

RERPORT ON THE ARCHITECTURAL &
HISTORIC SIGNIFICANCE OF ST JOSEPH'S HOUSE, (A PROTECTED
STRUCTURE), BREWERY ROAD (N13) , STILLORGAN, CO. DUBLIN

&

OBSERVATIONS ON THE IMPACT OF THE CURRENT PROPOSALS



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DAVID SLATTERY – Architect – Historic Buildings Consultant

8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

Email: info@slatteryconservation.ie



REPORT ON THE ARCHITECTURAL & HISTORIC SIGNIFICANCE OF ST JOSEPH'S HOUSE, BREWERY ROAD, STILLORGAN, CO. DUBLIN (A PROTECTED STRUCTURE) AND OBSERVATIONS ON THE IMPACTS OF THE CURRENT PROPOSALS

1. Introduction

This report has been completed on instruction from Brock McClure Planning Consultants on behalf of the site's owners Homeland Silverpines Ltd. The report comprises the assessment of the buildings within the site and establishes what aspects and elements of it contribute to its architectural character and historic interest for the purposes of providing guidance to development proposals.

In preparing this report a site inspection on both the exterior and interior of Saint Josephs House was carried out. Photographs were taken of the exterior and most of the interior of the building. It was not possible to gain access to all rooms. In addition to this number of resources were consulted in seeking information on the building. These include the Irish Architectural Archive, Trinity College Map Library, NLI and Archinfo. A number of books have provided information of particular interest. These include "The Obelisk - Journal of Stillorgan Kilmacud Local Historical Society" and Peter Pearson's book "Between the Mountains and the Sea", and B. Flanigans "STATELY Homes around Stillorgan".

The building is listed on the Dun Laoghaire Rathdown County Council RPS (Ref 1548 - Saint Joseph's House, Silver Pines, Brewery Road, Stillorgan, Co. Dublin. House). It has not been rated by the NIAH.

2. Context, Setting, Typology, Chronology

St. Joseph's was constructed as a purpose built convalescent home to provide a place for recovering from illness and injury in a rural setting at a raised altitude, similar to the sanatorium type that became prevalent in the second half of the 20th Century. It was to be run in line with the Hospital for Incurables and was to be completely unsectarian in its attitude to admission. An entry in Thom's Directories notes that the home was under the patronage of the Princess of Wales (later Queen Alexandra) operating as a service to "*...poor artisans and others...who would languish in prolonged weakness and distress...and conducted on the broadest principles of Christian philanthropy.*"

The convalescent home was originally in Blackrock, but it was decided that a larger and more rural setting would be better and an ad was taken in the Irish Times in 1866 : "*Wanted for the Establishment of a Convalescent Home, a piece of ground from 4 to 8 acres, with or without a house, in a healthy situation on the south side of Dublin near to the line of the Kingstown or Bray railways and convenient to a station.*"

In response to the ad 8 acres of land were leased out by Frederick Stokes to a group of gentlemen who wished to build a refuge/convalescent home (Walter Berwick, Jonathan Pim and A. Parker). Judge Walter Berwick was a particularly important patron of the institution. A meeting later that year (1866) decided on the Stillorgan site and on the design for the building which was executed by the Architect John Sterling Butler to an estimated cost of £3000. It became known as the Stillorgan Convalescent Home.



Figure 1: View of the west front of the St Joseph's House Protected Structure. This view is taken from just inside the original western entrance with the avenue winding towards the front entrance visible to the LHS. NLI Robert French c. 1860-80.

"The Stillorgan Convalescent Home, with its gabled front and rooftop cupola, was built sometime after 1864. Later, in 1925, the Sunshine Home was built in its grounds to cater for children suffering from malnutrition." (P. Pearson, *Between the Mountains and the Sea*)

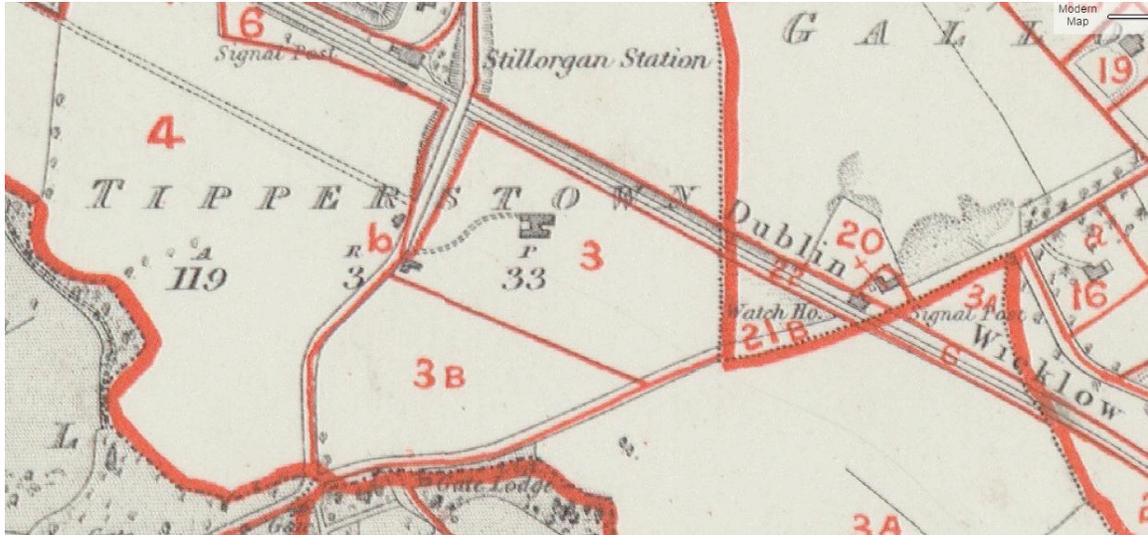


Figure 2: First Revision to the Ordnance Survey c. 1866. Showing original rural setting with the Dublin Wicklow railway line forming the northern boundary of the site.

Judge Walter Berwick was the main instigator of the Stillorgan building - he died in a train crash in 1868 in Wales, and a new wing (the Berwick wing) was built at the Convalescent Home in 1869 in his memory. Berwick was a significant figure in Irish Law associated with the introduction of the concept of a suspended sentence and has a fountain on Grand Parade in Cork City named after him. The architect for these works was John McCurdy.

In 1867 Tenders were invited for the erection of a Gate House to the Convalescent Home, Stillorgan

In the same year (1869) – Shiel’s Institution was built on the southern portion of the original Stillorgan Convalescent Home site by a Mr. Charles Shiels, 24 homes in total. This is outside of the boundary of the subject site.

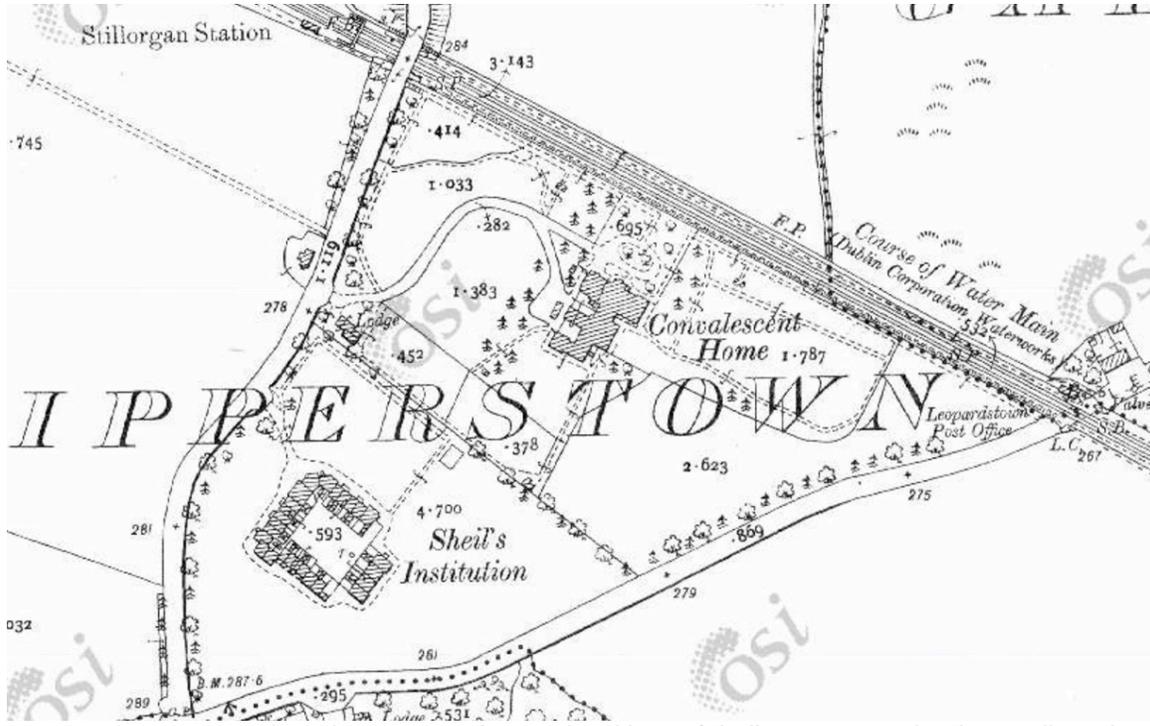


Figure 3: Later Revision to the Ordnance Survey showing the addition of Sheil's Institution within the overall site along with the pine trees indicated here (but not visible on French's photographs). This map also shows a realignment of the avenue and the provision of a hemispherical front setting to the northern building line.

In 1886-88 a further wing was added to St. Joseph's - with beds for paying patients only. This wing was called the Napier Memorial Wing, funded by Sir and Lady Napier in memory of their son. The architect was J.R. Carroll, and the builder S. H. Bolton.

The home received wounded British soldiers from the Boer War 1899-1901.



Figure 4: View of the front façade from the east with one of those convalescing apparently admiring a view of the Three Rock Mountain. There is no sign of the silver pines in this photograph by R French.

The home closed in 1963. In August 1963 a notice appeared in the papers "The Convalescent Home Stillorgan will not be open to patients as from 31st August 1963. The future of the Home is not as yet decided pending an application which will be made to the Court in due course."

The Stillorgan Convalescent Home institution survived here for almost a hundred years, from 1868 until it was sold in 1963. Archbishop McQuaid acquired the property at that time, discontinuing its use as a convalescent home and establishing St. Joseph's House for the Adult Deaf and Blind.

There were a number of other developments both to the building and site subsequent to the Napier extension. These were without exception of a far lesser quality, were not architect-designed and served to impact negatively on the exterior of the building, obscuring the facades and reducing its curtilage and the amenity of its setting. The interiors underwent changes through this time also.

In 1895 a fire destroyed two of the staircases.

Around 1908, two no. poor-quality, brick sheds one with a profiled-metal roof were built to the west of the Berwick Wing both obscuring views of the important west façade.

In 1911 an Annexe was added to south east of the building.

In 1924 the Sunshine Home for Children was built on the site. This has since made way for residential development

In the 1920s/30s a conservatory was added connecting the Annex with the main building. This blocked-in the original east façade on this side. Poor-quality rendered and slate-clad lean-to extensions were added to the back of the original block at this time. Again, these obscure some of the original facades.

In 1964 the Home for Adult Deaf opened, involving modernisation works amounting to £30,000. This involved the subdivision and adaptation of many of the interiors.

In the 1960s/70s the conservatory to the east side was, unfortunately, renewed and extended in PVC.

Houses including those at Annaghkeen and Dalwhinnie were built in the 1960s/70s taking up some of the eastern portion of the site, reducing its setting.

In 1990 the Silver Pines Housing development was established taking up much of the western side of site, again significantly reducing the setting. The gate lodge and original west entrance were lost some time after 1954 and most likely as a result of this development.

Alterations to the building were carried out in 1994/5 to upgrade the building from a fire safety point of view. These works would have included replacement of doors and the introduction of compartmentation throughout the building. There are myriad brutal services interventions throughout the interiors and indeed on the external facades which have taken place in the 20th Century.



Figure 5: Fabric chronology plan showing the phases of development of the former Convalescent Home, overlaid on the current Ordnance Survey. The original footprint and the Napier and Berwick phases of development which quickly followed are clearly visible here. Also visible are the footprints of the 20th Century sheds, lean-to extensions, annex and conservatory. The footprint of the gate lodge to the original western entrance is also visible here within Silver Pines.

A number of historic maps and images were consulted to determine the chronology of building on the subject site (the relevant maps and photos are appended to the report and should be referred to). These are as follows –

NOTE: Dates referred to are survey dates (where available), not map publication dates. Furthermore, maps in this report have been selectively enlarged, or occasionally, reduced, in order to more clearly illustrate the text, and are therefore not at their original published scale.

2.1 1837-43 - First Revision of the Ordnance Survey Map

This revision of the first O.S. Map Shows the original rural setting with the Dublin Wicklow railway line forming the northern boundary of the site. It pre-dates the construction of the "Convalescent Home" and there is no evidence of any other development on the site.

2.2 1865 - O.S. Map

This revision of the O.S. was produced shortly before work started on the "Convalescent Home". This O.S. Map shows that no development has been carried out on the site.

2.3 1869 - O.S. Map

This revision of the O.S. was produced shortly after the first building of the "Convalescent Home" took place. It clearly shows the recently constructed "Convalescent Home". The footprint of the building is H shaped with a direct driveway from the access road to the building. This O.S. Map also shows the development of a gate lodge at the entrance to the site.

2.4 1908 -10 - O.S. Map

By 1908 the original Convalescent Home had been substantially extended to the south. It also shows a realignment of the avenue and the provision of a hemispherical front setting to the northern building line. In addition, a new separate building (Sheils Institution) with its own entrance off the access road has been constructed to the south of the Convalescent Home.

2.5 1937-39 - O.S. Map

The Convalescent Home is virtually unchanged from the 1907 Map. Two small outbuildings have been constructed adjacent to the Convalescent Home. Sheils Institution is unchanged but a new building – The Childrens Sunshine Home has been constructed on grounds to the south east of the Convalescent Home. A separate entrance off Leopardstown Road has been provided for this building.

2.6 1954 - O.S. Map

The site remains unchanged since the pre-war edition of the O.S.

The historic and cartographic analysis confirms that the Original Convalescent Home was constructed in 1868 and the first extension was constructed in 1869. The gate lodge was also added in 1869. The building was further extended in 1886 with the construction of the Napier Wing and an annexe was added in 1911.

3. Description

The subject building has been photographically surveyed in the preparation of this report. These photos are appended below and should be consulted alongside this section.

3.1 Exteriors

Description from the Irish Times in 1888: *"The building, which is but a minute's walk from the station, is Gothic i style, and many gabled, while in material it is constructed of the modern and modest red-brick. Its frontage faces the sea with the intervention of a charming bit of scenery, and behind stand the Dublin Mountains. The Home stands in its own grounds of several acres part in garden and part meadow. Indoors it is fitted with every requisite and comfort needed by an institution of the kind- bathrooms, sitting-rooms, lavatories, library etc."* *"The site was sheltered from the extreme westerly winds by the Three Rock Mountain. It was over 300ft above the level of the sea. That was held to be a very correct elevation above the city. The excellent water and drainage of the new institution all tended to make that an ideal site for a convalescent person."*

The first image in this assessment (Figure 1, above) demonstrates how open the site was in the 1860s/1880s prior even to the planting of the tall and distinctive silver pines. Although this rural setting has been completely transformed, the principal architectural element and its immediate setting to the front, now used as a carparking area, remain. The original building along with the aforementioned extensions comprises brick and terracotta gabled, penrhyn slate roofed forms with decorative gothic detailing in granite to window and door heads, hoods and transoms. There are slight differences in material and workmanship on the two 19th century extensions of 1869 and 1888 but these are barely noticeable and the entire building reads as a coherent entity. There have been some poor quality 20th century additions and outbuildings in an inferior brickwork which are not of significance architecturally. The surrounding landscape, now dominated by silver pines and parked cars, has not been formally designed and lacks the quality of the exterior facades.

Clearly the St Joseph's building has a very particular external architectural significance as an object building.

St Joseph's was originally designed as a convalescent home from illness and injury and was located in a "*healthy location*" away from the city. The original setting of the building would have been comprised of rural parkland. This is visible in Figure 17.5, below, which illustrates the historic curtilage of the Protected Structure. The historic site covered the entire width between Brewery Road and the Leopardstown Road, and was bounded to the north by the railway line and to the south by Sheil's Institution¹.

¹ There is an implication in historic sources that the site of Sheil's Institution was formerly part of the site of the Convalescent Home. This is not supported by cartographic evidence pre-dating construction of the Sheil's Institution.

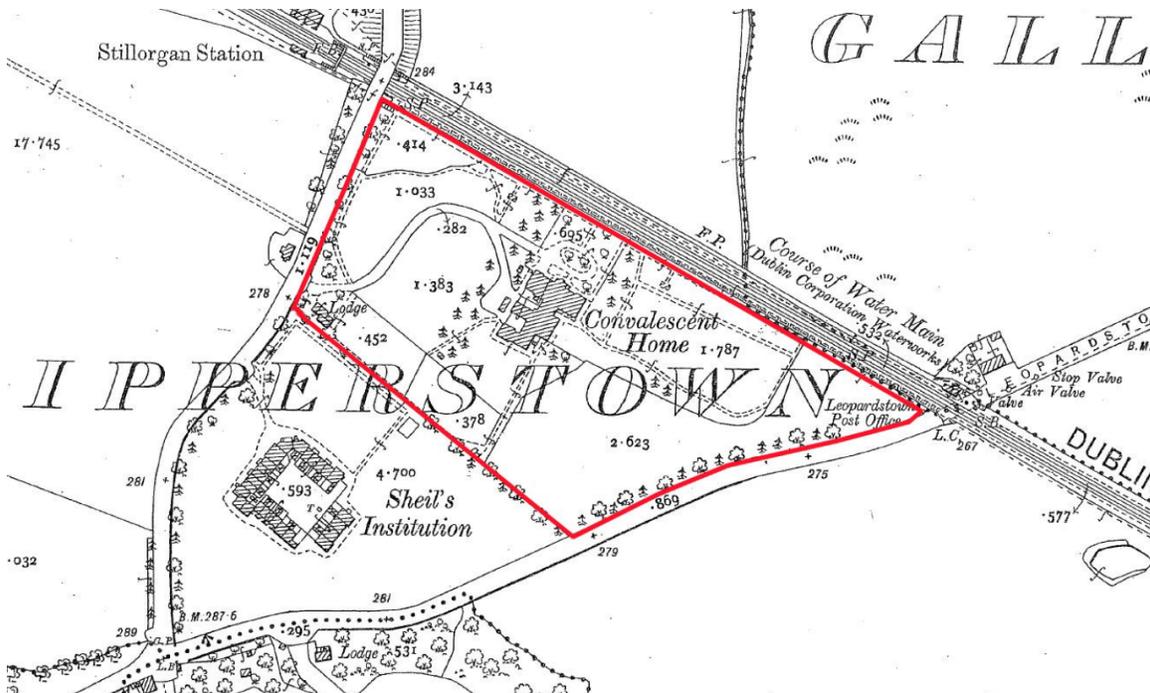


Figure 6: Overlay on 1908-1910 Ordnance Survey Map showing the historic curtilage of the Convalescent Home (now St. Joseph's).

With the development of the city of Dublin in the intervening 150 years, the historic setting has been eroded cumulatively by various changes and, in particular, residential developments which have effected a transformation of that setting. These include the construction of the Children's Sunshine Home, the Silver Pines residential estate, and the detached houses along Leopardstown Road ('the Crossing', 'Annaghkeen', 'Dalwhinnie', 'Alhambra', 'Calador' and 'Wellbrook'). Inappropriate modern 20th century additions to the southern section of the site, including the structures which now form the Anne Sullivan Centre, have also altered the original setting of the Protected Structure.

The modern curtilage of the Protected Structure is illustrated below, as an overlay in Green on the modern Ordnance Survey map. This diagram also shows the historic curtilage of the site, so as to demonstrate the level of alterations and the shrinkage of the original curtilage which has occurred in modern times.

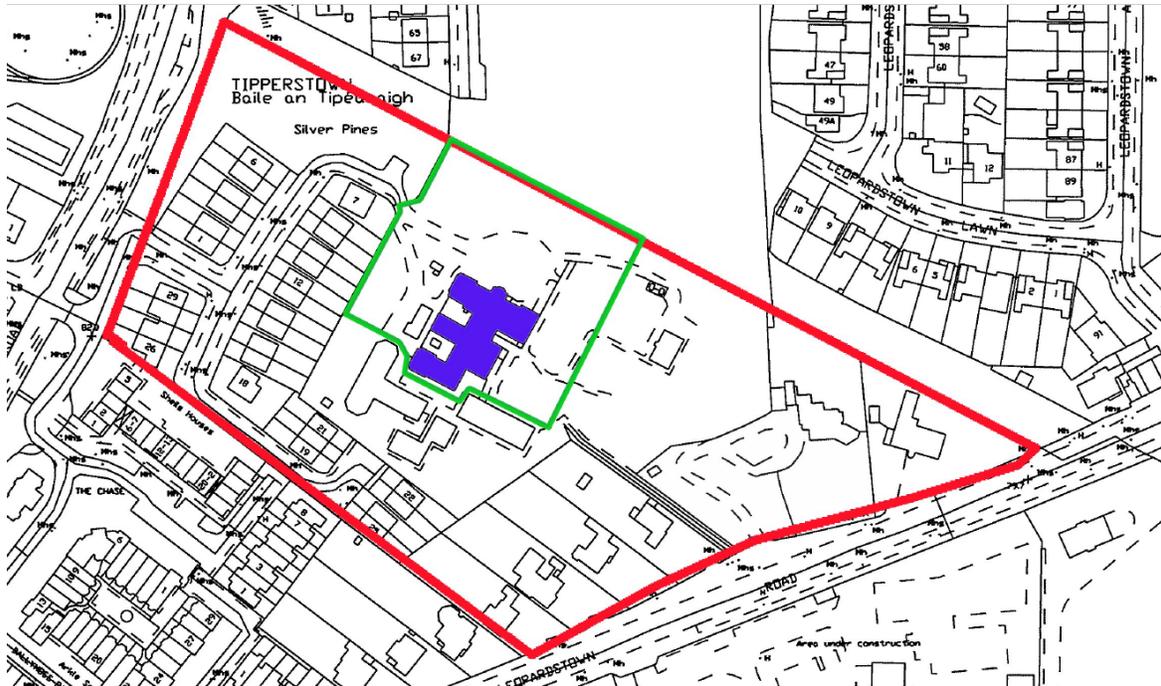


Figure 7: Overlay on modern Ordnance Survey Map, showing the Protected Structure (Blue), the historic curtilage of the Protected Structure (Red) and the existing curtilage of the Protected Structure (Green).

The curtilage of the Protected Structure is limited to the footprint of the Protected Structure itself, and the immediate front (north) setting of the structure. The area is delineated by an existing line of mature trees to the east, by the site boundary to the north, south and west. The original setting and curtilage of the Protected Structure has clearly been impacted by the modern development of the site and its surroundings.

3.2 Interiors

The interiors were mostly recently in use as a home occupied by deaf and deaf blind people (vacant since February 2021). The original layout appears to remain for the most part with a spine corridor and cantilevered granite steps along it. Corridors provide access to upstairs rooms of which there are many more than there would have been originally. The rooms would originally have been dormitory types with large spaces for multiple male soldiers/patients. Subdivisions have taken place to provide a more private, cellular type of accommodation.

With this cellularisation, the original arrangement with clerestorey lighting to these dorm rooms has been lost. There is no internal plasterwork save for the simple run cornice visible in the three rooms on either side of the main entrance corridor and the rear hall (Room G43). There are a number of original doorsets remaining and the window joinery remains with shutters and boxing in most cases and leaded upper panes in many cases also. A chapel has been established in one of the rooms - possibly an original dining hall.

Perhaps appropriately for an institutional building, the interiors have a rather functional character and are without any particular ornament in terms of plasterwork or joinery. The layout is not of particular interest. It is not in its original form due to multiple additions

and alterations to it with new entrances added. The interiors, therefore, must be considered to be of a somewhat lesser significance to the building's architectural character than its exterior.

The following is a room-by-room description of the interiors and its features and should be read in conjunction with the key plans and photo record appended –

Ground Floor:

Room G.01 - Entrance Porch:

The sliding sash windows are original with some original glass. The main entrance door is a modern replacement although the frame and architraves are original. The door and screen from the porch to Room G05 is a modern replacement. The skirtings are original. Floor is of timber construction with a carpet finish.

Room G.02 – Sitting Room:

There is a profile ceiling cornice in this room. There is a downstand beam running from west to east between the windows in the west elevation and this interrupts the flow of the cornice. There are no ceiling roses in this room. The paired sliding sash windows are original with some original glass. The windows in the west elevation (2 No) have two additional panes above the sash windows. There is opaque glass in small squares with leaded joints in one pane and clear glass divided into louvres in the other pane. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The original chimneypiece has been removed and the void filled. Built-in presses have been fitted in the north west corner of the room. The skirting boards are original. The door, frame and architrave to Room G11 are original but the door has been sheeted on both sides most likely with a fire resistant board. The floor is vinyl laid over timber floorboards.

Room G.03 – Nurses Station:

There is a profile ceiling cornice in this room. The sliding sash window is original with mostly original glass. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The skirting boards are original. The door, frame and architrave are original but the door has been sheeted on the outside most likely with a fire resistant board. The floor is laminated wood laid over timber floorboards.

Room G.04 – TV Room:

There is a profile ceiling cornice in this room. The sliding sash windows are original with mostly original glass. The shutters, window boxes and architraves around the windows and timber panelling below the windows are original. The original chimneypiece has been removed and the void filled. Built in presses have been fitted in a recess in the wall to room G12 which are most likely original. There are modern built in presses between the chimney breast and the north wall of the room. The skirting boards are original. The door, frame and architrave are original but the door has been sheeted on the outside most likely with a fire resistant board. The floor is laminated wood laid over timber floorboards.

Room G.05 – Hall:

There is a modern coving on the ceilings in this room. The door to room G13 has been removed but the original frames and architraves remain. The door and screen to Room G01 is a modern insertion. The door to room G13 is missing but the door frame is still extant. Floor finish is carpet laid over timber floorboards.

Room G.06 – Bedroom:

There is a cornice on the north and west walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. The sliding sash windows are original with some original glass. The shutters and window boxes and architraves around the windows are original. The skirting boards on the front wall and wall to Room G05 are original. The door, frame and architrave are original but the door has been sheeted on the inside most likely with a fire resistant board. The floor finish is sheet vinyl laid over timber floorboards.

Room G.07 – Bedroom:

There is a cornice on the north, east and south walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. The sliding sash windows are original with some original glass. The shutters and window boxes and architraves around the windows are original. The skirting boards on the front wall are original. The door, frame and architrave are original but the door has been sheeted on the inside most likely with a fire resistant board. The floor finish is sheet vinyl laid over timber floorboards.

Room G.08 – Corridor:

There is a cornice on the north, east and south walls of this room. This suggests that this room was originally part of a larger room incorporating rooms G06, G07 and G08. It is likely that there was a door between this room and room G14. Nothing remains of the original joinery. The floor finish is carpet over timber floorboards.

Room G.09 – Chapel:

There are two downstand beams crossing from east to west in the ceiling of this room similar to room G02. There are no cornices or ceiling roses but there are stone corbels under each end of the beams. Secondary leaded glazing comprising frosted glass with some stained glass features have been installed on the interiors of the windows in recent times. The shutters, window boxes and architraves around the windows are original. The skirting boards are original. The door opening to the gardens to the east is original, however the door and frame are recent replacements. The door to room G25 is a recent intervention and the door and clerestory window above to room G14 are modern insertions. The floor finish is carpet laid over timber floorboards.

Room G.10 – Office:

The sliding sash windows with shutters, window boxes and architraves are original. The glass is mostly original. The skirtings are original. The suspended ceiling is a modern insertion. The door to Room G11 is a modern flush door. The floor is vinyl sheet overlaid on timber floorboards

Room G.11 – Corridor:

There is a cornice around the north, west and south walls in this room suggesting that this room and room G12 were originally combined. The doors to rooms G10 and G12 are modern. The door, frame and architrave to Room G02 are original but the door has been sheeted on both sides most likely with a fire resistant board. The floor is vinyl laid over timber floorboards. The exit door to the courtyard is a modern replacement door but the frame and clerestorey window over are original. The floor is carpet on floor boards.

Room G.12 – Corridor:

There is a cornice around the north, east and south walls in this room suggesting that this room and room G11 were originally combined. The doors to rooms G11 and G13 are modern interventions. The door, frame, and architrave to room G03 is original. The floor is sheet vinyl on floor boards.

Room G.13 – Corridor & Stairs:

The stone stairs is probably the finest original internal feature of this building. There is a hardwood handrail and simple timber balustrade to the stairs but they are unlikely to be original. There is a fine timber skylight over the stairs which is not original. There is also a bullhead under the rooflight, which is a modern intervention as are the storage presses under the stairs. The doors to rooms G21 and G22 are original while the doors to Rooms G12, G14 and G32 along with the adjacent window to G32 are recent interventions. The floor is sheet vinyl on concrete.

Room G.14 – Corridor:

The door and clerestorey window to room G09 are modern additions. The doors to rooms G13, G18 and G19 are modern. Vinyl floor finish on timber floor boards.

Room G.15 – Toilet:

This room is a later extension dating to most likely to 1886. The door to room G12 is modern. Floor finish is vinyl sheeting of floor boarding. There are no architectural features of note.

Room G.16 –W.C.:

This room is a later extension most likely dating to 1886. The door to room G11 is modern. Floor finish is vinyl sheeting of floor boarding. There are no architectural features of note.

Room G.17 –Store:

Store room – The door to room G18 is modern. Vinyl floor finish on concrete slab. No architectural features of note

Room G.18 – Lobby:

Lobby to toilets (Room G23) – The doors to rooms G14 and G23 are modern. Vinyl floor finish on concrete slab. No architectural features of note.

Room G.19 – Tea Station:

Window is original sash window with some original glass. The door frame and architrave to room G14 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.20 – Store:

The door to room G21 is original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.21 – Laundry:

The windows are original casement windows with some original glass. The door to the exterior courtyard is a modern intervention. The door frame and architrave to room G13 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.22 – Medicine Room:

The window is original sash window with some original glass. The door frame and architrave to room G13 are original. Vinyl Floor finish on Concrete slab. No other architectural features of note.

Room G.23 – W.C.:

Original sliding sash windows with modern opaque glass. Door to room G18 is modern. Floor covering is non slip vinyl. No other architectural features of note.

Room G.24 – Escape Stairs.:

This escape stairs is a late 20th Century (Circa 1995) addition. No architectural features of note.

Room G.25 – Sacristy:

Part of 1995 extension incorporating new escape stairs from first floor. Door to room G09 is a modern intervention. No architectural features of note

Room G.26 – Store:

Small external store in poor condition. No architectural features of note.

Room G.27 – Food Store:

Original steel windows on west elevation and original sliding sash windows on north and south elevations. Door to Room G28 is modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.28 – Food Preparation:

There are original sliding sash windows on the north elevation. The doors to Rooms G27 and G29 are modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.29 – Cold Room Area:

The external door to Courtyard 1 is a modern door in an original ope. The door to Rooms G28 is modern. Floor is non slip vinyl on concrete slab. No other architectural features of note.

Room G.30 – Kitchen:

Original sash window on south elevation. The external door to Courtyard 2 is a modern replacement in an original ope. The doors to rooms G31 and G32 are modern. Floor is non slip vinyl on concrete floor slab. No other architectural features of note.

Room G.31 – Store:

Door to room G30 is modern. Floor is non slip vinyl on a concrete slab. No other architectural features of note.

Room G.32 – Corridor:

The doors from this room to Rooms G13, G30, G33 and G38 are all modern doors. The floor is a concrete slab with a timber ramp overlaid on it with a carpet finish.

Room G.33 –Dining Hall:

This room is part of an extension constructed in 1886. The sliding sash windows, window boxes and architraves are original while the glass is mostly original. The skirtings are original. There is a coved pelmet at picture rail level which is a modern insertion. The floor is sheet vinyl on a timber floor boarding.

Room G.34 – Office Room:

Late 20th Century modern addition. No architectural features of note.

Room G.35 – Conservatory / Glazed Link Access:

Late 20th century modern addition. No architectural features of note.

Room G.36 – Conservatory:

Late 20th century conservatory addition. No architectural features of note.

Room G.37 – Store:

Original four over four sliding sash window still extant. Door to Room G38 is a modern replacement. Floor is Vinyl sheet on concrete slab. No other architectural features of note.

Room G.38 – Corridor:

Doors to rooms GG37 and G39 are modern replacements. The door to the lift and the lift itself are modern insertions. The floor is a concrete slab, part of which has been overlaid with a timber ramp to accommodate local changes in floor level. Finish on timber ramp – carpet. There is a concrete slab steps to Room G43. No other architectural features of note.

Room G.39 – Toilet:

The lower panes of glass have been replaced with later frosted glass. The door to Room G40 is original. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.40 – Lobby:

The door to Room G39 is original. The door to Room G38 is a modern replacement. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.41 – W.C.:

Original six over six sliding sash window still extant. The lower panes of glass have been replaced with later frosted glass. Floor is vinyl sheeting on concrete floor slab. No other architectural features of note.

Room G.42 – Lobby:

The window is a modern single glazed casement replacement window which has been installed in place of an earlier external door. The lower part of the original ope has been blocked up. The floor is part concrete slab with timber steps added to accommodate local changes in floor level. Floor finish is vinyl. No architectural features of note.

Room G.43 – Hall:

There is a profile cornice in this room. The leaded windows on either side of the exit door to the outside are original, as is the clerestory window over the doors. The exit doors are modern replacement doors inserted into the original frames. The door, frame and architrave to Room G11 is original but the door has been sheeted on one side most likely with a fire resistant board. The doors to rooms G38 and G42 are modern doors. The skirtings are original. The floor covering is carpet over timber floor boards.

Room G.44 – Bedroom:

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G45 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.45 – Lobby:

Doors to Rooms G44 and G46 are original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.46 – Bedroom:

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G47 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.47 – Corridor:

The door to room G49 is original but the door has been sheeted on one side most likely with a fire resistant board. The Door to Room G48 is modern. The external door to courtyard No 1 is a modern door in an original ope. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.48 – Corridor:

Plain walls and ceiling. The door to room G50 is original but the door has been sheeted on one side most likely with a fire resistant board. The doors to Rooms G 47 and G49 are modern. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.49 – Bedroom:

Plain walls and ceiling. Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G47 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

Room G.50 – Bedroom:

It was not possible to gain access to this room but it is reasonable to assume that it is similar to room G49.

Room G.51 – Bedroom:

Plain walls and ceiling. Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room G43 is original but the door has been sheeted on one side most likely with a fire resistant board. The skirtings are original. The floor covering is carpet over timber floor boarding.

First Floor:

Room F.01 – Store:

Plain walls and ceiling. Original timber sash window with some original glass. The doors to F02 and F08 are modern. The skirtings are original. The floor covering is carpet over timber boarding.

Room F.02 – Archive Store:

It was not possible to gain access to this room but it is reasonable to assume that it is similar to room F01.

Room F.03 – Bedroom:

Plain wall and ceiling. Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.04 – Bedroom:

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.05 – Corridor:

Doors to rooms F03, F04, F06 and F18 are modern. Original skirtings on external walls and on walls to F16, F18 and F19. Floor covering is vinyl over timber floorboards.

Room F.06 – Bedroom:

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external walls and wall to room F03 are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.07 – Office:

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on the external wall are original, remainder are modern. Floor covering is carpet over timber floorboards.

Room F.08 – Corridor:

Doors to F01, F05, F07 and F11 are modern. Doors to storage presses are modern. Skirtings on wall to rooms F21, F22, F09 and F01 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.09 – Bedroom:

It was not possible to gain access to this room. It is reasonable to assume that it is similar to room F06.

Room F.10 – Bedroom:

It was not possible to gain access to this room. It is reasonable to assume that it is similar to room F06.

Room F.11 – Corridor:

Clerestorey window is original. Panelled doors to F08, F09 and F10 are modern. Door to F12 is a modern flush door. Skirtings on wall to rooms F14 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.12 – Store:

Clerestorey window is original. Door to F11 is modern. Skirtings on wall to rooms F14 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.13 – Bedroom:

Original timber sliding sash windows with shutters still extant. The panelled door and architrave to Room F14 are modern. Skirting boards on the external walls and wall to room F10 are original, remainder are modern. Floor covering is carpet on timber floorboards.

Room F.14 – Corridor:

Plain walls and ceilings. Panelled doors to F13 and F15 are modern. Doors to F23, F24 and F28 are modern insertions. Skirtings on wall to rooms F10, F12, F09 and F23 are original. Remainder are modern. Floor is vinyl sheeting on timber floorboards.

Room F.15 – Kitchen:

Original timber sliding sash windows with shutters still extant. Original timber roof trusses are visible. The panelled door and architrave are modern. Skirting boards on the external wall are original, remainder are modern. Floor covering is vinyl on timber floorboards.

Room F.16 –Lobby:

Plain walls and ceiling. Door to Room F18 is modern. Floor covering is vinyl on timber floorboards.

Room F.17 – W.C.:

Original timber sliding sash window with shutters still extant. Skirting boards are original. Floor covering is vinyl on timber floorboards.

Room F.18 – Lobby:

The door and architrave to Room F16 is modern. Floor covering is vinyl.

Room F.19 – Landing:

The door and architrave to Room F21 are modern. Floor covering is vinyl on timber floorboards.

Room F.20 – Stairs:

This stairs is part of an extension carried out to the building between 1868 and 1886. The handrails on the stairs are modern. Timber sliding sash windows are contemporaneous with the construction of the extension, as is the rooflight over the stairs. The door at the half landing to the external exit stairs is a modern intervention. Floor covering is vinyl on timber floorboards.

Room F.21 – Office:

This office is part of the extension carried out between 1868 and 1886. Plain walls and ceiling. Timber sliding sash windows are original to the extension. The panelled door and architrave and skirtings are likewise contemporary to the extension. Floor covering is vinyl tile on a concrete slab.

Room F.22 – Stairs and Landing:

The stone stairs is original but the hardwood handrail and simple timber balustrade to the stairs are unlikely to be original. There is a fine timber skylight over the stairs which is not original. The doors to rooms F23 and F29 are modern. The skirtings generally are original and the floor is sheet vinyl on timber floorboards.

Room F.23 – Corridor:

The sliding sash windows are original as are the skirtings. The doors to rooms F22, F25, F26, F27 and F30 are modern. The floor finish is carpet on timber floorboards.

Room F.24 – Bedroom:

It was not possible to gain access to this room. It is likely that it is similar to adjacent rooms F13 and F15.

Room F.25 – Bathroom:

One original timber sliding sash still extant. This window has been fitted with modern glazing. A second smaller window has been fitted with a modern casement window. The floor finish is vinyl on timber floorboards.

Room F.26 – Washroom / Store:

Pointed arch window with leaded glass. Vinyl floor finish on timber floorboards

Room F.27 – Bedroom:

Original timber sliding sash windows with shutters still extant. The panelled door and architrave are modern. Skirting boards on external wall are original, remainder are modern. Floor covering is carpet on timber floorboards.

Room F.28 – Fire Escape Exit:

This is a modern intervention. No architectural features of note.

Room F.29 – Corridor:

Plain walls and ceiling. Original sash windows still extant. Doors to F22, F30 and F35 are modern. Skirting boards are original. Floor finish is carpet on timber floorboards.

Room F.30 – Drying Room:

Plain walls and ceiling. Original sash window with some original glass. The door to F29 is modern. The floor finish is vinyl on timber floorboards.

Room F.31 – Bathroom:

Plain walls and ceiling. Original sash window with some original glass. Panelled door and architrave to Room F33 is original. Skirting boards are original. Floor is vinyl on timber floorboards.

Room F.32 – Lunchroom:

Plain walls and ceiling. Original sash window with some original glass. Panelled door and architrave to F33 is original. Floor is vinyl on timber floorboards.

Room F.33 – Corridor:

Plain walls and ceiling. Panelled doors and architraves to Rooms F31 F32 F36 and F37 are original. Door to F34 is modern. Skirting boards are original. Floor is vinyl on timber floorboards.

Room F.34 – Store:

It was not possible to gain access to this room. It is likely that it is similar to adjacent rooms F32 and F37.

Room F.35 – Corridor and Stairs:

Plain walls and ceiling. Modern window opposite lift. Short flight of stairs to upper level. Doors to Rooms F29, F42 and lift are modern. Skirtings are a mixture of original and modern. Floor finish is vinyl on timber floorboards.

Room F.36 – Office:

Original sash window with some original glass. Panelled door and architrave to F33 is original. Skirting boards are original. Floor is Vinyl on timber floorboards.

Room F.37 – Office:

Original sash window with some original glass. Panelled door and architrave to F33 is original. Skirting boards are original. Floor is Vinyl on timber floorboards.

Room F.38 – W.C.:

Original timber sliding sash windows still extant. The panelled door and architrave F40 are modern. Skirting boards are modern. Floor covering is vinyl on timber floorboards.

Room F.39 – W.C.:

Original timber sash window still extant, although covered in internally. The panelled door and architrave to Room F40 are modern. Skirting boards are modern. Floor covering is vinyl on timber floorboards.

Room F.40 - Lobby:

Original timber sash window still extant. The panelled doors and architraves to Rooms F38, F39 and F47 are modern. Skirting boards and guarding round stairs are modern. Floor covering is vinyl on timber floorboards.

Room F.41 – Landing:

The door to the lift is a modern intervention. Skirting boards and guarding round stairs are modern. Floor covering is vinyl on timber floorboards.

Room F.42 – Lift:

The lift is a modern intervention. No architectural features of note.

Room F.43 – Stairs and landing:

This is part of the extension constructed between 1868 and 1886. The stairs, handrail and panelling is contemporaneous with that extension.

Room F.44. – Bedroom:

It was not possible to gain access to this room. It is likely that it is similar to adjacent room F46.

Room F.45 – Lobby:

The doors to room F44 and F46 are original but the door has been sheeted on one side most likely with a fire resistant board. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.46 – Bedroom:

Original sliding sash windows with over panes with shutters windows boxes and architraves are still extant. The door to room F45 is original but the door has been sheeted on one side most likely with a fire resistant board. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.47 – Hall:

Plain walls and ceiling. Door to Room F49 and the escape door to the external stairs are modern. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.48 – Hall:

Plain walls and ceiling. Doors and architraves to rooms F50 and F51 are original. Doors to Rooms F43 and F47 are modern. Skirtings are original. Floor covering is vinyl on timber floorboards.

Room F.49 – Bedroom:

Original timber sliding sash windows with over windows and shutters still extant. The door to room F45 is original but the door has been sheeted on one side most likely with a fire resistant board. Skirting boards are original. Floor covering is vinyl on timber floor boarding.

Room F.50 – Bedroom:

It was not possible to gain access to this room. It is likely that it is similar to adjacent room F49.

Room F.51 – Bedroom:

Original timber sliding sash windows with over windows and shutters still extant. The panelled door and architrave are original, but the door has been sheeted on the inside with, most likely a fire resistant board. Skirting boards on the external walls are original, remainder are modern. Floor covering is vinyl on timber floor boarding.

4. Assessment of the Cultural Significance

4.1 Architectural Significance

The subject building is of clear architectural significance, as an exemplar of good quality 19th century institutional architecture and the original structure was the work of a known and distinguished architect, John Sterling Butler. This has been recognised through the decision by Dun Laoghaire Rathdown to include the structure on their Record of Protected Structures (Reg. Ref. 1508).

The building was designed by three architects in the late 19th Century in successive phases of faithful Victorian pastiche. The result is a typical example of the Elizabethan-revival using gabled forms of red brickwork in a Flemish bond with simple, untooled, grey limestone detailing to the quoins, strings and to the window hoods and tracery. The steeply pitched roofs are in Welsh slate. It has an exterior architecture of some interest which has survived from the 1880s despite the intrusions on its setting which succeeded in removing the building's presence in the area. These facades however suffer from poorly considered additions and service interventions and are in need of restoration.

Internally, as demonstrated clearly and comprehensively in the photographic record already submitted, the layout and the spaces themselves are quite unremarkable and have an institutional character. They have also been substantially altered both to accommodate the Berwick and Napier extensions and those since. At present, they contain very limited amounts of joinery and run plasterwork of a very ordinary quality. The interiors cannot be considered to be of any particular architectural interest.

The nineteenth-century rural setting of the original building has been lost although the logic of the original front setting to the north has been retained. The current front setting to the south includes an ugly tarmac driveway and a flat grassed area which could not be considered of significance as a setting either for a nursing home or an 18th century house.

The architectural significance of the building is largely based in its external appearance.

4.2 Historic Significance

Saint Josephs House is significant as an example of a nineteenth-century building constructed in the spirit of non-sectarian charitable altruism in favour of the less fortunate in society of the time.

4.3 Technical Significance

The building is not of particular technical interest.

4.4 Vernacular Significance

The building is not vernacular.

4.5 Group Significance

The building is not part of a group of architecturally interesting buildings.

4.6 Personal Association

The original building was designed by John Sterling Butler.

4.7 Unique/Rarity

Although Saint Josephs is certainly a good and relatively intact example of Nineteenth Century institutional buildings in large grounds, it could not be described as unique or rare.

4.8 Detail/Design

The building is brick-built throughout with stone detailing and natural slate roofs. The windows generally are single glazed sliding sash windows with a considerable amount of original glass.

4.9 Archaeological Significance

This report does not address archaeological issues.

4.10 Materials

The use of traditional materials like brick, stone, slate, timber, lime mortars and renders is evident throughout. Its use of materials could not be considered significant.

4.11 Setting & Context

The nineteenth-century rural setting of the original building has been lost although the logic of the original front setting to the north has been retained. The current front setting

to the south includes an ugly tarmacadam driveway and a flat grassed area which could not be considered of significance as a setting either for a nursing home or an 18th century house

5. Description of the Proposed Works

The following is the description of the proposed development:

"The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The proposal provides for the demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab' (2 storeys), 'Wellbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (1-2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).

The new development will provide for (a) the refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from residential care facility to residential use and a childcare facility; and (b) the construction of a new build element to provide for an overall total of 463 no. residential units, residential amenity space and a café.

The overall development proposal shall provide for the following:

- *Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);*
- *Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);*
- *Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);*
- *Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;*
- *Block E (Saint Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;*
- *Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);*

Each new build residential unit (in Blocks A, B, C, D and F) has an associated area of private open space in the form of a terrace/balcony. Open Space proposals for Saint Joseph's House (Block E) include a mixture of private terrace/balcony areas and communal open space areas.

The extent of works proposed to Saint Joseph's House (a Protected Structure) include:

- *The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated canopies, toilet extension and 3 no. associated outbuildings to the west of Saint Joseph's House (demolition total approx. 158 sq m GFA);*

- *The removal of external steel gates, all external steel escape stairs, canopies, existing disabled access ramps, concrete steps, an external wall and associated roof area;*
- *Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas;*
- *Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof, new external wall and roof to the east of the structure;*
- *The provision of new door and window openings;*
- *Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.*

The Residential Amenity Areas of approx. 636 sq m proposed in Block D comprise a residential club house/multi purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively).

Open Space (approx. 9,885 sq m) is proposed in the form of (a) public open space areas (approx. 6,680 sq m) which include a public plaza/court area, a main area of public open space (including a play area and outdoor gym area) and woodland trail; and (b) all communal open space areas (approx. 3,205 sq m) which include areas adjacent to Saint Joseph's House (Block E), Block D and Block F, a courtyard and play area located between Blocks A and B and roof terraces at fifth floor level of Blocks C and D. Visual amenity open space areas (approx. 1,000 sq m) are also proposed at various locations throughout the development.

Basement Level (approx. 9,445 sq m) is proposed with residential access from Blocks A, B, C, D and F. Bin storage areas, water storage areas, and part attenuation are located at this level. 2 no. ESB Substations, 1 no. ESB Kiosk, 2 no. Switch Rooms, waste storage areas for Block E (Saint Joseph's House) and bicycle storage areas are proposed at surface level.

A total of 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level) are proposed. At basement level, a total of 30 no. electric vehicles and 202 no. standard parking spaces are provided for. A total of 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level), dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed.

Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Wellbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopardstown Road and adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; waste water pumping station; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services."

The works include the conservation of historic fabric and features of the Protected Structure at St Josephs House including:

- Repair and conservation works of the external render finish.
Repair and conservation works of surviving timber sash windows throughout.
- Repairs and conservation works to stone window cills, parapets and other external stone detailing, including cleaning and repointing as required.
- Repairs and re-slating of the natural slate roofs using salvaged slate and matching new slates.
- Repairs and conservation works to internal plasterwork.
- Repairs and conservation works to internal joinery elements.

All works will be carried out in accordance with the Outline Conservation Specification, appended below.

6. Assessment of the Impact of the Proposed Works on the Significance of the Protected Structure

The proposed works to St. Joseph's House (a Protected Structure) are considered to be an acceptable and appropriate intervention which will result in minimal loss of historic fabric and will have a positive impact on the special architectural character of the structure. It should be noted that the structure has been significantly altered from its original form, both internally and externally, and with regards to its setting.

Conservation works to the historic fabric will have a positive impact on the character of the Protected Structure and will enhance its significance.

It should be noted that a previous application for the site (DLR Reg. Ref. D17A/0334, ABP Reg. Ref. PL06D.249248) was granted permission. This permission was comparable to the subject application with regard to the extent of internal alterations and demolition works to the Protected Structure.

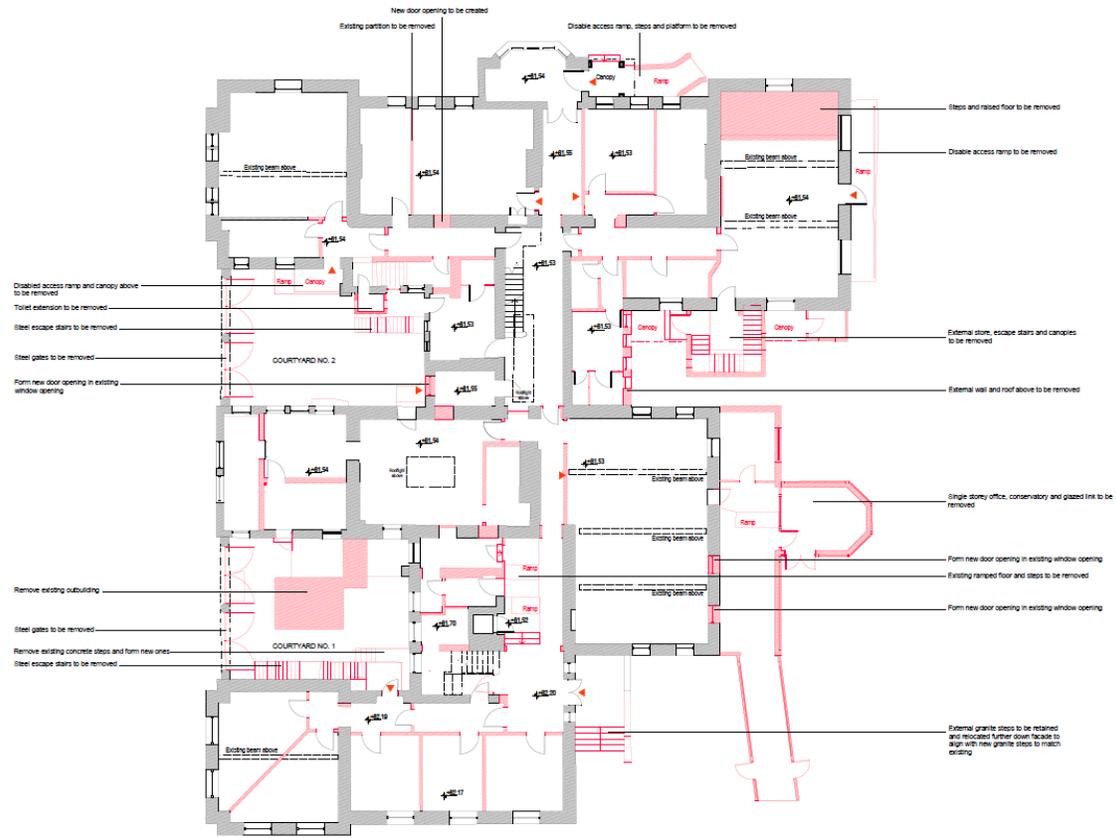


Figure 8: Extract from drawings by OMP Architects showing the extent of demolitions permitted under the previous scheme D17A/0334, PL06D.249248. Ground Floor Level of the Protected Structure.

The impact of the proposed new blocks within the site on the character of the setting of the Protected Structure and on views within the wider area is assessed within the EIAR Chapter on Architectural Heritage (Chapter 17).

6.1 Impacts to the Facades of Saint Joseph’s House

The alterations to the main facades to the building are limited to removals of a number of poor quality, later additions which detract from the architecture. These removals can be seen from the demolition drawings as prepared by OMP Architects. All of the significant elements that have been added to the original building and its nineteenth Century extensions in the evolution of the building as a Convalescent Home are to be preserved with new uses found for all of these spaces.

These demolitions to the exterior of the building are as follows – disabled access ramp at the front entrance to the building (Ext Panoramic View 1), disabled access ramp on east elevation (Ext Panoramic View 8), external store and canopy (Ext View 12), late twentieth century escape stairs (Ext View 13), single storey office, conservatory and glazed link to single storey annexe (Panoramic View 8), external stairs to first floor and disabled access to ground floor with canopy over and single storey toilet extension in courtyard (Ext Panoramic View 6), boiler house and associated outbuilding, external stairs at ground and

first floors (Ext Photo No 7). The external steps outside Room G43 are to be re-positioned (Ext Panoramic View 8).

The removal of these later additions will return the building to its original 19th century form and can only have a positive impact on the Protected Structure.

New modern glazing is to be inserted at first floor level on both sides of the link corridor between the north and south elements of the building.

The roof over the single storey element between the current Chapel and Dining room (room G23) is to be replaced with a shallow pitched zinc roof (Ext Views 14 & 15).

The combination of the modern glazing to the link and the zinc roof on the small single storey elements below will have a positive impact on the building. These will be significant improvements to very plain elements of what is overall, a very attractive Victorian Building. The modern insertions occur on portion of the east elevation which was previously concealed by unattractive 20th century additions. The insertions on the west elevation occur at the most unattractive part of the building and will greatly enhance the appearance of the west elevation of the building. These can only be considered as positive impacts to the building.

It is proposed to add a lightweight balcony on the east elevation off Room No F35. While the balcony will project from the existing façade, its presence will be a positive addition to the apartment by providing private open space at the upper level.

Blocked-up openings resulting from these proposed demolitions, as well as blocked up doorways and windows, will be finished and lined to match the existing finish in accordance with the Conservation Method Statement.

The existing render finishes are to be repaired and repainted also in accordance with the Conservation Method Statement.

All timber sliding-sash windows are to be retained, repainted and repaired in accordance with the Conservation Method Statement.

Stone window cills, cappings to parapets and other such stone details are to be retained and cleaned/repointed/repared in accordance with the Conservation Method Statement.

The pitched natural slate roofs are to be re-slatted using existing salvaged slate where possible, and new matching slate as necessary, in accordance with the Conservation Method Statement.

6.2 Impacts and Assessment of Interiors to the Building

The internal alterations will allow for a new residential use in the Protected Structure to follow on from the now outmoded institutional residential use which has shaped the form and use of the building since it was initially built.

The configuration of the residential layouts has been carefully considered to ensure minimum disruption and fabric loss to the already much altered Protected Structure and, where possible, the legibility of the original 19th Century building to become clearer. There are a number of partition removals, new partitions, new openings in internal walls and service interventions required to accommodate the proposed new apartments. As detailed below these do not result in any undue disturbance on fabric that could be considered to negatively affect the architectural character. The provision of a suitable new use for the building is crucial to the long-term preservation of the architectural character and is most welcome.

The following is a room-by-room description of the proposed interventions and an assessment of the impacts and should be read in conjunction with the plans and photo record appended –

Ground Floor:

Room G.01 - Entrance Porch:

It is proposed to replace the main entrance door and the internal door and screen to Room G05. Neither if these are original and these interventions are to be welcomed as an improvement. No other interventions are intended.

Room G.02 – Sitting Room:

It is intended to convert this room to a new living room and to insert a new enclosed staircase on the eastern wall of the room. A small section of the non-original southern partition wall will be removed as part of the works. The existing cornice will be taken around the new partitioning.

The impact of this intervention will be positive as it brings the building up to suitable habitable accommodation. The works will not involve the loss of historic fabric or features of interest.

Room G.03 – Nurses Station:

The existing non-original partition with Room G04 is to be removed. The existing door open to room G12 is to be blocked up and a new open is to be constructed in the same wall further east in room G04. The existing cornice will be retained and re-connected to the matching cornice in Room G04. A new kitchen / dining / living room, utility and store are to be formed in the combined space of Rooms G03 and G04.

The proposals will retain much of the rooms' features and will also enlarge it and bring it closer to its original 19th century form by combining it with the adjacent room G.04. This will have a positive impact on the internal architectural character.

Room G.04 – TV Room:

The non-original partition wall to room G03 is to be removed and the built-in press in the wall to room G13 is to be blocked up. The existing cornice will be retained and re-connected to the matching cornice in Room G03. A new kitchen / dining / living room, utility and store are to be formed in the combined space of Rooms G03 and G04. The new partitions are to be scribed around the ceiling cornices.

The proposals will retain much of the rooms' features and will bring it closer to its original 19th century form by combining it with the adjacent room G.03. This will have a positive impact on the internal architectural character.

Room G.05 – Hall:

The eastern wall of the room will be removed and a new wall constructed in this location. A new door to Room G08 will be inserted into this new wall.

The proposals will have minimal impact on the character of the space and cannot be considered to detract from the character of the structure.

Room G.06 – Bedroom:

It is intended to remove the partition between room G06 and G07 to create a new enlarged kitchen / living / dining room. The wall with room G08 is to be moved slightly to the north. The relocated wall will be scribed around the existing cornice.

The proposals will retain much of the rooms' features and will also enlarge it by combining it with the adjacent room G.07. The proposals will return the room as a single entity and therefore it must be considered as enhancing the architectural character of the room.

Room G.07 – Bedroom:

It is intended to remove the partition between Room G07 and G06 to create a new enlarged kitchen / living / dining room. A small portion of the room is to be partitioned off to create a new storage room. The new wall is to be scribed around the existing cornice.

The proposals will retain much of the rooms' features and will also enlarge it by combining it with the adjacent room G.06. The proposals will return the room as a single entity and therefore it must be considered as enhancing the architectural character of the room.

Room G.08 – Corridor:

A new door is to be installed between Room G08 and room G05. The wall between Room G08 and G06 is to be moved slightly to the north and a new hall and store are to be created within the enlarged space.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.09 – Chapel:

The door to Room G14 is to be blocked up. It is proposed to create a new entrance at the location of the existing fire escape and to subdivide the space into three habitable spaces – Entrance hall with stairs and accessible toilet in the centre with a living room to the north and a kitchen / dining room with utility room to the south.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.10 – Office:

It is proposed to move the wall with room G11 towards the west and convert the room to a new bathroom.

The adjustments to this room will have minimal impact on the character of the structure.

Room G.11 – Corridor:

The existing door ope with Room G12 is to be removed and the existing walls between Room G02 and G03 is to be extended to the south to form a new entrance hall. The room is to be subdivided so that the west portion forms part of the entrance hall to Apartment J8. A new entrance is to be formed in place of the existing fire escape door.

The adjustments to this room will have minimal impact on the character of the structure.

Room G.12 – Corridor:

The existing door ope to room G13 is to be blocked up and the existing door to room G11 is to be removed. The walls to rooms G15 and G20 are to be removed. The combined space comprising Rooms G12, G15, G20 and the east portion of G11 are to be incorporated into a new layout comprising a bedroom, a bathroom and a hall.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.13 – Corridor & Stairs:

The existing stone stairs is to be protected and a new hardwood handrail and cast iron balustrade is to be installed. The existing door opes to rooms G12, G21 and G22 are to be blocked up.

The existing door to room G14 is to be removed and the opening in the adjacent spine wall is to be blocked up. The window ope to Room G32 is to be blocked up.

The retention and refurbishment of the main stair, one of the most important features of the building, will greatly enhance the scheme.

Room G.14 – Corridor:

The door to rooms G09 and G13 are to be removed and opes blocked up. The walls to rooms G17, G18 and G19 are to be removed. A new hall, bathroom and bedroom are to be formed in a new layout within the combined space of rooms G14, G17, G18 and D19.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.15 – Toilet:

The walls to rooms G12 and G20 are to be removed as is the stairs off Room G11. A new hall, bathroom and bedroom are to be formed in a new layout within the combined space of rooms G12, G15, G20 and the east portion of G11.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.16 –W.C.:

This poor quality extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.17 –Store:

The walls to rooms G14, G18 and G23 are to be removed. A new hall, bathroom and bedroom are to be formed in a new layout within the combined space of rooms G14, G17, G18 and G19.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.18 – Lobby:

The walls to rooms G17, G18 and G23 are to be removed. A new hall, bathroom and bedroom are to be formed in a new layout within the combined space of rooms G14, G17, G18 and G19.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.19 – Tea Station:

The walls to rooms G14 and G18 are to be removed. A new hall, bathroom and bedroom are to be formed in a new layout within the combined space of rooms G14, G17, G18 and G19.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.20 – Store:

The walls to rooms G12, G15 and G21 are to be removed. A new hall, bathroom and bedrooms are to be formed in a new layout within the combined space of rooms G11, G12, G15, G20 and G21.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.21 – Laundry:

The door to Room G13 is to be blocked up. A new hall, bathroom and bedrooms are to be formed in a new layout within the combined space of rooms G11, G12, G15, G20 and G21.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.22 – Medicine Room:

The door to Room G13 is to be blocked up and a new entrance door is to be formed in the existing window opening. If possible, the existing window will be re-used elsewhere. A new door opening is to be formed in the wall to Room G30.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.23 – W.C.:

The walls to rooms G17 and G18 are to be removed. A new hall, bathroom and bedrooms are to be formed in a new layout within the combined space of rooms G14, G17, G18, G19 and G23.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.24 – Escape Stairs:

This late 20th century extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.25 – Sacristy:

This late 20th century extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.26 – Store:

This poor quality extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.27 – Food Store:

The walls with Rooms G28 and G29 are to be removed. Two new bedrooms, a bathroom and a hall are to be formed in a new layout incorporating the combined space of rooms G27, G28 and G29.

The adjustments to this room are positive as the space will be changed from a utilitarian kitchen function to a sustainable habitable use.

Room G.28 – Food Preparation:

The walls with Rooms G27 and G29 are to be removed. Two new bedrooms, a bathroom and a hall are to be formed in a new layout incorporating the combined space of rooms G27, G28 and G29.

The adjustments to this room are positive as the space will be changed from a utilitarian kitchen function to a sustainable habitable use.

Room G.29 – Cold Room Area:

The walls with Rooms G27 and G28 are to be removed. Two new bedrooms, a bathroom and a hall are to be formed in a new layout incorporating the combined space of rooms G27, G28 and G29. The external door to the courtyard is to be removed and a new window is to be installed in the existing ope.

The adjustments to this room are positive as the space will be changed from a utilitarian kitchen function to a sustainable habitable use.

Room G.30 – Kitchen:

The walls with Room G31 are to be removed. A new door ope is to be formed in the wall to Room G22. A closed off door opening to Room G37 is to be re-opened. The existing door on the eastern wall is to be removed and the ope blocked up. The existing door to the courtyard is to be removed and a new window is to be installed. The existing roof light is to be retained and re-furbished. A new kitchen / dining / living room and a store are to be formed in a new layout incorporating the combined spaces of G30 and G31.

The adjustments to this room are positive as the space will be changed from a utilitarian kitchen function to a sustainable habitable use.

Room G.31 – Store:

The wall with Room G30 is to be removed. A new door ope is to be formed in the wall to Room G37. A new kitchen / dining / living room and a store are to be formed in a new layout incorporating the combined spaces of G30 and G31.

The adjustments to this room are positive as the space will be changed from a utilitarian kitchen function to a sustainable habitable use.

Room G.32 – Corridor:

The door to room G 30 is to be removed and a new wall is to be installed on the west side of G32 as shown on the OMP drawings. The door ope to Room G33 is to be relocated south to suit the new layout. The window ope with Room G13 is to be blocked up.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.33 –Dining Hall:

The door with room G32 is to be relocated to the south to suit the new internal layout. The existing emergency exit door is to be changed to a window, using an existing window in its place. The two windows to the south of the existing exit door are to be removed and replaced with doors to the private garden. One of the windows is to be re-used to fill in the door ope to the north. The room is to be modified to accommodate a two-bedroom apartment comprising a hall, a kitchen / dining / living room, two bedrooms, a bathroom and a store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.34 – Office:

This late 20th Century extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.35 – Conservatory / Glazed Link:

This late 20th Century extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.36 – Conservatory:

This late 20th Century extension is to be removed.

The proposal will return the exterior of the building to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.37 – Store:

The door opening to room G38 is to be blocked up. An existing built up door opening to Room G30 is to be re-opened and a new door opening is to be formed in the wall to G31. It is intended to remove the walls to rooms G39 and G40. A new bedroom is to be formed in a new layout incorporating Rooms G37, G39, G40 and portion of G41.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.38 – Corridor:

The existing ramped floor and steps to Room G43 is to be removed. The door opening to rooms G37 and G40 are to be blocked up. A new wall is to be built between Room G38 and G43.

The adjustments to this room are positive as they will return the space to a sustainable habitable use.

Room G.39 – Toilet:

It is intended to remove the dividing walls with rooms G37 G40 and G41 and form a new bedroom incorporating Rooms G37, G39, G40 and portion of G41.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.40 – Lobby:

The door opening to Room G40 is to be blocked up. The walls to Rooms G37, G39 and G41 are to be removed. A new bedroom is to be formed in a new layout incorporating Rooms G37, G39, G40 and portion of G41.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.41 – W.C.:

The walls to Room G39, G40 and G42 are to be removed. A new wall is to be installed dividing the room. The space to the north of the new wall is to be part of a new bedroom incorporating Rooms G37, G39, G40 and portion of G41. The space to the south of the new wall is to be part of a new bathroom incorporating part of Room G41 and part of Room G42.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.42 – Lobby:

The door to Room G43 is to be removed. The wall to room G41 is to be removed. The area comprising Part of G41 and G42 is to be re-configured to accommodate a bathroom and hall area.

The proposal will return this part of the interior of the building closer to its original form and therefore it must be considered will enhance the architectural character of the building.

Room G.43 – Hall:

The wall and door to room G51 is to be removed and re-configured to suit the new layout. A new wall is to be built between Room G43 and Room G38. The door to Room G42 is to be removed. The door to room G48 is to be built up.

The proposal will return this part of the interior of the building to its original form and therefore it must be considered will enhance the architectural character of the building.

Room G.44 – Bedroom:

It is intended to remove the walls to Rooms G45 and G46. The enlarged space comprising Rooms G44, G45 and G46 is to be modified to accommodate a combined Kitchen / Dining / Living Room with a store and stairs leading to first floor bedroom accommodation.

The proposal will return this part of the interior of the building closer to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.45 – Lobby:

The walls to Rooms G44 and G46 are to be removed. The enlarged space comprising Rooms G44, G45 and G46 is to be modified to accommodate a combined Kitchen / Dining / Living Room with a store and stairs leading to first floor bedroom accommodation. A nib of the wall to room G47 is to be removed.

The proposal will return this part of the interior of the building closer to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.46 – Bedroom:

It is intended to remove the walls to Rooms G44 and G45. The enlarged space comprising Rooms G44, G45 and G46 is to be modified to accommodate a combined Kitchen / Dining / Living Room with a store and stairs leading to first floor bedroom accommodation.

The proposal will return this part of the interior of the building closer to its nineteenth-century form and therefore it must be considered will enhance the architectural character of the building.

Room G.47 – Corridor:

The door openings to Rooms G48 and G49 are to be blocked up. A new entrance door is to be installed in place of the existing emergency door. A nib of the wall to room G45 is to be removed.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.48 – Corridor:

The doors to rooms G43 and G47 are to be blocked up. The door to Room G50 is to be moved to the west. The space is to be reconfigured to accommodate a Utility room and store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.49 – Bedroom:

The wall to room G50 is to be removed and the door to room G47 is to be blocked up. The enlarged space comprising Rooms G49, G50 and G51 is to be modified to form a bedroom, a Kitchen / Living / Dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.50 – Bedroom:

The door to room G48 is to be moved to the west. The walls to Rooms G49 and G51 are to be removed. The enlarged space comprising Rooms G49, G50 and G51 is to be modified to form a Kitchen / Living / Dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room G.51 – Bedroom:

The wall and door to Room G43 is to be removed and re-configured to suit the new layout. The wall to Room G50 is to be removed. The enlarged space comprising Rooms G49, G50 and G51 is to be modified to form a Kitchen / Living / Dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

First Floor:

Room F.01 – Store:

The walls to Rooms F02 and F08 are to be removed. A new wall between F01 and F02 is to be installed in a new location to suit the new layout.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.02 – Archive Store:

The wall to Rooms F01 and F08 are to be removed. A new wall between F02 and F01 is to be installed in a new location to suit the new layout.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.03 – Bedroom:

The walls to room F04 and F05 are to be removed. A new stair from the ground floor is to be inserted and the enlarged space comprising Rooms F03, F04 and part of F05 is to be re-configured to accommodate two bedrooms each with an en-suite bathroom and a store room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.04 – Bedroom:

The walls to rooms F03 and F05 are to be removed. The enlarged space comprising Rooms F03, F04 and part of F05 is to be re-configured to accommodate two bedrooms each with an en-suite bathroom, a store room and stairs to the first floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.05 – Corridor:

The walls to rooms F04 and F06 and F07 are to be removed. The room is to be reduced in size and the wall between Room F03 and F06 is to be extended to meet the wall between F05 and F16. The space to the west of the new wall will accommodate part of a bathroom and a store and on the east side will accommodate part of a store and hall area. The enlarged space comprising Rooms F03, F04, and the west part of F05 is to be modified to accommodate two bedrooms each with an en-suite bathroom, a store room and stairs and storage area to the first floor. The enlarged space comprising Rooms F01,

F06, F07, F08 and the east part of F05 is to be modified to accommodate a hall a bathroom, a store room and a kitchen / dining / Living room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.06 – Bedroom:

The walls to rooms F05 and F07 are to be removed. The enlarged space comprising Rooms F01, F06, F07, F08 and the east part of F05 is to be modified to accommodate a hall, a bathroom, a store and a living / kitchen / dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.07 – Office:

The walls to rooms F01, F05 and F06 and F08 are to be removed. The enlarged space comprising Rooms F01, F06, F07, F08 and east part of F05 is to be modified to accommodate a hall, a utility, a store and a living / kitchen / dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.08 – Corridor:

The walls to rooms F01, F05 F07 are to be removed. The enlarged space comprising Rooms F06, F07, F08 and part of F05 is to be modified to accommodate a hall, a utility, a store and a living / kitchen / dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.09 – Bedroom:

The wall to Rooms F10 and F11 are to be removed. A new wall is to be installed to the north of the existing wall between Rooms F9 and F11. An enlarged space comprising the majority of Rooms F09 and F10 is to be modified to accommodate a utility room and a kitchen /dining / living room. A new door ope is to be formed in the wall with Room F02

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.10 – Bedroom:

The walls to Rooms F09 and F12 are to be removed. A new wall is to be installed to the north of the existing wall between Rooms F10 and F12. The enlarged space comprising the majority of rooms F09 and F10 are to accommodate a kitchen /dining / living room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.11 – Corridor:

The clerestory window is to be retained. The walls to rooms F09, F10 and F12 are to be removed. The enlarged space comprising Rooms F09, F10, F12 and part of F11 is to be modified to accommodate an entrance lobby, a hall, a bathroom and a living / kitchen / dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.12 – Store:

The clerestory window is to be retained. The wall to rooms F10 and F12 are to be removed. The enlarged space comprising Rooms F09, F10, F12 and part of F11 is to be modified to accommodate an entrance lobby, a hall, a bathroom and a living / kitchen / dining room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.13 – Bedroom:

The wall to Rooms F14 and F15 are to be removed. The combined space comprising Rooms F13, F14, F15, F24, F28 and part of F27 is to be re-configured to accommodate three bedrooms, one with an en-suite bathroom, a bathroom, store and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.14 – Corridor:

The walls to Rooms F13, F15, F24, F27 and F 28 are to be removed. A new wall dividing Room F27 is to be installed to suit the new layout. The combined space comprising Rooms F13, F14, F15, F24, F28 and part of F27 is to be re-configured to accommodate three bedrooms, one with an en-suite bathroom, a bathroom, store and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.15 – Kitchen:

The walls to Rooms F13, F14 and F24 are to be removed. The combined space comprising Rooms F13, F14, F15, F24, F28 and part of F27 is to be re-configured to accommodate three bedrooms, one with an en-suite bathroom, a bathroom, store and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.16 –Lobby:

The walls to Rooms F17, F18 and F20 are to be removed. The combined space of Rooms F16, F17 and part of Rooms F18 and F20 is to be re-configured to accommodate a new bedroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.17 – W.C.:

The walls to Rooms F16, F18 and F20 are to be removed. The combined space of Rooms F16, F17 and part of Rooms F18 and F20 is to be re-configured to accommodate a new bedroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.18 – Lobby

The walls to Rooms F16, F19 and F20 are to be removed. The combined space of Rooms F16, F17, F18, F19, F20 and F21 is to be re-configured to accommodate two new bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.19 – Landing:

The walls to Rooms F18, F20 and F21 are to be removed. A new door opening is to be installed in the wall to Room F05. The combined space of Rooms F16, F17, F18, F19, F20 and F21 is to be re-configured to accommodate two new bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.20 – Stairs:

The walls to Rooms F17, F18, F19 and F21 are to be removed. The stairs to the ground floor is to be removed and a new floor is to be installed. The emergency exit door to the external stairs is to be removed and a new window is to be installed in its place. The combined space of Rooms F16, F17, F18, F19, F20 and F21 is to be re-configured to accommodate two new bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.21 – Office:

The wall to Rooms F19 and F20 is to be removed. The combined space of Rooms F16, F17, F18, F19, F20 and F21 is to be re-configured to accommodate two new bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.22 – Stairs and Landing:

The wall to Room F11 is to be removed and new stairs to the lower first floor level at the front of the building is to be installed. A new wrought iron balustrade with hardwood handrail is to be fitted to the existing stone stairs.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.23 – Corridor:

The walls to Rooms F14, F22, F25, F26 and F27 are to be removed. An enlarged opening is to be formed in the wall between Room F23 and Room F11. The combined space of Rooms F23, F25, F26 and part of F27 are to be reconfigured to provide 2 bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.24 – Bedroom:

The walls to Rooms F14, F15 and F28 are to be removed. The combined space comprising Rooms F13, F14, F15, F24, F28 and part of F27 is to be re-configured to accommodate three bedrooms, one with an en-suite bathroom, a bathroom, store and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.25 – Bathroom:

The walls to Rooms F22, F23 and F26 are to be removed. The combined space of Rooms F23, F25, F26 and part of F27 are to be reconfigured to provide 2 bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.26 – Washroom / Store:

The walls to Rooms F23, F25 and F27 are to be removed. The combined space of Rooms F23, F25, F26 and part of F27 are to be reconfigured to provide 2 bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.27 – Bedroom:

The walls to Rooms F23, F26 and F28 are to be removed. The combined space of Rooms F23, F25, F26 and part of F27 are to be reconfigured to provide 2 bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.28 – Exit:

The walls to Rooms F14, F24 and F27 are to be removed. The existing modern emergency exit stairs is to be removed. The combined space of Rooms F23, F25, F26 and part of F27 are to be reconfigured to provide 2 bedrooms.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.29 – Corridor:

The door to Room F35 is to be removed and the door open to Room 33 is to be blocked up. The walls on the east and west sides of the corridor are to have new floor to ceiling glazing inserted along the exposed length of the corridor.

The adjustments to this room are positive as they will modify and modernise the corridor space in a positive way to provide additional daylight into the circulation corridor and improve the external appearance of the building.

Room F.30 – Drying Room:

The walls to Rooms F31 and F33 are to be removed. The combined space of Rooms F30, F31, F32, F33 and F34 is to be re-configured to accommodate an entrance hall, two bedrooms, a bathroom and a store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.31 – Bathroom:

The walls to Rooms F30, F32 and F33 are to be removed. The combined space of Rooms F30, F32, F33 and F34 is to be re-configured to accommodate an entrance hall, two bedrooms, a bathroom and a store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.32 – Office:

The walls to Rooms F31, F33 and F34 are to be removed. The combined space of Rooms F30, F31, F32, F33 and F34 is to be re-configured to accommodate an entrance hall, two bedrooms, a bathroom and a store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.33 – Corridor:

The walls to Rooms F30, F31, F32 and F34 are to be removed. The door to Room F29 is to be blocked up. And the door to Room F36 is to be relocated to the east. The combined space of Rooms F36 and F37 is to be re-configured to accommodate a kitchen / living / dining room.

Room F.34 – Store:

The walls to Rooms F32 and F33 are to be removed. The combined space of Rooms F30, F31, F32, F33 and F34 is to be re-configured to accommodate an entrance hall, a two bedrooms, a bathroom and a store.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.35 – Corridor and Stairs:

The door to F29 is to be removed. The stairs to F43 is to be removed and a new wall is to be inserted between Rooms F35 and F43. A new small infill extension is to be built between F35 and F32 to provide access for a lift plant-room. A new door opening is to be formed in the wall to F39 to form a new lift plant room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.36 – Office:

The wall to Room F37 is to be removed and the door to room F33 is to be relocated to the east. The enlarged room comprising Rooms F36 and F37 is to be reconfigured to become a kitchen / dining / living room.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.37 – Office:

The wall to Room F36 is to be removed. The door to room F33 is to be closed up. The enlarged room comprising Rooms F37 and F36 is to be reconfigured to become a kitchen / dining / living Room. The existing window is to be removed and a new door is to be installed onto a new glass enclosed balcony.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.38 – W.C.:

The walls to Rooms F39 and F40 are to be removed. The combined space of rooms F38 and portion of F39 are to become a study off the open hall F40.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.39 – W.C.:

The walls to Rooms F38 and F40 are to be removed. The recess in the north east corner is to be blocked up to create a lift motor room accessed from F35. The combined space of rooms F38 and portion of F39 are to become a study room off the open hall F40.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.40 – Lobby:

The doors to Rooms F38 and F39 are to be removed. The modern guarding around the stairs is to be removed. The combined space of rooms F38 and F39 are to become a single room comprising a study and store off the open hall F40.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.41 – Lift Landing:

No changes proposed.

Room F.42 – Lift:

The some of the walls to Room F43 are to be removed and a new wall separating Room F35 from Rooms F42 and F43 is to be installed. Room F42 and portion of F43 are to be reconfigured to form a new bathroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.43 – Stairs and landing:

The some of the walls to Room F42 are to be removed and a new wall separating Room from Rooms F35 and F42 is to be installed. Room F42 and portion of F43 are to be reconfigured to form a new bathroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.44. – Bedroom:

The walls to Rooms F45 and F46 are to be removed. The combined space comprising Rooms F44, F45 and F46 is to be re-configured to accommodate a bathroom, two bedrooms and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.45 – Lobby:

The walls to Rooms F44 and F46 are to be removed. The opening between F45 and F47 is to be blocked up. The combined space comprising Rooms F44, F45 and F46 is to be re-configured to accommodate a bathroom, two bedrooms and stairs from the ground floor.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.46 – Bedroom:

The walls to Rooms F45 and F46 are to be removed. A new stairs from the ground floor is to be inserted and the combined space comprising Rooms F44, F45 and F46 is to be re-configured to accommodate a bathroom, two bedrooms and stairs.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.47 – Hall:

The opening to Room F45 is to be blocked up. The door to Room F48 is to be removed. The fire escape door in the external wall is to be replaced with a new window. The wall to Room F49 and F50 is to be removed and re-configured to suit the new layout of 3 bedrooms and one bathroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.48 – Hall:

The wall to room F43 is to be removed and the space combined with room F43 to form an enlarged landing. The doors to room F50 and F51 are to be moved to the west to suit the new layout. The doors to Rooms F40 and F47 are to be removed to create an open landing.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.49 – Bedroom:

The walls to Room F47 and F49 are to be removed. The wall to room F50 is to be re-configured to suit the new layout. The combined space of Room F49 and Part of F47 is to be re-configured to form a new bedroom with an en-suite bathroom.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.50 – Bedroom:

The wall to room F49 is to be removed and re-configured to suit the new layout. The wall to Room F51 is to be relocated to the west and the door to room F48 is also to be moved to the west.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

Room F.51 – Bedroom:

The wall to Room F51 is to be relocated to the east and the door to room F48 is also to be moved to the east.

The adjustments to this room are positive as they will upgrade the space to a sustainable habitable use.

6.3 Impact of the Proposed Development on the Setting of St. Joseph's

The nineteenth-century rural setting to the original building has been completely lost. The surrounding area has become residential and this is reflected in the zoning of the site. The current setting has been reduced as a consequence of the sprawl of residential development around it and these developments have all turned their back on the building. This feature, along with the heavy planting introduced on the perimeter, have succeeded in severing the building from its greater context making it invisible to the surrounding area. The setting has also been adversely affected by the addition of poor quality sheds, tarmac surfaces and areas for bin storage, many of which obscure and detract from views of the principle facades to the west and north.

The setting that exists today must be considered as inferior, detracting from the architectural character of the site. The building's two principle facades suffer particularly from the poor quality of the landscape treatment in front of them and the structures and accretions which obscure views of them. The tall trees that surround the site and which divide it from east to west are also a characteristic of interest in the setting.

Chapter 13 of the DoAHG Guidelines on Architectural Heritage deals specifically with the issues of Setting, Attendant Grounds and Curtilage. Crucially, it notes the following –

"j) Are there any items or structures within the curtilage which detract from the character of the protected structure? These might include, for example, later structures or planting which mar views of the structure or its relationship with other, more important, structures within the curtilage or attendant grounds. Does the opportunity exist to reverse any adverse impacts?"

Clearly the building's setting has been severely affected by residential developments around it and by the inappropriate extensions, conservatories and poorly laid out landscaping around it. The current scheme presents an opportunity to reverse those negative impacts and provide a new setting for the building which restores its significance.



Figure 9: Panoramic photos of the front setting of the Protected Structure, numbered 1 and 2 in the appended Photographic Record. These images show the poor quality of the setting to the original north facade. The poor quality

and lack of any designed landscaping and the haphazard parking arrangements detract significantly from this setting and the architectural character of the façade. The setting is quite inappropriate for a façade of such quality. Although not visible, Leopardstown Park lies beyond this area just to the north, separated only by a line of trees.

The layout and design of the proposed development has been carefully considered in respect of the setting and has retained a wide and significant setting around St Joseph’s House, including the full extent of the modern curtilage of the Protected Structure, as outlined above.

It is proposed that a new below ground pumping station be constructed within the front setting of St. Joseph’s House. While this structure is within the curtilage of the Protected Structure, it is clear from the CGI photomontages prepared by ModelWorks and the section drawings prepared by Barrett Mahony Consulting Engineers that the pumping station will have minimal above ground presence and will not have an intrusive visual impact on the front setting or front façade of the Protected Structure.

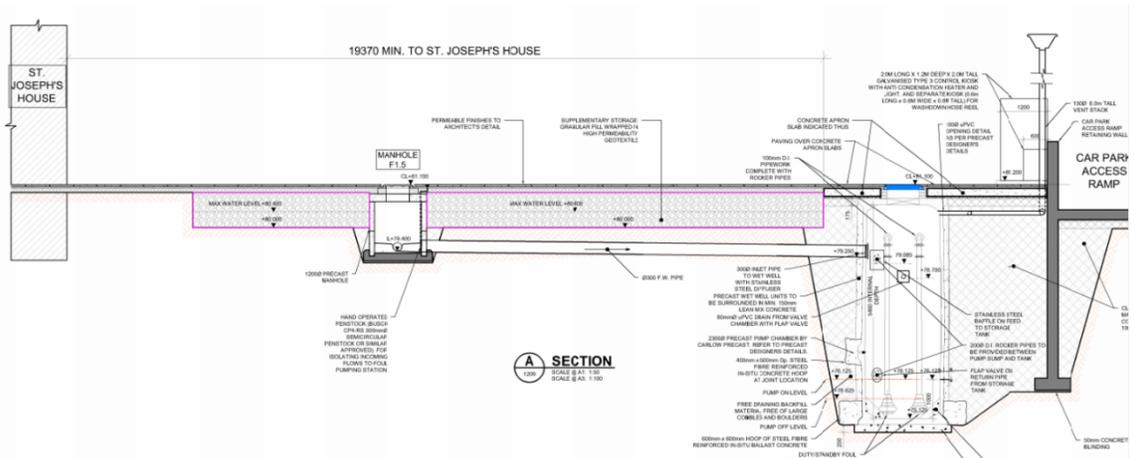


Figure 10: Extract from detail drawings of proposed Waste Water pumping station, prepared by Barrett Mahony Consulting Engineers, showing the minimal visual presence above ground and the distance between the proposed pumping station and the Protected Structure.

This pumping station has been sited over 19 metres from the front façade of the Protected Structure so as to minimise visual and physical impact on the historic structure. The necessary excavation works will be overseen and monitored by structural engineer to ensure that no damage occurs to the Protected Structure as a result or side effect of the works. Vibration monitors will be installed at ground floor level of St. Joseph’s House to ensure vibrations from the excavation and construction works do not exceed 3mm/s. These monitors will be installed prior to any works commencing.

It is clear from the CGI photomontages (Figures 11 and 12, below) prepared by ModelWorks that the proposed pumping station will have no visual impact on the front setting of the Protected Structure, or on views of its front façade. These photomontages are assessed in greater detail in Chapter 17 of the accompanying EIAR.



Figure 11: Existing and Proposed images (View 15H) of the main front (north) façade of St Joseph's and its front setting.





Figure 12: Existing and Proposed images (View 14) of the front setting to St Joseph's.

Although there is no existing formal landscaping of note, the band of mature trees between St Joseph's House and Block A of the new development is to be retained, where possible. Please see the Arboricultural report from the Tree File for further detail:

"To the south of the Silver Pines entrance, the proposed attenuation tanks will encroach on some of the Pines in this area. While this area has previously been used for carparking and appears compacted, the proximity and scale of the new dig will see excavation encroachment on the nearby trees. It will be necessary to review impacts at excavation time to better understand implications to and sustainability of any affected trees and to assess the need for mitigating measures and additional tree works."

This band of trees will also be enhanced in accordance with the landscape proposals which will significantly improve on the poor quality landscape finishes surrounding the Protected Structure. The proposed development, therefore, will serve to enhance the setting of the Protected Structure.

Please refer to Chapter 17 of the EIAR submitted as part of this application for an assessment of the impact of the proposed development on the architectural heritage character of the wider area.

7. Conclusion

Clearly the proposed works are to be welcomed as they will serve to provide a sustainable residential use to a building of considerable architectural significance. The changing nature of residential care for people with disabilities suggests that the current use of this building is not sustainable in the long term. The possibility that this building could fall into disuse and poor condition is real. Therefore, a proposal to find a new sustainable residential use for the building is to be welcomed.

The proposed works to the protected structure will ensure the long term viability and sustainability of the building. St Josephs House will be upgraded to modern residential standards while protecting its 19th century character, layout and use of materials. The changes to the internal layouts will reflect more closely the 19th century plan and form of the building. The proposed works will be a positive improvement of the building.

The large site on which the St Josephs House sits is clearly also appropriate for an amount of residential development around it without compromising the immediate setting of the Protected Structure.

The detail of the works has been carefully considered and designed as described in the preceding assessment and in all of the planning documentation submitted. It has taken account of the significant elements on the site to ensure that the character of the Protected Structure is not damaged or compromised. The works, as proposed, will greatly benefit and enhance the character of the Protected Structure.

James Slattery BArch DiplABRCons MRIAI

For

David Slattery Conservation Architects Ltd

8. Appendices

1. Historic Maps
2. Key Plans
3. Photographic Record – External Photos
4. Photographic Record – Internal Photos
5. Outline Conservation Specification
6. Window Survey – Timeless Sash Windows
7. CVs

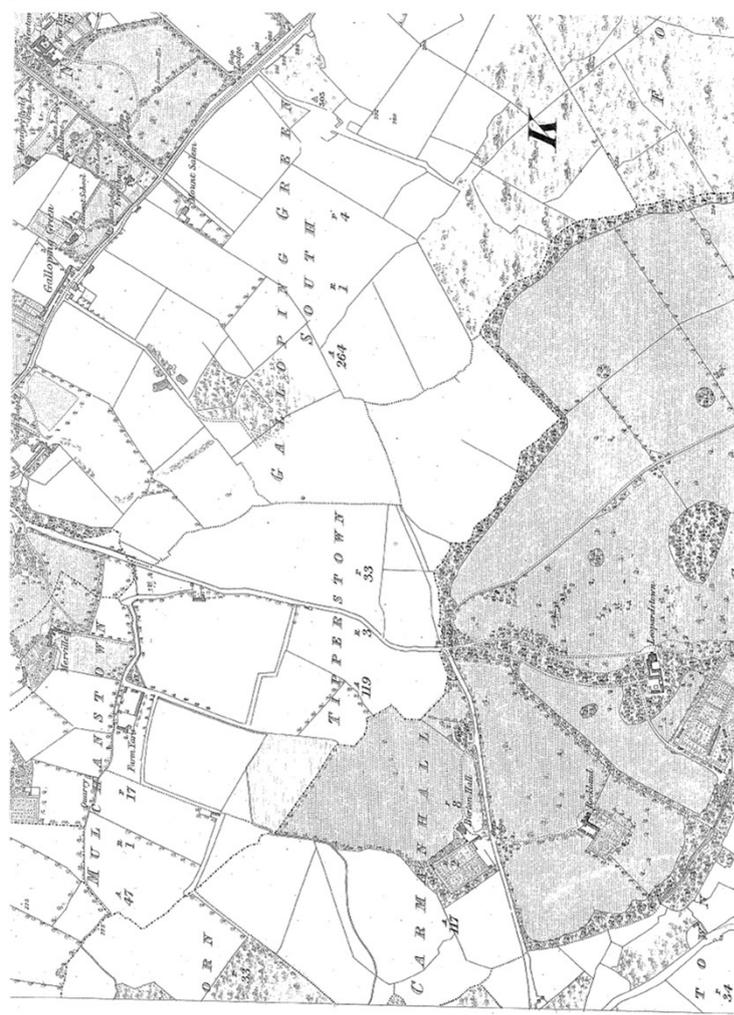
APPENDIX I : HISTORIC MAPS

St. Joseph's House for the Adult Deaf and Deaf Blind, Brewery Road, Stillorgan

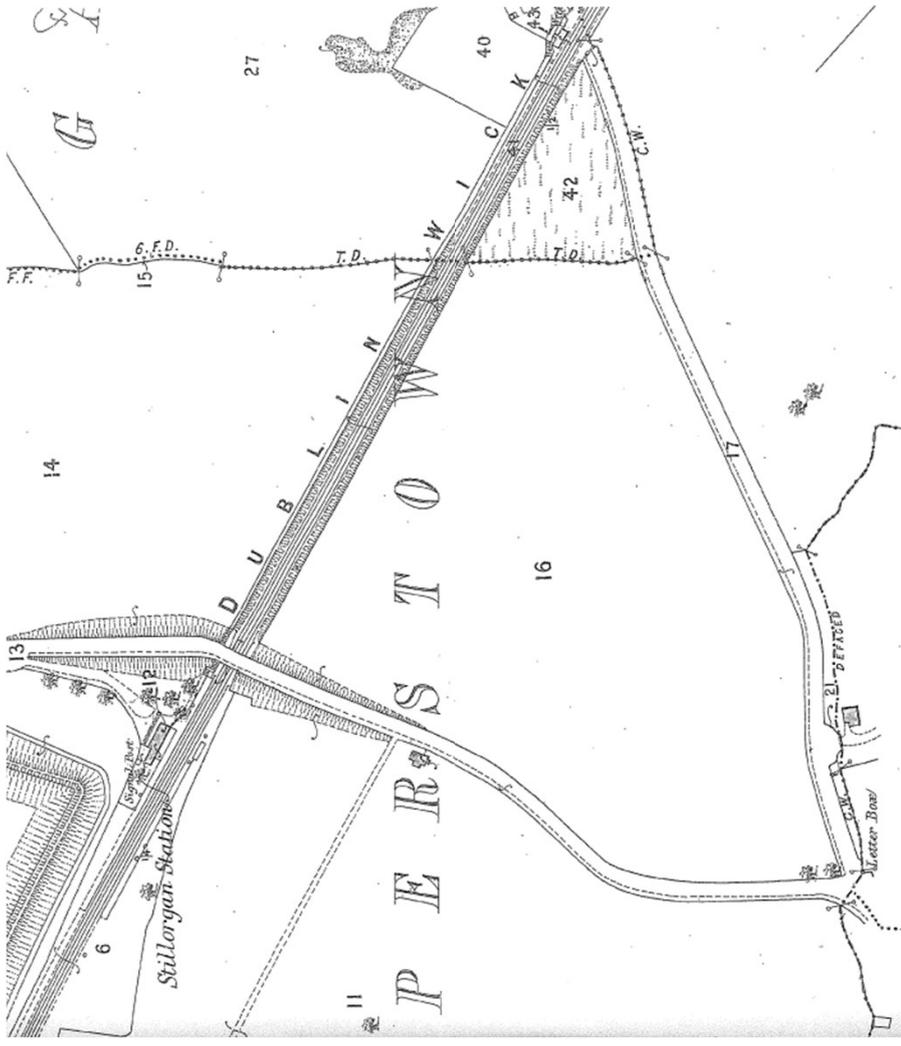
Historic Maps



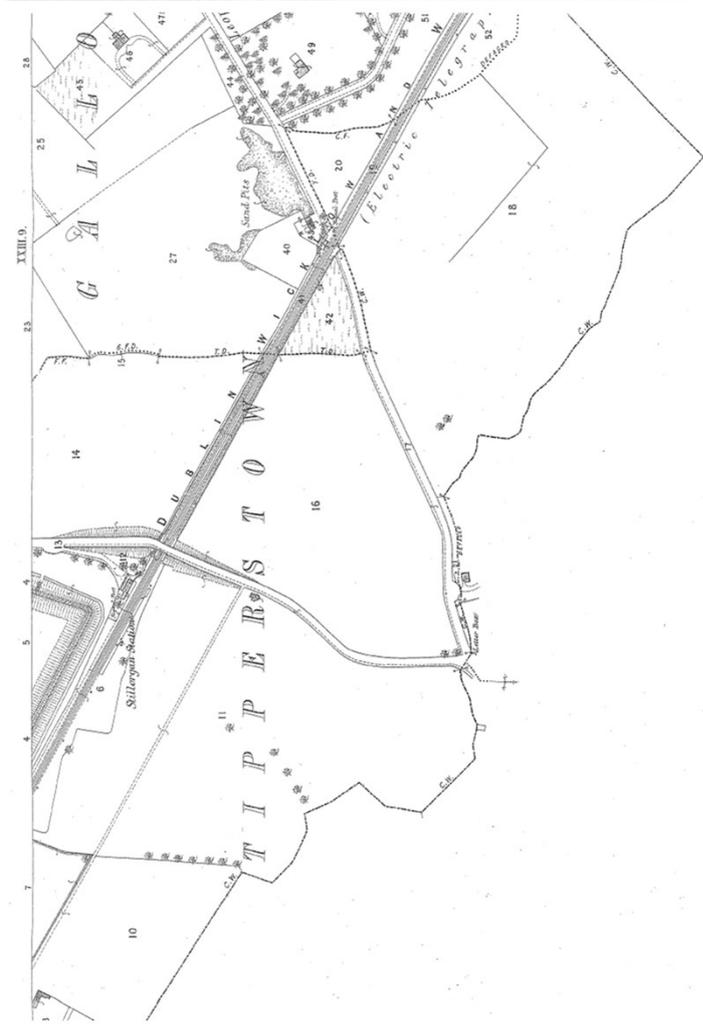
2. Detailed extract from Ordnance Survey Map, 1837-43



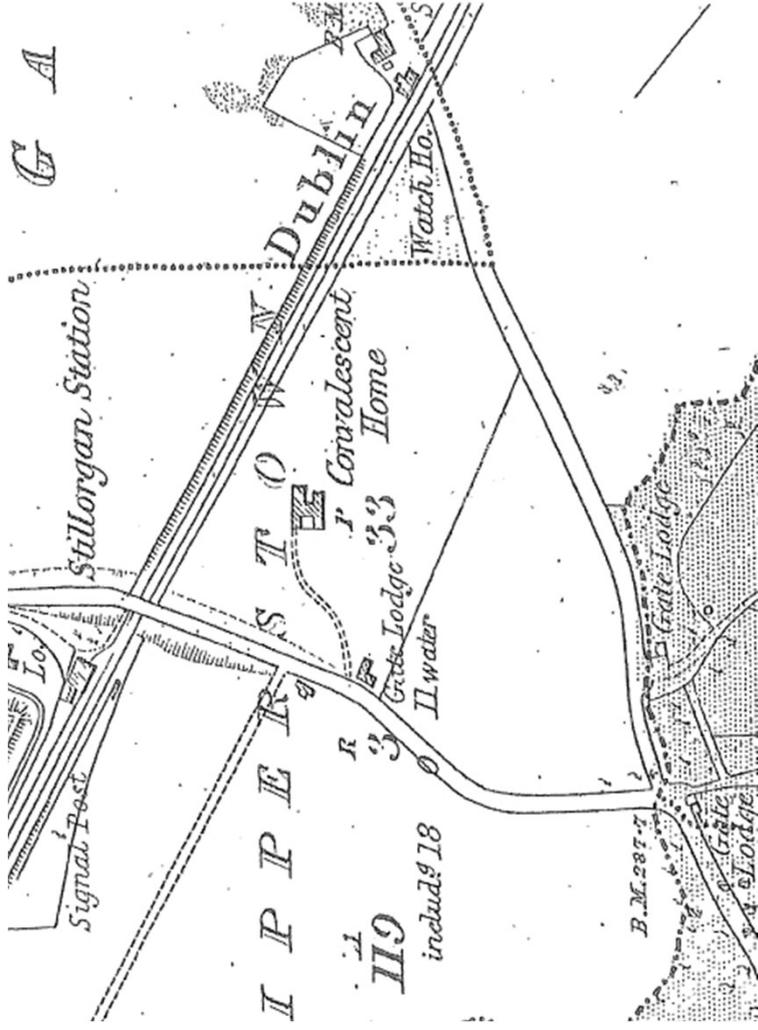
1. Extract from Ordnance Survey Map, 1837-43



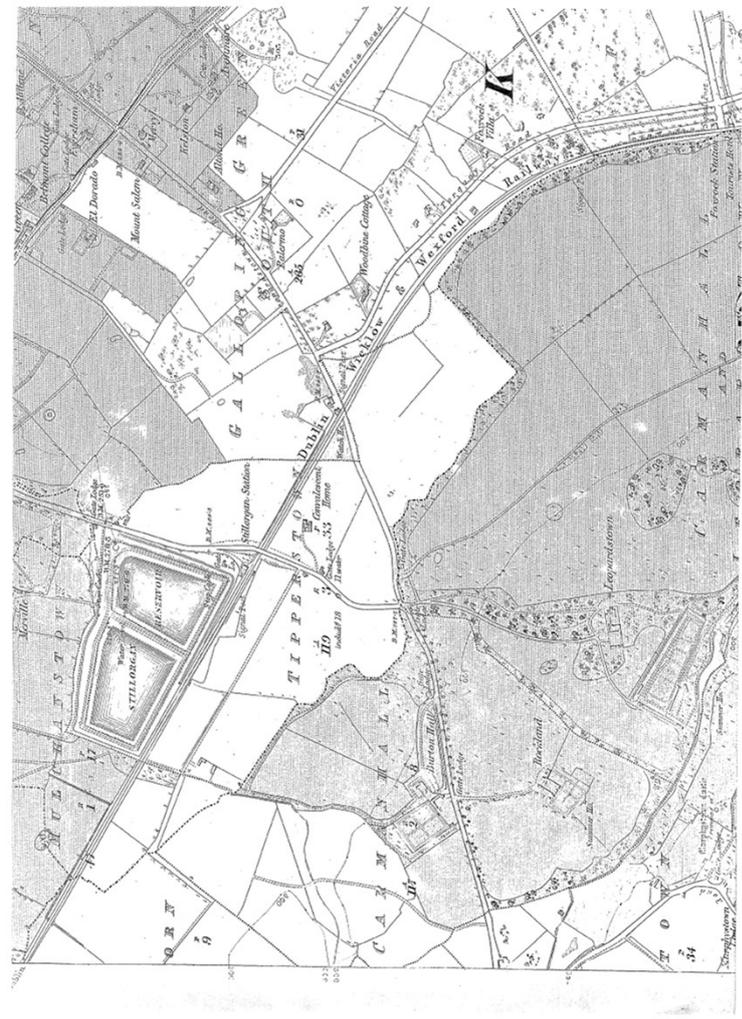
4. Detailed Extract from Ordnance Survey Map, 1865-66



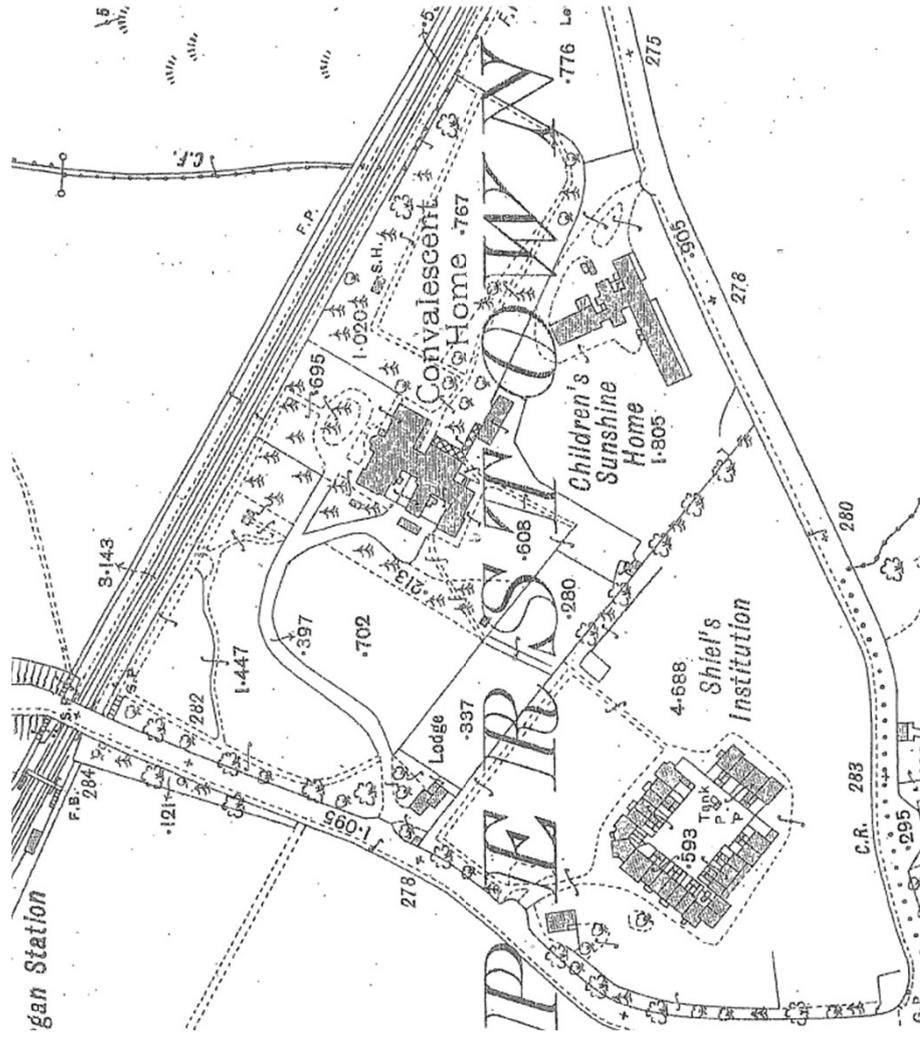
3. Extract from Ordnance Survey Map, 1865-66



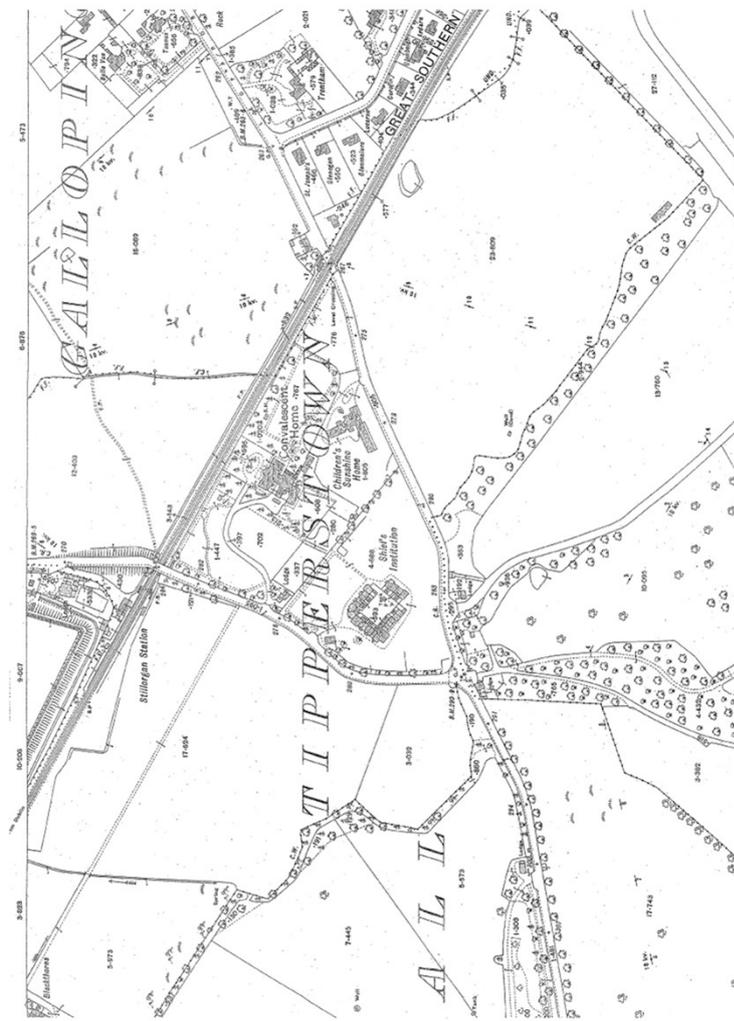
6. Detailed Extract from Ordnance Survey Map, 1869-71



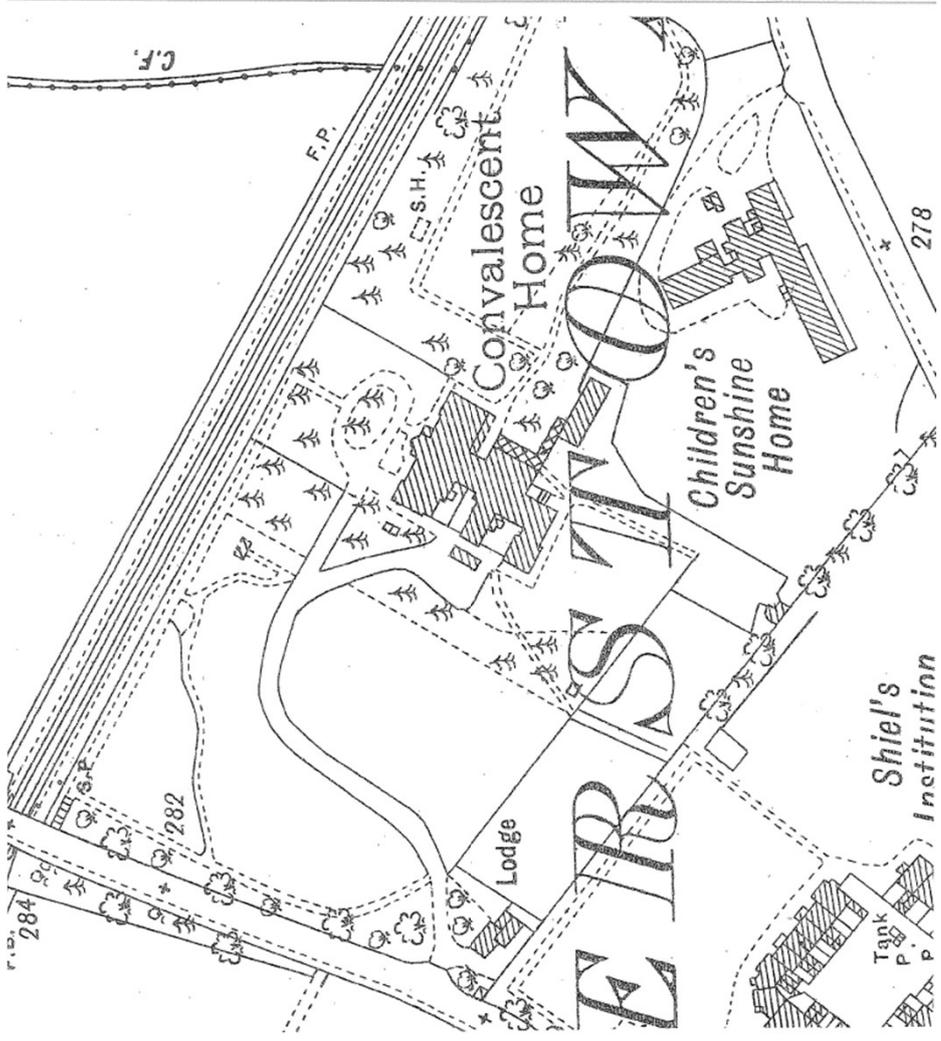
5. Extract from Ordnance Survey Map, 1869-71



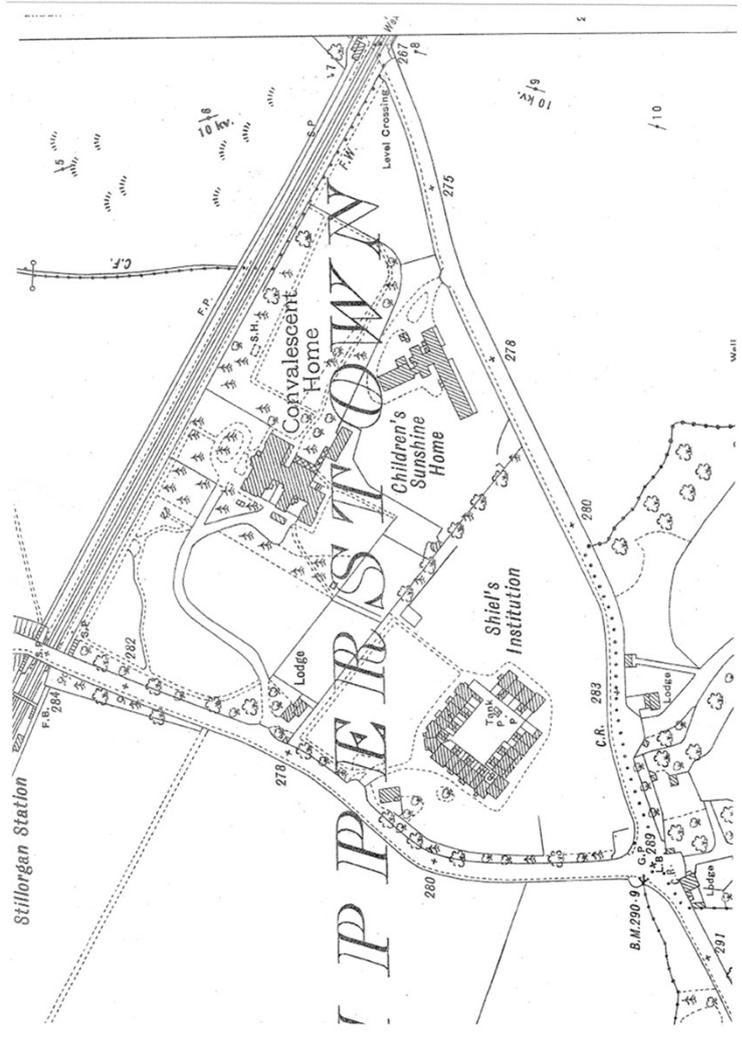
10. Detailed Extract from Ordnance Survey Map, 1937-39



9. Extract from Ordnance Survey Map, 1937-39



12. Detailed Extract from Ordnance Survey Map, 1954



11. Extract from Ordnance Survey Map, 1954

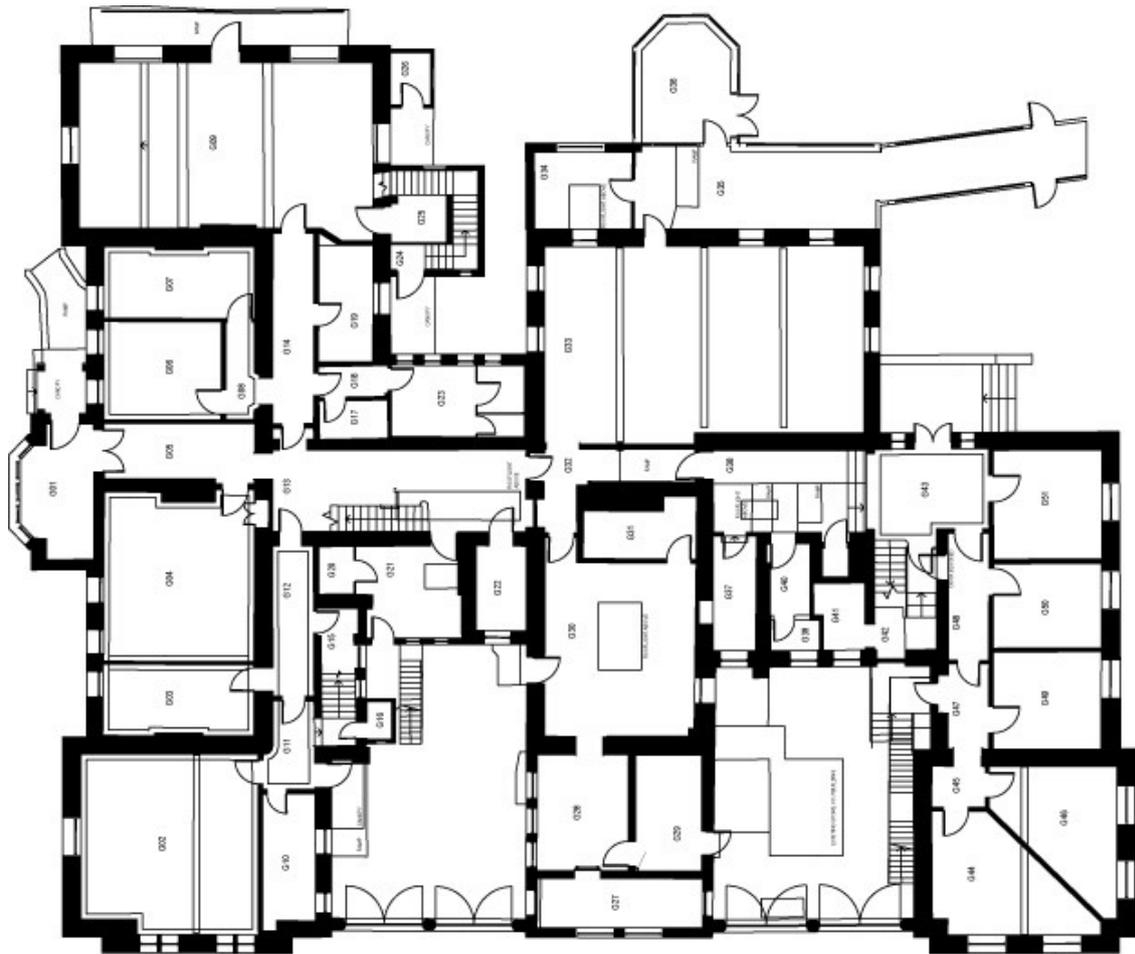


13. Extract from current Ordnance Survey Map

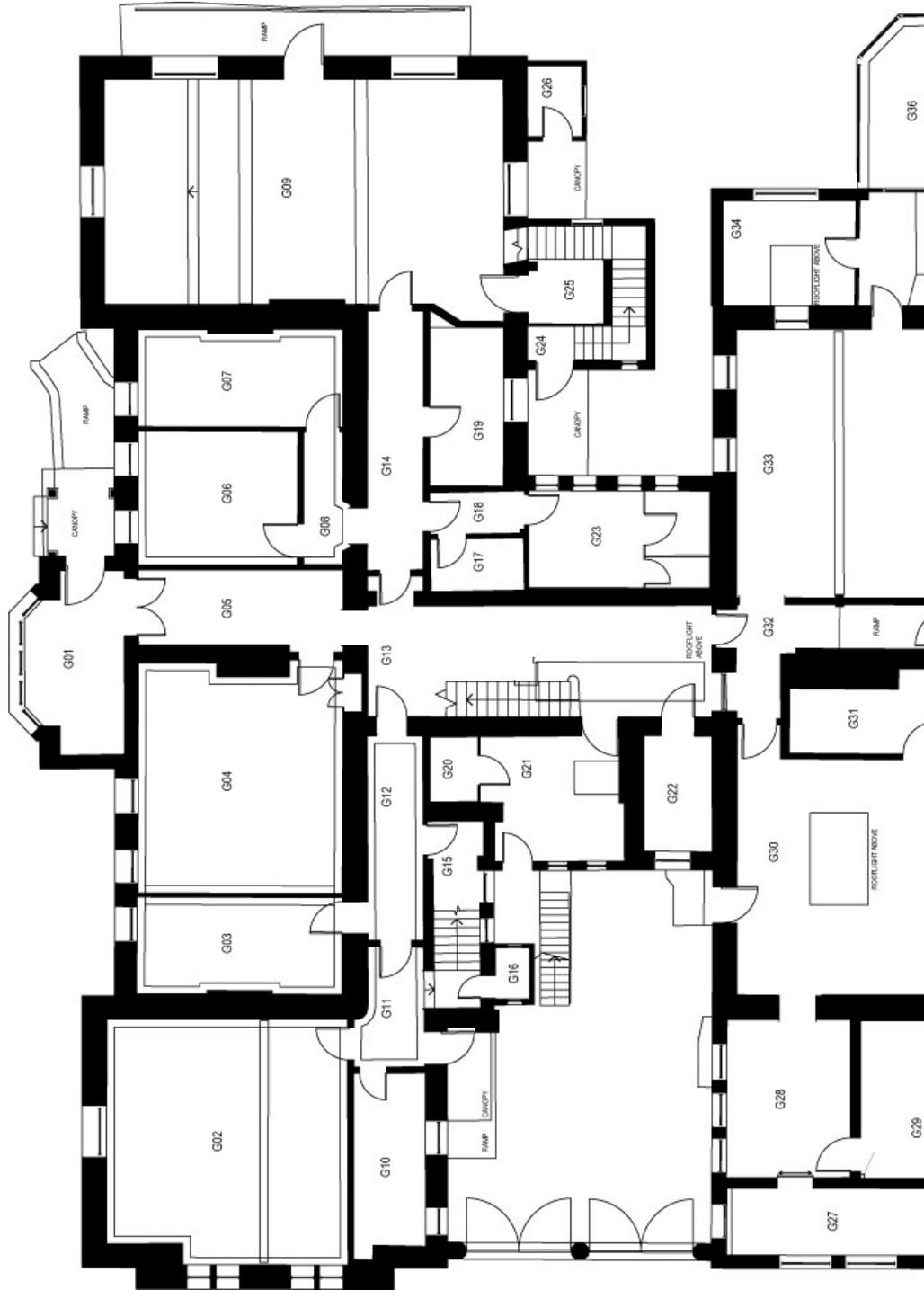


14. Detailed Extract from current Ordnance Survey Map

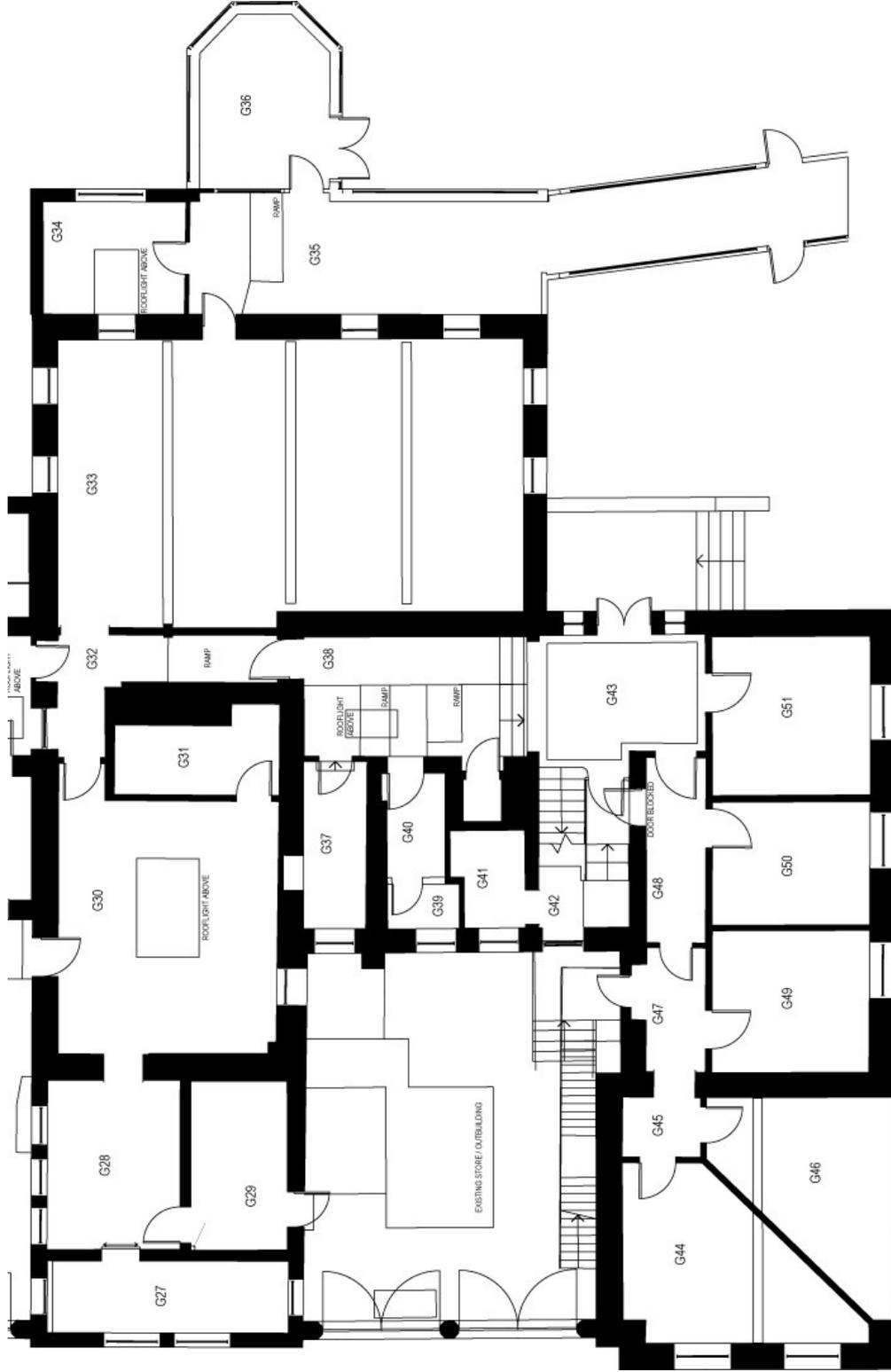
APPENDIX II : KEY PLANS



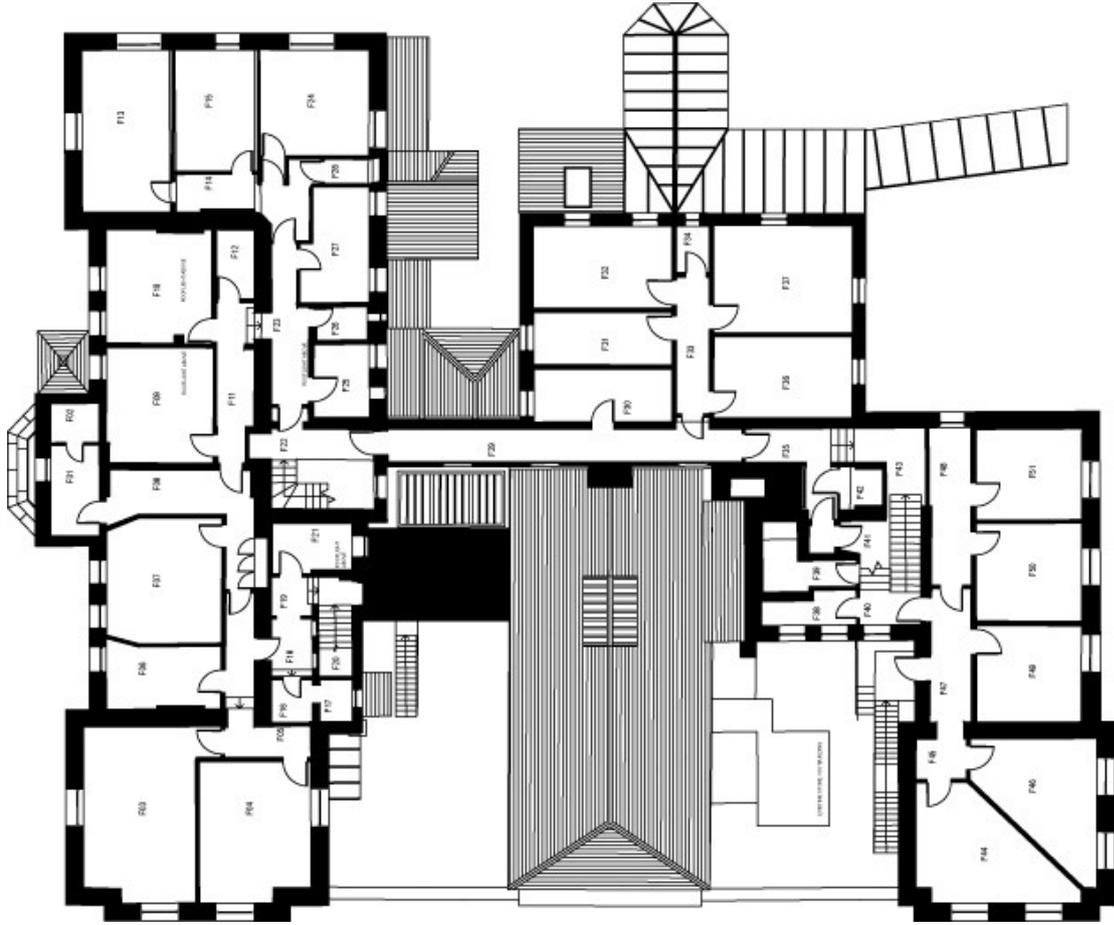
1. Key Plan, Ground Floor Level



2. Key Plan, Ground Floor Level- Part Plan, Section 1



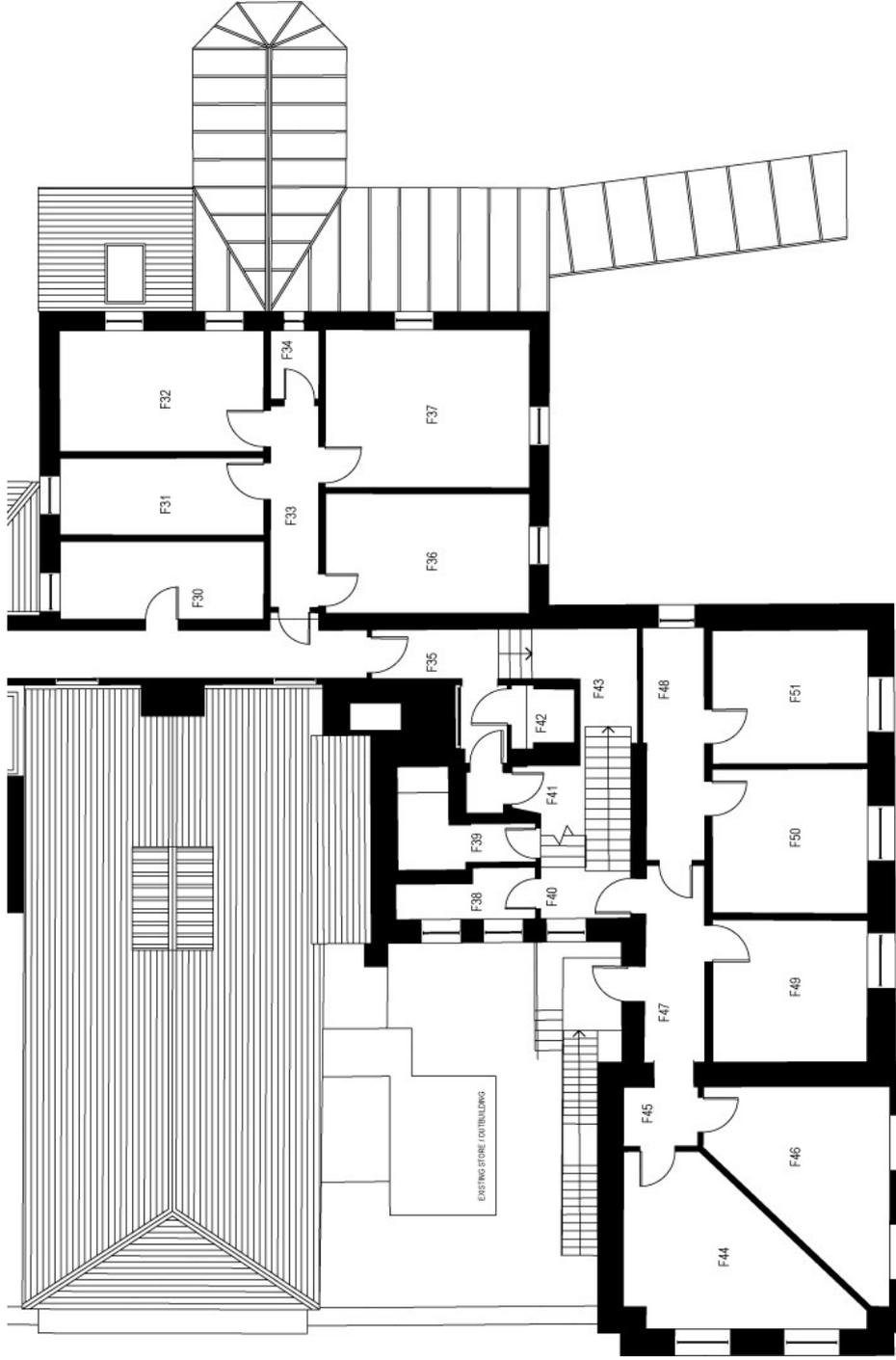
3. Key Plan, Ground Floor Level- Part Plan, Section 2



4. Key Plan, First Floor Level



5. Key Plan, First Floor Level- Part Plan, Section 1



6. Key Plan, First Floor Level- Part Plan, Section 2

APPENDIX III : PHOTOGRAPHIC RECORD
- EXTERNAL

St. Joseph's House, Brewery Road, Stillorgan.

External Photographs



1. Panoramic View of Front of St. Joseph's House



2. Panoramic View from Front of St. Joseph's House



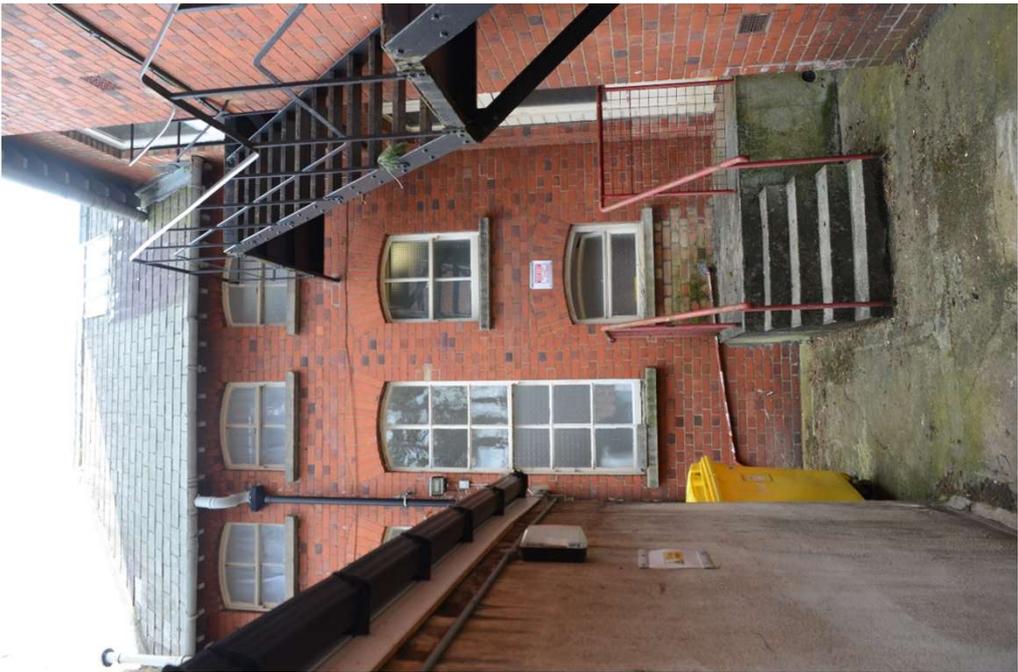
3. Panoramic View of West Side of St. Joseph's House



4. Panoramic View from West Elevation



5. Panoramic view of Courtyard to West Elevation



7. West Elevation of Courtyard, with Boiler House and Escape Stairs



6. Panoramic View of Courtyard to West Elevation



8. Panoramic View of East Side of St. Joseph's House



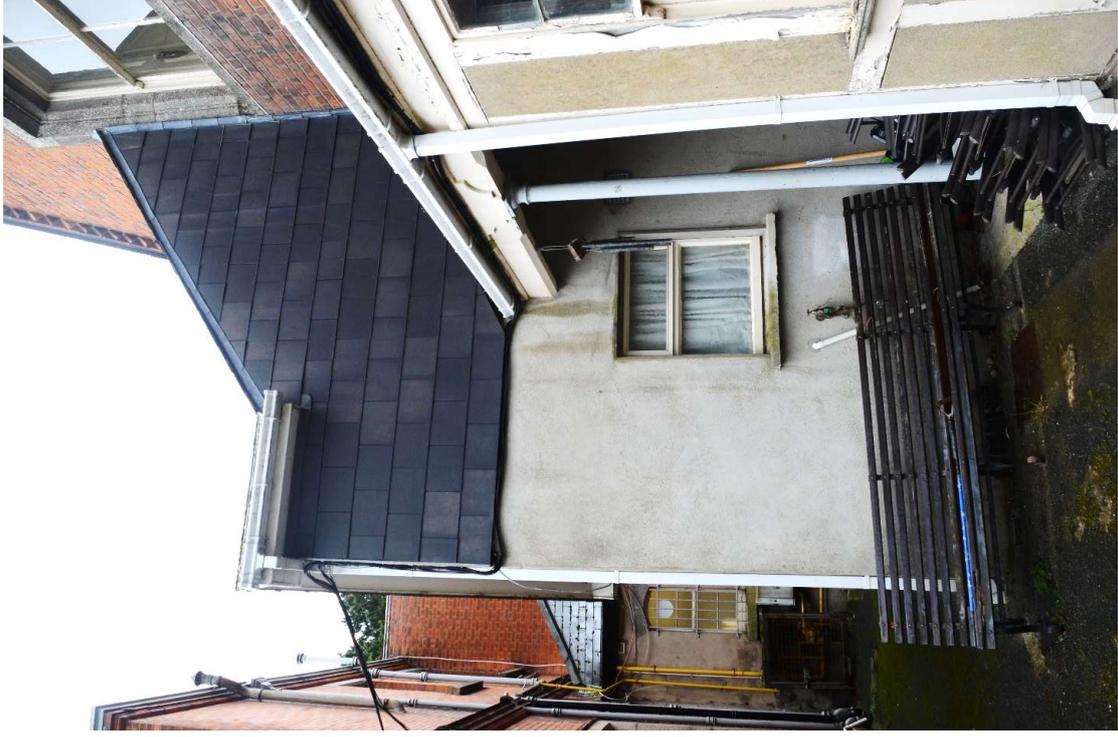
9. Panoramic View from West Side



10. Panoramic View of South Side of St. Joseph's House



11. Panoramic View from South Side



13. External view of escape stairs (Room G24) on west elevation



12. External view of Room G25



15. External view of roof of Room G23



14. External view of Room G23

APPENDIX IV : PHOTOGRAPHIC RECORD
- INTERNAL

St. Joseph's House, Brewery Road, Stillorgan.

Internal Photographs



1. Room G01, view looking North-West



2. Room G01, view looking South-East



3. Room G01, view of window on North-Eastern wall



4. Room G02, panoramic view looking North



5. Room G02, view looking South



6. Room G02, detail of window on North-Eastern wall



7. Room G02, detail of window on North-Western wall



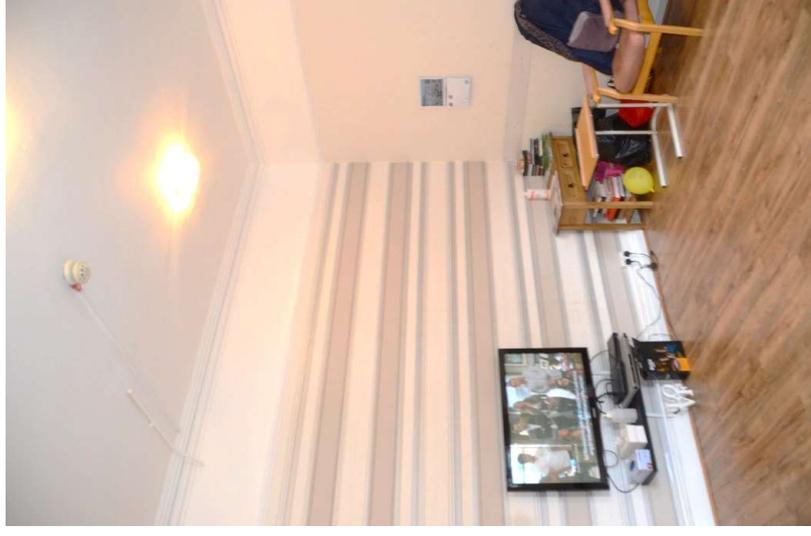
8. Room G02, detail of second window on North-Western wall



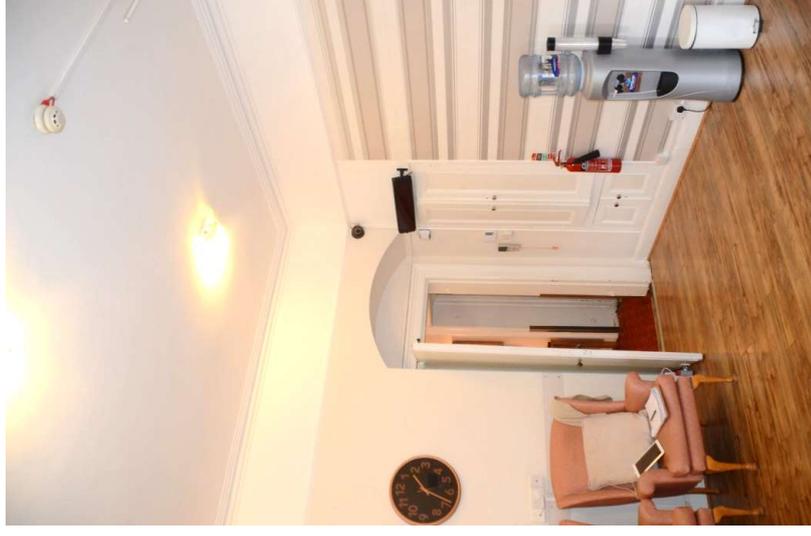
9. Room G03, view looking South-West



10. Room G03, view looking North-East



11. Room G04, view looking West



12. Room G04, view looking South



15. Room G04, detail of window on North-Eastern wall



14. Room G04, detail of window on North-Eastern wall



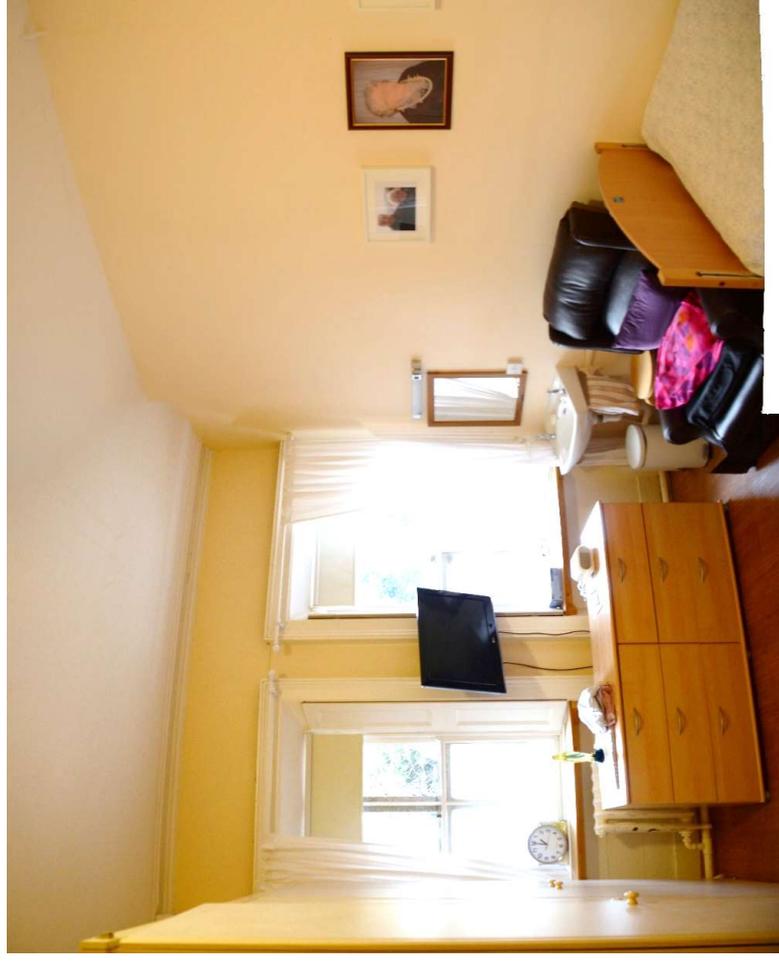
13. Room G04, panoramic view looking North



16. Room G05, view looking North-East towards Room G1



17. Room G05, view looking South-West towards Room G13



18. Room G06, panoramic view looking East



19. Room G06, view looking West



20. Room G06, detail of window on North-Eastern wall



21. Room G06, detail of window on North-Eastern wall



22. Room G7, view looking North-East



23. Room G7, view looking South-West



24. Room G08, view looking South-East



25. Room G08, view looking North-West



26. Room G09, panoramic view looking East



27. Room G09, panoramic view looking West towards Entrance



28. Room G09, view of window on South-Eastern wall



29. Room G09, view of window on South-Eastern wall



30. Room G09, window on South-Western wall



31. Room G09, door on South-Western wall



32. Room G09, door on North-Western wall



33. Room G09, door on South-Eastern wall



34. Room G10, view looking North-West



35. Room G10, view looking South-East



36. Room G11, view looking North-West towards Room G10



37. Room G11, view looking South-East up the Staircase



39. Room G12, view looking North-West



38. Room G12, view looking South-East



42. Room G13, view towards Rooms G21 and G22



43. Room G13, detail of rooflight



41. Room G13, view towards Stairs



40. Room G13, view towards Room G32



44. Room G14, view towards Room G13



45. Room G14, view towards Room G9



46. Room G15, view looking West



49. Room G19, view looking South-East



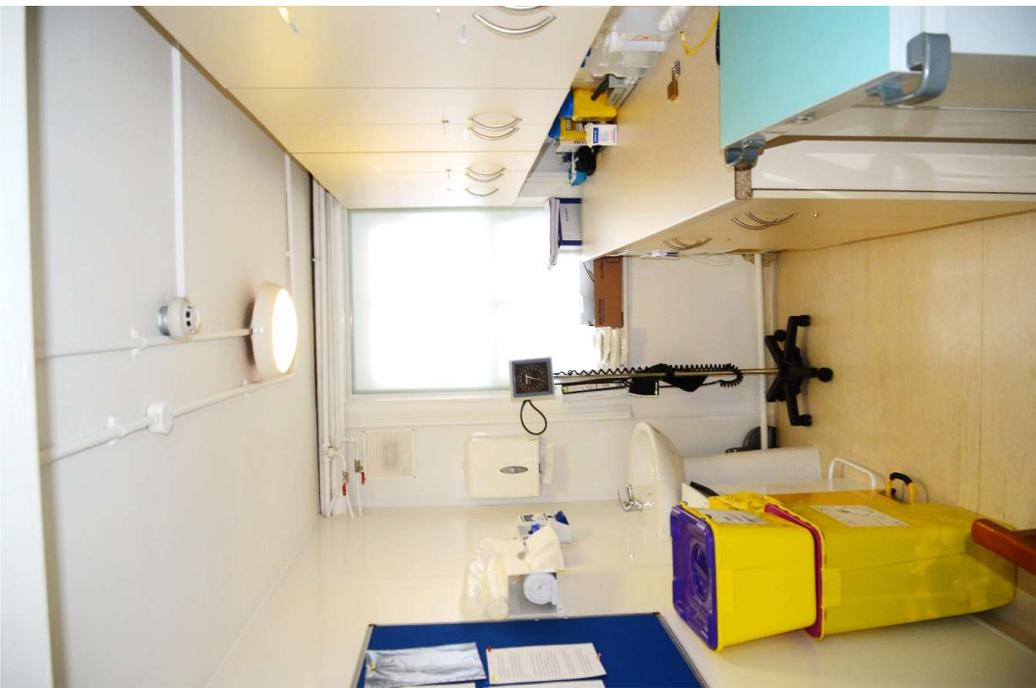
50. Room G19, detail of window on South-Western wall



48. Room G18, view towards Room G23



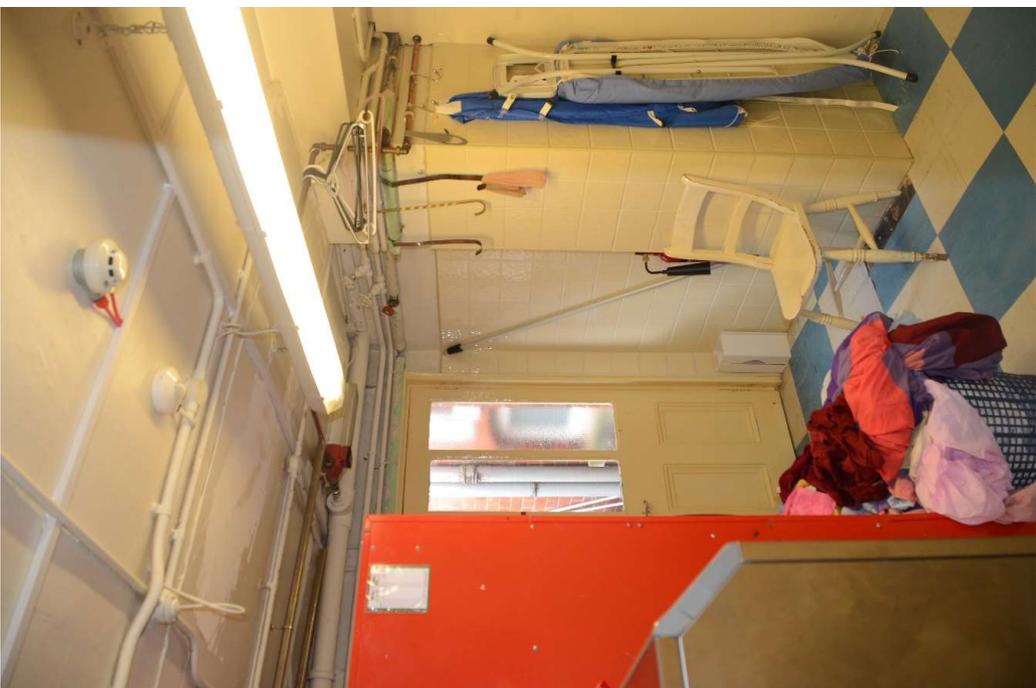
47. Room G17, view looking West



53. Room G22, view looking North-West



52. Room G21, view looking South-East



51. Room G21, view looking North-West



55. Room G23, detail of windows on South-Eastern wall



57. Room G23, detail of window on South-Eastern wall



54. Room G23, view looking South-West



56. Room G23, detail of window on South-Eastern wall



58. Room G24, view looking North-West



59. Room G25, view looking South



60. Room G27, view looking South-West



61. Room G29, view looking South



62. Room G30, panoramic view looking South



63. Room G33, panoramic view looking South



64. Room G33, detail of window on North-Eastern wall



65. Room G33, detail of window on North-Eastern wall



66. Room G33, detail of window on South-Eastern wall



67. Room G33, detail of door on South-Eastern wall



68. Room G33, detail of window on South-Eastern wall



69. Room G33, detail of window on South-Eastern wall



72. Room G33, view of Western corner



71. Room G33, detail of window on South-Western wall



70. Room G33, detail of window on South-Western wall



73. Room G35, view looking North-East



74. Room G35, view looking South-West along modern glazed link to modern additions



75. Room G36, view looking South-East



76. Room G37, view looking North-West



77. Room G38, view looking North-East into Room G32



78. Room G40, view looking North-West into Room G39



82. Room G42, view looking North towards Room G41



83. Room G43, view looking North-East towards G38



81. Room G42, view looking North-West from entrance



80. Room G41, detail of window on North-Western wall



79. Room G41, view looking North-East from Room G42



84. Room G46, view looking East



85. Room G46, view looking South-West



86. Room G46, detail of window on South-Western wall



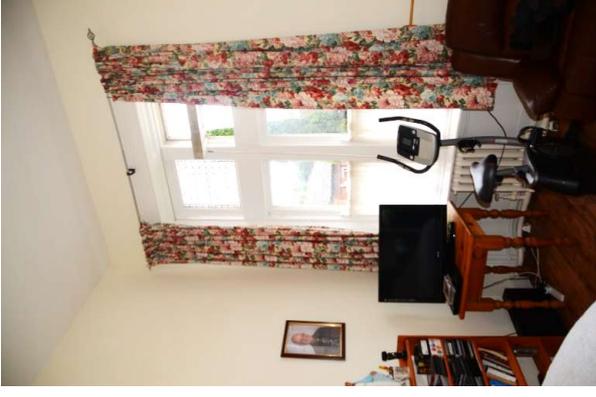
87. Room G46, detail of window on South-Western wall



92. Room G49, detail of window on South-Western wall



94. Room G50, detail of window on South-Western wall



91. Room G49, view looking South



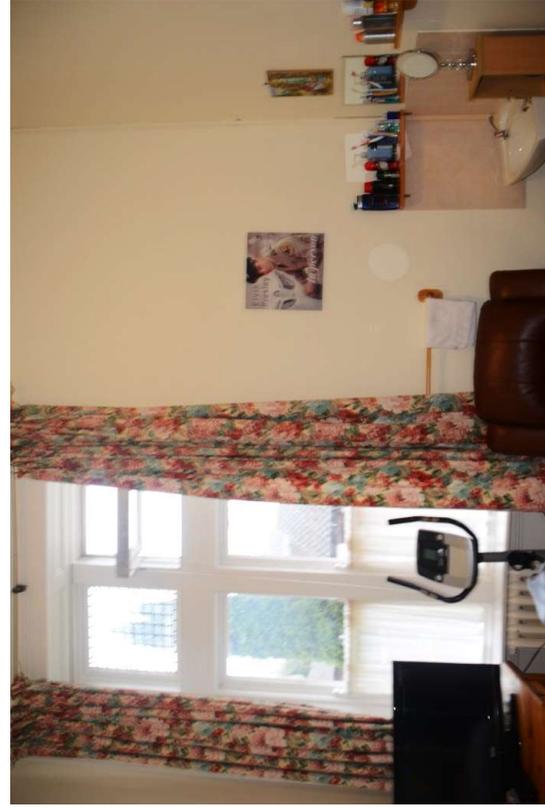
93. Room G50, view looking South-West



89. Room G47, view looking South-East through Room G48



88. Room G47, exit door on North-Eastern wall



90. Room G49, view looking South-West



95. Room F01, view looking North-East



96. Room F03, panoramic view looking North



97. Room F03, view looking South



98. Room F03, detail of window on North-Western wall



99. Room F03, detail of window on North-Eastern wall



100. Room F04, view looking North-West



101. Room F04, view looking South-East



102. Room F04, detail of window on South-Western wall



103. Room F04, detail of window on North-Western wall



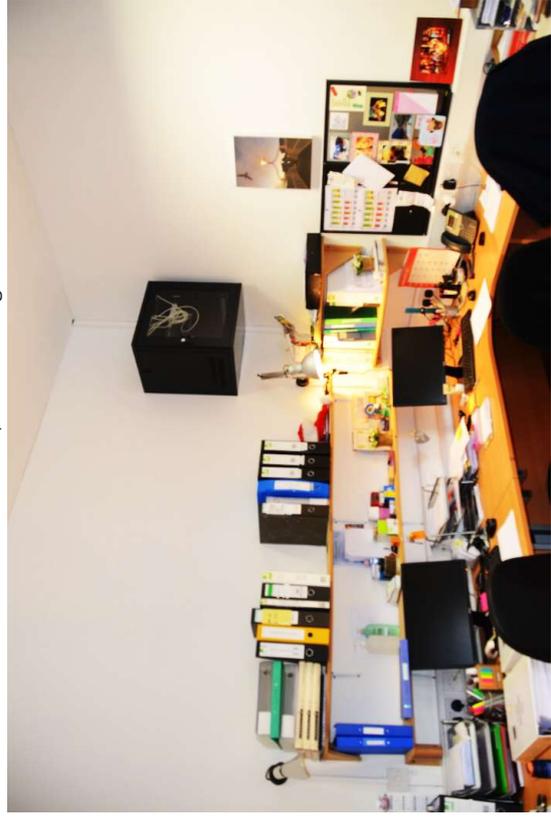
105. Room F07, view looking North



106. Room F07, view looking South



104. Room F06, view looking North-East



107. Room F07, view looking West



108. Room F07, detail of window



109. Room F07, detail of window



110. Room F08, view looking South-West



111. Room F09, view looking East



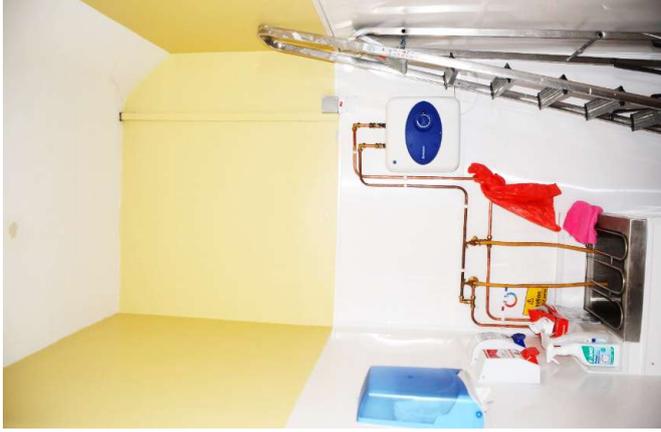
112. Room F09, detail of window



113. Room F11, view looking North-West



114. Room F11, view looking South-East



115. Room F12, view looking South-East



116. Room F13, panoramic view looking East



117. Room F13, view looking North-West



118. Room F14, view looking South-West



119. Room F15, view looking South-East



120. Room F17, view looking South-West



121. Room F16, view looking North-West



122. Room F18, view North-West towards F16



123. Room F19, view towards Room F21



124. Room F20, view of Exit Door



125. Room F20, detail of rooflight



126. Room F21, view looking South-West



127. Room F22, view looking West



128. Room F23, view looking South-East towards Room F14



129. Room F23, view looking North-West towards Room F22



131. Room F24, view looking North



130. Room F24, panoramic view looking South



132. Room F25, view looking South-West



133. Room F25, view looking South



134. Room F26, view looking South-West



135. Room F27, detail of window



136. Room F27, detail of window



137. Room F27, panoramic view looking South-West



140. Room F31, view looking North-East



139. Room F30, view looking North-East



138. Room F29, view looking South-West



141. Room F32, panoramic view looking East



142. Room F32, view looking South-West



146. Room F40, detail of window



147. Room F40, view looking South-East



145. Room F39, view looking North-East



143. Room F38, view looking North



144. Room F38, view looking West



148. Room F40, view looking South-East towards Room G43



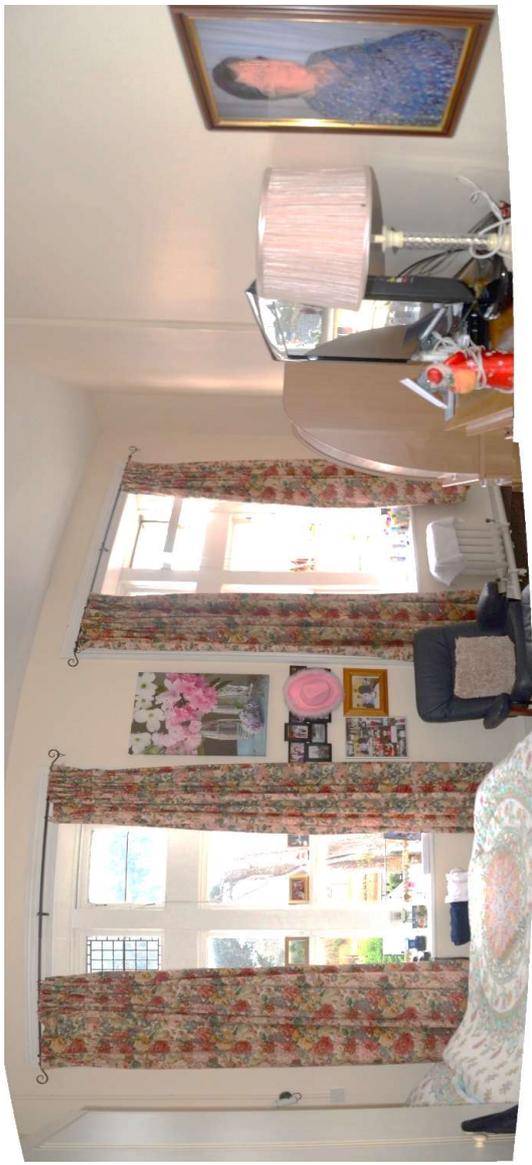
149. Room F40, view looking North-West



150. Room F41, view looking North-East



151. Room F43, view looking North-West towards Room G40



153. Room F46, panoramic view looking South-West



154. Room F46, detail of window



155. Room F46, detail of window



152. Room F44, panoramic view looking North-West



156. Room F47, view looking South-East



157. Room F47, detail of fire exit door



158. Room F47, view looking North-West towards Room F45



159. Room F48, view looking North-West



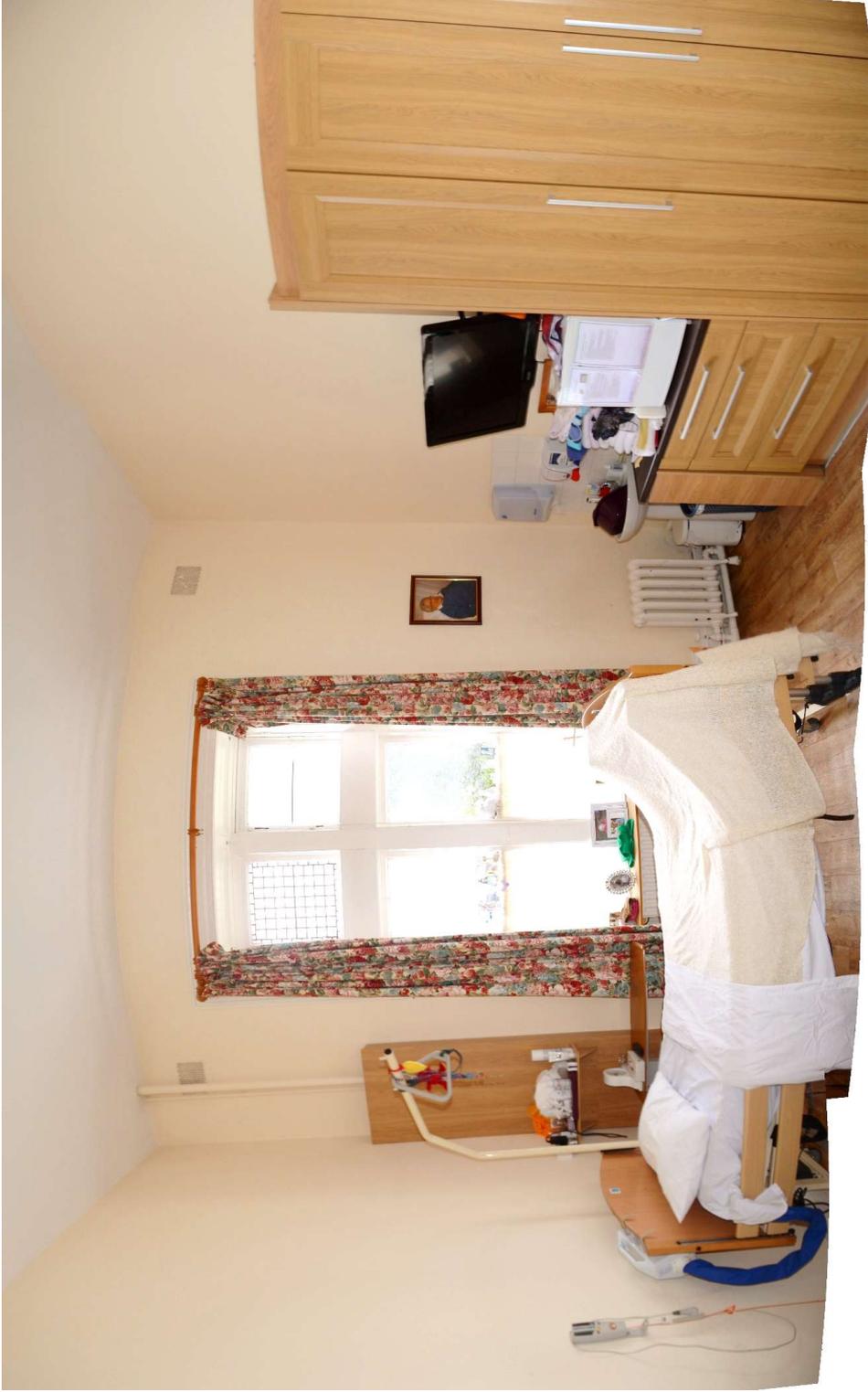
160. Room F49, panoramic view looking West



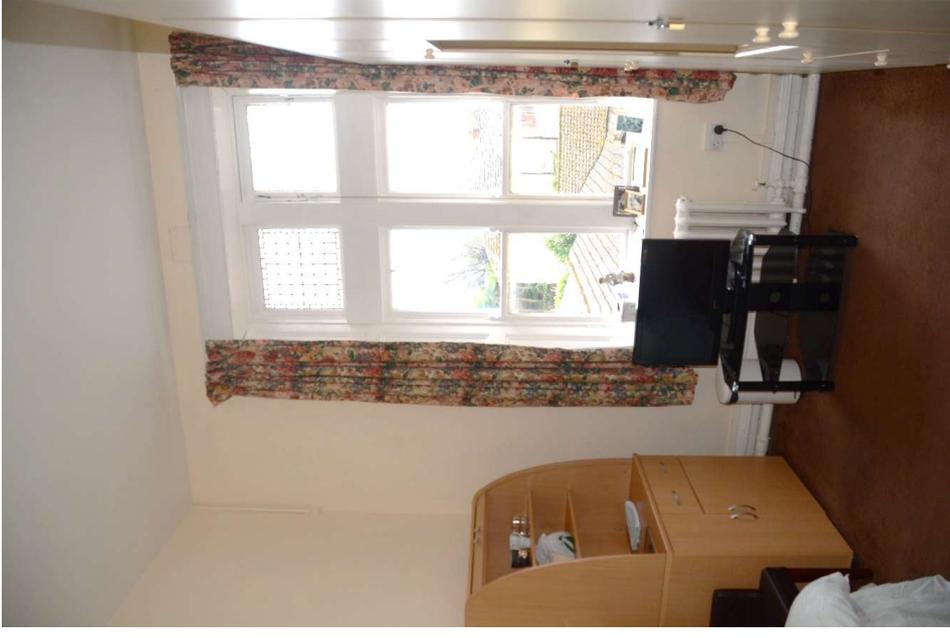
161. Room F49, view looking East



162. Room F49, detail of window



163. Room F50, panoramic view looking West



164. Room F51, panoramic view looking South

**APPENDIX V : OUTLINE CONSERVATION
METHOD STATEMENT**

OUTLINE CONSERVATION
SPECIFICATION
FOR
WORKS TO BE CARRIED OUT
AT
ST. JOSEPH'S HOUSE,
BREWERY ROAD, STILLORGAN
CO. DUBLIN.

September 2021



DAVID SLATTERY CONSERVATION ARCHITECTS LIMITED
Historic Buildings Consultants

8, Vergemount, Clonskeagh, Dublin 6, IRELAND.

Tel: 01-2697344

Fax: 01-2696700

e-mail: info@slatteryconservation.ie

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Section 1 Introduction

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1.2. Preliminary Method Statement	3
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1.1. General

The works shall be carried in compliance with *RIAI Guidelines for the Conservation of Buildings* (3rd edition December 2010), and the conservation charters referenced therein, in addition to the publication *Architectural Heritage Protection: Guidelines for Planning Authorities* (as issued by the Department of Arts, Heritage & the Gaeltacht 2011).

1.2. Preliminary Method Statement

General

The Contractor will be required to prepare a detailed method statement for the works and to amend or augment this statement to take account of matters discovered during the works. He will be required to obtain the Architect's approval for the statement at each stage during the works and amend the statement as necessary to achieve the Architect's approval.

Guidance

The contractor will be advised that all works must be completed in accordance with good conservation practice and in conformity with the publication "*Architectural Heritage Protection: Guidelines for Planning Authorities – DoAHG, 2011.*"

Guidance on the application of conservation practice is to be found in the following documents which shall be adhered to:

- Architectural Heritage Protection: Guidelines for Planning Authorities. Department of the Arts, Heritage & the Gaeltacht 2011.
- Archaeology in the Planning Process. (Planning Leaflet PL13) Department of the Environment, Heritage and Local Government, 2007.

Drawings and Schedules

The Contractor may be required to prepare full survey drawings of each element to be repaired before commencing, together with full size details of the various components, joints, profiles etc. etc. and schedules of the various components to enable the correct procedure for repair. A full photographic record should also be kept. In addition, the various components shall be clearly labelled and recorded on the drawings. When fully examined, the full size details of the various repairs necessary will be prepared by the Contractor before commencing any repair works and all repairs scheduled. The Architect's approval to this documentation shall be obtained at each stage before proceeding to the next stage and two copies of all such documentation shall be given to the Architect for his records.

Deviations

No deviations from the Architect's details will be permitted without prior approval. No deviation from the approved full sized drawings will be permitted without the Architect's prior approval. All dimensions as shown on the drawings shall be finished sizes unless otherwise indicated.

General Matters

All components shall be carefully examined to determine the method of assembly. All items shall be referenced and locations logged. No damage to the items shall be result from these works other than that unavoidable arising from the examination. The full records shall be handed to the Architect upon completion.

Detailed Method Statement

Based on this document and the results of the contractor's preliminary inspection, the contractor will prepare a detailed method statement covering all aspects of the works. He will be required to submit this statement to the Architect before any works is put in hands and to adjust, amend and revise the statement until the Architect is satisfied that it offers the most appropriate methodology for the works and approves the statement. It should be noted that it will be necessary for the contractor to further adjust, amend and revise the statement as works progress to take account of particular matters encountered during the works. Such alterations will be subject to the same approval process as the original statement. Once the statement, or alterations to the statement have been approved, the contractor may embark on the works, however, such approvals shall not relieve the contractor for any liability for unavoidable damage to the items.

Tests

Should the contractor feel that, in order to prepare his detailed method statement, it would be necessary to undertake test disassembly or removal operations, he will be permitted to do so with the prior approval of the Architect and under the constant monitoring of Architect's representatives. The Architect will co-operate with the contractor in designating the most appropriate items to be the subject of such tests. However, if any test is deemed to be causing damage to any item, it must be stopped immediately upon the Architect's request to do so. In such cases, an alternative item may be designated for test if the Architect deems such a course of action is appropriate.

Records

All items shall be fully recorded by photograph, highlighting all extant damage to the items and any other means considered necessary to properly record the extant appearance and condition of the items. The Contractor shall include for all costs in connection with the proper photographic recording of all necessary items including ceilings, walls, tiling, stonework and repair works to same. The contractor will be held responsible for any damage not recorded before removal or disassembly. The precise location shall be recorded and coded so each item or dismantled part of each item can be precisely located. This code shall be marked on each item or dismantled item by such means as cannot be accidentally removed but can be easily removed without blemish upon completion of the repairs at a later stage. Similarly, each individual disassembled part of an item shall be coded so that its relationship to adjoining parts can be precisely identified and recorded on drawings, photographs or other approved means. Two copies of the above records shall be handed to the Architect upon completion of these works.

Detailed Inspection

Before commencing disassembly or removal and following the approval of the Detailed Method Statement, the contractor shall very carefully examine the item to confirm or otherwise the accuracy and effectiveness of his proposed method. The Contractor's attention is drawn to the fact that items may have different methods of assembly or that individual parts may differ from those already disassembled or removed and he will be required to adjust his work methodology to accommodate these variations. He will be required to undertake such detailed inspection on a continual basis during the complete disassembly and removal operations.

Damage

Any damage not recorded before disassembly and removal or arising from disassembly and agreed with the Architect as unavoidable, shall be the responsibility of the contractor. He will be required to repair the damage at his own expense or to reimburse the Architect for the

cost of such repairs by means of deductions from any payments made by the Architect to the contractor.

Repairs

When all of the components are ready for inspection, the Contractor shall, in conjunction with the Architect, prepare a detailed schedule of necessary repairs to the shelving including re-finishing. He shall prepare all necessary full sized details to illustrate each and every type of repair and agree the details with the Architect before commencing the repair operations. All repairs shall be executed as specified later in this document. The Contractor shall note that existing repairs shall be undone and remade if the standard is not acceptable or may be left if the standard is acceptable. The repaired work shall be finished to match the original.. All softwood originally intended to be unfinished shall remain unfinished. All moving or movable parts shall be checked and repaired as necessary to ensure proper operation.

Reinstatement

Reinstatement shall be undertaken in the reverse order or removal. Great care shall be taken to ensure that each item and component is reinstated in its original location. Any damage caused by the reinstatement shall be made good or replaced at the Contractor's expense to the Architect's satisfaction. Any damage to the finishes shall be repaired in such a manner that the repair is not visible.

1.3. General Conservation Methodology

1.3.1. Protection Of Existing Structures And Materials

The Contractor shall ensure that no damage occurs to the Existing Structures as a result of the execution of the Works.

1.3.2. Protection Method Statement

The Contractor shall prepare a site specific method statement detailing the proposed protection measures to be implemented in respect of the Existing Structures. This shall include, as a minimum, details of the following:

- Measures to ensure protection of the existing roof structure and materials during the course of the Works;
- Measures to ensure protection of existing building fabric, both external and internal, during the course of the Works;
- Measures to prevent water ingress during execution of the Works;
- Proposed method of access to roof Areas – both during the Construction Period and Service Period;
- Measures to ensure the stability and protection of Existing Structures during repair and replacement works to the structural fabric of the Existing Structures; and
- Details of other measures required to address Site specific issues.

The Conservation Architect shall review all such method statements for compliance with conservation best practice.

1.3.3. Protection And Storage

The Contractor shall ensure that retained floors along the main construction route must be protected.

Storage of builder's equipment and materials must be in designated compound Area/s. While works are underway, equipment and materials being transported around the Project Facility, temporarily stored and used, must be carefully positioned so that retained historic fabric and surfaces are not damaged.

1.3.4. Movement Of Equipment And Material

Transport & erection of scaffolding poles / planks pose a particular threat to fabric. These and all long items such as floor boards must be carried by minimum of two operatives at all times to ensure no damage and impact to fabric.

Loading

Positioning of any removed or stored materials shall not overload the existing structure.

Fixing to Historical Fabric

Scaffolding and working platforms must be independently supported and may not be fixed to the Existing Structures. Full plywood protections must be provided between scaffolding supports and retained historic flooring / paving of Existing Structures.

Specialist Contractors

The Contractor shall ensure that all parties engaged to undertake works to Existing Structures are competent to undertake the elements for which they are engaged. Contractors must have the relevant training and experience to carry out specialist works within historic buildings.

1.3.5. Works Methodology

The Contractor shall prepare a Site specific method statement detailing the proposed methodology and sequencing to be implemented in respect of the retained fabric of the Existing Structures.

The methodology shall also describe how mitigation measures set out in the conservation impact assessments forming part of the Planning Decision are complied with.

1.3.6. Recording

The Contractor shall clearly and comprehensively record all Areas opened up within Existing Structures through the use of good digital photographs (minimum 10.1MP). Photographs shall record all principle features uncovered including architectural and structural elements, service routes, chases, floor voids and areas that will be closed up. As-built record drawings are to be provided to the Authority at the completion of the works including with referenced digital photographs.

1.4. Extent of Conservation Works

The following is a outline of the work to be carried out. Please refer to drawings, schedules and specifications for more detailed descriptions of the proposal.

The areas for the relevant works are identified on the drawings by O'Mahony Pike Architects and scheduled in section five of the Architectural Heritage Impact Assessment report accompanying the application. Following is a summary of the proposed conservation works –

- Repair and conservation works of the external render finish.
Repair and conservation works of surviving timber sash windows throughout.
- Repairs and conservation works to stone window cills, parapets and other external stone detailing, including cleaning and repointing as required.
- Repairs and re-slatting of the natural slate roofs using salvaged slate and matching new slates.
- Repairs and conservation works to internal plasterwork.
- Repairs and conservation works to internal joinery elements.

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2.1. Internal Plasterwork and Works to Ceilings

INTERNAL PLASTERWORK AND WORKS TO CEILINGS

2.1.1. General

Specification

Lath and Plaster Ceilings

Services may not be pulled over or laid on top of lath and plaster ceilings or decorative plaster mouldings. All services within voids above lath and plaster ceilings shall be supported from the structure above.

Measures shall be put in place to ensure that retained ceilings are protected from above when floorboards are lifted.

Plaster Removal

Care is to be taken where removing existing modern plaster internally to historic masonry, or adjacent to historic plaster, not to damage substrate.

The Contractor shall ensure that removal of defective or damaged lime plaster to masonry is to be carried out in such a way that the absolute minimum necessary amount is removed.

Removal of lime plaster to areas of lath is to be carried out in stages in such a way that the plaster is removed leaving lathing in position. Where sound lathing shall be retained, re-fixed in position, accurately cut if necessary and re-plastered. Lath and plaster must be carefully cut at cornices so that cornices are not damaged.

Plaster Repairs

Must be carried out by suitable experienced crafts people, working under the supervision of the Conservation Architect.

Materials

Cement

Cement for plastering work to be as previously specified.

Sand

Sand for rendering beds and backings shall conform to B.S. 1699.

Sand for finishing shall be fine plastering grade sand.

Lime

Lime shall be hydrated lime and shall comply with I.S. 8. Lime for lime putty shall conform to B.S.890 (Clause A) and shall be run into lime putty and matured for at least three weeks before required for use.

Water

Water shall be clean, fresh and free from organic matter. River water shall not be used.

Beads

Stop beads shall be galvanised mild steel by Expamet Ltd. or equal approved.

Timber formers

Timber formers to arrises and the like shall be 25mm diameter hardwood.

Expanded Metal Lathing

Expanded Metal Lathing for internal use shall be galvanised mild steel 'Riblath' or equal approved.

Plasterboard

Plasterboard shall be gypsum based, securely fixed to substrate.

Scrim

Scrim shall be 100mm wide jute to Architect's approval.

Bonding agents shall be of a type recommended by the manufacturer of the plaster, or other approved.

Workmanship

General

All materials shall be delivered to the site in their original packages bearing the trade name of the material concerned and shall be stored off the ground, under cover and away from all source of damp.

Store cement, lime and gypsum plaster separately by different types, off the ground, in a dry, well ventilated space.

Use cement in rotation within three months of delivery.

Lime putty shall be matured for at least one month before use.

Internal plastering shall be carried out strictly in accordance with BS 5492:1990

Workmanship

Do not begin work until:

- (1) All required openings, chases or other apertures have been cut,
- (2) All pipes, fixtures, fixing pads and plugs have been fixed,
- (3) All making good has been completed.

Protection

Protect all existing work and approaches, with boards, dust sheets, etc. All droppings on to finished work to be cleaned off immediately. Protect all concrete surfaces from contamination by gypsum plaster.

Cleanliness

Ensure that all plant and tools are kept clean and free from previous mixes.

Scrubbing

Remove all traces of mould oil, paint, grease, dirt and other materials incompatible with plasterwork by scrubbing with water containing detergent.

Scudding

Throw onto surfaces scudding of cement-sharp sand (1:3) and leave rough. Keep wet with fine water-spray until set and allow to harden before applying undercoat.

Protection

Protect surfaces to be coated from weather, to ensure that they are reasonably dry before starting work.

Solid Backgrounds

Before coating, adjust porosity to give uniform suction.

Gauge Boxes

Measure plaster constituents by volume, using gauge boxes made to sizes to suit volumes required. Overfill gauge boxes and strike off excess material with a straight edge.

Contamination

Avoid contamination of one type of plaster by another.

Mix

Mortar thoroughly so that individual constituents are incorporated evenly, and to a consistency suitable for the particular plastering work.

Wash Out

Mixer four times daily if in continuous use, and after each batch if mixer is used intermittently, or if a different constituent is used.

Discharge

Mixes onto a bunker or onto barrows.

Do Not Use

Discard mixes after initial set has taken place. Re-tempering or reconstitution of mixes will not be permitted.

Admixtures

Do not use admixtures without prior approval.

Beads and Stops

Fix plumb, square and true to line and level. Protect cut edges with black tar based paint.

Fix beads to solid backgrounds with plaster dabs each side at 600 centres or less.

Fix beads to timber supports with 38mm clout nails each side at 600mm or less.

Fix rounded arris and panel beads by cross nailing.

Junctions

At junctions in the same plane between differing wall backgrounds fix 1 length metal stop beading to each side with plaster dabs.

Projections

Hack off projections.

Chases

Cover all service chases with expanded metal lath, fixed both sides with plaster dabs at 600mm centres maximum. Cover all conduit not chased in with scrim bedded in finish coat mix, pressed flat and trowelled in.

Brushing

Remove efflorescence, laitance, dirt and other loose material by thoroughly brushing.

Dubbing Out

If necessary to correct inaccuracies, dub out in thickness of not more than 10mm in the same mix as first coat. Allow to dry out before next coat is applied. Cross scratch surface of each coat immediately after set.

2.1.2. Lime Plaster

Plaster Mixes

Sand for render shall conform to BS 1200 and shall be non-staining. Lime shall be as previously specified. Sand for use in the preparation of Course Stuff shall be as specified in that section. In particular, the Contractor shall ensure that the sands do not contain any material that would tend to retain water or slow the natural drying of the render thus interfering with the proper carbonation of the lime.

The Contractor shall refer to the relevant Technical Guidance Documents published by Historic Scotland for guidance on the proper preparation and use of lime and ensure that the methodology implemented on site complies with their recommendations.

Mixes for scudding, scratch coats, base coats, etc., shall be defined by volume and unless otherwise indicated shall be one part lime putty and 3 parts sand, prepared from Coarse Stuff or Fine Stuff as specified below. The mix for finishing coats shall be one part lime putty and 3 parts sand prepared from fine plastering sand, as approved by the Architect.

The Contractor shall note that he will be required to match the render to an area sound original render selected by the Architect as regards colour, texture, surface finish, grading of grains etc.

Preparation of Course Stuff and Fine Stuff

Sand for plasters shall generally conform to B.S. 882 and 1199/1200 and the Technical Guidance Documents published by Historic Scotland. The particles shall be sharp and angular and samples delivered to the Architect for approval before work is put in hands. The Contractor shall note the requirement to match the original plaster type and finish extant on the buildings. To this end, the Architect will indicate an area on the building which will be the standard for the finish which the Contractor will be required to replicate.

For Coarse Stuff it shall be graded as the table below:

Sieve Size	% Particles passing
5.00mm	95%
2.36mm	80%
1.18mm	60%
0.60mm	35%
0.30mm	22%
0.15mm	7%

Hydrated lime shall comply with I.S.8. Lime for lime putty shall conform to B.S.890 (Clause A) and shall be run into lime putty and matured for at least one month before required for use and obtained from an approved source.

Lime Putty:

If the lime putty is delivered in 25kg tubs, it shall be allowed to stand undisturbed for 48 hours before use to allow the fines to settle. Any limewater on top of the tubs when opened shall be carefully decanted and stored for possible use.

Coarse Stuff and Fine Stuff:

Coarse Stuff and Fine Stuff shall be prepared by thoroughly mixing the lime putty and sand. The mixing operation is critical and compression will be required - a roller pan mixer is advisable as the normal rotary drum mixer does not provide the necessary compression. The proportions shall be 1 parts of lime putty to 6 parts sand, by volume which may be adjusted to suit the individual sand with the Architect's approval. There should be adequate water in the lime putty for mixing provided sufficient compression and / or beating and chopping is provided during mixing. If additional water is required, the decanted limewater shall be added in small quantities under strict control. The actual proportions of lime / cement to sands may vary depending on the particular characteristics of the sands. This shall be determined by test and on-site trials.

The mixed Coarse Stuff and Fine Stuff shall be set aside to mature, stored in air-tight containers or a heap covered with hessian or straw etc., kept moist at all times and the air excluded, for a minimum period of 3 weeks.

Knocking up:

When required for use, the coarse stuff or fine stuff shall be taken from storage and re-mixed until such time as the workable material has returned. This may be achieved successfully in a rotary drum mixer or by hand. Any material that has dried or shows any signs of carbonation shall be discarded before the knocking up commences. It should be noted that hand preparation will require a minimum of 15 - 20 minutes for proper mixing and to ensure the proper workability of the mix is achieved without the addition of any water.

In general, it should not be necessary to add additional water to achieve a workable mixture, but if such addition proves necessary, the stored limewater shall be used in small quantities using the minimum to achieve a workable mix. The Contractor shall note that if the mix is too wet when used, this will contribute to crazing and shrinkage cracks. All work that exhibits any such defects, be they the result of too much water, improper preparation, application, aftercare or from other cause, will be required to be removed and replaced at no cost to the Employer.

Coarse Stuff or Fine Stuff should only be gauged with white cement in quantities that can be used within 30 minutes. Any gauged mix not placed within this time shall be discarded. On no account shall the mixture be knock-up and used after this time.

Where the mortar is required to be black in colour, Lamp Black, or other approved natural colorant, shall be used in sufficient quantities to give the required colour.

Hydraulic Lime

Should the Contractor desire to use hydraulic lime to replace the non-hydraulic lime or cement in part or in whole, he will be required to submit a method statement to the Architect for his approval. This statement shall be modified as necessary to obtain approval before the works commence and it is likely that sample panels will be required. Only hydraulic lime from an approved source will be permitted and the Contractor will be required to submit certificates confirming that no cement has been used or added to the powder. Hydraulic lime shall be

delivered in bags with the manufacture's name, the contents and use by date clearly marked on the outside. It shall be stored under similar conditions as for cement. All mixes incorporating hydraulic lime shall be placed within 30 minutes of water being added to the mixture, any mixes not used by that time shall be disposed of and never 'knocked up' and used in the work.

Ambient Conditions

It is essential that ambient climatic conditions are observed during the preparation and use of the mixture 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 precaution of suspending operations until the temperature reaches 6⁰C on a rising thermometer or drops to 8⁰C on a falling thermometer shall be strictly observed.

Hair

Goat hair or other approved animal hair may be added to the base coat if approved by the Architect. This should be body hair that is clean, free from impurities such as grease, dirt, skin etc., and carefully teased into the mixture to achieve the even dispersion of the hair throughout the mixture.

Dubbing Out

In order to keep the layer thickness as even as possible, major depressions in the wall surface shall be dubbed out in several layers to reduce the possibility of shrinkage as previously specified. In all cases, the previous clauses relating to adjusting the suction and aftercare etc., shall be strictly observed.

Scudding

Where necessary, the surfaces shall be scudded by throwing the gauged mortar onto the surface to obtain an even key. The surface shall be left rough and the clauses relating to aftercare strictly observed until the scudding is set. The clauses relating to adjustment of suction shall be strictly observed.

Base Coat

When a stable keyed base has been achieved, the base coat shall be applied in gauged mortar as specified, with the suction adjusted as previously specified. The mortar shall be applied by trowel, 10 - 12mm thick in diagonal strokes applying a slight pressure to create an effective bond. The coat shall be kept to as even a thickness as possible with only minor fluctuations permitted.

The surface should be scratched immediately in a diagonally crossed pattern to provide a key for the succeeding coat. Great care must be taken to ensure that the scratching is slightly undercut, not too deep and executed in such a manner as not to disturb the bond.

Correct aftercare is essential and the mortar must be dampened from time to time and protected from extremes of temperature etc., as previously specified.

Levelling Coat

When the base coat has dried sufficiently the levelling coat shall be laid on in gauged mortar as specified, with the suction adjusted as previously specified. The mortar shall be applied by trowel, 8 - 10mm thick in diagonal strokes applying a slight pressure to create an effective bond. These strokes shall be in the opposite direction to the base coat. The surface shall be brought to an even level surface using levelling screeds in the normal manner, the screeds being removed and filled with mortar before the initial set has taken place.

Top Coat

When the base coat has sufficiently cured, the top coat shall be applied 4 - 6mm thick by trowel as specified for the base coat, ensuring that the strokes are in the opposite direction to the levelling coat. Particular care shall be taken to ensure all arrises are straight and true and a fair finish is achieved. The proportions of lime to sands will be adjusted for this coat from the base coats as may be the sands grading.

Particular care must be taken to ensure that the surface is "polished" in a manner to avoid any cracking or crazing when the final set is achieved. The surface shall be finished to a fine smooth, regular, surface by the use of a steel float. On no account should any marks of the float or drag marks from the aggregate be visible in the finished work. No textural variations will be permitted.

The provisions of the 'Aftercare' clause shall be strictly observed during curing, a period which shall extend to 28 days after completion of the coat.

Reveals, Jambs, etc.

All arrises etc., shall be true and straight.

Sample Panels

The Contractor shall be required to execute sufficient sample panels to demonstrate the quality and type of workmanship for the Architect's approval. Each sample panel shall measure at least 1 meter x 1 meter. The approved panel shall be retained undisturbed as a quality and finish control panel until such time as the Architect indicates a completed area of render is approved to serve this purpose.

2.1. External Render

EXTERNAL RENDER

2.1.1. General

Preparation

Hacking off

All existing render for repair shall be carefully hacked off, taking care to avoid disturbance to adjoining sound render. The Contractor should note that this operation may be the source of immense potential damage and he will be required to take the utmost care particularly at existing joints, arrises. It will be the Contractor's responsibility to repair any damage caused, to the Architect's satisfaction, at his own expense. In particular, great care shall be taken in situations where decorative features are to be retained in-situ and ensure that no damage occurs to these features.

Hacking off may be undertaken by hand or using mechanical equipment, providing the forgoing is strictly observed. The Contractor shall note that the level of vibration during this operation will be critical and must be controlled. The Contractor shall prepare a method statement covering his proposed procedure for hacking off and indicating how he will comply with the above requirements for the Architect's approval before any work is put in hand. On no account shall any damage be permitted to any features and the Contractor may be required to use manual techniques or small controllable "dentistry" type power tools when hacking off render in these areas. All debris, hacked off render etc., shall be removed from site at regular intervals and not permitted to accumulate on site.

Materials

The materials for rendering shall be prepared from Coarse Stuff and Fine Stuff, stored, used and protected as specified under Stonework. The mixes for the various coats shall be as specified in that section, but may be modified by the results of the laboratory analysis of the original samples. Allowances shall be made for the particular differences from that already specified as indicated in the remainder of this section.

Workmanship

General

Prior to commencement, the contractor shall ensure that all required openings, chases or other apertures have been cut, all fixtures, fixing pads and plugs have been fixed, all making good has been completed, and the lime mortar in stone repairs has fully carbonated.

Protection

The contractor shall ensure that surfaces are adequately sheltered from weather to ensure that they are reasonably dry before starting work.

Cleanliness

The contractor shall ensure that all plant and tools are kept clean and free from previous mixes.

Scrubbing

All traces of mould, oil, paint, grease, dirt and other incompatible material shall be removed by scrubbing with water containing detergent.

Solid Backgrounds

Before coating, adjust porosity to give uniform suction.

General

Surface Preparation BS 5262 Code of Practice for External Renderings and BS 8000 Code of Practice Workmanship on Building Sites Part 10 should be followed.

The quantity of material required for a given area should be of the one batch or a number of batches thoroughly mixed together.

When applying in hot weather, it is advisable to ensure that work coincides with the shaded areas of the building.

Dubbing Out

All dubbing out, filling and repairing must conform to BS 5262 Code of Practice for External renderings.

Substrates - Poor Existing

Poor existing substrates should be removed back to a sound and stable substrate. Loose or friable brick, block or stonework, should be replaced.

Preparation

All surfaces must be clean, suitably dry, sound and free from anything that may interfere with the adhesion of the materials to be applied.

Arrises & Feature Stops

Form all angles and feature stops with clean straight timber battens to achieve a true straight line. In certain locations and only under special circumstances, the Architect may permit the use of proprietary beads and stops as specified. In these cases, the manufacturers' instructions as regards use, fixing and application of material shall be strictly followed.

Masking

Masking should be used to give protection to adjacent work and to give clean straight edges. It should be removed immediately after finishing.

Splashes

Remove splashes of material from glass or other surfaces immediately to prevent marking the surface.

Aftercare, Curing and Protection

Care must be taken to protect applied work from rapid drying conditions i.e. exposure to direct sunlight or drying winds. In these conditions it should be kept evenly damp for up to 30 days, depending on ambient conditions and the rate of set, by lightly spraying periodically with clean water. In addition the surface shall be protected from the action of frost.

Polythene, hessian or other approved sheeting shall be used during curing and should be arranged to hang clear of the face of the wall in such a way that it does not form a tunnel through which the wind could increase the evaporation of water from the rendering. The polythene or hessian sheeting must not have intermittent contact with the render as this may cause a patchy appearance.

In areas exposed to direct sunlight, the possibility of a "greenhouse" effect must be avoided, either by shading the polythene or by substituting woven cloth materials.

2.1.2. Render Methodology

The render shall be executed in 3 coats using a basic proportion of 1 part lime putty to 3 parts sand. Coarse Stuff or Fine Stuff shall be prepared as specified under Stonework and Brickwork.

Ambient Conditions

It is essential that ambient climatic conditions are observed during the preparation and use of the mixture 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 precaution of suspending operations until the temperature reaches 6°C on a rising thermometer or drops to 8°C on a falling thermometer shall be strictly observed.

Hair

Goat hair or other approved animal hair may be added to the base coat if approved by the Architect. This should be body hair that is clean, free from impurities such as grease, dirt, skin etc., and carefully teased into the mixture to achieve the even dispersion of the hair throughout the mixture.

Dubbing Out

In order to keep the layer thickness as even as possible, major depressions in the wall surface shall be dubbed out using the gauged mortar and small pieces of stone or brick to reduce the possibility of shrinkage as previously specified. In all cases, the previous clauses relating to adjusting the suction and aftercare etc., shall be strictly observed.

Scudding

Where necessary, the surfaces shall be scudded by throwing the gauged mortar onto the surface to obtain an even key. The surface shall be left rough and the clauses relating to aftercare strictly observed until the scudding is set. The clauses relating to adjustment of suction shall be strictly observed.

Base Coat

When a stable keyed base has been achieved, the base coat shall be applied in gauged mortar as specified, with the suction adjusted as previously specified. The mortar shall be applied by trowel, 12 - 15mm thick in diagonal strokes applying a slight pressure to create an effective bond. The coat shall be kept to as even a thickness as possible with only minor fluctuations permitted.

The surface should be scratched immediately in a diagonally crossed pattern to provide a key for the succeeding coat. Great care must be taken to ensure that the scratching is slightly undercut, not too deep and executed in such a manner as not to disturb the bond.

Correct aftercare is essential and the mortar must be dampened from time to time and protected from extremes of temperature etc., as previously specified.

Levelling Coat

When the base coat has dried sufficiently the levelling coat shall be laid on in gauged mortar as specified, with the suction adjusted as previously specified. The mortar shall be applied by trowel, 10 - 12mm thick in diagonal strokes applying a slight pressure to create an effective bond. These strokes shall be in the opposite direction to the base coat. The surface shall be

brought to an even level surface using levelling screeds in the normal manner, the screeds being removed and filled with mortar before the initial set has taken place.

Top Coat

When the base coat has sufficiently cured, the top coat shall be applied 8-10mm thick by trowel as specified for the base coat, ensuring that the strokes are in the opposite direction to the levelling coat. Particular care shall be taken to ensure all arrises are straight and true and a fair finish is achieved. The proportions of lime to sands will be adjusted for this coat from the base coats as may be the sands grading.

Particular care must be taken to ensure that the surface is not "polished" to avoid any cracking or crazing when the final set is achieved. The surface shall be finished to a flat, smooth, regular, surface by the use of a fine wooden float. On no account should any marks of the float or drag marks from the aggregate be visible in the finished work. No colour or textural variations will be permitted.

The provisions of the 'Aftercare' clause shall be strictly observed during curing, a period which shall extend to 28 days after completion of the coat.

'Ashlar' Finish

Where the finish is required to exhibit lining simulate stonework, the surface shall be carefully marked with an appropriate round edged tool to replicate ashlar stonework. The joints shall be 3mm wide and shall not penetrate the surface deeper than 4mm maximum. On no account shall the marking be allowed to drag the aggregate or otherwise damage the surface of the render. To this end, the Contractor will be responsible for determining the appropriate time when the render has sufficiently set to enable the marking to be undertaken. In general, the markings should be placed at 300 to 350 mm vertically with a proportion of 1:1.5 to 1.75 for the perpends. All horizontals should be straight and level and all perpends should be vertical, break joint on succeeding courses and line up with those on every second course above and below.

Samples of the finish and markings shall be undertaken and approved by the architect before the work is put in hands. The approved samples shall remain on site as a standard until such time as the Architect nominates a section of the completed work to act a standard.

The Contractor's attention is drawn to the recessed jointing pattern of the basement wall at the front elevation of No. 15. He will be required to replicate this recessed jointing pattern in the new render. In all respects, the requirements stated above will apply to this work.

Reveals, Jambs, etc.

Where reveals, jambs etc., are encountered, these shall be finished to match the original. It is imperative that the finishing to these is completed in advance of the top coat in order to achieve a fair finish. All arrises etc., shall be true and straight.

Junction with String Courses, Parapets, Plinths etc.

The render shall be finished to the full thickness or to match the original detail as directed by the Architect and lined to replicate a 3mm ashlar stonework joint as specified.

Sample panels

The Contractor shall be required to execute sufficient sample panels to demonstrate the quality and type of workmanship and finish is to the Architect's satisfaction. Each sample panel shall measure at least 1 meter x 1 meter. The approved panel shall be retained undisturbed

as a quality and finish control panel until such time as the Architect indicates a completed area of render is approved to serve this purpose.

2.2. Roofworks

ROOFWORKS

2.2.1. Roofing

Slating

The slating shall comply in all respects with the requirements of BS 5534 and 8000. In special circumstances, deviations from this standard will be permitted by prior approval of the Architect provided the Contractor shall satisfy the Architect that the proposed deviation shall not reduce the standard of the completed work.

The Contractor shall note that the condition of the slates indicate that an amount of original slate will be available for salvage and re-use. Therefore, he shall include for carefully removing the existing slate to the entire area of the roof, grading and setting aside for re-use as referred to under Taking Down & Removals. The existing fibre cement slates to the roof should be discarded.

Slates

Slates shall be sourced from the Penrhyn Quarry of the Cambrian deposits of Gwynedel, North Wales and shall satisfy the requirements of B.S. 680. They shall be fixed in strict accordance with the manufacturer's recommendations to B.S. 534 incorporation all required battens, counter battens, felt etc.

The use of salvaged slate, either from the building or other sources, will be permitted provided the Contractor can satisfy the Architect that they comply with BS 680 or that such compliance can be reasonably inferred.

New slates are to be pre-holed, centre-nailed 600 X 300 X 6-7mm thick Blue Bangor slates from Penrhyn Quarry in Wales unless approved otherwise by Conservation Architect. The contractor is to assume a salvage of the existing slates of at least 50% and is to notify Conservation Architect if there is any deviation from this without delay. The contractor is to refer to the specification in detail in relation to standards of materials and workmanship etc. required for slating. Salvaged slates are to be stored as close to the roof as possible, in order to avoid possible damage to them in transit. If possible they should be kept in the working area at roof level, making sure they are secured and cannot be a falling hazard.

Grading

The Contractor shall note that the existing slates may be graded according to size, the largest at the bottom and the smallest at the top. This pattern of size shall be carefully recorded before any work of stripping the roof is commenced and the new or salvaged slate shall be laid in a matching pattern.

Salvaged slates shall be graded for re-use. In general, the salvaged slates will be of a larger size than the new slates and shall be used on the outer visual pitches of the roofs.

Ventilation

Ventilation of the roof timbers, where indicated, shall be achieved by means of proprietary p.v.c. continuous eaves ventilators, and/or proprietary p.v.c. in line slate vents, all fitted in accordance with the manufacturer's recommendations. Ventilating slates shall be size and colour matched to the new or salvaged natural slates, shall be fitted with insect mesh, and shall be self-draining.

Ridge and Hip fittings.

The existing ridge and hip fittings shall be re-used where they are in good condition and undamaged. Where insufficient are available from the works, new or re-cycled fittings to match the originals shall be provided to match the original in all respects. All new fittings shall comply with BS 402.

Underlay

Underlay shall comply with BS 747 and shall be reinforced breathable fabric.

Battens and Counter-battens

All battens and counter-battens (if required) shall be completely replaced with new material. New battens and counter-battens shall be pre-treated with double vacuum pressure impregnated softwood, in sizes to suit the application as defined by BS 5534, and replicating the original as previously specified. They shall be free of decay, insect attack, splits, shakes, wany edges etc. and shall have a moisture content of less than 18% when fixed. They shall comply with BS 881 and 589 as regards species and shall comply with BS 4978 as regards grading. All timber shall have the grade marked on each and this shall be re-marked with the prefix 'R' where the original marking is removed by working. The timber shall be of the appropriate grade for the use intended as defined by BS 4978.

All cuts etc. that break the treated timber shall be brush coated with two coats of the same preservative used for impregnation, using the type appropriate for brush application. It is imperative that the pressure impregnation treatment does not adversely affect the fixings.

Boarding

All damaged or defective boarding shall be replaced with new boarding as previously specified in the exact sizes of the original. All relevant aspects of the previous clause shall apply to this clause.

Nails

Nails for fixing slates shall comply with BS 1202 and shall be copper clout nails.

Nails for fixing battens shall comply with BS 1202 and shall be galvanised steel.

Nails for fixing underlay shall be galvanised steel extra-large head to BS 1202.

Mortar

Mortar shall be as specified elsewhere for bedding and pointing.

Undercloaks

Undercloaks shall be formed from the specified slate.

Storing and Handling materials

Shall comply generally with the relevant clauses elsewhere in this specification.

Underlays shall be stored upright on clean, flat, dry surfaces.

Slates shall be stored upright on a level surface of timber battens or in the original pallets and kept dry.

Removal of existing

The existing damaged slates shall be carefully removed by manual means, avoiding all

unnecessary further damage to adjoining slates. The Contractor shall note that this is a difficult operation to complete without damaging the slates etc. In special circumstances, areas where the slate is not of sufficient quality to be re-used shall be agreed with the Architect before the stripping commences and these may be removed and disposed of by the most efficient means.

Protection

The Contractor shall be responsible for providing and maintaining all necessary protection, temporary coverings, temporary roofs etc. to ensure that no water is permitted to enter the building during these works. This shall be deemed to include all work necessary to the roofs, leadwork and other areas affected by the works.

Repairs

The Contractor shall carefully examine the roof structure, wall plates, fixings etc. and carry out all necessary repairs to ensure the roof is structurally sound upon completion. All defects noted during this examination shall be brought to the Architect's attention and the methodology of repair agreed with him before any work is put in hands.

Following the removal of the damaged slates, battens and counterbattens, all the boarding shall be carefully examined. All areas of defective or damaged boarding shall be replaced or repaired as instructed by the Architect.

Preliminary checks

Before commencing the insertion of replacement slates, the Contractor shall check that all necessary repairs, all works to the flashings, rainwater goods, penetrating pipes etc. etc. are complete and shall ensure that all the necessary materials etc. for the completion of the works are on site.

Counterbattening

Counterbattens (if required), as previously specified, shall be laid at the required centres and securely fixed with nails to satisfy BS 5534. Only long lengths, with a minimum length of 2 meters shall be used unless the particular detail on the building demands a shorter length. All the relevant matters of the Clause 'Battening' below shall apply to this clause.

Abutments, Parapets

The slate shall be cut to the required line and fixed with all necessary metal soakers etc. to ensure a watertight finish. The previous requirements in relation to short slates shall apply here.

Completion

The entire work shall be completed to the Architect's satisfaction, all debris removed and the roof left in a neat weathertight condition.

2.3. Stonework

STONEMWORK

2.3.1. Cleaning Granite

Standards.

These works shall comply with the requirements of BS 6270 and BS 5390

Methods

It is generally intended that granite shall be cleaned by fine, low pressure abrasive applied dry, with localised cleaning by means of poultice, where necessary. Limestone will be cleaned by low pressure steam, with localised chemical applications as necessary. Contractors will however be required to consider the use of alternative methods, where the foregoing methods fail to yield the desired result.

Materials

Chemicals for cleaning stone shall be approved by the Architect. Algaecides would include Alkutex paste from the Remmers range of chemicals, Algae-Rem from the Intrachem range of chemicals or Neolith 800 from the Neolith range of chemicals. Cleaning chemicals will be from the Neolith range of chemicals and will include Neolith HDL, or from the Intrachem range of chemicals, including HD400s and SC100 or from the Prosoco range of chemicals, including 766 Limestone & Masonry Prewash, Limestone & Masonry Afterwash and 1217 Heavy Carbon Poultice. Trials must be completed in advance of the cleaning programme to determine the appropriate times for application of chemicals. As these chemical cleaners differ slightly in their effectiveness on differing substrates, the Contractor shall allow for the Architect to select whichever chemical he deems most effective to be used on the works. The Contractor should keep in mind that these materials contain injurious chemicals and the manufacturer's safety precautions must be prominently displayed, and adhered to at all times. The chemicals must be applied in accordance with the manufacturer's recommendations. The recommended safety First Aid Kit should be maintained on site and readily available during operations.

Cleaning generally.

Only fully experienced and trained workpeople shall be permitted to carry out cleaning works, and full protection for the operatives, scaffold, woodwork, glass, ironwork, different adjoining masonry material types etc., shall be provided. In addition, full protection for persons and property in the vicinity of cleaning operations shall be provided. All safety recommendations shall be strictly adhered to.

Steam Cleaning Methodology

Extent of Cleaning

The Cleaning shall be undertaken before the pointing is raked out and, following raking out, the Contractor shall agree areas of residues to be cleaned as part of the final rinse down operation.

Cleaning Methodology

Steam cleaning shall be carried out using a low pressure, high temperature system, DOFF or equal and approved system designed to eliminate water penetration. Only skilled operatives should undertake this work and the manufacturers specification must be exactly followed. Extreme care must take to avoid saturation of the stonework.

As with all operations involving water on the surface of the building, operations shall be suspended during time when freezing conditions apply or can be expected. To this end, no

work shall be undertaken below a temperature of 4 degrees centigrade on a rising thermometer or below 6 degrees centigrade on a falling thermometer. In addition, the effect of wind conditions may also require the suspension of operations.

Chemical Cleaning Methodology

Extent of Cleaning

The Cleaning shall be undertaken before the pointing is raked out and, following raking out, the Contractor shall agree areas of residues to be cleaned as part of the final rinse down operation.

Cleaning Methodology

Initial cleaning shall comprise of the removal of all algaecidal, biocidal and fungicidal growths, particularly where these have built up on the surface of the stonework. The stonework shall then be treated with an approved sterilising fluid as specified earlier (Remmers Alkutex Paste, Intrachem Algae-Rem or Neolith 800) used strictly in accordance with the manufacturer's recommendations and safety requirements. Particular care must be taken to ensure that the chemical is well worked into the friable surfaces of the stone without damaging the stone. It shall be permitted to remain in contact with the stone for the length of time recommended by the manufacturer or as determined by the on-site trials. Upon completion of this contact time, it shall be rinsed off as recommended by the manufacturer using warm water where appropriate, care being taken to ensure that none of the stone is saturated. If necessary, repeat applications shall be applied to ensure all spores, seeds, etc. etc. are fully sterilised.

Following the application of the sterilising fluid, all stone shall be cleaned as specified below. The Contractor should note that while a single manufacturer's product is included in this specification, he may use similar chemicals of other manufacturer's as specified under 'Materials'. The Contractor should note that the Architect may require that the material chemical from one particular manufacturer must be used in the works if the tests indicate that this particular chemical is the most effective. The general intention is that material from a single manufacturer should be used for all stages in this cleaning process.

Stonework shall be cleaned with specific manufacturer's materials as previously specified, always used in strict accordance with the manufacturer's instructions and safety recommendations. In all cases, the cleaning shall be undertaken in panels coinciding with a natural break in the building - details of these panels to be agreed with the Architect before the works commence.

All adjoining different masonry materials, quoins, etc, in granite, glass, metalwork etc. shall be carefully protected before commencement. On no account should any chemical, or rinse water from areas cleaned with chemical, be permitted to come in contact with dry masonry. Areas at particular risk are those underneath the current site of operations. It is imperative that all such areas are fully protected before operations commence and rinse guttering provided.

Particular care must be taken at junctions between stone to be cleaned and stone not being cleaned, particular at the granite quoins or other decorative stonework at such interfaces. On no account shall the cleaning be allowed to affect the adjoining stone or to alter the appearance of this stone. In such instances, the Contractor will be required to provide plywood cut-outs or similar and approved protection to ensure that the adjoining stonework is not affected.

Sample panels are to be completed before the cleaning commences in areas selected by the Architect, to enable contact times to be established. In all cases, tests to ensure the surface is chemically neutral shall be undertaken 3 days after completion of the cleaning using litmus or another approved method.

As an alternative, or in addition to the liquid chemical cleaning, AB57 Poultice may be used on Calcareous materials. The recipe for the poultice and use methodology is contained in an Appendix to BRE Digest 280 and these instructions shall be strictly followed. In particular, the precise type, strength, chemical composition and use of the constituents of the poultice shall be strictly followed and no deviations will be permitted.

Resistant staining shall be removed by poultice or other methods recommended in B.S. 6270 or B.R.E. Digest 280 and approved by the Architect.

Paint disfigurement shall be completely removed. This may be achieved by the use of Neolith HDL or Intrachem SC100 as specified above, but where this is unsuccessful, or where a 'shadow' of the stain remains, these shall be removed by 'Peelaway', Remmers (Interchem) or Tensid 'AGS Graffiti Removers' or similar and approved paint removal poultice, used in strict accordance with the manufacturer's recommendations.

As with all operations involving water on the surface of the building, operations shall be suspended during time when freezing conditions apply or can be expected. To this end, no work shall be undertaken below a temperature of 4 degrees centigrade on a rising thermometer or below 6 degrees centigrade on a falling thermometer. In addition, the effect of wind conditions may also require the suspension of operations.

Where the cleaning operations are undertaken above the roof level or at junctions with roof finishes etc. great care must be taken to ensure that these operations do not cause damage to adjoining finishes.

Abrasive Cleaning Methodology

Cleaning shall be achieved by the following methodology in strict accordance with the manufacturer's recommendations.

The masonry shall be cleaned using the NeoClean 300 System or similar and approved mild abrasive cleaning system in strict accordance with the manufacturers instructions and safety recommendations. The abrasive to be used shall be fine grade calcium carbonate applied dry. No water shall be used. Great care will be required to ensure that no salts within the stone are liberated by the cleaning which may result in staining due to the deposit of the salt on the surface of the stone, iron ores are particularly damaging in this respect. On no account shall the pressure of the abrasive at the nozzle be permitted to exceed 10 p.s.i. and shall be, wherever possible, less (in the 5-10 p.s.i. range) to obviate the possibility of damage. As far as practical, the finer grades of abrasive shall be used, but the Contractor's attention is drawn to the fact that heavy encrustations of dirt, plaster residues etc. may have to be removed using the coarser grades to reduce the necessary contact time and prevent damage to adjoining fragile stonework.

Before the work commences, the Contractor shall undertake sample panels as directed by the Architect to determine the grade of abrasive, the contact time and the optimum pressure for the operations.

The cleaning operations shall be undertaken by holding the nozzle approximately 1 meter from the surface of the stone at an angle of 45 degrees to the plane of the surface of the stone, unless the 'Joss' type nozzle, which delivers the abrasive mixture moving in a spiral motion, is being used in which case the nozzle shall be at right angles to the plane of the surface of the stone. The nozzle shall be moved over the surface in gentle, even strokes both vertically and horizontally to achieve an even clean appearance to the stone without causing any damage to fragile areas, particularly fine, weathered arrises. In areas where there is any doubt, cleaning operations shall be suspended before any damage occurs and the residual dirt allowed to remain until such time as the Architect has inspected the work and given instructions as to the procedure to be followed to complete the cleaning work. On no account shall 'gun shading' be permitted to occur or the surface of any stone cleaned by these operations.

The Contractor shall complete the initial cleaning of each area in a single pass operation and subsequently return to clean isolated areas that have particularly heavy or stubborn accumulations, plaster residues etc. until a clean even visual appearance to the Architect's satisfaction is achieved. The Contractor may, if he so wishes, commence operations by removing heavy or stubborn accumulations at the outset before the general cleaning, but in either case, each section must be completed in a single operation and there can be no instances leaving any section incomplete.

The Contractor shall, before the work commences, agree with the Architect the programme and limits of the areas to be cleaned. As far as possible, the boundaries shall occur at natural breaks in the facade, changes of plane, string courses, cornices, etc.

Spent abrasive shall never be allowed to accumulate on the scaffold or on the face of the building and must be bagged and removed at appropriate times during the day's work. The Contractor should note that the calcium carbonate abrasive tends to form a slurry and stick to the surface of the stonework. This must be cleaned away immediately as the effectiveness of the completed cleaning cannot be determined while such deposits contaminate the surface.

The Contractor should note that the use of J Blast Finesse will generally not be permitted.

At all times, a pressure gauge incorporating a hypodermic type needle shall be on site to enable the pressure to be checked.

Residual Staining

Residual staining shall be removed by poultice or other methods recommended in B.S. 6270 or B.R.E. Digest 280 and approved by the Architect.

As noted at the beginning of this work section, the Contractor will be expected to have made all necessary allowances for all necessary test cleaning to establish the most appropriate cleaning methodology. This would include a number of distinct visits to site to complete individual trials, time to assess the effects of the cleaning over a period of weeks and the provision to reverse the cleaning process to commence with the NeoClean system and to subsequently clean areas by the chemical cleaning where the NeoClean system has been unsuccessful. No extra will be allowed by his failure to make such allowances or the inadequacy of his assessment.

2.4. Taking Down and Removals

TAKING DOWN AND REMOVALS

2.4.1. General

Code of Practice

The works shall comply with the requirements of B.S. 6187.

Taking Down Works

The works may be undertaken by the Main Contractor provided he can demonstrate that the workforce employed on the site has the skill and experience to complete the works without damage to the adjoining structures retained or a specialist approved by the Architect and/or Engineer. In addition, the Contractor shall ensure that no additional damage is caused to the Existing Structures by the removal of services fittings and brackets.

No portion of the works shall be sub-let without the prior written approval of the Architect.

Should approval to sub-let be given it will not relieve the Contractor of his responsibility under this contract and any sub-contractor must accept fully the conditions of contract and work in accordance with the Specification. Furthermore, the Architect shall be empowered to instruct the sub-contractor who will in turn carry out such instructions as if he were the Contractor.

Nature of Site

The Contractor is specifically informed of the restricted and confined nature of the site, the proximity of other buildings. All reasonable measures shall be taken to ensure the minimum disruption to these and to the need for express specific consent regarding any proposed works adjacent to adjoining sites (or buildings).

All plant and equipment to be used in taking down shall be appropriate to the confined location and the sensitive nature of the works.

The Contractor is specifically informed of the historical nature of the site and will be obliged to report any finding which may be of historical interest to the Architect and Structural Engineer and shall await inspection by Archaeologist to assess the significance of any such finding prior to removal or further disturbance of same. In addition, the Contractor shall note that any works which would disturb the ground or other archaeological strata will be the subject of constant inspection by an Archaeologist appointed by the Employer. The Contractor will be required to co-operate with the Archaeologist and to suspend or re-programme the order of the works to facilitate archaeological investigation that may be deemed necessary by the Archaeologist. The Contractor will be deemed to have taken all the matters into account at the time of tender and no extras will be allowed for his failure to do so.

Superintendence

The Contractor shall give all necessary personal superintendence during the execution of the works and keep constantly thereon a competent general foreman with power to act in the Contractor's absence and for all purposes as his general agent.

Survey

Before starting work, the Contractor shall examine all available information, and shall carry out a survey of the structure(s), site and surrounding area and submit a survey report and method statement to the Architect and Structural Engineer covering all relevant matters listed below and set out in the relevant Health and Safety Authority Guidance Notes and the relevant clauses of B.S. 6187:

- The form, condition and removal methods of the structures.
- The form, location and removal methods of any toxic or hazardous materials.
- The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
- The identification and location of services above and below ground.

Investigate risks

In accordance with BS 6187, clause 4, the Contractor shall investigate the features of the structure to determine if shock or vibration could damage the buildings being retained, surrounding building, equipment contained in the buildings, buried services and check for the existence of toxic or flammable substances or asbestos. In addition, the Contractor shall decide which portions of the existing structures need to be secured.

Bench Marks

Report to the Architect any bench marks and other survey information found on structure(s) to be taken down. Do not remove or destroy unless specifically instructed.

Feature(s) to be retained

All structure, components and features not specifically identified for removal are to be kept in place and adequately protected.

Insurance

As provided in the contract under insurance clauses, the Contractor shall prior to commencement of the works obtain the Employer's approval for all insurances. Such insurances shall indemnify the Employer against all claims arising out of:

- (1) Collapse, subsidence, vibration or weakening of supports.
- (2) Liability assumed under the Contract.
- (3) Use of mobile or lifting plant.
- (4) Claims for consequential damage and consequent loss
- (5) Fire.
- (6) Public and Employers Liability Insurances against injury to persons and property as required by the contract.
- (7) All Risks Insurance in the joint names of the Employer and the Contractor for the full value of the works and ancillary items required by the contract.
- (8) Collapse, subsidence, vibration or weakening of supports not arising out of the negligence of the Contractor.

Service Regulations

Any work carried out to or which affects new or existing services must be in accordance with the bylaws or regulations of the relevant statutory authority.

Location of Services

The Contractor is specifically informed that live services are located in the vicinity of the site, and he shall ensure that these are investigated, located and adequately protected during the course of the work. Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of the mains services.

Existing Services

Disconnect and remove existing services made redundant by the works. Carefully protect all

services to be re-used. All structure, components and features not specifically identified for removal are to be kept in place and adequately protected.

Drains in Use

Protect rainwater pipes, hopperheads, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition works and leave clean and in working order at completion.

Old Materials

In general, old materials removed by the works shall become the property of the Contractor, who will allow credits for any salvage value against the costs of the works. However, materials such as brick, stone, slate etc. which are to be salvaged for re-use shall remain the property of the Employer and shall be sorted and set aside for re-use as specified later. In addition, items of finishes, such as the various joinery elements, access hatches, doors and surrounds etc. shall be carefully removed where necessary, protected as necessary to ensure no damage occurs, and set aside for re-use.

Any coins, fossils, curiosities, money or articles having a monetary or intrinsic value (including historic, artistic or other values) other than ordinary building materials shall become the property of the Employer and must be handed over to the Employer.

Materials to be Salvaged for Re-use

All existing masonry to be removed and the brick, stone and slate to be retained for re-use shall be carefully removed by hand in such a manner that no damage is occasioned to the components being removed. Modern bricks used in repair or infill may be discarded. Under the direction of the Architect, the removed materials shall be carefully sorted by and the material for re-use shall be carefully placed on pallets. These materials shall be carefully cleaned to remove old mortar, plaster, render etc. at the time of sorting so that minimal works are necessary during re-building operations. No material shall be disposed of off-site until such time as its disposal is approved by the Architect and, if required, the Contractor will be required to repeat the sorting operation should any material suitable for re-use be discovered in the materials designated for disposal. The pallets shall be located close to the works so that handling and transport is kept to a minimum and the sorting, cleaning and rebuilding operations minimise any further damage during transport or other re-location of the materials. Samples of the original mortars, renders and plasters shall be retained for analysis. The Contractor shall arrange for samples designated by the Architect to be forwarded to an approved laboratory for analysis of all properties including shape, sizes, texture, grading and binder type and proportion which will be used to replicate by the original mixes.

All material unsuitable for re-use shall be retained on site until its removal is approved by the Architect. Once this approval is given, it shall be immediately removed from the site. Similarly, any material found unsuitable during the rebuilding operations shall be piled according to type and only removed when the Architect has given his approval.

Joinery elements, etc., shall be similarly carefully removed, sorted, cleaned and set aside for the Architect's approval before any material is disposed of off-site - refer to the particular sections of the specification for details.

Taking Down Methods

The Contractor shall only employ such methods that cause no shock or vibration to adjacent buildings and equipment or buried services being retained. In general, sections being taken down should be disconnected from sections being retained by hand methods before any removal

is undertaken in order to prevent any accidental damage to the fabric or structure retained. The use of explosives is forbidden.

The Contractor should note the particular difficulties in connection with the taking down works and make his own assessment as to the most appropriate methods to be used at the time of tender. He should note that it may be necessary to undertake the removal works in part or in total by hand demolition.

Where necessary, leave adequate temporary support and protection at each stage and arrange for inspection by the Architect. Maintain and alter temporary supports and protection as necessary as work progresses.

Arrange inspection and approval of a suitably qualified Engineer where any works will involve Mechanical and/or Electrical services.

Take down structure(s) causing a minimum of damage to the houses to be retained and to adjacent property and leave no unnecessary or unstable projections.

Report to the Architect any defects exposed or becoming apparent in adjoining property.

Promptly repair any damage caused to adjacent or adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

Structure(s) to be retained

Adequately protect parts of existing structure(s) which are to be kept in place.

Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.

Prevent debris from overloading any part of the structure which is not to be taken down.

Services which are to remain

Notify the Architect and service authority of any damage. Make all arrangements for repair to the satisfaction of the Architect and service authority. Bear any costs arising.

Method Statement

The Contractor will be required to prepare a method statement detailing the precise details of his proposals for the demolition works and submit same to the Architect for this approval before the work is put in hands. He will be required to modify the method statement as necessary until such approvals are obtained. Such approvals, once given by the Architect shall not relieve the Contractor of any responsibility for any aspect of the taking down works including safety, preventing damage to fabric retained, preventing damage to materials to be salvaged for re-use etc. etc..

Schedules of Works and Programme

The Contractor shall submit to the Architect:

- (a) A Schedule of his intended working procedures and taking down works for approval.
- (b) An itemised programme chart. This shall be kept continuously up to date during the progress of the works.

The Contractor shall include for the erection of shores and ties where required. He shall satisfy himself that the proposals are adequate, and shall include for, and put forward his alternative proposals if he feels they are not. Drawings and details of such alternative proposals shall be submitted for comment by the Architect in advance.

All propping, needling and shoring required shall be designed, erected (and, where applicable, removed) in accordance with latest codes of practice.

No approval issued by the Architect shall relieve the Contractor of his responsibility for the safety of the general public, site personnel and adjoining properties during the course of the demolition works.

Safety Precautions

Take all safety precautions necessary, including those noted in BS 6187, Clause 5, and relevant Health and Safety Authority Guide Notes. Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of taking down to be used.

Taking down in confined areas and adjacent to structure and fabric to be retained shall be carried out by hand. On no account shall the buildings, scaffolding etc., become overloaded by debris etc. The site shall be kept secure at all times.

General Precautions to Avoid Damage

The Contractor shall carry out the work in such manner as to cause as little inconvenience as possible to the owners and/or occupants of the adjoining premises or the public and shall include in his tender for any costs such as the provision of water for sprinkling the debris to keep down dust. In particular, noise and vibration shall be kept to a minimum, and the Contractor shall take all necessary steps to abate these to avoid inconvenience to others.

The Contractor shall protect adjoining properties roads and footpaths from damage and provide adequate support to them at each stage of taking down, and adapt and re-arrange such support as necessary from time to time. He shall provide all necessary temporary shoring, screens and coverings.

The Contractor shall make good at his own expense any damage done to public roads and footpaths which may be caused by his operations.

The Contractor shall provide all necessary watching and lighting including lights on hoardings or scaffoldings projecting over public footpaths during the progress of the works and shall be responsible for any damage arising from insufficient watching or lighting.

Temporary Supports

The Contractor shall be responsible for the design and provision of all necessary temporary supports, needling, shoring, raking shoring, horsing etc.

Nuisance

The Contractor shall be responsible for the prevention of all nuisance arising from the works, in particular, noise, dust etc. To this end, all dry material shall be periodically dampened to prevent dust rising and no debris shall be allowed to be deposited on the public roadway or adjoining building either during the works and transport of debris from the site.

Health Hazard

Take adequate precautions to protect site operatives and the general public from health

hazards associated with dangerous fumes and dust arising during the course of the works.

Debris

All debris, demolished materials etc., shall be removed from the site and deposited in an approved site provided by the Contractor.

Burning Material

On no account will the burning of material be permitted on site,

Gas or Vapour Risks

Take adequate precautions to prevent **fire** or explosion caused by gas or vapour.

Decayed Timber

All decayed or infested timber shall be carefully removed to prevent the spread of spores or larvae, immediately wrapped before removal from the building and disposed off site. Similarly, other materials adjoining the site of such decayed timber shall, if necessary, be carefully removed and disposed off site or treated with an approved chemical to prevent contamination spreading to adjoining retained structures.

Adjacent Structures

Areas for taking down shall be disconnected from areas being retained by hand by means least likely to cause damage to the retained structures and approved by the Architect. All unnecessary projections shall be removed.

Make Good

The Contractor shall make good as required to ensure safety stability and security of the retained buildings and provide such weather protection to the retained structures as may be necessary.

Protection

Provide all necessary protection as required under BS 6187, Clause 5. In addition, the Contractor shall provide all necessary temporary screens etc., as required for safety, control of noise and dust, temporary weather protection, security etc., or to facilitate the works.

Partly Demolished Structure(s)

Leave partly demolished structure in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse.

Prevent debris from overloading scaffolding platforms.

Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

Asbestos-based Materials

Report immediately to the Architect any suspected asbestos-based materials discovered during taking down work. Avoid disturbing such materials. Agree with the Architect / Engineer methods for safe removal.

Unknown Hazards

Inform the Architect of any unrecorded voids, tanks, chemicals, etc., discovered during taking down work. Agree with the Architect and Engineer, methods for safe removal, filling, etc.

Completion

Clear away all debris and leave the site in a tidy and safe condition on completion.

2.5. Carpentry

CARPENTRY

Relevant Standards

BS 1202 Parts 1-3 1974

BS 1204 Part 1 1979 (1991)

BS 1204 Part 2 1979 (1991)

BS 1579 1960

BS EN 10143 1993

BS 4169 1988

BS 4190 1967

BS 4471 1987

BS 4978 1988

BS 5268 Part 2 1991

BS 5268 Part 3 1985

(Including amendments)

BS 5268 Part 4 1979

(Including amendments)

BS 5268 Part 5 1989

BS 5950 Part 1 1990

BS 6399 Part 1 1984

BS 6399 Part 2 1995

BS 6399 Part 3 1988

IS 193 1986

Specification for nails.

Specification for gap filling adhesives.

Specification for close contact adhesives.

Specification for connectors for timber.

Specification for continuously hot dip metal coated steel sheet and strip.

Specifications for the manufacture of glued laminated timber structural members.

Specification for ISO metric black hexagon bolts, screws and nuts.

Specification for sizes of sawn and processed softwood.

Specifications for softwood grades for structural use.

Code of practice for permissible stress design, materials and workmanship.

Code of practice for trussed rafter roofs.

Fire resistance of timber structures.

Code of practice for the preservative treatment of structural timber.

Code of practice for design in simple and continuous construction: hot rolled sections.

Design loading for buildings. Code of practice for dead and imposed loads.

Code of practice for wind loads.

Loading for buildings. Code of practice for imposed roof loads.

Timber trussed rafters for roofs.

Generally

Design of Timber Structures

Where the design of timber structural members or connections is not provided by Consulting Engineers, the Contractor shall make provision in his rates for all costs associated with the design of the timber structures by a competent firm of Engineers experienced in the design of comparable structures. The Contractor shall submit to the Engineer for his approval, design calculations and stress diagrams for all structural members and connections as well as the specification for the proposed materials to be used.

Member and connection design shall comply with BS 5268 Part 2 1991, IS 193 and BS 5950 Part 2 where applicable, and shall be submitted in such detail as the Engineer may require to satisfy himself as to the adequacy of the structure through all stages of construction and the serviceable life of the building.

Dead loads shall be based on all the materials and finishes used and shall take into consideration any slopes etc., which may affect the structure.

Fire Resistance

Where a fire rating is stipulated on the drawings, specifications or required by the building regulations Fire Protected member design shall be carried out and calculations etc. submitted to the Architect for approval.

Shop Drawings

Shop drawings are required for assembled components. Drawings should give full details of connections, cuts and grades of timber. Approval of such shop drawings will in no way mitigate the Contractor's responsibility in respect of the adequacy of the structure during erection and through its serviceable life, in accordance with conditions of contract.

Materials

Species and grade

In the absence of notes on drawings to the contrary: Imported Whitewood Special Structural grade or an approved equivalent of comparable strength and stiffness (i.e. strength Class 4 BS 5268 Part 2 or an equivalent Irish Timber strength class C to SR11 : 1988) unless otherwise specified on the drawings.

Other species/grade combinations or strength classes may be used subject to the Architect's approval providing member sizes are adjusted as necessary to compensate for lower design stresses and reduced stiffness.

The Contractor's attention is specifically drawn to the requirement to match the grain pattern, density, durability and all other properties of the existing timber to be repaired. To this end, he will be required to specially select new softwood for these repairs including an end grain density – the historic softwood would typically exhibit a grain density of 24 to 26 annular rings per 25mm when cut at right angles to the line of vertical growth whereas modern commercially grown softwoods currently available on the open market tend to have a grain density of 8 to 12 annular rings per 25mm. He will be required to source softwood, if necessary from overseas, that will match the historic grain density.

Stress Grading

The timber shall be stress graded and marked in accordance with BS 4978 or to an alternative acceptable standard to which the Engineer's approval has to be given.

Grading shall be carried out by persons deemed qualified to do so by Eolas or mechanically in accordance with BS 4978.

The marking of the graded timber shall conform to the requirements of Eolas and NSAI.

The Contractor shall make provision for segregating and storing the graded material in secure compounds, pending fabrication.

Moisture Content

The moisture content of timber at erection and in service shall not exceed the requirements of table 1 BS 5268: Part 2 1984.

Timber shall not be exposed to conditions likely to increase moisture content or otherwise induce deterioration.

Preservation

All new structural timbers shall be factory treated with preservative. Refer to BS 5268 Part 5 for guidance on the preservation of structural timbers.

Treatments shall be double vacuum treated with organic solvent (OS) preservative including a contact insecticide. Composition of treatment shall be in accordance with the relevant specifications of the British Wood Preserving Association (BWPA) Nos. 112 - 116 and 188. A water repellent grade shall be used for timber in an external situation.

Proposals for the treatment of each structural element should be submitted to the Architect and Engineer and approved by him prior to fabrication.

Approval should be obtained in writing from the Architect and Engineer prior to fabrication for any structural elements where the contractor considers that no treatment is required.

All existing timbers to be retained shall receive an application of preservative to be spray applied once the damaged timbers have been removed.

Wallplates

Wallplates shall be stress graded in accordance with the Structural Engineer's specification.

Floor Joists

Flooring timbers, including joists trimmers and bridging shall be stress graded in accordance with the Structural Engineer's specification.

Boarding

Flooring boards shall be square edged, straight and free from defects.

Rafters and Ceiling Ties

Rafters and ceiling joists shall be graded as beams. No increase in the size of knots outside the middle of their length shall be allowed.

Internal struts and Ties

When visually graded these members shall be graded as compression and as tension members in their respective classes.

Battens

Joints in battens shall be sawn square ended and not more than 25% of battens shall be joined on any one rafter. Joined battens shall not occur in a continuous sequence.

Fixing nails shall be 10 gauge round wire and 38mm longer than the batten thickness. At joints the nails shall be skew driven on each side of the joint.

Shakes and Splits

Shakes and splits will not be permitted.

Wane

Wane shall not be permitted within 100mm of the edge of metal plate fasteners, nor within the area of any joint at the time of fabrication.

Fissures

Fissures shall not be permitted within 100mm of the edge of metal plate fasteners at the time

of fabrication.

Dead Knots

Dead knots or knot holes shall not be permitted within 100mm of any plate fastener.

Live Knots

Live knots shall be allowed within the plate area provided that nails and teeth can be embedded satisfactorily in the material of the knots.

Underlay

Roofing underlay felt shall be non-tearable reinforced with polyester fabric, to conform to the relevant British and Irish standards.

Roof Ventilation

Refer to Architects drawings for ventilation details.

Connectors

Connectors shall conform to BS 1579. Bolts shall conform to BS 4190 and BS 5950 Part 2. Screws and nails shall conform to BS 1202. End and edge distances and spacings, shall not be less than the dimensions recommended in BS 5268: Part 2.

All nails, screws, and bolts, in joints likely to be exposed to the weather, shall be galvanised or sheradized or otherwise treated to the Engineer's satisfaction.

Where necessary nails shall be driven into pre-bored holes of diameter not greater than four fifths of the nail diameter.

Nails shall never be driven into splits.

Spacing of nails, screws and bolts shall conform to BS 5268 Part 2 and in no case shall be so spaced as to induce splitting.

Metal Fasteners and Connections

The material used shall be hot-dip zinc coated steel sheet or coil conforming to Class 2A BS 2989, or equivalent approved.

The plate shall be so manufactured that it conforms with the characteristics of the fastener on which the calculations were based. The minimum thickness of plate shall be 0.91mm.

Patent Connectors

Patent connectors, where used, shall carry an Agreement Board Certificate, either No 73/232 or 76/358, and shall be designed and fixed in accordance with the stipulations and conditions of these certificates. All metal plate fasteners shall be stamped with the manufacturers' identification mark.

The fasteners shall be at least the size specified and shall be located to ensure that the correct number of teeth as required by the design are embedded in each member.

Metal plate fasteners shall not project beyond the upper or lower edges of the connecting members.

Fasteners shall be fully embedded to ensure full penetration of teeth only, and plate to a maximum depth of one quarter of its thickness.

Plywood Gusset Plates

Plywood gusset plates shall comply with BS 5268: Part 2: and shall be designed in accordance with correct and relevant standard structural engineering analytical methods for direct, bending and shear forces.

Plywood shall be suitably protected against damp and the type used shall be appropriate to the exposure condition.

Inspection and Testing

The Architect and Engineer shall have access at all reasonable times to the fabricators yard and works, and shall be provided with the necessary facilities to inspect and test materials at their discretion and at no expense to the Employer.

Workmanship

Timber Dimensions

All timber shall be sawn, planed, drilled or otherwise machined in accordance with the detailed drawings and specifications. The dimensions of the various structural elements shall conform to the Engineer's drawings or otherwise the specialist supplier's approved drawings, subject only to those permissible deviations given in BS 4471. Dimensions and spacing shall not be scaled from drawings or prints.

Bolted joints, toothed plate connector joints, split ring connector joints, shear plate connector joints and glued joints shall be in accordance with BS 5268.

Joints

Surfaces at any joint in the structure shall have a good sawn or planed finish.

Bearing surfaces or notches shall be true and smooth in relation to the other surfaces of the assembly.

Surfaces at any joint will be such that the parts may be brought together over the whole area of the joint before connectors are inserted or any pressure or restraint from fastenings is applied.

Joint details including those of nailed joints, screwed joints, bolted joints toothed plate connector joints split ring connector joints, shear plate connector joints and glued joints shall be in accordance with BS 5268 Part 2 and BS 5950 Part 2.

Patent Metal Plate Connectors

In the case of patent metal plate connectors being used the fabricator's assembly procedure shall utilise the plant and equipment and written instructions of the manufacturer of those connectors.

Fixing and Strapping

Gable and wall plate strapping should be in accordance with the Building Regulations.

Handling

Erection and handling procedures shall be such that the structures are not over stressed during these various stages.

When erected, structural elements shall be braced and fixed in position until complete. The Contractor shall provide for all anchorage's, ties and bracing for maintaining stability during all phases of erection, and during the serviceable life of the structure.

Storage of Timber

Timber and timber products shall be stored in such a manner as to ensure that it is not damaged by the elements, in that the moisture content will be increased or that uneven heat is applied.

If site storage is unavoidable treatment with approved moisture retardants may be required by the Architect at no extra cost.

Should timber or timber products be stored under polythene provision shall be made for adequate ventilation.

Timber should be ordered to a programme that will reduce site storage time to a minimum.

Safety Regulations

All statutory safety regulations shall be adhered to in respect of the erection of the structure and all reasonable care shall be taken as a precaution against accidents. The Contractor shall provide for the necessary labour and materials to meet those requirements.

Decayed Timbers

All decayed timbers shall be carefully cut away to good sound timber under the direction of a specialist. Existing and new repair timbers shall be liberally treated with preservative. Surrounding masonry shall be drilled and irrigated by an approved specialist. Sawn ends of repair timbers to be vulcanised by wrapping in self-adhesive bitumen-based membrane.

2.6. Windows

WINDOWS

2.6.1. General

General.

This specification is outline in nature and intended to provide the basis for which the windows will be repaired. The Contractor will be required to prepare a detailed method statement and to amend and adjust it until such time as the Architect approves the document. The Contractor will be required to continually update the method statement as the work proceeds to take account of the various matters discovered during the works and to obtain the Architect's approval for each update as required for his original statement.

Existing Windows

All existing windows being retained are to be carefully removed and set out to enable a detailed assessment of their condition and the necessary repairs to be undertaken. The Contractor shall carefully record the original position of each window and code the opening and window as the numbering system shown on the drawings, to ensure each window is returned to its original opening. It is the intention to repair the windows as far as possible as opposed to replacements; however, there are a considerable number of modern replacements which do not match the original style and these are to be replaced with new windows to match the original style. Upon completion of the repairs, the windows are to be reinserted into their original opes with new fixings and all plasterwork, window boards, linings etc. to be reinstated or renewed as necessary.

Removal of Windows

The Contractor shall carefully remove all windows from their openings. It is likely that this will require the careful removal of the window boards and the stripping of any plasterwork to the reveals. Where decorative linings, shutter boxes etc. are encountered, these are to be removed as a single composite item as far as possible unless the Contractor can demonstrate to the Architect that it is necessary to remove them by element. In all cases, no damage shall be allowed to occur to the windows or any associated items of joinery as mentioned above and he will be responsible to repair or replace any damaged at his own expense and as decided by the Architect and at his own expense. The Demolition Contractor will remove windows from the areas of the building to be removed and these will be available for salvage and as components for repairs to those retained. In the case of the modern windows or incorrect style, these shall be disposed of off-site by the Contractor.

Once removed, the windows shall be stored in dry, well ventilated conditions in such a manner that no damage, distortion or other harm comes to them. In addition, to enable a full assessment to be undertaken, the sashes shall be removed from the frames and any sash weights or other mechanical components shall be labelled with the window code and location of the component and safely stored. All such windows and components shall be stored in such a manner that they can be fully accessed to enable a detailed assessment of the windows and associated components to be completed.

Historic Glass

The Contractor's attention is drawn specifically to the sashes that contain historic glass – that is, glass manufactured by historic processes. Generally, this appears to be spun cylinder or cathedral glass. He should note that such glass tends to be thinner than modern glass and is brittle and very easily broken. He will be required to protect all such glass and any pane broken during the works shall be replaced with modern glass manufactured by the historic process to

replicate the original panes. **The Contractors attention is specifically drawn to the cost of such glass, which is considerably in excess of modern glass.**

Detailed Assessment

The Contractor shall undertake a detailed assessment of each window to be retained and schedule the repairs necessary to return it to a durable working condition. It is the intention that any repairs or replacements should not be visible when the repairs have been completed and the window re-inserted in its original opening and decorated. When the detailed assessment has been completed, the Contractor shall agree the repairs necessary to each window with the Architect before the work is put in hands – the Contractor shall note that he may be required to amend the works to the window before the Architect's approval is obtained. In the case of the modern windows to be replaced, no detailed assessment will be required as new windows to match the original style are to be provided.

Repairs

Where repairs are being undertaken, the decayed timber shall be carefully cut out and replaced with new timber approved by the Architect. As far as possible, timber match the original grain density and pattern should be used, salvaged timber from demolished buildings may offer a source of such timber or suitable hardwood should be used. In all cases, the timbers shall be carefully jointed in such a manner as to provide a durable joint that will exclude water. All staff beads and parting beads shall be renewed in hardwood to match the size and moulding except in areas where the Architects indicate that draught-proofing will be required when an approved system such as 'Ventrolla' or similar and approved shall be provided by the Contractor. All foxings shall be reinstated to form a draught-proof seal or new foxings provided.

It may be necessary to remove the glass from the sashes to effect proper repairs. In cases where historic glass is present, the Contractor will be required to carefully remove the panes without any damage. Should a pane become damaged during the work, the Contractor will be required to replace it with matching historic glass at his own expense. To avoid any confusion, the Contractor will be required to prepare a survey of all damaged glass panes in the windows before the work commences and to supply copies to the Architect for his approval before any work is put in hands.

All timber shall be stripped back to the original face and all paint removed. Particular care shall be taken to ensure that the weathered surface of timbers, any existing shakes, splits etc. are all stabilised and, if necessary filled, to ensure the durable adhesion of the new paint coatings.

All loose or perished putty shall be carefully removed and replaced with putty to match the original profile. Any damaged glazing beads shall be replaced in timber as noted above and re-building in putty or other materials will not be permitted.

Hanging Sashes

All sashes to be hung shall be carefully weighed and the existing sash weights adjusted as required. Where sash weights are missing or cannot be altered sufficiently, the Contractor shall provide new sash weights of the appropriate weight. Upon completion, the windows should open and close with the minimum of effort and should remain in the position set and not slide up or down. Only best quality cotton sash cord of the appropriate grade shall be used.

Installing Windows

All repaired or replaced window frames shall be reinstated in their original openings using new grounds and fixings to match the originals or alternatives that have been approved by the Architect. In all cases, the external interface with the masonry, rendered or other walls shall be neatly pointed with a two pack polysulphide or silicon mastic bed.

All internal window boards, plaster linings and linings, shutter boxes etc. shall be reinstated in such a manner that, when the decoration is complete, there is no evidence of their removal.

Decoration

All surfaces of the windows shall be prepared, primed and undercoated before installation. After installation, any damage to the undercoat shall be repaired, the exposed surfaces gently sanded and painted with one coat undercoat and one finishing coat to selected colours. When the paint has been fully dried, each window shall be checked to ensure it operates properly and any that fail to do so shall be adjusted as required. On no account shall the sash cord be painted and any contaminated with paint shall be replaced at the Contractor's expense.

2.7. Ancillary Joinery

ANCILLARY JOINERY

2.7.1. General

General Joinery

Timber for joinery to be decorated with opaque coatings (paint) be as follows:

- a) Hardwood shall be Class 2 to BS 1186, specially selected as suitable for usage intended as described in Appendix B and C. Hardwoods described as 'resinous' shall not be used.
- b) Moisture content shall not exceed the recommendations set out in Section 3 and Table 3. On no account shall the moisture content for external joinery exceed 17%.
- c) No exposed piths, arris knots, shakes, compression wood, sapwood, brittle heart, plugs, inserts or other natural defects or repairs will be permitted on any face of the hardwood. All timber shall be free from all decay and insect attack.
- e) The grain shall be clean and straight with clearly defined arrises, with the grain slope not exceeding 1:8. Exposed faces shall show the same grain characteristics throughout and shall be free from knots, stains, discoloration and checks.

Samples

The Contractor shall provide samples of the types of hardwood he proposes to use for the Architect's approval. All hardwoods used in the works shall be of an equal or greater standard to the approved sample.

Timber for Grounds etc.

Timbers to be permanently concealed and used for grounds etc. shall be free from decay and all defects that would affect its long term stability and durability or the accuracy of the completed works. It shall be treated with an approved preservative.

Hardwood for Lippings, Beads etc.

Hardwoods for lippings, beads etc. shall be virtually straight grained with good matching qualities and be of the same species as the Hardwood for the joinery.

Timber Sizes

Sizes shall be finished sizes and no deviation from these sizes will be allowed without the Architect's prior approval. In general, they should comply with the requirements of BS 5450.

Seasoning and Moisture Content

All timber shall be seasoned to the specified moisture content before the works commence. The Contractor shall prepare kiln drying schedules to ensure that the required time for drying, seasoning, sections size and ultimate usage are taken into account and kilning defects are avoided.

Plywood

Generally shall comply with BS 1455. Use as follows:

Grade 1 veneer	where clear finish required
Grade 2 veneer	where oil painting required
Grade 3 veneer	for concealed surfaces
Bonding type M.R.	for interior use

Bonding type W.B.P	for exterior use
Bonding type I.N.T.	not to be used
Marine plywood to BS 1088	for exterior use.

Medium Density Fibreboard

Medium density fibreboard shall be 'Medite' from Medite Ltd. Clonmel or other equal and approved, shall be the waterproof quality (Medite 313 - Moisture Resistance M.D.F.) with given centre core to the thickness shown on drawings.

Fixings

Fixings and adhesives shall be as specified in CARPENTRY.

Nail Lengths

Nail lengths to be not more than total thickness of sections to be joined less 3mm but otherwise not less than 2 times thickness of board/strip at point of fixing.

Screw Lengths

Screw lengths to be not more than total thickness of sections to be joined less 3mm but otherwise not less than twice thickness of board/strip at point of fixing.

Mastic

Mastic shall be non-setting butyl mastic to the approval of the Architect.

Glue

Glue shall be best quality synthetic resin glue and shall be approved by the Architect.

Adhesives

Adhesives for exterior use shall be synthetic resin type complying with BS 1304: Part 1, type "W.B.P." Adhesives for interior use shall be synthetic resin type complying with BS 1304: Part1, type "M.R." Unless otherwise stated, the following grades of glue bonding shall be used:

- a) INT for internal work.
- b) MR for internal work in humid areas.
- c) WBP for external work.
- d) Mastic shall be non-setting non-staining two pack polysulphide or silicon mastic to BS 5215 or 5889 to the approval of the Architect.

Workmanship

Standard

Frame accurately and execute in a sound workmanlike manner in accordance with best practice and complying with BS 1385: Part 2, but to true lengths and levels and avoid the use filling pieces.

Profiles and Mouldings

Existing mouldings and profiles, both for new works and repair works, shall be accurately replicated and the Contractor's attention is drawn to the subtle variation that exists throughout the six houses and that will be required to be replicated. The Contractor will be required to submit full sized drawings of each and every moulding and profile type to the Architect and shall be responsible for the accuracy of all such mouldings and profiles. Full sized samples of the original fabric (where these are available) and the Contractors proposed replicas shall be submitted to

the Architect to demonstrate compliance with this requirement. Profiles of sections shall not be modified from those shown on drawings without prior approval.

Surface Treatment

Sand and produce a smooth surface to joinery requiring a clear finish. Use approved filler to overcome the coarse grain, to uneven suction conditions or where growth rings are coarse. Coat all knots and stop nail and other holes to match adjacent wood. Joinery detailed to be oil painted is to give a surface such that if it is properly painted in gloss paint no imperfections will be apparent.

Finish

Plane, thoroughly clean, sandpaper and leave unstained for finishing as required.

Arrises

Arrises shall be as shown on drawings.

Punching

All nail heads shall be punched below timber surfaces which will be visible when completed.

Countersinking

All screw heads shall be countersunk not less than 2mm.

Pelleting

All screw heads shall be sunk 6mm below timber surfaces that are to be clear finished. Grain matched pellets not less than 6mm thick and cut from matching timber shall be glued in place and finished off flush with face.

Proprietary components

All proprietary components shall be fixed in accordance with manufacturer's recommendation.

2.7.2. Fixing Frames: Preparation and Positioning

Priming and Sealing

All frames shall be primed or sealed as specified before fixing.

Loading

Frames must not carry any structural loads unless designed to do so.

Opening Lights

All opening sections shall be kept closed and secured during all operations until fixed, retaining any clamping devices in position.

Horns

All horns shall be removed before fixing.

Placing

All frames shall be plumb, level and square.

Damp Proof Courses

D.p.c.'s shall not be displaced and should be positioned correctly in relation to frames.

Building In

All frames shall be supported and braced as necessary to prevent distortion during erection of adjacent structure.

Prepared Openings

All joints shall be packed to maintain specified widths, including at positions where fixings tighten frame against structure.

Packing

The unobstructed depth of joint recommended by manufacturer of sealants shall be strictly observed.

Distortion

Extreme care should be taken to avoid distortion of frames when driving edges or other packing, or when tightening fixings. Adequate clearance shall be maintained for opening parts. If necessary, packing and fixings should be adjusted to eliminate binding. On no account should frames be cut, plane or sand to remedy distortion.

Fixing Positions

Fixings shall be at approximately 150 mm. from bottom edge and not more than 600mm centres unless shown otherwise.

Architraves

Architraves shall be fitted in un-jointed lengths with mitred angles between joints unless otherwise specified, and fixed securely to prevent pulling away, deflection etc., during use.

2.8. Services Installation Philosophy

SERVICES INSTALLATION PHILOSOPHY

In general, the electrical works should attempt to reuse existing cable and duct positions, improving or adding to these where necessary. The addition of new trunking, ducting and cabling for the electrical will therefore be decreased and any new chasing/opening-up/notching etc. will be significantly reduced.

There is no existing mechanical provision in the house so any mechanical works will be more intrusive than the electrical services. In general, mechanical services will follow the lines of existing joists and, in all cases, will avoid the removal of any decorative fabric.

A brief list of 'dos' and 'don'ts', in relation to the M&E interventions is given below. It is not exhaustive but has been useful in guiding the design.

Do's

Make redundant, unsightly wiring, through use of wireless systems.

Removal of unsightly redundant wiring, surface trunking etc.

Existing services routes which are seen to be particularly intrusive within the historic structure should be revised and routed away to less critical locations.

Careful patching, making good and redecoration of any chases/holes in plasterwork and joinery that have been made previously.

Repairs of any notching in structures that has caused weakening.

Confine works, where possible, to single vertical and horizontal locations, away from areas of decoration.

Don'ts

Where possible, avoid any chasing into walls. If required, note on drawings now.

Where possible, avoid any opening up of ceilings or other historic fabric. If required, note on drawings now.

Drop down boxings to contain new ducts are not acceptable and are likely to be unsightly and have an impact on architectural features. If absolutely necessary, these should be noted on drawings now.

2.9. Painting

PAINTING

2.9.1. General

Standards

The works shall comply with the requirements of BS 6150, BS 5593 and BRE Digest 261 as relevant.

White Spirit to be to I.S. 17.

Knotting shall be made with pure shellac and industrial methylated spirits conforming to I.S. 17.

The priming paint for woodwork to be oil painted, shall comply with I.S. 18.

The primer for ironwork shall be red lead priming conforming to I.S.18.

The primer for galvanized metalwork shall be an etching type primer or Calcium plumbate primer to B.S. 3698 Type A.

Red oxide linseed oil priming paint shall be to B.S. 2524.

Emulsion Paint shall not be of lesser standard than that required by I.S. 179

Oil Finishing Paint shall not be of lesser standard than that required by I.S. 32

Breathable paints shall have an Sd (permeability) value of around 0.02m to 0.5m.

Materials

Paint removers, cleaning agents, rust inhibitors, glue size, knotting, stopping, fillers and other preparation materials for painting work shall be types recommended by the manufacturer of the coating to be used.

Stopping for woodwork to receive opaque finish, plywood, and fibreboard, shall be as approved and tinted to match colour of undercoat.

Stopping for woodwork to receive clear finish, shall be tinted to match surrounding Woodwork.

Woodwork to be oil painted, shall be an approved oil resin primer containing aluminium of the same manufacturer as the undercoating.

Primer and thinner for polyurethane lacquer shall be as recommended by the Manufacturer of the lacquer being used.

Coating materials are to be delivered in sealed containers, clearly labelled as follows:

1. Type of material.
2. Brand name.
3. Intended use.
4. Manufacturer's batch numbers.

Batch deliveries of coating materials dated for use in order of delivery.

Paints other than water based and bituminous, delivered in containers of not more than 5 Litres capacity.

Store materials in a clean, dry area protected from extreme temperatures.

Priming coats, undercoats and finishing coats for any one surface must be obtained from the same manufacturer.

All materials shall be used in strict conformity with the manufacturer's recommendations, paying particular attention to initial preparation of the base.

Preparation

Prepare surface for decorative coating in accordance with the manufacturer's recommendations.

Strippers.

Use paint strippers, cleaning agents, etching solutions, mould inhibitors, rust inhibitors, size, stopping, knotting and fillers in accordance with their manufacturer's recommendations.

Defects.

Ensure that all holes, cracks, defective joints and other defects in surfaces to be prepared and coated have been made good.

Pre-Primed Surfaces.

Ensure that surfaces have been properly prepared and that primer is of suitable type firmly adhering and in good condition.

Drying Out.

Before decorating allow surfaces to dry thoroughly.

Brush Down.

Brush down all surfaces, immediately before decorating, to remove dust, dirt and loose material.

Sample Areas.

Before applying coatings, prepare representative areas of each type of surface, to Architect's approval.

Existing Surfaces.

Existing woodwork shall have all existing coatings removed to expose the original timbers. Any timbers showing defects shall be repaired to the Architect's satisfaction; any loose or defective putty shall be removed and replaced. New and existing timber surfaces shall be sanded to form a smooth, stable base. Knot, stop, prepare, prime and paint all surfaces with two coats undercoat and one coat full gloss oil paint to colours selected by the Architect.

Painting Work To Be Done

Preparation.

Prepare as specified generally. Prime, stop, fill, prime again and paint two undercoats and one finishing coat.

All existing joinery shall be stripped to the bare wood, sanded smooth and painted as specified for new wood.

Newly plastered internal walls, finished in lime, shall not be painted until the lime has cured sufficiently, and shall be painted with breathable paint

Newly gypsum skimmed plasterboard shall be primed and painted as specified.

Coating materials generally

Check that all materials to be used are recommended by their manufacturers for the particular substrate and conditions of exposure, and that they are compatible with each other. Inform the Architect of any discrepancy and obtain instructions before proceeding with application of coating.

Generally.

Control Sample(s)

Complete representative sample areas of each type of coating, including preparation of surfaces. Obtain approval of appearance before proceeding.

Previous Treatments

Where surfaces have been treated with preservatives or fire retardants, check with treatment manufacturer that coating materials are compatible with the treatment.

Cleanliness

Keep all brushes, tools and equipment in a clean condition. Keep all surfaces clean and free from dust during coating and drying. Provide suitable receptacle for liquids, slop washings etc.

Preparation Of Materials

Generally

Prepare coating materials as recommended by their manufacturers.

Strain

Through fine gauze any coating materials showing bittiness in application.

Do Not Intermix different coating materials.

Stir coating materials to attain an even consistency before use unless otherwise recommended by manufacturers.

Protection

Damage

Adequately protect freshly applied surface coatings from damage.

Adjacent Surfaces

Adequately protect surfaces adjacent to those being covered.

Generally

Apply coatings in accordance with their manufacturers' recommendations, to clean, dry surface in dry atmospheric conditions and after any previous coats have hardened.

Unsuitable Conditions

Do not apply coatings to surfaces affected by moisture or frost, when ambient temperature is below 4 degrees C or when heat is likely to cause blistering or wrinkling.

Priming Generally

Apply priming coats by brush unless other methods are approved by the Architect. Work primer into surface, joints, angles and end grain. Ensure that priming coats are of adequate thickness and suit surface porosity. Ensure that any primed surfaces which have deteriorated on site or in transit are touched up or re-primed.

Priming Joinery

Prime all surfaces before joinery leaves the joinery shop.

Priming Metal

Prime metal surfaces on same day as they have been cleaned.

Undercoats

Apply an even film over all exposed surfaces, avoiding uneven thickness at edges and angles.

Use different tints for successive coats.

Finishing Coats

Apply an even film over all exposed surfaces avoiding brush marks, sags, runs and other defects.

Rub Down all priming and undercoats to a smooth surface with abrasive paper and remove all dust before applying the next coat.

Cut In neatly and cleanly. Do not splash or mark adjacent surfaces.

Brush Painting

Apply all paints by brush unless otherwise specified. Lay off all areas evenly, and ensure that finished surfaces are free from brush marks.

**APPENDIX VI : WINDOW SCHEDULE –
PREPARED BY TIMELESS SASH WINDOWS**

WF39	1420x2400	All original. Lead glass in both casements	1 over 1 with pivot casement	Pivot casement above sliding sashes top two casements has lead	Lambs Tongue	Arm fastener, ring pull, lifts	Brass	Remove any loose and defective paint from sashes, pulley stiles and liners. Remove any defective putty and re-putty with boiled linseed oil putty. While sashes are removed temporary protection to be put in place. Approved draught seal system to both sashes, High Quality Polyethylene and urethane foam seals or similar approved. New treated softwood parting bead to frame. New staff bead with matching existing profile and draught seal to be fitted to frame. All splice repairs and new parts to external timbers to be Accoya. Re-balance all weights. For joint repair a high quality two part epoxy resin must be used to offer good bonding properties between old and new timbers New timber to be primed. . Sash chord replaced with non-stretch nylon chord. Heavy paint flaking, Cill repair	All shutters to be left functioning correctly. These need to be adjusted so as they close back and also open without impediment. Ironmongery to be adjusted so as it works correctly. Any missing ironmongery should be replaced with the matching and approved ironmongery. New timber shutter knobs to be approved and fitted. Sanding and finish should be allowed for.
WF40	1420x2400	All original. Lead glass in both casements	1 over 1 with pivot casement	Pivot casement above sliding sashes top right casement has lead with top left having clear float.	Lambs Tongue	Arm fastener, ring pull, lifts	Brass	Remove any loose and defective paint from sashes, pulley stiles and liners. Remove any defective putty and re-putty with boiled linseed oil putty. While sashes are removed temporary protection to be put in place. Approved draught seal system to both sashes, High Quality Polyethylene and urethane foam seals or similar approved. New treated softwood parting bead to frame. New staff bead with matching existing profile and draught seal to be fitted to frame. All splice repairs and new parts to external timbers to be Accoya. Re-balance all weights. For joint repair a high quality two part epoxy resin must be used to offer good bonding properties between old and new timbers New timber to be primed. . Sash chord replaced with non-stretch nylon chord. Heavy paint flaking, Cill repair	All shutters to be left functioning correctly. These need to be adjusted so as they close back and also open without impediment. Ironmongery to be adjusted so as it works correctly. Any missing ironmongery should be replaced with the matching and approved ironmongery. New timber shutter knobs to be approved and fitted. Sanding and finish should be allowed for.
WF41	1420x2400	All original. Lead glass in both casements	1 over 1 with pivot casement	Pivot casement above sliding sashes top right casement has lead with top left having clear float.	Lambs Tongue	Arm fastener, ring pull, lifts	Brass	Remove any loose and defective paint from sashes, pulley stiles and liners. Remove any defective putty and re-putty with boiled linseed oil putty. While sashes are removed temporary protection to be put in place. Approved draught seal system to both sashes, High Quality Polyethylene and urethane foam seals or similar approved. New treated softwood parting bead to frame. New staff bead with matching existing profile and draught seal to be fitted to frame. All splice repairs and new parts to external timbers to be Accoya. Re-balance all weights. For joint repair a high quality two part epoxy resin must be used to offer good bonding properties between old and new timbers New timber to be primed. . Sash chord replaced with non-stretch nylon chord. Heavy paint flaking, Cill repair	All shutters to be left functioning correctly. These need to be adjusted so as they close back and also open without impediment. Ironmongery to be adjusted so as it works correctly. Any missing ironmongery should be replaced with the matching and approved ironmongery. New timber shutter knobs to be approved and fitted. Sanding and finish should be allowed for.

APPENDIX VII : CURRICULUM VITAE

PRACTICE DESCRIPTION.



DAVID SLATTERY – Architects – Historic Buildings Consultants

8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

www.slatteryconservation.ie

e-mail: info@slatteryconservation.ie

DESCRIPTION OF PRACTICE

The practice was established in 1990 office location No. 8 Vergemount, Clonskeagh, Dublin 6. The works and projects undertaken are solely of a conservation nature.

In addition to completing major projects for clients, the practice provides specialist consultancy services to other architectural practices. The repair and conservation of historic stonework, brickwork and metalwork; the preparation and use of historic materials such as lime and the conservation and repair of decorative plasterwork, joinery and statuary are areas where the practice has a particular expertise and substantial experience. In addition, the practice has completed a substantial number of assessments of historic buildings and has provided consultancy services for the historic fabric aspects of a number of larger mixed developments.

The practice has seven permanent members of staff and carries Professional Indemnity Insurance.

The practice has worked jointly and in a consultancy role on complex new design and conservation projects on many occasions. It has a proven ability to work as part of a design team.

The practice was part of the Design Team and advising on conservation issues regarding the proposed Terminal 2 at Dublin Airport and conservation architects to the Railway Procurement Agency on Metro North and LUAS Line BXD and to C.I.E./Iarnrod Eireann on the DART Underground Project. The practice was commissioned to act as Conservation Advisors to the E.S.B. on their proposal to redevelop their premises at Lower Fitzwilliam Street. The practice provided advice on the restoration and redevelopment of the former Central Bank Site Dame/College Street now under construction. The practice was also engaged as Conservation Consultants on conservation and repair works carried out on St. Muredach's Cathedral, Ballina, Leinster House, Belvedere College and on the Irish Stock Exchange at Foster Place/College Green.

The Practice is providing ongoing conservation advice on the Bolands Mills Project in the Docklands and on the restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) on the Grand Canal as well as the works to the Tropical Fruit Warehouse on Sir John Rogerson's Quay.

CURRICULUM VITAE - JAMES SLATTERY



CURRICULUM VITAE - JAMES SLATTERY

Name: James Slattery, B Arch MRIAI DiplABRCons.
Position: Principal
Profession: Conservation Architect, Historic Buildings Consultant.

Professional Affiliations:

- * BArch Degree in Architecture, UCD-1995-2001.
- * Member of the Royal Institute of the Architects of Ireland.
- * Diploma in Applied Building Repair and Conservation from Trinity College, Dublin, 2007-2008.

Brief Summary of Experience:

- 2001-2006 BCDH/BDA Architects
2004-2006 U2 Tower-Competition Winning Scheme & Design up to Tender Stage for DDDA.
- 2005-2006 Lead designer on the 2nd placed design for the Irish World Performing Arts Village at UL and on shortlisted scheme for Anthony Fokker Park, Schiphol, Holland.
- 2001-2005 Residential Development to Protected Structure (Regional Significance) at 30-32 S.J.R.Q., Dublin 2 up to Planning Stage
- 2006-
2006-2012 David Slattery Conservation Architects Ltd.
Conservation Architect for Restoration of the National Maritime Museum Protected Structure (National Significance), Haigh Terrace Dun Laoghaire within the former Mariner' Church including roofworks, restoration of stonework, stained glass repairs and protection, interior restorations and new interventions to improve functionality. Lead sketch, planning, tender, construction phases.
- 2007-2009 Protected Structure (Regional Significance) at No. 13 Stephen's Green, Dublin 2-Conservation Architect for Restoration of external fabric (decorative stucco, sash windows and slate roof) and interior alterations. Lead sketch, planning, tender, construction phases.
- 2007-2008 Redevelopment of the Humewood Castle Protected Structure (National Significance), Co. Wicklow- Conservation Consultant to successful

planning for redevelopment of the gothic revival estate which was recently completed.

- 2008-2012 Kent Station (Protected Structure of National Significance) Redevelopment Masterplan, Horgan's Quay, Cork - Conservation Consultant up to planning stage.
- 2008- Dartry House (Protected Structure of National/Regional Significance), Rathmines-Restoration - Conservation Consultant through planning, tender and on site stage of a number of phases of work to main house and to Dartry road.
- 2008-2009 65 Fitzwilliam Sq, Dublin 2 (Protected Structure of National/Regional Significance) – Conservation Consultant to planning stage for conversion of former house in offices back to a single family dwelling.
- 2008-2010 Ardeevin, Otranto Place, Sandycove (Protected Structure Regional Significance) - Conservation Architect for Extension and Restoration of detached Victorian House by the sea. Sketch, Planning, Tender and Construction stages.
- 2009-2014 Redevelopment of Ballroom and Stables at K-Club, Straffan House (Protected Structure of Regional Significance)-Conservation Consultant
- 2008-2012 Works to Railway Stations at Newbridge, Kildare, Sallins, Ballinasloe, Tullamore and Drogheda- (all Regionally Significant Protected Structures) Conservation Consultant.
- 2008-2012 Dart Underground-Conservation-Consultant for Design, EIS Preparation etc. to successful Railway Order.
- 2008-2012 Luas Line BXD-Conservation Consultant for Design, EIS Preparation etc. to successful Railway Order for works affecting numerous Nationally and Regionally significant Protected Structures and National Monuments within ACA and CAs in Dublin City.
- 2009-2012 Redevelopment of interior to Powerscourt Townhouse (Protected Structure of National/Regional Significance) and Restoration Works to Front Setting, Sth William St, Dublin 2 - Conservation Consultant and Architect.
- 2009-2012 Redevelopment of Doyles/Times Hostel, Fleet Street, Dublin 2 (including Regionally Significant Protected Structures) - Conservation Consultant.
- 2010-2014 NUI Galway – Reroofing Quadrangle Building – Protected Structure and Refurbishments to Aula Maxima – Conservation Architect for planning, tender and construction.

- 2010- Redevelopment of RTE Campus, Dublin 4 (including assessments of Protected Structures of Montrose and Mt Errol and the STW campus itself) - Conservation Consultant.to Planning and Tender for Restoration Works to Montrose House redevelopment.
- 2010-2015 Redevelopment of Irish Distiller's Site, Smithfield - Conservation Consultant.
- 2010-2012 Redevelopment and Restoration of CWU Headquarters, NCR, Dublin 3- Conservation Consultant for planning, tender and construction phases of works to former early Georgian house (Protected Structure of Regional Significance).
- 2010-2012 Restoration of Seatown Road Parochial House Swords - Conservation Consultant for planning, tender and construction phases of works (Protected Structure of Regional Significance).
- 2010-2012 Restoration to Interiors of St. Francis Xavier's Church (Protected Structure of National/Regional Significance), Gardiner Street, Dublin 1-Conservation Consultant
- 2011-2013 Redevelopment of Former Ford Factory Site (Protected Structure of National Significance), Marina Park, Cork-Conservation Consultant. Sketch and planning stage.
- 2011-2013 Restoration Works to Macroom, Carrig, & Kildare Bridges-Conservation Consultant. Planning and Tender Stages.
- 2011- Restoration of Leinster House External Fabric (Protected Structure of National Significance) - Conservation Architect to Tender Stage.
- 2011-2012 Restoration of Fire Damaged Church, Ballinroad, Waterford (Protected Structure Regional) – Conservation Consultant. Tender and Construction stages.
- 2011-2015 Restoration of Olympia Roof and Interiors, Dublin 2 (Protected Structure Regional) – Conservation Consultant. Tender and construction stages.
- 2011-2012 Redevelopment of former Dutch Billy at No. 50 Mary Street, Dublin 3 (Regionally Significant Protected Structure) - Conservation Architect. Planning and Tender stages.
- 2011-2013 Restoration of Stonework and Copper Lamps and Standards to Sarsfield Bridge, Limerick (Regionally Significant Protected Structure)- Conservation Consultant. Planning, tender and construction stages.

- 2012- Belvedere House – Belvedere College – Conservation Architect planning tender and construction stage.
- 2012- Restoration and protection of Apse Roofs to Pugin Chapel, Slate Roofs to Apple Store and Redevelopment of Stoyte House and Kitchen Courtyard all at St. Patrick’s College Maynooth including a number of Nationally Significant Protected Structures. Conservation Architect for planning, tender and construction stages.
- 2012-2013 Restoration & Redevelopment of Marley Grange, Rathfarnham (Regionally Significant Protected Structure) - Conservation Consultant for planning and tender stages.
- 2012-2016 Redevelopment of former Georgian Houses at Nos. 18-20 Merrion Street, Dublin 2 (Protected Structures of Regional Significance) - Conservation-Architect for planning, tender and construction stages.
- 2012- Restoration of Glendruid House, Cabinteely (Protected Structure of Regional Significance) - Conservation Architect for planning, tender and construction stages. Conservation consultant for redevelopment of estate.
- 2012- Restoration and Redevelopment of Ashbourne Church and Parish House (two Regionally Significant Protected Structures), Ashbourne, Co Meath-Conservation Consultant for planning consents, tender and construction stages of restoration and extension works.
- 2013 Redevelopment of Site of Former Celbridge Workhouse, Co. Kildare (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2013- Restoration of the Church of Our Lady and St. David, Co. Kildare (Regionally Significant Protected Structure) -Conservation Architect for planning, tender and construction stages of restoration.
- 2013-2014 Tyrconnell Bridge Reconstruction, Donegal, Co. Donegal (Regionally Significant Protected Structure) - Conservation Consultant to planning and tender stages.
- 2013- Redevelopment of Former Late-Georgian Terraced Houses at Camden Street Upper to Camden Street Hotel, Dublin 8 (Protected Structures of Regional Significance) - Conservation Consultant to Planning stage.
- 2013 Garryduff Bridge in BNM Land - Conservation Consultant in Relation to Proposed Inclusion on RPS.

- 2013-2016 Restoration of No. 70 Blessington Street, Dublin-Conservation Consultant for planning, tender and construction stages of work to restore a mixed surgery and apartment use to the former Georgian House.
- 2013- Redevelopment of Regionally Significant (not on RPS) Ormond Hotel and adjoining Protected Structures, Ormond Quay, Dublin 1 - Conservation Consultant planning stage.
- 2013-2016 Redevelopment of Fleet Street Hotel, Westmoreland Street, Dublin 2 above former Bewleys premises (Protected Structure Regional) - Conservation Consultant for planning, tender and construction stages.
- 2013-2014 Redevelopment of Molesworth Street to South Frederick Street Block, Dublin 2-Conservation Consultant planning stage.
- 2014-2015 Redevelopment of Chatham House, Chatham Street, Dublin 2-Conservation Consultant planning stage.
- 2014- Boland's Mills Redevelopment – Conservation Architect for planning, tender and construction stages.
- 2014- Spire Restoration at Pro-Cathedral of Saints Peter and Paul, O'Connell Street, Ennis, Co. Clare (Protected Structure Regional) - Conservation Architect tender stage.
- 2014-2015 Former Dowager House (Now BOI) Restoration, Westport, Co. Mayo (Protected Structure Regional) -Conservation Consultant planning stage.
- 2014-2016 Works to Trinity Hotel, Dublin 2 Site of Former Tara St Fire Station (including Regionally Significant Protected Structures) - Conservation Consultant planning stage.
- 2015- Trinity College Business School including Restoration and Adaptation of former houses on Pearse Street - Conservation Architect for Planning, Tender and Construction stages.
- 2015- Restoration of Gate of Justice, Dublin Castle, Dublin 2 (National/Regional Significance Protected Structure) - Conservation Architect for Tender and construction stages.
- 2015- Extension and Restoration of Regionally Significant Arts and Crafts Protected Structure at “Seaside”, Burrow Road-Conservation Architect for Planning, Tender and Construction stages.

- 2015- Restoration and Redevelopment of Irish Stock Exchange and Armoury Building, Anglesea Street/College Green (National/Regional Significance) - Conservation Consultant for planning, tender and construction stages.
- 2016- Restoration of single family dwelling to former Georgian house at No. 5 Mount Street Crescent, Dublin 2 (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2016- Restoration and redevelopment of former Clerys Site, Dublin 1 – Nationally Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) National/Regional Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of site of former Hampton Carmelite Convent and Pugin Chapel, Drumcondra, Dublin 3 (Regionally Significant Protected Structure). Conservation consultant planning and tender stage.
- 2016- Works to original Fitzgerald airport terminal for DAA (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and redevelopment of former 19th Century Hotel at Crofton Hall, Crofton Road, Dun Laoghaire (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and reinstatement of residential use to no. 61 Merrion Square, Dublin 2 (Regionally Significant Protected Structure) – Conservation Consultant planning and tender stage.
- 2016- Restoration and redevelopment of former Central Bank Site Dame/College Street including one National/Regional Significant Protected Structure (No. 9 College Street) - Conservation Consultant for planning stage.
- 2017- Redevelopment at Howth Castle Masterplanning – Conservation Consultant.
- 2017- Restoration and Extension to No.16 St. Stephen’s Green – Nationally Significant Protected Structure - Conservation Consultant for planning stage.
- 2017- Restoration and Extension to former Ardmore House within the UCD Estate – Nationally Significant Protected Structure - Conservation Consultant for planning stage.