of functioning as a serious port, since the sea retreats a great distance over the sandy beach; as it still does today. A small stream is marked as running down *Strandview Terrace* and this is probably a canalisation of a stream that would have crossed the beach in the area of *Seaview Terrace* to *Strandview Terrace* in the past.

An old print shows a crane, perhaps in the area of *Seaview Terrace* and this might have been for loading boats and / or punts and carts to load and or unload cargoes (Fig 13). However, this crane may have been located closer to the estuary stream that previously ran down *Strandview Terrace* (see Fig 14).

Bettystown is perhaps most famous as the apparent find-spot of the early medieval ‘Tara Brooch’ (Fig 15). This is an 8<sup>th</sup> century metal-working and design masterpiece discovered around 1850. However, the real find-spot for this brooch is unknown and present knowledge would simply potentially place it anywhere from Mornington to Laytown. Archaeologically, this area is certainly rich in remains from the early medieval period, but it is always a possibility that the brooch was buried with a Viking warrior who stole or traded it from further inland. To be discovered in such mint condition, this brooch must have been placed in a very high status grave, perhaps the sort of grave that was in a sandy place at the head of a beach in the manner of, Sutton Hoo<sup>3</sup> and the Prittlewell Prince<sup>4</sup> in UK which are of a similar date to Tara Brooch.

By 1915 the third edition OS shows the coast road now built and some developments in old Bettystown village, including a hotel and more lodges, terraces and cottages, including *Seaview Terrace* (Fig 14). By 1995 Bettystown was still quite small, but several large camp-sites were already built. Early medieval (AD 400-1169) human burials found in the 1970’s in old Bettystown village (Fig 15), along with the tradition of the 8<sup>th</sup> century ‘Tara Brooch’ being found ‘on the beach at Bettystown’ meant that when large housing estates began to be built at Bettystown from 1995 onwards, there was usually an archaeological planning condition. The results of the archaeological work in Bettystown have been compiled for this report (Fig 16).

The results show that the remarkable archaeological discoveries in and around Bettystown are confined to the central ‘old town’ coastal knoll and the nearby zones of surrounding slightly higher ground. The site for the proposed development is on the

<sup>3</sup> [https://en.wikipedia.org/wiki/Sutton\\_Hoo](https://en.wikipedia.org/wiki/Sutton_Hoo)

<sup>4</sup> [https://en.wikipedia.org/wiki/Prittlewell\\_royal\\_Anglo-Saxon\\_burial](https://en.wikipedia.org/wiki/Prittlewell_royal_Anglo-Saxon_burial)

northern limit of the central 'old town' knoll of Bettystown and as such has a distinctly high archaeological potential.

## **2.2 Bettystown topography, Figs 16-17**

*Seaview Terrace* is located at the northern limit of (or possibly beyond) an ancient knoll that has been used for settlement since the Mesolithic. This knoll is only around 0.50m to 3m higher than the surrounding landscape so is not really discernible today. However, it is defined to the north by a stream just to the south of St Ursula's nursing Home; to the south by the Brookside housing estate; and extends inland as far as the current Tesco development. On this knoll, a significant number of archaeological remains have already been found and include Bronze Age burials, early medieval burials, settlement clusters and ringforts. To the south of this knoll was a large, floodable water-meadow inlet that previously stretched as far south as Laytown. To the north of this knoll the land rises to the NW to become a fairly high ridge overlooking the Irish Sea that also has a concentration of archaeological settlement and burial remains.

Topographically, this low ridge that runs parallel to the coastline from Bettystown to Mornington is high enough above the surrounding landscape to give good views across the Irish Sea for great distances. To the north, this ridge runs to the Mornington area, where there is access to the River Boyne. The River Boyne is immensely important to the area because it gives the opportunity for trading vessels to dock; which they cannot do on the very gently sloping, sandy, tidal beaches around Bettystown.

During the early medieval period there was a general avoidance of settlements at actual crossing points – in case of surprise attack. Therefore, it is typical for early medieval settlements to occupy higher ground above crossing or trading points. In this way, a settlement 'at' a port or ford can typically be around 500m distant. The Vikings and later the Anglo-Normans changed this settlement pattern and took control of the fording and trading points: keeping direct access to the water for their boats. The slightly higher ground at old Bettystown village would have been, in the past, virtually surrounded by low-lying and perhaps swampy ground. This made it quite an attractive place for a defensible (perhaps ecclesiastical) settlement – since boats could not approach the site at anything but high tide and there was reasonable access to fresh water.

The topographic study area of Bettystown comprises four basic landscape zones (Fig 18).

**Zone 1:** Shifting and grassed sand dunes along the coastline to the north of old Bettystown village. These dunes do not continue south of Bettystown village as this was the area of the salt/freshwater marsh Zone 2.

**Zone 2:** Now-drained marshland with streams running through it to the sea located to the south and west of old Bettystown village. This area occupies the southern part of Betaghstown townland, part of Ministown townland and the northern part of Ninch townland towards Laytown. Within this zone is RMP Well ME021-013 near an old

stream channel. The Meath Flood Assessment within CDP Appendix 2 (Fig 19) only has a small area within Zone 2 as prone to flooding. This is possibly because the water in the small streams now feeding into this area are adequately dispersed through the network of 19<sup>th</sup>-20<sup>th</sup> century drainage ditches. Also, the Coast Road prevents any incursion into Zone 2 by the sea.

**Zone 3:** Flat areas where fields are shown with accompanying drainage ditches on the 1911 OS. These zones now make up the bulk of the modern Bettystown housing estates. The main area is the large zone to the north-west of old Bettystown village that now comprises Eastham Road and associated estates (The Maples, The Cloisters, Betaghstown Wood etc). These areas are still relatively poorly drained and are often conspicuously flat. The Meath Flood Assessment within CDP Appendix 2 has relatively large area in Zone 3 as prone to flooding. This is likely due to the previous drainage runs being blocked. Zone 3.1 is a typical area behind a dune zone that becomes waterlogged and marshy through poor drainage. A stream drains this zone south towards Bettystown and this stream originally ran into the sea across the beach along the northern end of old Bettystown village – it was used by Neptune Hotel for its inside bathing arrangements. This stream is now completely culverted and its course uncertain.

**Zone 4:** Ridges and higher ground overlooking the sea and lower ground areas. The height difference of a few metres makes a big difference in this flat landscape. 1911 OS spot heights show old Bettystown village Zone 4.1 was up to 3m higher than the nearby Zone 3 areas. The ridge-lands to the north and west are up to 10m higher again. Zone 4 comprises separate areas of:

- 4.1 The central area of old Bettystown village from the Neptune Hotel to the Bettystown Court Hotel. **The north-eastern limit of this knoll is the location of Seaview Terrace.**
- 4.2 The northern, narrow, north-south ridge of Donacarney Great that runs parallel to the coastline.
- 4.3 The north-western, broad, west to east ridge of Bettystown Cross to Donacarney Great and including Betaghstown House.
- 4.4 The western, higher area of Betaghstown and Sevitsland, including the Sevithall and Woodside housing estates.

It is clear that all the Zone 4 areas have attracted archaeological activity. Excavations have shown this activity dates from the Mesolithic to the present, with a marked presence for Bronze Age and early medieval settlements and cemeteries. The archaeology is discussed by zone below.

### **2.3 Non-technical Discussion and summary of the archaeological landscape of Bettystown**

The tradition is that the ‘Tara Brooch’ (Fig 15) was found ‘in a box on the beach at Bettystown’, i.e. potentially in the Zone 1 sand dunes but also in the Zone 4.1 knoll of Old Bettystown village. However, research into the discovery of this 8<sup>th</sup> century brooch suggests there are no facts on the provenance, except that the item was acquired from dealers Messrs. Waterhouse & Co. by the Royal Irish Academy around

1866-7 (Wheeler 1954). The 'Tara Brooch' is also referred to as having been found near Drogheda during works for a harbour wall (possibly harbour walls along the River Boyne estuary at Mornington) or below a cliff where a large piece had collapsed onto the beach – although there are no cliffs near Bettystown, as well as 'on the beach'.

For a highly ornate brooch to survive from the 8<sup>th</sup> – 9<sup>th</sup> century to the 19<sup>th</sup> century in such a pristine condition, it is most unlikely that it was simply 'lost' on land or in water. It could therefore have been:

- Buried by the possessor (rightful owner or person who stole it) for safety
- Buried with the possessor (rightful owner or person who stole it)

Several of the anecdotal references refer to the brooch being found 'in a (wooden) box'. No wooden box would have survived in the sand at Bettystown, but a stone, slab-lined grave is a possibility.

It is unlikely that a brooch such as the Tara Brooch would have been buried with a 8<sup>th</sup>/9<sup>th</sup>-10<sup>th</sup> century Irish king, prince or lord. However, it is quite possible for a brooch such as this to be buried with a Viking warrior, who had stolen or traded for it. The Waterford, Woodstown burial (Eogan & Twohig (eds) 2010) was buried with a brooch pin, a sword, a spear, a shield, a dagger, an axe and a sharpening stone. If there were a Viking longphort, with an associated cemetery near Bettystown, it is most likely on the Boyne River from the Maiden Tower to Mornington. The River Boyne here would allow boats to be launched when the tide went out. However, no such site is known.

To return to Bettystown, the archaeology is fairly clearly confined to Fig 18, Zone 4 high ground and the margins of this high ground. Zone 4.1 (old Bettystown village) has middle Neolithic settlement, Early Bronze Age flat cemetery burials, two early medieval ringforts (one with a souterrain), as well as a relatively large early medieval cemetery of more than 60-70 individuals. It is easy to picture this zone as a relative 'island' rising up to 3m higher than the surrounding flat area. In particular, Zone 4.1 is associated with the now flat and marshy Zone 2 immediately to the south and west. This zone is flushed by several streams, the most significant being from Betaghstown House, so it could well have been a tidal inlet until relatively recently. A potentially similar tidal inlet / flooding marsh that was kept clear by a stream is seen at Skerries, Co. Dublin where the medieval Holmpatrick ecclesiastic site overlooked the tidal inlet now used as the rugby pitches.

The linear ridge parallel to the coast, Zone 4.2 is a prime archaeological location with great views in all directions. The suitability of this ridge for settlement and as a communications corridor is seen by the occurrence of Mesolithic struck flints and an early Neolithic rectangular building (4000-3700 BC). As a high-visibility ridge, Zone 4.2 was also used as a Bronze Age and Iron Age ring-barrow cemetery (c.2200-1BC). Mounded monuments on such a ridge would have been visible from anyone travelling up the coast (either on land or sea) and also from inland areas to the west. Field systems and evidence for buildings showed the ridge was also settled and farmed from the Bronze Age onwards. Two nearby burnt mounds (*fulachta fiadh*) show use of local streams for boiling water using hot stones. There was a comparative lack of early medieval remains here and any potential early medieval archaeology appears to

be confined to field systems and some sub-rectangular enclosures on the sea-facing lower slopes.

Zone 4.3 is indicated from limited archaeological works. However, there is clearly a fairly extensive early medieval field system with crop processing (drying cereals prior to milling). In addition, there appears to be a large (in extent) early medieval cemetery to the west of the R150 in Donacarney Great townland, which could either imply a nearby ecclesiastic site or a large, early medieval settlement.

Zone 4.4 is only indicated by a few human burials found during the construction of the Sevits Hall housing estate. Human burials and stray human bones typically occur all over early medieval landscapes and can appear randomly on any site. However, their presence would normally indicate people being buried in fairly close proximity to a settlement. As such, an early medieval settlement can be presumed in the area of the Sevits Hall estate. However, this possible site is certainly not on the Woodside estate in Sevitsland townland, which was thoroughly investigated before this modern estate was built.

#### **2.4 Abridged details of the Excavations.ie entries, See Fig 17**

There are 21 entries for archaeological works in Bettystown on the excavations.ie website. Of these, seven entries resulted in 'No Archaeological Significance': 98E0038, 01E1175, 03E0266, 05E0013, 05E0005 ext., 07E0184, 07E0029. Notably, 07E0184, 07E0029 and 03E0266 are the three large fields comprising roughly 8.75 hectares of the Woodside estate, directly to the west of the proposed Meath County Council housing development. The Woodside estate fields are all on slightly higher ground overlooking the stream channel base where the proposed development lies.

A further four licensed archaeological trial trenching entries lead to follow-on archaeological excavations. These are:

- 98E0072 (same number re-used for excavation)
- 02E1709 (leading to 04E0533)
- 04E1649 (leading to 05E005 and 05E005 ext)
- 09E0142 (leading to 09E0451)

The remaining 10 entries form the basis of the phased archaeological discussion below.

#### **ZONE 4.2: MESOLITHIC (6700-4000 BC)**

##### **09E451 Donacarney Great**

Stray Mesolithic artefacts (including a Moynagh point and a but-trimmed flake) indicated a presence but no other settlement evidence was found.

#### **ZONE 4.2: NEOLITHIC (4000-2400 BC)**

##### **09E451 Donacarney Great, Early to Late Neolithic, 4000-2200BC**

An early Neolithic rectangular roofed building (5.5m by 3.5m) was formed by post-holes and slot-trenches with a porch protruding centrally along the long side to the south-east. The porch had been constructed in such a way as to restrict views into the left-hand corner of the interior, as noted at other Neolithic structures, particularly court tombs. The two, large entrance post-holes were filled with Neolithic pottery and

one had a broken, upside-down, saddle quern over the top of it. Evidence for the intentional dismantling and destruction of the structure was interpreted as the transformation of the building into a monument during the middle Neolithic, and it was noted that this monument continued to have relevance into the Bronze Age.

**09E451 Donacarney Great, Middle Neolithic activity, 3400-3000BC**

Middle Neolithic activity was also identified elsewhere on the site, for example at the apex of the ridge, where a single, stone-lined post-hole (interpreted as holding a marker post) contained Carrowkeel ware pottery and unidentified cremated bone.

**ZONE 4.1: NEOLITHIC (4000-2400 BC)**

**98E0072 Betaghstown, Mid to Late Neolithic Timber Circle, 3400-2400 BC**

A total of 27 post-pits formed a circular structure 7.6m x 6.5m (externally). There was an entrance defined by four large pits on the south-east side of the structure; four internal pits were found. Each of the pits would have held a single upright wooden post. Finds from the fill of the pits include a considerable amount of struck flint, the predominant artefact type being end-scrapers, grooved ware-type pottery, animal bone (burnt and unburnt) and seashells.

**ZONE 4.2: LATE NEOLITHIC–EARLY BRONZE AGE, (3000-2200 BC)**

**09E451 Donacarney Great, Late Neolithic and Beaker.**

The focus of late Neolithic activity was a cluster of post-holes forming a possible rectangular structure (5m by 4m) surrounded by further post-holes, pits and curving slot-trenches. Fragments of Late Neolithic grooved ware pottery, (as well as mid-Neolithic and Beaker pottery) and flint debitage of various dates appeared to have been intentionally deposited in some of the post-holes. The presence of four main post-holes forming a square and a defined double-set of post-holes forming an entrance is suggestive of the four central post-settings often seen in timber circles (buildings), such as the one identified at Bettystown (above), but no firm evidence of a timber circle was found.

As well as the Beaker pottery (2400-2200 BC) in the grooved ware structure, other deposits of Beaker pottery were found. In one area, a cluster of small pits and post-holes – perhaps the remains of a building – contained considerable quantities of Beaker pottery following the abandonment of a structure.

A common feature of the early prehistoric structures on the site was the presence of seemingly intentional, artefact-rich deposits within structural post-holes. This does not appear to have occurred with later prehistoric structures on the site.

**ZONE 4.1: BRONZE AGE (2200-700 BC)**

**98E0072 Betaghstown, Early Bronze Age flat cemetery, 2200-1600 BC**

Nine graves (two short, one polygonal and one rectangular cists, and five pits) were found c. 40m south-west of the timber circle. They contained nine inhumations and one cremation burial. Four of the inhumations (one teenage girl and three children) were associated with food vessels. The other burials were three children, a middle-aged female and two adult males, one of whom had been cremated, all in the same

grave. The burials were confined to an area c. 8m x 8m, but no evidence was found of a covering mound or any other above-ground marker. There is stratigraphic evidence of at least two phases of burial.

**04E0533 Betaghstown, ?Bronze Age**

The *fulacht fiadh* trough was relatively large, measuring c. 8.5m by c. 3m deep, and was disturbed by modern field drains and wastewater pipes. The lowest fill of the trough contained an amber bead and there were nearby roasting pits.

**04E0533 Betaghstown, Undated pits, possible continuation of adjacent BA cemetery**

Ten pits were located to the east of the enclosure. Two had well-burnt bone in their fills and several pieces of worked flint were removed for post-excavation analysis.

**05E0005 ext. Betaghstown, Possible ring-ditch / Bronze Age?**

Circular ?Ring-ditch c. 10m in diameter, perhaps Bronze Age The curving ditch was almost semicircular 1.5m by 10m by 0.8m deep. It had vertical sides and a flat base and the western section was cut by a slot-trench. The northern extent of the ditch went into the area excavated by Lehane in 2004 (04E0533 above). Animal bone was recovered from the ditch fill. Charcoal was recovered from some of the features.

**ZONE 4.2: BRONZE AGE (2200-700 BC):**

**08E0912 Betaghstown, Bronze Age to Iron Age barrow / ring-ditch cemetery**

This archaeological work consisted of trial trenching only, so the results are fairly general. Enclosures A, D, E and F are all probably part of a Bronze Age burial-ground, but there was not enough evidence uncovered in the test-trench across ME021–026 (Enclosure B) to determine whether it had a burial function.

Enclosure A (ME021–025) was c. 16.4m in diameter and defined by a ditch 0.58m to 1m wide by 0.35m deep. Probable burial monument / ring-ditch.

Enclosure B (ME021–026) was located c. 50m to the south-east of Enclosure A. It appeared to be c. 10m in diameter with a ditch 0.8m wide by 0.2m deep. Possible burial monument / ring-ditch.

Enclosure C was located c. 20m further south and had a diameter of 30m with a ditch 1.7m wide by 0.55m deep. A series of internal pits and post-holes concentrated within the central 5m of the enclosure suggested it may have been used for domestic occupation. The internal pits had charcoal-rich fills with inclusions of burnt stone, and they ranged from 0.12m to 0.92m in diameter. Two struck pieces of flint were observed within the fill of a larger pit .

Located c. 14m to the north of Enclosure A, were Enclosures D and E. Enclosure D was 26m in diameter with a ditch 2.2m wide by 0.6m deep. Fragments of extremely burnt bone were found in the fills of the ditch. A pit within Enclosure D suggested Enclosure D was a burial monument.

Enclosure E was 10m in diameter with a ditch 0.9-1.4m wide by 0.18m deep. Fragments of extremely burnt bone were found in the fills of the ditch. Probable burial monument.

Located 12m to the west of Enclosure D was Enclosure F. Enclosure F was a small barrow c. 4m diameter. It was formed by a flattened mound of stone over an urned cremation burial. Probably Early Bronze Age.

#### **08E0912 Betaghstown, Prehistoric (probably Bronze Age) settlement**

Another sub-circular enclosure (Enclosure G) on the northern end of the archaeological area had a diameter of 13m. Two enclosing ditches (0.47m wide by 0.15m deep and 1.1m wide) were uncovered in the test-trench excavated here. A sherd of pottery and a struck chert recovered from one of the ditches suggests that this was an area of prehistoric occupation and three pits uncovered between 1.5m and 26m to the south of the enclosure are a further indication of settlement activity.

#### **09E451 Donacarney Great, ?Later Bronze Age settlement c. 1100-700 BC**

A large, ditched enclosure of 30m internal diameter is likely to date to the later Bronze Age, and represents a continuation of the earlier tradition of ridge-top settlement. Two phases of construction were identified: an early, partially bivallate phase and a later, univallate phase with a centrally located, round structure that was partially encircled by a series of large pits. Another interesting feature was an off-centre square structure defined by four very large, stone-lined post-holes that may have supported a heavy platform for a raised granary. A number of other structures were also noted outside the circular enclosure.

#### **09E451 Donacarney Great, Bronze Age.**

Two *fulachta fiadh* lay in the low-lying western part of the site, both sited on the edges of old watercourses. One of these included a large, circular well connected via a narrow sluice-gap to a circular trough, with a small kiln nearby. Somewhat unusually for *fulacht fiadh* sites, flint specialist Farina Sterke identified a large assemblage of middle Neolithic flint within the feature, including several scrapers used in hide processing. Fragments of an Early to Middle Bronze Age cordoned urn-type pottery vessel recovered from the upper fills of the well, may have been a later insertion within the backfilled feature.

#### **09E451 Donacarney Great, ?Bronze Age or/to Early medieval field system**

A 'grid' of ditches ran over the ridge. Based on stratigraphic evidence, the presence of flint arrowheads and fragments of coarse pottery in the fill, it has been dated to the late Bronze Age. Although the field system cut through earlier prehistoric features, it was clear that elements of these previous features were still visible, and influenced the overall form of the field system. One part of the field system ended suddenly near the highest point of the ridge, and it is hypothesised that in the Bronze Age some sort of aboveground feature, or natural feature, had stood here. Later, in the Iron Age, this location was selected for the construction of a ring-ditch (below), which cut through the earlier ditch system. The integration of pre-existing monuments into prehistoric field systems, and the incorporation of new monuments into the same field systems, as identified on this site, is a pattern that occurs across Britain and Ireland.

## **ZONE 4.2: IRON AGE, (700 BC-AD 400)**

### **09E451 Donacarney Great, ring-ditch**

The ring-ditch was of typical size and form and contained two bone deposits, of which the large (south-eastern) deposit definitely represented human bone. It seems probable that the ring-ditch was constructed as a funeral monument for the south-eastern burial. The south-eastern cremation deposit contained a variety of artefacts, including fragments of iron and copper representing a possible fibula or brooch, and a number of glass and bone beads. The beads (eight plain polished bone beads, twenty tiny, pale, blue-green beads and one larger glass bead decorated with concentric circles of blue, red and yellow glass) were examined by Judith Carroll, who suggested they formed part of a single object such as a necklace or bracelet. The beads showed signs of heat damage consistent with being laid upon a corpse in a pyre prior to burial of the ashes in the ring-ditch. These beads are closely comparable to 1st- or 2nd-century BC assemblages found in a number of Iron Age burial contexts throughout the country, but particularly in Galway.

Carroll also suggested that the beads may have been manufactured in Britain, and this British connection may be mirrored by the fragmented fibula, suggesting that the individual who wore them considered themselves connected to the wider world, and may have been someone of higher than usual status or rank, with access to a range of imported and fancy, perhaps expensive, items.

## **ZONE 4.1: EARLY MEDIEVAL (AD 400-1169)**

### **98E0072 Betaghstown, early medieval cemetery**

A total of 55 inhumation burials were found in a linear cemetery that extended along the top of the ridge *adjacent to the sea*. Most were extended inhumations, oriented west-east (heads at the west), buried in simple, sub-rectangular, partly-stone-lined pits that had been dug into the underlying sand and gravel deposits. Three of the burials were contained within lintel graves and six were found in slab-lined graves. None of the burials were accompanied by grave-goods. Apart from three cases, the graves were not intercut but the Neolithic timber circle had been cut by three of these graves.

Two crouched inhumations were found in simple pit graves. One, a child, was found within the timber circle, cutting one of the post-pits; the second, a young adult female, was c. 25m west of the first, buried with a large rock placed on her abdomen.

### **04E0533 Betaghstown, early medieval ringfort (with souterrain) and a burial**

Within the northern portion of the ringfort was a rectilinear, undifferentiated souterrain measuring c. 18.9m east-west by 2.7m by 1.7m deep. The walls were constructed of water-rolled stones c.0.25m by 0.2m by 0.2m, with the upper portion of the wall corbelling in. Several habitation layers were recorded. A stone floor at the western entrance, when lifted, revealed a decorated riveted bone comb.

A skeleton found during testing was removed from the site, though its condition was too poor to allow interpretation of burial rite. The skull was not *in situ*.

### **04E0533 Betaghstown, early medieval, sunken, stone-lined roasting, drying or smoking kiln**

A stone feature was located at the northern side of the ringfort. Orientated west-east, with a possible entrance to the west, it measured c. 4.5m east-west by 1.8m maximum by 1.65m deep. It was lined on its north and south sides with water-rolled stones. The eastern terminal was disturbed by a later pit. The deposits within the stone feature were composed of several dozen layers and lenses of small burning events. Possible burnt bone was observed during excavation and a possible iron blade was located high up in the stratigraphy. Sunken structures filled with burnt matter are known to have been used for smoke-curing (one was found at Newtownbalregan 6 ringfort, 03E0115). Perhaps the feature found here represents a smoke-box for curing fish.

#### **04E0533 Betaghstown, early medieval field system**

Several linear ditches running roughly parallel to each other were probably field boundaries. The ditches terminate at the north-western limit of a roughly circular ringfort, so they may have been contemporary.

#### **05E0005 (adjacent + south of 04E0533) Betaghstown, early medieval ringfort**

To the west of the site, a curving ditch measured 1.5m by 25m by 0.3m. It was almost semicircular and as it extended eastwards, it was cut by existing buildings. Hence it is probable that the feature was originally a circular ringfort. The ditch fill included shell, animal bone and pieces of waste flint. This ditch partially enclosed three large oval-shaped pits measuring 4m by 3m, 3.5m by 2.75m and 1.05m by 1.68m with a maximum depth of 0.4m. These pits were probably cereal-drying kilns or rubbish pits. Charcoal from one pit returned a radiocarbon date of cal AD 430–620 (BP 1520–1320). Charred plant remains from the pit fills were identified as hulled barley, oats and a single pip of blackberry (probably intrusive). Charred wood was identified as apple, cherry/plum, willow, ash and hazel.

Four roughly circular pits 0.5–0.6m diameter were located to the north of the ditch. Animal bone recovered from the features in this area was identified as cattle, sheep, pig, horse, dog, deer and cat. This type of assemblage is typical of occupation debris and may represent waste from a nearby settlement. The molluscan remains also represent food debris and were predominantly cockles and mussels. A scatter of small, charcoal-and-oxidised-clay spreads (hearths) were also identified across the site. Charcoal recovered from one of these spreads returned a radiocarbon date of cal AD 550–660 (BP 1400–1280).

#### **05E0005 ext. Betaghstown, ?early medieval and modern settlement activity**

Further excavation to the south of 04E0533 exposed burnt spreads, a hearth, pits, modern ditches and a section of curving ditch. The features occurred randomly over an area 50m by 30m and one pit contained an early medieval bone comb fragment.

### **ZONE 4.2: EARLY MEDIEVAL (AD 400-1169)**

#### **08E0912 Betaghstown, early medieval enclosures**

Two sub-rectangular ditched Enclosures J and K, indicated by the geophysical survey, were uncovered on the eastern end of the archaeological area, to the west of and upslope from the river. No finds were recovered from this part of the site and the date of the activity represented here has not been determined. However, the sequence of cuts and deposits suggests at least three phases of activity, while the variation in burial rite in Enclosure K (below) indicates that it is probably not contemporary with

the Bronze Age cremation burial identified to the west. The activity on this part of the site is probably later and may be Iron Age or early medieval in date.

Enclosure J was c. 35m by 53m with a ditch 3m wide by 0.7m deep. Enclosure K was 41m by 53m and the southern ditch was 1.8m wide, filled by dark-brown silty clay.

A series of internal cut features and deposits were recorded within both the ditched enclosures and an inhumation burial within Enclosure K was partially exposed in one of the test-trenches. The partially exposed burial was orientated east–west or north-east/south-west.

#### **09E451 Donacarney Great, early medieval field system and crop processing**

Early medieval activity on the site was represented by a larger field system that cut across and did not respect the earlier prehistoric features. Four unenclosed plank-built structures that may have been houses, kiln screens or sheltered ateliers/stores were also identified. Five cereal-drying kilns were found, generally cut into the banks of the early medieval field boundaries, and there was tentative stratigraphic evidence for the keyhole-shaped kiln being later than the figure-of-eight-shaped kilns, supporting a hypothesis put forward by Monk and Kelleher (1995) regarding the relative antiquities of the two kiln types. One kiln was enormous (7m long and almost 1m deep) and contained two, sawn, deer antler off-cuts and a large piece of human skull, apparently intentionally placed in the centre of the base of the deeper bowl.

### **ZONE 4.3: EARLY MEDIEVAL (AD 400-1169)**

#### **06E0413 ext. Donacarney Great, testing west of R150**

Following trial trenching 06E0413-Phase 1, an archaeological rescue excavation found six large pits, six small pits, three cereal-drying kilns and two spreads of ‘burnt material’. A small iron knife (from a pit) and the cereal-drying kilns were of an early medieval type. Cereal-drying kilns tend to occur close to settlement areas, where the dried grains can be subsequently ground to flour or traded.

A large quantity of animal bone and carbonised plant remains were recovered from the pits: apparently dumped there as part of waste disposal. The animal bone assemblage is dominated by cattle, followed by sheep and pig. In addition, there were bones from horse, goat, duck dog, and cat. The evidence suggests that animals were slaughtered, processed and, as there was evidence of roasting, consumed at the site. A radiocarbon date of AD 320–540 (2 sigma) was obtained from one of the animal bones.

This site appears to represent activities that occurred in the immediate vicinity of an early medieval settlement. A contemporary burial ground is located to the east of the R150 (07E0622-below) and further burials were found further to the south-east in the Sevit Hall estate (Zone 4.4, 01E1170).

#### **06E0413-Phase 2, Donacarney Great, east of R150: test trenching**

Two trenches (out of 20) in Field 3 revealed potential archaeological remains. Nine trenches (out of 13) in Field 4 revealed potential archaeological remains and at least four human burials were found. Other archaeological remains consisted of pits and ditches, but most features were not assessed to determine their function or date.

Numerous features appeared to be field drains and almost all fills are stated as containing animal bone. Field 5, in Betaghstown townland, was marshy and poorly drained and did not reveal any archaeological remains (out of 20 trenches). The impression is that there is an early medieval settlement with an associated burial ground. Some flint finds may imply a prehistoric phase as well.

**07E0622, Donacarney Great, east of R150: monitoring**

Following trial trenching 06E0413-Phase 2 above, initial ground-works were being monitored prior to an archaeological excavation. These works found human remains in an area well away from the burials discovered during 06E0413-Phase 2. This led to the conclusion that the burial-ground was perhaps significantly larger than had originally been anticipated and all works on site were suspended.

The burial discovered during monitoring was excavated and found to be an adult male, estimated to be 25–35 years at death, interred within a shallow grave in a supine, extended position. His living stature was estimated to be 169.4cm, and approximately 50% of the expected bones were present. A radiocarbon date of AD 575–670 (2 sigma) was obtained from a sample from one of the ribs.

**ZONE 4.4: EARLY MEDIEVAL (AD 500-1169)**

**01E1170 Betaghstown, early medieval burials**

An assessment was carried out following the discovery of two burials on the site during the construction of a housing estate. The skeletal remains had already been removed, so no on-site assessment of the burials could be made; no obvious cut for the burial was visible. The skeletal remains were later identified as the partial remains of two young male adults of prehistoric/Early Christian date. Small fragments of human bone were also recovered from disturbed soil and a preliminary identification would suggest that they belonged to a teenager. Minimum of three individuals.

**MEDIEVAL (AD 1169-1550)**

There are no references to medieval remains in and around Bettystown. This is not unusual in rural Ireland and does not imply the area was unoccupied.

**POST-MEDIEVAL / MODERN (1550-present), Betaghstown.**

**ZONE 4.1**

Clearly Zone 4.1 was crossed with modern field boundary ditches. Most of these ditches are probably seen on 19<sup>th</sup> century mapping – but the origin of the field system was probably 18<sup>th</sup> century as part of the land redistribution period of 1650-1700.

05E0005: To the east of the site the remains were post-medieval in date and comprised a pit and a donkey burial.

05E0005 ext.: The linear ditches were of modern origin and were unrelated to the archaeological features.

04E0533: The linear ditches were found to run roughly parallel to each other and may have been field boundaries. Also modern field drains and wastewater pipes.

04E1649: To the east of the site two, parallel, east-west-oriented ditches were identified. One of these ditches was a continuation of a ditch found on the western side of the site. Two further features identified in the eastern part of the site were interpreted as pits of probable 17th-century date.

#### **ZONE 4.2**

08E0912: Two shallow, undated ditches uncovered to the north-east may represent former field boundaries.

#### **SUMMARY:**

**Figs 20-22 show the general area around *Seaview Terrace* with annotation.**

### 3 NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE / RECORD OF PROTECTED STRUCTURES SUMMARIES, Figs 23-24

<http://www.buildingsofireland.ie/niah/search.jsp?county=ME&name=&town=bettystown&townland=&type=quick&page=1>

There are 22 entries on the NIAH for Bettystown but none in the immediate vicinity of *Seaview Terrace*. *Seaview Terrace* is not in the NIAH or RPS and is not part of an Architectural Conservation Area. Entry onto the NIAH list does not provide statutory protection, but most of the NIAH entries are also included in the Meath County Development Plan Record of Protected Structures (CDP, Vol 2 Appendices Pp391ff) <http://meathcountydevelopmentplan.files.wordpress.com/2013/12/meath-development-plan-volume-2-appendices-final-revised-24th-sept-1.pdf>

There are 15 buildings or structures entered onto the Meath Record of Protected Structures (RPS) for Bettystown.



**14316001: Mc Donough's, Triton Road, Bettystown, County Meath. RPS: MH021-306**

Four-bay single-storey thatched house, built c.1820, now also in use as public house. Three-bay single-storey public house extension with slate roof to east. Single-storey flat-roofed extension to entrance façade of public house.



**14316002: Triton Road, Bettystown, County Meath. RPS: MH021-305**

Terraced three-bay single-storey thatched house, built c.1820, with a projecting entrance porch. Square-headed window openings with timber sash windows. Pitched thatched roof to house and to entrance porch. Site is enclosed by a low concrete wall.



**14316003: Triton Road, Bettystown, County Meath. Not on RPS.**

Cast-iron vent pipe, erected c.1870, with a decorative cast-iron fluted base and a plain steel shaft with a crown top. Foundry stamp to base.



**14316004: Triton Road, Bettystown, County Meath. RPS: MH021-303**

Detached three-bay single-storey thatched house, built c.1850, with a projecting central entrance porch. Square-headed window openings with timber sash windows. Pitched thatch roof with rendered chimneystack. Modern extension to the rear.



**14316008: Bayview Terrace, Laytown Road, Bettystown, County Meath. Not on RPS.**

Terraced three-bay single-storey rendered house, built c.1900, with a canted bay window on front elevation. Pitched slate roof with a rendered chimneystack. Square-headed openings retain original timber sash windows and timber batten door.



**14316009: Bayview Terrace, Laytown Road, Bettystown, County Meath. Not on RPS.**

Terraced three-bay single-storey rendered house, built c.1900, with a canted bay window on front elevation. Pitched slate roof with a rendered chimneystack. Square-headed openings retain original timber sash windows and timber batten door.



**14316010: Bayview Terrace, Laytown Road, Bettystown, County Meath. Not on RPS.**

Terraced three-bay single-storey rendered house, built c.1900, with a canted bay window on front elevation. Pitched slate roof with a rendered chimneystack. Square-headed openings retain original timber sash windows and timber batten door.



**14316011: Bunbeg, Laytown Road, Bettystown, County Meath. RPS: MH021-312**

Detached three-bay single-storey house, built c.1920. Central entrance door with hood moulding, flanked by projecting bay windows. Pitched tile with terracotta crested ridge tiles. Pebbledash walls with a render cornice above the bay windows.



**14316012: Laytown Road, Bettystown, County Meath. RPS: MH021-310**

Semi-detached two-bay two-storey rendered house, built c.1900, with a full-height canted bay window. Pitched slate roof with terracotta ridge tiles, eaves dentils and a rendered chimneystack. Round-arched door opening with a hood moulding.



**14316013: Laytown Road, Bettystown, County Meath. RPS: MH021-311**

Semi-detached two-bay two-storey rendered house, built c.1900, with a full-height canted bay window. Pitched slate roof with terracotta ridge tiles, eaves dentils and a rendered chimneystack. Round-arched door opening with a hood moulding.



**14316014: Laytown Road, Bettystown, County Meath. RPS: MH021-313**

Cast-iron fluted vent pipe base, c.1850.



**14316015: Laytown Road, Bettystown, County Meath. Not on RPS.**

Semi-detached three-bay single-storey house, built c.1900, with central door flanked by canted bay windows. Single-storey return to rear. Pitched slate roof with terracotta ridge tiles, cast-iron rainwater goods and two rendered chimneystacks.



**14316016: Laytown Road, Bettystown, County Meath. Not on RPS.**

Semi-detached three-bay single-storey house, built c.1870, with central door flanked by canted bay windows. Single-storey return to rear. Pitched slate roof with terracotta ridge tiles, cast-iron rainwater goods and two rendered chimneystacks.



**14316017: Laytown Road, Bettystown, County Meath. RPS: MH021-316**

Cast-iron water pump, c.1870, with a fluted shaft, an acorn finial, foundry mark and a shelf to base.



**14316019: Coast Road, Bettystown, County Meath. RPS: MH021-328 and RPS: MH021-329**

Pair of four-bay single-storey thatched houses, built c.1850, with projecting entrance porches. Pitched thatch roof with a rendered chimneystack. Square-headed window openings have timber sash windows. Square-headed door openings have replacement.

**14316020: Eastham House, Eastham Road, Bettystown, County Meath. RPS: MH021-122**



<b>Reg. No.</b>	14316020
<b>Date</b>	1740 - 1780
<b>Previous Name</b>	N/A
<b>Townland</b>	BETAGHSTOWN
<b>County</b>	County Meath
<b>Coordinates</b>	315468, 273752
<b>Categories of Special Interest</b>	ARCHITECTURAL ARTISTIC HISTORICAL TECHNICAL
<b>Rating</b>	Regional
<b>Original Use</b>	country house
<b>In Use As</b>	country house
<b>Additional Use</b>	guest house/b&b

**Description**

Detached five-bay three-storey house, built c.1760. Pitched and hipped slate roofs.

Roughcast rendered walls. Square-headed window openings have stone sills and timber sash windows. Pedimented door surround with flanking fluted pilasters, a plain fanlight and an original timber panelled door. Original cast-iron gates and railings to front site. Walled garden to rear.

**Appraisal**

This house dating to the mid eighteenth century is symmetrical designed. The architectural qualities of this building are immediately apparent in the scale and form of this house. Artistic quality is apparent in the decorative treatment of the doorcase.

A walled garden survives to the rear, while the related outbuildings have been replaced with modern self-contained guest houses.

Eastham House is also listed under the **NIAH Garden Survey**. The description is:  
**Main features unrecognisable - peripheral features visible**

Name of Site : Eastham House

**Reference : ME-43-O-154737**

Barony / Municipal Borough : **Lower Duleek**

Parish : **Colp**

County : **Meath**

Townland : **Betaghstown**

Present on Ordnance Survey 1" Series

[1st] Yes, sheet 92

[2nd] Yes

[Rev] Yes

Present on Ordnance Survey First Edition 6" Series

[1836 to 1846] Yes

Location on Ordnance Survey 1:50,000

Sheet No : 43

Grid Letter : O

Grid Reference : 154737

**Apparent visibility on current OS and general notes**

Buildings indicated, not named



**14316021: Eastham Road, Bettystown, County Meath. RPS: MH021-116**

Detached three-bay single-storey rendered house, built c.1900, with projecting gabled bay with bay window. Pitched slate roof with crested ridge tiles and rendered chimneystacks.



**14316022: Eastham Road, Bettystown, County Meath. RPS: MH021-115**

Cast-iron wall box, c.1905, with royal insignia of Edward VII. Set into a roughly dressed limestone wall.

**14316023: Betaghstown House, Eastham Road, Bettystown, County Meath**  
**Not on RPS as separate number – understood as part of MH021-117**



<b>Reg. No.</b>	14316023
<b>Date</b>	1780 - 1820
<b>Previous Name</b>	N/A
<b>Townland</b>	BETAGHSTOWN
<b>County</b>	County Meath
<b>Coordinates</b>	314652, 273748
<b>Categories of Special Interest</b>	ARCHITECTURAL ARTISTIC TECHNICAL
<b>Rating</b>	Regional
<b>Original Use</b>	demesne walls/gates/railings
<b>In Use As</b>	demesne walls/gates/railings

**Description**

Pair of dressed limestone gate piers with ball finials, erected c.1800, support decorative cast-iron double gates. Piers are flanked by original cast-iron single gates. Sweeping walls terminating by a second pair of limestone piers.

**Appraisal**

These are the original eighteenth-century gates to Betaghstown House but as that estate has been divided into smaller holdings, it is now the entrance into another private house. The gates and post box in the adjoining wall however contribute to the setting and context of Betaghstown House.



**14316024: The Narrow Ways, Bettystown, County Meath, RPS: MH021-114**

Cast-iron water pump, c.1900, with horizontal bands to the shaft and a replacement top

**14316025: Betaghstown House, The Narrow Ways, Bettystown, County Meath.**  
**RPS: MH021-117**



<b>Reg. No.</b>	14316025
<b>Date</b>	1750 - 1800
<b>Previous Name</b>	N/A
<b>Townland</b>	BETAGHSTOWN
<b>County</b>	County Meath
<b>Coordinates</b>	314830, 273655
<b>Categories of Special Interest</b>	ARCHITECTURAL ARTISTIC HISTORICAL SOCIAL TECHNICAL
<b>Rating</b>	Regional
<b>Original Use</b>	country house
<b>In Use As</b>	country house

**Description**

Detached L-plan house, built c.1630, remodelled and extended c.1780 and c.1850.

Comprising of four-bay two-storey wing and five-bay two-storey wing with attic accommodation. Steep pitched slate roof with red brick chimneystacks. Rendered walls.

Square-headed window openings have stone sills and timber sash windows, some with exposed window boxes. Canted bay window on the west elevation rises to the first floor.

Five-sided nineteenth-century projecting entrance porch to south-facing elevation.

**Appraisal**

This former manor house was reputedly built by the Betagh family, who give their name to the townland and the town of Bettystown. This house was taken from the family by Cromwell in 1649. Much of the original seventeenth century house survives and the roof form in particular is distinctly of that period. There have been additions to the house throughout its history. The windows were probably enlarged during the early Georgian period and the canted bay window and entrance porch were probably added during the nineteenth century. Socially it is interesting as it was the 'big house' of the area. The house is technically significant as it retains features and materials from different periods.

**14316026: Betaghstown House, The Narrow Ways, Bettystown, County Meath**

**Not on RPS as separate number – understood as part of MH021-117**



<b>Reg. No.</b>	14316026
<b>Date</b>	1780 - 1820
<b>Previous Name</b>	N/A
<b>Townland</b>	BETAGHSTOWN
<b>County</b>	County Meath
<b>Coordinates</b>	314828, 273681
<b>Categories of Special Interest</b>	ARCHITECTURAL TECHNICAL
<b>Rating</b>	Regional
<b>Original Use</b>	laundry
<b>In Use As</b>	outbuilding

#### **Description**

Hexagonal limestone former laundry house, built c.1800, with brick reveals to openings and slate roof. Single-storey outbuildings to site. Four-bay two-storey red brick stable building, built c.1880, to south west of main house.

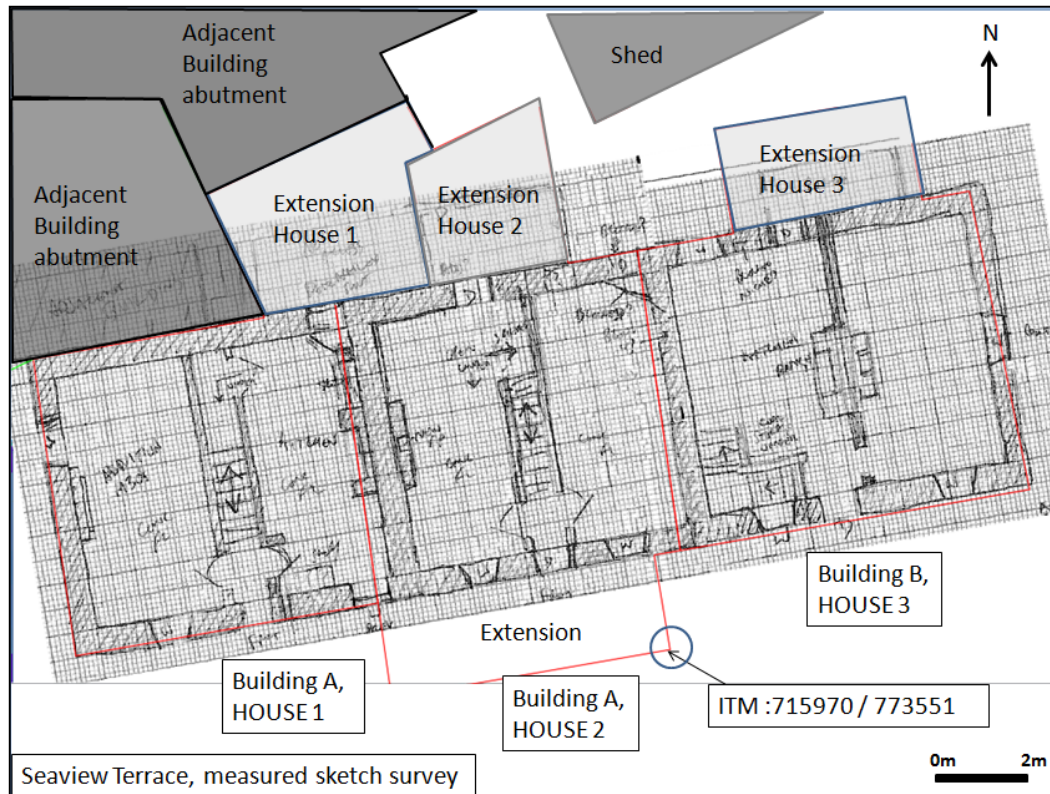
#### **Appraisal**

The laundry house is a fine example of a well designed outbuilding. Together with the adjoining range of outbuildings, and the later red brick stable building, a significant group of domestic outbuildings is created.

## 4 SITE VISIT AND SURVEY

### Bettystown Seaview Terrace houses. Survey of 12<sup>th</sup> June 2019

The description and measurements below are based on a sketch survey. SEE ACCOMPANYING SURVEY SKETCHES AND PHOTOGRAPHS **Figs 25-46**.



### Discussion

*This set of terraced houses represents a working-style set of perhaps 'fisherman' houses. There is no decoration whatsoever in these houses, but as they are two story and slate roofed, they lean more towards shop and boat owner families rather than a shop or boat workers families. Seaview Terrace, as seen from old photographs is of the same unadorned, nap rendered, slate roofed, whitewashed architectural design as Strandview House and Strandview Terrace and is part of the northern, 'working' area of old Bettystown (as opposed to the higher status 'residential' area on the coast to the south). This 'working' area is associated with the stream that is shown as running under the Strand View Hotel / Neptune Lodge on old mapping.*

The three terraced houses at *Seaview Terrace* (externally 20.2m x 6.4m plus four single-story extensions, Figs 25-28) represent two construction phases. The two western houses are of one build (Building A, Figs 29-30)) and the eastern is a subsequent addition (Building B, Figs 31-32) after the first two were completed. The eastern house (House 3) seems to have been built up against the original E gable end wall without an independent supporting wall. All three houses have the same size ground plan with the western pair showing two main rooms with a central staircase leading up from in front of the front door. The eastern house also has two ground

floor rooms, but with a side-built dog-leg staircase. All have walls roughly 0.50m thick made of rounded beach stones and probably quarried stone as well. They are nap rendered. Old photographs show that the buildings seemed to have been originally built with slate roofing. The gable ends of the slate roofing are held in place by a ridge of red brick and concrete. All three houses have porch/scullery additions to the rear.

All three buildings have been previously fully gutted and refurbished, with new windows and possibly roof trusses in the recent past; with full dry-lining of all the walls, new windows, fireplaces either inserted or originals (including all kitchen ranges) removed and ground floors laid with cement/concrete. All chimney pots are recent. In the western house (House1, Fig 36), all internal stud walling is of lath and plaster so the main refurbishments are probably mid-20<sup>th</sup> century. In the middle building (House 2) there has been a another full refurbishment more recently with the addition of an en suite bathroom and additional new doors throughout. All three houses have new electrical connections, plumbing, heating and waste water systems installed. The eastern building has a new, felted, slate roof while the western two have slates directly over roof trusses. There is no attic insulation. Photographs show the original windows were all sash.

Originally, the two western houses shared a large chimney block between them, with the gable ends having no chimney and no fireplaces. A chimney was subsequently added to the western gable end (House1, Figs 33, 34, 36) to heat the lower living room and upstairs master bedroom. This seems to have been in the 1920s or 1930s as seen from older photographs. The western house master bedroom cast iron fireplace could be retained and reused. No original 19<sup>th</sup> century fireplaces or cooking ranges survive (Figs 35, 38, 41). The eastern building has its own, central chimney block to heat both the downstairs rooms, but the upper has been remodelled so much that the original layout is not discernible.

The internal doors for the western house (House 1) generally retain old, small brass door knobs and locking mechanisms (Fig 36), some of which have additional decoration and detail. These could be retained and reused. All the doors of the other two houses have been recently replaced.

The basic design for Building A (House 1 and House 2) was ground floor with two rooms (1x kitchen with a range cooker and 1x living room with no fireplace) separated by a front door lobby leading to a straight staircase with under-stairs storage accessed from the kitchen. The kitchens were back-to-back so they could share a chimney stack. This presumably means the first floor had fireplaces in this stack and these were for the master bedrooms. This original first floor layout is not now discernible. The ground floor plans had three external doors and two windows for each house. The first floor had five windows each. Due to a large building to which Building A was built as abutting to the NW, the windows and doors are juggled around slightly in order to fit them in.

Due to the adjacent building, there was only room for one back door for the western House 1, so there were originally two doors on the southern (front) facade (Fig 35). This second 'front door' was later converted into the E ground floor window. The central house (House 2) has one front door and two back doors (one now blocked). House 2 may have a blocked ground floor window underneath the first floor 'niche'

window in the original E gable end. The E building (House 3) has only two visible doors (one front and one back) but may have a blocked-off door that is covered by the very large scullery porch to rear (and internal dry lining).

The western building House 1 has three windows on the first floor southern, front facade and House 2 had two. In order to achieve five windows for the upper floor for House 1, three were placed on the front, one on the western gable end and only one to the rear. House 2 has two-opposite-two windows front and rear and originally had a fifth in the eastern gable end. This window was subsequently blocked by the construction of the eastern House 3 and is now a wall niche. The eastern House 3 has a window arrangement that mirrors western House 1 (three at front, one to rear and one in gable end). House 3 altered the design with a central chimney block so that both ground floor rooms could be heated. A chimney was later added to the W gable end of House 1 to heat the ground floor living room and the (now) master bedroom. Externally there is a concrete apron all the way round the buildings and the southern garden wall is probably an original build, but this wall has been rebuilt in concrete blocks on the western side. The original eastern boundary was a fence with direct access to a terrace: this terrace was probably used for storing boats, fishing equipment / pots etc at the top of the beach. There is an old, large, stone-built shed with additions / remodelling to the rear. This was probably a boat house +/- stable for all three houses and probably had direct access to the beach in the NE corner of the site. The main garden areas consist of raised beds of very sandy soils retained by rotten, reused railway sleepers. Current site access gates are modern.

**Detail description:** *NOTE: all measurement approximate and do not include allowance for present dry-lining of all walls (c.50mm on each wall).*

***Western and central Building A: Exterior (Figs 5, 33)***

Externally 13.5/14m x 6m. External walls c. 3.5m high to gutter line and c. 6.25m to the ridgeline. Roof pitch c. 40 degrees. External walls approx. 0.50m thick.

Roof: Slate with no underfelt. Shared attic running round central chimney block. No original guttering. Additional chimney added at W gable end

W Gable end: Window over window set to side to allow for a central chimney flue.

Low skirting band around base of wall. Electricity connections. The off-centre window seems to have been mirrored on the E gable end, even though there was originally no chimney in either gable. E gable end now abutted by Building B.

S face: Front of building. All doors and windows flat-headed.

House 1: Three bay window-central door-window under three windows above.

Windows (opes: 0.89m wide internally narrowing to 0.79m at facade x 0.70m high) placed so that 1m gap between central door and W window, but 1.5m gap between front door and E window (a converted door). Windows originally all sash but now replaced with concrete surrounds. Sills appear to be concrete. E ground floor window is a full height door size internally so window seems to be a replacement for a second 'front' door (leading directly to kitchen).

House 2: Three bay window-central door-window under two windows above. E first floor window is not quite directly over ground floor window.

N Face: Rear of building. Generally rear of house windows are slightly smaller in height than front of house windows – about 0.10m smaller in all dimensions.

House 1: From the W gable end 6-7m of this building is abutting an adjacent building, and probably originally did so too. There is a back door in the NE corner of the Kitchen. This gives access to an ?add-on porch (which abuts the rear extension porch to House 2) that had no access at time of survey. First floor window over back door.

House 2: rear of house mirrors front of house, but now there is a large, add-on porch-scullery with a door in N wall and window in E wall.

House 2 has a very large conservatory addition to the front stretching the full width of the house.

### ***Western and central Building A: Interior***

NB all measurements approximate and are only up to present-day dry lining. All ground flooring is of mass concrete.

#### ***Internally House 1 (Figs 33-37):***

Two room with central straight flight of stairs opposite front door to first floor. E room is kitchen 2.45m wide x 5m long with a large chimney breast 1.75m wide for a range (now removed). Door to under-the-stairs store room in NW corner. Window that was previously a second door in SE corner. W room is living room with a central, tiled fireplace in W wall. Window in S wall and W wall. Stairs are 0.75m wide between two partition walls c. 0.17m wide running through the building. Stairs lead to a flat stop where you need to turn W to a back bedroom or E to a N-S landing 0.75m wide x 3.5m long. Landing leads to two rooms at S end. Access to attic above S end of landing. To E is present master bedroom lit by two front facade windows and heated by a fireplace in NW corner. Room is approx 4m x 3m. Fireplace is cast iron of a 1920s-1930s type with integrated mantelpiece. Front E room is L-shaped 2.25m x 2.25m lit by third front facade window. The original upstairs fireplace above the kitchen range has now been erased.

NE room (2.25m x 1.5m) is a converted bathroom with a small window and NW room is a bedroom lit by a window in W gable end.

#### ***Internally House 2 (Figs 37-40):***

Two room with central straight flight of stairs opposite front door to first floor. W room was originally the kitchen 2.30m wide x 5m long with a large chimney breast 1.75m wide for a range (now removed and converted with a new fireplace). This room has now been converted to the Living Room. Under-the-stairs store room opened out to be part of main room. Back door in N wall leading to large, add-on porch. Window in S wall. E Room was originally the living room and has been converted to a kitchen with a NE corner blocking that seems to indicate a previous back door in this location. There is probably a blocked off window in the E ground floor wall, beneath the first floor 'niche' window in room 3.

Stairs have been re-pitched to reach landing level c. 1m in advance of rear wall. Upper floor has been completely remodelled into two bedrooms. E bedroom has a large en suite bathroom (lit by a rear of house window) and also a storage hot press. E gable end has an off-centre blocked up original window that is now a 'wall niche'. W bedroom has had original fireplace erased and has a front and rear window. Upper part of wall adjoining House [1] to W is narrower above head-height and the step is converted to a shelf.

### ***Eastern Building B: Exterior (Figs 5, 40)***

External measurements indicate that Building B has been constructed straight against Building A without a significant independent structural wall. House 3 front facade matches that of W House 1 but the windows are slightly larger – around 1m wide internally narrowing to 0.90m wide on the facade. The first floor windows are placed above lower ones and front door. There is a new roof and both share a common gutter downpipe between Buildings A and B (now replaced in plastic – original, broken, cast iron downpipe is loose in the garden). Building B has a new, felted roof. The E gable end has a ground floor window and also a first floor window, but these are off-set one above the other.

Internally (Figs 40-45), Building B (House [3]) has a central chimney block (1.70m wide in kitchen and 1.15m wide in living room) that allowed fires to heat both ground floor rooms. The W room – the kitchen (3.2m x 5m)- was accessed directly by the front door and contains a corner dog-leg stairs in the SW corner. In the NE corner of this room is a back door, now leading to a large add-on porch-scully (c.2.65 x 1.30m). There is a window in the S wall and another in the NW corner. The range has been removed and a low-grade fireplace inserted. The stairs pass in front of the S face W window and there is a 'light-well' arrangement through the stair surround to light the kitchen. The upper part of the stairs is lit by the first floor S wall W window. Under the stairs there is a low cupboard that seems to have been used for coal storage. The E room (2.85m x 5m) has a new fireplace added, a window in S wall and another placed centrally in the E wall. There may be a blocked off door in the N wall. First floor: This has been completely remodelled so that the original layout is not discernible. The first floor is dominated by the central chimney block c. 1.15m x 1.15m that has had any fireplaces in it sealed up. The first floor is divided into four spaces: the SW quarter is the stairs and landing (lit by S wall central window), the NW quarter is a bathroom (lit by rear window in NW wall) and the other two quarters are bedrooms: NE lit by a window in the gable wall and SE by the a window in the S wall. All upper floor windows show a marked flaring down in the through-wall lintel to maximise light.

### ***Shed to rear (Figs 45-46)***

There is a large shed (ext 8.4m x 4.5m) to the rear (N-NE of Building B) that was gable-ended and roofed with corrugated iron in old photos. It has two openings in the S face. This shed was being used at the time of the survey and so was not inspected. The shed has numerous modern alterations and additions, but is clearly constructed of mortared, water rolled / field stones in the upper levels. It may have had direct beach access in the NE corner of the site so could have been for boat storage and/or for horses as a stable (perhaps shared by all three houses).

## 5 ARCHAEOLOGICAL POTENTIAL

The area of Seaview Terrace has a very high archaeological potential, perhaps tempered by the buildings and services already existing on the site and under the adjacent roads and footpaths, which will have disturbed any previous archaeological remains. There is also the potential for a palaeo-stream channel in this area that might preserve associated environmental remains or even wooden structures. The most significant potential remains are that of early medieval human burials, potentially of high status.

Meath County Council proposes to develop a site at *Seaview Terrace* in Mornington townland at Bettystown, Co. Meath (ITM 715970, 773551) as a civic amenity. The site is roughly 733sqm made up of 589sqm of *Seaview Terrace* houses and gardens plus a sandy, grassed terrace at the head of Bettystown Beach of 144sqm. A further area of the 856sqm beach access road, footpaths and current parking on the main street (R151) is also owned by Meath County Council and may form part of the proposed development.

*Seaview Terrace* represents a working-style set of perhaps ‘fisherman’ houses. There is no decoration whatsoever in these houses, but as they are two story and slate roofed, they lean more towards shop and boat owner families rather than a shop or boat workers families. *Seaview Terrace*, as seen from old photographs is of the same unadorned, nap rendered, slate roofed, whitewashed architectural design as Strandview House and Strandview Terrace and is part of the ‘working’ area of old Bettystown (as opposed to the higher status ‘residential’ area on the coast to the south).

The head-of-the-beach terrace area of *Seaview Terrace* may have originally been a loading platform occupied by a crane seen in a 19<sup>th</sup> century print (Fig 13). However, this crane may have been on the estuary stream that previously ran along *Strandview Terrace* to the south.

*Seaview Terrace* is located at the northern side of an ancient knoll that has been used for settlement since the Neolithic (c.4000BC). This knoll, which is only around 0.50m to 1m higher than the surrounding landscape so is not really discernible today, is defined to the north by a stream exit just to the south of St Ursula’s nursing Home, to the south by the Brookside housing estate and extends inland as far as the Tesco development. On this knoll, a significant number of archaeological remains have already been found and include Bronze Age burials, early medieval burials, settlement clusters and ringforts. To the south of this knoll was a large, floodable water-meadow inlet that previously stretched as far south as Laytown. To the north of this knoll the land rises to the NW to become a fairly high ridge overlooking the Irish Sea that also has a concentration of archaeological settlement and burial remains.

In the context of all these burial remains the famous ‘Tara’ brooch was discovered somewhere around Bettystown around 1850. This early medieval brooch almost certainly came from a high status burial and such burials can occur in sandy areas at

the head of beaches overlooking river estuaries and harbours (see for example, Sutton Hoo<sup>5</sup> and the Prittlewell Prince<sup>6</sup> in UK which are of a similar date to Tara Brooch).

*Seaview Terrace* features in several old photographs around 1900 and site survey has shown there are two buildings: the western and central as Building A (House 1 and House 2) and Building B (House 3) which is a second phase addition. The basic pattern for Building A was that each house was designed with a ground floor of a central front door leading to a lobby and a straight staircase. On each side was a large through-room and both Building A houses shared a single chimney block. Each Building A house has two ground floor windows and three external doors (House 3 has three ground floor windows and two external doors) and a first floor of five windows. However, due to an adjacent building these were juggled around to suit the site location. House 3 had its own, central chimney block. House 1 had a subsequent chimney added to the W gable end wall.

The *Seaview Terrace* houses have been completely stripped of any and all original features (even the original room layout upstairs is no longer identifiable) so that only the external walls remain of the original construction.

The internal door knobs and locking mechanisms of the western House 1 could be retained, as could the cast iron fireplace in the master bedroom in House 1. There is always potential for roof slates to be retained and reused. Slates are often used for artistic work if not for roofing buildings. There are no other elements of these houses that could be retained.

However, the houses at *Seaview Terrace* do comprise a set of functional, unadorned fisherman buildings dating to 'old Bettystown' of which not a great deal remains in this area, and their orientation and massing has been a part of the public beach access for generations. If they are not retained for the proposed development some concession to their history and form might be considered.

Regarding archaeology, the site clearly has a high archaeological potential for remains from almost any period. There may even be erased river channels that contain environmental material in this area. The development should be subject to pre-development trial trenching by a qualified archaeologist and should remains be discovered this should be followed by a full programme of archaeological rescue excavation that should be completed before main construction begins. In this way there should be no requirement for archaeological monitoring during construction phase.

## **ARCHAEOLOGICAL STRATEGY**

The property of Seaview Terrace and areas to be included in any proposed development of a civic amenity should be subject to a programme of archaeological investigation in advance of development. Seaview Terrace as a set of buildings has been surveyed and no significant elements have been identified for retention apart from some door knobs and a cast iron fireplace in the western house.

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<sup>5</sup> [https://en.wikipedia.org/wiki/Sutton\\_Hoo](https://en.wikipedia.org/wiki/Sutton_Hoo)

<sup>6</sup> [https://en.wikipedia.org/wiki/Prittlewell\\_royal\\_Anglo-Saxon\\_burial](https://en.wikipedia.org/wiki/Prittlewell_royal_Anglo-Saxon_burial)

## 6 ACKNOWLEDGEMENTS

David Keyes, S.E.E. Environmental Technical, Meath County Council

Christy Clarke, E.E, Transport Operations, Meath County Council

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[www.excavations.ie](http://www.excavations.ie) – Summary of archaeological excavation from 1970–2009.

[www.archaeology.ie](http://www.archaeology.ie) – DAHG website listing all SMR sites with aerial photographs.

[www.osi.ie](http://www.osi.ie) – Ordnance Survey aerial photographs (1995, 2000 & 2005) and historic OS mapping (first edition 6” and 25”).

<http://www.logainm.ie/> - Placename index

<http://www.buildingsofireland.ie/> -National Inventory of Architectural Heritage

<http://countydevelopmentplan.meath.ie/adoptedplan/> - Meath County Council 2013, Meath County Council County Development Plan 2013-2019

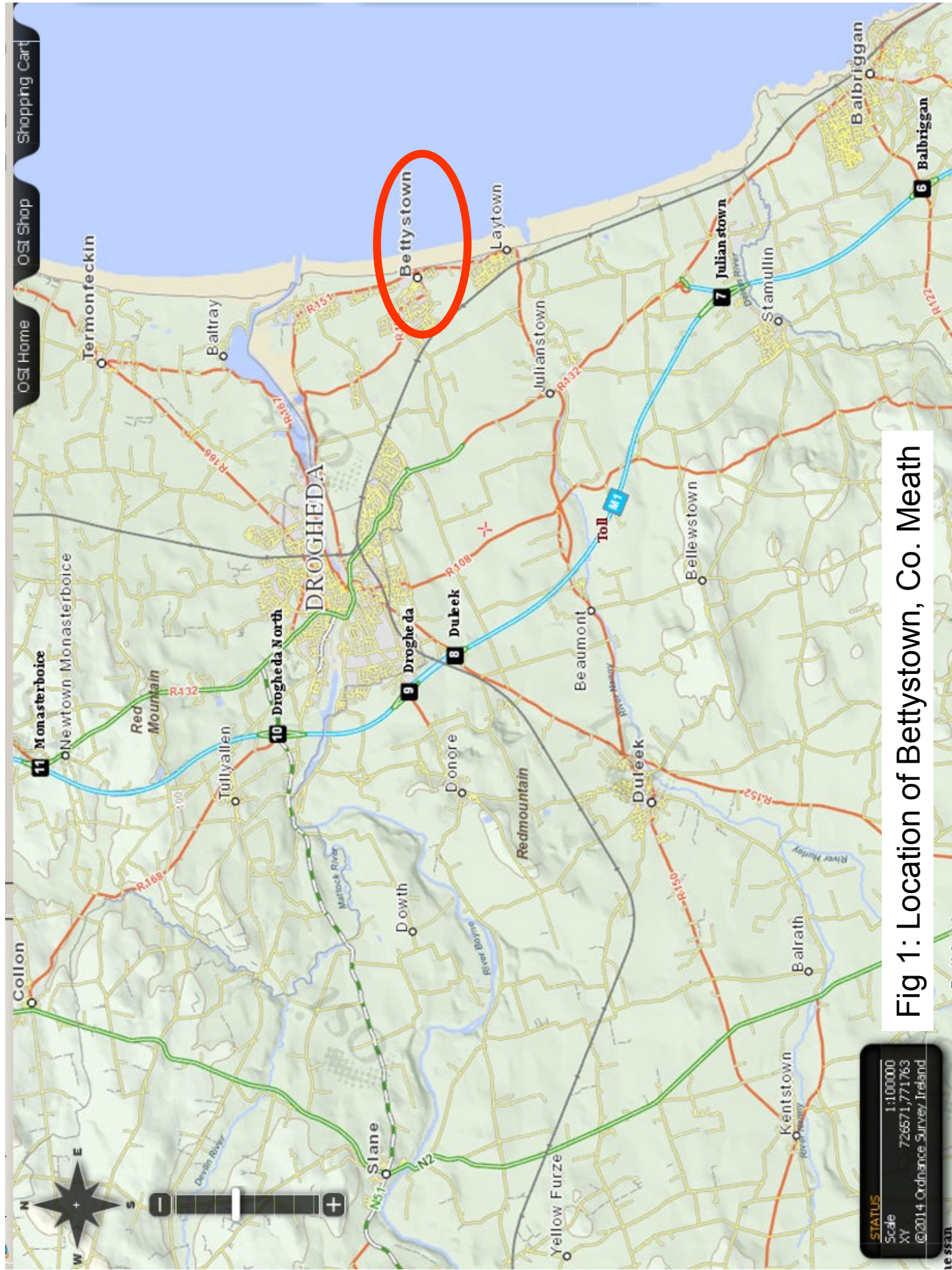


Fig 1: Location of Bettystown, Co. Meath

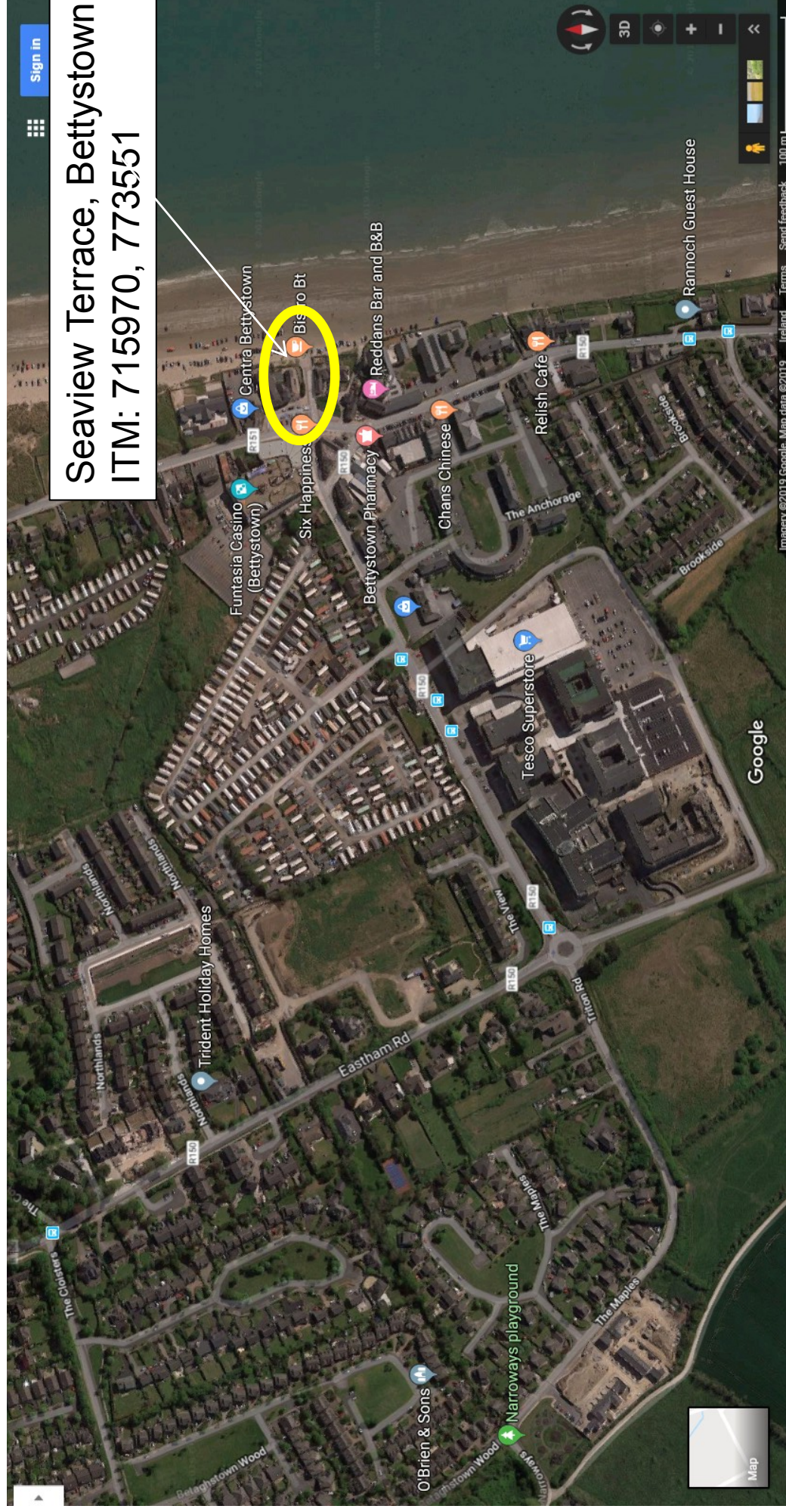


Fig 2: Bettystown, Co. Meath. Location of Seaview Terrace

Seaview Terrace houses, shed and garden. 733sqm

Top-of-the-beach low terrace. 144sqm

715970, 773551

Present live streetscape owned by Meath County Council. 856sqm

Fig 3: Architect drawing of Seaview Terrace property and potential area for proposed civic amenity



Site area includes this head-of-the beach terrace

Fig 4: Google Street view 2009 of Seaview Terrace. Facing NW



Fig 5: Google Street view 2009 of Seaview Terrace. Facing N



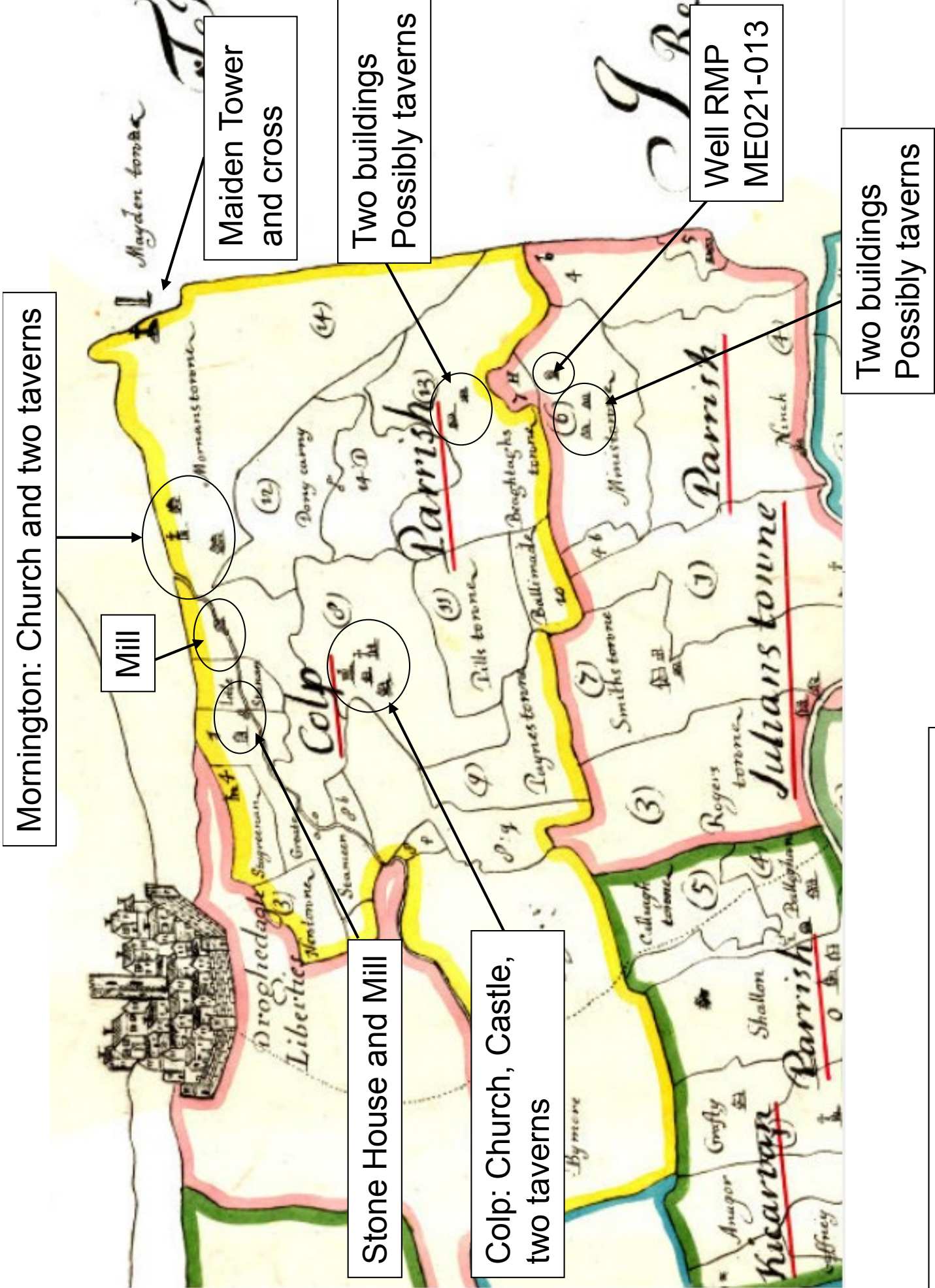


Fig 7: Down Survey Barony of Duleek

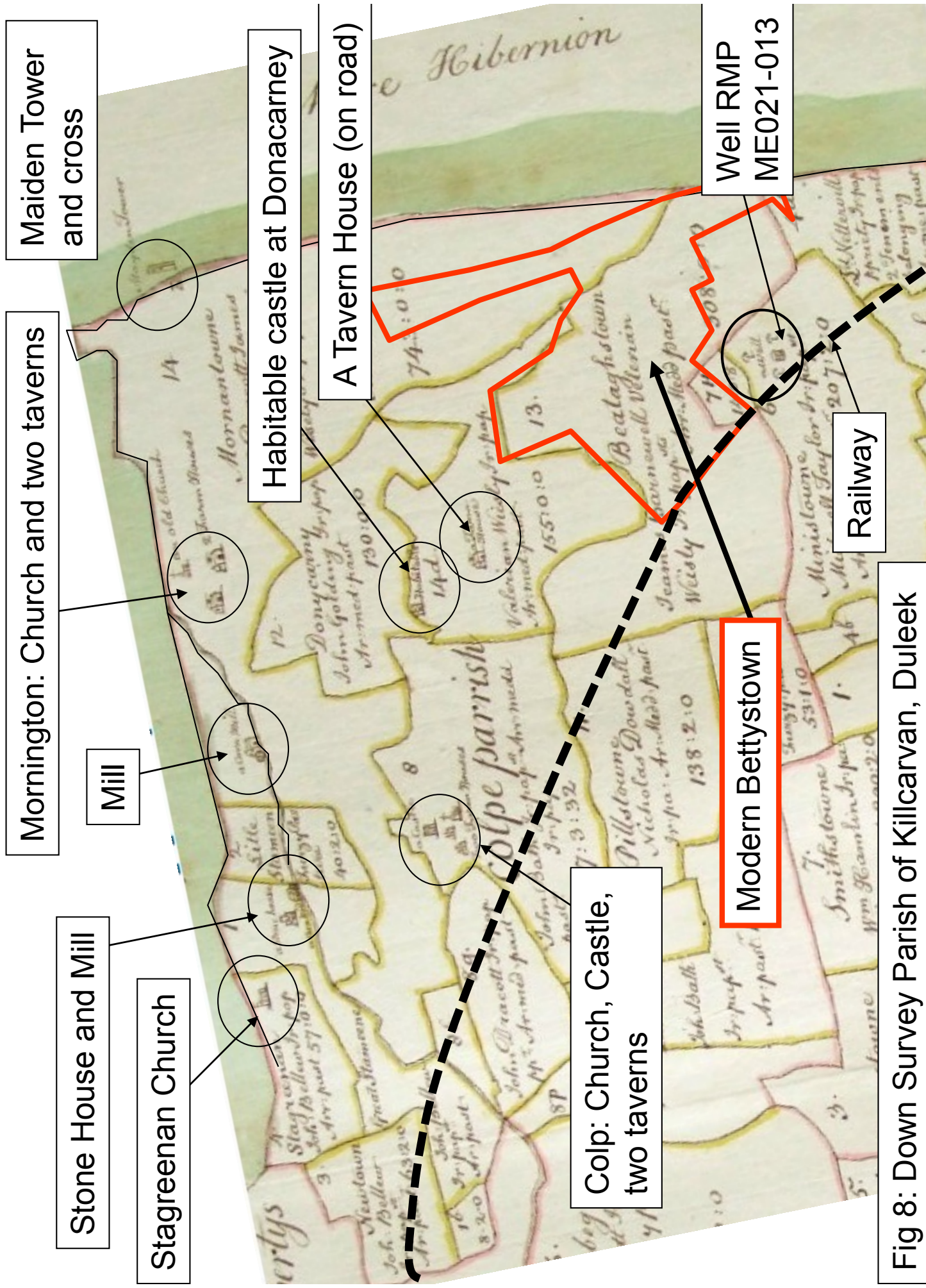


Fig 8: Down Survey Parish of Killcarvan, Duleek

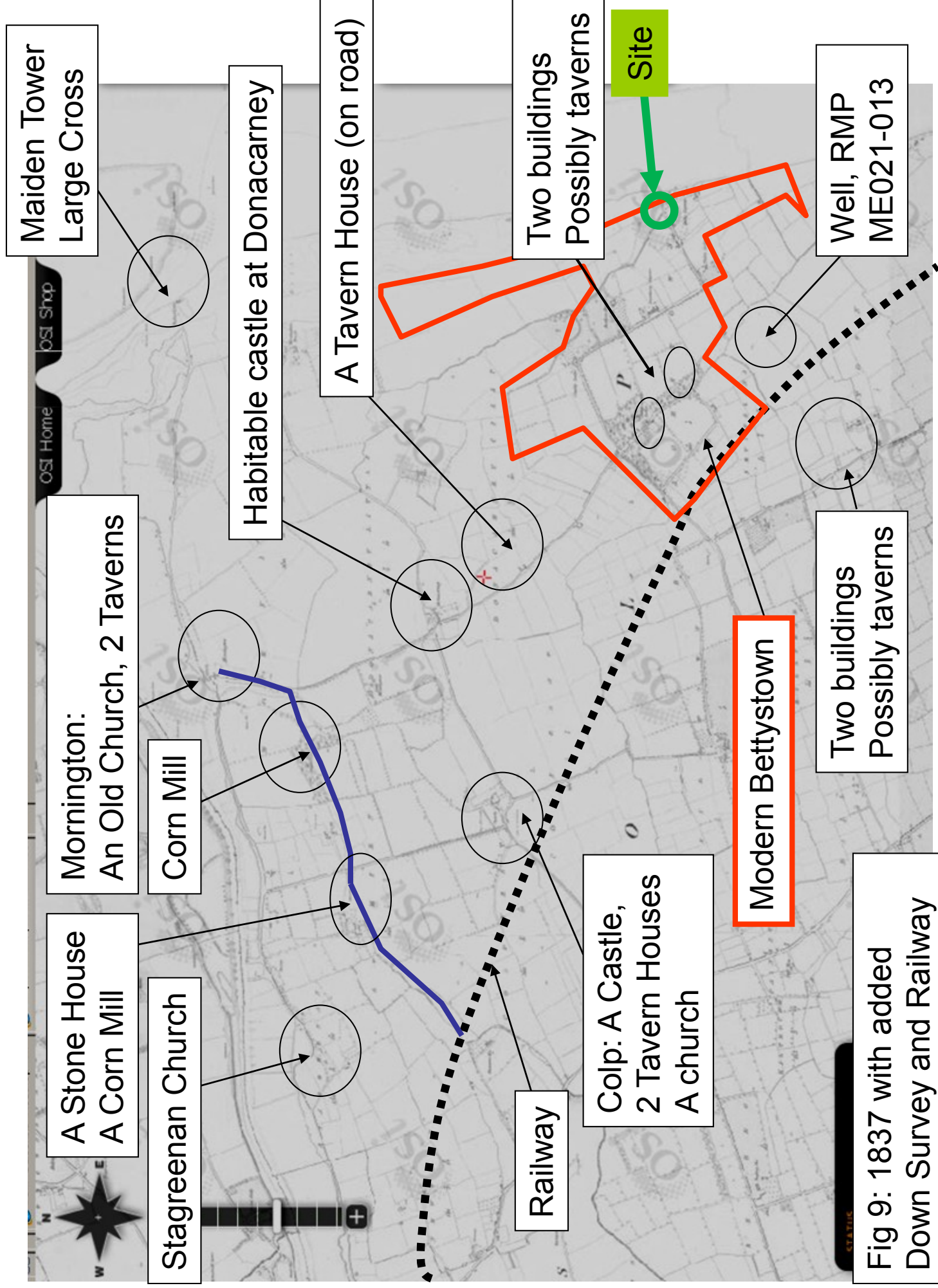
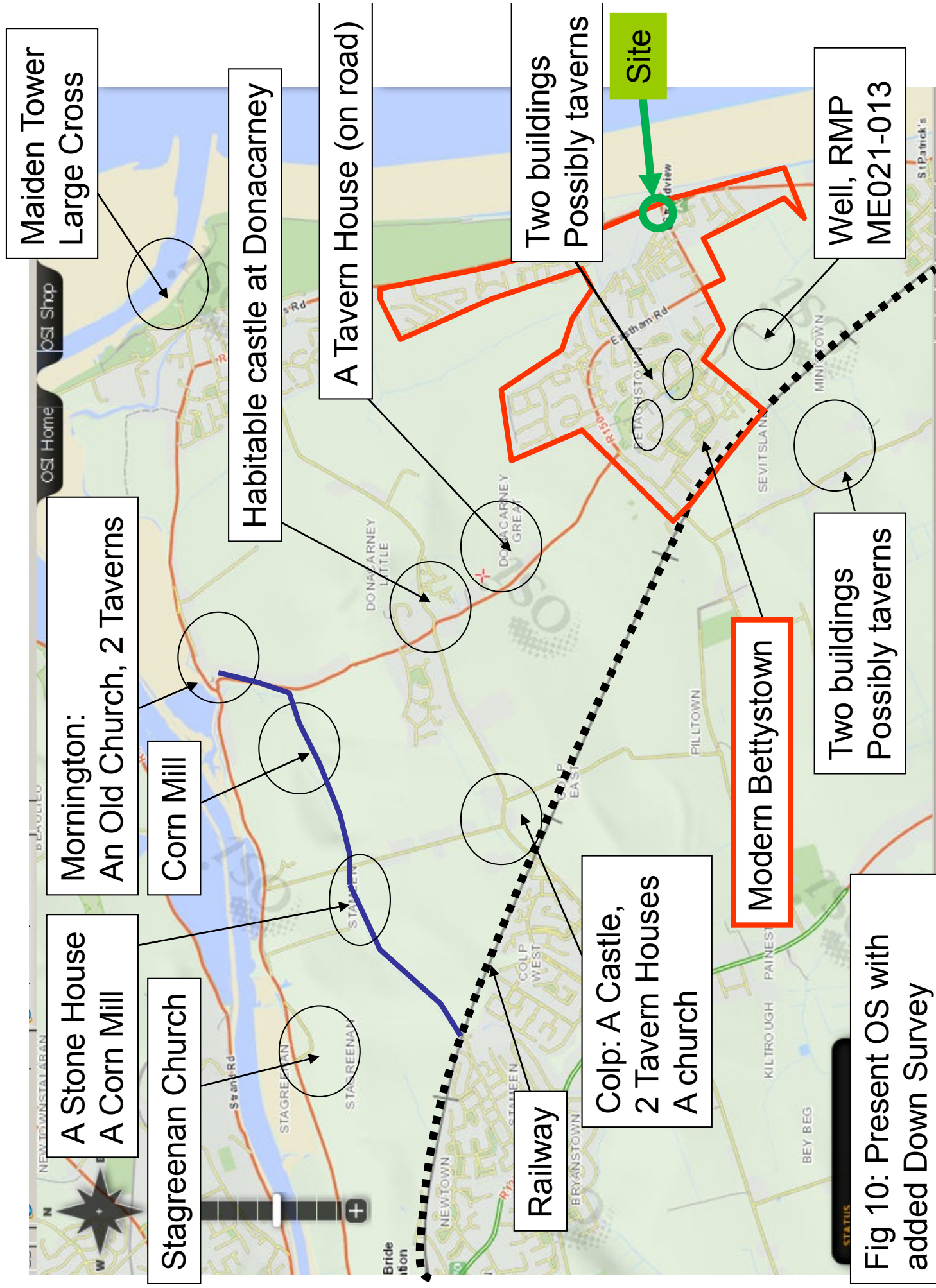


Fig 9: 1837 with added  
Down Survey and Railway



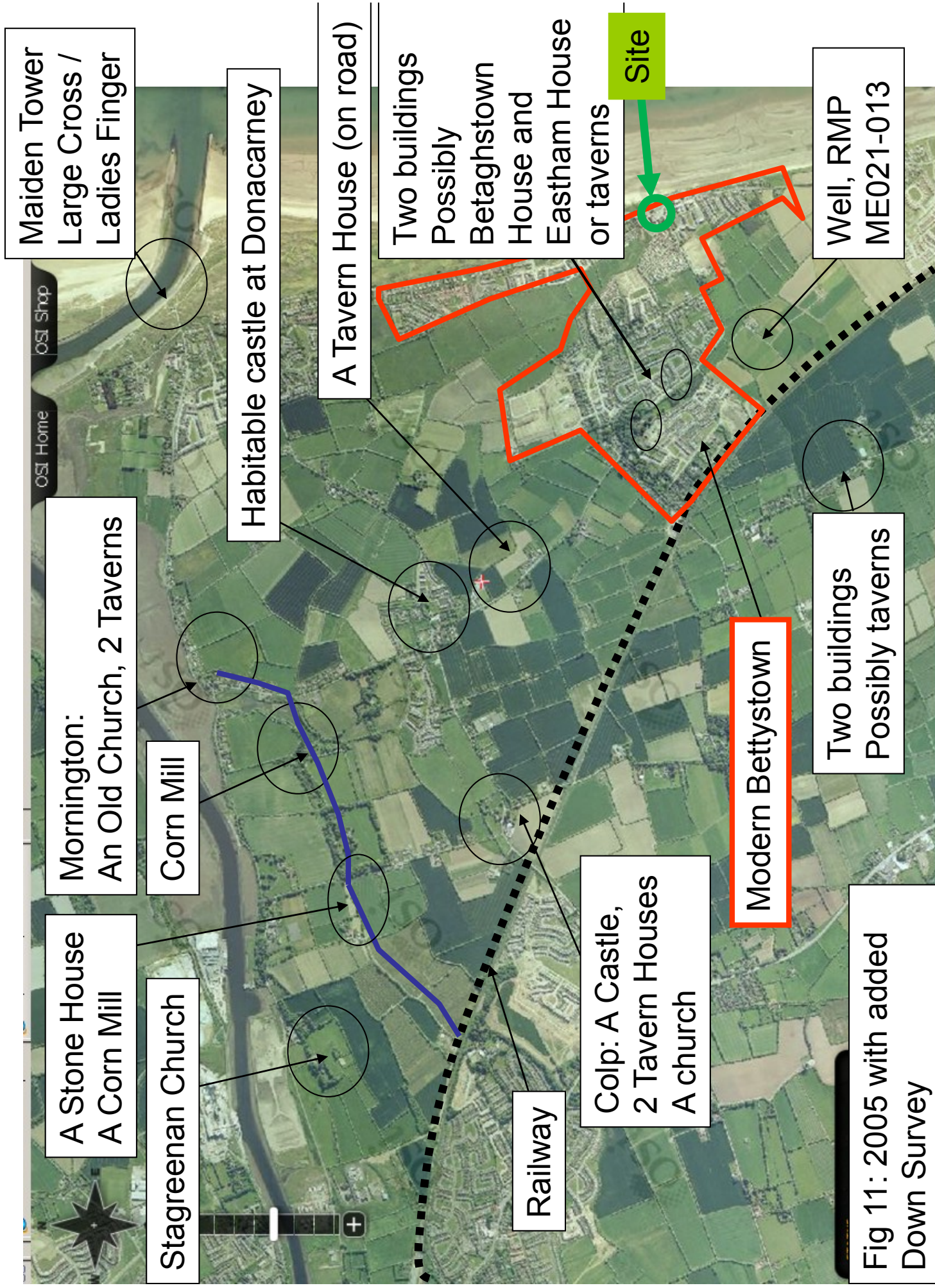
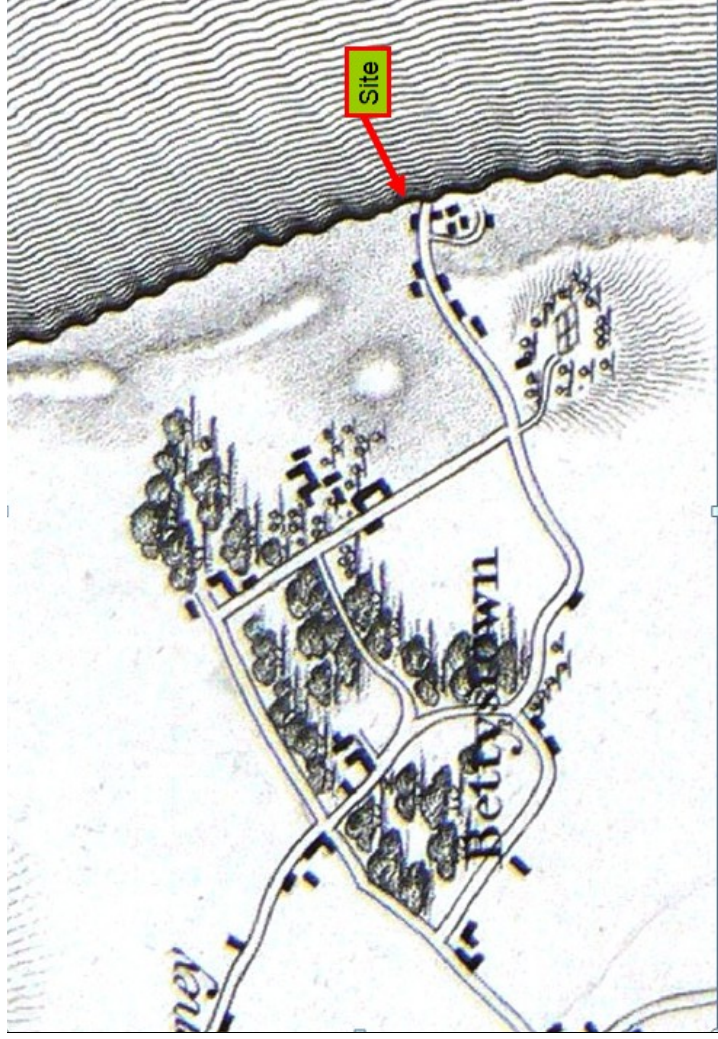
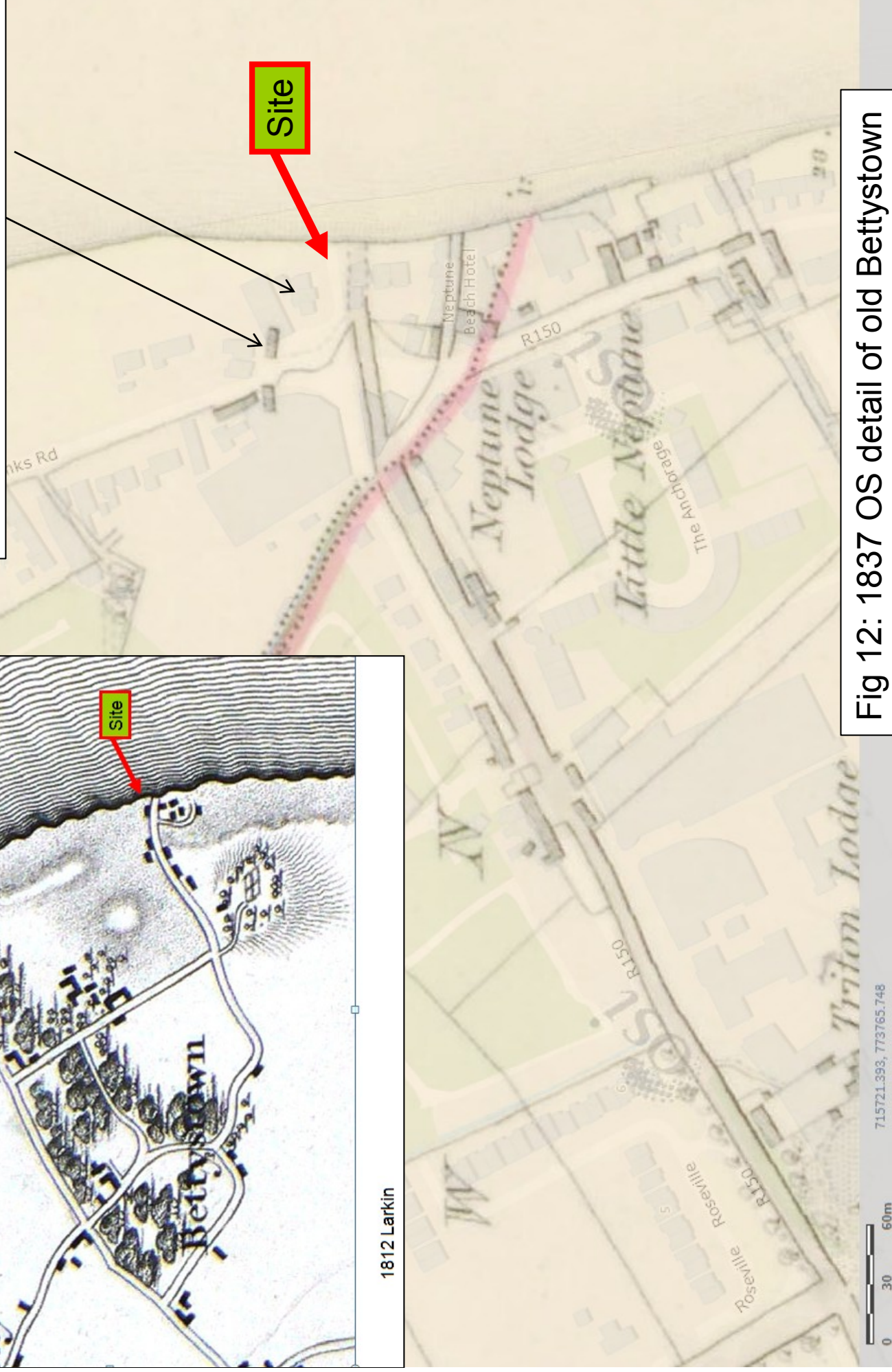


Fig 11: 2005 with added  
Down Survey

Seaview Terrace not marked.  
House may be a precursor building  
on the Seaview Terrace site



1812 Larkin



**Fig 12: 1837 OS detail of old Bettystown**

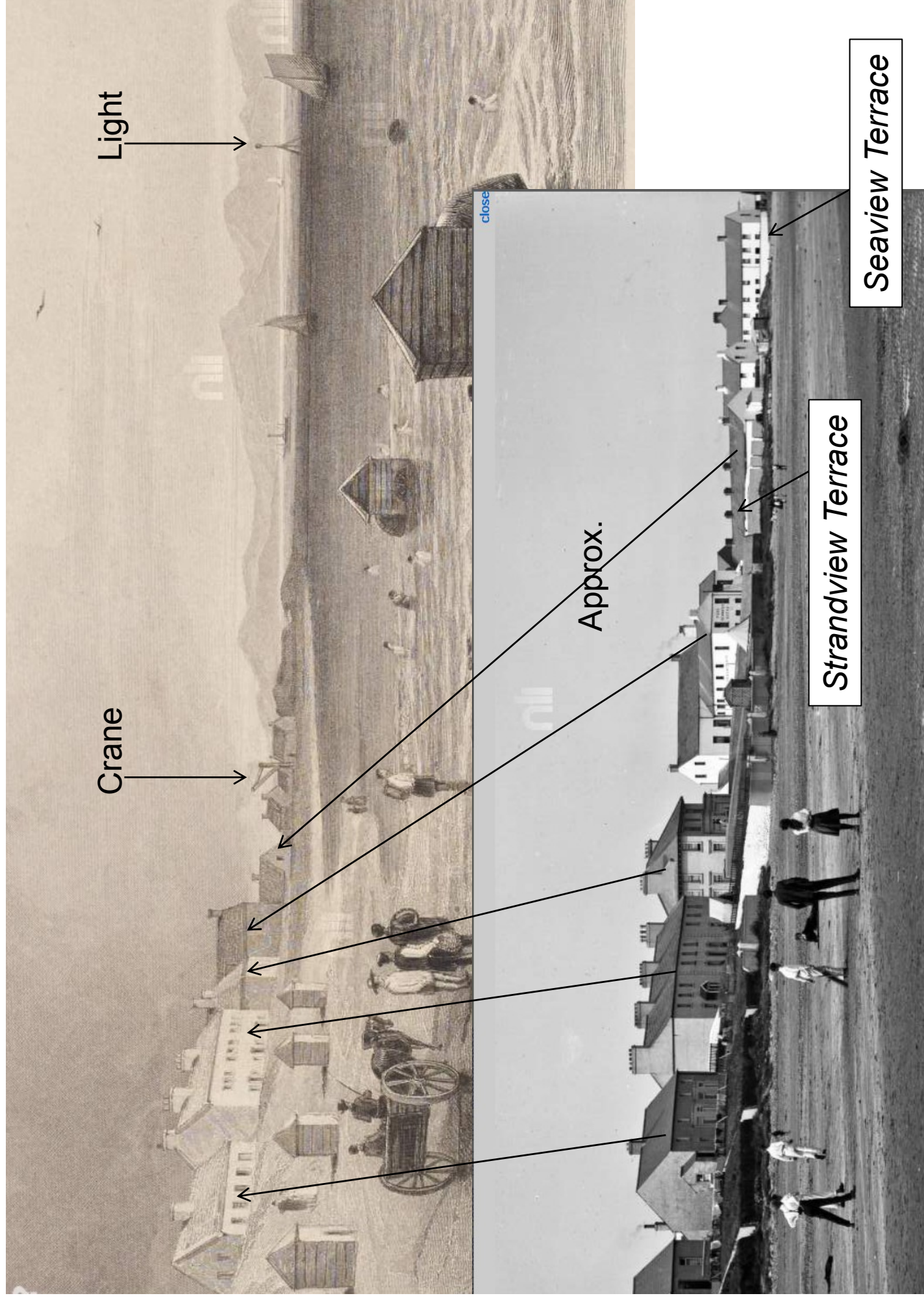


Fig 13: 19<sup>th</sup> century print and photograph showing Bettystown facing N to Seaview Terrace



Culverted stream / townland boundary

Fig 14: 1915 OS detail of old Bettystown



Length: 22.5cm

Fig 15: 'Tara Brooch', 8<sup>th</sup> century AD. When found, only one decorated panel was missing

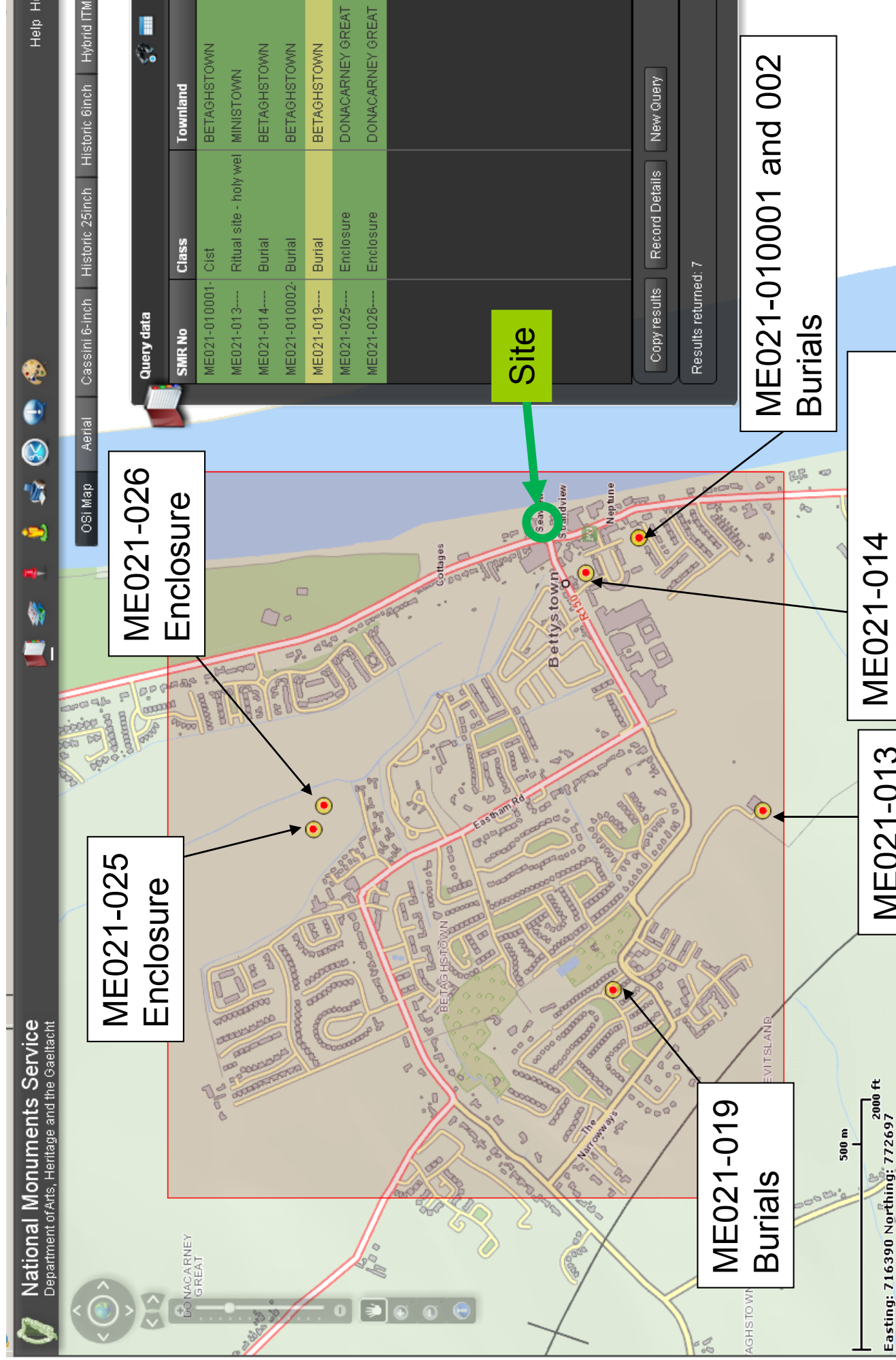
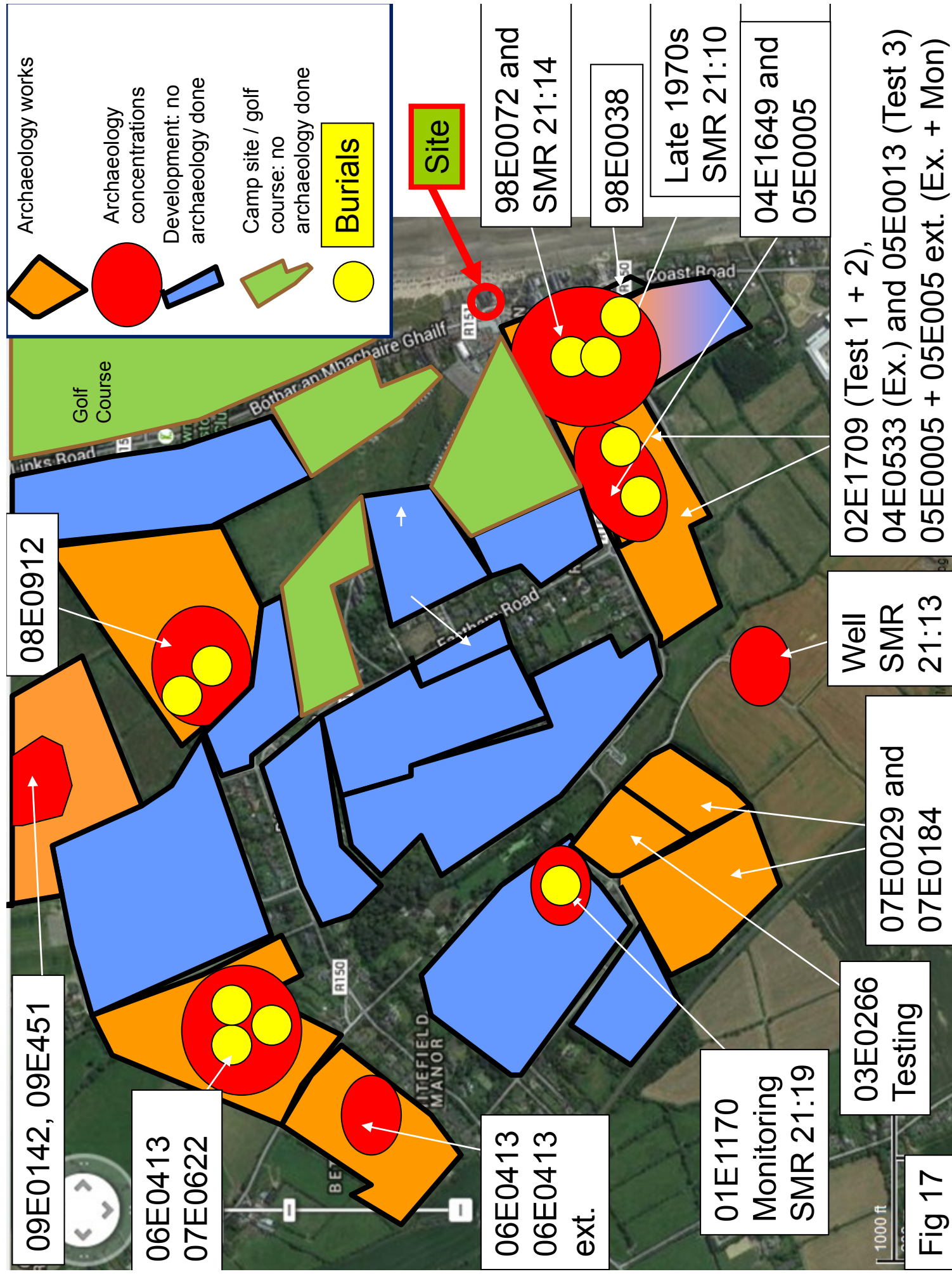


Fig 16: Bettystown Record of Monuments and Places



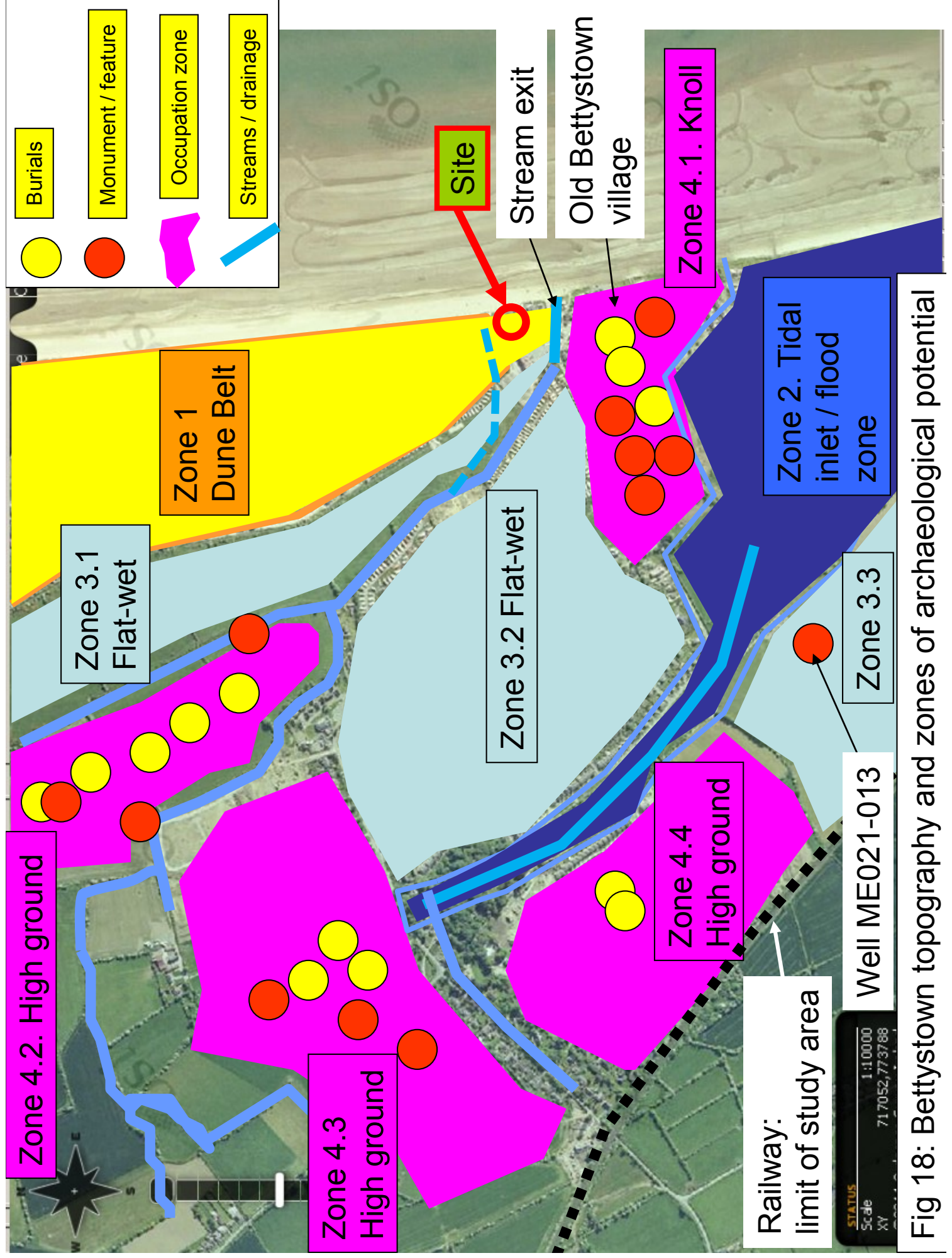


Fig 18: Bettystown topography and zones of archaeological potential


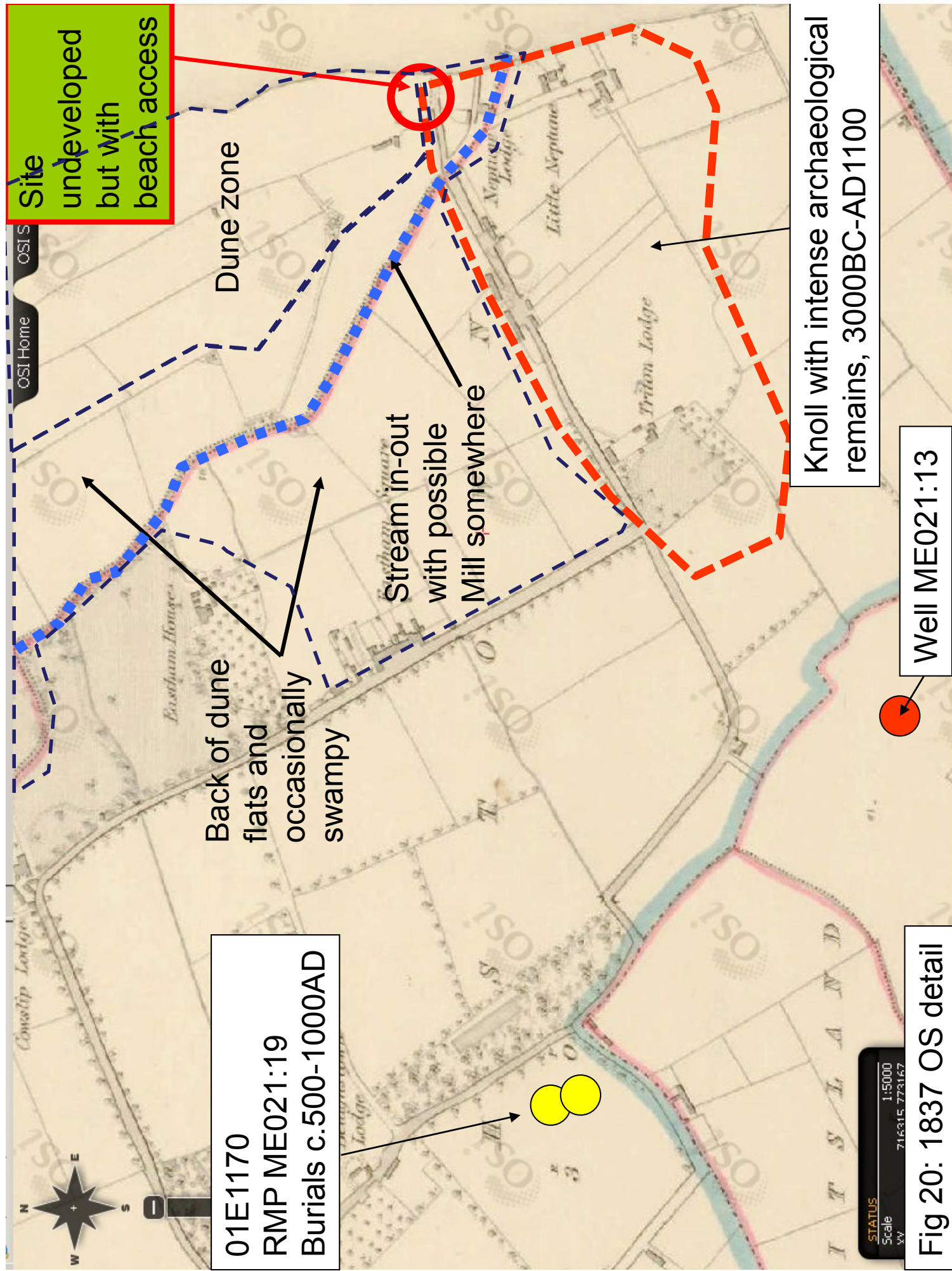
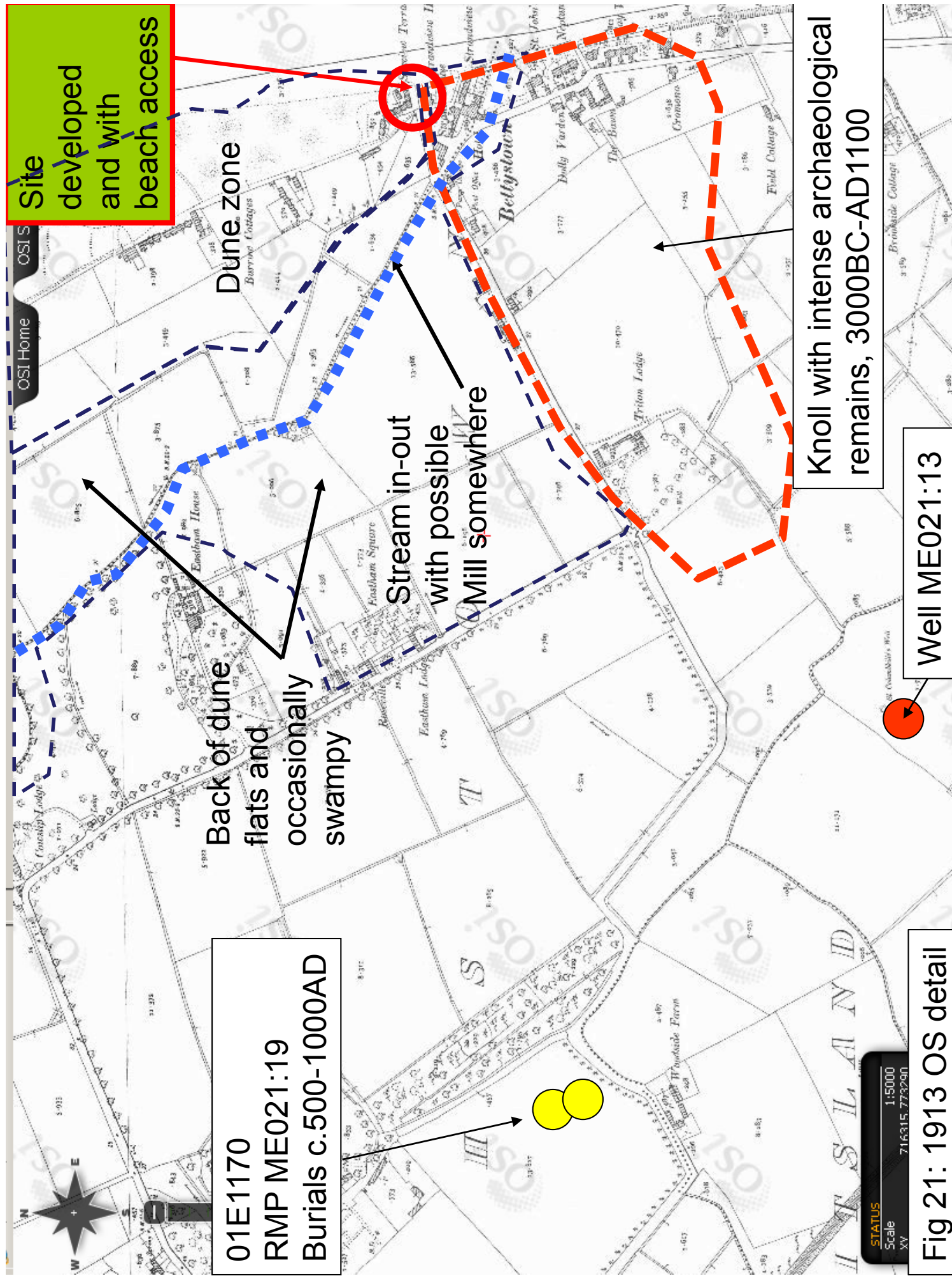
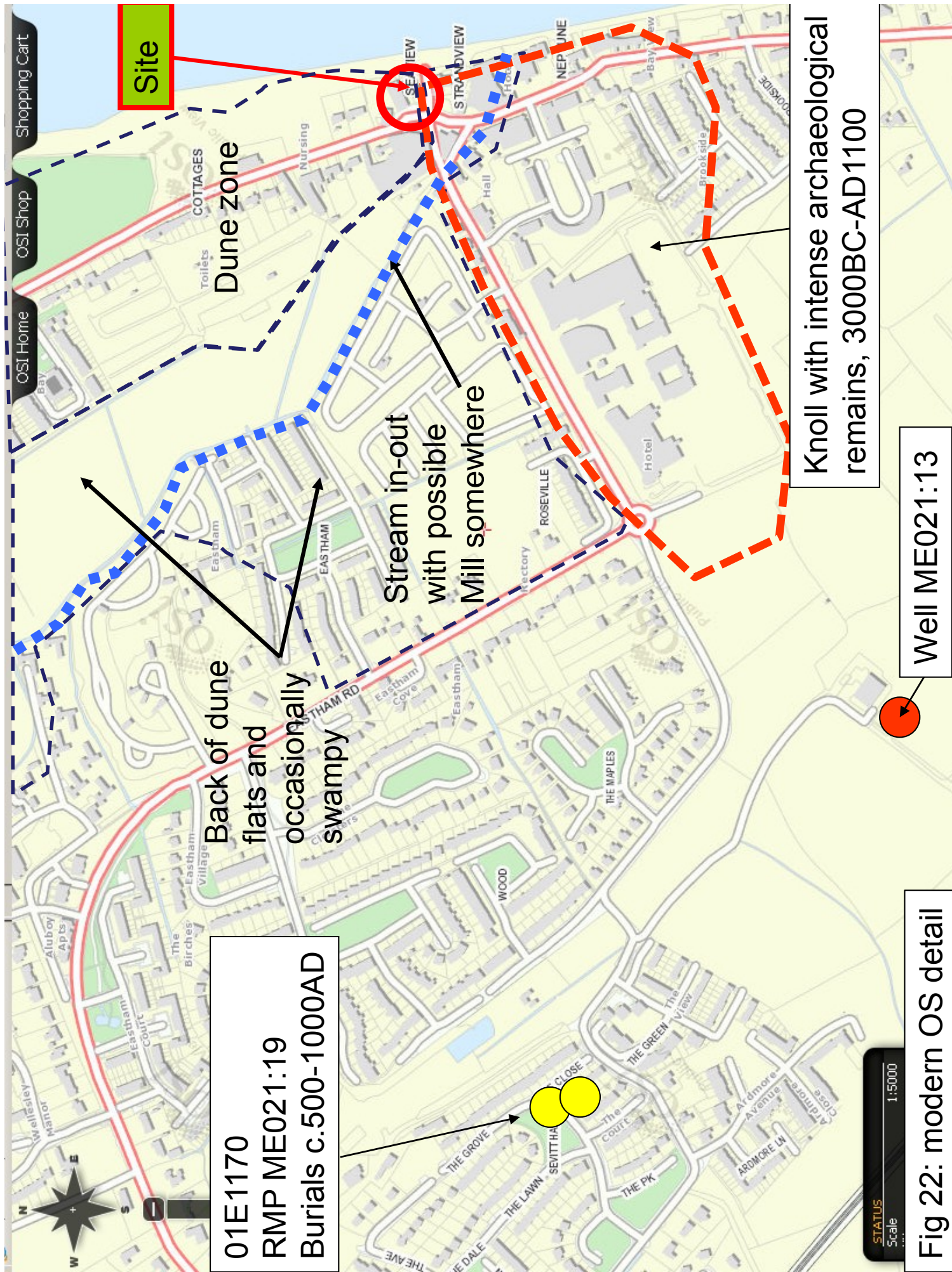
A.4 BETTYSTOWN		
Settlement Area	313.84 Ha	
Zoning within Flood Zone A and/or B?	Yes	
Area for Further Assessment under CFRAM programme?	FEM FRAMS	
		

Fig 19: Meath Flood assessment map of Bettystown







Eastham House

Buildings on Triton Road

Query

NIAH Building Points (24 found)

Reg No	Name	Townland
14316021		BETAGHSTOWN
14316019	Eastham House	MORNINGTON
14316020		BETAGHSTOWN
14316022		BETAGHSTOWN
14316023	Betaghstown Ho	BETAGHSTOWN
14316026	Betaghstown Ho	BETAGHSTOWN
14316025	Betaghstown Ho	BETAGHSTOWN
14316024		BETAGHSTOWN
14316004		BETAGHSTOWN
14316003		BETAGHSTOWN
14316002		BETAGHSTOWN
14316001	Mc Donough's	DUNSAHY
14316008		BETAGHSTOWN
14316009		BETAGHSTOWN
14316010		BETAGHSTOWN
14316012		BETAGHSTOWN
14316013		BETAGHSTOWN

Reg No	Name	Townland
14316011	Bunbeg	BETAGHSTOWN
14316014		BETAGHSTOWN
14316015		BETAGHSTOWN
14316016		BETAGHSTOWN
14316017		BETAGHSTOWN
14319014	Laytown Scoll Næ	NINCH
14319013		NINCH

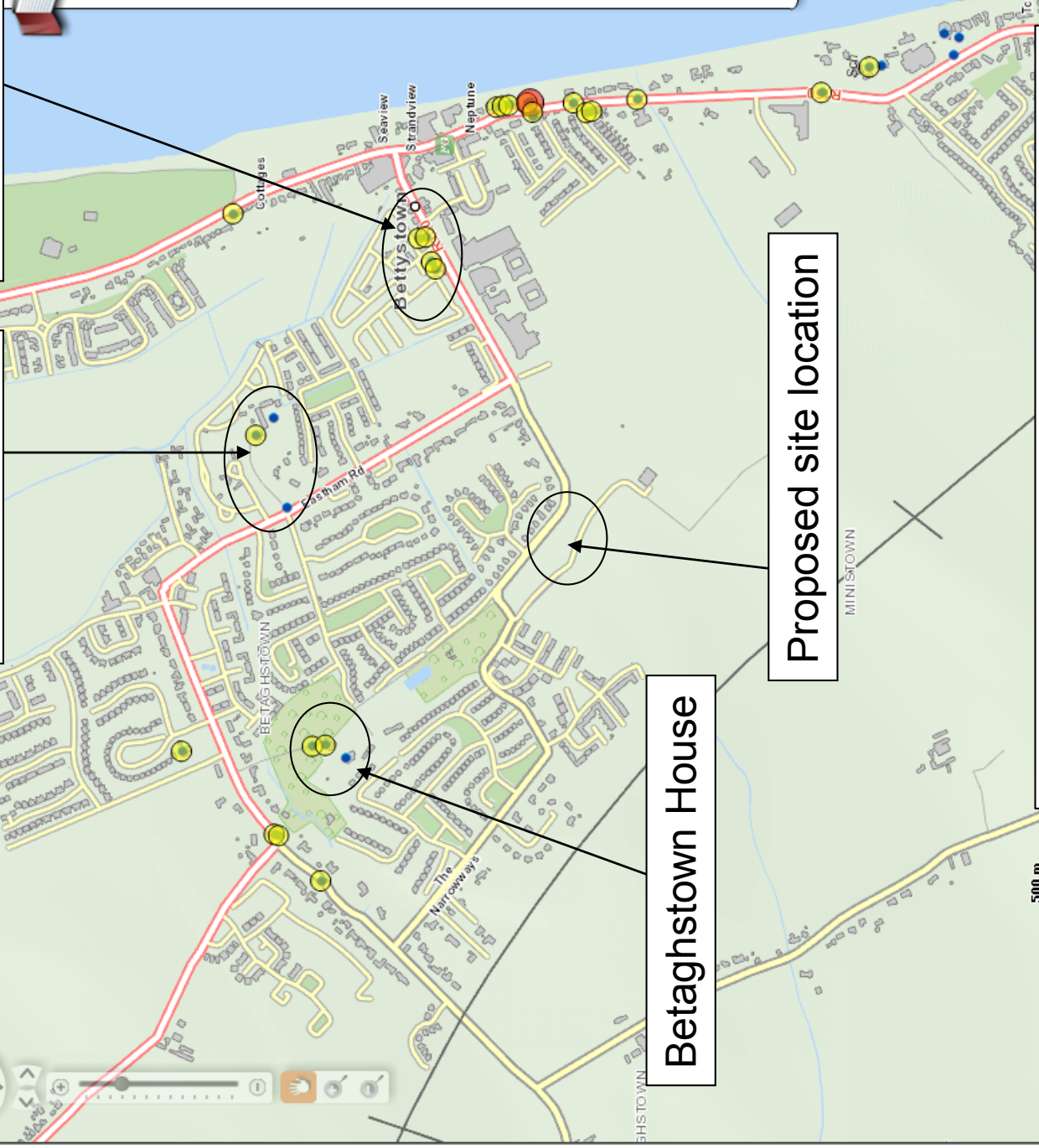


Fig 23: Bettystown NIAH listed buildings

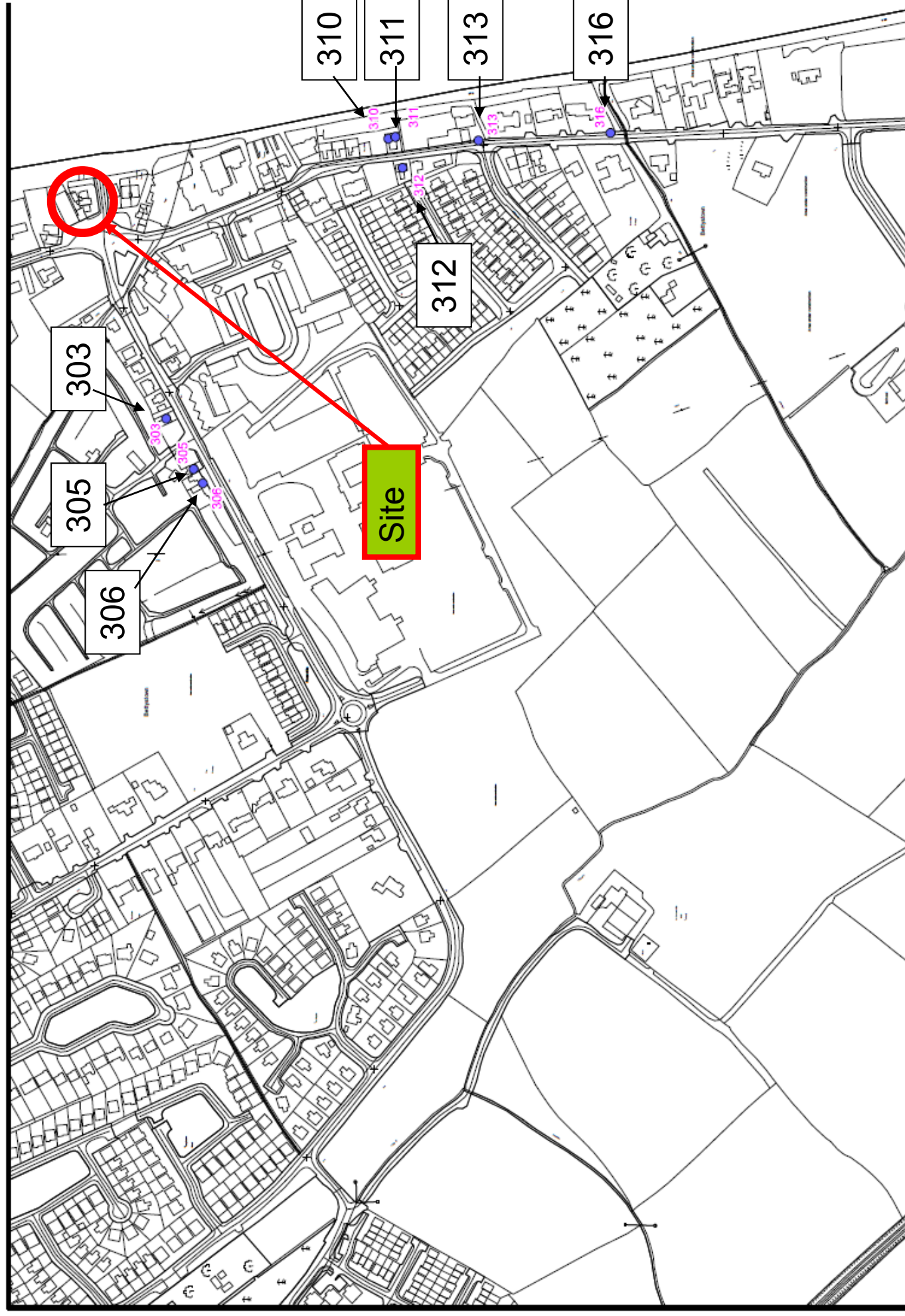


Fig 24: Bettystown RPS Sheep 21b Detail of RPS buildings in the area of the site

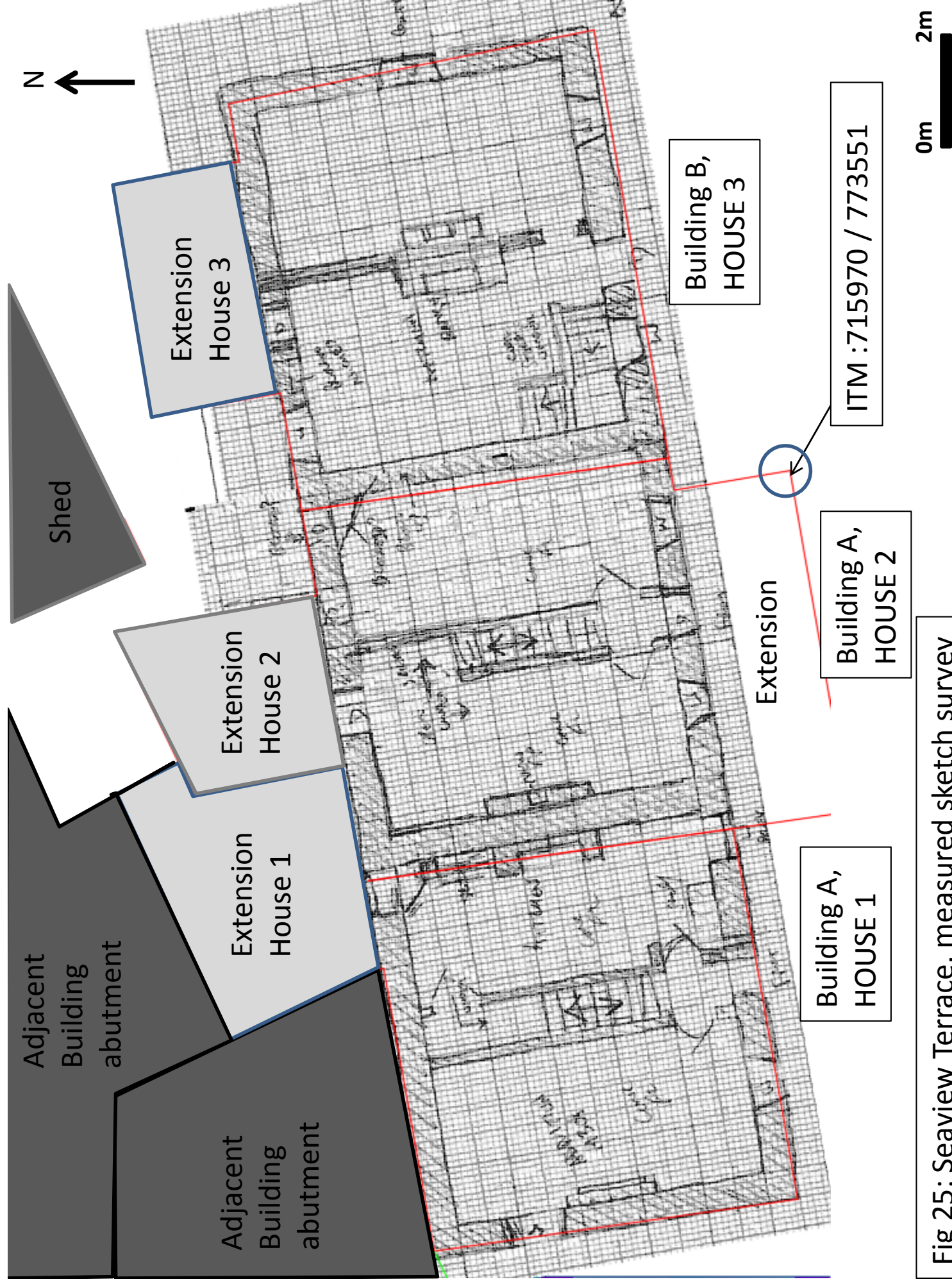
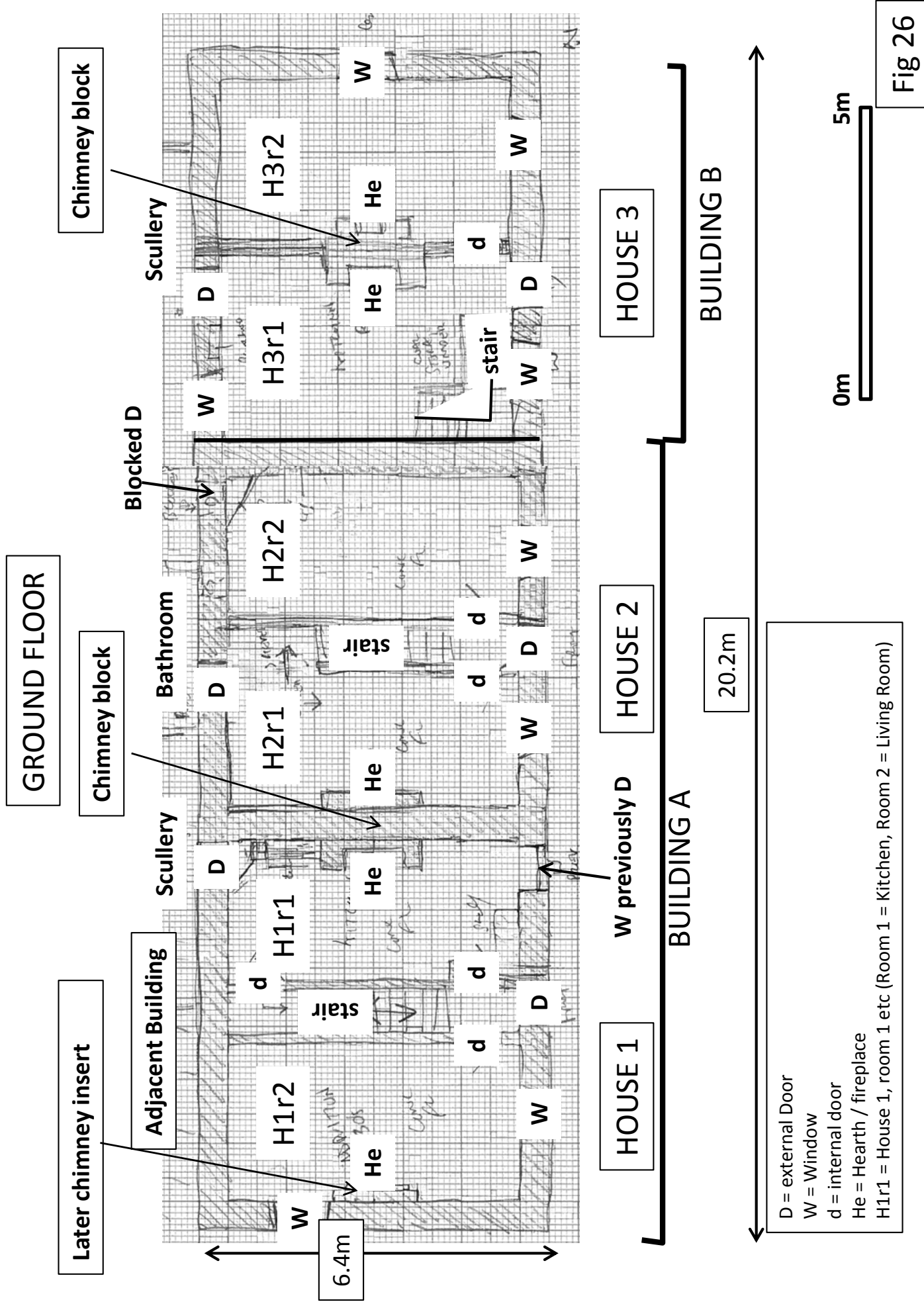
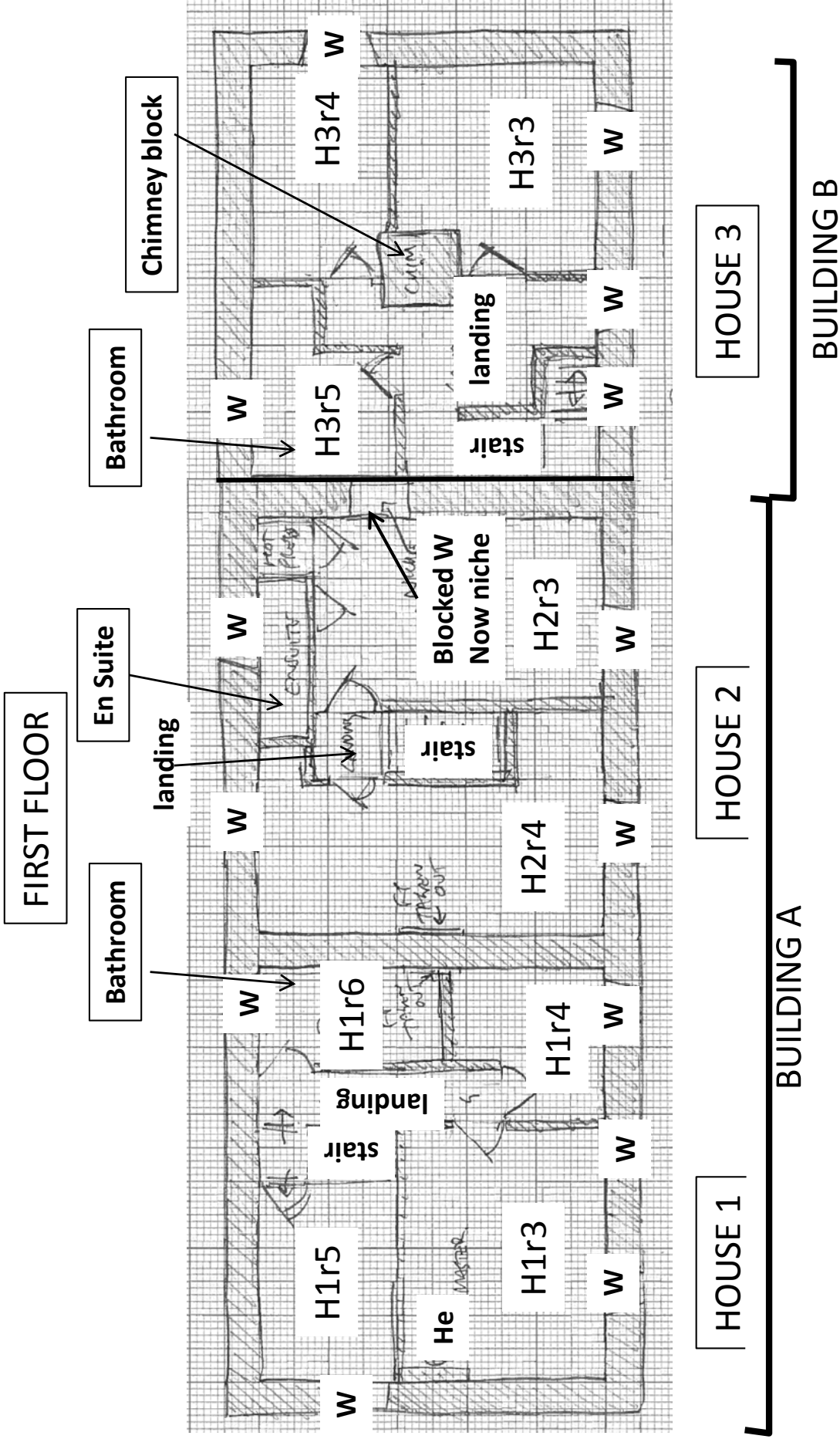


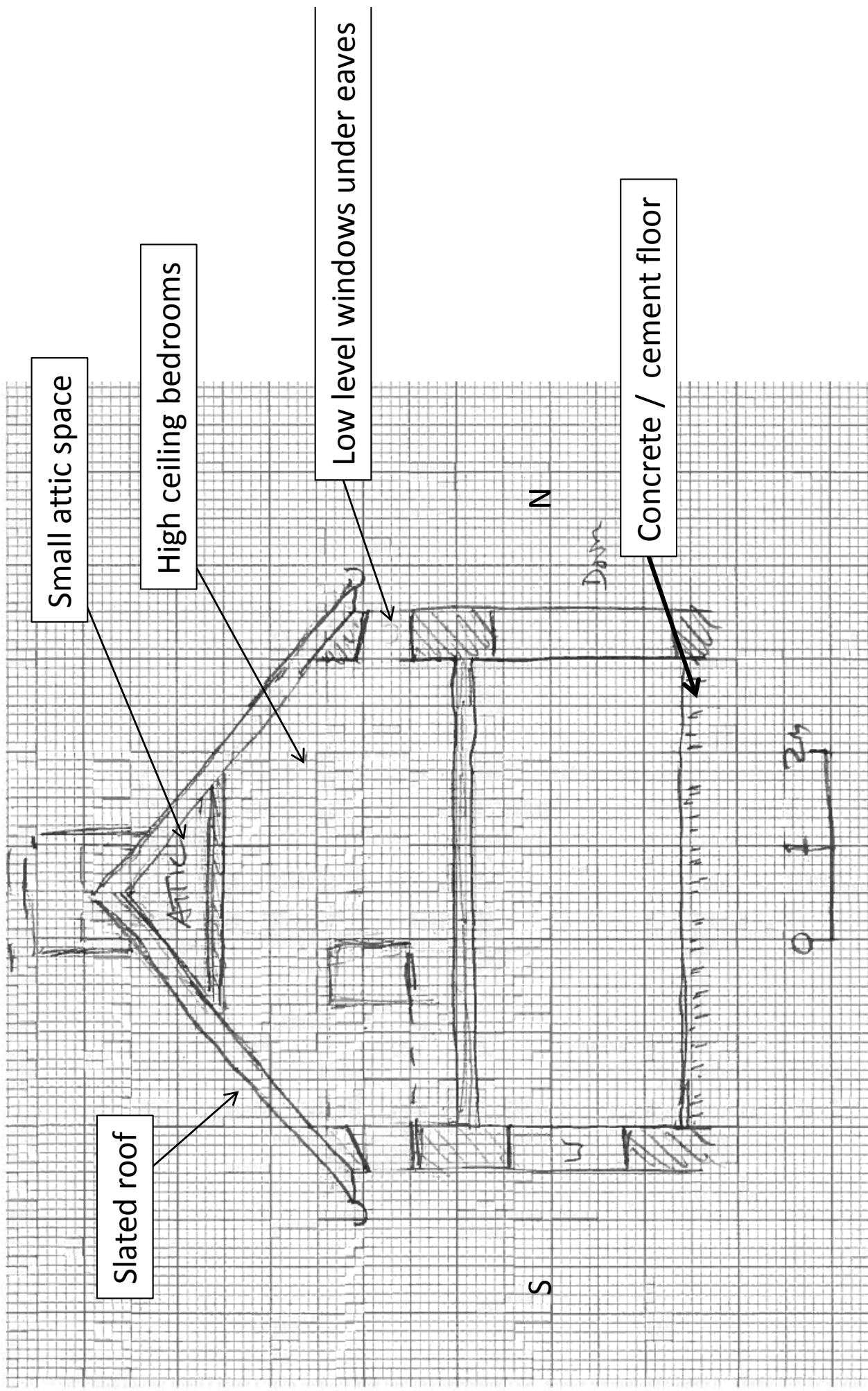
Fig 25: Seaview Terrace, measured sketch survey





W = Window  
 He = Hearth / fireplace  
 H1r3 = House 1, room 3 etc (Room 3 = Master bedroom)

Fig 27



Sketched profile through houses of Seaview terrace

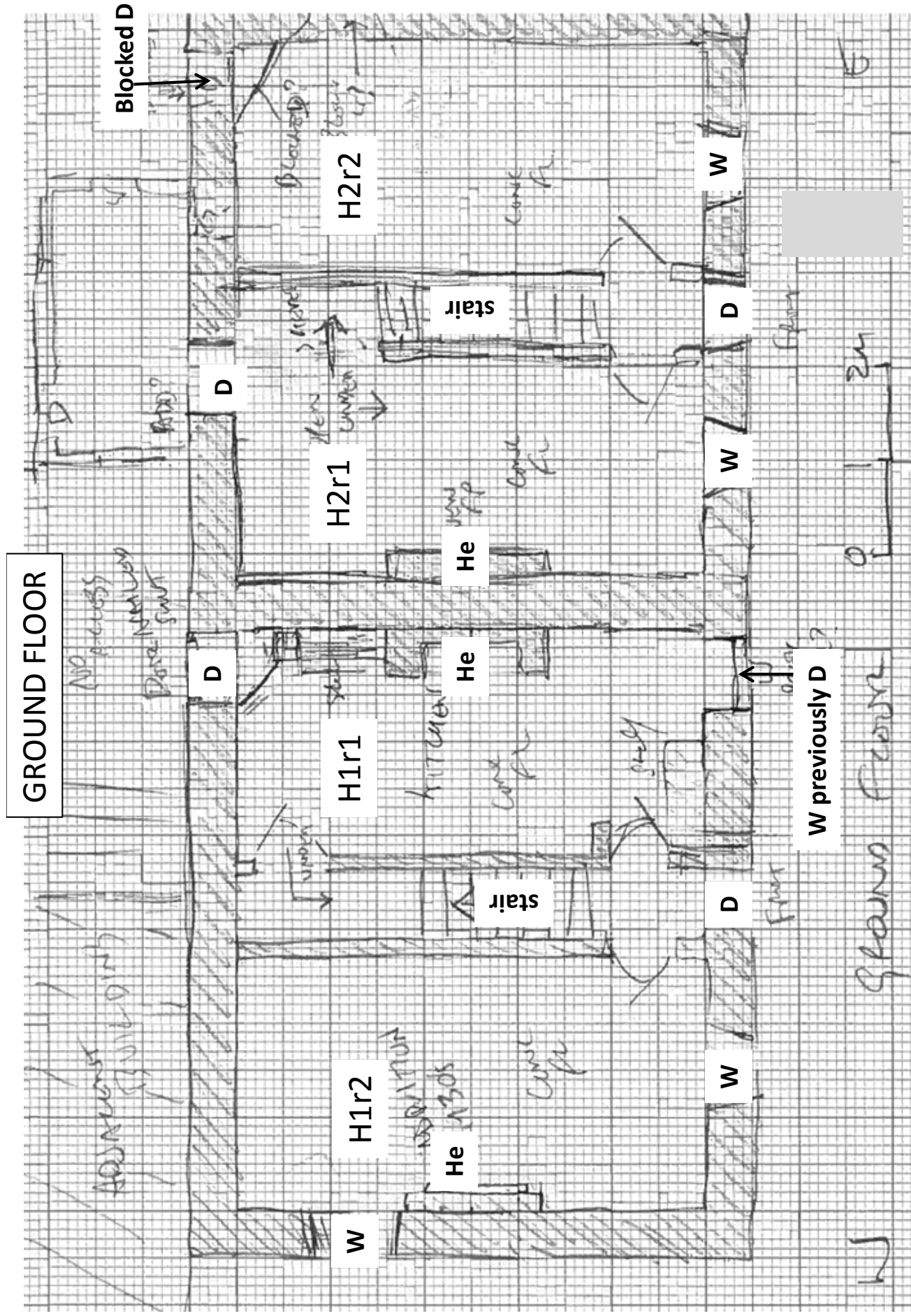


Fig 29

FIRST FLOOR

Bathroom

**En Suite**

W

W

H1r5

**W**

stair

land

H1r6

He  
erased

He erased

stair

H1r3

H1r4

H2r4

H2r3

W

W

W

W

W

3

First floor

$$\left. \begin{array}{l} 24 \\ 1 \\ 9 \end{array} \right\}$$

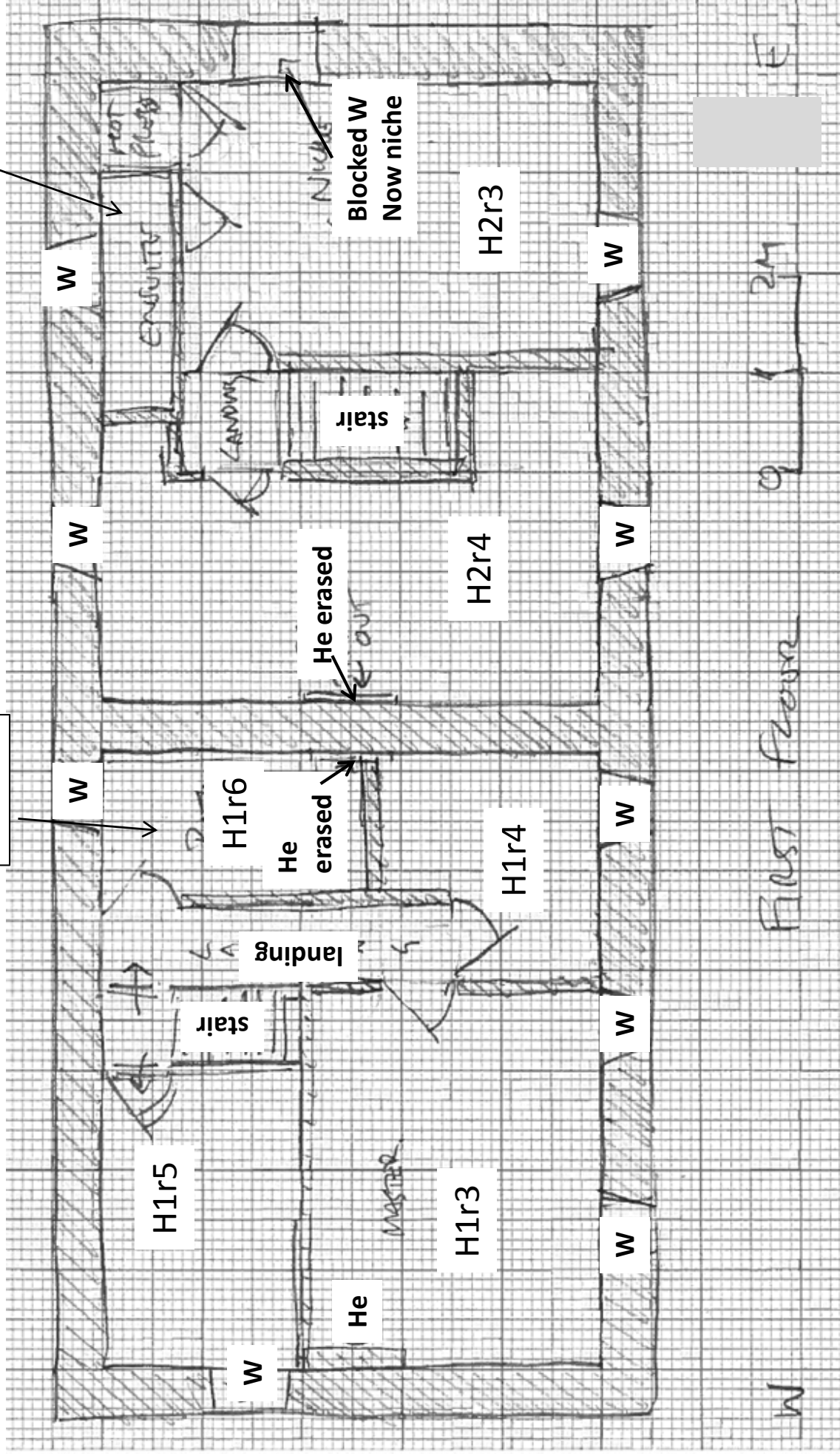
11

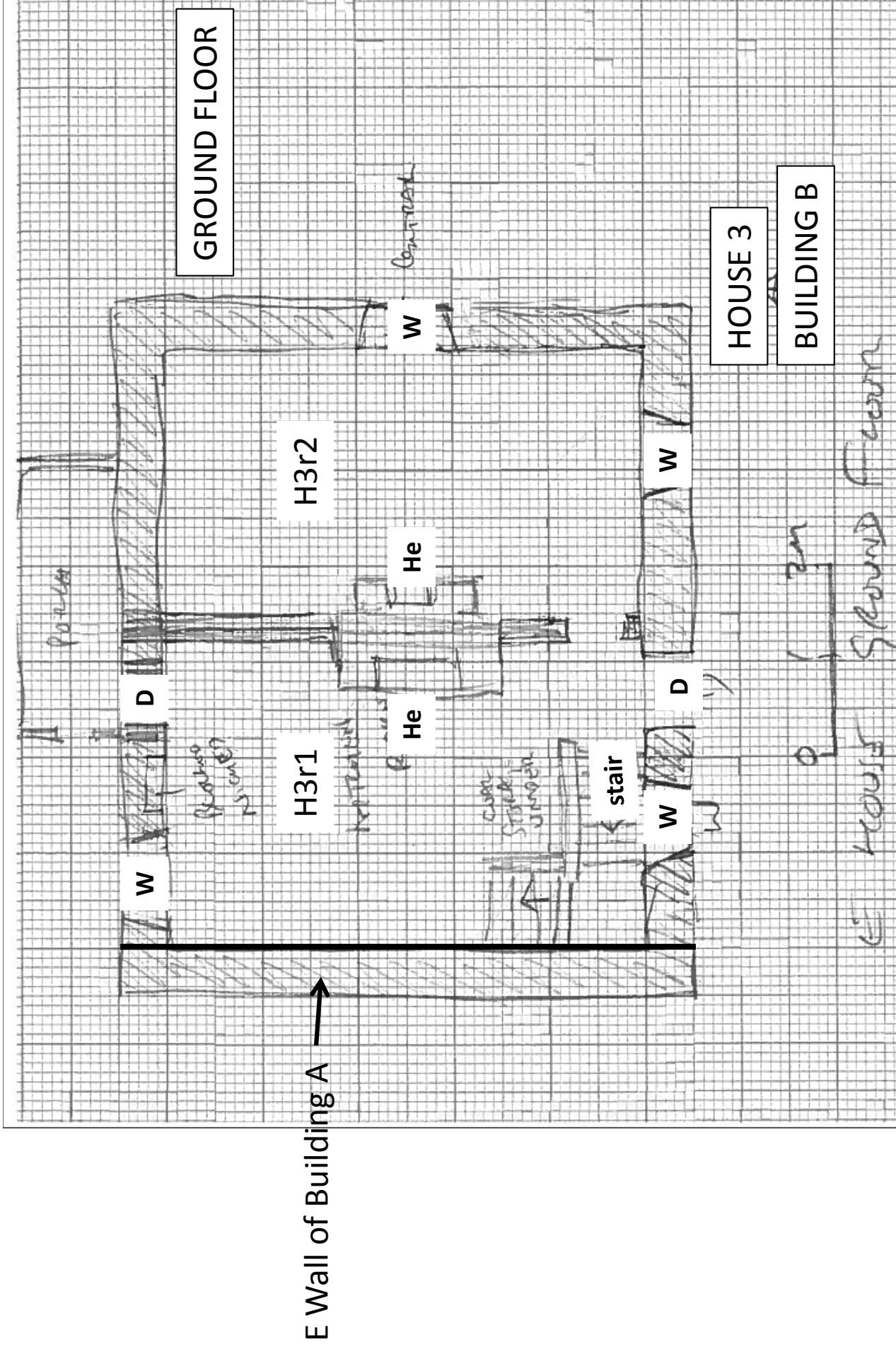
HOUSE 1

HOUSE 2

## BUILDING A

Fig 30





**Fig 31**

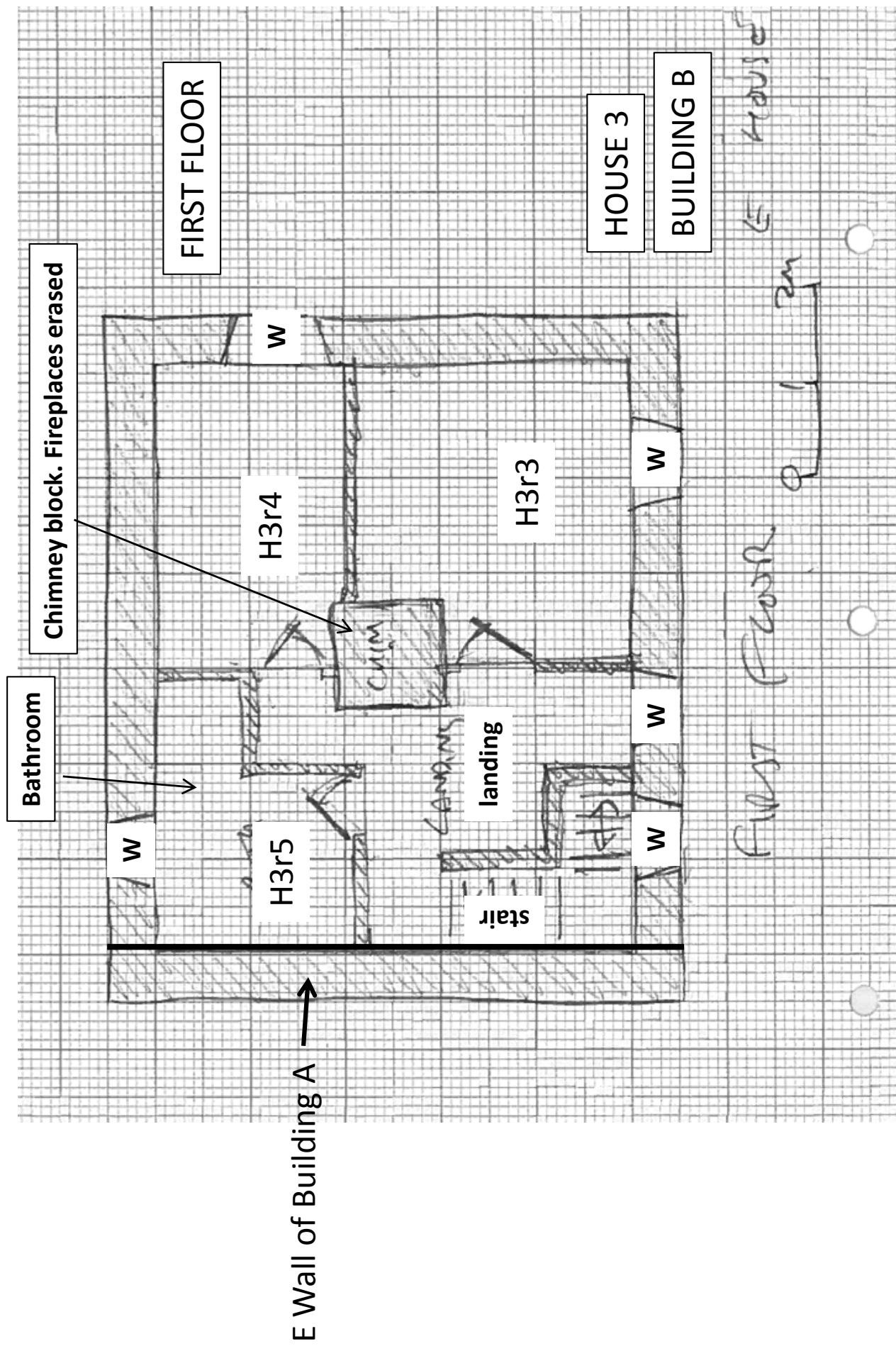


Fig 32



P1220914. Seaview Terrace W  
gable end from W facing NE



P1220915. Seaview Terrace from  
W facing NE



P1220916. House (H)1  
front door. Facing E



P1220917. House (H)1 lobby. Facing N



P1220918. House (H) 1 lobby.  
Facing N



P1220919. H1r2. Facing W



P1220920 H1r2. Facing S



P1220921 H1r1. Previous range.  
Facing E



P1220922. H1r1. Previous range. Facing NE



P1220923 H1r1. Facing NE.  
Back door



P1220924 H1r1. Facing NW.  
Under stair door



P1220925 H1r1. Facing S. Window  
in previous second front door



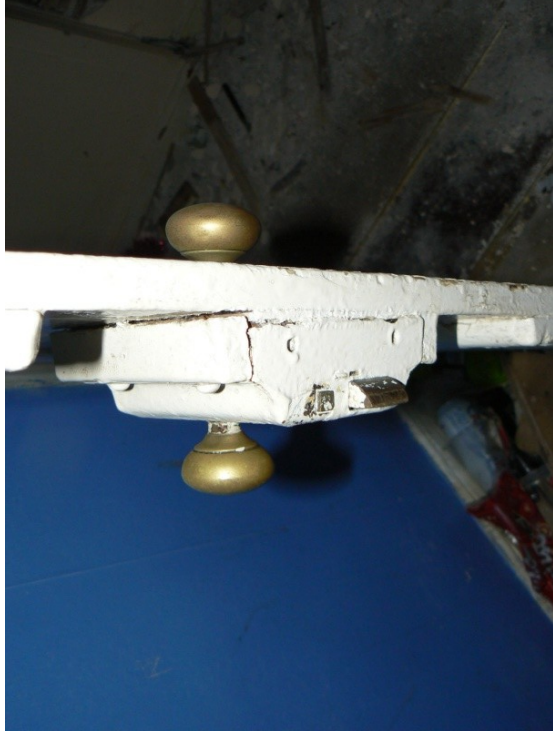
P1220926. H1r3 fireplace.  
Facing W



P1220927. H1r3 front widows. Facing S



P1220928. From door of  
H1r3 to landing. Facing E



P1220929. H1r3 door detail



P1220930 H1r3 door detail



P1220931 H1r3 door detail



P1220932. H1r4. Facing SE.



P1220933. H2 Conservatory extension. Facing N



P1220934. H2 lobby.  
Facing N



P1220935. H2r2. Facing NW



P1220936. H2r2 facing SE  
to lobby



P1220937. H2r1 facing N. Blocked back door  
area to right



P1220938. H2r1. Facing S



P1220939. H2r4, erased fireplace. Facing W



P1220940. H2r4 facing S



P1220941. H2r3 facing N to en suite and previous window now a niche on right



P1220942. H2r3. Facing S



P1220943. House 3. E gable end with windows. Facing NW



P1220944. General from E facing NW



P1220945. H3r2. Facing NW



P1220946. H3r2. Facing S



P1220947. H3r1 previous range space. Facing SE



P1220948. H3r1 facing N to back door



P1220949. H3r1 facing S to front door and stairs with under storage



P1220950. H3 rear extension



P1220951 H3r1 facing S to stairs with under storage



P1220952. H3r1 facing S to under stairs storage



P1220953. H3 stair well lit by windows. Facing S



P1220954. H3r5 bathroom.  
Facing NW



P1220955. H3r5 bathroom. Facing NW



P1220956. H3 landing to room 3.  
Chimney block on left. Facing E



P1220957. H3 landing to room 4.  
Chimney block on right. Facing NE



P1220958. H3r4 E gable end window. Facing E



P1220959. H3 landing. Facing SE



P1220960. H3r3 window



P1220961. H3 landing. Stud walling for stair well. Facing SW



P1220962. H3 rear extension



P1220963. H3r1 brackets for shelving near back door. Facing S



P1220964. H3r1 brackets for shelving near back door. Facing N



P1220965. Shed to rear. Facing NW



P1220966. Shed to rear. Facing NW



P1220967. Rear of  
Seaview Terrace. Facing W



P1220968. Seaview Terrace from beach. Facing  
W



P1220969. Seaview Terrace from beach. Facing  
NW

## Bettystown, Seaview Terrace, Shed to rear of property, ITM 715972/ 773567

Site survey 25<sup>th</sup> June 2020

Niall Roycroft

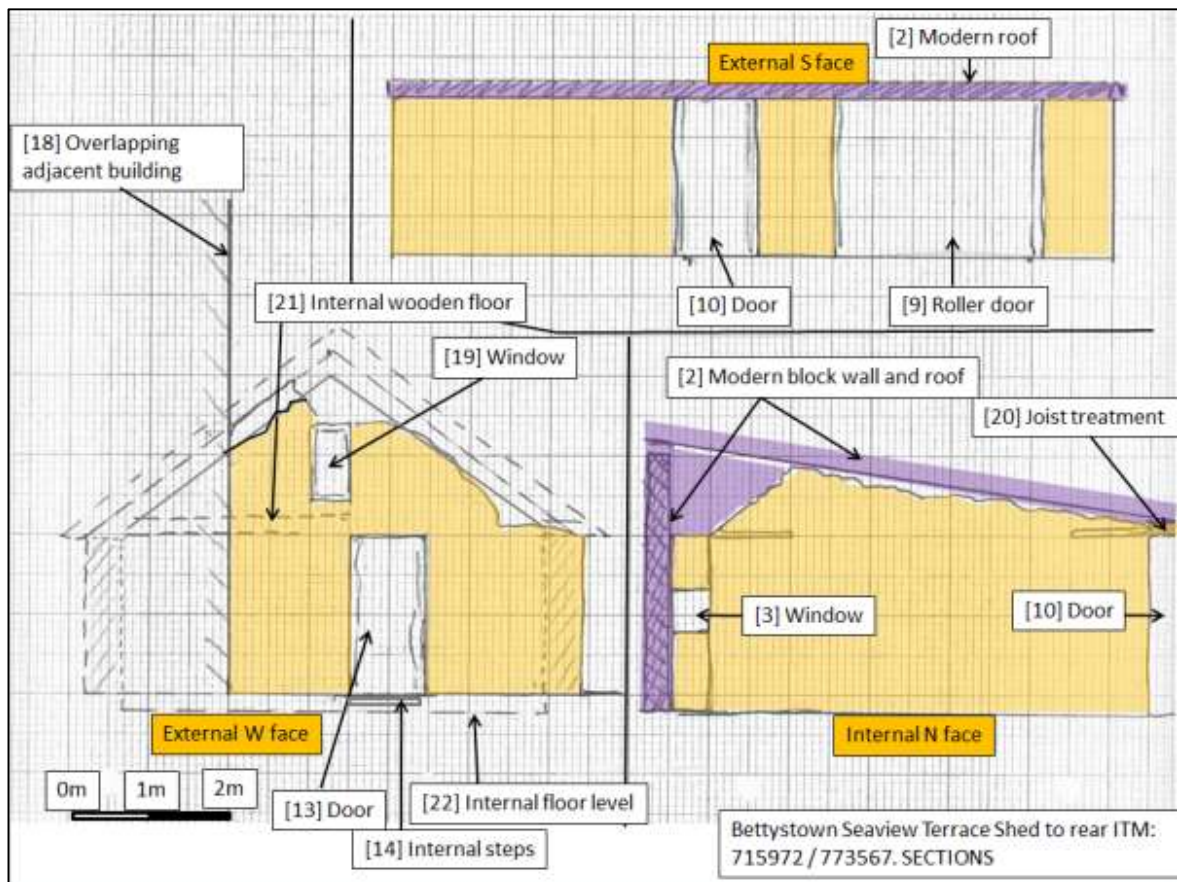
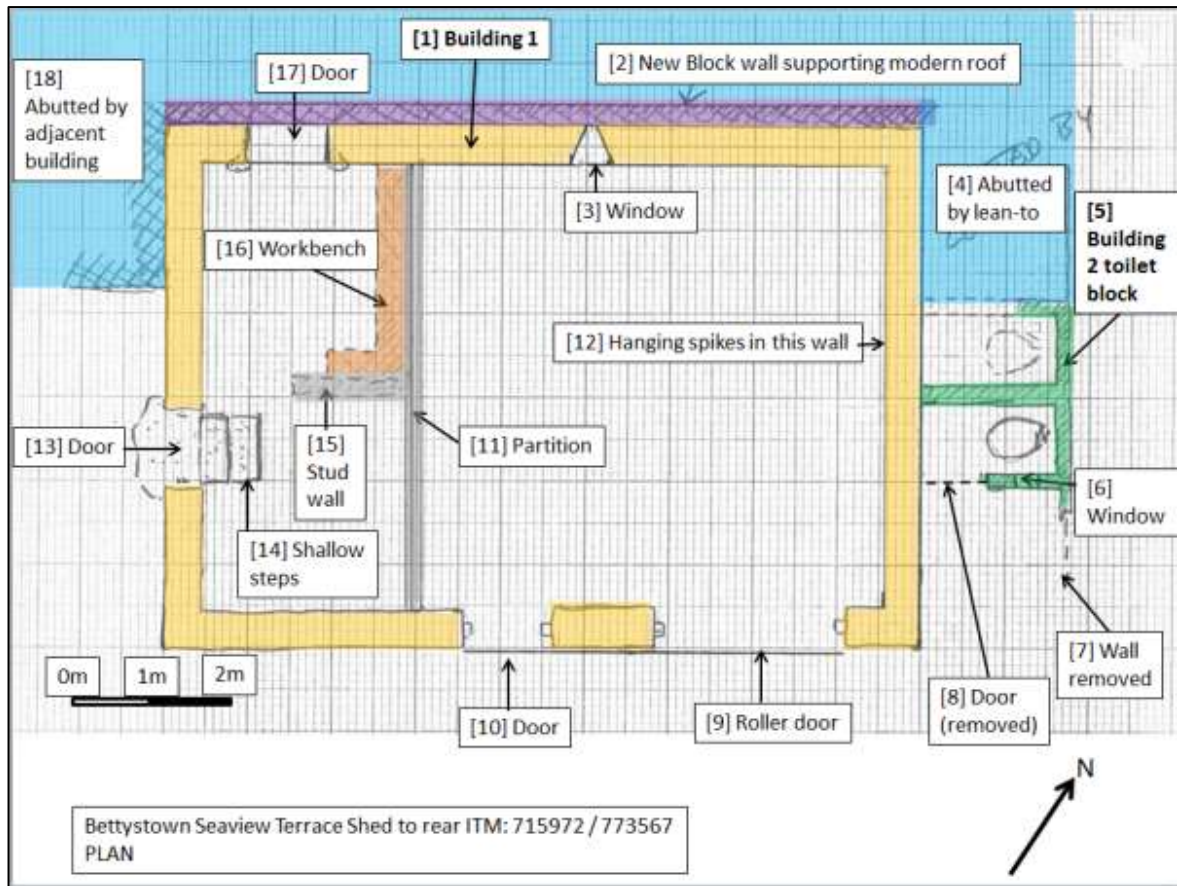


The above figure shows the Seaview Terrace properties in blue. Both the main buildings and the shed are directly abutted by the adjacent building and its associated extensions / lean-to (in yellow).

The Shed building outline shown in blue (with orange label) is the same as that shown on the 1913 OS map. The Shed consists of two buildings:

- Building 1: a large outbuilding (cart, goods or equipment store, possibly with an animal housing facility) externally 9.04m x 6.15m with masonry walls 0.45m thick made of beach and field stones as part of the Seaview Terrace houses (originally a pair and later extended to three) and therefore dates to the second half of the 19<sup>th</sup> century.
- Lean-to Building 2: on the E side is a double outside toilet extension 2.5m x 1.8m made of mass concrete. This double toilet block was probably originally intended for use by the occupiers of the Seaview Terrace main houses and/or those persons using the Shed, and was probably built around 1900.

Details of the buildings are given below.



[1] Building 1 is a large shed/outbuilding measuring 9.04m x 6.15m externally with masonry walls 0.45m thick made of beach and field stones in a grey-yellow mortar probably made with sand from the beach. There are occasional broken red bricks used in the walls, as well as sawn-off wooden scaffolding putlogs. All lintels appear to have been of wooden planks set into the walls. The building is part of the Seaview Terrace houses and therefore dates to the second half of the 19<sup>th</sup> century. Historic photos of Bettystown show this building was roofed with corrugated iron sheeting.

The layout consists of a main room to the E entered by a now removed Roller door [9]. Such doors were hung from the upper rail (now removed) and rolled on a lower rail (in situ). When the Roller Door [9] (2.40m wide x 2m high) was opened it rolled in front of pedestrian door [10] (0.75m wide x 2m high). There is no real evidence that Building [1] was a stable although there is one window [3] (0.50m x 0.50m internally with wooden lintel and sill (sill set 1m above the floor), narrowing to an opening 0.12m wide x 0.50m high) that is of a type more often used for ventilation than light. A ventilation window would often be for animals so there may have been an animal housing facility.

It is possible the room was used as a cart and equipment store. Also, the location of this large shed near to the crane and loading platform on the beach side of the Seaview Terrace property (as seen in an old print) could mean it was a store for goods going out or coming into Bettystown. There are iron spikes [12] driven at 2m intervals on the NE gable wall internal face as if for supporting long objects such as planks. The floor [22] appears to be mortar but is covered in large amounts of modern dumped waste.

The attic room floor [21] (2.3m above ground floor level) has remains that extend c.3.50m from the windowed SW gable wall so it is likely that the floor [21] only extended half way across the building length and an internal ladder or stairs provided access.

The W room is entered from a door [13] (1m wide x 2m high) in the SW gable end and there are two shallow internal steps [14] 0.33m wide descending c.0.20m to floor level [22]. There is another door [17] (1m wide x 2m high) in the W wall that is now blind due to the newly built block wall [2]. The W room is split into two areas by a stud wall [15] and on the W side is a long work bench [16]. The partition [11] between the E and W rooms is uninterrupted corrugated iron sheeting on a low concrete sill wall, but there may originally have been an access between the two rooms. There are no windows in the W room and the low floor [21] to the attic room above is 2.30m above the floor level [22]. It is therefore presumed that originally the layout of Building [1] was a single, mostly open space at ground floor level with an attic storage room on the SW half. Later this ground floor room was partitioned into two and the SW room became a workshop. The only way to achieve this effectively would be after the Shed had been wired for electricity since there are no windows in the workshop area.

Both Door [17] and Window [3] have had their sides/jambs reinforced with concrete.

The attic Window [19] is set directly underneath the SW gable in such a way that the E side of the window [19] is in line with the W side of Door [13]. Window [19] measures 0.50m wide x 0.90m high. A feature of the gable ends is that they start their sloping roof support from the inner face of the long-side walls. The NE gable wall has been cut down for modern roof [2] but the SW gable end is abutted by modern roof [2].

The Building 2 Toilet block [5] consists of a double toilet built of massed concrete made with beach sand, gravel and shells. The block is shown on the 1913 OS so probably dates around 1900. There is a broken wall [7] leading to the SE and this wall partly acted as a retaining wall to the lower ground level of Seaview Terrace compared with the loading platform (now used for life guard huts) on the beach side of the property.

More recently the previous corrugated iron roof has been replaced with a sloping metal roof [2]. This roof is supported on a newly built concrete block wall abutting the original external face of the NW wall. This wall was built in an open space – probably a beach access alley - to the NW but this space has since been filled with a lean-to building/room from an adjacent property [4].

**Observations:** Buildings 1-2 do not appear to have direct access to the beach apart from through the Seaview Terrace garden: a laneway access on the NW side has been subsequently built over. However, this alley / beach access is narrow and there is no large door (eg for loading goods or boats) opening on it. There is a crucial lack of windows so Building [1] seems to have been a cart store or perhaps a goods store or even a store for boats brought in for winter. The attic space could have been for lighter, dryer goods or equipment. The original space seems to have been undivided but was later partitioned into two rooms. The attic room only has one window in SW gable and was presumably reached by an internal ladder. The pair of toilets [5] attached to the NE gable could have been for anyone employed/using the Shed as well as those living in the Seaview Terrace houses and these were built around 1900 and may have been subsequently replaced (the sanitary ware certainly was).

As with the Seaview Terrace properties, the Shed Building [1] structure retains a reasonable amount of its original form but the internal arrangements have been altered so that the original functions and layouts are unclear. There are no intrinsically significant features about this building, which is in a 'repaired ruined' condition.

## PHOTOS

Component	Description	Key Photo
1	Building / Shed	1
2	New build wall and roof	3B, 4A-D
3	Window	5A, 5B
4	Adjacent rooms/building	1B
5	Toilet block	1C, 2A, 2B
6	Toilet block window	2A
7	Wall from toilet block	
8	Toilet block door	2A
9	Roller Door and rolling rail	2D, 3A, 4A, 4B
10	Pedestrian door	6A, 6B
11	Partition	5C, 6A, 8B
12	Hanging spikes in wall	
13	Pedestrian door in SW gable end	7A, 8D
14	Internal Steps	7C, 8D
15	Stud wall	8B, 8C
16	Workbench	8B
17	Pedestrian Door	8A
18	Adjacent building	7A
19	Attic room window	1A, 7A
20	Joist treatment	6A
21	Internal wooden floor to attic room	5C, 6B, 8C, 8D
22	internal floor surface	8D



PHOTO 3

A



IMG\_5371 runner for Roller door [9]

B



IMG\_5382 S side W corner, facing N with new roof [2]

PHOTO 4

A



IMG\_5375 E room Roller door [9], facing E

B



IMG\_5399E room Roller door [9], facing E

C



IMG\_5401 E room, NE gable end remodelled for block wall and Roof [2]. Facing N

D



IMG\_5400 E room, NE gable end remodelled for block wall and Roof [2]. Facing NE

PHOTO 5

A



IMG\_5402. NW wall with window [3] and new roof [2]. Facing W

C



IMG\_5403 Partition [11] and window [3]. Facing W

B



IMG\_5379 Detail of window [3]. Wooden lintel and sill removed. Block wall [2] through ope.

PHOTO 6

A



IMG\_5381 Architrave of wooden horizontal Joist Treatment [20], layer of beach stones in mortar and then wooden horizontal. Over Door [10] joining with ceiling/floor [21]. Facing S

B



IMG\_5380 Door [10] and partition [11]. Facing W

PHOTO 7

A



IMG\_5383 SW gable end wall with Door [13] and Window [19]. Gutter downpipe seems to be a previous attachment to adjacent building [18] (to left)

B



IMG\_5385 SW gable end wall with Door [13] and Window [19].

C



IMG\_5386 Shallow internal steps [14] down to internal floor level of W room

PHOTO 8

A



IMG\_5395 W room Door [17]. Facing NW

B



IMG\_5396 W room Workbench [16] and partition [11] with stud wall [15] on right. Facing N

C



IMG\_5393 W room Stud wall [15] on left and Door [13] on right. Facing SE

D



IMG\_5397. Internal view of Door [13] and steps [14]. Facing S