

ST. EDMUNDSBURY HOSPITAL, LUCAN, CO. DUBLIN

Volume 1 Part 1: Conservation Report -
Architectural Inventory, Condition Report & Appraisal



November 2023

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CORE DATA

NAME AND ADDRESS OF STRUCTURE:	ST. EDMUNDSBURY HOSPITAL, LUCAN				
OS MAP REFERENCE:	3194-25 3195-21				
ITM REFERENCE:	ST. EDMUNDSBURY HOUSE	304060, 235879			
	WALL & BELL TOWER	304132, 235646			
	FARM BUILDING				
	WALLED GARDEN	304064, 235702			
	COACH HOUSE	304143, 235698			
	BARN	304138, 235743			
ORIGINAL / HISTORICAL FUNCTION	COUNTRY HOUSE				
CURRENT FUNCTION	HOSPITAL				
STATUTORY PROTECTION	NIAH NO.	RPS NO.	ACA DESIGNATION	RMP NO.	ZONE OF ARCHAEOLOGICAL POTENTIAL
ST. EDMUNDSBURY HOUSE	11202003	003	N/A	N/A	N/A
WALL & BELL TOWER	11202005	013			
FARM BUILDING		-			
WALLED GARDEN	11202006	012			
COACH HOUSE	11202007	008			
BARN	11202008				
PLANNING REFERENCE NUMBER:	PREVIOUS PLANNING APPLICATIONS: S00A/0045 SD11A/0056 SD14A/0210				
DECLARATIONS ISSUED:	N/A				
PLANNING AUTHORITY:	SOUTH DUBLIN COUNTY COUNCIL				
DATE OF INSPECTION:	25 TH AUGUST 2023				
DATE OF ASSESSMENT:	25 TH AUGUST 2023 – 10 TH NOVEMBER 2023				
ASSESSMENT PREPARED BY:	CARRIG CONSERVATION LTD				
QUALIFICATIONS OF ASSESSOR:	CHRISTELLE DULON, ARCHITECT ACCREDITED IN CONSERVATION (GRADE III)				

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- Architectural Heritage Protection, Guidelines for Planning Authorities (2011)
- Irish Standard EN 16096-2012: Conservation of cultural property - Condition survey and report of built cultural heritage.
- ICOMOS Charters
- Technical Guidance Documents
- Department of Housing, Local Government and Heritage Advice Series

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EXECUTIVE SUMMARY

This document was commissioned by TOT Architects to form part of the planning application for St. Patrick's Mental Health Services at St. Edmundsbury, Lucan, Co. Dublin.

It is Part 1 of Volume 1 of a series of reports to be produced by Carrig Conservation International Ltd. These include:

1. *Vol. 1: Conservation Report – Architectural Inventory, Condition Report and Appraisal*
2. *Vol. 2: Conservation Repair Methodology and Specification*
3. *Vol. 3: Architectural Heritage Impact Assessment Report*

Carrig Conservation conducted a survey of St. Edmundsbury House, its outbuildings and boundary walls on the 25th August 2023.

The project site encompasses the grounds and premises of St. Edmundsbury Hospital in Lucan. There are 4 No. protected structures onsite which are the subject of this report:

- St. Edmundsbury House (RPS Ref. 003)
- Barn and coach House (RPS Ref. 008)
- Wall and bell tower (RPS Ref. 013)
- Walled garden (RPS Ref. 012)

There is also an 1830s farm building onsite. This building, which is not a protected structure, is identified as being of regional importance on the NIAH (Ref. 11202005).

St. Edmundsbury House was originally built as a country house for Edmund Sexton Pery in the late 18th C. The building's ownership changed multiple times was acquired by various owners until 1898 when it became the country branch of St. Patrick's Hospital. Historic data indicates that the coach house and walled garden were built in the latter part of the 18th C, and that the bell tower may be medieval.

The St. Edmundsbury campus has been providing mental health services since it became an outpost of St Patrick's Hospital in 1898. There are now plans to expand mental health services provision at the site. The existing buildings will be carefully renovated and a new wing will be added.

St. Edmundsbury House will become the new Outpatient Day Centre. The Barn will become the Facility Building. The Coach House will become the Consultant Building. The bell tower and the east section of the walled garden will be incorporated into the new main hospital building. A section of the walled garden at the north is required to be removed to accommodate this new main hospital building. The farm building is in very poor condition. It is proposed for demolition in order to facilitate the construction of the new main hospital building.

The aim of this report is to highlight, record, and appraise the historic structures at the St. Edmundsbury site and to make recommendations for their preservation, adaptation and repair in accordance with conservation best practice.

This report will begin with detailed historical research of the complex and a section defining the conditions & recommended measures. Then, the protected St. Edmundsbury House will be the subject of the last section of this Part 1 of Volume 1. This section will encompass an architectural record and condition analysis.

1 INTRODUCTION

This conservation report forms part of a planning application to expand the Mental Health Services provision by St. Patrick's Hospital at its St. Edmundsbury Hospital site.

The project site encompasses the grounds and premises of St. Edmundsbury Hospital in Lucan. There are 4 No. protected structures onsite which are the subject of this report:

- St. Edmundsbury House
- Barn and coach house
- Wall and bell tower
- Walled garden

There is also a historic farm building onsite which dates from the 1830s. This building, which is not a protected structure is identified with a regional rating in the NIAH.

St. Edmundsbury House will become the new Outpatient Day Centre. Generally, the works proposed are minor, involving replacement of wall and floor finishes and new ceilings in place of degraded modern ceiling tiles in some areas. A small number of partitions will be removed to amalgamate rooms into larger space – refer to architect's drawings and *Carrig Vol. 3 Impact Assessment Report*. Many rooms are in good condition or have been recently refurbished and no work is planned to these areas. The current basement kitchen will be stripped out and replaced. The 1985 single-storey ward extension will be demolished and replaced with the Adolescent Unit.

The Barn will become the Facility Building. It will house workshops, office spaces and storage areas.

The Coach House will become the Consultant Building. It will house individual therapy rooms, a public café and exhibition space.

The bell tower and the east section of the walled garden will be incorporated into the new main hospital building. A section of the walled garden at the north is required to be removed to accommodate this new main hospital building.

The farm building is in very poor condition. It is proposed for demolition in order to allow the construction of the new main hospital building.

The aim of this report is to highlight, record, and appraise the historic structures at the St. Edmundsbury site and to make recommendations for their preservation, adaptation and repair in accordance with conservation best practice.

This Volume 1 will begin with detailed historical research of the complex. Then, each protected structure will be the subject of a section. Each section will encompass an architectural record and condition analysis. Those sections will be followed by a Statement of Significance.

The following reports were carried out by others and reviewed by Carrig as part of this exercise:

- Moloney O'Beirne Architects, *Historic Report and Conservation Impact Statement*. September 2014.
 - Moloney O'Beirne Architects, *Historic Report and Conservation Impact Statement*. 2011.
-



Fig.1: St. Edmundsbury Hospital Key plan existing

2 HISTORY

2.1 HISTORICAL OVERVIEW

St. Edmundsbury land ownership was transferred from Amongdisham Vesey who was M.P for Harristown, Accountant and Controller General of Ireland and amateur architect to Edmund Sexton Pery in 1766¹. St. Edmundsbury House was built by Edmund Sexton Pery in the late 18th C².

Moloney O’Beirne Architects *Historic Report and Conservation Impact Statement*³ indicates that the original St. Edmundsbury House was built in the early part of the 19th century for Thomas Richard Needham Esq which is incorrect. The NIAH survey data indicates that St. Edmundsbury House was built between 1730 and 1750⁴. However, the house does not appear in the Rocque map of 1760 (Fig. 5). The 1772 survey of the estate of Admondisham Vesey (Fig.6) does feature St. Edmundsbury House and the coach house. Based on the available evidence, St Edmundsbury House was built between 1760 and 1772.

Moloney O’Beirne Architects’ report, notes that, citing *Illustrated Irish Incumbered-Estates Ireland, 1850-1905* as its source, ‘the property was offered for sale/rental in 1852 and the descriptive particulars include the following:

“Upwards of £20, 000 have been expended on this elegant Mansion, Offices, Farmyards, Conservatories and Gardens, The Mansion House consists of three storeys, and contains all the requisites of the residence of a nobleman or country gentleman, including Library, Billiard – room etc. There is a bath on this division at a short distance from the Mansion House. The farm-yard comprising Offices, Stables etc., is equalled by few, and the Gardens and Conservatories, with the parterres and shrubberies, cannot fail to gratify and delight”

St. Edmundsbury was offered for auction on behalf of its owner, Thomas Richard Needham. Apart from a parcel of land which was sold to Walter Berwick for £360 the estate was withdrawn from auction. Berwick subsequently acquired the remainder of the estate.’

The house was acquired then by various owners who carried out alterations as explained in section 2.2 Construction Chronology.

In 1746 a ‘private asylum for the insane’, St. Patrick’s Hospital, was established in Dublin, through a bequest by Dean Jonathan Swift. This institution expanded in the 19th century and in 1898 acquired St. Edmundsbury, in Lucan, as a country branch hospital. Elizabeth Malcolm suggests in *Swift’s Hospital* that Swift would have known the site as he was a friend of the Vesey family.

Initially St. Edmundsbury House accommodated 15 female patients. The Irish Photo Archive website states that:

*‘the surrounding farm produced food for the main hospital and raised funds by selling on surplus produce.’*⁵

The NIAH dates the Coach House as from 1860-1900, however it appears on the 1772 Survey of the estate of Amongdisham Vesey The NIAH dates the Barn as from 1850-1890.

As per the same source, the walled garden was built between 1800 and 1850. The NIAH attributes the wall attached to the bell tower to the same period, 1800-1860, but suggests that the bell tower is medieval. The 1772 Survey of

¹ Page 162, Registry of Deeds, Memorial No. 161756

² Page 199, E. Malcom, Swift’s Hospital, Gill and MacMillan Ltd. 1989

³ Page 2, Moloney O’Beirne Architects, Historic report and conservation impact statement. September 2014.

⁴ NIAH website, Accessed 29th September 2023, available in: <https://www.buildingsofireland.ie/buildings-search/building/11202003/st-edmondsbury-hospital-st-edmondsbury-co-dublin>

⁵ Irish Photo Archive Website, Accessed 29th September 2023, available in: <https://www.irishphotoarchive.ie/image/I0000YgwLqC2NIVA>.

the estate of Amongdisham Vesey shows the garden walls as being in their present-day location, which, combined with the NIAH assessment, suggests that the walls were built at the end of the 18th C.

In the early years of St. Edmundsbury House as a branch of St. Patrick's Hospital, the building was used for the convalescence of patients. A single storey ward wing was built in 1985 at the south of St. Edmundsbury House to accommodate 50 beds. St. Edmundsbury House was converted for staff use and occupational therapy.



Fig.2: South elevation of St. Edmundsbury House in 1928. At that time St. Edmundsbury House was the ladies' hospital. Source: Booklet published by St. Patrick's Hospital in 1928



Fig.3: Photograph dated from 15th July 1958. It shows a former greenhouse in St. Edmundsbury complex. Source: Lensmen Collection, Irish Photo Archive.

2.2 CARTOGRAPHIC ANALYSIS

The following outlines the evolution of the site through cartographic analysis.



Fig.4: The 1760 Rocque Map. St. Edmundsbury House is not indicated. The approximate location of St. Edmundsbury Hospital site is shown as fields and marked in red. Source: Dublin Historic Maps⁶.

⁶ Dublin Historic Maps. Accessed 29th September 2023, available in: <https://www.dublinhistoricmaps.ie/maps/1600-1799/index.html>

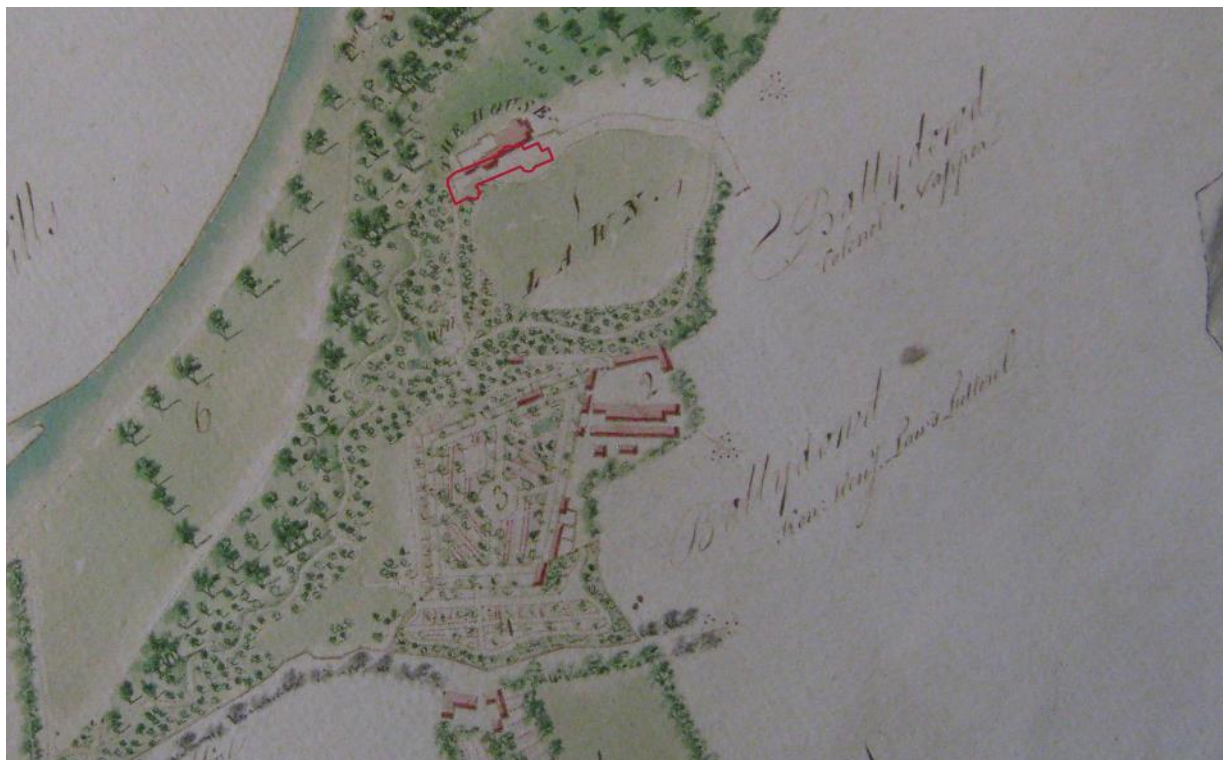


Fig.5: 1772 Survey of Estate of Amongdisham Vesey overlaid with the red mark of current St. Edmundsbury House outline. St. Edmundsbury House appears on the map with the outbuildings: the Coach House is built to southeast part. There are 2 no. separate buildings where the barn is currently located today. There are buildings that are no longer in existence: 2 no. buildings to the north of the Coach House, 2 no. outbuildings to the south of the Coach House, 3 no. buildings attached to the boundary wall and bell tower, 1 no. building attached to the north garden wall. The north, west, east, south section of the walled garden and bell tower appear in their present-day locations. Source: 1772 Survey of Estate of Agmondisham Vesey ⁷.

⁷ Bernard Scale, 1772 Survey of the estate of Agmondisham Vesey



Fig.6: The 1816 Taylor South Map overlaid with red mark of current St. Ed's outline. St. Edmundsbury House appears in the approximate location of where we see the house today, to the east of the river Liffey before the Iron Mills. The outbuildings that appear in the 1772 Survey of Estate of Amongdisham Vesey are not shown. Source: South Dublin Historical Mapping⁸.

⁸ South Dublin Historical Mapping. Accessed 29th September, available in: <https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=e0c5595b033341dea7661e248d2e9ee9//>

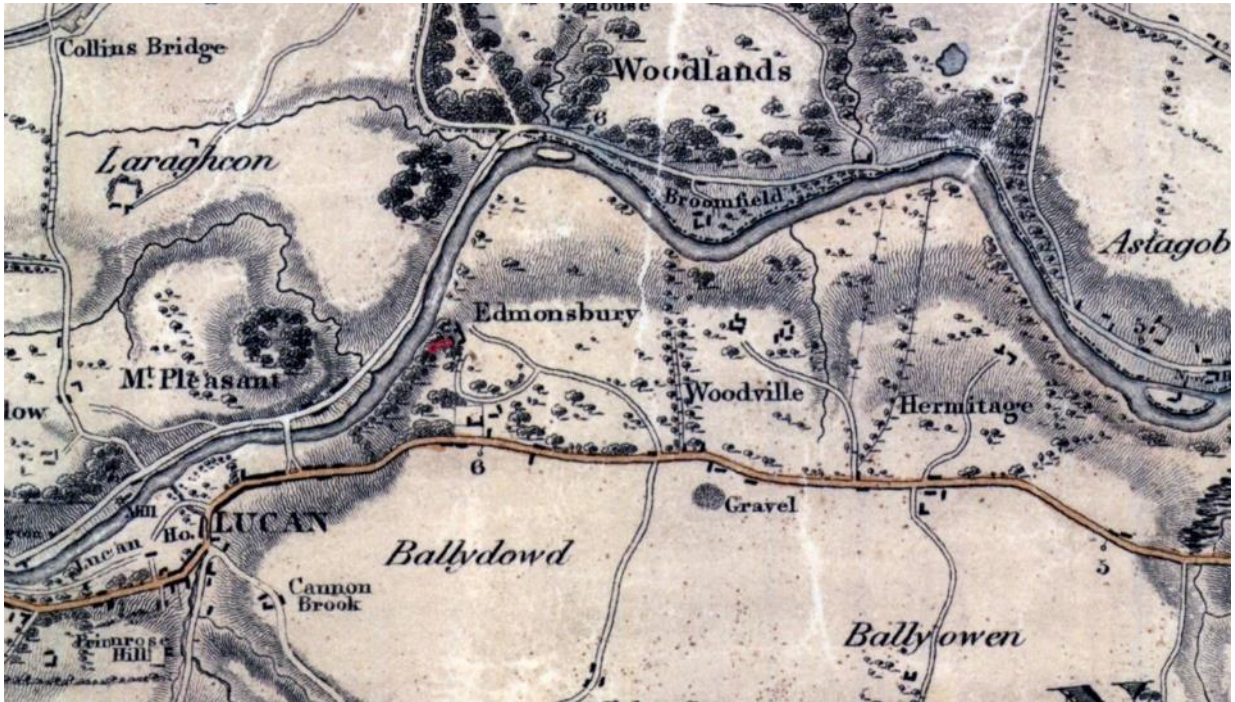


Fig.7: The 1821 Duncan Map overlaid with red mark of current St. Ed's House outline. St. Edmundsbury House does not appear on the map nor the outbuildings. 1 no. building with wings is shown to the south of the red mark. Source: South Dublin Historical Mapping⁹.

⁹ Ibid.



Fig.8: The 1837 Ordnance Survey Map. The Coach House is shown to southeast part. There are 1 no. building where the barn is currently located today. So, the barn may have been built from the 2 no. late 18th C buildings. The 2 no. outbuildings to the south of the Coach House are not shown and so were demolished between late 1772 and 1837. The 2 no. buildings to the north of the Coach House that are no longer in existence are shown. There are 2 no. buildings attached to the boundary wall and bell tower. 2 no. buildings appear to the east of the boundary wall and bell tower that are no longer in existence. The laneway dividing the Coach House is shown. There were gardens within the boundary walls that were separated from the outbuildings. Source: GeoHive Map Viewer.¹⁰

¹⁰ GeoHive Map Viewer. Accessed 29th September, available in: <https://webapps.geohive.ie/mapviewer/index.html>

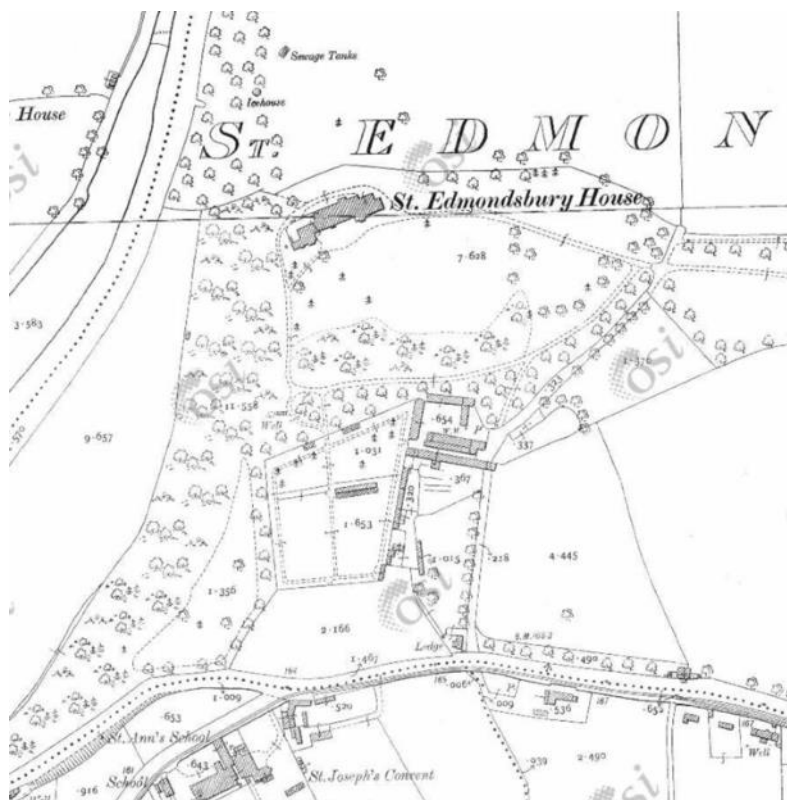


Fig.9: Ordnance Survey 25 inch: Surveyed 1888-1913. The two storey wings appear on each side of St. Edmundsbury House. The east wing was added during late 19th C and the west wing was added between 1907 and 1913. . A building is drawn in the gardens area which no and 2 no. buildings appear to the south side of the north wall of the garden. These structures are no longer in existence. Source: GeoHive Map Viewer¹¹.

¹¹ *ibid.*

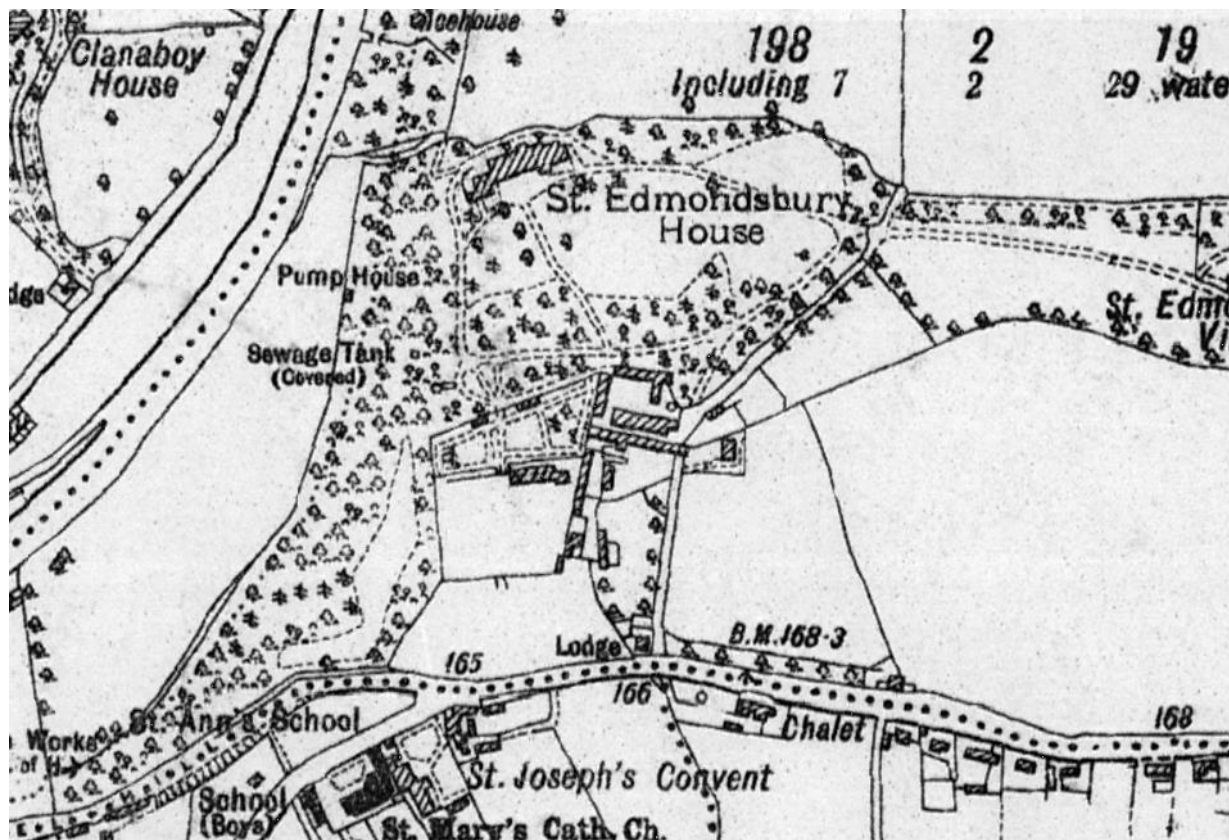


Fig.10: Fourth Edition Six Inch Maps, 1938. The outbuildings mentioned above appear on the map. This means that the 2 no. buildings to the north of the coach house, the buildings attached to the boundary wall and bell tower and north garden wall, the building in the garden area were demolished after 1938. Source: South Dublin Historical Mapping¹².

¹² South Dublin Historical Mapping. Accessed 29th September, available in <https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=e0c5595b033341dea7661e248d2e9ee9//>

2.3 CONSTRUCTION CHRONOLOGY: SUMMARY TIMELINE

For ease of understanding the phases of construction, please see a summary timeline below:

DATE	CONSTRUCTION DESCRIPTION	ARCHITECT/ DESIGNER
late 18 th century (1772 date of Vesey Estate Map)	St. Edmundsbury House was built by Edmund Sexton Pery. Boundary wall and bell tower construction. Walled garden construction. Coach House construction.	-
late 18 th century-1837	Barn construction.	-
1854	Richard Needham Esq. offered St. Edmundsbury in auction. Berwick acquired it. 2014 Moloney O’Beirne Report suggest that internal decorative plasterwork were added at that time ¹³ .	-
1868	St. Edmundsbury House was vacant ¹⁴ .	-
1869-1879	William Moran occupied St. Edmundsbury House. 2014 Moloney O’Beirne Historic Report and Conservation Impact Statement suggests that two storey wings with Hindu-Gothic decorations were added on each side of the original house during this period. The 1902 layouts below show the east wing as a single storey conservatory and the west wing as two storeys. In addition, the same report suggests (with no evidence) that this is when the house was given its decorative balustrade roof parapet, and the pediments over the ground floor windows.	-
1880 - 1898	Various owners ¹⁵ . 2014 Moloney O’Beirne Historic Report mentions that the Hindu-Gothic decorations were likely removed from the wings between 1881 and 1891 while in W. Moran Esq., ownership.	-
1899	St. Patrick’s Hospital acquired St. Edmundsbury. 2014 Moloney O’Beirne Historic Report and Conservation Impact Statement mentions that the decorative plasterwork added by Berwick was removed.	-

¹³ Page 4, Moloney O’Beirne Architects, Historic Report and Conservation Impact Statement. September 2014.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

1984-1985	St. Patrick's Hospital decided to upgrade the facilities at St. Edmundsbury. A 50-bed ward extension was built to the south in 1985. St. Edmundsbury House was converted for staff and occupational therapy use.	-
2000	Replacement of existing entrance porch and provision of new access ramp at entrance to existing single storey ward building.	Philip O'Reilly
2011	<p>Minor alteration works and lift shaft construction at St. Edmundsbury House:</p> <ul style="list-style-type: none"> - Construction of a lift shaft from basement floor to first floor and lobby at first floor level at the east - Insertion of a partition (loose item) to separate the reception from the group therapy activities room on the ground floor - Erection of a 2.7 m fencing with double access gate to the east end of the building <p>Single ward unit:</p> <ul style="list-style-type: none"> - Insertion of a single rooflight <p>2011 Moloney O'Beirne Conservation report and Impact Statement mentioned that the works were the first part of a phased refurbishment programme. The interior refurbishment works were likely carried out at that time.</p>	Moloney O'Beirne Architects
2014	Replacement of the existing water tank from 20 th C with a new tank room at attic level at St. Edmundsbury House.	Moloney O'Beirne Architects

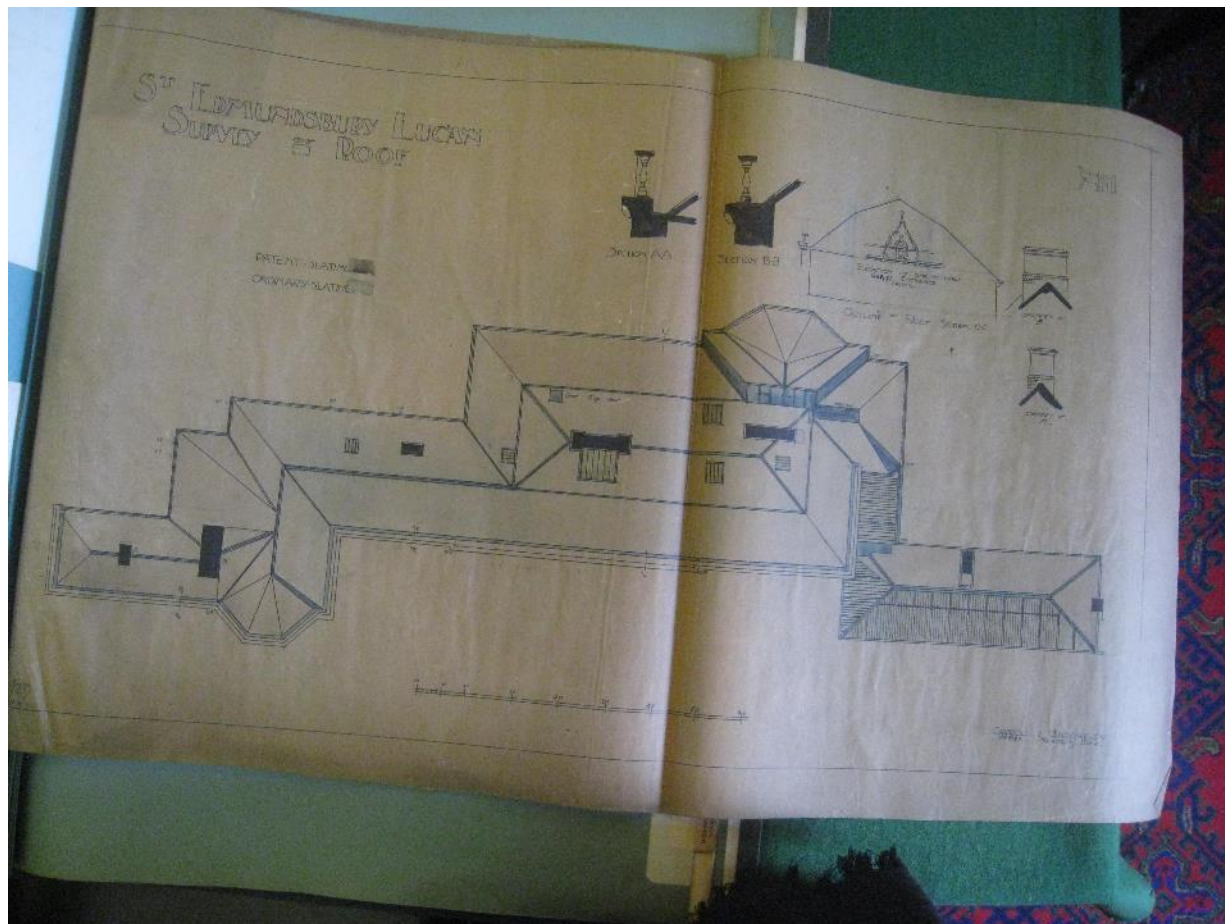


Fig.11: 1902 Survey of the roof. The east wing is rectangular in layout contrary to how it is today. Nowadays, this wing replicates the bow window to the west. This layout shows that the east wing predates the west wing which was built between 1902 and 1913. Source: Survey of roof by Carroll and Batchelor architects

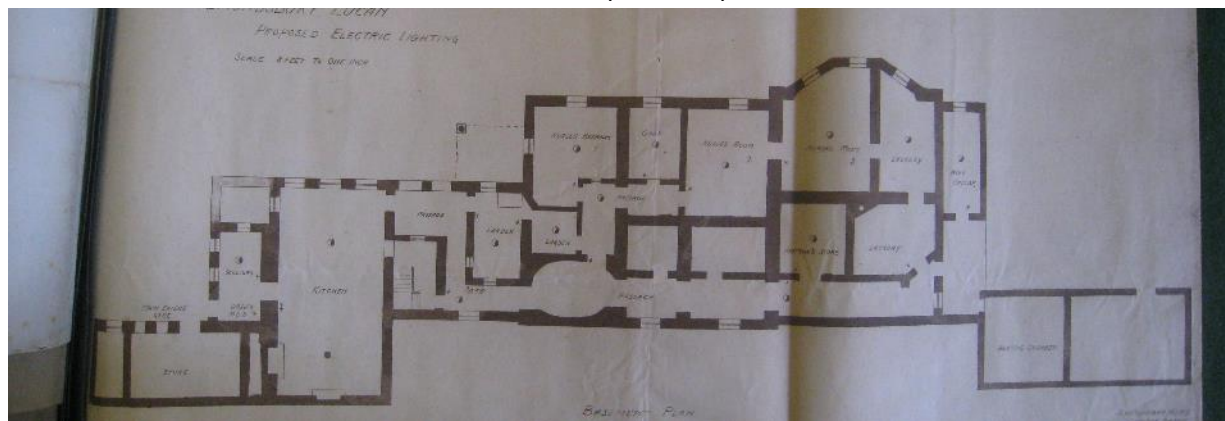


Fig.12: 1906 Proposed electric lighting, basement plan. Source: 1906 Proposed electric lighting S. Geoghegan

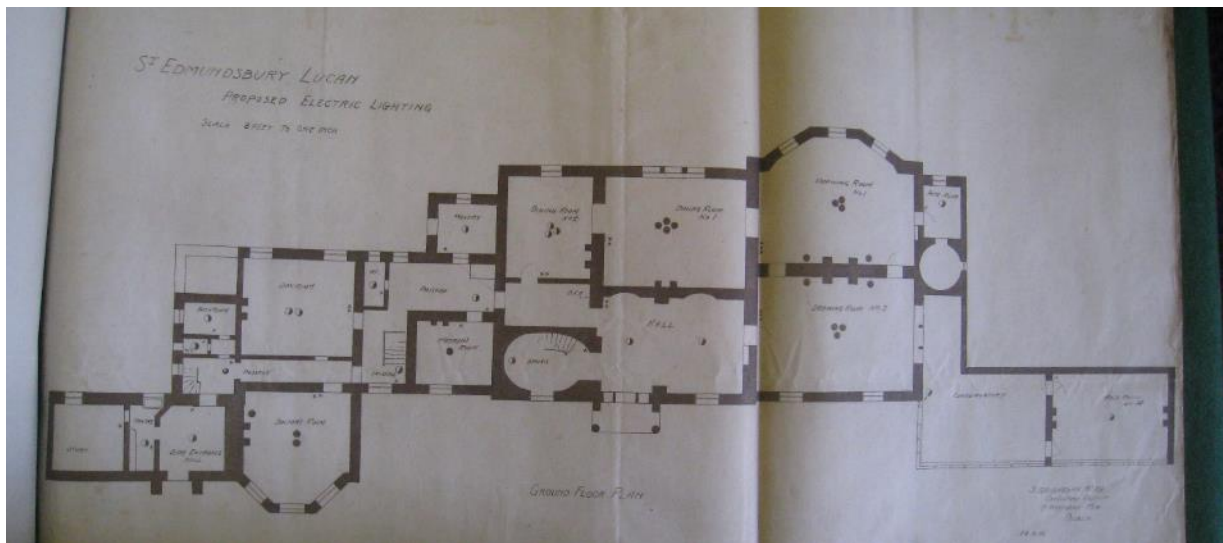


Fig.13: 1906 Proposed electric lighting, ground floor plan. A conservatory and bedroom which are rectangular in layout are located to the west wing. Source: 1906 Proposed electric lighting S. Geoghegan.

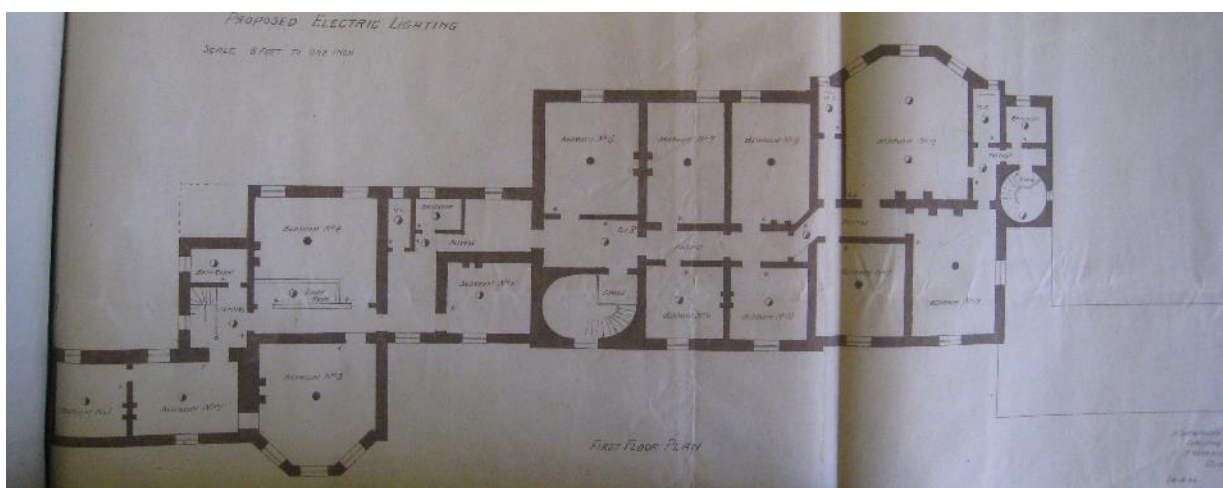


Fig.14: 1906 Proposed electric lighting, first floor plan. The former conservatory to the east aisle was 1 storey. Source: 1906 Proposed electric lighting S. Geoghegan.

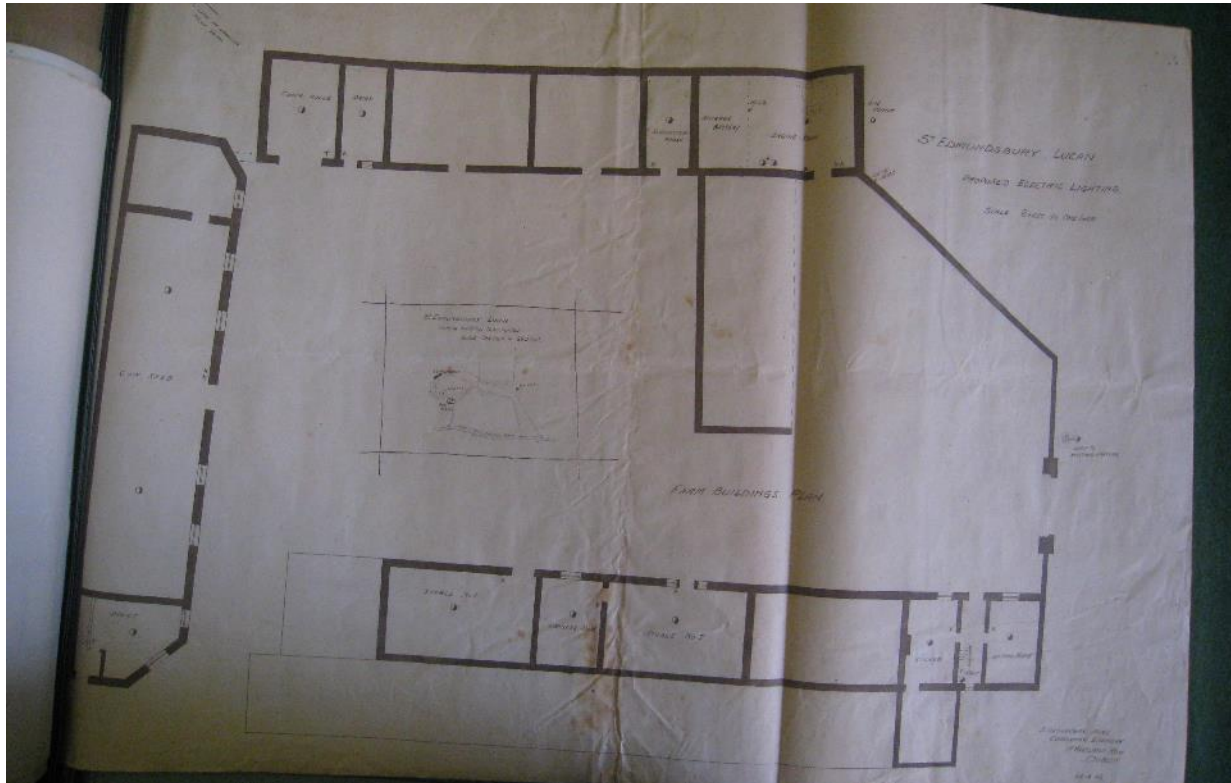


Fig.15: 1906 Proposed electric lighting, farm buildings plan. The plan shows the barn at the east, the coach house which has only the east section remaining nowadays and a stable building at the south which is no longer in existence. Source: 1906 Proposed electric lighting S. Geoghegan

3 CONDITIONS & RECOMMENDED MEASURES

3.1 SCOPE OF CONDITION REPORT

Comment in this report is limited to historic elements only (except where historic elements are affected by modern elements).

3.2 CONDITION CLASSIFICATION

For each component a condition class shall be stated. The condition classification shall be based on an overall assessment of all the relevant symptoms. Four condition classes shall be used (see table below). (For further information see I.S EN 16096:2012).

Condition class (CC)	Symptoms
CC 0	No symptoms
CC 1	Minor symptoms
CC 2	Moderately strong symptoms
CC 3	Major symptoms

3.3 RISK ASSESSMENT

A risk assessment for each component (or collectively for multiple components exhibiting similar symptoms) shall be performed. Four urgency classes shall be used (see table below). (For further information see I.S EN 16096:2012).

Urgency class (UC)	Urgency
UC 0	Long term
UC 1	Intermediate term
UC 2	Short term
UC 3	Urgent and immediate

3.4 RECOMMENDATION GRADING ASSESSMENT

An overall recommendation assessment for the built cultural heritage as a whole shall be performed. This recommendation shall be included in the summary at the end of the report. An overall recommendation class shall be given (see table below). (For further information see I.S EN 16096:2012).

Recommendation class (RC)	Possible Measures
RC 0	No measures
RC 1	Maintenance / Preventive conservation
RC 2	Moderate repair and / or further investigation
RC 3	Major intervention based on diagnosis

4 ST. EDMUNDSBURY HOUSE

Structure	Designation		
	NMS	RPS	NIAH Ref. No. & Rating
St. Edmundsbury House, Old Lucan Road	-	003	11202003 Regional

St. Edmundsbury House is located to the north of the project site. The building has a north-south orientation.

4.1 EXTERNAL INVENTORY



Fig.16: St. Edmundsbury House, south elevation

General: Detached multiple-bay two storey over basement house with projecting Doric entrance portico. Late 19th C west wing and early 20th C east wing. Modern ward extension to the south elevation.

Roof: Hipped slate roof with lead flashings.

Walls: Ruled and lined cementitious rendered walls with quoins and balustrated parapet.

Windows: Square-headed openings set beneath bracketed pediments to ground floor. Segmental-headed openings with carved timber decoration to first floor. Various replacement windows. No original windows remain. 6 over 9, 3 over 6 and 8 over 12 sash windows to basement. One-over-one pane sliding sash windows and casement windows to ground floor. 8 over 12 sash windows and casement windows to first floor. 2 No. Square window openings with 2 No. mullions to ground and first floor north elevation. 3 No. windows with bossage surround to basement.

Doors: Round-headed door opening to south elevation. Square-headed door opening to north elevation. Segmental headed entrance opening to external courtyard at the north. Original 2 leaves timber door which have been left open to south elevation.

Features: Square-headed window openings with 2 No. mullions. Square-headed windows with bossage surround to basement. Ceramic tiles finish at entrance portico.



Fig.17: West and north elevations, 19th C wing with ruled and lined cementitious render.



Fig.18: East elevation, 20th C wing with ruled and lined cementitious render.



Fig.19: North elevation, 20th C section with core house behind, ruled and lined cementitious render.



Fig.20: North elevation, core house. Square-headed window openings with 2 no. mullions and Square-headed windows with bossage surround to basement.



Fig.21: North elevation. Entrance to courtyard.



Fig.22: South elevation. Doric entrance portico with ceramic tiles finish. Round-headed door opening.



Fig.23: North elevation. Square-headed door opening.



Fig.24: Quoins with vermiculate rustication at junction between early 20th C altered wing and historic core.

4.2 EXTERNAL CONDITION & RECOMMENDED MEASURES

4.2.1. CONDITION ANALYSIS

The only work planned external work is the removal of the 1985 ward extension to the south elevation.

4.2.2. CONSERVATION AND REPAIR RECOMMENDATION

Any damage caused to the historic fabric should be made good and repair should be done on a like for like basis.

4.3 INTERNAL INVENTORY

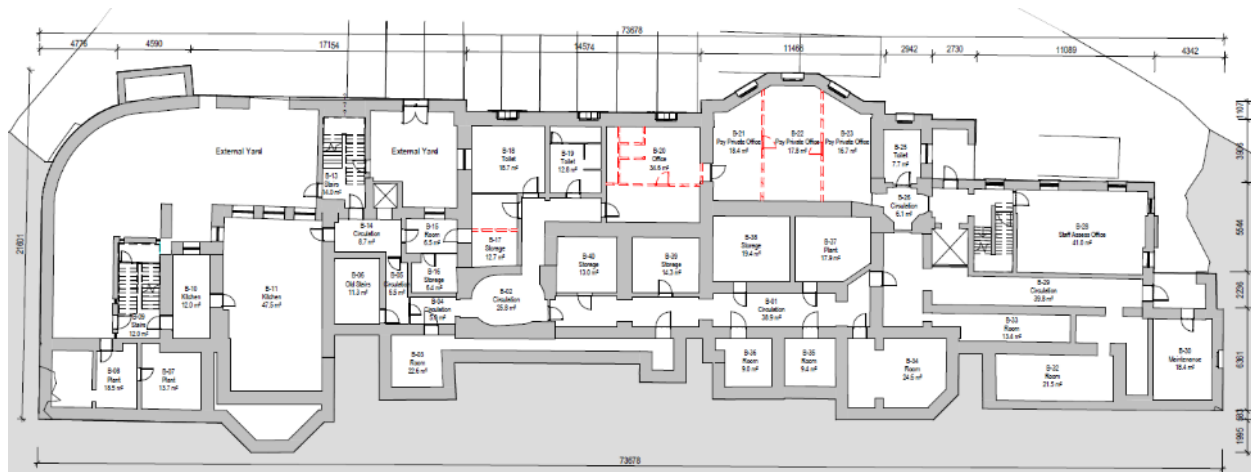


Fig.25: Basement demolition plan with room numbers. Source: TOT Architects. Dashed red lines indicate partitions for removal.

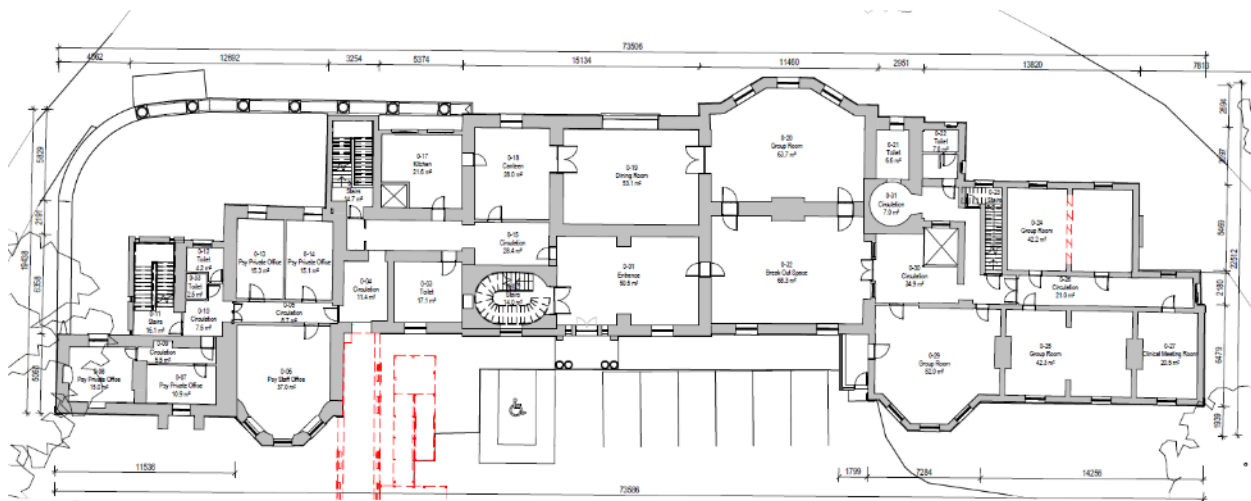


Fig.26: Ground floor key plan with room numbers. Source: TOT Architects. Dashed red lines indicate partitions for removal.

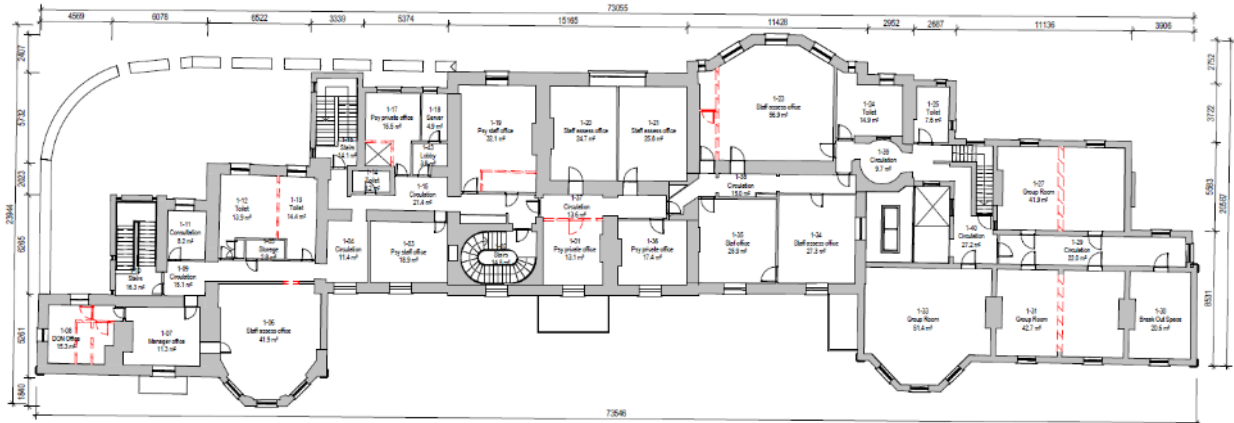


Fig.27: First floor key plan with room numbers. Source: TOT Architects. Dashed red lines indicate partitions for removal.

The rooms have been subdivided in 3 no. categories.

1) No works are proposed in the following rooms:				
Basement				
B-06	B-07	B-08	B-37	B-38
B-39	B-40			
Ground floor				
0-11	0-13	0-15	0-16	0-17
First floor				
1-03	1-04	1-05	1-09	1-18
1-20	1-21	1-36		

2) The following rooms will have minor refurbishment works, limited to painting, replacement floor finishes and modern suspended ceilings in poor condition:				
Basement				
B-02	B-04	B-05	B-13	B-14
B-15	B-16	B-25	B-26	B-30
Ground floor				
0-02	0-03	0-05	0-06	0-07
0-08	0-09	0-10	0-12	0-14
First floor				
1-02	1-10	1-15	1-16	1-19
1-34	1-35	1-37	1-38	

3) The following rooms have more significant works proposed, such as the removal or addition of partitions, new opening in partition, removal or addition of sanitary, kitchen ware will have major works:				
Basement				
B-10	B-11	B-17	B-18	B-19
B-20	B-21	B-22	B-23	
Ground floor				
0-04	0-24	0-25		
First floor				
1-01	1-06	1-07	1-08	1-12
1-13	1-17	1-19	1-22	1-23
1-27	1-28	1-31	1-32	

The rooms in the third and fourth categories are recorded below:

4.3.1. BASEMENT ROOM B-10

- Ceiling: Modern suspended ceiling
- Walls: Modern tiles
- Floor: Modern tiles
- Openings: 2 no. square-headed door opening
1 no. segmental headed window opening
1 no. modern door
1 no. non-historic casement window
- Joinery: -
- Features: -



Fig.28: View facing south



Fig.29: View facing north

4.3.2. BASEMENT ROOM B-11

- Ceiling: Modern suspended ceiling
- Walls: Modern tiles
- Floor: Modern tiles

Openings: 1 no. square-headed door openings
1 no. round-headed window opening
3 no. square-headed window openings
1 no. modern door
3 no. non historic square-headed window
1 no. non historic round-headed window opening

Joinery: -

Features: -



Fig.30: View facing north



Fig.31: View facing south

4.3.3. BASEMENT ROOM B-17

Ceiling: Flat painted ceiling
Walls: Paint and skim
Floor: Vinyl
Openings: 1 no. non historic timber door architrave
1 no. modern plain timber door
Joinery: Historic timber skirting
Features: -



Fig.32: View facing south



Fig.33: View facing east

4.3.4. BASEMENT ROOM B-18

Ceiling:	Flat painted ceiling
Walls:	Paint and skim
Floor:	Vinyl
Openings:	1 no. segmental-headed window opening 1 historic timber window architrave 2 no. historic square-headed timber window 1 no. modern door architrave and door
Joinery:	Historic timber skirting
Features:	Historic timber fireplace



Fig.34: View facing north



Fig.35: View facing east



Fig.36: View facing west

4.3.5. BASEMENT ROOM B-19

- Ceiling: Flat painted ceiling
- Walls: Paint and skim
- Floor: Vinyl
- Openings: 1 no. segmental-headed window opening
1 no. non historic window
1 no. modern door architrave and door
- Joinery: -

Features: -



Fig.37: View facing north



Fig.38: Historic window

4.3.6. BASEMENT ROOM B-20

Ceiling: Plasterboard ceiling

Walls: Paint and skim

Floor: Vinyl

Openings: 1 no. segmental-headed window opening

1 no. non historic window

1 no. modern door architrave and door

Joinery: -

Features: -



Fig.39: View facing north

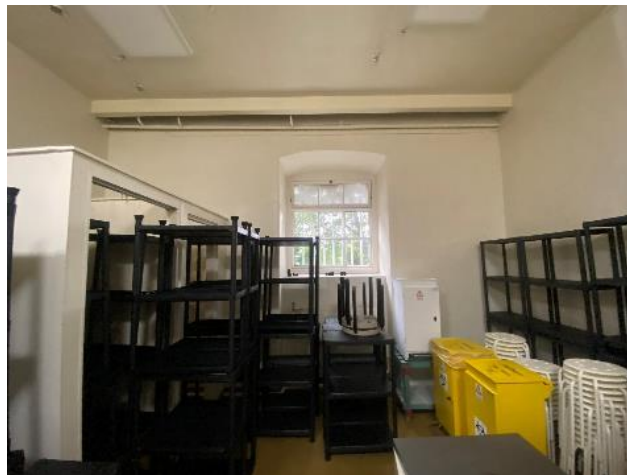


Fig.40: View facing north



Fig.41: View facing east

4.3.7. BASEMENT ROOM B-21

Ceiling:	Plasterboard ceiling
Walls:	Wallpaper and paint finish
Floor:	Historic timber floorboard
Openings:	1 no. square-headed window architrave 1 no. historic window 1 no. historic timber door architrave and door
Joinery:	Historic timber skirting
Features:	-



Fig.42: View facing east



Fig.43: View facing north

4.3.8. BASEMENT ROOM B-22

- Ceiling: Plasterboard ceiling
- Walls: Paint and skim, cement render at the bottom section
- Floor: Concrete slab
- Openings: 1 no. square-headed window opening
1 no. historic window
1 no. historic timber door architrave
1 no. historic timber door architrave
2 no. historic six panel timber door
- Joinery: Historic timber skirting
- Features: -



Fig.44: View facing east



Fig.45: View facing west

4.3.9. BASEMENT ROOM B-23

- Ceiling: Plasterboard ceiling
- Walls: Skim
- Floor: Historic ceramic tile floor
- Openings: 1 no. square-headed window opening
1 no. historic window
2 no. modern timber door architrave
1 no. modern plain timber door
1 no. six panel historic timber door
- Joinery: Historic timber skirting
- Features: -



Fig.46: View facing east



Fig.47: View facing north

4.3.10. GROUND FLOOR ROOM 0-04

- Ceiling: Plasterboard
Walls: Paint and skim / PB
Floor: Vinyl
Openings: 1 modern door, 1 round headed arch
Joinery: Modern skirting and historic skirting
Features: -



Fig.48: View facing south



Fig.49: View facing west

4.3.11. GROUND FLOOR ROOM 0-24

Ceiling:	Flat plastered ceiling
Walls:	Paint and skim
Floor:	Modern timber floor
Openings:	1 no. square window opening 12 over 12 historic sash window 1 no. timber door architrave 1 no. modern timber door
Joinery:	Non - historic timber skirting
Features:	-



Fig.50: View facing north

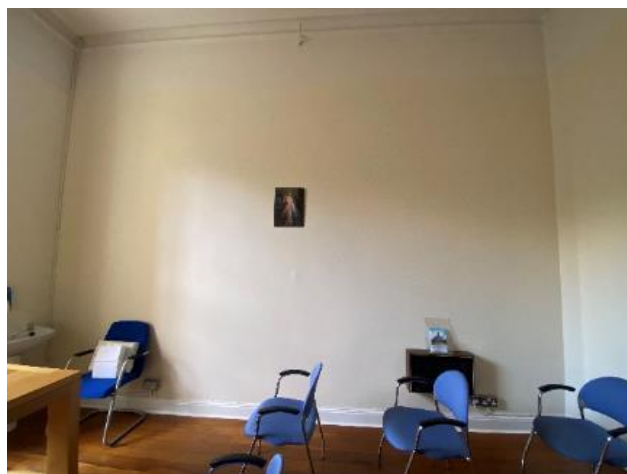


Fig.51: View facing east

4.3.12. GROUND FLOOR ROOM 0-25

Ceiling:	Flat plastered ceiling
Walls:	Paint and skim
Floor:	Modern timber floor
Openings:	1 no. square window opening 12 over 12 historic sash window 1 no. timber door architrave

1 no. non historic timber door

Joinery: Non-historic timber skirting

Features: -



Fig.52: View facing north



Fig.53: View facing east

4.3.13. FIRST FLOOR ROOM 1-01

Ceiling: Flat plastered ceiling

Walls: Paint and skim

Floor: Carpet

Openings: 1 no. square-headed window opening

1 no. non-historic casement window

Joinery: Historic timber shutters

Features: Timber and limestone fireplace



Fig.54: View facing north



Fig.55: View facing south

4.3.14. FIRST FLOOR ROOM 1-06

Ceiling: Coved plaster ceiling

Walls: Paint and skim

Floor: Vinyl

Openings: 3 no. square-headed window openings

3 no non-historic casement windows

1 no. non-historic door architrave with modern plain timber door

Joinery: Historic timber skirting

Features: -



Fig.56: View facing north



Fig.57: View facing south

4.3.15. FIRST FLOOR ROOM 1-07

Ceiling:	Coved plaster ceiling
Walls:	Paint and skim
Floor:	Modern timber floor
Openings:	1 no. segmental-headed window openings 1 no non-historic casement window 1 no. non-historic door architrave with modern plain timber door
Joinery:	Historic timber skirting
Features:	Historic alcove with plasterwork



Fig.58: View facing north



Fig.59: View facing south



Fig.60: North wall, alcove with plasterwork



Fig.61: South wall, plasterwork detail to window head

4.3.16. FIRST FLOOR ROOM 1-08

- Ceiling: Plasterboard
- Walls: Paint and skim, modern tiles
- Floor: Vinyl
- Openings: 3 no. modern timber door architraves with modern plain timber door
1 no. square-headed opening
- Joinery: -
- Features: -



Fig.62: View facing east



Fig.63: View facing south

4.3.17. FIRST FLOOR ROOM 1-12

- Ceiling: Coved ceiling
- Walls: Paint and skim
- Floor: Carpet
- Openings: 1 no. square-headed window opening with 1 No. historic timber window architrave
2 no. square-headed door opening
2 no. non-historic door architraves

1 no. modern plain timber door

1 no. historic 3 over 3 sash window

Joinery: Historic timber skirting

Historic timber shutters

Features: -

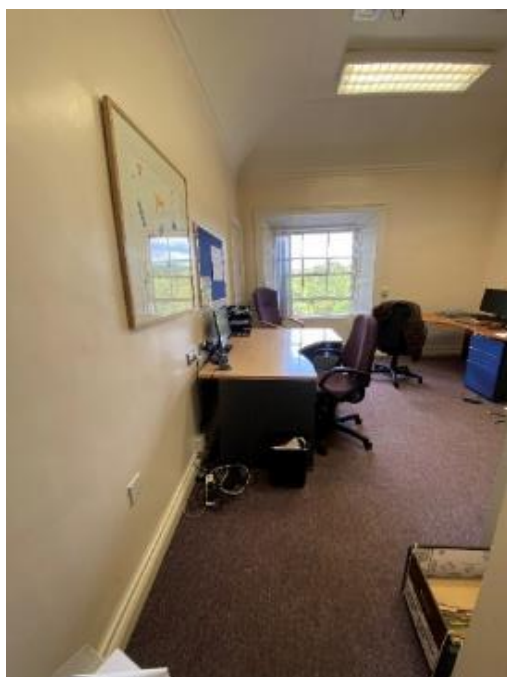


Fig.64: View facing north

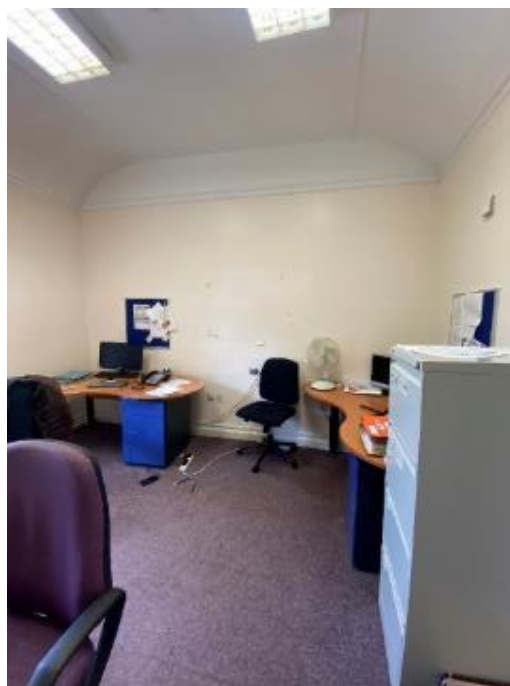


Fig.65: View facing east

4.3.18. FIRST FLOOR ROOM 1-13

Ceiling: Coved ceiling

Walls: Paint and skim

Floor: Carpet

Openings: 1 no. square-headed window opening with 1 No. historic timber window architrave

1 no. historic 3 over 3 sash window

1 no. modern door architraves

1 no. modern plain timber door

Joinery: Historic timber skirting

Historic timber shutters

Features: -

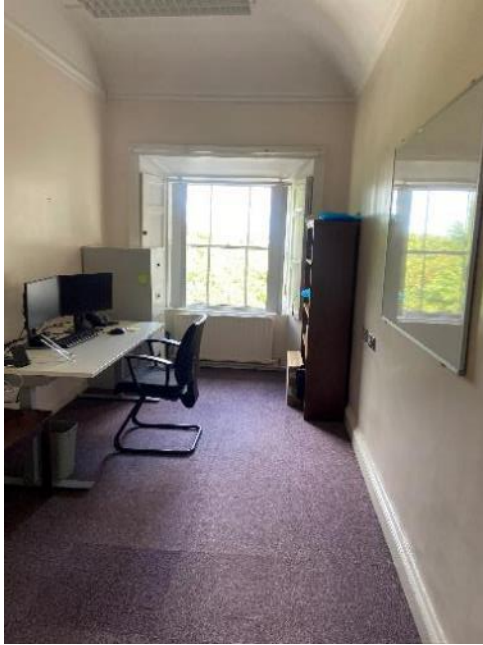


Fig.66: View facing north



Fig.67: View facing south

4.3.19. FIRST FLOOR ROOM 1-17

- Ceiling: Flat plastered ceiling
- Walls: Modern tiles
- Floor: Vinyl
- Openings: 1 no. square-headed door opening
1 no. modern door architrave
1 no. plain timber door
1 no. square-headed window opening
1 no. modern window
- Joinery: -
- Features: -



Fig.68: View facing north



Fig.69: View facing south

4.3.20. FIRST FLOOR ROOM 1-19

Ceiling:	Coved ceiling
Walls:	Paint and skim
Floor:	Modern timber floor
Openings:	1 no. square-headed door opening
	1 no. modern door architrave
	1 no. plain timber door
	1 no. square-headed window opening
	1 no. modern window
Joinery:	Historic timber skirting
Features:	Fireplace



Fig.70: View facing east

4.3.21. FIRST FLOOR ROOM 1-23

- Ceiling: Coved ceiling
- Walls: Paint and skim
- Floor: Modern timber floor
- Openings: 3 no. square-headed window openings
3 no. historic timber window architrave with non-historic 10 over 10 sash windows
1 no. historic timber door architrave
1 no. modern timber door
- Joinery: Historic timber skirting
- Features: -



Fig.71: View facing north



Fig.72: View facing west

4.3.22. FIRST FLOOR ROOM 1-27

- Ceiling: Flat plastered ceiling
- Walls: Paint and skim
- Floor: Carpet
- Openings: 1 no. square headed window opening
1 no. historic timber window architrave
1 no. non-historic 8 over 12 sash window
1 no. square headed door opening

1 no. historic timber door architrave

1 no. modern 8 panel timber door

Joinery: Historic timber skirting

Features: -



Fig.73: View facing north



Fig.74: View facing east

4.3.23. FIRST FLOOR ROOM 1-28

Ceiling: Flat plastered ceiling

Walls: Paint and skim

Floor: Carpet

Openings: 1 no. square headed window opening
1 no. historic timber window architrave
1 no. non-historic 8 over 12 sash window
1 no. square headed door opening
1 no. historic timber door architrave
1 no. modern 8 panel timber door

Joinery: Historic timber skirting

Features: Fireplace



Fig.75: View facing west



Fig.76: View facing south



Fig.77: View facing east, fireplace

4.3.24. FIRST FLOOR ROOM 1-31

Ceiling:	Flat plastered ceiling
Walls:	Paint and skim
Floor:	Carpet
Openings:	1 no. square headed window opening
	1 no. historic timber window architrave
	1 no. non-historic 8 over 12 sash window
	1 no. square headed door opening
	1 no. historic timber door architrave

1 no. modern 8 panel timber door

Joinery: Historic timber skirting

Features: Fireplace



Fig.78: View facing south

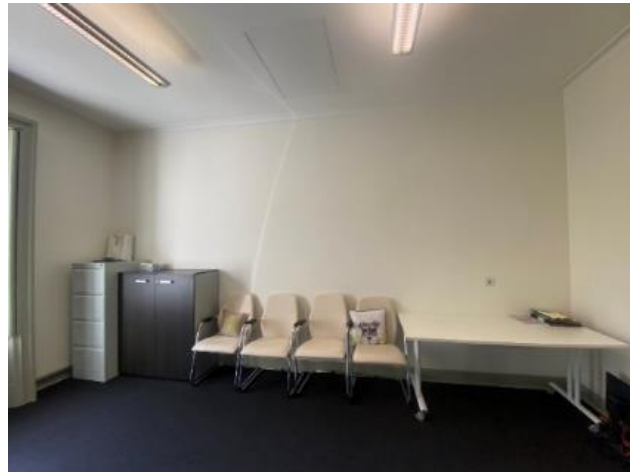


Fig.79: View facing east

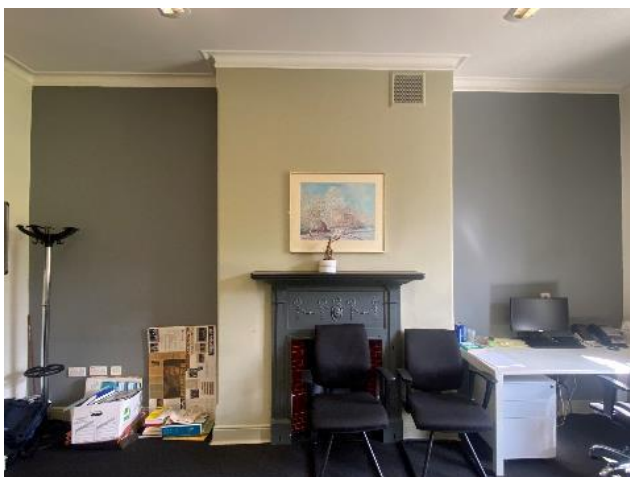


Fig.80: View facing west

4.3.25. FIRST FLOOR ROOM 1-32

Ceiling: Flat plastered ceiling

Walls: Paint and skim

Floor: Carpet

Openings: 1 no. square headed window opening
1 no. historic timber window architrave
1 no. non-historic 8 over 12 sash window
1 no. square headed door opening
1 no. historic timber door architrave

1 no. modern 8 panel timber door

Joinery: Historic timber skirting

Features: Fireplace



Fig.81: View facing west



Fig.82: View facing east

4.3.26. FIRST FLOOR ROOM 1-22

Ceiling: Flat plastered ceiling

Walls: Paint and skim

Floor: Vinyl

Openings: 1 no. square-headed window opening

1 no. non historic 4 over 4 sash window

2 no. historic timber door architraves

2 no. historic 6 panel timber door (appears to be a double leaf door set which has been adapted to form a single leaf)

Joinery: Historic timber skirting

Features: -



Fig.83: View facing north at entrance to WC



Fig.84: View facing north (WC door shut)



Fig.85: View facing south, rooflight

4.4 INTERNAL CONDITIONS AND RECOMMENDED MEASURES

4.4.1. CEILINGS

Description (materials, construction, location)	Ceilings are generally flat plastered and painted or have a modern suspended ceiling. Cement plaster to ceiling in room B-37. Gypsum plasterboard ceiling in room B-38. Historic brick vault in room B-39. Coved ceilings in rooms 1-04, 1-07, 1-12, 1-13, 1-21, 1-23, 1-34, 1-35, 1-37.
Condition	Flat plastered ceilings have cracks in rooms B-02, B-18, B-19, B-20, B-21, B-22, 0-06, 0-24, 0-25, 1-01, 1-02, 1-03, 1-07, 1-08, 1-12, 1-13, 1-28, 1-34. Cracks visible on the brick ceiling vault in B-39.
Probable causes/consequences	Unbreathable paint was applied. Structural movement. Damp.
Recommended measures	NOTE: no ceilings have been opened up to confirm the exact finish. All finishes to historic ceilings such as lash and plaster or lime based plaster on the hard to be breathable. Repairs to historic ceilings should be made on a like for like basis. Structural engineer to inspect cracks and make recommendations.

	Opening-up works.
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Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
No symptoms	CC 1	Intermediate term	UC 1



Fig.86: B-22, Cracks to ceiling, most likely a 20th C plasterboard finish.



Fig.87: B-39, Crack to brick vault. No works are planned in this room.



Fig.88: 1-01, Cracks to ceiling.

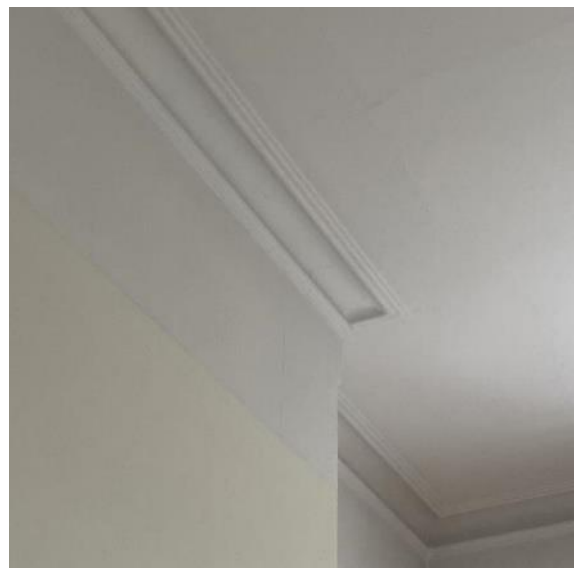


Fig.89: 0-24, Cracks to ceiling

4.4.2. CORNICE

Description (materials, construction, location)	This section will only focus on the cornices that are scheduled to be removed. Running mould type cornices.
Condition	Cornices in room 0-24, 0-25, 1-01, 1-12, 1-13, 1-19, 1-23, 1-27, 1-28, 1-31, 1-32 are in good condition.
Probable causes/consequences	-
Recommended measures	Historic cornices should be carefully removed to be salvaged.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
No symptoms	CC 0	Long term	UC 0

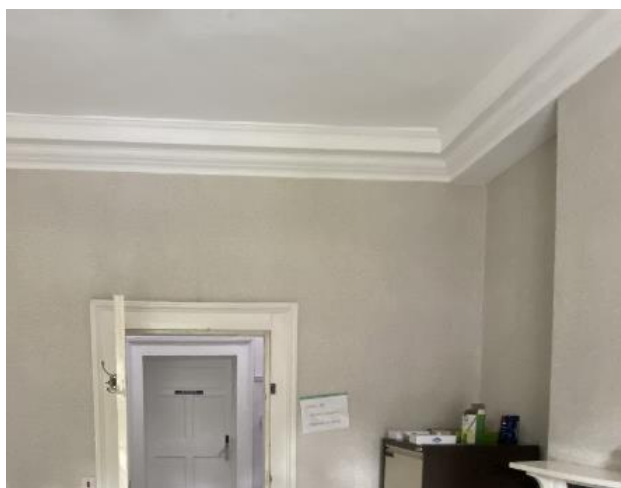


Fig.90: 1-01, historic cornice in good condition

4.4.3. INTERNAL WALLS

Description (materials, construction, location)	In general, it is not possible to determine the wall substrates and type of plaster from visual inspection. The wall structure of the original house and the circa 1870 wings are likely to be built with traditional materials such as brick and rubble stone. Walls to the he 20 th C staircase block containing rooms 0-11, 0-16, 0-17 and 0-30 are of concrete. The historic exposed walls in rooms B-39 and B-40 are limestone rubble. Paint finish, wallpaper, modern tiles and hygienic cladding have been applied. There is cementitious render in rooms B-22 and B-37.
Condition	Paint finish is lifting from the plaster in rooms B-09, 1-06, 1-07, 1-10.

	<p>Paint finish is flaking in room B-21.</p> <p>Paint finish is bubbling in rooms B-02, B-04, B-17, B-20, 0-02, 0-06, 0-08.</p> <p>Bottom section in room B-18 was overplastered.</p> <p>Cracks are described below.</p>
Probable causes/consequences	<p>Inappropriate non-breathable paint and cement render have been applied, trapping damp in the walls.</p> <p>Damp, age, structural settlement.</p>
Recommended measures	<p>All finishes to traditional wall construction to be breathable.</p> <p>Structural engineer to inspect cracks and make recommendations.</p> <p>Opening-up works.</p>

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Minor symptoms	CC 1	Intermediate term	UC 1

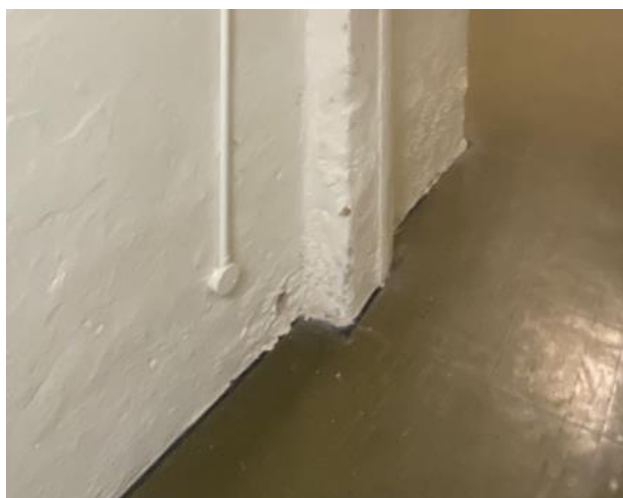


Fig.91: B-04, plaster is crumbling and coat of paint was applied over it.



Fig.92: B-09, paint finish is lifting from the wall.



Fig.93: 0-02, plaster is crumbling and coat of paint was applied over it.



Fig.94: 0-05, paint finish paint finish is lifting from the wall.



Fig.95: B-22, Inappropriate cementitious render, at bottom section of wall



Fig.96: B-37, Inappropriate cementitious render, cracks visible.

a) CRACKS AND HOLES

The following is a list of observed cracks with the corresponding room number reference:

B-09: Horizontal crack to the west wall

B-19: Crack to the west of window sill

B-21: Vertical crack to the west wall above the door. Hole was made for running services to the west wall.

B-22: Several cracks to the east, west and south walls.

B-23: Cracks to the north wall beneath window, to east and south wall. Hole was made for running services to the south wall.

B-37: Cracks to the walls

B-38: Cracks to the east, west and north walls.

0-02: Vertical crack below landing, crack below stairs.

0-05: 2 No. diagonal cracks at the east and west of southern door. 2 No. cracks at the east and west of northern door.

0-11: Horizontal crack to the west and south walls.

0-15: Vertical crack to the east face of the wall at the centre of the corridor

0-16: Crack to the east wall south corner. Crack to the east wall at the south of window at half-landing.

1-02: Vertical crack to the east of the window, crack to the west of the door

1-05: Crack above door

1-06: Vertical crack to the west of western window and to the east of eastern window. Cracks to the west wall.

1-07: Crack below window head, crack to east wall at the north of the door

1-09: Vertical cracks to the south and north partition walls.

1-10: Horizontal crack to the west wall, crack at the central window on the east wall

1-12: Crack running from above door to ceiling

1-13: Vertical crack to the east wall

1-15: Horizontal crack to the south wall

1-16: Crack to door lintel, crack to southeast corner wall

1-20: Crack to north wall at the west

1-21: Crack to the west wall

1-35: Crack to west wall

1-38: Vertical cracks to south wall



Fig.97: B-22, several cracks



Fig.98: B-38, cracks to the east wall



Fig.99: 0-11, Crack to the south wall



Fig.100: 0-16, Crack to the east wall, south corner



Fig.101: 1-06, Cracks to the west wall



Fig.102: 1-12, Crack running from above door to ceiling



Fig.103: 1-16, Crack to southeast corner wall

4.4.4. FLOORS

Description (materials, construction, location)	<p>No historic finish floor remain except in basement rooms B-21 and 0-06 which have historic timber boards and B-23 where a historic ceramic tile floor is visible.</p> <p>It is not possible to determine the floor built-up from visual inspection.</p> <p>In general, the finish floor is a modern vinyl finish, modern tiles, modern timber floor or carpet. Where visible, the basement has generally a concrete floor slab.</p>
Condition	<p>The historic timber floorboard in room B-21 is in poor condition and shows signs of wear and tear. There are missing sections and gaps between the boards.</p> <p>The historic timber floorboard in room 0-06 is in good condition.</p> <p>The ceramic tile floor in room B-23 is in poor condition, with cracks and missing sections.</p>
Probable causes/consequences	Age, wear and tear, previous interventions.
Recommended measures	<p>NOTE: no floors have been opened up to confirm exact built-ups.</p> <p>Repair.</p>

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
Minor symptoms	CC 1	Intermediate term	UC 1



Fig.104: B-21, historic timber floorboards, missing section and gaps between the boards.



Fig.105: B-23, historic ceramic tiles, missing sections and cracks.

4.4.5. JOINERY

Description (materials, construction, location)	This section will focus only on the historic door architraves and skirting that are scheduled to be removed.
Condition	<p>Door architraves in rooms B-21, B-22 are in good condition.</p> <p>It was not possible to inspect the condition of the timber skirting in room B-21 due to the amount of furniture.</p> <p>Timber skirting in room B-17 is in fair to poor condition.</p> <p>Timber skirtings are in good condition in rooms 0-24, 0-25, 1-12, 1-13, 1-19, 1-22, 1-23, 1-27, 1-28, 1-31, 1-32, 1-37.</p> <p>Timber skirting is in poor condition in room 1-01. It has been altered by services.</p>
Probable causes/consequences	Wear and tear.
Recommended measures	Historic door architraves and skirtings should be carefully removed to be salvaged.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
No symptoms	CC 0	Long term	UC 0



Fig.106: B-22, historic door architrave



Fig.107: 1-01, historic door architrave

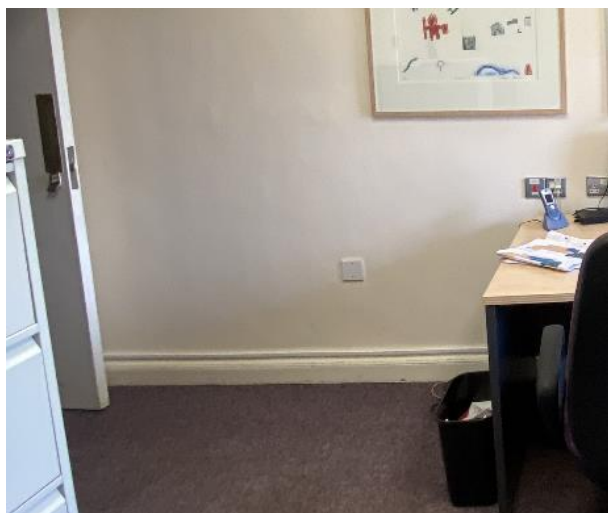


Fig.108: 1-12, historic timber skirting in good condition



Fig.109: 1-01, historic timber skirting in poor condition

4.4.6. DOORS

Description (materials, construction, location)	This section will focus only on the historic door that are scheduled to be removed. Door B-21/B-22: 5 panel timber door.
Condition	Doors B-21/B-22, 1-01/1-37 are in condition.
Probable causes/consequences	-
Recommended measures	Door should be carefully removed to be salvaged.

Symptoms	Condition class (CC)	Urgency	Urgency class (UC)
No symptoms	CC 0	Long term	UC 0



Fig.110: 1-37, historic six panel timber door



Fig.111: 1-22, historic four panel timber door