



Laois County Council

Áras an Chontae, Portlaoise, Co Laois

Architectural Heritage Impact Statement



'Ha'penny School, c. 2023'

'Ha'Penny School'
Sacred Heart
Primary School,
Church Avenue
Portlaoise
Co. Laois

REF: P2023- Ha'Penny School'

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1.0 INTRODUCTION

Laois County Council (LCC) are seeking a part VIII planning application regarding the subject property, 'Ha'penny Babies School', which on the Record of Protected Structures (RPS 900 Sacred Heart Primary School, Church Avenue, Portlaoise) and the National Inventory of Architectural Heritage (NIAH Reg No. 12505168) in the Laois County Development Plan 2021-2027. LCC commissioned this Architectural Heritage Impact Assessment to assess the conservation implications for any future development of 'the Ha'penny School' and its Curtilage.

This report will form part of a Part VIII application that Laois County Council will make.

The report comprises an assessment of the architectural history and any conservation implications for works to the building. It also contains information on the existing building fabric of this building and outlines its architectural history. The potential impact of any development on the building fabric is assessed. Recommendations regarding the avoidance of potential impact of the development on the structure and its environs are made as appropriate.

This Architectural Impact Assessment Statement has been prepared in accordance with Appendix 'B' of the Department of Arts, Heritage, and the Gaeltacht Architectural Heritage Protection Guidelines 2011 for Planning Authorities.

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.

An Appropriate Assessment Screening Report for the proposed development has been completed and is available for inspection.

2.0 ASSESSMENT METHODOLOGY

The assessment consisted of two separate phases. A paper survey was conducted, which utilized sources regarding the history of the building and its environs. A site inspection with measured and photographic survey was also conducted to assess the existence of architecturally significant features and the presence of above ground historical evidence carried out by O'BFA Architects.

The *paper survey* was a document search utilizing cartographic and literary material as follows:

- Ordnance Survey and Heritage Maps
- Laois County Library (Sinead Holland – Laois Local Studies)
- Property Registration Authority
- Laois County Development Plan 2021 - 2027
- National Inventory of Architectural Heritage (NIAH) of County Laois

These were used to establish the existence of the building at various periods of time. These are explained in detail below.

3.0 CORE DATA

3.1 Client:

Laois County Council

3.2 Address of Property:

'Ha'Penny School'
Sacred Heart Primary
School,
Church Avenue,
Portlaoise
Co. Laois R32 VK75

3.3 General Description:

Detached five-bay single-storey national school, built c. 1850. Hipped artificial slate roof, cement ridge tiles, two rooflights to rear pitch, uPVC rainwater goods to timber fascia. Painted ruled-and-lined rendered walls. Segmental-headed window openings, four above door level and larger central opening, painted limestone sills, square-headed door opening with limestone sill of window above serving as lintel. uPVC windows, replacement timber panelled door and original limestone step.

3.4 O.S. Map Ref:

3942-04, 3942-09

3.5 National Grid:

247226, 198458

3.6 Statutory Protection

The structure is recorded as a Protected Structure in the Laois County Development Plan 2021-2027 (Ref: RPS 900).

3.7 NIAH Registration Number:

The structure is recorded in the Co. Laois survey of the National Inventory of Architectural Heritage (Ref: 12505168). It has a regional rating and is in the Architectural and Social categories of special interest.

NIAH Reg No's:

12505169 (Presentation Convent) Rating: National

12505168 (Ha'Penny Babies School) Rating: Regional

12505167 (Sacred Heart National School c.1880) Rating: Regional

12505166 (Sacred Heart National School c.1930) Rating: Regional

Protected Structures:

RPS 475 (Presentation Convent)

RPS 900 (Ha'penny Babies School)

RPS 901 (Sacred Heart National School c.1888)

RPS 899 (Sacred Heart National School c.1930)

3.8 Conservation Report Writer:

Jim Ward Bsc. Arch. (Hon.), PDip. Arch., Dip. Arch. Tech., MRIA
Executive Architect,
Laois County Council.
Áras an Chontae,
JFL Ave,
Portlaoise,
Co Laois
R32 EHP9

3.9 Date of Inspection:

27th May 2023

3.10 Date of Report:

10th October 2023

3.11 Planning Authority

Laois County Council
Áras an Chontae,
JFL Ave
PortLaoise
Co. Laois

3.12 Declaration / Planning History

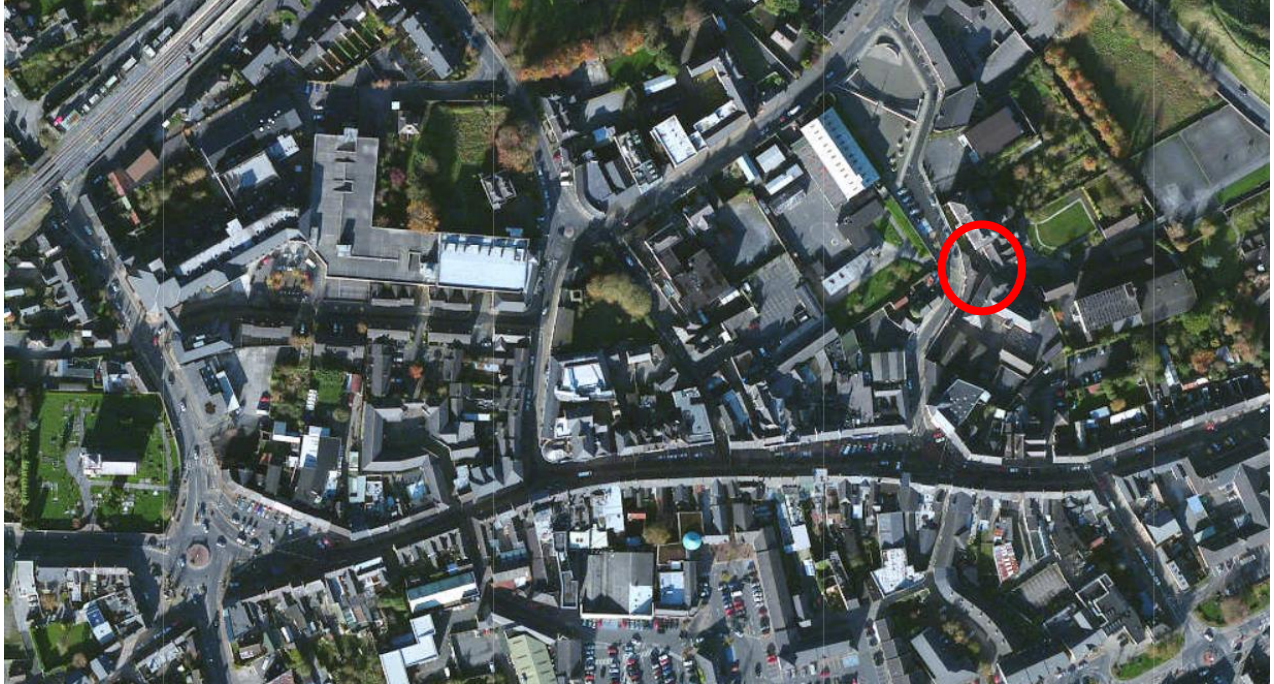
A Declaration has not been sought from the Planning Authority in relation to the subject

building.

4.0 ARCHITECTURAL HISTORY

Location

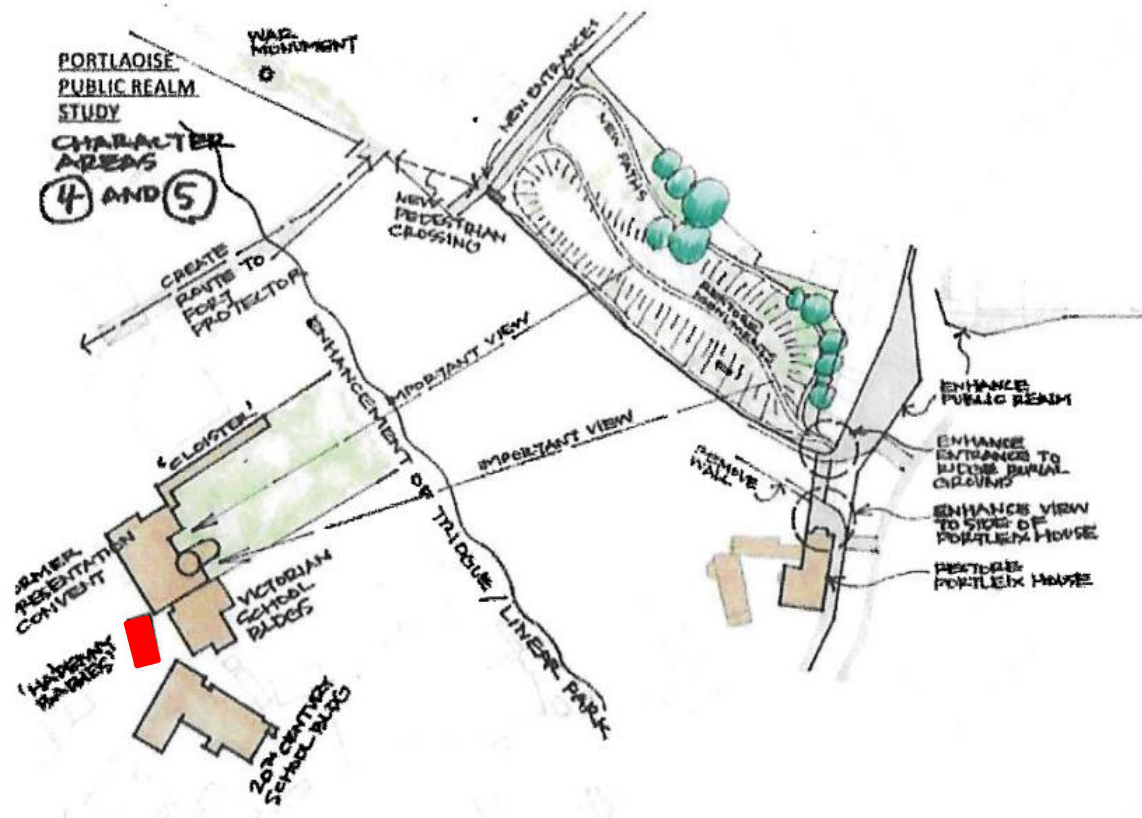
The subject building is in the townland of Maryborough (Portlaoise), approximately 400m to the east of Market Square. The building is located on the north side of the Portlaoise Main Street, with a supplementary address of Church Ave, Portlaoise. The current site measures approximately 0.005 hectares.



Google Map view 2023 (site circled in red)

General Description

'Ha'Penny Scool' is a detached five-bay single-storey national school, built c. 1850. Hipped artificial slate roof, cement ridge tiles, two roof lights to rear pitch, uPVC rainwater goods to timber fascia. Painted ruled-and-lined rendered walls. Segmental-headed window openings, four above door level and larger central opening, painted limestone sills, square-headed door opening with limestone sill of window above serving as lintel. uPVC windows, replacement timber panelled door and original limestone step. It faces south onto Church Ave, with enclosed front side onto the former convent site.



Historical chronology

[Note: Quoted text taken from handwritten Presentation Convent Archive]

- 1548 Stone tower built. This tower forms the southeast corner of the Convent building.
- 1766 The Survey of Maryborough map indicates 'Bridewell Lane' leading from the town centre (now Church Avenue), a reference to a former use of the convent building as a bridewell or prison prior to the establishment of the convent. 1822 Church of SS Peter & Paul constructed.
- 1824 Presentation Convent established in existing building on Church Avenue, which was subsequently enlarged to take in an adjacent building, and surrounding land. The convent also served as a school, with the community giving religious instruction to members of the parish. The first school was accommodated in the cellars of the new Church of SS Peter & Paul. 'Some of the professed members of the Presentation Convent of Carlow ... arrived at this house destined for the Convent on the 3rd of July 1824 ...' 'In two days after Miss Ann Brennan entered this convent by whom the possession of the next house was given and added to this Convent, with the yard, field and garden all now within this enclosure.'
- 1825 Reference to two houses occupied by the convent community. 'About the 1st June the Chapel was changed from a room in the first house to a parlor of the second where the altar was fitted up ...'
- 1826 Works to landscaping and boundary walls. Chapel enlarged and hall added. Fr Nicholas O'Connor is the parish priest of Maryborough. 'In the course of this year the gardens and fields were much improved, the walls raised and glassed iron gates put up to prevent any entrance from under the two bridges and the

enclosure altogether perfected ...' '... the Revd N O'Connor proposed to have the daily Mass celebrated in this little Chapel until Lent at the last week of which it was enlarged and improved by adding the hall as a kneeling place for the seculars, and enclosing the sanctuary by folding doors ...'

- 1827 Negotiation of the adjacent 'well field' and demolition of a 'Brewery'. 'The following February Peter Brennan Esq gave up the possession of the well field which joins the wall of the Convent ... The Community taking possession of it promising to pay the rent of £4'10 yearly for it and getting the old walls of a Brewery thrown down, the entrance made up, then tilled it and prepared it for giving grass to a cow.'
- 1831 Roof of adjoining house is raised, two houses connected (and extended to accommodate six additional 'cells'). Acquisition of the adjacent 'well field', with well supplying water to the convent. 'The day following the 16th of August of this year Revd N O'Connor commenced to raise the roof of the adjoining house (the one formerly occupied by Mr Brennan) to the same height of that in which the convent was established. They were attached so as to form one house this being a very necessary improvement, as there were not sufficient cells to accommodate all the religious, likewise the roof being bad and in danger of falling in, this was effected in a very short time owing to the kindness and exertions of Rev N O'Connor who defrayed the chief of the expense of this part. The raising of the house was a great improvement and convenience as it connected the houses completely, by running two corridors through the entire building, and this this gave an addition of six cells.' 'It was in October of this year that the purchase of the well field was effected ... The possession of this field by purchase is a great advantage to this house as the rere entrance to the Convent is through this field and it contains the well from which the house is supplied with spring water.'
- 1834 Entrance from garden completed, new staircase, construction of gallery from the infirmary (later the dining 'During this summer we recommenced our building at the desire of Revd N O'Connor who kindly assisted us in addition to the bequest of our ever lamented friend Dr Doyle; which enabled us to complete the entrance from the garden, and to continue the staircase leading to the two corridors on the first of which was fitted a gallery from the infirmary for the sick or convalescent to hear Mass.'
- **1843 Construction of 'Ha'Penny Babies School' commences. 1844 'Ha'Penny Babies School' completed.**
- 1880 Sacred Heart National School constructed.
- 1930 Sacred Heart National School – new wing and extension added to 1880 school building, designed by architect Vincent Kelly.
- 1977 Church of SS Peter & Paul demolished.
- 1991 Odlum's Mill demolished.



(ref: Portlaoisepictures.com)

5.0 HISTORICAL DEVELOPMENT

Nineteenth Century

In 1822, the Church of SS Peter & Paul was built to the north of the convent site. In 1824, the Presentation nuns moved from Carlow into an existing house on the convent site, possibly the 'Stone House' indicated on the earlier historic maps. Their first school was housed in the cellars of the recently-opened church (www.portlaoisepictures.com).

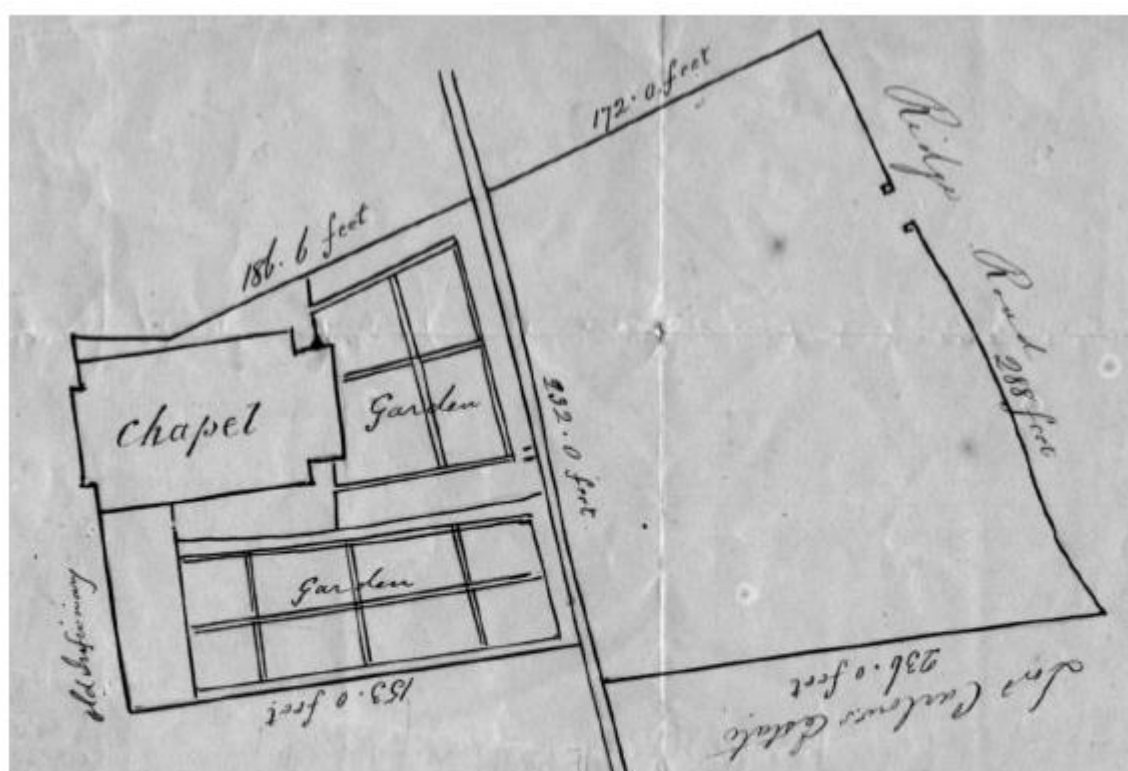


Figure 7 Old infirmary, chapel & garden, undated (Presentation Archives)

Lands were acquired in subsequent years, as was an adjoining house (Presentation Convent annals). In 1831, the two houses were connected, the roof of the second house raised to match the convent house, and additional accommodation was provided for the growing community in the convent. A number of works were carried out in this period, and the building was extended (refer to 2.1 Historical Chronology). The footprint on the 1837 OS map (refer to Figure 8) reflects the extent of the convent building at this time. The outline of the stone tower is evident to the south of the convent plan.



Figure 8 Presentation Convent, Maryborough, Ordnance Survey map, 1839



Figure 9 Maryborough Town Plan (unfinished), Ordnance Survey, 1839

This plan form is also reflected on the 1839 Maryborough Town Plan (refer to Figure 9), which also shows a 'Female National School' to the south of the convent.

The convent building was extended in 1872 and the tower was subsumed into the extension (Crimmins, 2003).

Twentieth century

The late nineteenth-century extensions to the south are shown on the 1907 OS map (refer to Figure 11). The tower is no longer evident in the convent footprint on, having been incorporated into the later extensions. The 'Ha'Penny Babies' School' (1844) and the Sacred Heart School (c.1880), are also shown on the 1907 map.

Some other developments are evident along Church Avenue in the 1907 OS map, most notably the removal of small scale housing on the site of today's Fitzmaurice Place, and replacement with an industrial mill building. This mill building and adjacent structures are illustrated in 1910 advertisement for Odlum's.

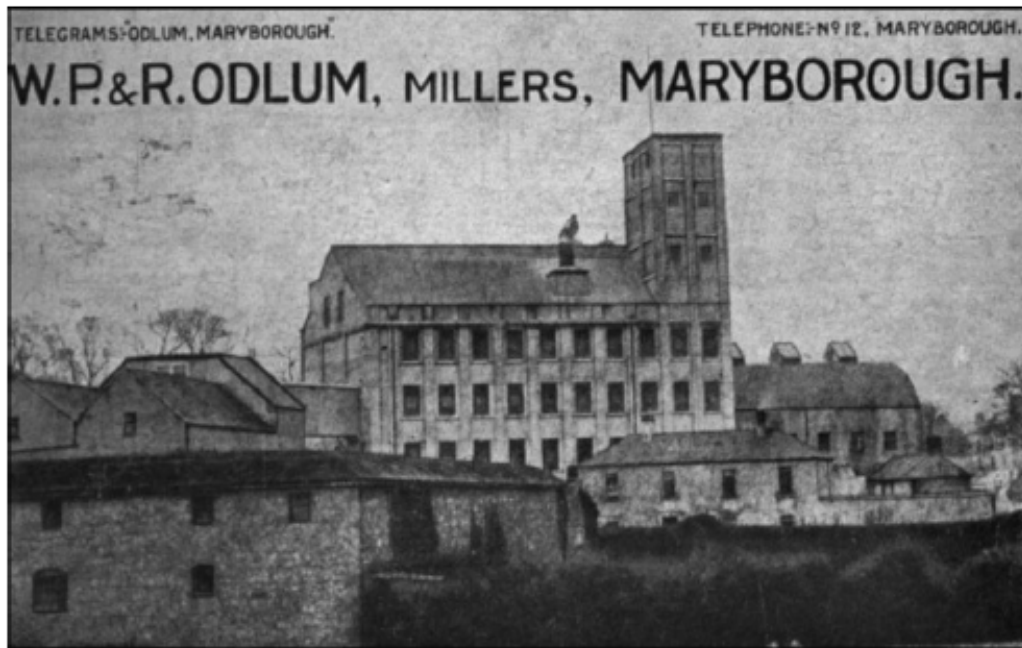


Figure 10 Image of Odlums Mill, c. 1910 (www.portlaoisepictures.com)

The Church of SS Peter & Paul, and the Presentation Convent are well documented in a series of photographs in the Eason & Lawrence Collections in the National Library of Ireland which date from between 1900 and 1920 (Refer to Figure 12 and Figure 13 and Figure 14). These photographs provide a detailed record of materials, boundary treatments and landscaping.

An undated photograph from the convent garden provides a view of the convent and church from the east (refer to Figure 16). At this stage the lands across the Triogue River evidently formed part of the convent gardens.

The convent building was further extended in the first half of the twentieth century.



Figure 11 RC Church, Presentation Convent and schools, Maryborough, Ordnance Survey map, 1907

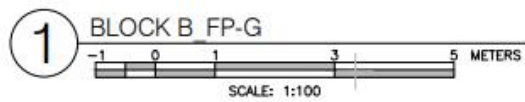
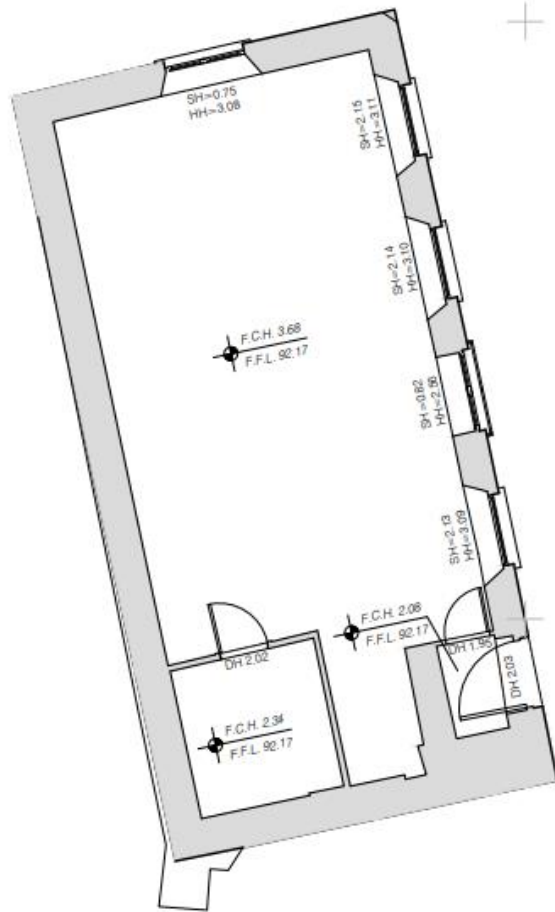


Figure 12 St Peter & Paul's RC Church and Convent, Maryborough, 1900-1920, Eason Collection (NLI)

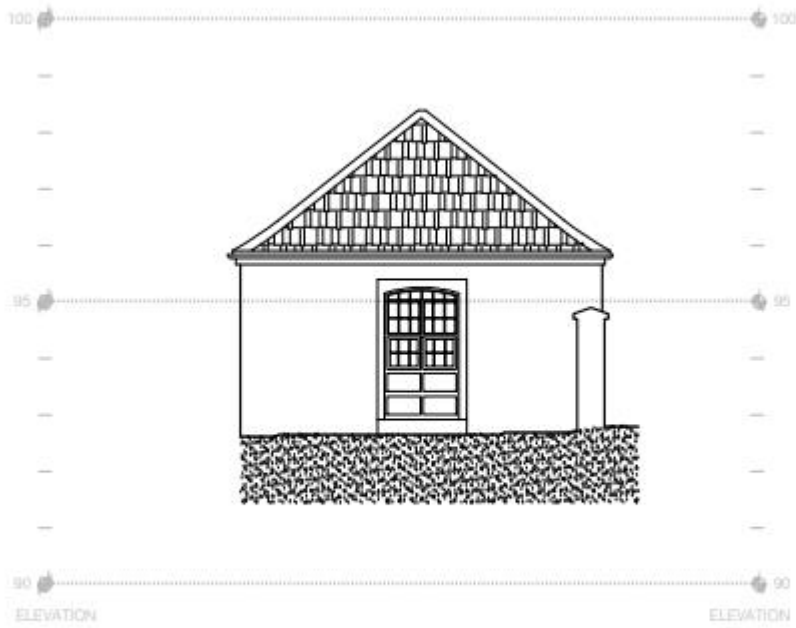
6.0 EXISTING DRAWINGS



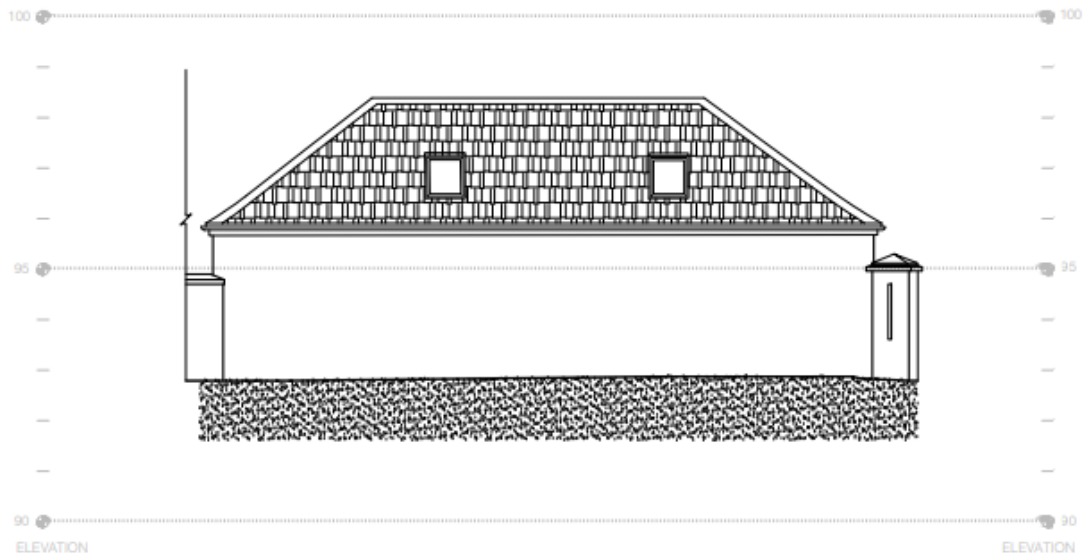
Existing Site Layout



Existing Ground Floor Plan



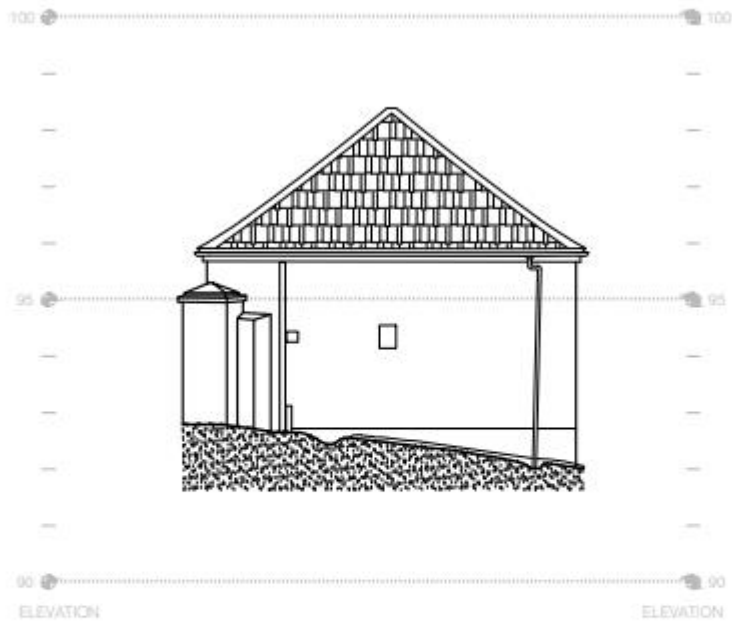
1 BlockB ELEVATION 1
SCALE: 1:100



1 BlockB ELEVATION 2
SCALE: 1:100



1 BlockB ELEVATION 4
 SCALE: 1:100



1 BlockB ELEVATION 3
 SCALE: 1:100

7.0 CONSERVATION METHODOLOGY

Conservation Principles

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.

Concealed Features

- Concealed features of interest must be expected behind any modern linings or floor coverings as may not yet have been opened up.
- All removal of such coverings and linings to be done under direction of the conservation architect. Only modern material to be removed, and underlying historic fabric to be inspected by the conservation architect before further work is carried out.
- During the works care to be taken at all times to avoid damage to features which may lie concealed behind later finishes, fittings, duct casings, etc. Any earlier feature such as blocked openings, door heads, plaster remains, joinery or plaster profiles to be drawn to the attention of the conservation architect immediately, and further instruction awaited before proceeding.

Demolition work

- Prior to any demolition, all fabric which is to be demolished to be clearly marked by contractor, and reviewed and approved by conservation architect.
- All demolition to be undertaken carefully to avoid collateral damage.

External Repairs and Alterations

Rebuilding of Areas of Façade

- Rebuilt areas to be constructed to traditional detail using approved clay brick in Flemish bond laid in lime mortar to architect's specification.

- New Windows and Openings
- New windows joinery which is to be fitted in existing openings to be replicated the detail typical of the date of the opening, i.e. new sash windows in 19th century openings to rear to replicate 19th century joinery detail.
- Reinstated windows to be single-glazed to correct historic detail, based on profiles of the appropriate period.
- Secondary glazing may be fitted where appropriate

Render Repairs

- All repairs or making good to external render to be in lime-sand, e.g. using NHL3.5 traditional hydraulic lime and coarse graded buff-coloured sand aggregate, with smooth ruled-and-lined finish. Samples of all materials and method to be provided in advance for approval by conservation architect.
- Non-historic areas of external render to be hacked off and replaced with lime render to conservation architect's detail and specification.

Internal Alterations

Internal plastering and coatings

- All plasterboard linings to be carefully stripped out.
- All wall plasters to be repaired with traditional lime plaster to conservation architect's specification.
- Ceilings: Where historic lath and plaster is found to survive, repair like-for-like with traditional lime plaster and riven lath to conservation architect's specification.
- Historic lath and plaster is material of technical interest and must be preserved in its entirety.
- Where historic laths survive without plaster coatings, the lath should be inspected and recorded by a plasterwork specialist, lath should be repaired, and a new layer of plaster to specification recommended by the specialist applied.
- Wallpapers to be inspected and recorded by an appropriate specialist, and appropriate conservation action taken.

Partitions

- New partitions to be of contemporary construction.

Joinery

- The original timber floors are to be repaired by skilled conservation joiners. New flights to be inserted in exact historic position, as shown by surviving mortices.
- Historic doors to be repaired by skilled conservation joiners. New doors, architraves and skirtings to recreate typical joinery profiles of the appropriate period, following detailed drawings by the conservation architect.
- Window shutters to be reinstated where lost to the appropriate historic detail.

Installation of Building Services

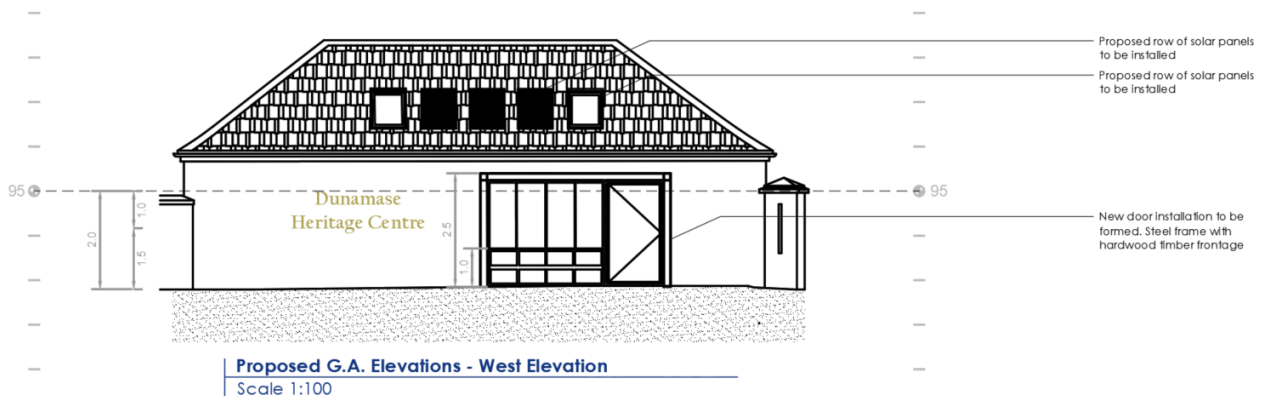
- Electrical services and plumbing to be located to cause minimum chasing or openings in the historic structure. Cabling to be laid in conduit within wall plaster and in cavities within box skirtings.
- Wall chases to be narrow and shallow as minimum needed to accommodate services. Chasing or core drilling as may be needed to be carried out under direction of

conservation architect. Chases to be closed using lime plaster with smooth finish coat to match existing.

- Radiators positions in historic spaces to be selected to enhance the visual appearance of the spaces, e.g. beneath windows.
- Lighting in historic spaces to reflect the historic character of the rooms. Free-standing lamps to be used to minimise chasing of walls.

8.0 PROPOSED DEVELOPMENT

It is proposed that Ha’Penny School will be developed for truism use. These works are described below and illustrated on the concept site layout plan below. These works include:



Proposed Image



9.0 PROPOSED DEVELOPMENT ANALYSIS

Main Positive Impacts

There are minimal changes to the external appearance or character of Ha'pennyn school as experienced from the public realm.

The proposed development will ensure the conservation of Ha'penny and prevent further deterioration of this Protected Structure.

Main Neutral Impacts

Upgrading of Ha'Penny to contemporary standards

Refurbishing a derelict structure

Main Negative Impact

None

10.0 CONCLUSION

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.

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, subject to the preparation of detailed proposals and compliance with statutory legislation.

Prepared by: *Jim Ward*

Jim Ward Bsc. Arch. (Hon.), PDip. Arch., Dip. Arch. Tech., MRIAI

Executive Architect,
Loais County Council.
Áras an Chontae,
JFL Ave,
Portlaoise,
Co Laois

Date: 10th October 2023

Conservation Works Method Statement

This outline methodology applies to all proposed works to the houses, although the detailed proposals in relation to the interior and some exterior elements have yet to be agreed subject to ongoing research and design development in consultation with the Client, Agent, Conservation Architect and Planning Authority.

Conservation Methodology

The proposed conservation works are to be carried out in accordance with the principles of the Venice and Burra Charters produced by the ICOMOS Australia in 1979 and amended in 1981, 1968 and 1999. This document defines current conservation terminology and makes sensible recommendations for its practice. These include Principles, Processes Preservation, Restoration, Reconstruction, Adaptation and Preservation, all of which will be followed. The works must adhere to the conservation principles set out in the Department of Government Protections Guidelines for Local Authorities (2004) and the Department of Culture, Heritage and the Gaeltacht's advice series publications.

General Principles

The work is to be based on an understanding of the buildings and their development.

It is an objective that the highest conservation principles will apply to the project. The aim will be to recover and retain the significance of the buildings while allowing alterations that provide a use that will ensure their survival. All features of importance to maintain the structure's character and special interest will be retained including features of all ages.

The objective is stabilising the buildings and to slow down the deterioration of their structure as far as practicable. The structure should not look very different after conservation works except that the structure is more stable and secure. All effort is to be taken to ensure that necessary new work on the historic structures looks appropriate and is in keeping with the fabric, materials and style of the original work. However, it should be possible to 'read' changes to a wall, both historic and modern, through close inspection. No important architectural features, later changes or other features of the building will be masked, including original mortar, where this is sound.

All intervention will be restricted to the minimum that is consistent with the established philosophy and the appropriate

use, reuse and continued survival of the building.

The philosophy of 'doing as little and as much as necessary' applies. The objective is to carry out works limited to these essential for the survival of the property and its conversion.

Where possible repairs will be undertaken rather than replacing materials, with as much of the original material as possible to be retained and reused in its present location.

Any new work required to the structure will use processes and materials that are reversible. Repairs are to be carried out without any attempt to disguise or artificially age materials, allowing new materials to be discernible without detracting from the structure.

Unsatisfactory alterations that disfigure earlier works of greater merit will be reversed, where feasible, including the removal of exposed services. Only appropriate materials and methods of construction and contemporary methods or materials will be used where alternatives do not exist.

Detailed inspections and investigative works will be carried out prior to commencement of the programme of conservation works under the direction of the Conservation Architect. Who will advise on conservation aspects of the works throughout all stages.

Where decay is uncovered, a thorough analysis will be made of the defects and the nature of the decay in these materials before repairs commence. Salvaged materials from other sources will only be reused in the repair works such as bricks that have been bedded in lime mortar and slates provided, they are from reputable sources. Unless salvaged slates are in very good condition they may not be used.

GENERAL DIRECTION TO CONTRACTOR

The buildings are historic, and care must always be taken to protect any items and any parts of the building fabric, fittings etc. that could be damaged due to the works.

The contractor will be required to carry-out an inspection of the site including a condition and structural inspection of the site, with the Conservation Architect prior to the commencement of the works and to prepare a pre-works inspection report of the visit including scans, special inspection reports and a contractor's photographic condition survey for the approval of the Conservation Architect.

The main contractor will take overall responsibility for the works and for the protection of the historic fabric identified in this specification and on the accompanying drawings. Works will be advised and inspected by the Conservation Architect and must be carried out to his approval.

No taking down, opening up or removal of any feature or fitting is to be undertaken without the Conservation Architect's approval. The contractor is to facilitate access for the Conservation Architect to inspect the works and any fabric which has been removed from the building which is stored on the site.

The contractor is to inform the workforce, other parties, subcontractors and suppliers of what is expected of them and to enforce good practice in relation to standards, health and safety and waste management. All contractor's site personnel and their staff will be required to have read this method statement. Detailed daily records including photographs are to be kept of the works at all stages and the Conservation Architect will be kept informed of progress with regular reports.

SCAFFOLDING

All access scaffolding to be used must be of a free-standing self-supporting nature, i.e. 'retention scaffolding'. Scaffolding should be erected in a manner which is not reliant on a historic structure for stability. The scaffolding must not touch, lean on or use the historic structure for support (or leverage) at any time without approval. Through ties may be permitted through window openings, ONLY if the scaffolding does not come in to contact with the masonry at any time.

PROTECTION OF HISTORIC FABRIC

It is not permissible to fix anything such as temporary door frames etc. to the building fabric. No contact with the building is allowed and no screwing or fixing to the walls is permitted under any circumstances. Hand operated equipment only will be allowed except as agreed with the Conservation Architect.

The contractor is required:

- to take all necessary precautions to ensure no damage occurs to the building fabric.
- to provide such protection as is necessary to prevent the ingress of rainwater and or ground / surface water to the building or staining, splashing etc.
- to confirm items and elements that are to be protected in position before commencement of work. These include historic windows and window surrounds,

historic doors and door surrounds and historic skirting boards, dado and picture rails etc. Protection of these items is to be in place to the satisfaction of the Conservation Architect prior to the commencement of works. Protection measures may include the provision of hard board, soft wood or other support protections, wrapping with bubble wrap etc.

- to properly blank off or seal services such as drains, water supply etc. to prevent damage directly or indirectly to the building fabric.

DEMOLITIONS AND REMOVALS

Demolition works which come into contact with the historic fabric will be indicated on the accompanying demolition drawings prepared by MCD Consulting Engineers.

FEATURES TO BE RETAINED

Except as indicated on the demolition drawings, no features, fixtures or fittings are to be removed from the structure unless specifically instructed by the Conservation Architect.

MECHANICAL AND ELECTRICAL INSTALLATION

The mechanical and electrical installation shall be in accordance with this methodology. Use existing pipe and wiring runs where available. Hot water cylinders are to be well insulated and hot water pipes lagged. Avoid pipe chases in original masonry walls, especially chasing for pipes. Use modern partitions where available of where dry lining is occurring ensure adequate space for pipes.

CARPENTRY AND ROOFING TIMBER DECAY

Where decay is found, the timbers will be replaced where necessary with like for like and treated with a VacVac timber treatment. Structural members will be spliced where necessary. Beams showing decay will be replaced and spiked with engineer's approval with timber matching the existing. Roof timbers will be thoroughly inspected as the work proceeds. Any discovery of dry rot will be reported immediately to the Conservation Architect.

OUTLINE SPECIFICATION FOR TIMBERS:

Any rotten structural timbers will be replaced with new spliced members retaining as much of the original timber as is sound. All existing timbers to be treated with 'Protim', VacVac or similar by a

specialist timber treatment company where directed. All new timber used throughout the work shall be well seasoned and dry, free from sap shakes, large or loose knots and waney edges or other imperfections. All timbers found defective in these respects shall be removed from the site. White deal shall be spruce, straight, well-seasoned and free from sapwood. Red deal for joinery etc. shall be red wood. The moisture content of all timber shall not exceed the permitted maxima set out in IS 95. All timber shall be free from surface moisture at time of treatment with preservative. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All new structural timbers including joists, rafters, bridging, studding etc. shall comply with Irish Standard Recommendation SR 1988. Timber shall be Strength class B stress graded and marked SCB.

TIMBER PRESERVATIVES

All new (structural and carpentry) timbers shall be pre-treated by double vacuum process using a solvent-based treatment (e.g. "Protim" or other equal and approved) in strict accordance with the manufacturer's instructions. The reduction in size of pre-treated timbers on the job shall be kept to a minimum and timbers so cut, together with all cut ends, notches etc. shall be treated by liberally brushing on two coats of distinctively coloured preservative. Small pieces of timber for use as grounds etc. shall also be treated. Suitable precautions shall be taken by the Contractor by way of the provision of PVC gloves etc. to ensure that any men in contact with timber preservatives in their wet state are protected from any possible skin irritation, which might result from direct contact.

WORKMANSHIP

Any new timber splitting or opening to the extent of 1 mm within the Contract maintenance period shall be replaced. All joinery work to be properly wrought and framed together and finished in a workmanlike manner. All framing to be mortised and tenoned. Tonguing to be cross-grained.

ROOFS

Slate roof. Like for like repairs as required to slate roof (presumed to be natural slate – Blue Bangor).

Provide for retaining existing valleys and gutters with lead.

Replace flashings to abutments parapets and stacks, lead flashings only to be used on this section of roof.

Clear out debris from roof space and provide attic insulation to architect's specification.

Roof ventilation may be required, details to later agreement.

PROTECTION DURING ROOF WORKS

Support and protect the ceiling from water ingress the existing lath and plaster and timber ceilings before and during the works. Protect the upper floor ceilings from falling debris resulting from roofing works.

ROOF TIMBERS

Remove perished sections of wall plates, rafters and ceilings joists, ridge boards, purlins, roof truss ends, and replace with treated timber splicing to existing sound timbers. Any rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All timbers to be treated by approved specialists. All new timbers to be VacVac treated. Replace all battens with new VacVac 50mm x 40 mm treated battens fixed with copper nails. There should be minimum intervention and maximum retention of the historic timbers in a roof. New timber should not be replaced in direct contact with masonry but should be isolated from the masonry by either supporting or new brackets away from the wall or by placing a damp-proof membrane between the timber and masonry.

SLATING AND RIDGE TILES

The existing natural slate roof is to be repaired on a like for like basis. Original coursing to be followed. All salvaged slates to make up the shortfall to be similar in colour and size. Larger slates may be cut down. Replace balance of slates with recycled slates sized as existing. Relay original Blue Bangor slates using aluminium copper or section bronze nails and provide additional slates as necessary to match the existing. Re-bed ridges to chapel where required in a hydraulic lime mix.

VALLEYS AND FLASHINGS

Allow for the retention of lead and copper valleys and flashings. Where they are to be replaced, replace lead valleys and flashings with code 5 lead laid in accordance with the Lead Development Association printed instructions, or with the Conservation Architect's approval with copper. Allow for

reinstatement of valleys and flashing to chimneys and parapets with lead. Fit lead soakers, apron and cover flashings on stacks and parapet walls. Replace valleys as required with lead valleys linked in accordance with manufacturer's instructions. Provide for the replacement of all outlets. Provide lead upstands. New metal valleys are to be constructed using an isolating membrane between the valley timbers and the copper or lead valley.

New lead work is to be in accordance with the Lead Development Association Instructions, including maximum sheet sizes, lead specification, abutting and fixing details with laps to suit roof pitch and edge clips according to exposure.

Masonry surfaces and substrates are to be free of undulations. Plywood substrates are to be minimum 18mm WBP with an even, smooth and dry surface before the lead is laid. Sloping circular valley boards to be built up in layers using 6mm WBP plywood, a building paper underlay to BS C1521 Class A is to be used for plywood underlays with polyester geotextile felt 200 to 230 g/m² for uneven surfaces.

A min. 50mm clear ventilation is to be provided between the surface of the lead substrates and thermal insulation.

INSULATION

The attic spaces are to be insulated to the architect's detail with isover quilt insulation allowing free flow of air for ventilation at the edges. Internally, the application of any insulating material to walls is to be avoided as it results in a negative impact on architectural features such as skirtings, architraves, door frames and cornices.

FLOORS

Timber suspended floors to be insulated and fireproofed where they occur. Lifting of floorboards should only be undertaken if no damage is caused. Insulation can be supported between joists either with chicken wire or other proprietary trays fixed in accordance with the manufacturer's instructions. At ground floor level, where the insulation is most effective, cross ventilation requirements must also be adhered to.

FLOOR REPAIRS

The floors will be patched and repaired where necessary. Timber boards will be lifted carefully, labelled and stored on site or a store. The joists are to be carefully examined and repaired as per structural engineer's drawing. Previous installation of services may have caused weakening of the joists and these will need to be repaired.

Allow for provision of props to all floor supporting beams and to all timber roof trusses from ground floor where applicable. Provide safe working platform at attic level. Due to the severely dilapidated condition of some of the existing roof areas, allow for propping of working platform off ground floor where applicable.

LIFTING FLOOR BOARDS

Only take floorboards up if there is little alternative. When new pipes or cables are installed employ a competent carpenter to lift boards instead of leaving this to plumbers or electricians. Number boards as they are lifted to assist re-laying in their exact previous positions. Where regular access to service runs is required, floorboards can be discretely screwed down rather than nailed. This also avoids vibration from nailing above fragile ceilings. The use of timber or beeswax plugs reduces the visual impact of screws. Broken edges can be remedied by splicing in timber of a similar type and grain, as can damaged board ends where they are not replaced by shorter boards. It is sensible to introduce battens beneath unsupported board ends.

MASONRY REPAIRS

Masonry and lime render repairs are to be carried out by a specialist approved by the Conservation Architect. Historic masonry specialists should be experienced in this type of work and should be able to show that they have undertaken work of this nature before. A method statement detailing the proposed repairs works and techniques is required to be submitted for approval at least 10 working days prior to the commencement of works.

RAKING OUT

Any spalls dislodged in raking out should be retrieved and reused.

Mortar should be raked out using hand tools only. Sample sections of raking out, 1m x 1m square are to be prepared for the approval of the design team.

The use of mechanical tools in the hands of specialist conservators may be appropriate for the removal of later cement repointing but this must be agreed with the design team prior to their use on the walls.

HYDRAULIC LIME MORTAR

Mortar is to be St. Astier NHL (or similar approved) and aggregate at 3:1.

NHL 3.5 is to be used for general walling with NHL 5 for base course and coping.

HYDRAULIC LIME RENDER

Render is to be St. Astier NHL (or similar approved) and aggregate at 3:1 applied in two base coats mixed with NHL 3.5 and a further top coat of NHL 2.5.

AGGREGATES

5mm Wexford beach sand (or similar approved) up to 75% of the total mix. Substitute sand will not be accepted solely on compliance with a British Standard as the grading of these sands is too wide making some sands unsuitable for making lime mortars.

In addition to sand, 6mm washed gravel from the same source is to added, up to 5% by volume of the aggregate, with brick fragments and other material.

Sand should be already washed clean of very fine particles of silt and free from salts. It should be well graded, with a range of particles sizes, with the highest proportion around the mid-range. It should be 'sharp' that is a high proportion of angular grains, which will fit closely together, producing a well-bonded mortar.

The proportion of voids in the sand should be around 33-35%.

MAKING MORTAR AND RENDER

Measure materials by volume using clean gauge boxes. Under no circumstances is a shovel to be used. Proportions of mixes are for dry sand, allow for bulking if sand is damp.

A conventional cement mixer can be used although a roll pan or paddle mixer is preferable. Switch the mixer on and dampen down the inside of the drum. Switch the mixer off before adding two-thirds of the water and half the sand followed by all the lime. Switch the mixer on, allow the water to fully disperse throughout the mixture (15 – 20 mins.) before adding the rest of the sand and more water if required.

Use mortar within about two hours of mixing at normal temperature. Do not use after the initial set has taken place and do not re temper. Plant and banker boards should always be kept clean.

Natural hair or synthetic fibre may be added to reinforce the mix.

SURFACE PREPARATION FOR HYDRAULIC LIME RENDER

Remove any loose material, leaving the walls clean and free of vegetation. Dub out large voids and dampen the surface with a mist spray.

APPLICATION

Base coat to be laid using the normal techniques, 8-10mm thick. Leave to stiffen

up before using a float over the whole area to compress the render. Allowance to be made for dubbing out where there are depressions in wall surface, After 1-2 hrs. scratch over using a wire comb.

The second coat is to be applied as for the above once the base coat has stiffened sufficiently. Drying out times will vary depending on temperature and may be as little as 24 hrs. in warm conditions. Base coat to be dampened down if found to be drying out more quickly than this. The top coat should be weaker than the background mixes and is to be applied as above and floated up as it stiffens.

PROTECTION

Spray the finishing coat with a fine mist to keep the render damp for 4-7 days following application of the final coat, paying particular attention to the upper sections. Damp hessian to be laid over the work throughout this period maintaining a circulation of air between the cloth and the render.

COLD WEATHER

Do not work while the air shade temperature is below 2°C on a rising thermometer or below 5°C on a falling thermometer. Ensure that temperature of coatings remains above 4°C for at least 24 hours after setting.

PAINTING

Limewash or breathable paint only to be applied over lime mortars and renders. Synthetic paints prevent carbonation of the lime and are not to be used.

INTERNAL LIME PLASTER FINISHES

There is some evidence of rising damp in the internal walls at ground floor. Existing historic joinery (skirting boards, dado and picture rails, architraves and window surrounds) to be retained. Damp treatment to later agreed detail. Finishes to architect's specification.

Decorative cornices, ceiling roses and straight run cornices are to be carefully protected as required by a plaster repair specialist.

Lath and plaster ceilings are in poor condition and the ceiling has collapsed at several locations. No lath and plaster ceilings may be removed. Ceiling repairs to be advised by specialist.

Ceilings in the flat roof extensions are modern and may be replaced to architect's detail. Floor to ceiling heights to be agreed and must accommodate existing window surround heights.

PAINTING LIME PLASTER WALLS INTERNALLY

A water dispersion of inorganic pigments (primarily Titanium dioxide) in a binder consisting of casein but with linseed oil added applied to manufacturer's instructions. All surfaces are to be firm and clean with an adequate key. Suitable to be applied straight to bare plaster or on to previously Casein Distemper surfaces. It is not suitable to be applied to soft distempered surfaces or oil paint surfaces without special preparation. Plaster walls that have salt problems will stain and blister off all paints. Apply with brush or spray for fragile plaster work. The product is unstable if applied too thickly and should therefore not to be applied with a roller and should be thinned down as appropriate to the porosity of the surface it is applied to. Due to the traditional nature of this distemper touching should be avoided.

Coverage: 65 square meters per 5 litres depending on thickness of paint and porosity of surfaces.

Drying time 1 -23 hours surface dry though casein takes 10 days to obtain optimum strength.

Thinners (water) Always stir distemper before adding water. Casein Distemper, as supplied, requires between 5% and 20% water added. This may be increased but at over 10% the effects of the binder will start to dilute. When applied to bare plaster extra thinning may be required.

Storage: The product is not flammable. It must be protected from frost and kept in a cool, dry place between 5° and 10°. It will settle out if left standing. Stir to regain standard. Best used within 6 months.

Note manufacturer's disclaimer. The colour will change according to the surface applied to.

SAGGING CEILINGS

Support affected sagging ceiling from below where necessary using expanded metal to cushion the ceiling from supports. Remove any rotten or defective timber and replace with new treated timbers. Re-fix the plaster to the joists with stainless steel wire bedded into the plaster, threaded through the laths and tied around all the joists at intervals. Use non-ferrous screws with expanded metal bedded into the ceiling securing laths to the joists. Any loose areas of plaster work are to be tied back to the joists with stainless steel screws and washers and / or stainless-steel wire or mesh. Cut out cracks seal and fill with lime plaster. Clean out debris between joists and seal with PVA. Fix netting material folded over and laid between joists and

carefully flood with plaster of Paris brushed in to fill any gaps between plaster and laths. The original ceilings are lath and plaster throughout, and care is to be taken with carrying out the work to protect the ceilings. Damaged areas, areas in which the laths have perished, or holes are to be carefully cut back to the supporting joists and new riven laths are to be fixed to the joist and the ceiling plastered and all cracks cut out and filled with a lime-based plaster by a specialist plasterer.

CORNICES

No cornice work is to be removed or damaged. No services are to be carried through them. The cornices are to be protected while working close to them or where work is being carried out that could cause damage, by narrow strips of hardboard fixed to timber battens. Any loose cornice is to be supported temporarily by bags of loose polystyrene supported on timber posts and the cornice is to be supported by stainless steel wire or screws and washers fixed to the joists. An approved specialist shall repair the existing plain run cornices by running moulds using a template matching the existing section of cornice in all respects.

Retain all sound sections of running cornice and extend where cornice missing with a running mould using a metal template.

JOINERY

Window and door repairs and painting is to be carried out by a specialist approved by the Conservation Architect. Joiners should be experienced in this type of work and should be able to show that they have undertaken work of this nature before. Joinery is to be repaired in-situ and only as agreed with the Conservation Architect. A method statement detailing the proposed repair works and techniques is required to be submitted for approval at least 10 working days prior to the commencement of works. Removal of joinery items for repair may only be undertaken with written instruction for the design team.

FRAME AND ARCHITRAVE REPAIRS

Frames and architraves are to be repaired in-situ on site without taking them apart except as agreed with the Conservation Architect.

SHUTTER REPAIRS

No shutters were identified where access was possible. Repair existing shutters if identified during inspection, detailed in the

specialist contractor's methodology and agreed with the conservation architect. Shutter repairs include splicing new rail or stile ends, gluing split timbers, tightening and wedging the joints, replacing damaged timber behind the hinges and repairing or refitting the timbers. Stripping and re-painting shutters and surrounds is to be carried out as directed above.

DRAFT PROOFING

Draught proof strips are to be applied to the historic and replica windows – meeting rails, parting beads and baton rods in the positions indicated on the architect's drawings. The contractor is to propose a proprietary system of silicone rubber tubes, polypropylene and nylon finned pile brushes or rubber, polyester or sprung metal fins for agreement with the Conservation Architect. The proposed system may involve the removal of some timber to accommodate the draft stripping.

STAIRS

Existing stairs to be repaired and restored to original layout on site without taking them apart except as agreed with the Conservation Architect.

RAINWATER GOODS

All rainwater goods to be thoroughly inspected paying attention to joints, bends, feet collars and fixings, to identify all areas of leaks and blockages. Gutters, hoppers and pipes are to be cleaned out. Misaligned or loosened pipes are to be repaired and cracked pipes are to be replaced like for like with the existing. Missing cast iron brackets, collars and bolts are to be replaced to match the originals in

design and material, ironwork is to be cleaned, preparing and re-painted. (See above).

Wire balloons and leaf guards are to be fixed in place at all outlets.

REPLACEMENT RAINWATER GOODS

Replacement rainwater pipes, half round and profiled gutters, fittings and accessories, where damaged beyond repair are to be cast iron replacements to BS EN 8530 (Formerly BS 1997) Specification for traditional style half round, beaded half round, Victorian ogee and moulded aluminium rainwater systems, BS 460, 2002. Cast iron rainwater goods, Specification and BS 437 2008 Specification for cast iron drain pipes, fittings and their joints for socketed and socketless systems.

Castings shall be in all respects sound, good and free from pinholes, taps or other imperfections. They shall be neatly dressed and carefully fettled and all surfaces shall be smooth. The ends shall be finished reasonably square to the axis. The thickness of the barrels of straight pipes and the thickness of gutters shall be not less than 3mm. The thickness of fittings shall be not less than the corresponding parts of straight pipe and gutters. Replacement cast iron holderbats and fascia brackets shall be of the dimensions to match existing. They shall be provided with brass bolts and nuts.

Every pipe shall ring clearly when struck at any point with a light hammer.