



ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Scholes Lane,
Drogheda,
Co. Louth

This report has been prepared
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Grade III Conservation Accreditation

The opinions contained in the report are independent and impartial based on the inspection and research carried out. This report should be read in conjunction with all architectural drawings and specifications.

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1.0 INTRODUCTION

This Architectural Heritage Impact Assessment has been prepared on behalf of the applicant, Darren Quinn, as part of a change of use planning application for buildings located on a backland site accessed off Scholes Lane and located to the rear of Nos. 19-27 Fair Street and to the rear of Nos. 75-84 West Street.

This report should be read in conjunction with all architectural drawings and specifications submitted with the application.

The site contains a cut stone elliptical headed arch which is a protected structure – ref. DB-241 under the Louth County Development Plan 2021-2027. It is also located within Drogheda Architectural Conservation Area (A.C.A.) No. 14 (West Street) and borders A.C.A. No. 4 within the town centre. Therefore, **the main focus and assessment of this AHIA will be on the protected structure that is the arch and the impacts of the proposed development on the A.C.A. noting that minimal external works are proposed.**



Protected Structure – east elevation

The site boundary abuts multiple protected structures to the south at Nos. 74-76 West Street (DB-239); No. 77 West Street (DB-240); No. 79 West Street (DB-242); No. 80 West Street (DB-243) and No. 84 West Street (DB-241). It is also bounded to the north by Nos. 19-26 Fair Street (DB-70 to DB-77 inclusive)



Extract of 1870 Ordnance Survey Map

The development as described in the planning description is as follows:

General change of use of site and buildings to use for 63 no. bed hostel and/or sheltered accommodation as follows:

- Existing 3 storey Bell's Building – change from last known use from office / creche / Montessori to 14 no. bedrooms and 40 no. bedspaces with 14 ensuite bathrooms;
- Existing adjacent single storey retail unit, formerly 'Rawfit' with frontage onto Scholes Lane – change of use to 3 no. bedrooms and 17 no. bedspaces with 3 ensuite bathrooms; Provision of new windows / doors on north and east elevations with courtyard access to proposed bedrooms (off north elevation); Current shopfront / access from Scholes Lane to be closed up from within with shopfront left in-situ;
- Existing part single part two storey restaurant building - change from last known permitted use from restaurant to ancillary hostel kitchen, dining facilities, staff office, common room and toilet facilities at ground floor and 1no. Bedroom with 6no. bedspaces and ensuite at first floor;
- Existing single storey former public toilets (last known permitted use) - change of use to ancillary hostel laundry facilities;

- Demolition of the external three storey fire escape stairs on the west elevation of Bell's Building;
- All associated site works, drainage and refuse storage to serve the new use.

The development for the retention permission consists of:

- Alterations the restaurant building (approved under Reg. Ref. 82510154), consisting of an internal mezzanine floor, window / door openings at ground / first floor and external staircase accessing same (all on the south elevation);
- Single storey timber storage shed to rear of Bell's Building;
- Timber fencing to the rear of Bell's Building;
- Addition of timber cladding to the existing main entrance gates onto Scholes Lane;

The site and buildings were developed as the West End Gardens public park and café / retail in the 1980s. This development had fallen into dereliction. More recently the main Bell's Court building has been used as a Scout's Hall and Childcare Facility – the full site planning history is included in the planning cover report.

With the proposed development it is intended to introduce a holistic use for this extensive backland town centre site which will be compatible with the A.C.A. designation and which will have no impact on the protected structure of the historic arch on site. The following report assesses the historical context, and outlines the impact of the proposed development / change of use on both the protected structure and the A.C.A. setting.

2.0 HISTORICAL CONTEXT

Bell's Court, Scholes Lane

The site was established during the early medieval development of the town defenses c.1215AD. The 2006 publication 'Conservation Plan, Town Walls and Other Defenses of Drogheda' indicates that the likely line of the western town boundary or defense ditch aligned with the western / front elevation wall of the current Bell's Court building (c.1890). Burgage plot lines established during this medieval period of development continued on to form the current and recent north-south dividing plot lines.

The site became further defined during the formation of West Street and Fair Street between which it is contained – evidenced in Newcomen's Map of Drogheda (1657). The later 1749 Rauells Map shows the street fronts of these streets being clearly defined and the appearance of Scholes Lane from which the current site configuration is primarily accessed. The burgage plot lines were somewhat erased / diminished over this and subsequent periods when plot depths contracted and amalgamated also – see below.



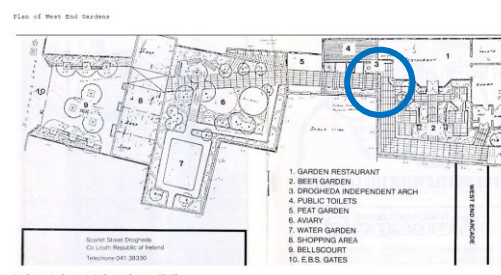
1835 6" O.S. Map

The 1835 OS Map above shows rear extensions and outbuildings running north south and generally following the burgage plot lines.



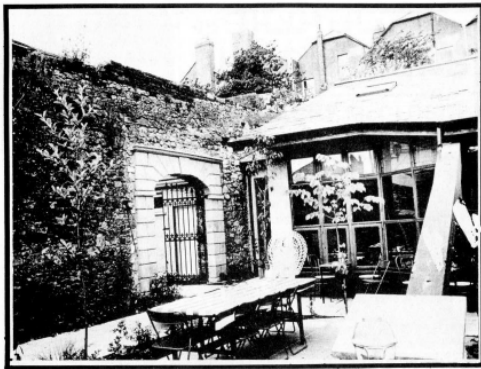
1909 25" O.S. Map

The 1909 map shows further backland development and densification which has since largely been removed with most of the original plot or burgage lines within the subject site being lost although remnants remain of some walls and stone material assumed to belong to these. The exact development of the site in the 20th century is not well documented until the West End Gardens development of the mid-1980s (Reg. Ref. 82510154) designed by Patrick and Maura Shaffrey – a well regarded urban intervention to address the issues of such backland sites. This development created the current links through the site from West Street to Scholes Lane incorporating the single-sided Cut Stone Elliptical Arch (Protected Structure Ref. DB-241) which did not reflect, reinstate or incorporate the aforementioned burgage plot lines. This arch (also known as the Drogheda Independent Arch) was relocated to its current position as part of this development and was possibly salvaged from Loughcrew House. Position of arch indicated below on plan of West End Gardens with blue circle:



At the same time the current existing 'restaurant' and toilet block were built tight against the high stone boundary walls of the houses to the north on Fair Street. At this time the Bell's Court building incorporated shop units at ground floor, offices at first floor and a second floor sports hall. The metal gates to Scholes Lane date from the time of the West End Gardens Development also.

The images below are extracted from 'A Guide to the Gardens', Junior Chamber Drogheda, 1984/85. This shows the site before and after the garden restaurant was built and the Drogheda Independent Arch was inserted.



The Garden Restaurant and Drogheda Independent Arch.



Site for the Garden Restaurant. - Note the wall in the background where the Drogheda Independent Arch now stands.

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Guide to the Gardens JC Drogheda 84/85

N.I.A.H. Listings

The National Inventory of Architectural Heritage lists the majority of the adjacent buildings fronting Fair Street and West Street as being of regional importance. There is currently no NIAH listing for the cut stone elliptical headed arch on the site.

3.0 ARCHITECTURAL DESCRIPTION

The Site / Context

The site is an amalgamation of former backland sites of the adjacent West Street properties to the south – Nos. 75 through 84. As outlined above the site development dates from the early medieval period of the town and is thought to have formed part of the western defenses / ditch. Subsequent rear north-south plot lines or burgage lines from the origins of the site have been largely erased through site development particularly in the 1980s. The site instead has an east west orientation / linkage due to the erasure of these plot lines. There is no vehicular access to the site although Scholes Lane is wide enough to facilitate this.

The northern boundary of the site largely consists of a mix of original high stone and concrete boundary walls (partly buttressed / retaining) that define the rear boundaries of the Fair Street properties to the north (all protected structures).



North boundary in front of Bell's Court



View eastwards beyond Bell's Court

The southern boundary is less well defined and is a mix of stone walls and fencing.



View SE in front of restaurant building

The western boundary to Scholes Lane is fully fenced / gated with painted metalwork dating from the 1980's West End Gardens development.



Site Entrance / Gates from Scholes Lane



Site Entrance / Gates to Scholes Lane

Within the centre of the site and set within one of the few original north-south plot lines is the stone cut elliptical headed arch (Protected Structure ref. DB-241). This is a salvaged arch that was dismantled and reconstructed in this location, also as part of the 1980's West End Gardens development. The arch is

single sided and was inserted into a pre-existing rubble stone plot boundary wall. It is a cut limestone construction with strong ashlar joint lines and a shallow elliptical arch with central keystone and splayed joints. It has a projecting stepped stone capping.



Protected Structure – east elevation

The pair of extant black painted wrought iron gates with cast iron details is assumed to be original and relocated with the arch as an ensemble. The modern 1980s gates / fencing to Scholes Lane reflects a similar interpretation of the motifs on these gates.



Protected Structure – gate detail

Buildings On Site

The main building on site is the Bell's Court Building setback by a courtyard off Scholes Lane. This dates from c. 1890 and retains most of its original form and openings externally. It has had multiple known uses over the last 40 years including part retail, part office, sports / scout's hall and

childcare facility. No original features of note remain internally. An archway bisects the ground floor of the building to give access to the wider site beyond.



Bell's Court – west elevation



Bell's Court – east elevation

Adjacent to Bell's Court is a single storey retail unit of modern construction – concrete blockwork and corrugated metal sheet roofing. Current / last use is 'Rawfit' gym and prior to that 'Hardy's Electrical'.



Retail Unit – west elevation to Scholes Ln

It is a single aspect commercial unit with its only access being onto Scholes Lane. It has side elevations (without windows) abutting the rear of Nos. 75/76 West Street and into the subject site to its rear (east) and side (north).



Retail Unit – Interior View



Retail Unit – View of Roof Finish

The next building into the site is the toilet block which sits against the north stone boundary wall and between two original stone plot lines. It is single storey with a raised / stepped entrance level and storage below this.



Toilet Block – Arch in background

It was constructed in the 1980s as part of the West End Garden development and is constructed of rendered blockwork with a flat roof. The eastern / side wall of this structure is built against the plot line wall that houses the aforementioned Drogheda Independent Arch (PS Ref. DB-241).

Through this arch moving eastwards is the restaurant building constructed in the 1980s as part of the West End Garden development. This is mainly a single storey building with elevated mono-pitch roof profile and mezzanine floor within to the rear corner which is accessed by an external stairs (subject to retention). It sits tight into the north and east boundaries of the site. Constructed of glulam timber with an asphalt / felt low-pitched roof and rendered blockwork walls, its original extending timber beams (anchored to the ground in front) have been removed.



Restaurant Building – South Elevation



Restaurant Building – South Elevation



Pedestrian stepped link to West Street

Elsewhere on the site there are timber fencing (recently installed) to secure

the southern boundaries of the site
and a timber freestanding single storey
structure to provide ancillary storage.



*Timber structures to rear of Bell's Court
- subject to retention*



*Timber structures to rear of Bell's Court
- subject to retention*

4.0 LEGAL FRAMEWORK

4.1 THE LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT, 2000-

The Local Government (Planning and Development) Act, 2000 (with subsequent amendments and still in effect pending the full activation of the 2024 Planning Act) came into operation on the 1st January, 2000. The purpose of the Act is to make better provision for the protection of the built heritage. The system of listing has been replaced with strengthened procedures for the preservation of Protected Structures. The Act introduces two new mechanisms: the Record of Protected Structures to replace the system of listing in operation prior to January 2000, and Architectural Conservation Areas which seeks to protect groups of structures and the setting of protected structures.

4.2 RECORD OF PROTECTED STRUCTURES

A Protected Structure is a structure that the local Authority considers to be of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest. Any structure having one of these qualities listed above is eligible for inclusion in the Record of Protected Structures. Section 1 of the act defines "architectural heritage" as: (a) all structures and buildings together with their settings and attendant grounds, fixtures and fittings, (b) groups of such structures and buildings, and, (c) sites which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Section 2 of the Act states that the Minister (for Arts, Heritage, Gaeltacht and the Islands) shall establish the National Inventory of Architectural Heritage, determining its form and content, defining the categories of architectural heritage, and specifying to which category each entry belongs.

The information contained within the inventory will be made available to planning authorities, having regard to the security and privacy of both property and persons involved. The Act placed the National Inventory of Architectural Heritage (NIAH) on a statutory basis and acts as a core database for identifying buildings for protection. The importance rating value codes used by the National Inventory of Architectural Heritage are International, National, Regional, Local and Record Only. The importance Value Codes used are Architectural, Historical, Technical, Interior, Group, Personal Association, Unique/Rarity, Vernacular, Detail Design, Other, Streetscape/Setting, Archaeological Feature, Materials. (DAHGI, 1998). Local Authorities are asked to by the Minister to include International, National and Regional structures in the Record of Protected Structures (RPS).

4.3 DRAFT ARCHITECTURAL GUIDELINES FOR PLANNING AUTHORITIES

Under section 3 (1) of the Act the Minister for Arts, Heritage, Gaeltacht has a statutory obligation to produce guidelines concerning development objectives for protecting structures, or part of structures and for preserving the character of Architectural Conservation Areas. The Architectural Heritage Protection Guidelines for Planning Authorities (2011) have been circulated to all planning Authorities by the Department of the Arts, Heritage and the Gaeltacht. The Guidelines cite the Venice Charter, the Washington Charter and the Granada Convention to give support to these guidelines.

In the context of this report the Guideline objectives are considered to determine the importance of the building, the basis for its designation as a Protected Structure and the likely impact of development on its character.

5.0 SIGNIFICANCE AND PROTECTION

The protected structure and curtilage have been evaluated as follows:

ARCHITECTURAL

The overall site lies within the West Street A.C.A. and is significant as it is located within the earliest medieval defense lines of Drogheda town dating from c.1215AD. The westernmost line of this is thought to align with the western elevation of the Bell's Court Building. While the original burgage or plot lines (running north south) have been largely erased, some do remain partially intact as does remnants of stone materials from these walls. Preservation of these burgage plots is important and further removal is to be avoided.

Drogheda itself is a Recorded Monument (Ref. LH024-041) and is subject to statutory protection under the National Monuments Acts. The above mentioned former plot boundary walls dating from the 17th century may be considered integral with the moment that together comprise the historic character of the town.

While the Bells Court Building is not a protected structure it does contribute significantly to the character of the West Street A.C.A. and of Scholes Lane itself. The adjacent 'Rawfit / Hardy's Electrical' building is a modern infill building that was built after 1909 judging by historical OS map information.

The Drogheda Independent Arch is an unexpected and externally transposed feature within the site explained by its reconstruction and relocation in the 1980s during the West End Gardens development. The arch itself and the wall within which it sits are vitally important to retain as they represent the original burgage lines of the site development. Nearby parallel walls and arches are also worthy of protection / preservation for the same reasons.

TECHNICAL

The construction of the Bell's Court building is of the technology of the time and retains its original built form. The present condition is generally good due to the relatively recent but non-extensive renovations. The other buildings date from the 1980s and are also representative of the technology of the time.

INTERIOR

The Bell's Court building and other buildings on site retain no notable original internal features.

VERNACULAR

The arch / and Bell's Court building are examples of historic architecture typical of the area.

MATERIALS

The materials used are limestone blocks, rubble and greywacke – typical of the period of construction. There are also modern materials evident in more recent alterations and renovations including concrete structure, rendered blockwork, tiled / plastered finishes and modern timber joinery and windows.

PERSONAL ASSOCIATION

There is no known personage or individual of importance known to have been associated with the site / structures.

SETTING

The site occupies a largely land-locked backland site which is sandwiched between Fair Street to the north and West Street to the south. Its main presence and only frontage is to Scholes Lane which forms its western boundary. The Bell's Court building itself contributes significantly to the streetscape and character of the West Street A.C.A. in a positive manner.

6.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

Change of Use

The principal element of the proposed development is a change of use from office / creche / restaurant uses to hostel accommodation. This is considered to be a commercially sustainable use given the proximity to the town centre and the overall size of the site and nature of the collection of dispersed buildings within it. This will consist of the provision of multi-occupancy bedrooms / bathrooms within the main Bell's Court / adjacent building, the use of the existing restaurant as a communal kitchen / dining area and the adjacent former toilet block as the on-site laundry facilities.

Demolition Works

It is proposed to remove the modern steel fire escape staircase that was added to the west elevation of the Bell's Court building in the 1980s. This was added to cater for the occupancy of the sports / recreational uses of the upper floors and will not be required for the proposed hostel accommodation.

Retention Works

The existing restaurant / ancillary office building was built as a single storey structure under Reg. Ref. 82510154 in the 1980s. At some point since and in the distant past, it had a mezzanine floor introduced on its eastern wing with window and door openings formed on its southern elevation. An external staircase was built to access this first floor level. It is evident that these alterations were completed decades ago if not at the time of the redevelopment in the 1980s. It is proposed to use this part of the building for staff facilities and bedroom / ensuite accommodation.

Elsewhere a timber storage shed and fencing have been installed to the rear of the Bell's Court building to define the southern site boundary for security. The front gates / fencing has been clad in a pressure treated timber

cladding to provide security and privacy for the proposed hostel accommodation.

External Works

Limited repairs / maintenance to the stone walls will be carried out locally as required. Where localised re-pointing works are required these will be completed in accordance with the methodology set out in Section 8.0 below.

Internal Works

The main works needed to accommodate the proposed use consist of new internal layouts and partitions – already completed under a Section 5 Exemption Declaration. These are configured to work with the existing external window openings. The room and circulation layouts created work well within the overall proportions of the original buildings. All walls, joinery, doors and finishes are modern and identifiable.

To support the proposed use a number of ensembles have been installed under a Section 5 Exemption Declaration. These are generally located away from external walls in order to use shared existing service runs and existing soil discharge points.

Works to the Protected Structure

No works are proposed to the extant stone cut arch or gates.

Should any repairs or maintenance be necessary these will be completed in accordance with the methodology set out in Section 8.0 below.

7.0 IMPACT ON THE HISTORICAL CHARACTER OF THE PROTECTED STRUCTURE AND A.C.A.

The following gives a summary of how the proposed works will impact on the Protected Structure / A.C.A. in either a positive or negative manner. ***It is important to note that no works are proposed to the protected structure of the stone cut arch and no new built works are proposed in its vicinity.***

The primary purpose of the interventions is to provide a continued and compatible use for the wider site that contains the protected structure. It is anticipated that in the long run, such a sustainable use coupled with the implicit conservation / maintenance works will invigorate the site and its buildings, ultimately pro-longing the use and life of the structures including the protected structure of the arch.

Impact of Proposed Use – Positive

The original uses of the Bell's Court building and the rejuvenated use introduced in the 1980s (West End Gardens complex) has long since ceased. The current / most recent uses are a mix of office and childcare facilities. The restaurant building had fallen into dereliction and disrepair.

The proposed use for hostel accommodation will dovetail well into the former building uses given their scale and proportions. The main hostel bedrooms and ensembles work well within the existing Bell's Court building footprint without any need to alter any external openings. As the restaurant building was purpose built for that use it also follows that the proposed use as ancillary kitchen and dining facilities will also work very well. The scale and existing services of the toilet block also work well for conversion to on-site laundry facilities for the same reasons. All of these uses require no material external works and therefore have no new or greater impacts on the character of the A.C.A. notwithstanding that this is a backland

site and only visible from Scholes Lane.

It will however provide a more sustainable use and one that the local economy will benefit from by bringing increased tourist activity into the town centre. The protected structure, through increased site activity, will allow a larger number of people to enjoy the historic character and setting which is a positive impact. The historic structure will gain a new found importance and value through increased use and awareness. It will also retain its central position and be clearly visible from the restaurant building. **As no works are proposed to the arch there will be no impacts on it as a result of the development.**

Impact of Proposed Demolition Works – Positive

It is proposed to remove the modern steel fire escape staircase that was added to the west elevation of the Bell's Court building in the 1980s. This is a wholly modern and unsightly addition which was necessary for the last approved assembly use. Its removal will have a positive impact on the A.C.A. as it is visible from Scholes Lane and the A.C.A.

Impact of Proposed Internal Works – Neutral

The main works required to deliver the proposed use required a complete reconfiguration of the internal layouts. The new layouts are designed to make use of existing external window and door positions. Furthermore, as all original internal features have already been replaced with entirely new studwork / blockwork partitions and finishes, these proposed works will not result in a new or greater impact despite the buildings not being protected structures. All works are clearly modern and identifiable with no impact on the A.C.A. by their nature.

Retention Works – Neutral

The alterations to the restaurant building pre-date the A.C.A. designation. They are included within this subject application to regularise

the planning status of the site. Notwithstanding that there is no material impact on the exterior of the building, this part of the building is not visible from the public realm and has no impact on the A.C.A. setting. Therefore, it is submitted that these alterations are neutral or without impact.

The timber fencing was provided for necessary and immediate site enclosure and for security and health / safety reasons. This form of construction was used being lightweight and reversible with minimal impact on the ground. It also serves to contrast with the original north-south historic plot lines / walls that traverse the site without detracting or impacting on them. These elements are also not visible from the public realm and are deemed to have no impact on the A.C.A or the protected structure of the arch.

The timber storage shed is provided for ancillary storage associated with the hostel use. It is deemed that this is a low impact intervention which is both identifiable and reversible. This is also not visible from the public realm and not deemed to have any impact on the A.C.A or the protected structure of the arch which is some distance away on the site.

Therefore, it is submitted that all of the above interventions are neutral or without impact.

8.0 METHODOLOGY FOR CONSERVING THE FABRIC OF THE SITE / PROTECTED STRUCTURE.

CONSERVATION PHILOSOPHY:

The proposed conservation work will be carried out in accordance with the principles of the Venice and Burra Charters produced by ICOMOS Australia in 1979 and amended in 1981, 1988 and 1999.

This document defines current conservation terminology and makes sensible recommendations for its practice. These include Principles, Processes Preservation, Restoration, Reconstruction, Adaptation and Practice, all of which will be followed. The Charters accurately describes the strategy to be adopted for a project such as this one, but they cannot dictate every decision since many of the clauses are open to interpretation. The project proposed and shown on the drawings has already made decisions regarding interventions that have been made in the past. The term "Cultural Significance" features extensively throughout and is defined as "aesthetic, historic, scientific or social value for past, present or future generations". (Burra, 1988) These aspects may occasionally be in conflict and the relative importance attached to any one of them can only be decided after informed discussion. In such circumstances a consensus of expert opinion will be arrived at in which no relevant fact has been overlooked. The historic and artistic work of the past will be respected, without excluding the style of any given period.

GENERAL PRINCIPLES:

All surviving features and materials of importance to maintain the site and structure's character will be retained. This will include features of all ages. It is the objective to carry out minimal works (mainly internal) and limited modifications to improve universal access and use for the intended use of the site. It is intended in all cases where possible to carry out repairs rather than replace where original

fabric is involved (historic or otherwise).

Where decay occurs, before any restoration is undertaken, a thorough analysis should be made of the defects and the nature of the decay of these materials. A programme of conservation works shall be carried out in tandem with the proposed development to conserve all historic fabric and bring it to a high standard of repair. Detailed inspections and investigative works shall be carried out prior to the commencement of the programme of conservation works under the direction of the architect and materials consultant who will advise on conservation aspects of the scheme throughout all stages.

PROPOSED USE:

The most recent use of the site and buildings was office / childcare and former restaurant. The proposed use will be for hostel and/or sheltered accommodation. It is considered that the proportion of the existing building footprints are well suited to this new use without the need for significant adaptations or interference with original fabric save for as described above.

GENERAL DESCRIPTION AND CONDITION:

The site, walls and buildings are generally in fair condition and in a reasonable state of repair but will benefit from repair works needed to sustain the proposed use. The fire escape stairs proposed for removal is corroded and in poor condition.

PROPOSED WORKS:

The works proposed to the protected structure are indicated in detail on the drawings. This conservation methodology incorporates specifications that will be used in contract documents.

INVESTIGATIONS:

Given that the proposed works involve alterations to modern additions and limited works to the original historic fabric (external walls / roof / site walls)

the need for investigations is limited. However, opening up and investigations shall be carried out to determine the condition of concealed fabric in the vicinity of any works where relevant.

No opening up or chasing of the original fabric is anticipated or is to be carried out without the approval of the conservation architect.

EXPERIENCED CONTRACTOR:

Only contractors with proven experience in the repair of historic buildings are to be engaged on the work.

HEALTH AND SAFETY:

Address all health and safety issues in connection with contaminating materials.

DEMOLITION & REMOVALS

Any limited amounts of stone removed is to be retained on site and used for repairs, making good and landscaping. It is not proposed to remove any original joinery elements (doors / windows etc.) as none are in existence. Old materials, if considered suitable by the Architect may subsequently be re-used always to the Architect's approval. No buildings, fences or trees, etc. are to be taken down or otherwise interfered with unless, and until, written instructions are received from the Architect. Remove all defective timbers, bag and remove from site. Remove all debris from site.

STRUCTURE GENERALLY:

The buildings are generally structurally sound. The consultant structural engineer shall deal with structural aspects including the repair of defects associated with rising damp, if any.

NEW TIMBER GENERALLY:

All timbers to be treated with Protim' vac or similar by specialist timber treatment company.

It is not envisaged that there will be any new structural timber works.

ROOF GENERAL:

ROOF STRUCTURE AND FABRIC:

Roofs to the main building are weathertight but are outside the proposed scope of works.

FIREPROOFING OVER PARTY WALLS:

At all party walls fireproof over with mineral fibre mat complying with Irish Standard Specifications.

RIDGE TILES:

Not applicable per above.

LEAD VALLEYS AND FLASHINGS:

Not applicable per above.

ATTIC:

Not applicable per above.

SERVICES AND WEED GROWTH:

Remove obsolete service wires and pipes and tidy up all retained wiring. Remove ivy growth from all elevations. Allow for treatment of all walls with fungicide.

NEW OPENINGS: NOT APPLICABLE

Where new openings are to be made in walls which have existing openings brick/limestone dressed the openings are to be dressed in the same manner with the brickwork or limestone of similar colour.

STONEMWORK:

The surface of the existing random rubble may be in a friable condition. Defective lime mortar joints and all cement pointing will be replaced with lime mortar. The rubble stonework will be generally bristle-brushed (non-ferrous) back to a sound surface. Where bristle brushing reduces the depth of the stone by over 25mm consideration will be given to indenting the stone. Individual unsound stones will be replaced.

DRESSED STONE REBATES, CILLS, LINTELS AND STRING COURSES:

Depending on the degree of damage, dressed stonework should be dressed back to a sound surface.

MORTAR:

Mortar: to be in hydraulic lime and aggregate. NHL3.5 for general walling, NHL5 for base course and coping
Aggregate to be of coarse composition, with gravel, brick, shell, and other additives.

MAKING MORTAR:

Measure materials by volume using clean gauge boxes. Proportions of mixes are for dry sand; allow for bulking if sand is damp. Where a range is given (e.g. 5-6), use higher value for well-graded sand and lower value for coarse or uniformly fine sand. Mix ingredients thoroughly to a consistence suitable for the work and free from lumps. Do not overmix mortars containing plasticisers. Use mortar within about two hours of mixing at normal temperatures. Do not use after the initial set has taken place and do not retemper. Keep plant and banker boards clean at all times.

WEATHER CONDITIONS:

Do not work while the air shade temperature is below 3°C on a rising thermometer or below 7°C on a falling thermometer. Ensure that temperature of pointing remains above 4°C for 96 hours after application. Cover with sacking to protect finished pointing from excessive wind drying. Moisten sacks to maintain humidity. Protect from rain during initial seven to fourteen days. Make allowance in programming work for the weather-sensitive nature of re-pointing with lime.

MORTAR MIX:

For general re-pointing: Lime putty: sand 1:2.5. Adjustments to the ratio may be necessary depending on the quality of the lime putty and the moisture content of the aggregate. For work to coping and base of wall: Hydraulic Lime NHL 5, with aggregate, 1:2.5. Hydraulic lime behaves like Portland cement: NHL 5 must be used within half an hour of water being added. Do not re-work Hydraulic lime mixes.

SOURCE FOR SAND AND AGGREGATE

Roadstone Medium Washed Sand should be acceptable. In addition to sand, 6mm washed gravel from the same source is to be added to the mix up to 5% by volume of the aggregate, with brick fragments, and other material added.

EXTERNAL SAND- LIME RENDER

Where the surface is too poor for repair the finish will be plastered with a lime render.

COLD WEATHER

Do not work while the air shade temperature is below 2°C on a rising thermometer or below 5°C on a falling thermometer. Ensure that temperature of coatings remains above 4°C for at least 24 hours after setting. Ensure that all metal items to be embedded in plaster and cement rendering are non-corrosive.

Clean backgrounds by scrubbing with water containing detergent to remove oil and other materials detrimental to the work.

DRY BRUSH surfaces to remove surface staining and loose material.

WETTING Sprinkle very dry surfaces with water and allow to soak in before setting. DUBBING OUT Dub out, where necessary, in separate coats each of not more than 10mm in thickness and in the same mix as the first specified coat. Scratch surface of coat immediately after it has set.

Ensure that supplies of materials are sufficient to give consistent and uniform colour to surface finishes which are not to be painted. Mix plastering and rendering materials thoroughly to incorporate all the constituents of the mix.

Lime: The lime to be used is St. Astier natural hydraulic lime (NHL) as supplied by Edward M. Byrne The Traditional Lime Company, Rath, Shillelagh Road, Co. Carlow or Roundtower, Inishannon, Co. Cork in accordance with the manufacturer's printed instructions or other equal and

approved suppliers. The lime shall be stored in a suitable weather tight building and in such a manner as to permit access for the proper sampling and identification of each consignment.

Sand: The sand is to be clean, well graded with angular sharp particles, non-contaminated organically or chemically washed and dried and should comply where possible with BS 1199. Damp sands can be used but the total water required will be less. Fine sands can be used (max 20% of the total sand requirement) to obtain a colour or to blend with coarse sand to provide a better grading of fines. For large joints, mortars, bedding, capping, external renders, base coats and undercoats use sand graded from 3 mm down to 75 microns.

For thin joints, smooth or light textured finishing coats, internal fine plasterwork the maximum granular size of the sand should not be greater than the joint thickness.

Sand for plaster: Sands of 2mm down to 75 microns are to be used in the following grading:

Sieve Size %

Passing

2.36mm 100%

1.18mm 80 to 90%

600microns 55 to 65%

300microns 30 to 45%

150microns 10 to 20%

75microns 0 to 5%

Finer sands require more water and increase the possibility of shrinkage.

146:Plaster detail

144:Plaster detail

145:Plaster detail

MORTAR PLASTICISERS:

The use of mortar plasticisers or bonding agents in is not permitted.

PROPORTIONING:

All proportioning is to be done using properly constructed gauge boxes, and in no circumstances shall the materials be proportioned by shovel. Background preparation. Ensure that the background is thoroughly clean. If

removing vegetable growth using biocides, check that these would not react with the render causing stains. If the background is saturated and damp, check for cracks or other causes of water penetrations (faulty gutters or drainpipes, cracks in the joints of terraced roofs). These should be cleaned out and sealed with an NHL pointing mortar and allowed to cure for 1 or 2 days before rendering starts. Apply sufficient water to reduce excessive suction, especially on bricks and porous stone. Always dampen areas before applying next coat. Provide adequate keying between background and base coat and between each coat. Criss-cross patterns are preferred to combing.

THREE COAT WORK:

First coat: The first coat has to provide sufficient bonding. A scud coat is to be used on a strong and smooth background. The thickness of the first coat depends on the nature of the background, the overall thickness of the render and the keying function.

The background should be dampened and the mix dashed on with a trowel or scoop to give a coating of between 3 and 5 mm in thickness. The scudding should be dampened periodically and permitted to dry out slowly before the application of the undercoats. A trowelled scratch coat is preferable on old bricks or soft surfaces. Use a strong mix (1:1.5 sand:NHL3). On soft or weak background use 1:2 or 2:5. Successive coats must be weaker than this coat. Scour back and key (criss-cross keying) once initial setting has taken place.

Two undercoats: to be applied 2 days (or more, depending on atmospheric pressure conditions) after completion of each coat. The strength should be marginally less than the first coat. Thickness can vary according to the overall thickness required but it is normally between 10 and 15 mm. They must not be applied over 20 mm thick. The thicker the intermediate coats the longer the waiting time before each application. To ensure a level surface fix vertical timber battens

on the wall at 2-2.5 m interval. If the wall is uneven use spacers and check that battens are straight with a plump level. Screed off excess mortar between battens with a wooden straight edge spanning between the battens. When battens are taken down, fill in strips with the same mortar. Scour back and key as usual after initial setting. Check for shrinkage during the first 2 days and, if necessary, lightly dampen the relevant area, scour back and re-key. In case of intermediate coats this would apply to each coat. Do not apply finishing coat for few days, until undercoat is adequately firm.

Finishing coat: The finishing coat is a thin coat 5mm minimum of best clean sharp sand and NHL (1.5:1). It can be ruled and lined as required while still soft.

INTERNAL PLASTERWORK

GENERALLY:

CEILINGS:

No original plasterwork / features exist.

CORNICES:

Not applicable per above.

WALLS:

The original walls are limestone with modern plaster finishes to the inside. Limited works are proposed to the exterior walls save for forming of limited openings for services as indicated on the enclosed drawings.

All new services are to be concealed behind the modern plasterwork / new internal partitions. Chasing of original stone walls is NOT ALLOWED. Any repairs to these walls are to be with a lime based plaster by a specialist plasterer.

AMBIENT CONDITIONS:

It is essential that ambient climatic conditions be observed during the preparation and use of the coarse stuff and the fine stuff and the batch size adjusted accordingly. It is imperative that the mixture is not allowed to become dry or be subject to freezing conditions. In addition, the normal precautions of suspending operations

until the temperature reaches 6° C on a rising thermometer or 8° C on a falling thermometer shall be strictly observed.

LATH AND PLASTER REPAIR:

None exist / not applicable.

NEW LATHS:

None exist / not applicable.

INTERNAL PLASTERING:

No internal lime plastering exists / not applicable.

STACKS:

Not applicable

SCAFFOLDING TO STACK:

Not applicable

FIRE PROTECTION:

Provide fire breaks where shown on drawings . Allow for building up masonry walls to underside of raking roof with 215mm solid blockwork and pack to underside of roof with approved fire protection as specified above. Fire safety requirements include protection to escape routes, emergency lighting, fire alarm systems and fire fighting equipment.

INTERNAL FLOORS:

All modern concrete – no original timber structure remains.

JOINERY:

No original joinery exists / not applicable.

WINDOWS:

No original window joinery exists / not applicable.

WINDOW REPAIR:

No original window joinery exists / conservation works are not applicable.

SAMPLES:

Not applicable

DRAUGHT PROOFING:

Not applicable

GLASS:

No original glazing exists / conservation works are not applicable.

SKIRTING BOARDS:

No original joinery exists / not applicable.

DOOR SADDLES:

No original joinery exists / not applicable.

EXTERNAL DOORS:

No original doors exists / not applicable.

INTERNAL DOORS:

No original doors exists / not applicable.

IRONMONGERY:

No original ironmongery exists / not applicable.

FIREPLACES:

Not applicable

SERVICES:

DRAINAGE:

The drainage above ground is in working order. Clean out hopper; carry out repairs to rain water pipe in corner and rod all drains on completion. Allow for checking current condition of surface water drains. Allow for repairs to gulleys and gratings. All drainage within the building will be concealed and will not disturb any original external stone wall features.

DRAINAGE UNDER GROUND:

Generally the below ground drainage, combined system is in working order though this was not tested.

MECHANICAL AND ELECTRICAL INSTALLATION:

The mechanical and electrical installation shall be in accordance with the mechanical and Electrical Engineer's details and this methodology. Use existing pipe and wiring runs where available. New systems should not destroy or damage any architectural features.

RECORD OF EXISTING BUILDING:

The drawings photographs and this report will form part of the record of the

building. It is proposed to photograph the building again at the end of contract. The record including the architects drawings will be lodged in the Irish Architectural Archive if requested.