

# Ha'penny School

## Tourism Building

### Design Report

October 2023  
Laois County Council  
Housing Department

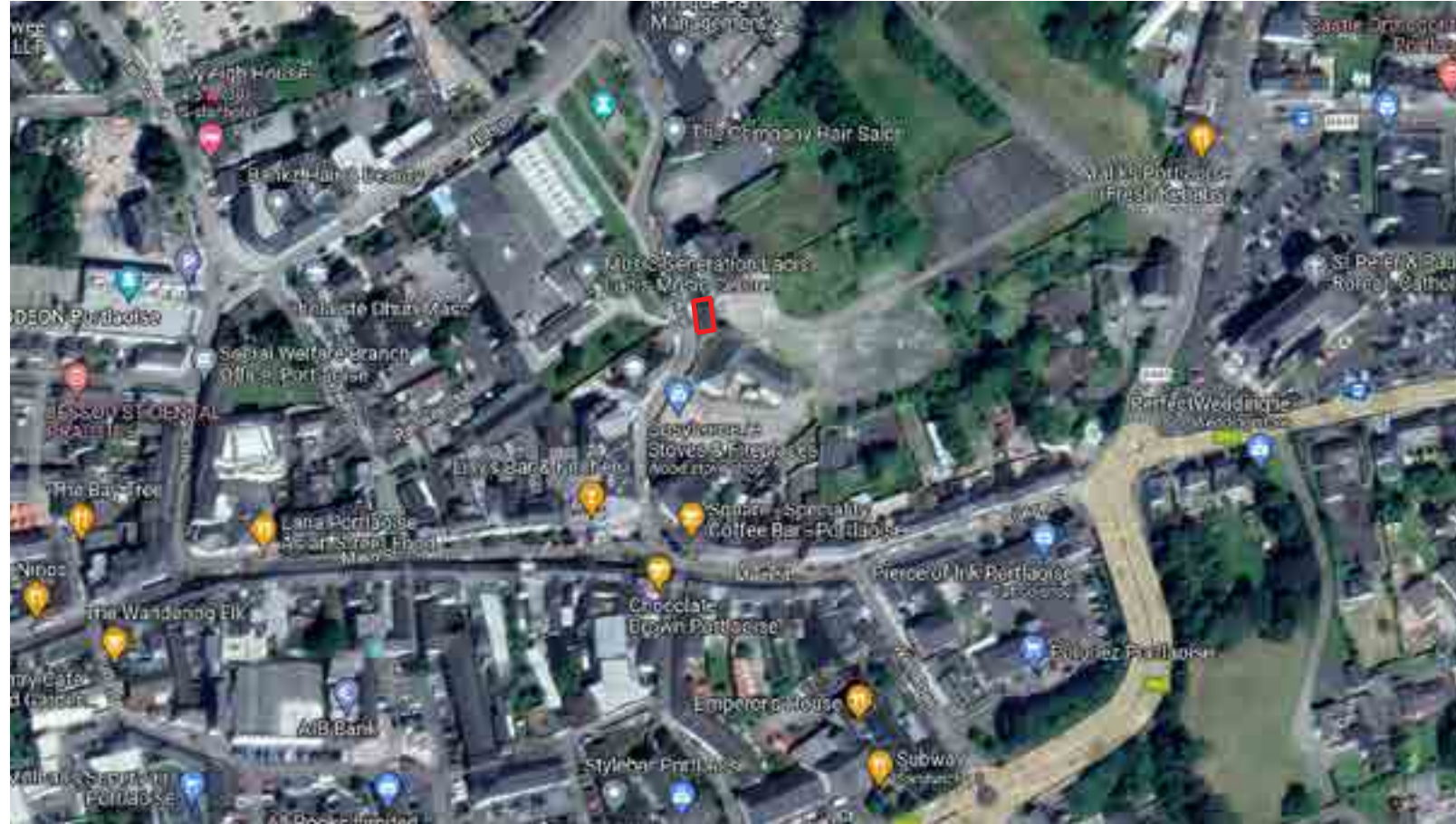


## Introduction

This document has been prepared as part of a design study to assess the potential conversion of the former Ha'penny School, Church Ave, Portlaoise, Co Laois

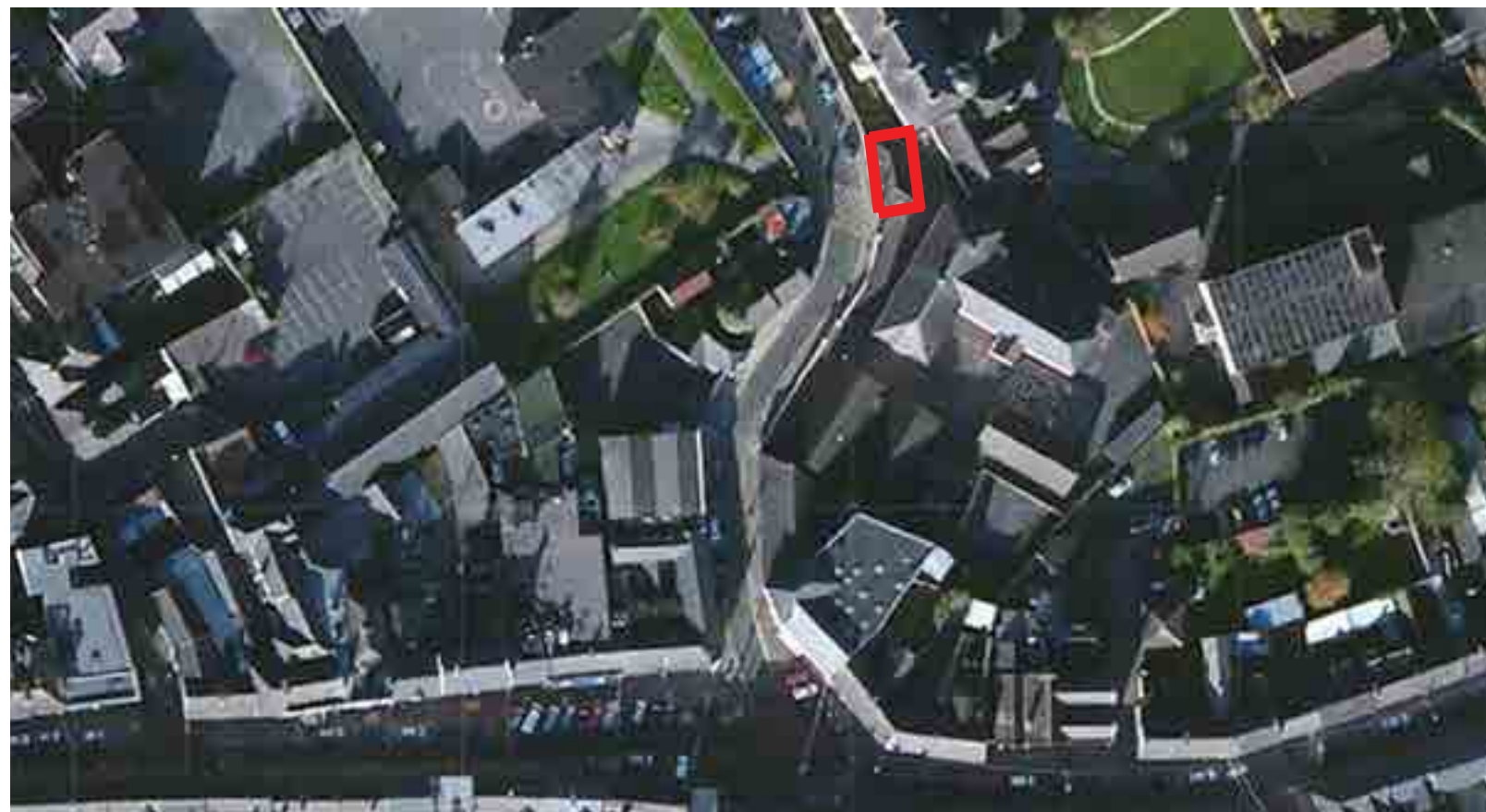
The proposed development will include the following:

1. Refurbishment works to the existing former Ha'Penny School building (a Protected Structure, RPS number 900) to provide a tourism space/hub (c.64sqm).
2. The forming a new shopfront opening facing chapel street (c.4m x 2.5m).
3. Installation of new solar panels on the southwest facing roof face
4. Light internal work (reconfiguration of toilet space.
5. Associated refurbishment works.



## Core Date

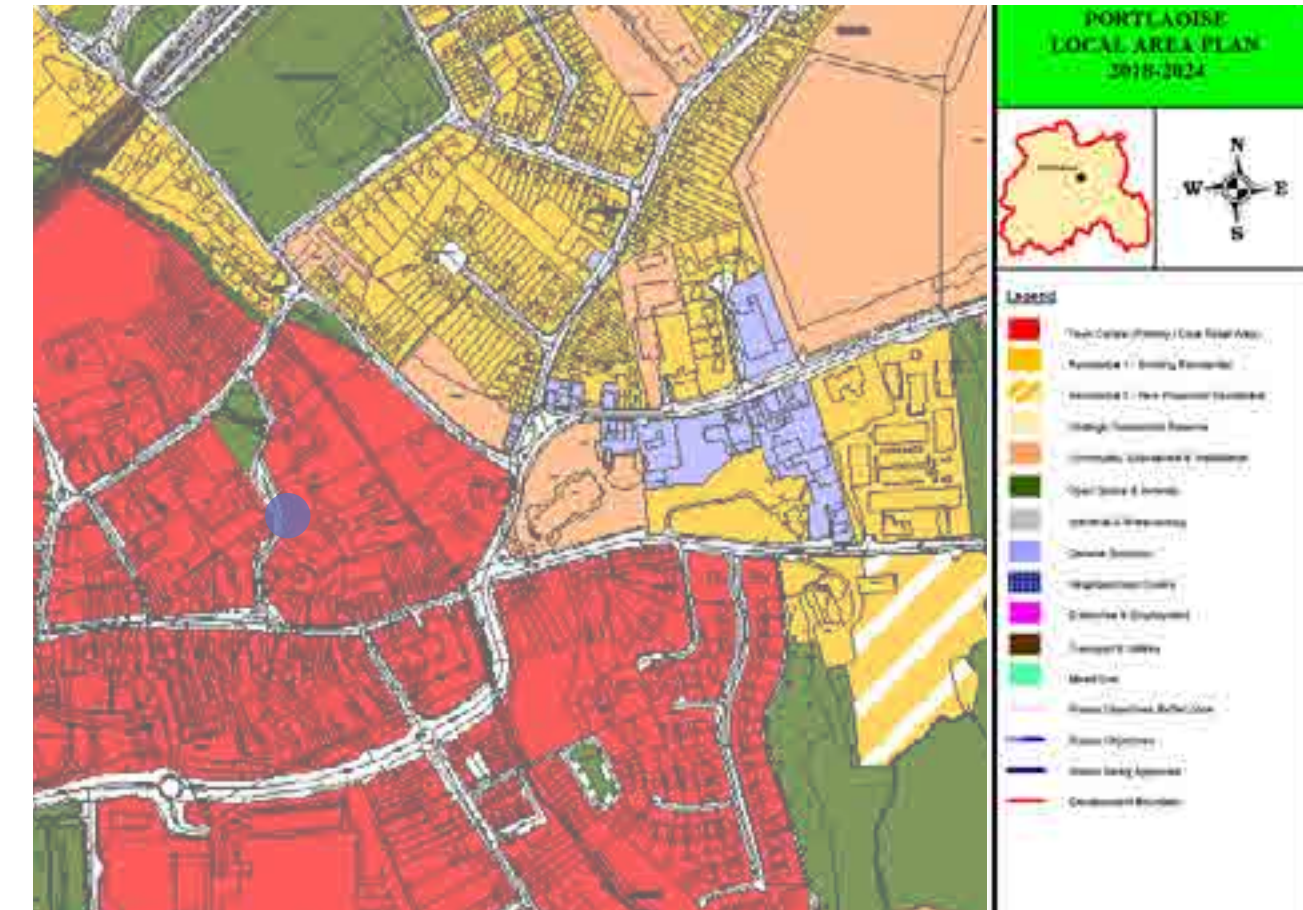
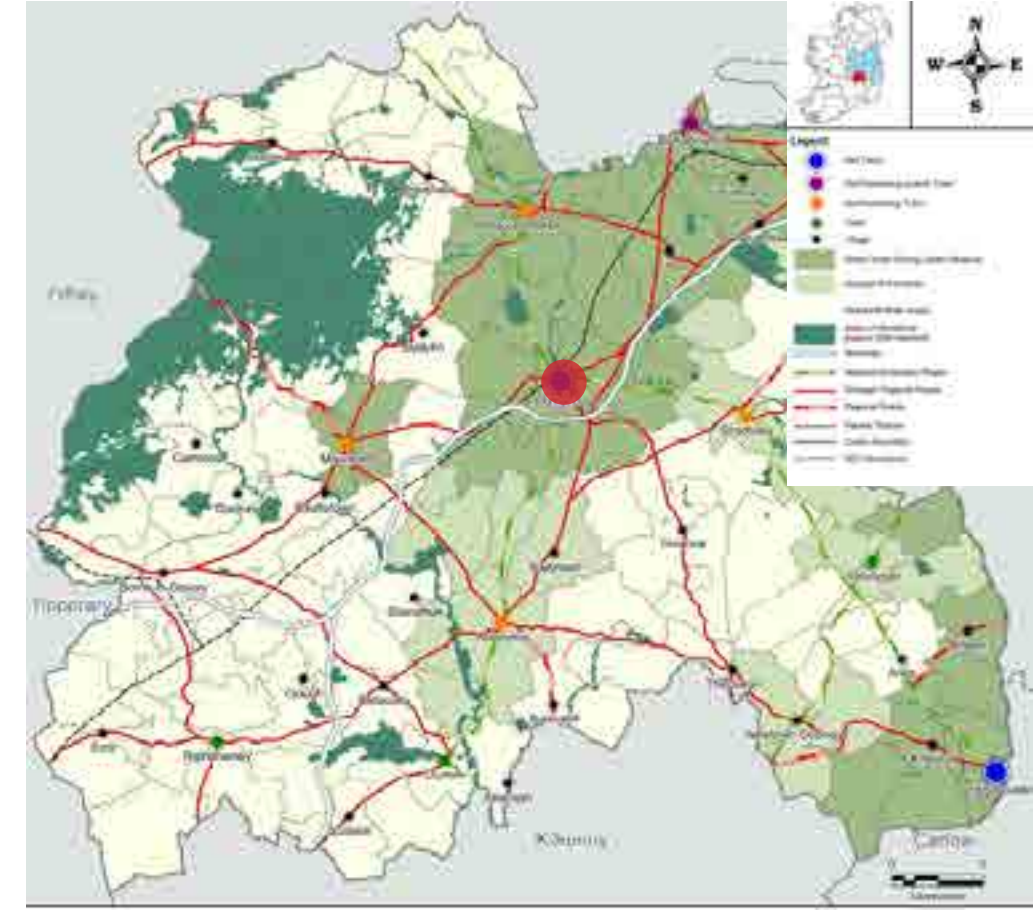
Site Folio: Not Registered  
 Date of Inspection: 28-06-2023:  
 Site Area: 70sqm  
 Address: Church Ave, Portlaoise, Co. Laois  
 Site Mapping Number/Coordinates: X:647168, Y:698494  
 Local Authority & Development Plan: N/A  
 Report Prepared by: Jim Ward, Executive Architect, Laois County Council  
 Date Prepared: October 2023



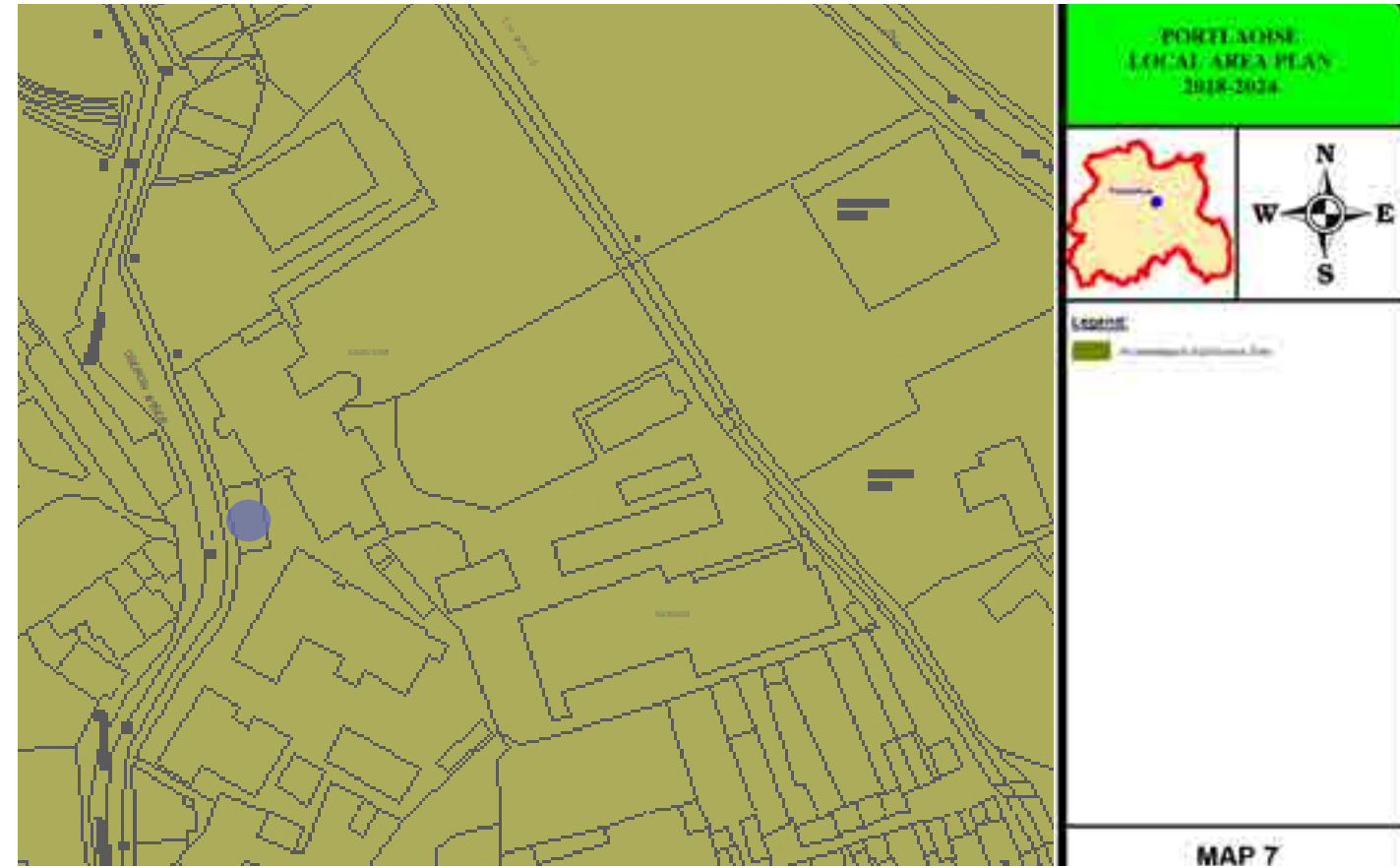
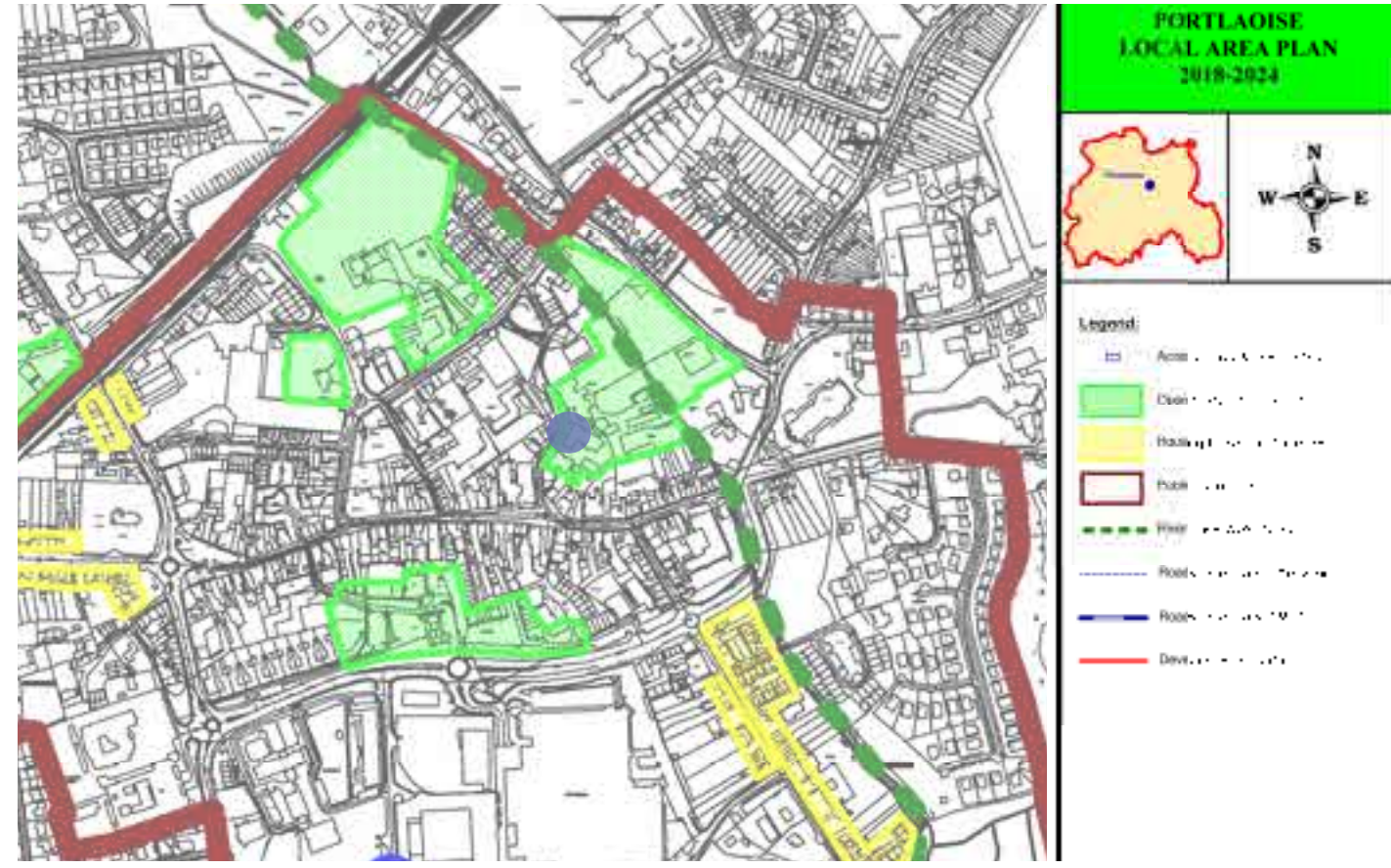
## Site Location + Layout

The Presentation Convent, the Ha'Penny Babies School and the Sacred Heart National School form part of an impressive complex of school and convent buildings in the centre of Portlaoise.

The Ha'Penny Babies School is a protected structure on the Record of Protected Structures. This nineteenth-century school building contributes to the character, scale and definition of Church Avenue, and to the social history of Portlaoise.



**Site Analysis**



**Land Folio**

The site measures approx 70sqm

1. Site Not Registered

Sofia Housing Body have agreed to Laois County Council making a Part VIII Application.



## Site History



Current Map



1800's Coloured Map & mid 1800's progression Map



Early 1800's no Evidence of School Building



Early 1800's no Evidence of School Building

## Archaeology Records

Sacred Heart Primary School - Reg. No. 12505168

Conservation Principals

All works to the protected structure to be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. This requires adherence to the following basic principles:

- Conservation work to be based on an understanding of the building and its historical development. The primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible.
- Modern interventions should be reversible and visually identifiable. New work should be recorded.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

The proposed works to be carried out include

1. Refurbishment works to the existing former Ha'Penny School building (a Protected Structure, RPS number 900) to provide a tourism space/hub (c.64sqm).
2. The forming a new shopfront opening facing chapel street (c.4m x 2.5m).
3. Installation of new solar panels on the southwest facing roof face
4. Light internal work (reconfiguration of toilet space.
5. Associated refurbishment works.

It is recommended that all the proposed works are in line with the conservation principals. There are no excavation works proposed or heavy demolition of structures proposed.

## Planning History

SOPHIA Housing Association

Planning Permission was granted in 2020 to build 51 homes with on site supports in Portlaoise. The project is being built on lands and buildings formerly owned by the Presentation Sisters and the local Parish. This project has been made possible through the leadership, vision and support of Laois County Council and the Presentation Sisters.



Existing Image



Proposed Image







## Proposal

Display Units

Strategy: To Create a Reception Zone to Entrance

New Window/Display Area /Covered Interaction Zone

New Wall Pannelling

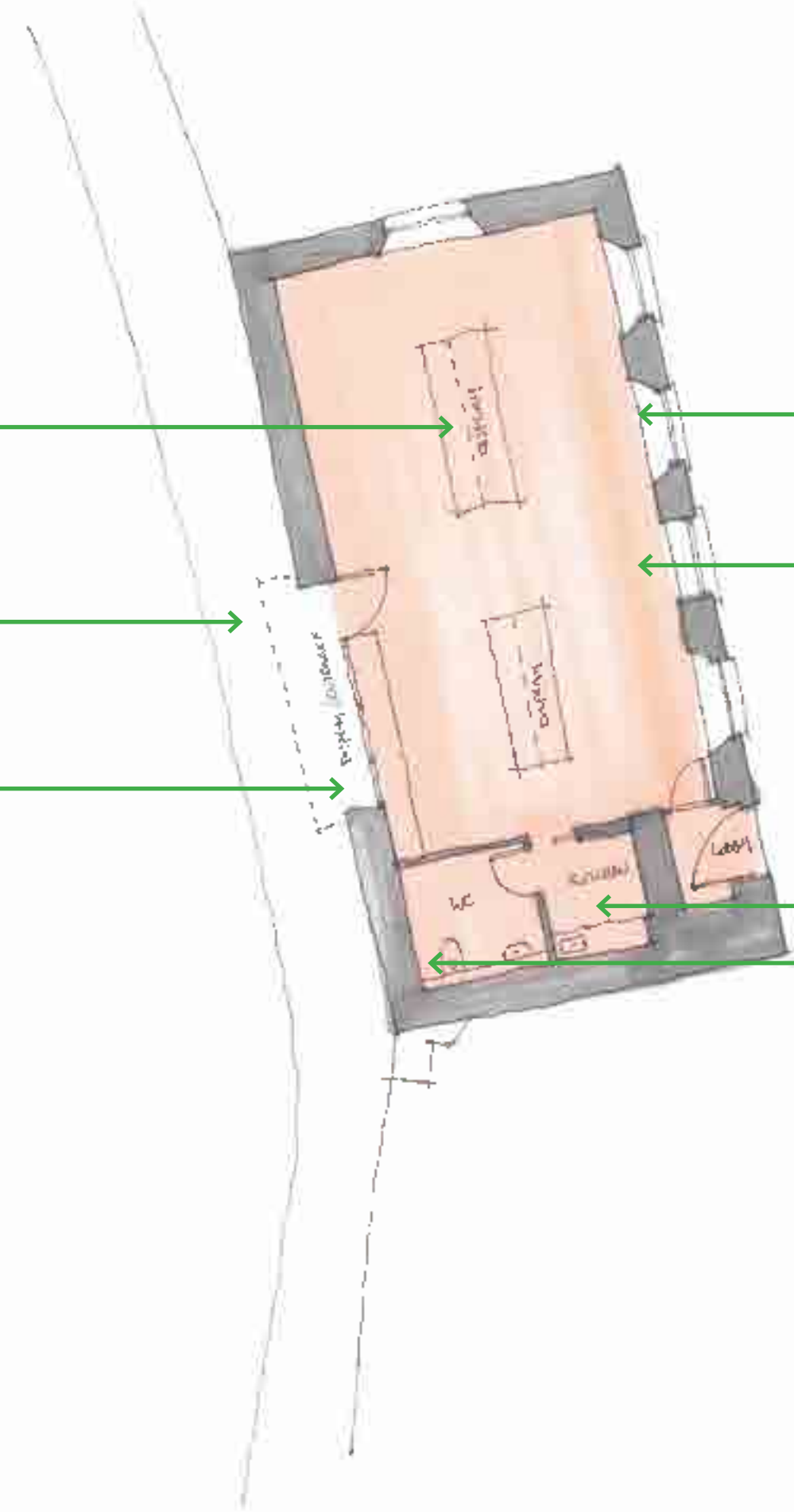
New Floor Covering

Staff Area

New Universal Access Toilet

PROPOSED PLAN

Floor Area 62 m2



## Precedents



New Internal Roof Example





## Conclusion

The proposed works to be carried out include

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It is recommended that all the proposed works are in line with the conservation principals.

I believe that the indicative proposal of the type of works that might be undertaken as described by LCC would represent an appropriate adaptation and reuse of the Protected Structure and its attendant curtilage.

Prepared by: *Jim Ward*

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