

**BALLYROAN HOUSE
RATHFARNHAM
DUBLIN 14**

**ARCHITECTURAL HERITAGE
IMPACT ASSESSMENT**

24th June 2021

**Historic Building Consultants
Old Bawn
Old Connaught
Bray**

1184/01

Contents

Contents 2

Summary 4

Background 5

Historical background 6

 Bibliography 10

Conservation context 11

 Record of Protected Structures 11

 Conservation areas 11

 National Inventory of Architectural Heritage 11

Building survey 12

 Exterior 12

 Ruined building 15

 Interior 16

 Ground floor 16

 First floor 29

 Second floor 46

Proposed development 61

 Ground floor 61

 Rooms G-1, and G-2: 61

 Rooms G-3 to G-8 – Apartment 1 61

 Rooms G-9 to G-12 – Apartment 2 62

 Rooms G-13 to G-15 – Apartment 8 63

 First floor 63

 Rooms F-1 and F-2 63

 Rooms F-3 to F8 – Apartment 3 64

 Rooms F-9 to F-14 – Apartment 4 64

 Rooms F15 to F-17 – Apartment 8 65

 Second floor 65

 Rooms S-1 to S-3 65

 Rooms S-4 to S-7 – Apartment 5 66

 Rooms S-8 to S-15 – Apartment 6 66

Ruined outbuilding	66
Assessment.....	67
Method statements.....	68
Conservation philosophy	68
General principles	68
General direction to contractor	68
Proposed use:	69
Proposed works:	69
Protection during construction:.....	69
Demolition and removals:.....	69
Structure:.....	70
Timber decay:	70
Roof:	70
Walls:	70
Services & weed growth:.....	71
Internal plasterwork:.....	71
Cornices:.....	71
External plasterwork:.....	72
Floors:	72
Joinery:.....	72
Windows:.....	72
Skirting boards:	72
Doors:	73
External door:.....	73
Chimneypieces:.....	73
Painting	73
Drainage:.....	73
Mechanical and electrical	73
Fire safety:	73
Recording:.....	74

Summary

This report has been produced as a historical and historic building survey of Ballyroan House, an early nineteenth century house in the southern Dublin suburbs. Ballyroan House is a protected structure and is included in the National Inventory of Architectural Heritage.

The historical summary shows that the house does not appear on either John Rocque's map of County Dublin, published in 1760, or on John Taylor's map of the Environs of Dublin, published in 1816. The first map on which it appears is William Duncan's map of County Dublin, published in 1821. The style of the house would generally be in keeping with a date of between 1816 and 1821, as that was a period when Window Tax was in force and this led to the popularity of Wyatt windows, which are to be found in the centre of the façade on each floor of the house. The occupant at that time was William Poole. In 1843 the house was acquired by Joshua Watson, a Dublin merchant. Following his death his business and Ballyroan House were taken over by his son, Henry Watson. Under his guidance the business grew substantially, and this is probably the reason why Ballyroan House was extended and thoroughly refurbished in the later nineteenth century and the grounds were extended.

The building survey shows that Ballyroan House was originally a three-storey, five-bay house and it was extended in the later nineteenth century by the addition of a three-bay, two-storey wing to the east. The ceilings throughout the original house are high and, in some rooms, there are high quality cornices and other decorations. Parts of the house are in poor condition, however and there is a need for substantial investment in order to bring the building back into a good state of repair and to ensure that it is put to a good use.

In 2018 planning permission was granted by An Bord Pleanála, following a decision to grant by the planning authority, for a development that included the conversion of Ballyroan House to three houses. Planning authority reference SD17A/0064; An Bord Pleanála reference PL06S.249209.

The proposal is to change the proposal for three houses to a revised proposal to convert the house into eight apartments. The configuration of the house allows for such a subdivision, with an apartment on either side of the original house on each of the three floors and an apartment on each of the two floors of the later wing on the eastern side.

Background

This report has been prepared for Homeland BRH Ltd as part of the documentation to be submitted with a planning application.

The planning application includes substitution of two previously permitted semi-detached house for three terraced houses. As that element of the application relates to new build on a site that already has permission for development it is not assessed in this report.

The site was inspected for the purposes of preparing this report on 25th January 2021 on which occasion the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained therein.

Historical research was carried out on the background history of the property and the results are set down below.

While this report contains comment on aspects of the condition of the buildings it is not a condition report or a structural report and must not be read as such. All comments in the methodology are subject to verification by the architect or engineer and in the light of conditions as established on site.

This report has been prepared by Rob Goodbody BA(mod), DipEnvPlanning, DipABRC, MA, MUBC, MIPI.

© Rob Goodbody 2021

Historical background

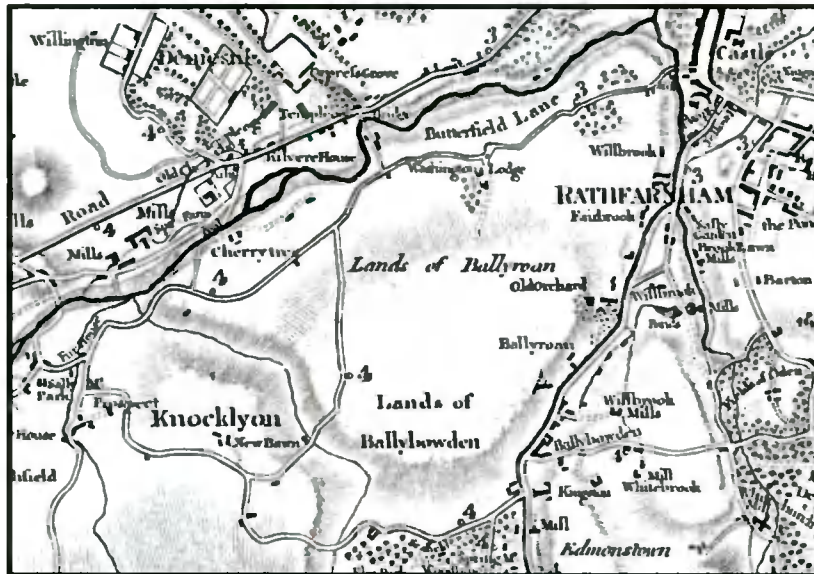


Figure 1: Detail of Taylor's map of 1816

The origins of Ballyroan House are somewhat obscure. It is not shown on John Rocque's *Actual Survey of the County Dublin*, published in 1760, nor on John Taylor's map of *The Environs of Dublin*, published in 1816.



Figure 2: Detail of Duncan's map of 1821

The house is shown clearly on William Duncan's map of County Dublin that was published in 1821. This shows a laneway leading from Ballyboden to the house and then on to the north to join Washington Lane, leading to Butterfield Avenue. In the 1820s the townland of Ballyroan was occupied as meadow and pasture by William Poole.¹

¹ Tithe applotment book, parish of Tallaght, 1826, National Archives of Ireland.

William Poole was listed as the occupier of Ballyroan in the 1837 edition of Lewis's *Topographical Dictionary of Ireland*, though the house is not listed in the second edition.² By that time the house was occupied by Joshua Watson, who had acquired it in 1843.³ Joshua Watson was a tea merchant, with a business at number 3 Westmoreland Street, Dublin.⁴

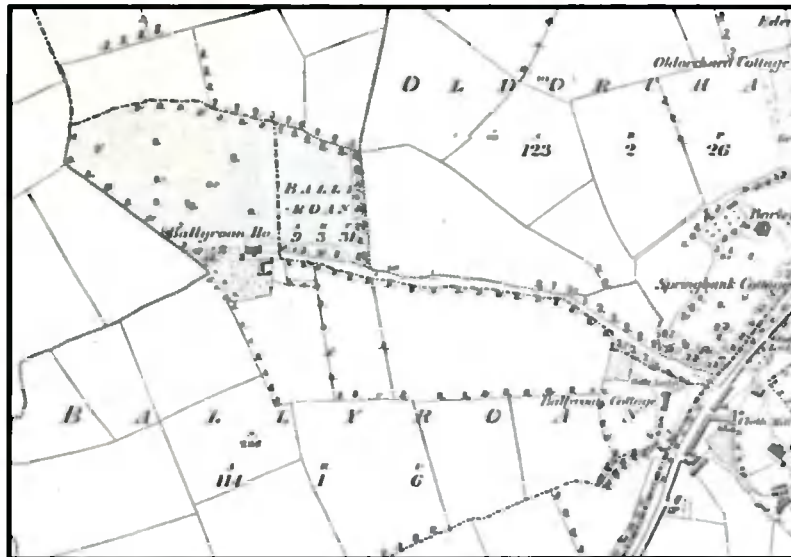


Figure 3: Ordnance Survey map of 1843

The first-edition Ordnance Survey six-inch map of the area, published in 1843, shows Ballyroan House as having a long driveway from Ballyboden Road, as seen in the map extract reproduced above. The same map, shown at a larger scale, depicts the house, its outbuildings and walled garden.

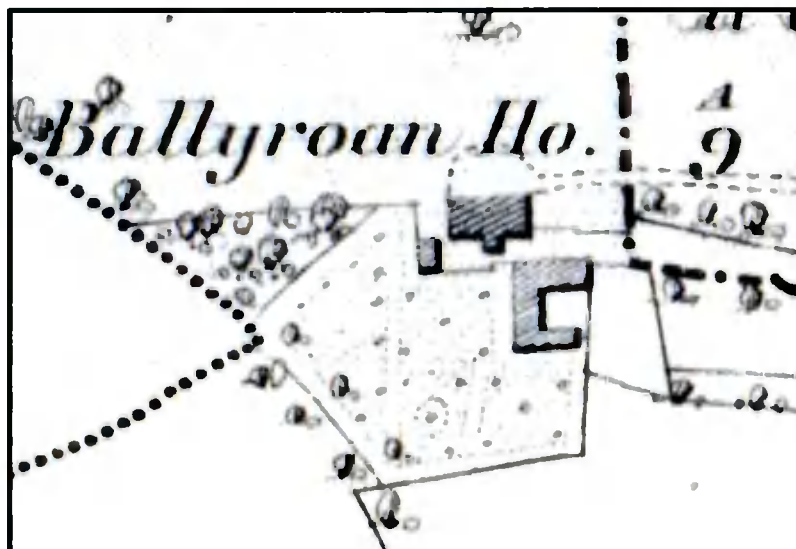


Figure 4: Enlarged detail of Ordnance Survey map of 1843

² Lewis, 1837 vol. 2, p. 587.

³ Registry of Deeds, 1843, book 14, page 79.

⁴ *Thom's Directory*, 1857.

The 1843 map shows the house to be a simple rectangle, with a small projection in the centre of the southern side. To the south-east the outbuildings form three sides of a rectangle, while to the south and south-west the walled garden was pentagonal. A small structure stood close to the south-western corner of the house.



Figure 5: Detail of second-edition Ordnance Survey map of 1871

The 1871 edition of the six-inch map shows that there had been some small changes, including an addition to the front of the house and the erection of a larger structure to the west of the house.

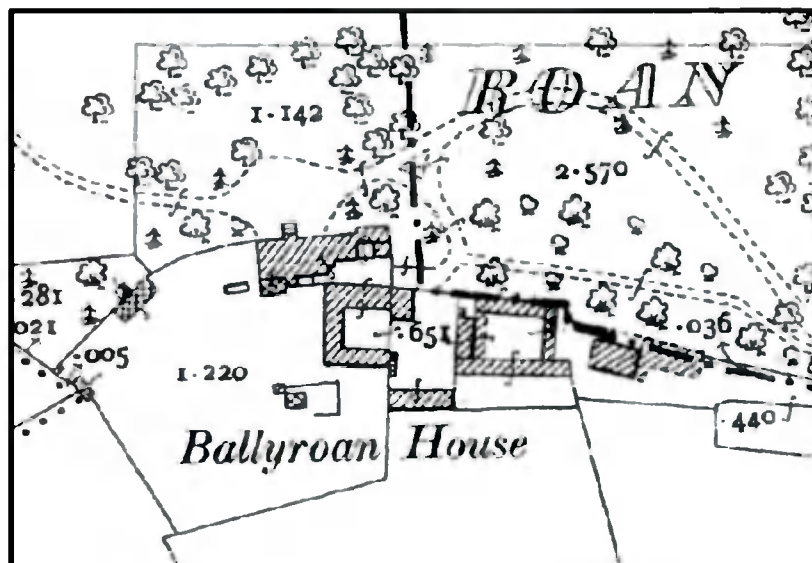


Figure 6: Detail of Ordnance Survey map of 1907

In the opening years of the twentieth century the Ordnance Survey produced another edition of its map of the area, and this shows that significant alterations and additions had been made to Ballyroan House. A new driveway had been laid out, running westward to Knocklyon Road, with a gate lodge at the entrance that is still extant today. The house itself was enlarged significantly, with a large new wing

projecting to the east. A group of new outbuildings had been erected eastward of the original stable yard.

Joshua Watson died in 1869 at eighty years of age.⁵ His business as a tea merchant had moved to Bachelors Walk and was taken on by his son Henry Watson, who also followed his father as the occupier of Ballyroan House. The business went from strength to strength, retaining the name Joshua Watson & Co Ltd and branching out to become maltsters, corn factors, wine and spirit merchants and bonded warehousemen.

It was probably due to the expansion of the family business that Henry Watson was enabled to enlarge and improve the house and its grounds.

Following his death, his wife, Helena Watson, continued to live in the house until the mid-1920s.

⁵ *Carlow Morning Post*, 25th December 1869.

Bibliography

Duncan, William, 1821, *Map of the County Dublin*.

Lewis, Samuel, 1837, *Topographical Dictionary of Ireland*, London.

Lewis, Samuel, 1847, *Topographical Dictionary of Ireland*, 2nd ed., London.

Ordnance Survey, 1843, six-inch survey, Dublin sheet 22.

Ordnance Survey, 1871, six-inch survey, Dublin sheet 22.

Ordnance Survey, 1907, 1:2500 survey, Dublin sheet 22-10

Rocque, John, 1760, *An Actual Survey of the County Dublin*.

Swords, Kieran, 1996, "Ballyroan Townland – Delineation and Decline, part I",
Dublin Historical Record, vol. XLIX, no. 2

Swords, Kieran, 1997, "Ballyroan Townland – Delineation and Decline, part II",
Dublin Historical Record, vol. L, no. 1

Taylor, John, 1816, *Map of the Environs of Dublin*.

Thom's Directory, various dates.

Conservation context

Record of Protected Structures

Ballyroan House is a protected structure and is included in the record of protected structures for South Dublin County Council under reference 275. The description is "Three-storey house".

Conservation areas

Ballyroan House is not located in an architectural conservation area.

National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage has included Ballyroan House under reference 11216052 and has assigned a Regional rating for its architectural and technical interest. The survey description is:

Detached five-bay three-storey house, c.1850. Three-bay two-storey wing to east. Rendered, ruled and lined walls with parallel quoins. Timber sash windows throughout, with hoods to ground and first floors. Central projecting porch with entablature and parapet, housing glazed timber door. Hipped slate roof with rendered chimney stacks. Bracketed eaves to front wall. Ancillary farm buildings and extensions to rear.

The inventory makes the following appraisal:

A fine mid nineteenth-century house which, though in poor condition, remains substantially intact in its secluded, wooded location.

Building survey

Exterior



Plate 1: Ballyroan House, front elevation

Ballyroan House is a north-facing, three-storey, five-bay house with a two-storey, three-bay wing on the eastern side. The house is rendered with Roman cement, ruled, lined and painted and has parallel quoins. The windows have rendered architraves, those on the top floor being shouldered, while those at ground- and first-floor level have plain architraves and are surmounted by frieze and cornice. The frieze and cornice over the first-floor central window sits on a dentil moulding and is supported by decorative scroll brackets.

The windows are replacement one-over-one timber sliding sashes. In the centre of the first and second floors the windows are tripartite Wyatt windows with moulded-timber facings to the mullions.

The roof is double pile, hipped and slated, with a separate hipped roof on the eastern wing. The front façade is parapeted with an overhanging cornice supported on brackets. The wing has no parapet, and the eaves are bracketed.

Chimney stacks rise from the end walls of the front section of the main house, each having two rows of eight pots, while a chimney stack on the rear elevation has a single line of ten pots.

A porch in the centre of the front elevation is rendered in Roman cement and painted and is parapeted. Entry is via a pair of replacement glazed doors set in a moulded architrave surmounted by a frieze and cornice on a dentil moulding and supported by decorative scroll brackets. There are round-headed niches on either side of the porch.



Plate 2: Oblique view of the front elevation

The eastern wing has been noted above and is faced with Roman cement to match the main house. The windows have rendered architraves.



Plate 3: Eastern side of house

The side and rear of the wing are rendered with harling, much of which has failed. This reveals a construction of rubble granite with hammer-dressed granite quoins and with buff-coloured brick surrounds to the windows and doors and at the corner of a small projection to the rear.

The eastern side of the main house is rendered with Roman cement, ruled and lined, and has failed in places to reveal rubble stone with some red brick at the corner and buff-coloured brick at the chimney stack. The windows in this part of the house are a mix of two-over-two sashes and six-over-six sashes in a variety of sizes.



Plate 4: Rear elevation

The rear elevation is rendered, ruled and lined with Roman cement, failing in places. This reveals a construction of rubble stone with brick in places, including the chimney stack. There are only three windows at the rear of the main house, each being a two-over-two sash. A projection to the rear is constructed of brick and topped by a parapet with a cut-granite cornice and blocking course. A pair of round-headed windows on the upper floor of the projection are topped with rendered archivolt, while a single opening on the floor below is round-headed and facilitates a pair of glazed doors. A substantial addition to the side of this projecting section is constructed of concrete blockwork and is not rendered.



Plate 5: Western side elevation

The western side elevation is rendered, ruled and lined with Roman cement over a rubble-granite wall with brick at the linings of the windows and at the chimney. On the top floor are two two-over-two sash windows. At ground- and first-floor levels a canted bay projects, having one-over-one sashes on each face.

Ruined building



Plate 6: Front of ruined building

To the east of the house, and in line with the front façade of the house, there is a single storey building in ruins. This building has no roof visible at the front. It is a three-bay structure with a stone façade from which the render has mainly failed.



Plate 7: Rear of ruined building

The rear of the building shows that it was altered at some time through the provision of garage doors. The roof is present, but in a state of collapse.

Interior

Ground floor

The floor plan below shows the layout of the ground floor and shows the numbering of the rooms as used in this report.

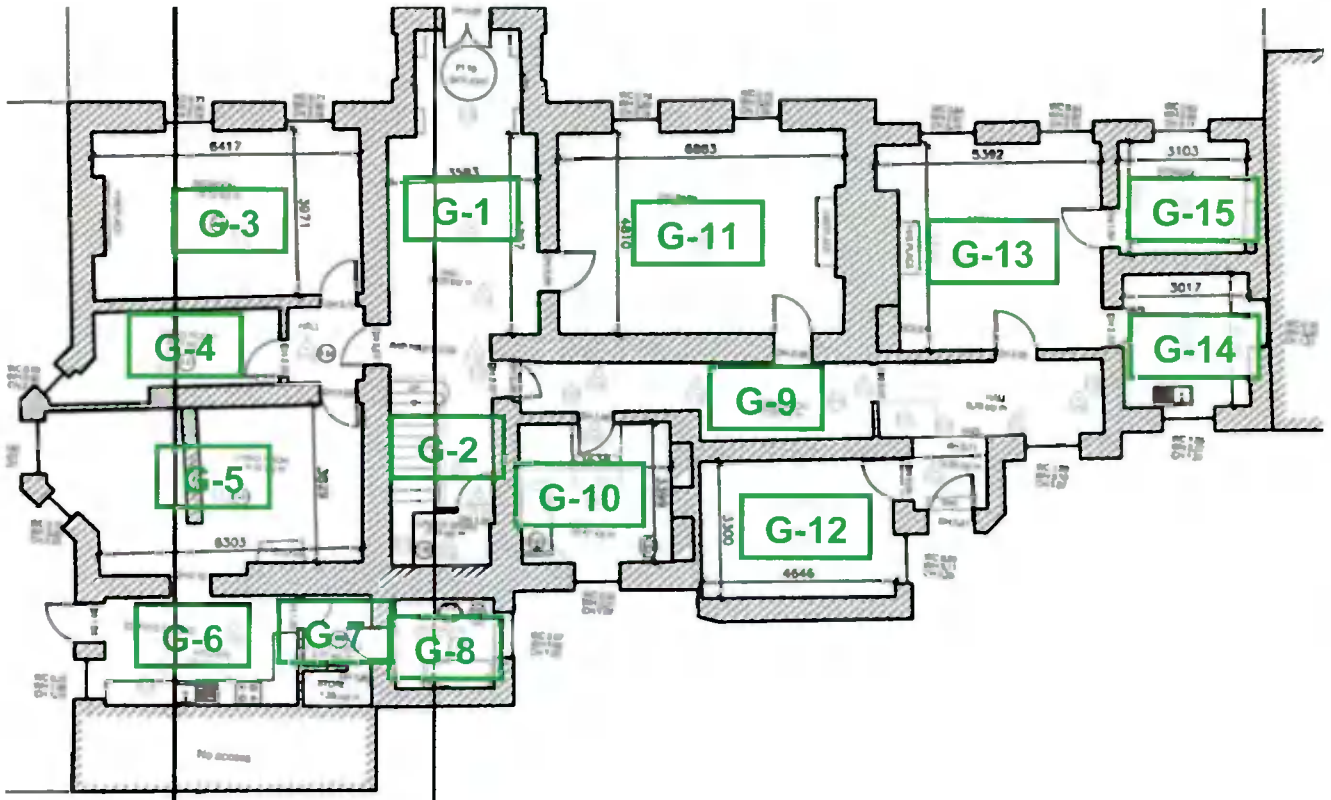
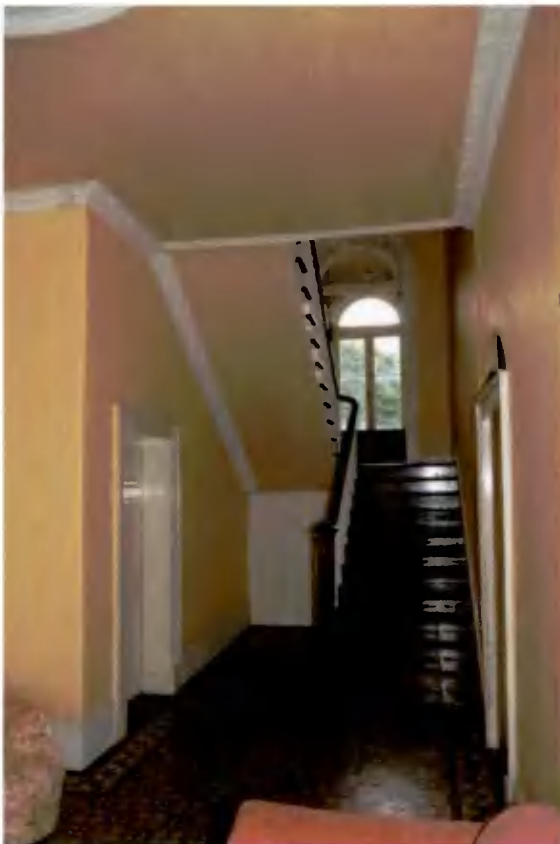


Figure 7: Room numbers at ground-floor level used in this report

G-1 and G-2: Entrance hall and staircase*Plate 8: Entrance hall and porch**Plate 9: Entrance hall and staircase*

The front hall extends into the porch at the front of the house. The porch is highly decorated, with niches on either side having moulded architraves and an archivolt rising from a small cornice supported on decorative scroll brackets. The niches are flanked by pilasters supporting a cornice. Above this is an egg-and-dart decorative cornice. The porch is top lit by a circular lantern.

The entrance hall and staircase have decorative cornices and a centrepiece, with a more restrained decorative style than in the porch. The staircase is open string with turned balusters supporting a heavy hardwood handrail. The balustrade terminates at a hardwood newel.

The floor in the entrance hall and porch is paved with encaustic tiles.

G-3: Bedroom

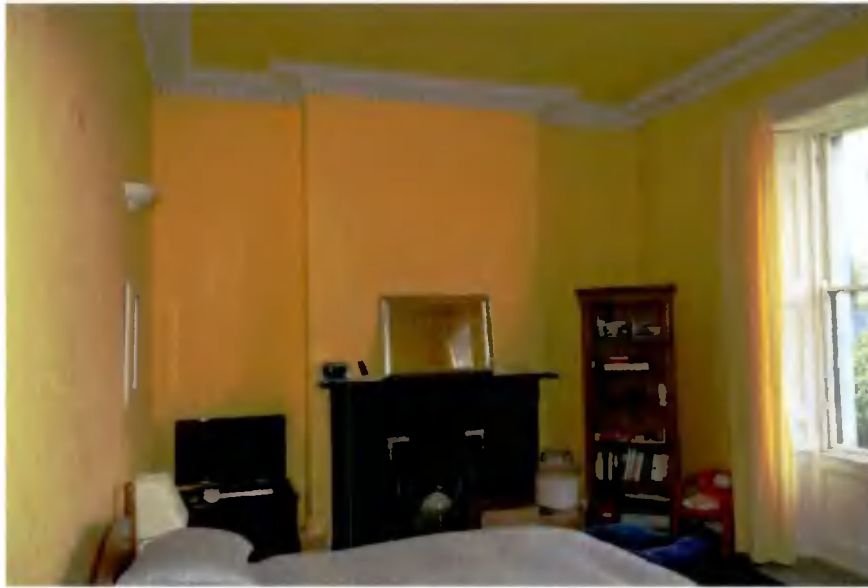


Plate 10: View to west in front bedroom

The room to the west of the entrance hall is entered from a lobby leading off the hall. It has a decorative cornice with key pattern and no centrepiece. A shallow chimneybreast has a black marble chimneypiece. The door is four-panelled and is set in a simple slender architrave. The window is a one-over-one timber sliding sash with concave horns and is set in a moulded-timber architrave with panelled shutters. The floor is boarded and carpeted.

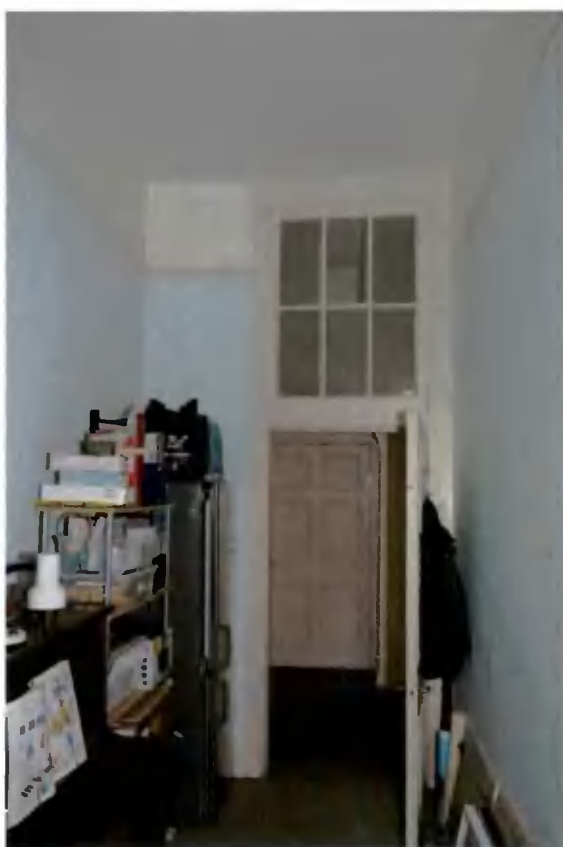
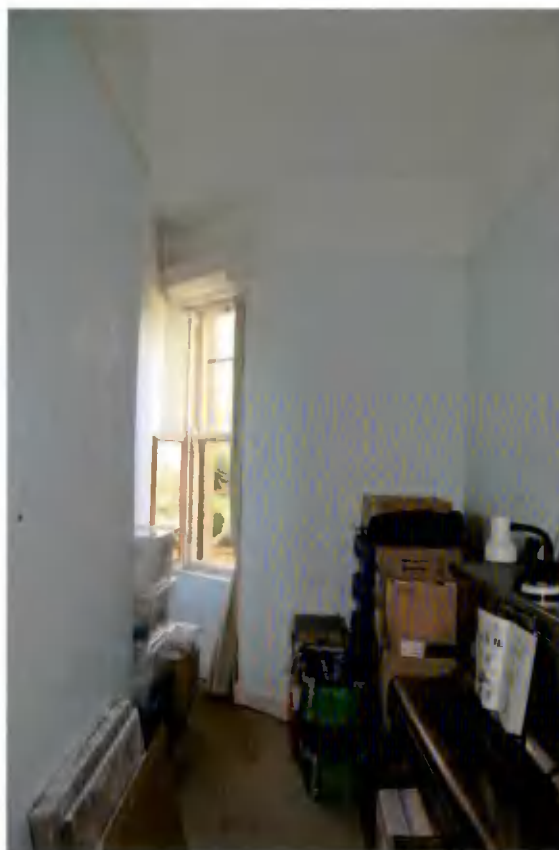


Plate 11: View to east in front bedroom

G-4: Living room

Room G-4 is entered from the same lobby as room G-3. It appears to have been partitioned off from room G-5 as it is lit by one side window in the canted bay on the western elevation. There is no cornice or centrepiece. The window has no architrave or shutters, except that the top section of the architrave, with its panelled soffit, remain in place and run into the wall at the side.

Plate 12: View to west in room G-4



The room is entered via a four-panelled door with a simple timber architrave, over which is a large six-pane overhead light to let borrowed light into the lobby outside the door.

Plate 13: View to east in room G-4

G-5: Living room



Plate 14: View to west in room G-5

Room G-5 is entered from the same lobby as rooms G-3 and G-4 via a four-panelled door set in a moulded-timber architrave. To the side of the door is a deep alcove that rises most of the height of the room. A substantial plain-run cornice runs around the entirety of the ceiling, including into the window bay. The room is lit by two windows in the canted bay on the western side of the house, each of which is a one-over-one timber sliding sash with concave horns, set in a moulded-timber architrave and with panelled shutters. The room is heated by a simple hearth with no chimneypiece.

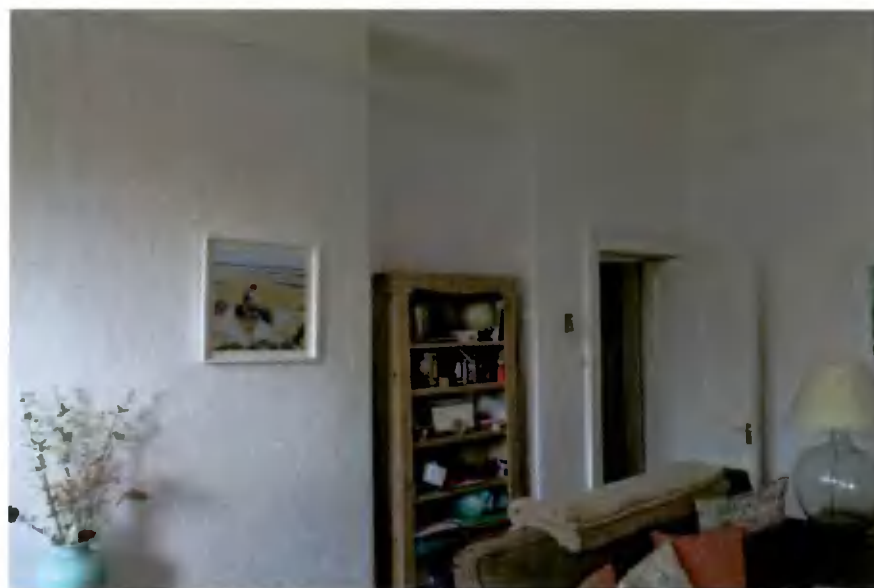


Plate 15: Doorway in room G-5

G-6: Kitchen



Plate 16: Eastern end of kitchen in room G-6

The kitchen in room G-6 is in the addition to the rear of the house. The ceiling curves towards the south. The room is lined with modern plaster and lit by a glazed door and a casement window, both of late date, in the western elevation. The fittings in the kitchen are of late twentieth century date and the floor has a covering of cork tiles. A hollow door at the eastern end of the kitchen leads to a lobby at room G-7



Plate 17: Western end of kitchen in room G-6

G-7 and G-8: Lobby and bathroom



Plate 18: Eastern end of bathroom in room G-8

The bathroom is at the eastern end of the rear addition to the house and is entered via a lobby (room G-7) from the kitchen. The bathroom ceiling is flat, except for a short sloping section along the southern side. The doorway from the lobby is splayed.

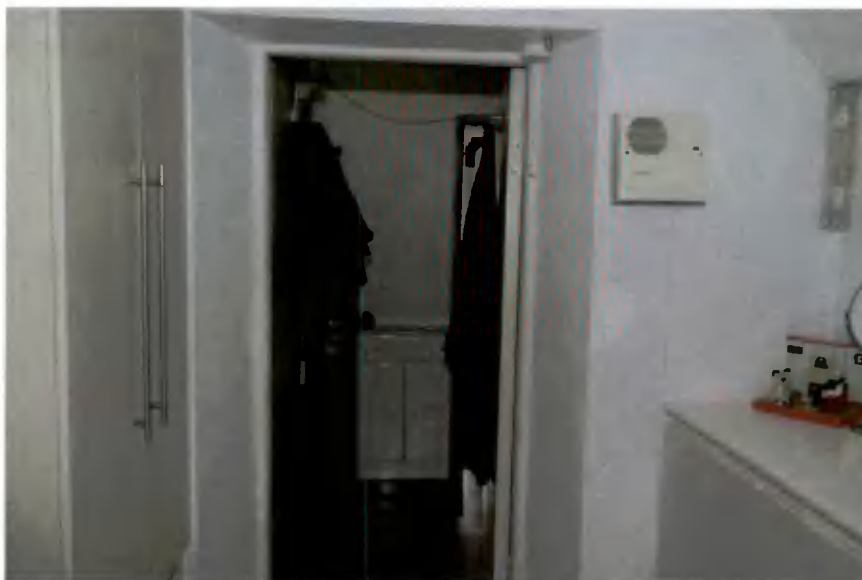


Plate 19: Western end of bathroom in room G-8

G-9: Corridor

From the eastern side of the stair hall a corridor leads toward the east. This is relatively narrow at the western end where it passes through the original house, and it broadens once it gets into the later addition to the rear and the east of the main house.

The floor is tiled with ceramic tiles. The walls are plastered, and the ceiling is plain with no cornice except for a small plain cornice at the western end of the corridor. The door leading from the entrance hall is six-panelled and has an architrave in the hall, but none facing the corridor. A door to room G-10 and another to room G-11 have moulded-timber architraves.



Plate 20: View to east along corridor



Plate 21: View to west along corridor

G-10: Bathroom

Plate 22: Bathroom in room G-10

Room G-10 is on the southern side of the corridor, at the rear of the original house. It seems likely that this room was subdivided to create the corridor when the eastern wing was built. The room is at a higher level than the corridor and within the doorway a flight of four steps leads up into the room. The door is five-panelled and set in a moulded-timber architrave. The room is lit by a two-over-two timber sliding sash with concave horns and with a moulded-timber architrave and panelled shutters. Two cupboards set into the eastern wall are likely to have been windows prior to the construction of the eastern wing.



Plate 23: Steps leading to upper level of room G-10

G-11: Reception room

Plate 24: View to the east in room G-11

Room G-11 is a large reception room at the front of the house. A six-panelled door set in a moulded-timber architrave leads off the entrance hall. A second door, also six-panelled and set in a moulded-timber architrave, leads to the corridor at the rear. The room is lit by two windows, each of which is a one-over-one timber sliding sash with concave horns each window is set in a moulded-timber architrave and with panelled shutters. A decorative cornice and frieze run around the room. A black marble chimneypiece at the eastern end of the room has marble columns supporting friezes, which in turn support the mantle shelf. The insert is tiled in mid-twentieth century style. The floor is boarded and in poor condition, part of it having collapsed. The skirting is original and relatively simple.



Plate 25: View to the west in room G-11

G-12: Store



Plate 26: Door and window in room G-12

Room G-15 is on the southern side of the corridor in the eastern wing and is entered via a lobby or porch that also gives access to the exterior. Room G-19 is plain, with a tiled floor and with no cornice or other feature. There is no hearth. The door is timber sheeted and set in a narrow timber architrave. The window is in the eastern wall and is a six-over-six sash with no shutters or architrave. The lower part of the window is blocked.



Plate 27: Western wall of room G-12

G-13: Former kitchen



Plate 28: Hearth at western side of room G-13

Room G-12 is at the front of the house in the eastern wing and is entered via a modern hollow door set in a simple architrave. A substantial chimneybreast on the western wall probably originally had a kitchen range, though the hearth has been narrowed and has a cast-iron chimneypiece with a tiled insert. There is a very small plain cornice. The room is lit by two two-over-two timber sashes. At the eastern end of the room are two modern hollow doors set in simple moulded-timber architraves and leading to adjacent storerooms or pantries.



Plate 29: Doorway to room G-13

G-14: Store

No access

G-15: Pantry

Room G-13 is a small room, probably a pantry, leading off room G-12 to the east and at the front of the eastern wing. The room is lit by a two-over-two timber sash without shutters or architrave. The room is plain, with no cornice and no architrave on the doorway. A doorway to the exterior in the eastern wall is blocked up with concrete blockwork.



Plate 30: Window in room G-15



Plate 31: Doorway to room G-15

First floor

The floor plan below shows the layout of the first floor and shows the numbering of the rooms as used in this report.

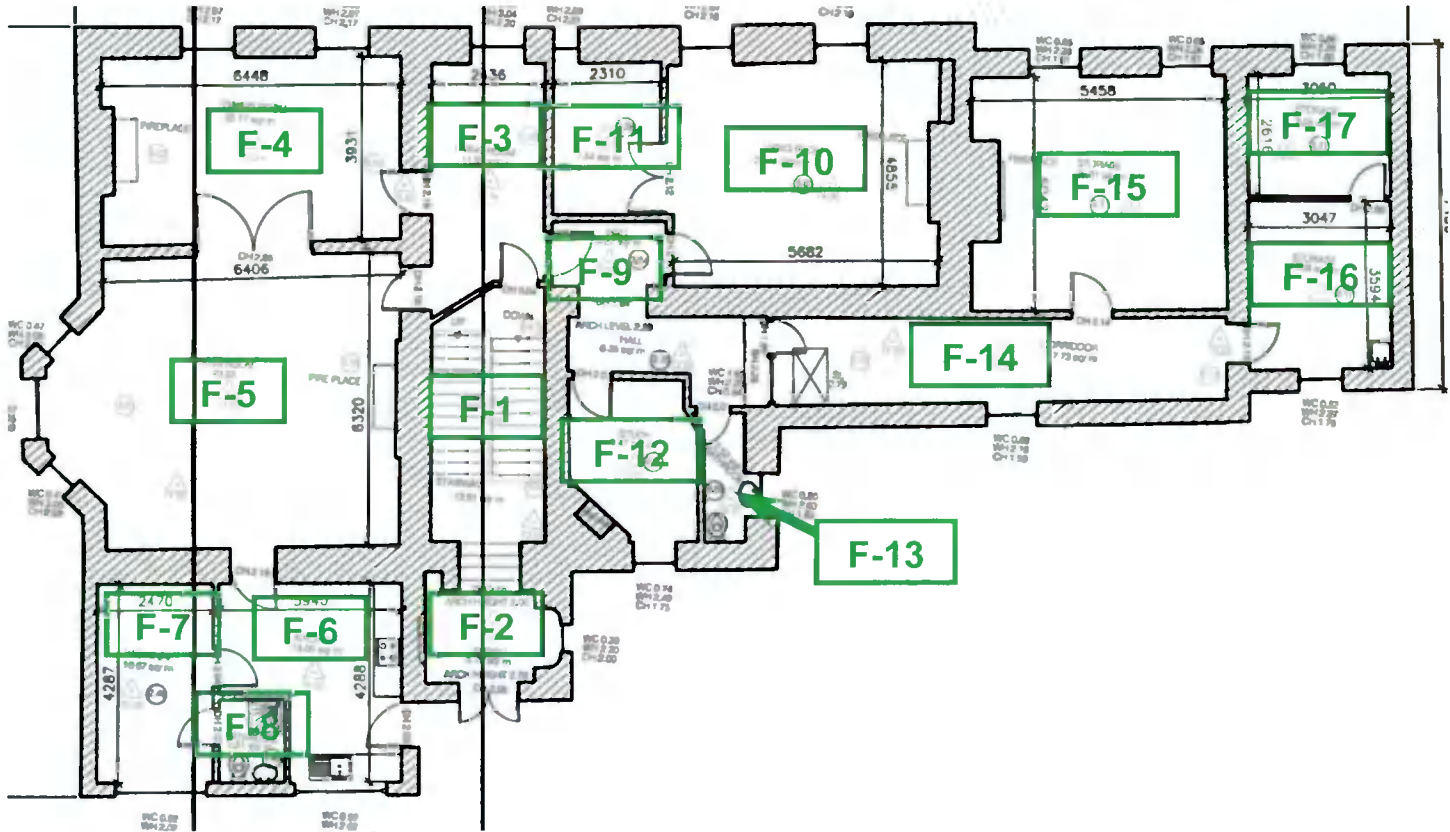


Figure 8: Room numbers at first-floor level used in this report

F-1: Staircase

The staircase has been noted above. It is open string with fretted decorative tread-ends and with a substantial hardwood handrail supported on turned balusters. At the landings and half-landings, the handrail curves around from one flight to the next. The treads and risers are painted and appear to be replacements, with little wear.



Plate 32: Staircase

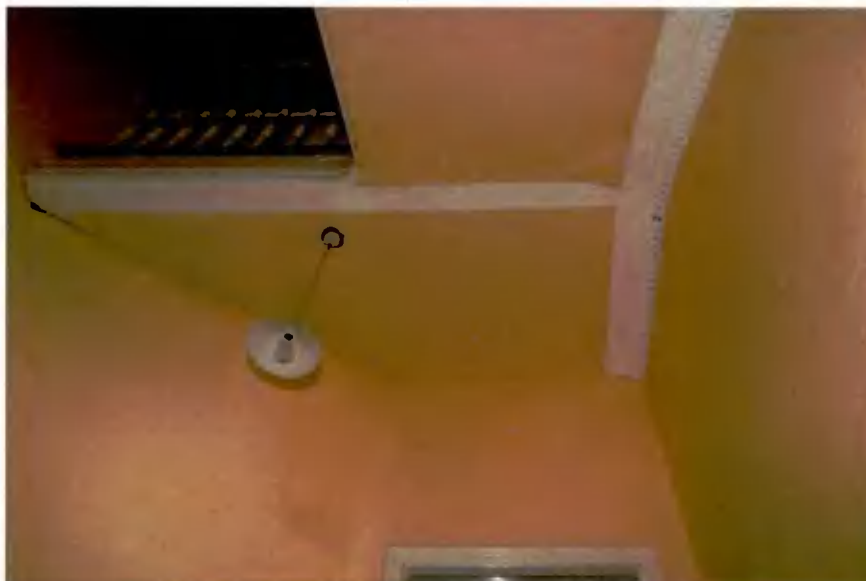


Plate 33: Ceiling over stairs at first-floor level

The cornice that was noted above in the entrance hall rises up the side of the stair well, with a branch leading out across the front of the soffit below the second-floor landing.

F-2: Mezzanine lobby

A mezzanine level above the ground floor, room F-2 is a lobby that gives access to the rear garden via a pair of glazed doors. The doorway has a plaster archivolt at the fanlight, but the architraves are missing. The plaster is missing from the western wall, except in a substantial round-headed niche. This reveals the brick construction of the lobby. There is a plain run cornice.



Plate 34: Mezzanine lobby



Plate 35: Ceiling in lobby

F-3: Room

An angled partition separates the staircase from room F-3, which runs forward from the staircase to the front of the house. This room is lit by a mullioned window, which is part of the Wyatt window seen in the front elevation. The window has a moulded-timber architrave and panelled shutters.

The cornice from the landing runs through into this room, except on the angled partition. A centrepiece is surrounded by a floral design in low relief.



Plate 36: View to the north in room F-3



The room is entered via a four-panelled door set in a moulded-timber architrave and with a rectangular overlight. Three doorways, each with moulded-timber architraves, lead into the adjacent rooms.

Plate 37: View to the south in room F-3

F-4: Bedroom

Plate 38: Room F-4 at the front of the first floor

Room F-4 is at the front of the first floor, at the western end of the house. It has a high ceiling with a decorative cornice and a pendant acanthus centrepiece. The room is lit by two windows, each being a one-over-one sash with concave horns and is set in a moulded-timber architrave and with panelled shutters. The room is entered from the landing via a four-panelled door set in a moulded-timber architrave. A large pair of doors set in a moulded-timber architrave give access to the adjacent room F-5. The floor is boarded and varnished. At the western end of the room is a chimneybreast with a marble chimneypiece and having an arched cast-iron insert.



Plate 39: Windows in room F-4

F-5: Drawing room

Plate 40: View northward in room F-5

Room F-5 is a substantial room in the south-western corner of the house. It has a high ceiling with a decorative cornice and a pendant acanthus centrepiece. The room projects into the canted bay on the western wall and is lit by the three one-over-one sashes with concave horns, moulded-timber architraves and panelled shutters. There is a marble chimneypiece with an arched cast-iron insert. The floor is boarded and varnished. In the southern wall there is a doorway leading into the adjacent kitchen; this was formerly a window and retains its architrave and shutters.

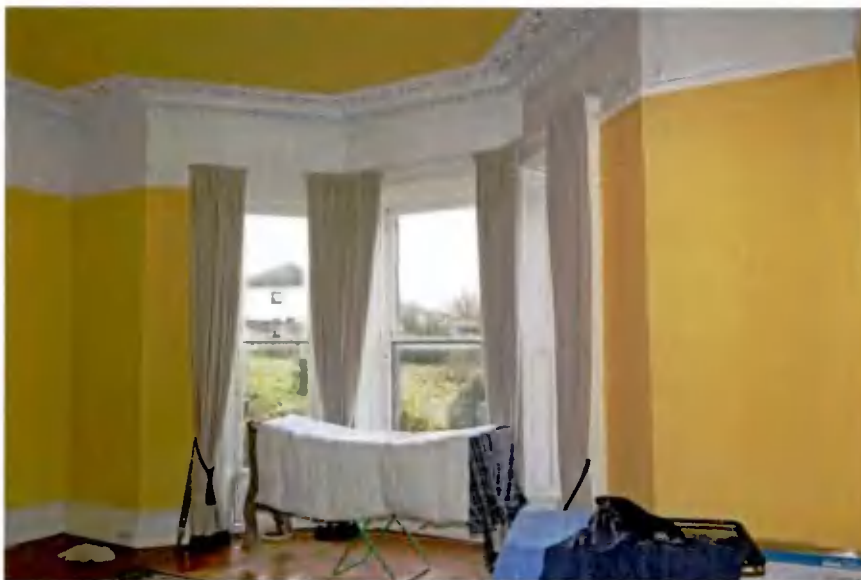


Plate 41: Bay window in room F-5

F-6: Kitchen



Plate 42: View to south-east in room F-6

Room F-6 is a kitchen, located in a later extension on the southern side of the house. The room is lit by a casement window in the southern wall and has a glazed door to the exterior in the eastern wall. On the northern wall is a four-panelled door lead into room F-5, while another doorway leads into the bedroom in room F-7. The walls in this space have a covering of modern plaster and the ceiling is of plasterboard.

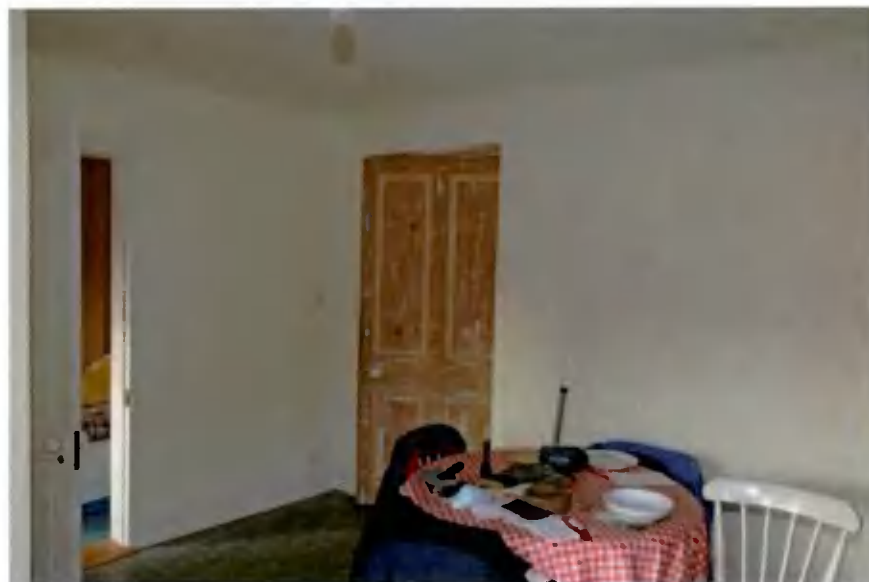


Plate 43: View to north-west in room F-6

F-7 and F-8: Bedroom and en-suite



Plate 44: Eastern wall of room F-7

Room F-7 is a bedroom in the later extension at the rear of room F-5. It is lit by a window in the southern wall and a four-panelled door leads to an en-suite bathroom. The walls have a covering of modern plaster and the ceiling is of plasterboard.

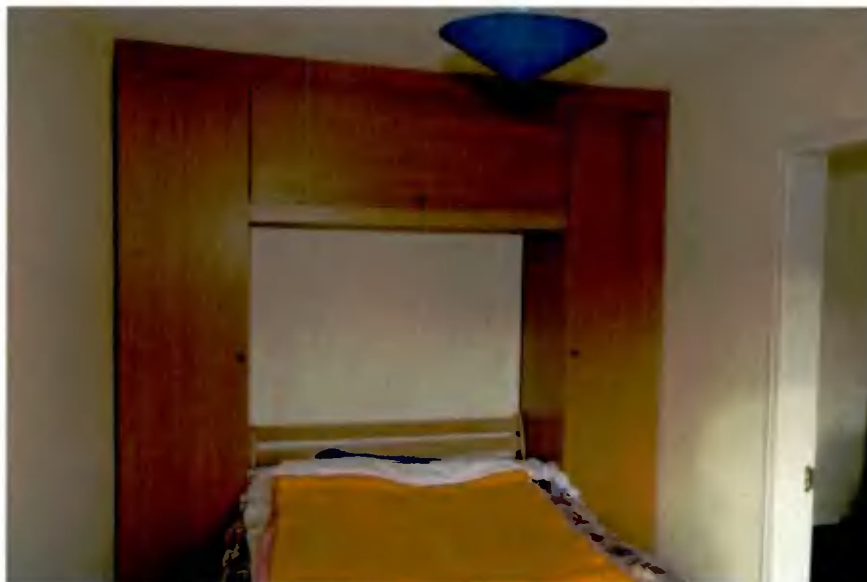


Plate 45: Northern wall in room F-7

F-9: Lobby

The lobby at room F-9 provides access from the stairway into rooms to the east, including room F-10 and those rooms in the eastern wing. Part of this lobby was probably originally part of room F-10 and room F-11, while the remainder was part of a room that is now subdivided into rooms F-12 and F-13.

Plate 46: View eastward in room F-9 to door of room F-10



The doorway to the corridor at room F-14 leads through what would originally have been the eastern wall of the rear room but was later opened up to provide access to the upper floor of the eastern wing.

Plate 47: Doorway from F-9 to eastern wing

F-10: Bedroom

Plate 48: View eastward in room F-10

Room F-10 is at the front of the house, on the eastern side. It is entered from the lobby at room F-9 via a four-panelled door set in a moulded-timber architrave. The ceiling is high and has a decorative cornice, which runs around the lobby at the doorway and there is no centrepiece. The room is lit by two one-over-one timber sliding sashes with concave horns and with moulded-timber architraves and panelled shutters. A chimneybreast at the eastern end of the room has a white marble chimneypiece and the hearth is closed off.

Room F-11 is at the western end of this room and is partitioned off from this room by a partition that does not rise to the ceiling.

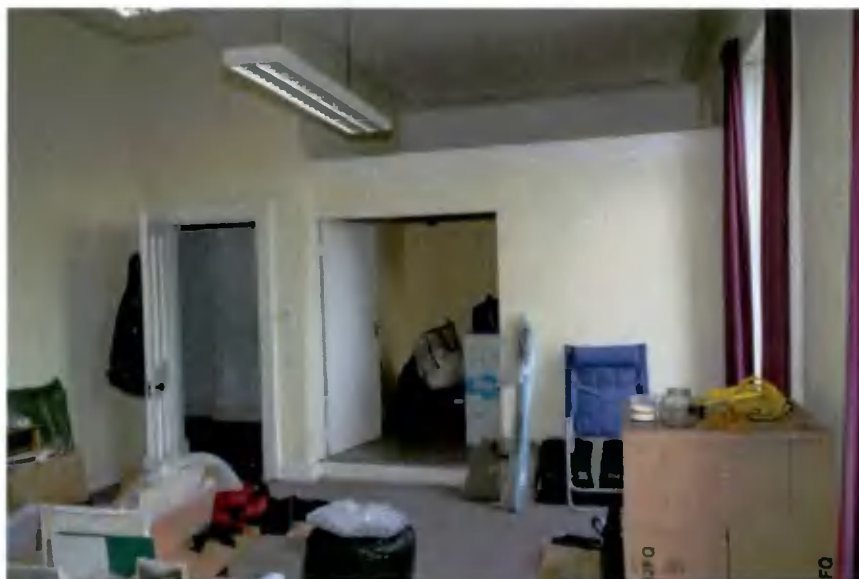


Plate 49: Western end of room F-10

F-11: En-suite

As noted above, room F-11 is partitioned off from room F-10 by a low partition. It has its own ceiling, formed with varnished joists supporting a ceiling of chipboard.

This room is lit by a narrow sash window that is the eastern part of the Wyatt window in the centre of the front elevation. The architrave and a shutter survive on the eastern side of the window.



Plate 50: Window in room F-11



Plate 51: Ceiling in room F-11

F-12: Bedroom

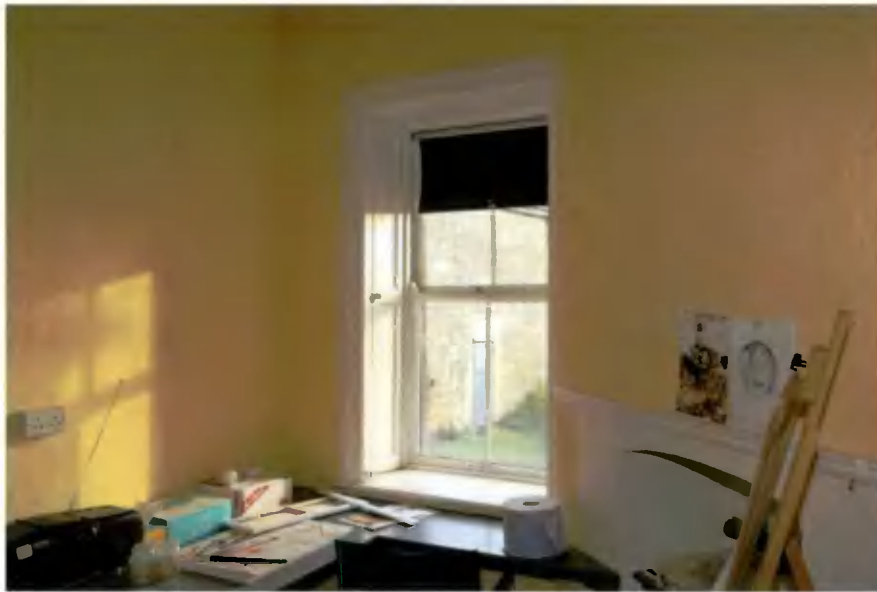


Plate 52: Window in room F-12

Room F-12 is at the rear of the original house, on the south-eastern side. The room is entered via a four-panelled door set in a moulded-timber architrave. The room is lit by a two-over-two sash window in a moulded-timber architrave and with panelled shutters. There is a corner chimneybreast in the south-western corner, and this has no chimneypiece. There is a plain run cornice on the southern and western sides of the ceiling.



Plate 53: Door to room F-12

F-13: Bathroom

The bathroom in room F-13 is a very narrow space partitioned off from room F-12 and the adjacent corridor by a later partition. A plain run cornice runs around the original walls, but not the partition.

The room is lit by an east-facing six-over-six timber sliding sash set in a moulded-timber architrave and with shutters having raised and fielded panels.

Plate 54: Bathroom in room F-13



Plate 55: Ceiling in room F-13

F-14: Corridor

Room F-14 is the corridor that runs along the rear of the eastern wing that was built in the late nineteenth century. The corridor is lit at its mid-point by a two-over-two timber sliding sash with concave horns, set in a moulded-timber architrave and with panelled shutters.

The ceiling has a plain run cornice. The floor is boarded.

Doorways lead off this corridor into rooms F-15 and F-16, each with moulded-timber architraves.



Plate 56: View eastward along the corridor



Plate 57: View westward along the corridor

F-15: Bedroom

Plate 58: Northern wall of room F-15

Room F-15 is in the eastern wing. It is entered via a four-panelled door set in a moulded-timber architrave. There is no cornice or centrepiece and there is a picture rail. The room is lit by two two-over-two timber sliding sash windows with concave horns, each set in a moulded timber architrave and without shutters. At the western end of the room there is a chimneybreast and a hearth with a veined white marble chimneypiece of comparatively late date. This has an arched cast-iron insert. The floor is boarded.



Plate 59: Southern side of room F-15

F-16: Bedroom

Plate 60: Northern wall of room F-16

Room F-16 is a small room at the eastern end of the corridor in the eastern wing. The room is entered via a four-panelled door set in a moulded-timber architrave. There is no cornice or centrepiece. The room is lit by a six-over-one timber sliding sash with quadrant horns on the lower sash and no horns on the upper sash. The window has a moulded-timber architrave and no shutters. At the northern side of the room a doorway leads into room F-17.



Plate 61: Southern wall of room F-16

F-17: Dressing room

Room F-17 is at the eastern end of the later wing on the eastern side of the house. It is entered from room F-16 via a four-panelled door set in a moulded-timber architrave. The room is lit by a two-over-two timber sliding sash with concave horns and with a moulded-timber architrave and no shutters. There is no cornice or centrepiece and there is a picture rail. The floor is boarded.



Plate 62: Northern wall of room F-17



Plate 63: Doorway to room F-17

Second floor

The floor plan below shows the layout of the first floor and shows the numbering of the rooms as used in this report.

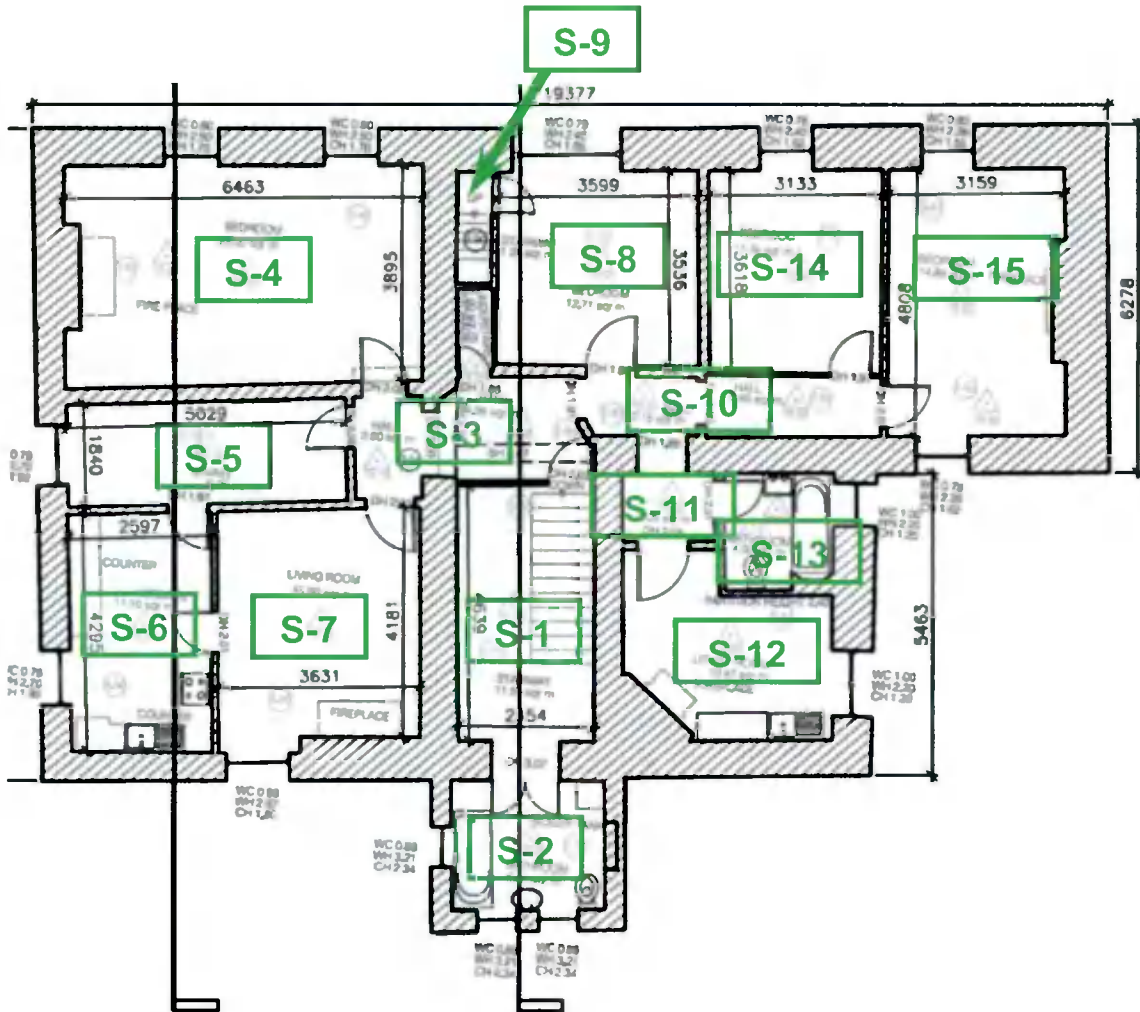


Figure 9: Room numbers at second-floor level used in this report

S-1: Stairs

The staircase is open string with fretted decorative tread-ends and with a substantial hardwood handrail supported on turned balusters. At the landings and half-landings, the handrail curves around from one flight to the next. The treads and risers are painted and appear to be replacements, with little wear.

At the top of the stairway the landing is closed off with a glazed screen.

The ceiling above the stairs has a plain run cornice and no centrepiece.



Plate 64: Staircase to second floor



Plate 65: Ceiling over staircase

S-2: Mezzanine bathroom

At mezzanine level between first and second floors the room in the rear return is fitted out as a bathroom. The room is entered via a pair of glazed doors set in an architrave with panelled sides and with a semicircular head containing a tripartite fanlight.

The room is lit to the rear by a pair of round-headed windows with moulded architraves and archivolts. On the western side is a similar window, while on the eastern side is a broader architrave and archivolt around a niche fitted out with shelving.

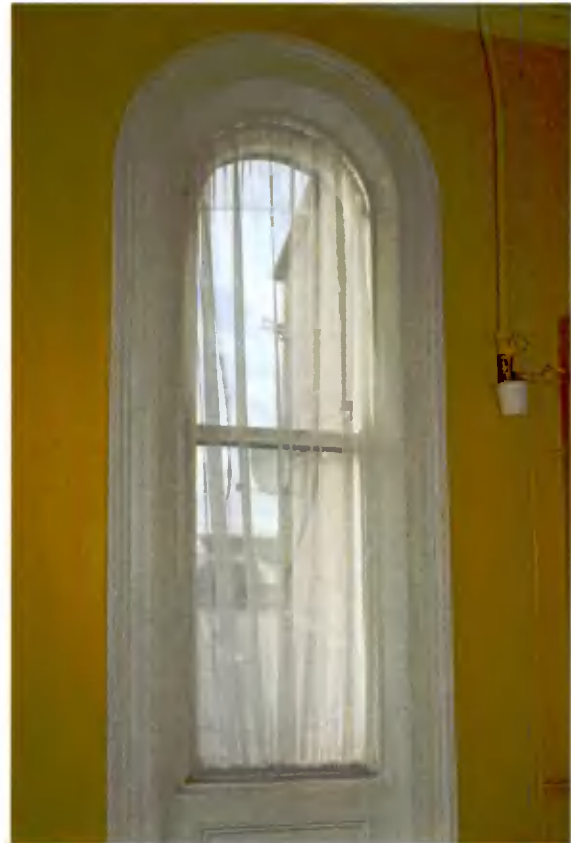


Plate 66: Western window in bathroom



There is a plain run cornice around the ceiling in this room. The floor is tiled and the sanitary ware is a mixture of styles and periods from the early twentieth century onward.

Plate 67: Rear windows in bathroom

S-3: Lobby

Room S-3 is the landing at the top of the stairs on the second floor. Turning left, to the west, the way leads up a short flight of steps into the western part of the building. The opening in this direction is splayed on one side. To the right, turning eastward, the space leads into the corridor (room S-10) running to the eastern end of the house. The doorway into this area has a simple mid-twentieth century architrave.



Plate 68: View to the west from lobby



A beam crosses the ceiling a short distance back from the top of the stairs. The area to the front of the beam has a plain run cornice around the narrow ceiling and another cornice runs around the lobby behind the beam.

Plate 69: View to the east from lobby

S-4: Bedroom

Plate 70: View to west in bedroom S-4

Room S-4 is at the front of the main house, in the north-western corner. It is entered via a four-panelled door set in a moulded-timber architrave. There is a plain run cornice at the eastern end of the room, though this stops short before reaching the western end. There is no centrepiece; there is a picture rail. At the western end of the room a chimneybreast projects and there is a black-painted marble chimneypiece with a cast-iron insert and tiled cheeks. The room is lit by two one-over-one sash windows with concave horns in the northern elevation, each of which is set in a moulded-timber architrave and has panelled shutters.



Plate 71: Eastern end of bedroom S-4

S-5: Room

Room S-5 is a narrow room, possibly originally a dressing room, on the western side of the second floor. The room is entered via a four-panelled door set in a moulded-timber architrave. A second doorway leads to the adjacent room S-6 and has a hollow door with one corner at the top removed to leave a slope on the top of the door. This door is set in a simple narrow architrave. The room is lit by a two-over-two timber sliding sash with concave horns. This has a moulded-timber architrave and panelled shutters. A plain run cornice runs around the ceiling and there is no centrepiece. There is a picture rail.



Plate 72: Window in room S-5



Plate 73: Doorway in room S-5

S-6: Kitchen

Plate 74: View to south in room S-6

Room S-6 is in the south-western corner of the second floor. It is entered via a modern hollow door, set in a simple narrow architrave, from room S-7 adjacent. A second door leads to room S-5 to the north and has been described above. The room has a plain run cornice and no centrepiece; The cornice stops at the eastern wall to room S-7, which is a later partition. The floor is boarded and varnished.

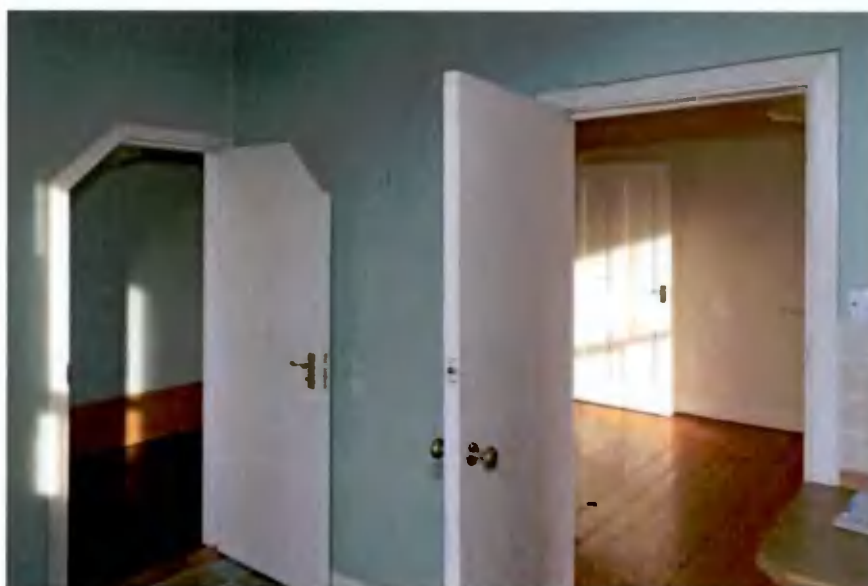


Plate 75: Doors in room S-6

S-7: Living room



Plate 76: Southern wall in room S-7

Room S-7 is on the southern side of the second floor. It is entered via a four-panelled door set in a moulded-timber architrave. A second doorway leading to room S-6 has a modern panelled door set in a simple timber architrave. The room is lit by a two-over-two timber sliding sash with a moulded-timber architrave and panelled shutters. A chimneybreast at the southern end of the room has a veined marble chimneypiece of relatively late date, with a cast-iron insert. There is a plain run cornice on three sides of the ceiling, the side facing room S-6 not having a cornice. There is a picture rail.



Plate 77: Northern wall in room S-7

S-8: Bedroom

Plate 78: Window in northern wall of room S-8

Room F-8 is in the centre of the northern wall of the second floor. It is entered via a five-panelled door with raised and fielded panels and set in a shouldered timber architrave. The room is lit by a Wyatt window with concave horns and set in a moulded-timber architrave and with panelled shutters. A cornice runs around three sides of the room, the exception being the western wall.



Plate 79: Doorway to room S-8

S-9: Attic

A concealed door in the western wall of room S-8 opens to a narrow flight of stairs leading to the attic. The partition wall has a timber frame on which timber boards are fixed. Above the stairs is a ceiling with a plain run cornice – this is the continuation of the cornice in room S-8, indicating that this staircase has been partitioned off from room S-8 at some time in the past.



Plate 80: Stairs to attic



Plate 81: Cornice above staircase

S-10: Corridor

The corridor leading eastward from the staircase has a number of doorways leading off it, some of which have shouldered architraves. A doorway part-way along the corridor, has an architrave that is shouldered on one side.



Plate 82: View eastward along corridor



Plate 83: View westward along corridor

S-11 and S-12: Lobby and kitchen

Room S-12 is at the southern side of the corridor, in the south-eastern corner of the second floor. This room has been subdivided, with a lobby between the room and the corridor (room S-11) and with a bathroom in the north-eastern corner of the original room (room S-13).

The room is entered via a five-panelled door with raised and fielded panels, set in a moulded-timber architrave. There is a plain run cornice. The room is lit by a two-over-two timber sliding sash window with concave horns, set in a moulded-timber architrave and with panelled shutters.

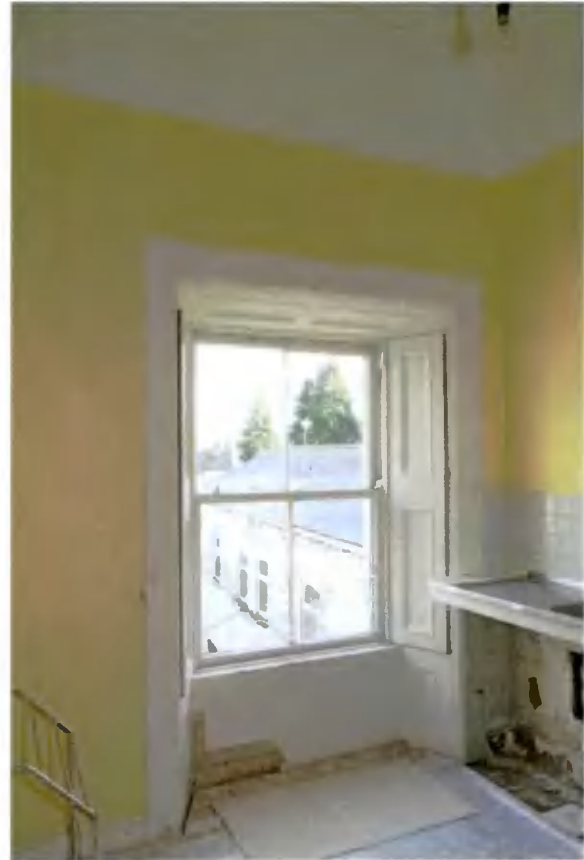
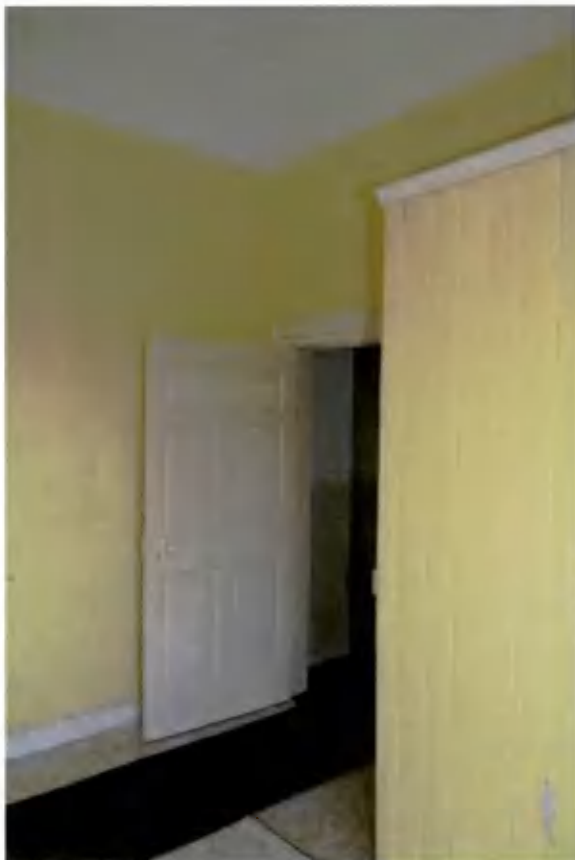


Plate 84: Window in room S-12



There is a corner chimneybreast in the south-western corner of the room and this has a mid-twentieth century concrete chimneypiece with a tiled surface.

Plate 85: Doorway in room S-12

S-13: Bathroom

The bathroom is partitioned off from room S-12, in the south-eastern section of the house, as noted above.

The bathroom is entered via a four-panelled door set in a moulded timber architrave. The bathroom is lit by a two-over-two timber sliding sash with concave horns and without shutters or architrave.

The sanitary ware and décor is of late twentieth century date.



Plate 86: Doorway into bathroom



Plate 87: Window in eastern wall of bathroom

S-14: Bedroom



Plate 88: Northern wall of room S-14

Room S-14 is at the northern side of the corridor towards the eastern end of the house. This is a small room and is entered via a four-panelled door set in a moulded-timber architrave. The room is lit by a one-over-one timber sliding sash with concave horns, set in a moulded-timber architrave and with panelled shutters. A plain run cornice runs around two sides of the room, the exceptions being the eastern and southern walls, indicating that rooms S-14, S15 and the eastern end of the corridor were previously one single room.

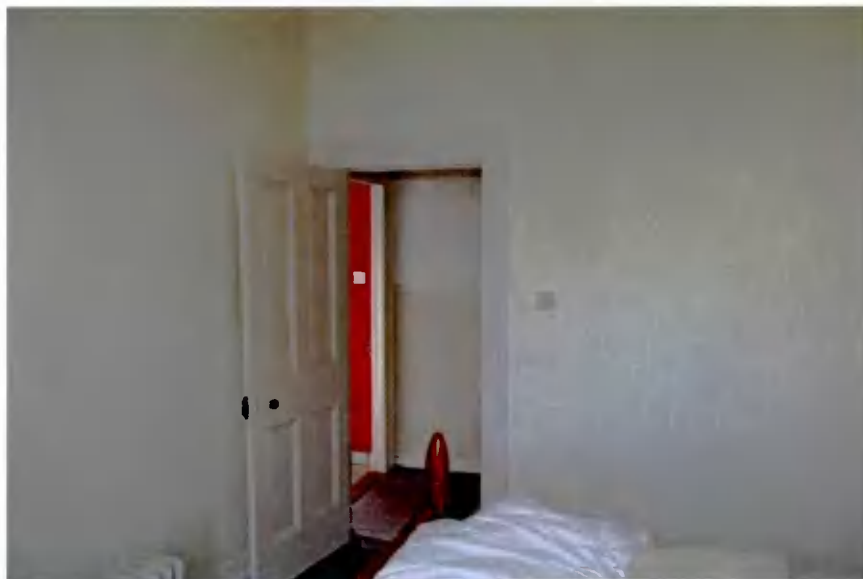


Plate 89: Doorway to room S-14

S-15: Bedroom

Plate 90: window at rear of room S-15

Room S-15 is at the eastern end of the second floor and is entered via a four-panelled door set in a moulded-timber architrave. The room is lit by a one-over-one timber sliding sash in the northern wall; this has concave horns, a moulded-timber architrave and no shutters.



A second window in the southern wall is a one-over-one sash with concave horns, set in a moulded-timber architrave and with panelled shutters.

A plain run cornice runs around the northern, eastern and southern walls, while the western wall has a simple applied coving. This supports the contention that this room and room S-14 were originally one room.

There is a chimneybreast in the eastern wall with a chimneypiece painted with a veined marble appearance; this is of late date.

Plate 91: Northern window in room S-15

Proposed development

It is proposed to convert the house into eight apartments. One would be placed on either side of the hall and stairs in the original house, on all three floors, while the later eastern wing would have one apartment on each of its two floors. This proposal will require some interventions into the fabric of the protected structure, including some demolition of internal walls and subdivision of spaces. It will also require the removal of some of the external fabric, including the addition on the rear of the house. To achieve the necessary standards of fire safety and domestic services some other alterations will be required.

In this assessment the rooms are taken in the same sequence as they were described in the building survey and will be grouped according to which apartment they will be in, or which circulation space.

Ground floor

Rooms G-1, and G-2:

At ground-floor level the entrance hall, porch and staircase will be common circulation areas and there will be no interventions apart from closing the doorway into the front room on the east – room G-11. The door and architrave will be left in place and the doorway closed off at the rear so as to minimise the visual impact on the entrance hall. ~This issue is discussed further below in considering room G-11.

Conservation comment

There will be little or no impact on the character of the porch, hallway and staircase, which are important elements in the character of the house.

Rooms G-3 to G-8 – Apartment 1

As noted in the survey, this area consists of a bedroom and a living room, with a small room between, while the kitchen and bathroom are in an addition to the rear.

It is proposed that the partition between rooms G-4 and G-5 be removed, and new partitioning erected. An en-suite bathroom is to be provided in part of the present room G-4, with a new doorway through the wall to connect to the bedroom. The existing lobby leading off the entrance hall is to be enlarged so as to provide access to the two bedrooms, the living room in room G-5 and a bathroom. The bathroom that will project into room G-5 will be kept low, so as to leave as much of the expanse of the ceiling visible as is possible.

It is also proposed to demolish the addition at the rear where the present kitchen is located. The bathroom (room G8) is beneath the projecting addition at the rear and

would be retained as an external shed. The present doorway into the kitchen is to be enlarged to provide double doors leading out to the garden space at the rear.

Conservation comment

It is clear that room G-4 was originally part of room G-5 and the reconfiguration of the partitioning in this area will reveal the full extent of the bay window and will provide for a better layout for the living room, more consistent with its previous extent. It also seems likely that at some earlier period rooms G-3, G-4 and G-5 were all one single reception room, prior to the construction of the bay window and this conclusion is based on the presence of one single door leading off the entrance hall into this space.

The corncicing in rooms G-3 and G-5 will be replicated alongside the new walls.

The chimneypiece in room G-3 will be retained in place.

The degree of intervention into the partition walls is similar to that which was proposed in the permission granted in 2018, which proposed a smaller room with the bay window, and which proposed a large opening with double doors into the front room.

The demolition of the rear addition was permitted as part of the 2018 proposal, which also proposed a large opening to the rear, though that opening was to have been in a different location, necessitating greater intervention into the rear wall of the house than is now proposed.

Rooms G-9 to G-12 – Apartment 2

As noted above, it is proposed to close off the doorway leading from the entrance hall. This is necessary for fire separation purposes and the work will be done in such a way as to leave the door and architrave visible on the hallway side of the wall.

Room G-11 is to be subdivided to provide for two bedrooms, with an en-suite bathroom and storage space provided along the southern wall. A new doorway will be required to lead to one of the bedrooms and this will be opened up through the wall from the corridor. The chimneypiece will be retained.

On the southern side of the corridor the bathroom with the steps leading up into it will be reconfigured to provide for a kitchen and a hearth will be provided in the corner.

A new addition is to be provided in place of room G-12, which will be removed.

Conservation comment

The permission as granted in 2018 provided for a second door leading into room G-11 and also proposed the reconfiguration of room G-10 and the demolition of room G-12.

The subdivision of room G-11 to provide for two bedrooms will be reversible. The works will avoid any damage to the existing cornicing and new cornicing will be provided alongside the new partition wall. It is proposed to keep the height of the en-suite and the storage spaces low so as to minimise the impact on the character of the room.

Rooms G-13 to G-15 – Apartment 8

These rooms were built in the late 19th century as a new kitchen and pantries. It is proposed to remove the partition between the kitchen and the pantries and to provide for a bedroom in the reduced area of the kitchen, with a living room and bathroom in the other part of the present kitchen and in the space currently occupied by the two small rooms – rooms G-14 and G-15.

A new staircase is to be built in the eastern end of the present corridor, to provide for access to the apartment on the floor above.

Conservation comment

The permission previously granted in 2018 included the removal of all of the walls from within this area and the fit-out of the space with new rooms and a staircase. That proposal also included the provision of entrance porches on the front of the eastern wing of the house, in place of two of the windows.

The present proposal will retain more of the internal walls within this area than the previous proposal. The major improvement from a conservation perspective is the removal of the proposed porches and the retention of the windows and the removal of a significant intervention into the external appearance of the front of the house.

First floor

Rooms F-1 and F-2

At mezzanine and first-floor level the staircase and rear lobby will be common circulation areas and there will be no interventions apart from the reinstatement of the missing plaster in the porch that was noted in the survey above and the removal of the partition at the top of the stairway.

Conservation comment

There will be little or no impact on the character of the porch and staircase. The repair of missing plaster represents a conservation gain. The partition at the top of the stairs is not an original feature and hence its removal would also represent a conservation gain.

Rooms F-3 to F8 – Apartment 3

The proposal includes the subdivision of room F-3, with part of it becoming a landing at the top of the stairs, no longer separated by a partition, part of it becoming a bedroom, with additional space through the removal of the wall on the eastern side of room F-3.

Rooms F-4 and F-5 would be reconfigured to provide for rooms for the apartment, with a similar layout to that of apartment 1 on the floor below. The partitions to provide bathroom, en-suite, wardrobe and lobbies will be kept low so as to avoid interference with the cornices and to keep the full expanse of the ceilings as open as possible.

The existing kitchen and bedroom extension on the southern side of room F-5 are to be demolished and a balcony is to be provided on the outside of the room, accessed through the doorway that at present leads to the kitchen.

Conservation comment

Rooms F-4 and F-5 are the finest rooms in the house. The proposal will retain the dividing wall between the two and the partitioning to provide for ancillary spaces such as bathrooms and lobbies will be kept low. Given the substantial height of the ceilings the impact of these interventions will be minimised as much as possible.

The removal of the kitchen extension is to be welcomed and is a conservation gain. The provision of the balcony will be a minor intervention in comparison with the visual impact of the extension that is to be removed.

The removal of the wall on the eastern side of room F-3 was also proposed in the planning application that received permission in 2018. In this case, as in the previous one, this provides an opportunity to reveal the entirety of the Wyatt window on the interior of the house.

Rooms F-9 to F-14 – Apartment 4

Room F-9 is a lobby leading off the landing towards the eastern wing. It would have originally formed part of room F-10, which also included room F-11, which has also been subdivided off from the original larger room. These changes would have been made in the later 19th century when the eastern wing was built. The proposal includes the repartitioning of this space to provide for two bedrooms and an en-suite, with storage space, in the reconfigured room F-10, while F-9 would remain in use as a lobby, though slightly altered.

Rooms F12 and F-13, together with the adjacent section of corridor, would also have been a single room prior to the construction of the eastern wing and this space has been subdivided. It is proposed to redivide this space. A new balcony will be provided to the rear of these rooms, with access from the proposed extension.

It was noted above that it is proposed to provide an extension adjacent to this section of the house and this would be to the east of room F-13. The combined rooms F-12 and F-13 would be integrated with the new extension.

Conservation comment

The ceilings are high on this floor, and this will allow for the partitioning in room F-10 to be kept low so that the entire ceiling and its cornice remain clearly visible, assisting in the retention of the proportions of the room.

Room F-12 has been subdivided from an original larger room in the house, in order to facilitate access to the eastern wing when it was built in the later 19th century. The removal of these partitions will open up more of the room than has been visible since that time.

Rooms F15 to F-17 – Apartment 8

These rooms are in the late 19th-century eastern wing. It is proposed to remove the partitioning in this area and to redivide the space to facilitate the provision of a one-bedroom apartment. The staircase that was noted above in discussing this part of the ground floor will arrive in this space and will be open plan with the living room in the apartment.

Conservation comment

This area is not one of the higher quality areas of the house and is a later addition. The reconfiguration of the space will not have a significant impact on the qualities of the house. It is noted that the permission granted in 2018 also proposed to remove all of the walls within this space and to redivide it with new partitions.

Second floor

Rooms S-1 to S-3

Room S-1 is the staircase, S-2 is the bathroom at mezzanine level in the rear return, while S-3 is the landing, but is cut off from the staircase at present by a partition.

It is proposed to remove the partition and to reinstate room S-3 to being an open landing at the top of the stairs, with some modification to the adjacent walls, as discussed below. The mezzanine bathroom is to be opened out to become a seating area for the residents in the rear return.

Conservation comment

The present doors that enclose the bathroom are not original. The removal of the doors and bathroom fittings to open this up as a sitting area would not have any significant conservation impact.

Similarly, the removal of the partition and opening up the landing will have a positive impact, returning the staircase to its original state.

Rooms S-4 to S-7 – Apartment 5

It is proposed to redivide the area currently occupied by rooms S-4 to S-7 in a similar layout to that of the apartments on the two floors below. As before, the basic three-part division will be proposed, with a larger living-dining-kitchen area, the room at the north subdivided to provide for two bedrooms and the space in between providing en-suite bathroom and access lobby.

A balcony is to be provided at the rear of room S-7 to provide an open space for the occupants.

Conservation comment

The ceilings are high on this floor, as with the floors below, and this will allow for the bathroom to be kept low so that the ceiling of the combined room S-6 and S-7 will be kept as a single area, visible in the room. The subdivision to provide rooms S-6 and S-7 is a later intervention and its removal will return this room to its original form.

Rooms S-8 to S-15 – Apartment 6

It is proposed to remove the partitions from between the rooms and to redivide the space to provide for a new layout for the apartments. The masonry wall between the corridor (room S-10) and the adjacent room to the south is to be retained.

The proposed extension at the rear on this side of the building will only be two-storey and will not add rooms at second-floor level. However, the roof of the extension will provide space for a sitting out area for this apartment, with access via a new doorway at the rear of room S-15.

Conservation comment

The proposal for this part of the house will involve the removal of most of the partition walls. It is noted that the extent of removal of walls is virtually identical to the previous application, for which permission was granted, though the layout differs.

Ruined outbuilding

It is proposed to demolish the ruined building to the east of the main house, and which was shown in the survey above. The demolition of this building was permitted under the previous planning permission granted in 2018 and there has been no change in circumstances that would suggest that that decision should be changed or revoked.

Assessment

Ballyroan House is a substantial house and is under-used. Over the years it has not received the maintenance that it should, with the result that parts of the house are in poor condition. Particular elements of note are the external render, which is failing, particularly on the rear and side elevations, and the floor in room G-11, which has decayed in places.

Planning permission was granted in 2018 by An Bord Pleanála, following a decision to grant by South Dublin County Council, for the conversion of the house into three houses, amongst other works. The present proposal seeks to vary that proposal by opting for eight apartments instead of the three houses.

The building survey above has shown the building in its present state, indicating its features, some of which are original to the early-nineteenth century building, while others date from the enlargement and refurbishment of the house in the later nineteenth century. It is clear that that later intervention was more than just an extension to the east to provide for a new kitchen with rooms above. The single-pane sash windows to the front and the two-over-two sashes to the sides and rear may be in original window openings in most cases, but the windows themselves date from the later nineteenth century, as is indicated by the one-over-one and two-over-two configuration and by the concave horns.

The works to the house in the later nineteenth century also included extensive alterations to the room layouts. The obvious changes were those that facilitated connection to the new eastern wing, but other subdivisions and reconfigurations are to be found elsewhere in the house.

The works now proposed to the house include further alterations to the layout, with some partitions removed and other partitions newly introduced. The works will require the introduction of new bathrooms and en-suites in the house as well as other small spaces such as lobbies. Wherever possible these will be kept to a low height. A major advantage of the house is that the ceilings are high on all three floors, and this facilitates the introduction of bathrooms and other small spaces to heights that are well below the ceiling, thereby allowing for the original extent of the ceiling to be retained and visible so as to keep the original proportions of the rooms as far as possible.

It has been noted in the description of the proposed works that the previous planning permission proposed extensive alterations to the partitioning of the rooms. In many cases the present proposal will involve less intervention. An important example of this is that the extant planning permission included the provision of porches to the fronts of two of the houses in the eastern wing. That would have introduced a new element to the front elevation with the removal of two windows; the porches do not form part of the present proposal and the original window layout of the eastern wing will be preserved.

The works proposed will bring about a most desirable upgrading and repair of the protected structure and will bring it back into full use, which will guarantee its protection into the future.

Structure:

The buildings are generally structurally sound. There is evidence of some structural cracking in the building, but it is relatively easily reparable. The consultant engineer shall deal with structural aspects including the repair of decayed lintels and weakened floors and joists generally.

Timber decay:

There is some evidence of decay internally. Where decay is found the timbers will be replaced where necessary with like for like basis, treated with a vac vac treatment Structural members will be spliced where necessary. Beams showing decay will be repaired and spliced with engineer's approval with timber similar to the existing. Roof timbers will be thoroughly inspected as the work proceeds. Any discovery of dry rot will be reported immediately to the conservation consultant.

Any rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All new timber used throughout the work shall be well seasoned and dry, free from sap shakes, large or loose knots, and waney edges of other imperfections. All timbers found defective in these respects shall be removed from the site. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. 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 II:1988: timber shall be Strength class B stress graded and marked SCB.

Roof:

Roof works are generally of repair. Where replacement works are required, they will be undertaken on a 'like-for-like' basis. A full assessment will be made of the repairs required to the roof as part of any works approved on foot of this planning application.

Walls:

Only minor repairs to the masonry and render are being considered internally. The external walls are in reasonable condition, but the render is in very poor condition. The walls will be inspected in detail during the works.

Sections of loose or debonded plasterwork will be repaired with plaster of a similar mix and similar ingredients. All new services are to be concealed behind the plasterwork but chasing of walls is to be kept to a minimum and is to be repaired with a lime-based plaster by a specialist plasterer.

Services & weed growth:

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

Internal plasterwork:

The extant original plasterwork, cornices, decorative plaster features are generally in reasonable condition. These original elements are in a restricted area to the fronts of the buildings at ground- and first-floor levels. The existing plasters and renders are to be tested and historic plaster and renders matching the existing are to be used for repairs. No sound plaster or render is to be removed.

Carefully remove loose plaster only where directed. Where the surface is too poor for repair the finish will be plastered with a lime render. Ensure that all metal items to be embedded in plaster and cement rendering are non-corrosive. Clean backgrounds by scrubbing with water containing detergent to remove oil and other materials detrimental to the work. Dry brush surfaces to remove surface staining and loose material. Sprinkle very dry surfaces with water and allow to soak in before setting. Dub out, where necessary, in separate coats each of not more than 10mm in thickness and in the same mix as the first specified coat. Scratch surface of coat immediately after it has set.

First coat: The first coat has to provide sufficient bonding. A scud coat is to be used on a strong and smooth background. The thickness of the first coat depends on the nature of the background, the overall thickness of the render and the keying function. The background should be dampened, and the mix dashed on with a trowel or scoop to give a coating of between 3 and 5 mm in thickness. The scudding should be dampened periodically and permitted to dry out slowly before the application of the undercoats. A trowelled scratch coat is preferable on old bricks or soft surfaces. Use a strong mix (1:1.5 sand:NHL2). On soft or weak background use 1:2 or 2:5. Successive coats must be weaker than this coat. Scour back and key (criss-cross keying) once initial setting has taken place.

Two undercoats: to be applied 2 days or more, after completion of each coat. The strength should be marginally less than the first coat (2:1 sand:NHL2).. Thickness can vary according to the overall thickness required but it is normally between 10 and 15 mm. They must not be applied over 20 mm thick. The thicker the intermediate coats the longer the waiting time before each application.

Finishing coat: The finishing coat is a thin coat 5mm minimum of grade B Silica sand and NHL (1.5:1).

Cornices:

No historic 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.

Remove paint from undamaged sections to expose detail. Make a mould, using silicon or vinamoulds from the existing to form new section.

Cornice and decorative plasterwork details to be exposed by the removal of paint with an alkali-based paint remover supplied in paste or poultice form ensuring no damage to the original plaster. Paste is to be applied directly with brush or trowel. Apply plastic backed paper and after required period remove taking the dissolved paint. All work to be carried out with great care. Carefully pick out remaining paint with a small tool. Surface is to be finally washed down. Any resulting efflorescence to be brushed down when cornice is dry. Finally neutralise the stripped surface with an application of acetic acid.

External plasterwork:

The existing external plaster is in very poor condition. It will, subject to further inspection be removed and replaced with a lime render as follows:

Remove all perished plaster render, make secure to the backing material and clean. Analyse the makeup of the existing render and prepare a match for its constituent parts. Prepare exposed surfaces and apply three coats of lime render. Ensure that the works are carried out by a specialist in the use of lime and allow for protection against weather conditions.

Floors:

Existing floorboards are to be carefully taken up, where required for repair or strengthening works, but retained in-situ. The joists are to be carefully examined and repaired as per structural engineer's requirements. Previous installation of services may have caused weakening of the joists, and these will need to be repaired.

Joinery:

Some original joinery features are remaining, in particular the staircase and decorative elements in the hallway area., In principle, where original joinery is found, it will be repaired rather than replaced with any new elements being purposely designed and made. All matching detail will be accurately replicated, where appropriate. New elements should reflect their contemporary nature.

Windows:

Modern windows are generally to be replaced by timber up and down sashes; all others to be repaired on a case-by-case basis. Prior to works to the windows being undertaken a report on their condition is to be prepared by a specialist. The author could not identify with certainty original windows during the inspections.

Skirting boards:

Any original skirting boards are to be retained, any to be removed for the repair of floors are to be labelled, carefully stored and replaced. Perished sections are to match the existing in all respects.

Doors:

Historic doors are to be retained. Their construction usually provides reasonable insulating properties. Cracks may be filled with a flexible filler when redecorating. Draught-proofing similar to windows can be accommodated.

External door:

Repair as required and make good.

Chimneypieces:

Protect during the works, repair as required and make good.

Painting

Joinery for painting shall be treated with a primer, undercoat and finishing coat using heritage approved paint.

specification. Where joinery paintwork exists in good condition paintwork will be lightly sanded down for finishing coat in heritage paint selection.

Drainage:

The drainage above ground is in working order but in need of repair. Generally, the below ground drainage, combined system is in working order. Allow for checking current condition of surface water drains. New downpipes to discharge into original system. Allow for repairs to gulleys and gratings.

Mechanical and electrical.

The mechanical and electrical installation shall be in accordance with best conservation practice. Use existing pipe and wiring runs where available.

Fire safety:

Alternative fire safety solutions appropriate to the building may be considered in relation to the works. Early warning fire detection and alarm systems are to be installed in accordance with the regulations.

It will ne necessary to provide for fire separation vertically between the apartments. This is to be carried out by means of fire retardant inserted in the voids in the floorspace. Under no circumstances are historical ceilings to be removed to facilitate fire separation. During the works to insert fire retardant great care is to be exercised to ensure that no damage occurs to the ceilings below and this is to include care taken of the keying between the ceiling laths, which must under no circumstances be damaged in any way.

Recording:

The drawings, photographs and this report will form part of the record of the building. It is proposed to photograph the building again, all elevations and external details, roof, all internal wall faces, ceilings floors and details prior to the commencement, during and at the end of a contract. The record will be lodged in the Irish Architectural Archive.