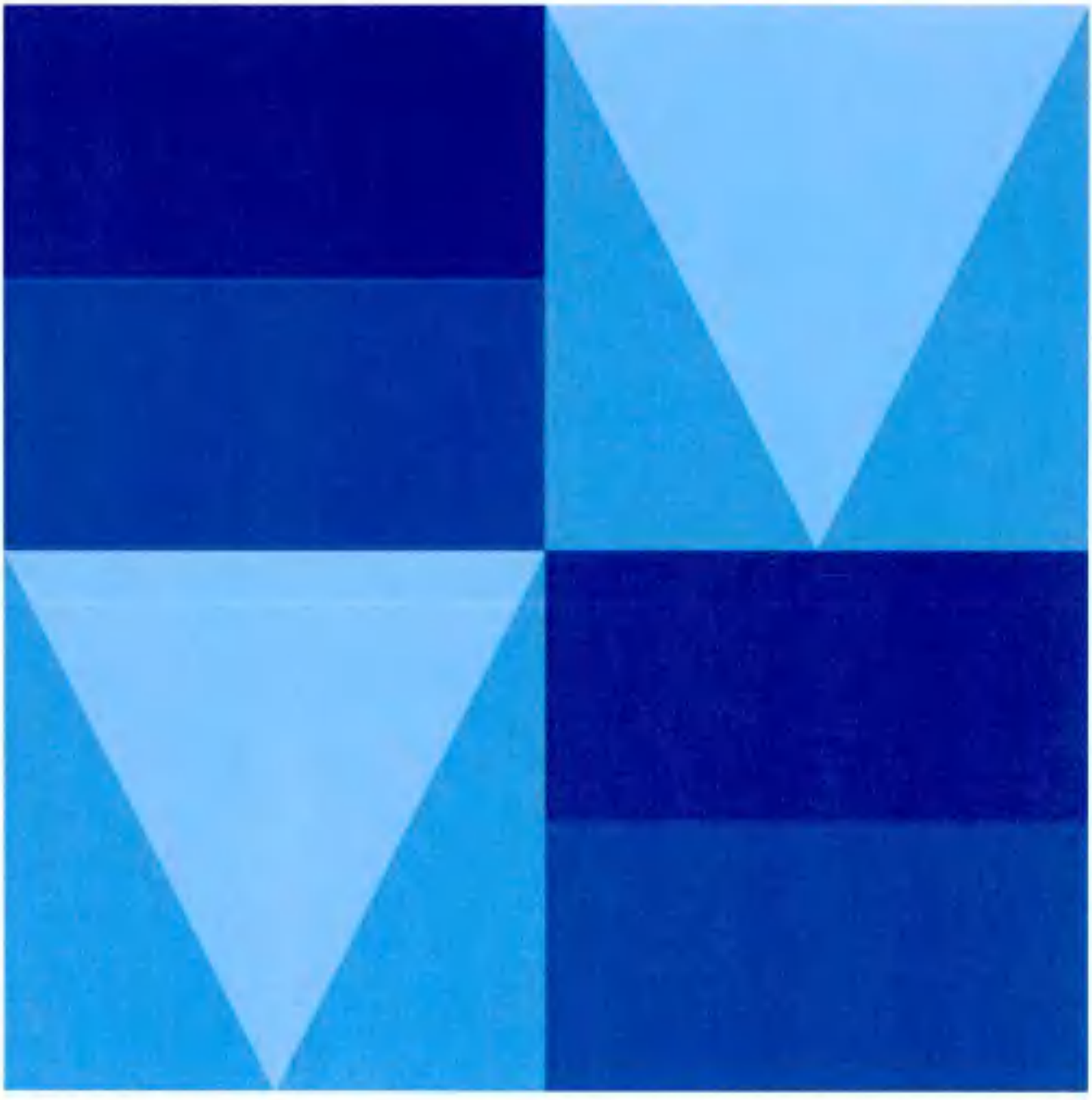
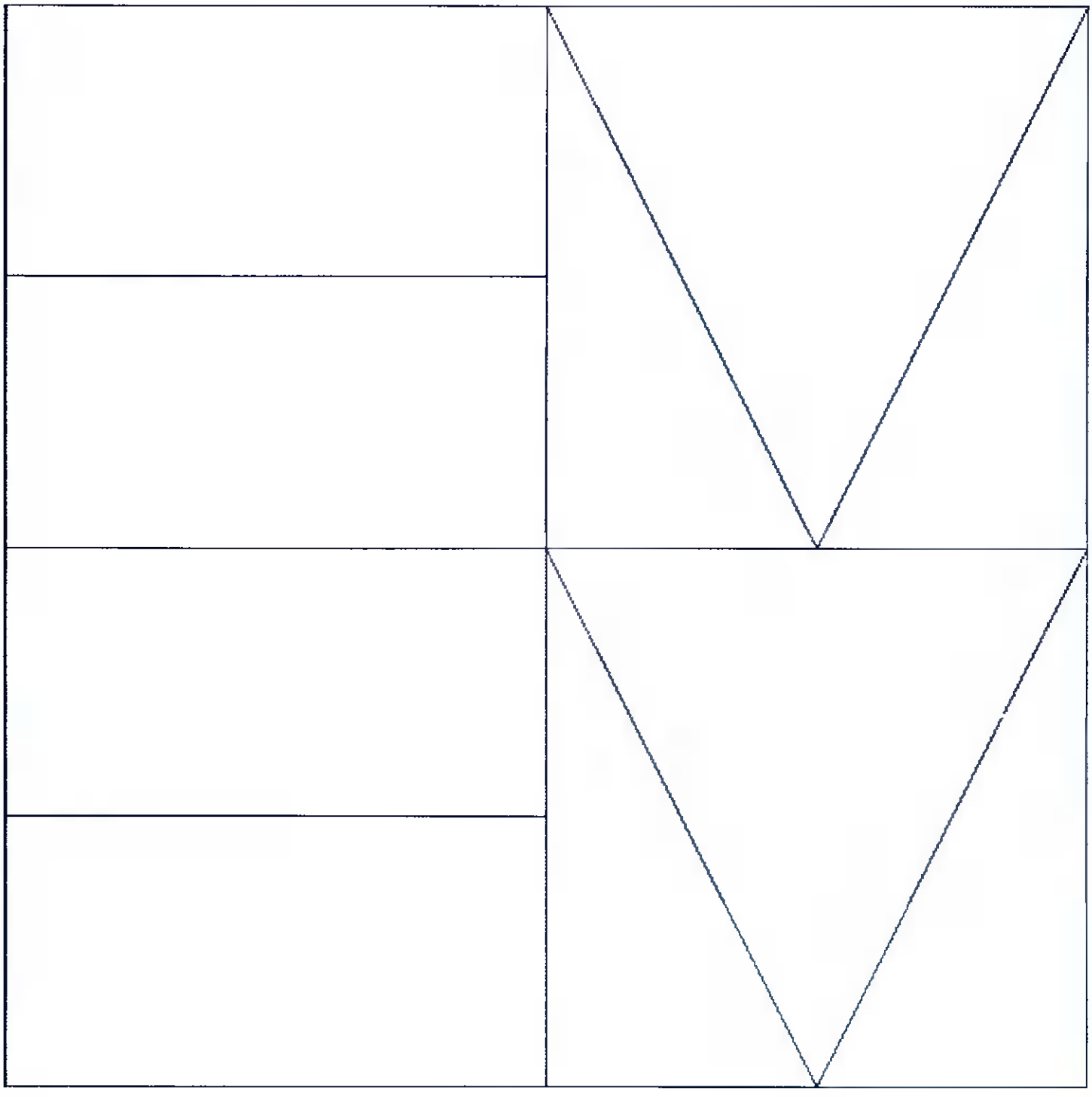
Holmes Miller

Proposed Community Care Facility & Housing Development at Newbrook House, Taylor's Lane, Rathfarnham

Architectural Impact Assessment on Newbrook House

December 2021





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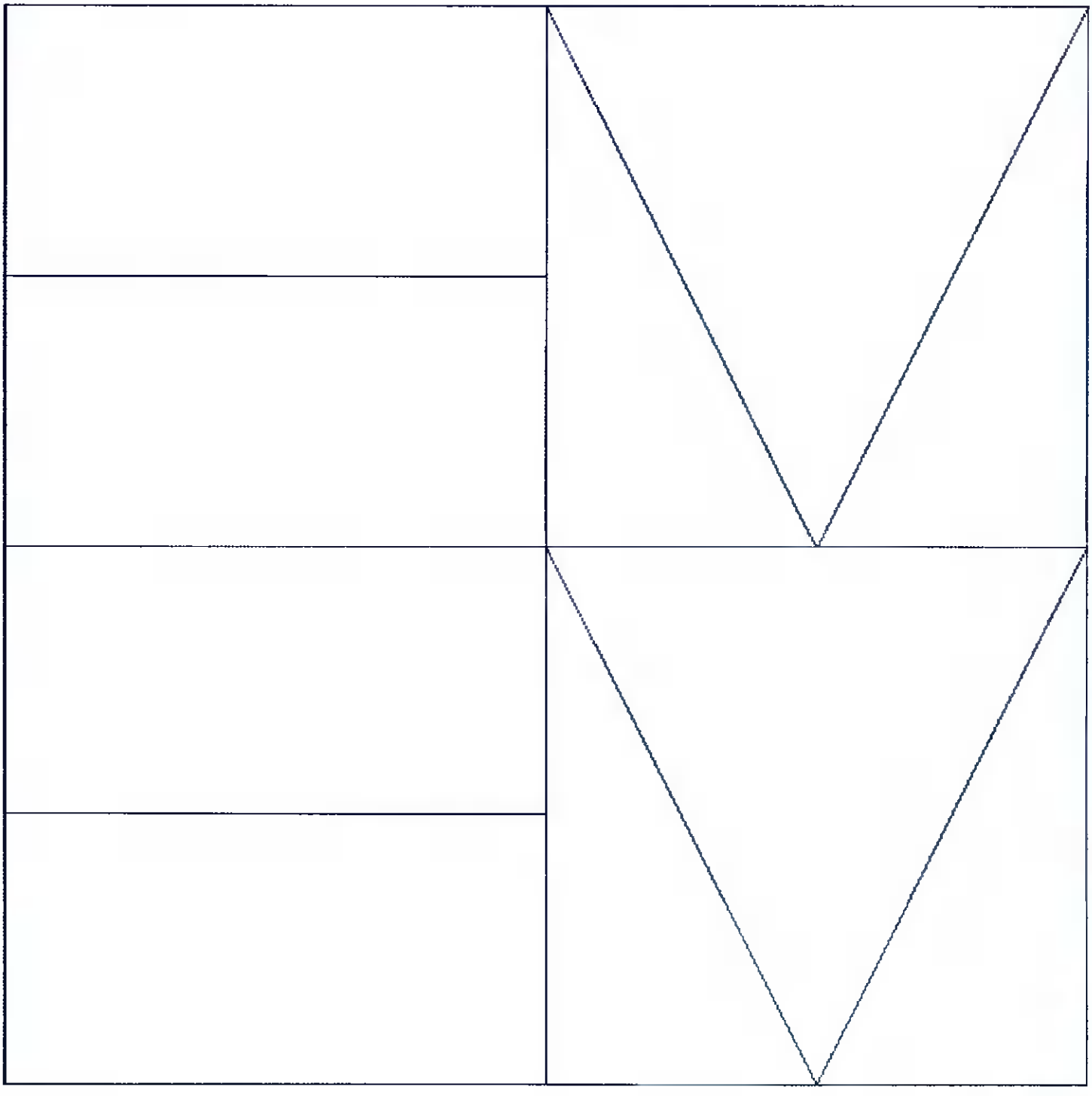


1 Introduction

North (front) façade of Newbrook House from Taylor's Lane

This report has been prepared to accompany the planning application for a new care home at Taylor's Lane, Rathfarnham, Dublin 16, Co. Dublin, D16 H3V2, as Newbrook House sits within the site and is a protected structure. The house is recorded as Registration No. 11216028. The rating is "Regional". It is dated in the registration as 1820-1870, although other texts found state an earlier date.

The record includes the following:

Description

Detached single- and two-storey house, c.1840. Roughcast rendered walls. Slate hung to west. Gothic windows with Y-tracery, some set in bow fronted elevation. Hipped slate roof, conical to bow, with chimney stack to rear.

Appraisal

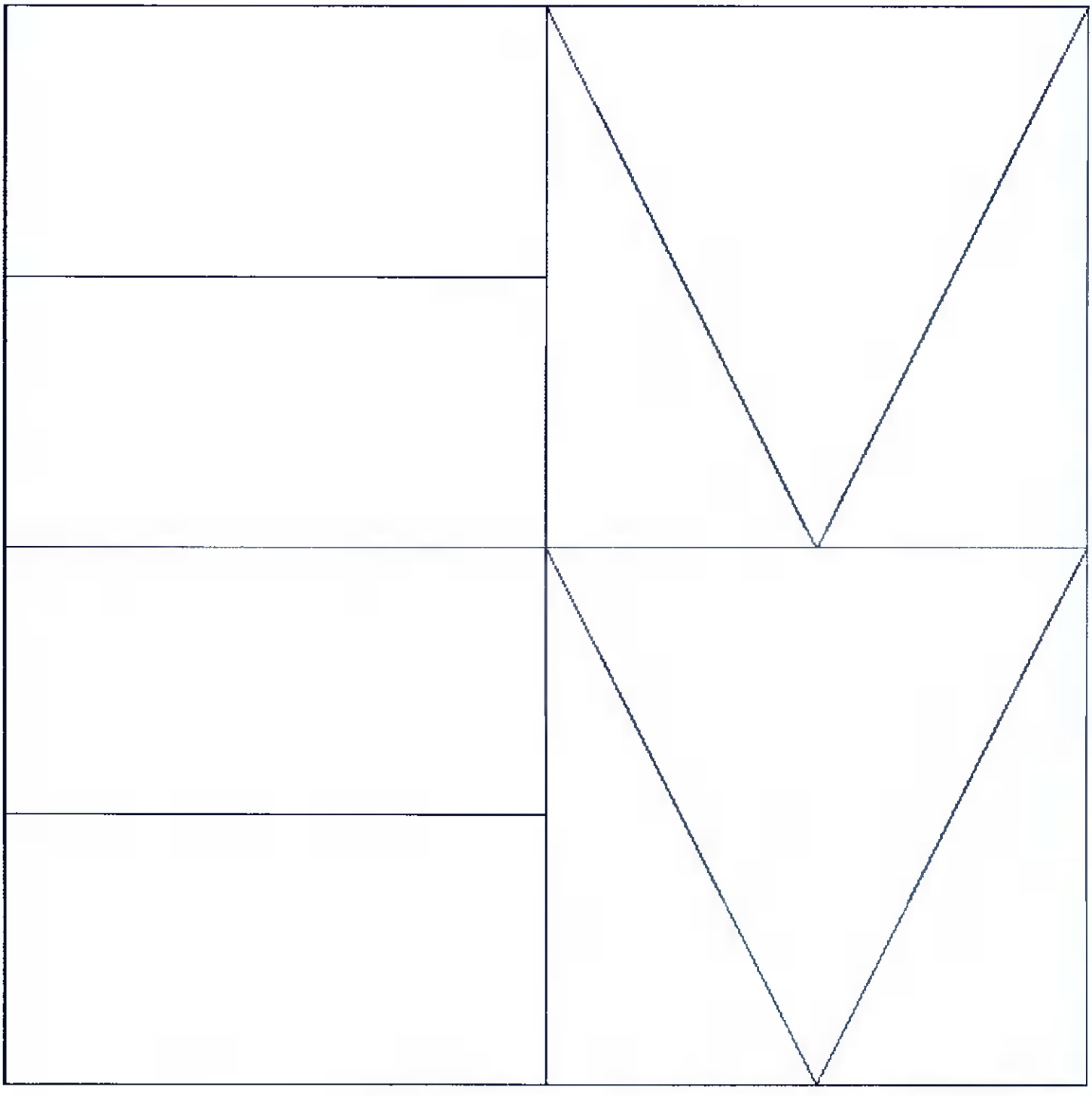
Small attractive house showing above the walled grounds of building supplies business. Retains much original fabric.

Map of Dublin and its suburbs - showing the location of the site highlighted in yellow

Aerial View of Existing Site. Boundary outlined in red Newbrook House highlighted in yellow

The design for the new care home has taken the bold step of not only incorporating Newbrook House into the layout, but to make the house the main entrance and welcoming point for the home.

All the detailed decisions taken in the restoration proposals should be seen in this context and in the knowledge that a valuable Protected Structure will be restored to a vital new role with a sustainable future.



2 History

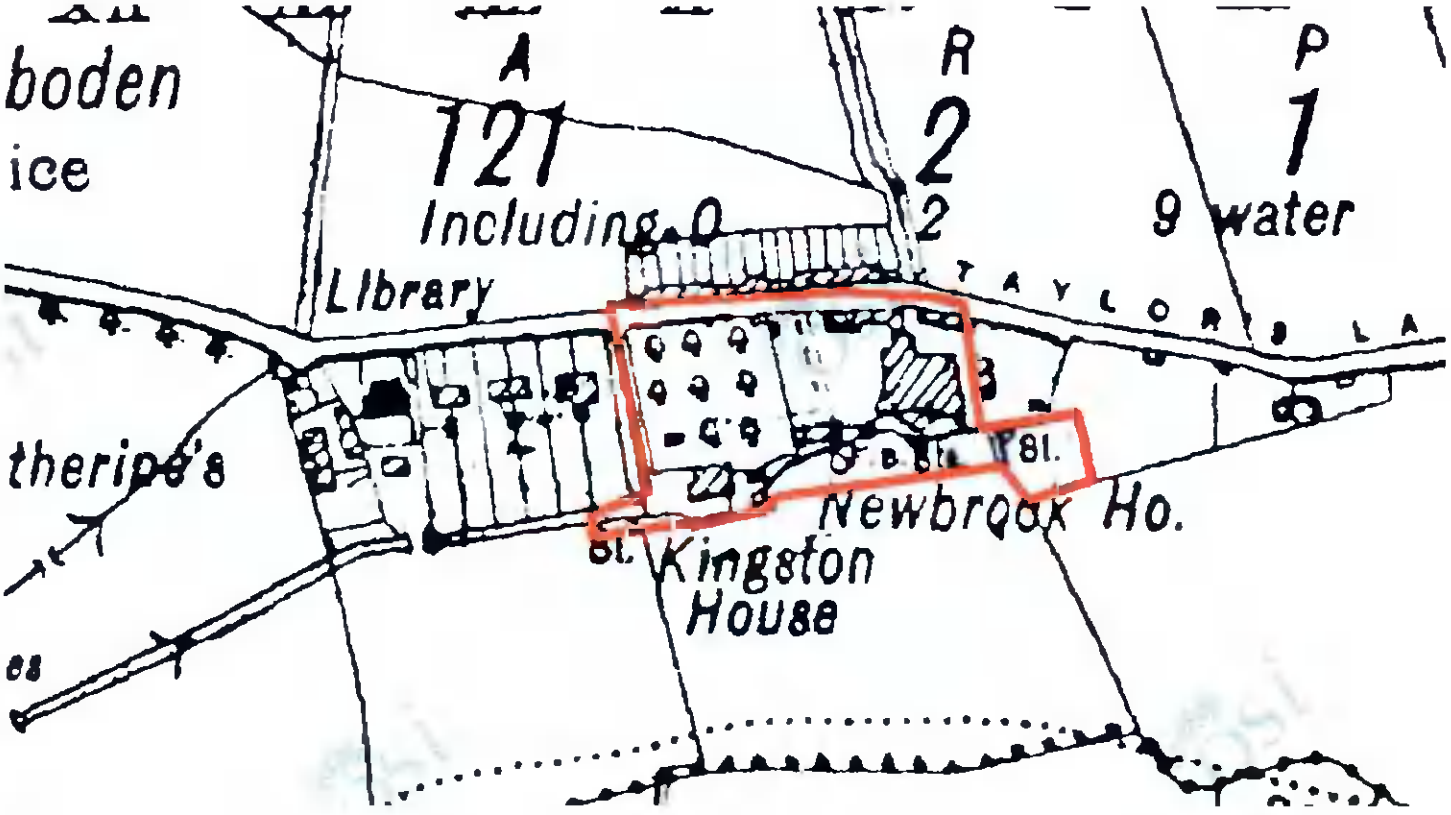
Historic map (published 1842) with current site boundary imposed

(It is possible that the accuracy of the historic map is poor such that the eastern mill pond would fit into the eastern extension of the site.)

Newbrook House dates back to the mid-18th century, when Newbrook House and neighbouring Kingston were built to serve Newbrook Mill, a paper mill, on Taylor's Lane. It is a two-storey detached residential house with an internal area of 67sqm.

As can be seen from the historic map above, Newbrook House originally had a large formal garden in front of it - leading all the way to Taylor's Lane. The building appears to have been extended to the west at some point as evidenced when comparing the footprint on the historic maps with the current building. There is no visible evidence on the building itself to indicate that there has been an extension or where the extension line started.

The paper mill and manufacturing business was started in the mid-18th century by John Mansergh, who died in 1763. In the 18th century, there was a large number of mills in the area around Rathfarnham and Ballyboden on the banks of the River Dodder and the Owendoher River.



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Historic map (published early 20th century) with current site boundary imposed

(Note how the paper mill has expanded since the earlier map of 1842)

Each of these mills had a mill pond and they were fed by the same mill stream, which was taken from the Owendoher River at Edmonstown. The route of the historic Newbrook stream ran from the south-west corner of the site through the location of the old mill buildings and continued under Taylor's Lane. It has since been culverted before it reaches the site and heads north towards, and under, Taylor's Lane.

Extensive paper manufacturing continued to be carried on for many years at Newbrook Mill under the name of the Mansergh family until 1846. The McDonagh family then lived at Newbrook House for most of the Victorian period and ran Newbrook Mill until 1897 as John McDonough & Sons.

James McDonagh, JP, who was a magistrate for Rathfarnham, lived at Kingston House, which has since been demolished but it is remembered in street names nearby.

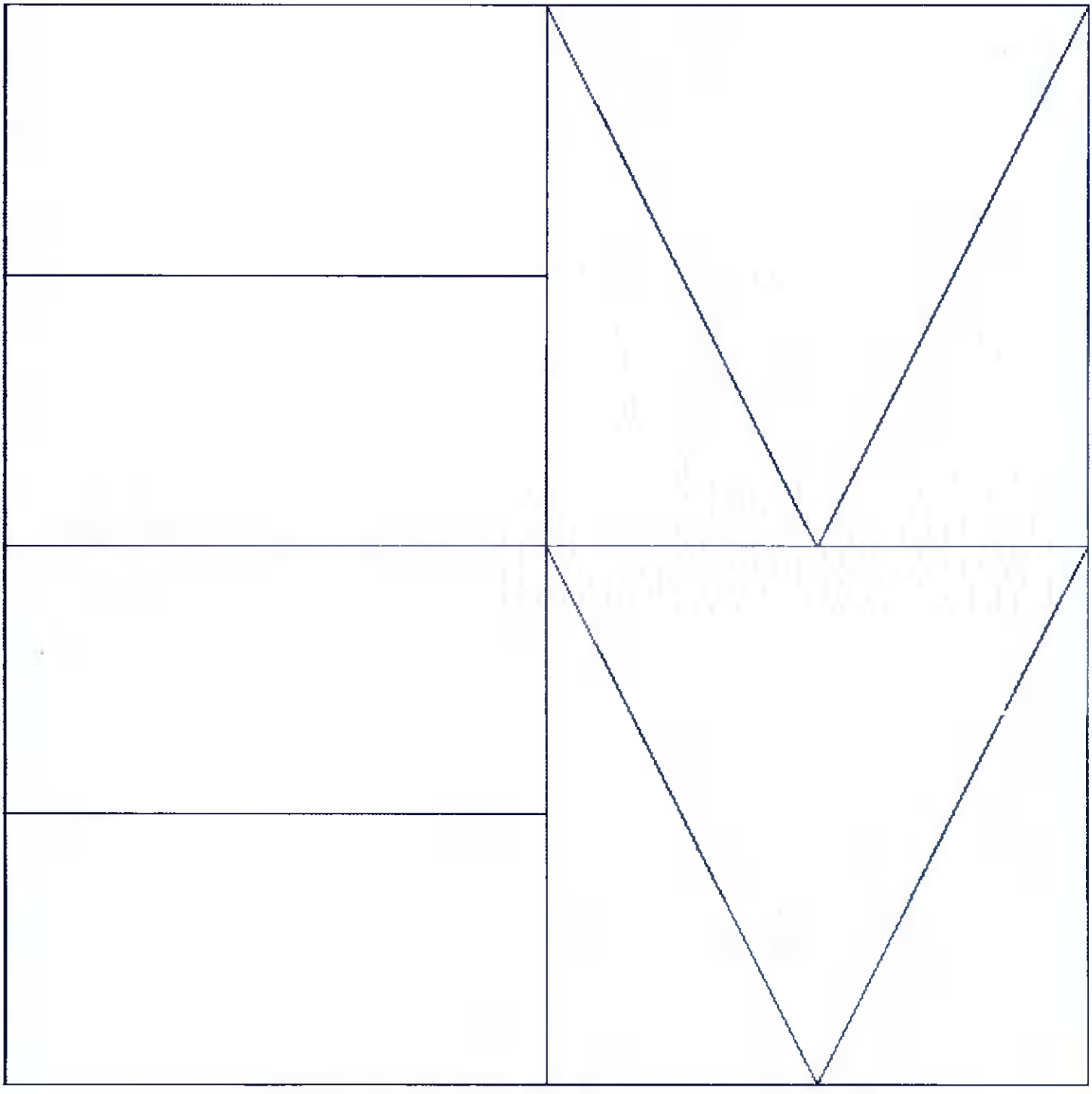
His sons Richard McDonagh, also a Justice of the Peace for Rathfarnham, and Thomas McDonagh lived at Newbrook House. Newbrook later returned to the Irwin family, and from 1901 to 1935 the mill was operated by Sir John Irwin, who lived in Newbrook House.

The advent of steam power and competition from mechanised paper factories in England gradually put most of the small, water powered Irish paper manufacturers out of business in the 19th century. Some diversified into cloth or flour (or in one case, wire) production, but by the twentieth century most of the mills in Rathfarnham were no longer in use for industry.

Rathfarnham was still predominantly rural in nature well into the 20th century. According to the 1911 census, its population in that year was 1,898. Nevertheless, by that time it was gradually being drawn into the wider metropolitan area of Dublin. Buildings started to grow up around the new tram routes of late 19th century and then the later bus routes. By the 1940's Rathfarnham and Ballyboden had become suburbs of Dublin.

Newbrook Mill was extensively damaged in a fire in 1942 and it was demolished later. The site was used latterly as a builder's merchant but is now vacant. The house has been vacant for a number of years.

Aerial view of Newbrook House from Taylor's Lane



3 Condition Report

View of Newbrook House looking south

GENERAL

The building perimeter is overgrown with vegetation. All vegetation should be cleared from the building face and to a 2m perimeter around the building footprint. The vegetation will be damaging the fabric of the building and allowing water into the building, which will be further damaging the fabric.

There is a large structural crack in the west side of the bow frontage - just visible above the window in the photo above.

There are a myriad of redundant services and metalwork fixed to the building's facades which are to be carefully removed.

Plan of existing roof
Yellow indicates slate covering
Blue indicates concrete tiling
Red indicates bitumen felt on modern extension

ROOF

A full structural survey of building has been completed and its findings are summarised below:-

- Much of roof is unsafe and in some cases, pushing external walls out.
- Much of ground floor and upper floor is rotten and unsafe.
- Rear extensions are unsafe and saturated.
- Bow fronted elevation requires underpinning due to subsidence.

There is significant evidence of water ingress internally. The full roof requires to be stripped and some of the structure will likely require to be replaced according to the structural report. The roof is made up of a number of smaller roofs. See plan adjacent.

The roof is typical of a Georgian roof of the time in that it was designed to be concealed behind masonry parapets to avoid disrupting the proportions of the main façade. This is the case with Newbrook House which has deep parapets and much of the roof behind is shallow pitched.

The roof above the bow fronted section is slated which appears to be original. The two other roofs at the front of the building are clad in concrete tiles, whilst the roofs at the rear are shallow mono-pitched with a bitumen felt covering. The condition of each roof is described below:-

Slate – The slate appears in reasonable condition but there is evidence of some slipped and missing slates. It is hoped that, say, 40% of the existing slate can be salvaged and re-used when the roof is re-slated. The ridge and hip tiles appear to be the original clay items. These do not appear to be in a very good condition and are bedded in mortar. Bedding clay ridge tiles in mortar is a traditional detail but, unfortunately, not a very robust one.

View of bowing tile roof with missing vertical slates beyond

South-east corner of roof showing large slates at base of roof

ROOF

The mortar is subject to cracking and also does not allow any ventilation at high level. The proposal for this detail will be discussed in Section 4.

There is a parapet gutter around the perimeter of the roof which appears to be in lead but has been repaired badly in places with flashband. There are no overflow pipes. There is evidence of water shedding out from behind the front elevation parapet at the east end and running down the wall (see photo on p.20). Some of the roof's sarking is missing in the SW corner which is allowing a great deal of water ingress.

View of eastern damp wall where water is running down wall from parapet gutter

The bottom course of slate to the south and east elevations (where there is no parapet) is in a larger sized slate - see photo above. This appears to be a modern intervention and we would look to remove this. In the late eighteenth and early nineteenth centuries, it became popular to have overhanging eaves with the bottom horizontal course being large stones or slates. The detail on Newbrook House, however, looks incongruous and uses, what looks like, a modern Welsh slate and, therefore, we view this as a more modern detail.

Some of the slates appear to be bedded in mortar which may well be an original detail. Traditionally, the underside of slates was coated with lime mortar to the interior of the roof space, a form of weathering called lime parging. It was done to counteract wind suction and to give additional security against driving rain. It also consolidated the slates or tiles and prevented them from rattling. Lime parging preceded the technology of roofing membranes to combat draughts and water ingress into the roof space. As this is only on one small portion of roof and there is evidence of sarking, we propose not to bed the slate in lime parging. Refer to Section 4 for proposed repair method.

ROOF

Tiling - The west and central roofs are clad in concrete tiles. These roofs appear to be bowed as can be seen on the adjacent photo. A structural assessment has been carried out and states that the roof is beyond repair and should be removed in its entirety. These tiled roofs also have a parapet gutter at the front, which appears to be in lead but has ponding water indicating that there is a blockage somewhere or the gutter is not falling towards the outlet.

The parapet wall returns on the west side of the building but there is no gutter here - the roof pitch simply abuts the parapet wall. The parapet wall extends half way up the gable so the upper portion of this roof rests on top of the parapet wall. The western portion of the roof is partially covered in vegetation which will be damaging the fabric.

Photo of front of building showing streaks on render below parapet joints

ROOF

Felt - The two felt roofs at the rear are in very poor condition and are unsympathetic to the historic nature of the building. The engineer's report notes this structure as being 'unsafe'. It is proposed that the roofs along with the modern extensions they are covering are removed.

Due to the extent of water ingress, it is assumed that all roof flashings are no longer serviceable and should be replaced in lead in accordance with The Lead Sheet Association guidance.

The chimney cope appears to be concrete and cracked in places. This should be replaced with a stone cope with a drip.

The render on the chimney appears to be a cement-based wet dash render and will be damaging the substrate. This is to be replaced with a hot-mix lime render - see Section 4. The chimney pots have no cowls on top which will be allowing a lot of moisture into the building fabric.

The rainwater goods are all PVC and unsuitable for a Protected building such as Newbrook House.

The parapet stones appear to be concrete and do not appear to have any fall. The photograph shows staining on the harling under every cope joint indicating that the joints are full of vegetation rather than mortar. Some of the joints have been covered in flashband or infilled with unsuitable mastic.

Existing panelled front door and grafiti and bossed render

WALLS

Render

The rear elevation of the original house appears to be rendered with a modern cement material.

The chimney and front façade are rendered with roughcast which is likely to be modern. Samples are to be taken in order to establish the original material.

Whilst the render may not be original, some of it appears to be in reasonable condition (to be hammer tested to confirm) and to remove it could involve damage to neighbouring fabric.

Some of the harling has grafiti sprayed onto it - see photo above.

Typical gothic window with Y-tracery. Note smooth render surround

WINDOWS + DOORS

There is a large section of render which has delaminated at the west end of the front elevation. There is a significant crack above an upper window of the bow-fronted section. The engineer believes this to have resulted from settlement of the building's foundations. There are many smaller cracks evident in the render. The proposed treatment of this render is discussed in Section 4.

Window/Door surrounds

No surrounds on rear elevation, only minimal stone cill. The windows which are part of the modern extensions are to be removed along with the extensions. There are two windows at the rear which are part of the original structure. These are modern windows in poor repair.

Smooth render window surrounds to front elevation are generally in good condition. They have been painted and the paint is starting to flake off. Some small areas of damage to the render is evident. This detail is to be retained.

Window frames

The windows visible to the rear appear to be modern in relation to the original building. They appear weather worn and will likely require significant repair. As they are not original, they should be replaced with highly insulated windows (double/triple glazed) to improve the overall energy performance of the building.

The front window frames appear in reasonable condition given their delicate gothic patterning and are to be repaired rather than replaced.

There are a number of the main gothic style windows which are blocked up internally with what appears to be modern interventions. All these elements are to be removed to restore the original window opening.

Internal view showing textured plaster at upper levels

INTERIOR

Window glass

There are a significant number of broken glass panes. Where in the high quality original windows to the front elevation, these should be replaced with crown glass.

Doors

Existing front door appears to be in good condition and is to be restored rather than replaced.

The rear door and frame are in poor condition and completely unpainted. These are to be replaced with a glazed aluminium framed door in order to serve the new cafe function (see "Adaptive Restoration" in Section 5 below).

Plasterwork

There is a lot of damage to the internal plasterwork. Once the building has been made watertight and all bossed or friable plaster has been removed, a further assessment is to be made on what plaster can remain once it has had time to dry out. All damaged plaster and lathes to be removed and replaced to match existing - see Section 4: Method Statement.

The upper sections of some walls are textured (see adjacent photo). This is thought to be modern compared to the original building. This material should be tested for asbestos and then removed back to smooth finish in preparation of repairs.

Internal view showing damaged plaster and intact window

INTERIOR

Ceilings

There are significant areas of ceilings which are either missing or damaged beyond repair. There will be new ceilings required but, where possible, ceilings in the main rooms will be retained and repaired with lime based plaster. All ceilings are heavily cracked, and skim coating will be required on completion of repairs.

Skirtings/facings

Much of the timber facings, architraves and skirtings are water-logged due to numerous areas of water ingress. Once the interior has been dried out a detailed inspection is to be implemented to determine what fabric can be saved and retained where at all possible. Any timbers which are rotten or beyond repair are to be discarded and replaced with new timbers exactly matching the existing profile.

Floors

One of the upper floors has collapsed, although this is within the two-storey extension and this is to be removed. The ground and first floors of the original house are timber floor boards onto a timber joisted structure. Carefully uplift all floor finishes to assess any rot damage to underside. The floor of the extensions is a concrete slab and is 340mm higher than the original ground floor. This concrete slab is in poor repair and is to be removed.

The floor level of the new extension is to be the same as the floor level of the original house to ensure that the building is fully inclusive and accessible to all.

Cornicing

Some of the original cornicing still exists but much has been lost and much of it is cracked or damaged or coated in mould spores.

Original winding stair

INTERIOR

Doors

Existing doors appear in reasonable condition to be able to be restored. Once the interior has been dried out a close and detailed inspection is to be implemented to determine what doors can be repaired. As many existing salvageable doors to be utilised in the new layout as possible - even if in a new location.

Stairs

There are two staircases in the building: one is original and serves the bow-fronted room at the front of the house. The second appears to be more modern and serves the 2-storey extension to the rear. The second staircase (which is the more damaged) will be redundant once the extensions have been removed so will be removed itself.

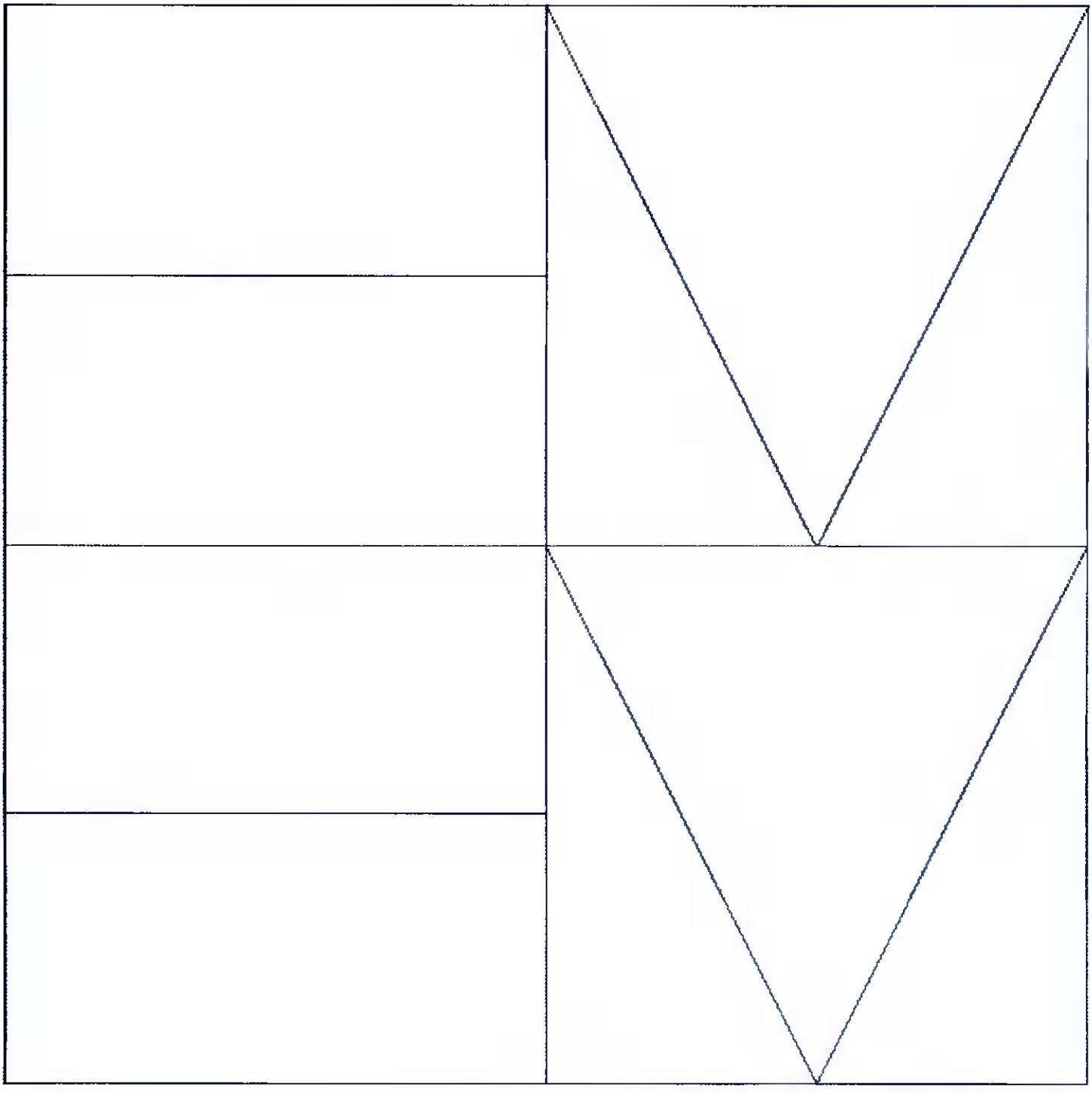
There is significant damage to the original staircase (see adjacent photo) with some treads being unsalvageable. Any such treads and any rotten timbers to be replaced in a suitable timber of the same profile.

Ironmongery (doors/windows)

Remove all modern ironmongery and replace with new reproduction ironmongery to suit the care home use and sympathetic to the Georgian architecture.

Other Features

There are several existing fireplaces in the house. One appears to be original. Others appear to be modern. Without a suitable replacement available and with recognition to the damage to adjacent fabric, it is proposed to retain the modern fireplaces in position.



4 Scope of Works

Proposed Method Statement + Works Specification

SCHEDULE OF WORKS

- Vegetation to be cleared from outside and inside building and French drain installed around perimeter.
- Erection of protective scaffolding around and over the house.
- Concrete tile roof to be removed and replaced to match existing geometry and finished in second hand locally sourced slate.
- Slate roof to be repaired. Existing slate to be dressed and re-used and any shortfall made up from second hand locally sourced slate.
- Modern extensions to rear to be carefully demolished.
- Underpinning to bow-fronted wall.
- Structural repairs to floors (if possible) to allow temporary props to be removed. Floors may require to be completely replaced.
- Modern outbuilding to west to be carefully demolished.
- Roof flashings to be replaced in lead.
- Parapet gutter to be replaced in code 8 lead and overflows installed.
- Parapet copes to be replaced with stone copes.
- Existing render to be investigated and replaced and/or repaired as necessary.
- Remaining existing ground floor to be removed and new insulated concrete floor to be installed.
- Existing windows, internal decorative timbers and plaster to be repaired.
- Original doors to be retained, repaired, decorated and re-used in new locations.
- Internal plaster on external walls to be replaced with insulated lime plaster.
- New cast iron gutters and downpipes - and hopper to east gable.
- External render, window frames, internal walls and timber-work to be decorated.
- Chimney cope to be replaced in stone. Chimney pots to have clay vents installed.
- New zinc-clad single storey extension to be built to rear and opening out onto a new timber deck.

EXTERNAL

The building is overgrown with vegetation. All vegetation should be cleared from the building face and to a 2m perimeter around the building footprint. A French drain is to be installed in the ground along the rear elevation in order to help drain away any residual water in this area and keep it away from the building. The French drain should be a partially perforated pipe, backfilled with pea gravel.

Remove all vegetation; carefully remove roots and remove all soil & other debris. Remove algae and mould: Brush excess mould and lichen off using a bristle brush. Walls then to be washed using the high temperature, low pressure DOFF cleaning system.

Prior to any repairs to external walls, all extraneous and redundant cables, wiring, lights, electrical equipment, boiler flues, metal brackets, etc. to be removed and/or re-routed inside.

Prior to any repairs to external walls, all rainwater goods to be repaired (even temporarily) and walls, roofs and gutters to be cleared of all plant growth.

ROOFS

Slate Roof

Once roof structure has been made safe (even temorarily), the slate roof is to be fully stripped of all slates, flashings and any membrane (unlikely to be any) and mortar. The slates are to be carefully removed and the sound ones to be re-dressed and re-holed if necessary. Any slates after re-dressing less than 150mm wide not to be re-used. It is assumed that 40% of the slate can be re-used.

Structural engineer to survey existing roof structure to assess its safety and whether it can be repaired. If it is deemed safe, any damaged or rotten timbers are to be repaired or replaced depending on the extent of damage. It is assumed that there are sarking boards on the rafters. Any damaged or rotting sarking boards to be removed and replaced with treated softwood boards, to match thickness of existing sarking - probably 22mm thick. Allow time for rot inspection of sarking and make necessary repairs (clear all debris uncovered in the process).

New breathable membrane to be laid onto sarking and additional 450mm reinforcement strips at ridge, eaves, verge and valleys. Re-sized slate to be used on the more visible and prominent pitches. The shortfall is to be made up with SIGA 120 New Welsh slate which is a good match to the traditional rustic Irish slate.

All slate to be laid in random widths. Every fourth course to be double nailed using copper nails.

Install 300mm mineral wool quilt in loft space (where possible) over ceiling incorporating 25mm vent trays at roof edge to maintain ventilation. This to be done in 2 layers, 1 laid between timbers and the second layer laid perpendicular across top of timbers. Discreet roof vents to be incorporated into eaves to ensure the roof void is suitably ventilated. In-line slate vents to be incorporated just under ridge tiles on rear elevation.

New lead valley flashings to be in code 7 lead and to be secured with terne-coated stainless steel clips.

Existing ridge and hip tiles to be removed, repaired and any tiles beyond repair to be replaced with 2nd hand ones to match.

Any abutment and cover flashings to be in code 6 lead.

Renew all mastic and mortar sealant to all flashing raggles into stonework using a 2-part polysulphide mastic, coated in stone dust.

There are vertically hung slates to the rear face of the main façade at upper level. The slates and the substrate are to be treated exactly as outlined above. The slates have been laid to a pattern and when the slates are being re-hung, the existing pattern is to be matched precisely.

Tiled Roof

Roof under concrete tiles is bowed. The structural engineer recommends that this roof is completely removed (tiles, flashings, sarking, rafters) and replaced to match the existing geometry.

Once the new roof structure has been installed, new breathable membrane is to be laid onto the sarking and additional 450mm reinforcement strips at ridge, eaves, verge and valleys. Ensure all abutment details have a cover flashing over and ensure these are securely fixed into raggles. New slate (or re-dressed existing to be laid onto this roof. Re-sized slate to be used on the more visible and prominent pitches. The shortfall is to be made up with SIGA 120 New Welsh slate which is a good match to the traditional rustic Irish slate. All slate to be laid in random widths. Every fourth course to be double nailed using copper nails.

Install 300mm mineral wool quilt in loft space (where possible) over ceiling incorporating 25mm vent trays at roof edge to maintain ventilation. This to be done in 2 layers, 1 laid between timbers and the second layer laid perpendicular across top of timbers.

Discreet roof vents to be incorporated into eaves to ensure the roof void is suitably ventilated. In-line slate vents to be incorporated just under ridge tiles on rear elevation.

New lead valley and hip flashings to be in code 7 lead and ridge flashing to be in code 8 – all to be secured with terne-coated stainless steel clips. Existing tiled ridge and hips to be discarded.

The centre of the west gable rests on the parapet wall. Suitable code 7 lead flashing to be incorporated where roof meets copes.

Felt Roof

There are two extensions at the rear which are physically connected but there is no internal connection between the two – both appear not to be original. The one to the east is a double-storey structure, the ground floor of which appears to be older than the upper floor as it has a thicker wall construction. The ground floor wall juts out from the upper floor wall and the difference is finished in a rendered chamfer. The extension to the west is a single-storey structure. Both extensions are rendered blockwork; have bitumen roofs to a shallow pitch and have extensive water ingress and fabric damage. It is proposed that these extensions are carefully dismantled and a new modern single storey extension be built in its place clad in zinc and with full height glazed doors opening out onto an external deck. This extension will house the new visitors' café and will provide a dramatic aesthetic contrast to the restored original house. As the existing extensions are not original; contain no architectural significance and are in a very poor state of repair, the correct course of action is to have them removed as they are detracting from the significance of the original house.

The new extension is to have a single ply membrane roof at a fall of 1:60 behind a zinc parapet gutter. The new extension is deliberately contemporary in appearance to allow the original house to be clearly identified.

Proposed Method Statement + Works Specification

Parapet

New lead parapet gutter to be installed in code 8 lead along the front facade; fix with lead/copper/ stainless steel clips fixed back to timber/stone; all joints to be 50mm step laps (if heights not available lead to be increased to code 9 or 10); Install robust lead grating to outlets.

New parapet gutter overflow pipes to be copper; 50mm diameter; drilled into stone parapets; sealed to stone with mastic; sealed to lead with solder.

Parapet copes appear to be concrete and are to be removed. New copes to be a creamy local sandstone, shaped to allow a fall into the parapet gutter. Minimum thickness of cope to be 50mm and to incorporate a drip on the low edge. Copes to be secured to wallhead and each other using steel dowels and cramps. DPC to be laid on wallhead prior to installation of copes. All joints to be stepped in profile; filled with a lime-based mortar and finished in a polysulphide mastic coated in stone dust. Cramps to be set below top of stone and infilled with molten lead or lime-based mortar.

Rainwater goods

Replace all plastic gutters with cast iron half round and downpipes with cast iron pipes. All front downpipes are thought to be internal and are to be checked as there is a likely problem with the outlets being too small. A blocked outlet should be exposed and the outlet connection to the internal downpipe replaced with a larger diameter connector. New domed grating and silt traps to be fitted to outlets. Jet all downpipes to ensure clear running.

There is evidence of water shedding out from behind the front elevation parapet at the east end. This should be inspected and roof alterations considered, or installation of cast iron hopper and downpipe considered at this location.

All below ground drainage to be checked at end of contract to ensure running clear. Install anti-bird wire ball grating to outlets.

Chimneys and pots

Remove TV aerial.

See below for render repairs.

Cope appears to be concrete and is to be replaced with a sandstone chimney cope (same stone as parapet copes). Cope to fall and to incorporate a drip on all 4 sides.

The roughcast render on the chimney appears to be cement-based. This is to be carefully removed. Brick beneath to be allowed time to dry out prior to new 3-part lime-based hot mix wet dash render to be applied by an experienced contractor/mason.

Chimney pots to remain but to have terracotta vent cowls inserted into each.

Eaves boards

Closely inspect all roof edge woodwork and replace as necessary with Douglas Fir, Larch or Baltic Redwood timber to match existing profiles.

WALLS

Render

As discussed previously the rear extensions, which appear to be rendered in a cement render, are to be removed as they are not original.

The chimney and front & gable façades of the original house are rendered with a roughcast render which appears to be modern. There is significant bossing and cracking of the render which strongly suggests that this is a cement render and, therefore, not original. Once we are on site samples of the render and the substrate will be taken to establish the original materials.

The preference would be to remove all the render and replace in a smooth lime-based render. It is likely that the original render was a smooth render or stucco like much of the contemporary late Georgian and Gothic Revival domestic architecture of Dublin. The brick substrate is to be allowed to dry out prior to the replacement render being applied. It is proposed that a 3-part hot mix lime render be applied to the brick by an experienced contractor/mason. A hot mix lime aids adhesion to the substrate and also acts as a poultice, drawing moisture out of the brick which has probably become saturated over the recent decades. The raised cornice bands at the top of the building and to the window and door surrounds will be replicated. Once the render has cured, it is to be painted in an off-white colour using Beeck Renosil 3-part mineral paint system or similar. This system provides a breathable yet very durable finish. The raised band at the top of the walls and to the window & door surrounds are to be picked out in a white paint to subtly contrast with the off-white render of the walls.

If more than 50% of the existing rendered wall panels are sound (to be hammer tested to confirm), the proposal is to retain all sound full walls of render, as removing it could involve damage to neighbouring fabric. If any render is bossed or cracked, all the render is to be removed from that wall panel. Once all new render has been applied (as a wet dash render, to match the texture of the existing), all the walls are to be painted in the Beeck Renosil 3-part mineral paint system to help tie the new and existing rendered panels together.

Grafiti spray paint to be removed using Tavec 201 biodegradable paint stripper.

Window/Door surrounds

The rendered window surrounds in front elevation are generally in good condition. Remove loose paint, closely inspect, repair and decorate as above.

Window frames

The windows of the extensions will be removed along with the extensions. The two windows at the rear of the retained house are in poor condition and are modern and should be replaced with highly insulated timber framed windows (double/triple glazed) to improve the overall energy performance of the building.

Many of the main gothic style windows are blocked up internally with what appears to be modern interventions. All these elements are to be removed to restore the original window opening. The original timber panelled shutters remain on the front windows and these are to be repaired and insulated to reduce energy loss.

The front window frames appear in reasonable condition given their delicate patterning. These are to be closely inspected and repaired with timber matching the species of the existing frames. Cut out defective timbers at an angle. Cut out 100mm beyond last visible defect. Splice new timber into remaining timbers (ensuring the section and moulding matches). Timber to be preservative treated and to be Douglas Fir or Baltic Redwood or Larch. Any new cill to sit on DPC. Entire window to be repainted. Ensure all timber surfaces are primed before delivery to site, DPC to be installed between any new timber and stone, expanding foam seal to prevent air leakage around junction of case to stone.

Strip old sand mastic, mortar and paint from around the window openings. Fill gaps with mineral wool insulation or dampened rolled up newspaper; apply polypropylene rod; and apply new burnt sand/linseed oil mastic to all window surrounds, colour to match stone. Renew all cill bedding in lime-based mortar. Paint full windows on completion.

Stained glass and leaded glass units to be carefully removed, repaired and cleaned by a specialist restorer.

New glazing to extension is to be full height aluminium framed doors and windows to allow access to the rear external amenity space (see "Adaptive Restoration" in Section 6 below).

Window glass

Broken glass panes to the original windows to the front elevation to be replaced with crown glass.

Doors

Existing front door to be retained and restored. Repairing of timber to be as per window frame repairs. Repairs to use the same species of timber as the existing door.

Existing rear door and frame is in very poor condition and is to be removed.

Painting

Prior to painting, report any defective base material for further instruction on repairs.

- Steel + Cast Iron: Thoroughly prepare steel/cast iron by wire brushing to remove all friable material (particularly rust); remove all protruding matter; sand for key. One coat zinc oxide primer to bare/rusted areas, undercoat, two coats gloss finish, colour: black. Include for the inside of gutters as well.

- External Timber: Thoroughly prepare timber by scraping to remove all friable material; remove all protruding matter; fill depressions with wood filler; sand for key. One coat exterior oil based primer to bare areas, undercoat, two coats microporous acrylic gloss finish, colour: white.

Proposed Method Statement + Works Specification

INTERIOR

Remove all modern fittings, fixtures and furniture.

Remove all services without damaging any fabric in sound condition and establish methodology for installing new services concealed by finishes.

Where there are no or modern cornices to external walls, install internal mineral wool insulation with new plasterboard on Gypliner IWL metal framing and 75mm mineral wool to improve the thermal performance of the building.

Where there are original cornices still remaining on external walls, the existing plaster on the walls (which is mostly water damaged and friable) is to be carefully removed back to the timber lathes. Any damaged or rotten lathes are to be carefully replaced with new timber lathes and a new insulated lime-based plaster, such as Thermalime, is to be applied to the lathes. The new plaster is to be the same thickness as the existing plaster so that the cornice-work is not compromised.

There are a few rooms where high-quality finishes (shaped timber, decorative plasterwork) still exist. These rooms should be restored to a higher level with all finishes, made good and decorated.

Plasterwork Repairs

Damaged plaster to be taken back to the timber lathes. Any damaged lathes to be replaced with similar sized timbers. Small areas of damage to be repaired using timber lathes and lime-based plaster applied in 10-15mm coats until it is flush with existing plaster face. Where no historic plaster exists, repairs with plasterboard on a metal framing system and skim coat. Some internal walls are brick so any repairs on these walls will be the lime-based plaster directly onto the brick.

The upper sections of some walls are textured. This is thought to be modern compared to the original building. This material should be tested for asbestos and the removed back to a smooth finish (may require new lime based wet plaster on base brickwork).

New or repairs to plaster cornicing to be carried out in a special conservation lime plaster and using a zinc template matching the profile of the cornice to shape the cornice which is built up in layers of 10mm.

Ceilings

Where full new ceilings are to be installed these may be replaced with new plasterboard onto the underside of the existing joists and a skim coat finish.

Where possible, ceilings in the main rooms will be retained and repaired with lime-based plaster. All ceilings are heavily cracked, and skim coating will be required on completion of repairs.

Skirtings/facings

Retain all finishing timber facings, architraves, skirtings, window reveals, shutters where possible. Any areas of rot or damage to be cut out and new timber spliced in at an angle.

Doors

Any repairs to be doors to be repaired using the same species of timber as the existing door, taking care to match the existing door pattern and bead profiles. All existing doors to be retained and utilised where needed in the new layout.

There are two staircases - both timber and winding. The more formal, and slightly larger one is within a stair 'tower' at the front and this is to be repaired and retained. Damaged and broken treads and risers to be carefully removed without affecting the integrity of the rest of the staircase. New timber matching the nose profile and thickness of the existing pieces to be inserted and secured in place. The second stair looks more modern and accesses the upper floor of the extension at the rear. This looks unsafe and has many broken treads. It will become redundant once the extension is removed so will also be removed.

Floors

The ground floor of the original house is a suspended timber joist floor with timber floor boards on top. This is showing considerable water damage and rot. The ground floor of the rear extensions is concrete and is 340mm above the floor of the original house. As the reception and visitors' café of the proposed development, the ground floor will require to be fully accessible. The ground floor of the rear part of the building will be dug up and lowered to match that of the original house. Due to the poor repair of the original floor and the need to enhance the building's energy efficiency and to increase the building's robustness, it is proposed to remove the damaged timber floor and replace it with an in-situ concrete slab on 120mm insulation.

One of the upper floors has collapsed. This is in the 2-storey extension which is to be removed anyway. If any of the upper floor can be saved, the remaining floor boards are to be lifted and damaged ones renewed in a matching cross-section, utilising either Douglas Fir, Larch or Baltic Redwood. Floor boards to be screwed back down once new mineral wool insulation has been laid between joists. Insulation to be installed within joist depth, resting on metal mesh fixed to the underside of the joists prior to the ceiling being renewed.

Ironmongery (doors/windows)

Remove modern ironmongery and replace with new reproduction ironmongery to windows and doors.

Fit brass sash pulls (2 no.) to each lower sash and simplex swing open fittings for cleaning (sash and case only) and brass sash locks to all windows that require any work. Fit Ventrolla type draught sealing internally to all windows that require any work. Fit additional brass locking bolts to ground floor windows. Ironmongery, generally, to be brass.

Natural rot specialist to be employed to carry out a full rot report on the building. The proposal is that the rot is to be killed through exposing it to the air rather than spraying quantities of harmful chemicals.

There are several existing fireplaces in the house. One (left above) appears to be original. Others appear to be modern. Without a suitable replacement available and with recognition to the damage to adjacent fabric, it is proposed to retain the modern fireplaces in position.

Painting

Prior to painting, report any defective base material for further instruction on repairs.

- Internal Timber: Thoroughly prepare timber by scraping to remove all friable material; remove all protruding matter; fill depressions with wood filler; sand for key. One coat interior water-based primer to bare areas, undercoat, two coats gloss finish, colour: TBA.

- Plaster/plasterboard: Thoroughly prepare by scraping to remove all friable material; remove all protruding matter; fill depressions with polyfilla; sand for key. One coat stain block, undercoat, two coats diamond matt finish, colour: white.

PROTECTION OF BUILDING DURING WORKS

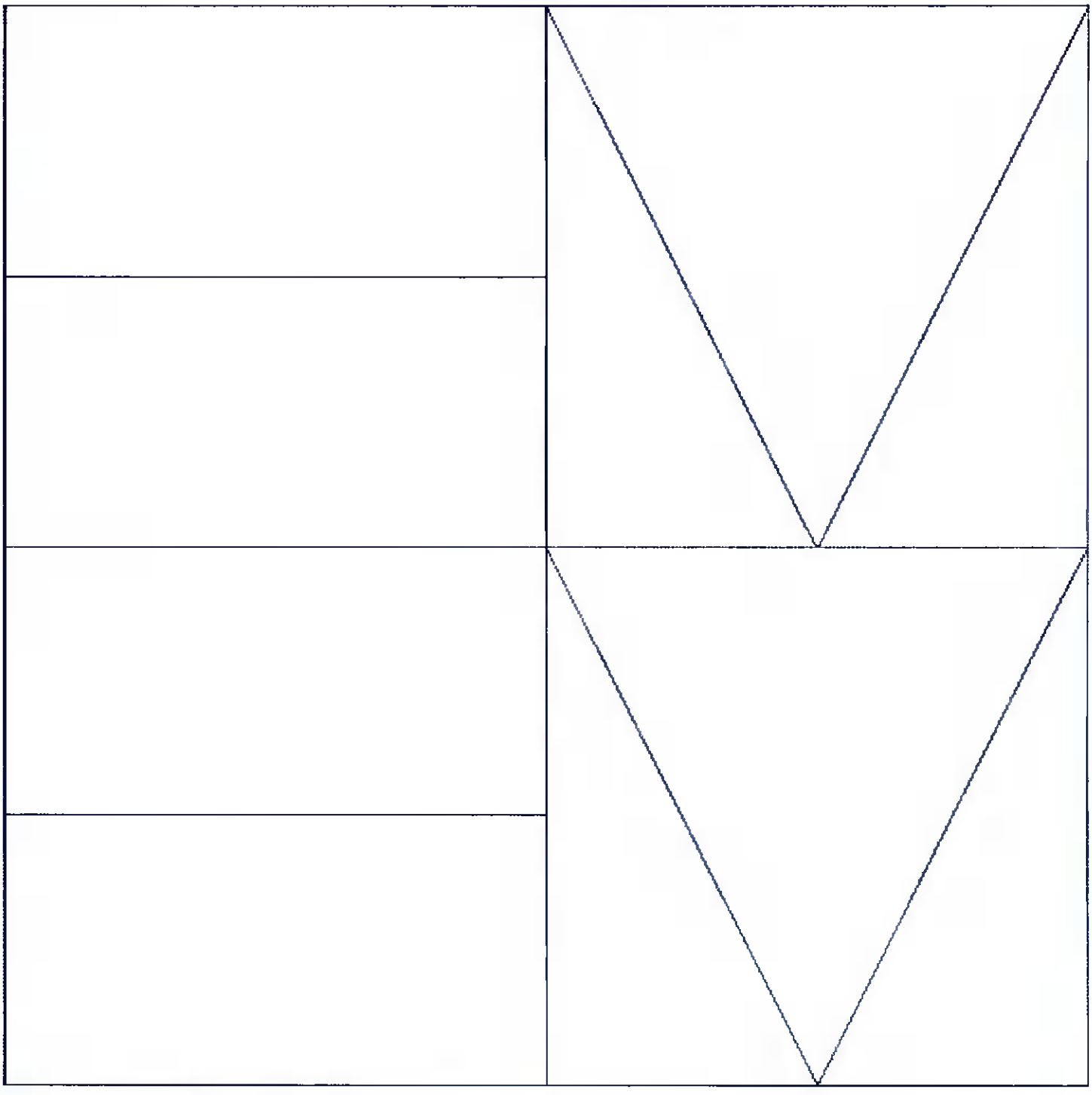
Prior to works commencing, Herris fencing, providing a safe perimeter, will be established around the building to keep construction traffic away from the building.

In order to protect the already vulnerable fabric, a scaffolding is to be erected around and over the original house. The scaffolding will allow the safe and measured dismantling of the roof and the eventual repair works. Prior to any dismantling works the scaffolding will require plastic sheeting secured over the top, probably fixed to timber boarding. This roof of plastic will require to cover the footprint of the original house with a healthy over-reach so that once work commences on removing the roofs and parapets, the interior of the house and exposed wallheads are fully protected from the rain.

The scaffolding is to also have a fine mesh fixed to the outside of the scaffold, which will stop wind driven rain reaching the walls of the building.

The protection of the fabric in this way will allow it time to dry out. Once the roof has been removed, albeit temporarily, and all rubbish and perished items removed, an informed conservation judgement can be made as to what fabric can be retained and repaired.

This approach will allow the retention of all fabric not damaged by water ingress and structural failure.



5 Adaptive Restoration Designs

Eye level view of Newbrook House from Taylor's Lane - note scrubland in front of house

INTERVENTION

ACTION REQUIRED

The original house should be retained and restored using sympathetic materials, whilst all modern additions are to be removed. The aim is to enhance the prominence of Newbrook House and instill some of the confidence and stature that it once had. As the site is to be developed into a care home, the opportunity has been taken to not only incorporate the house into the new design, but to make it the main entrance and public face of the building.

DESIGN DEVELOPMENT

Firstly, the vegetation is to be removed from the building and all the scrubland removed from the front of the building so that the rather austere Georgian beauty of Newbrook House is revealed. Nothing is to built in front of the house so that it is clearly visible from Taylor's Lane.

INTERVENTION

More significantly, the design of the care home proposes to use the main entrance to Newbrook House as the primary entrance to the entire development. The best way to ensure that a building is well maintained and has a long life is to ensure its continual use. Newbrook House, being the main entrance, will be heavily used every day. This development will allow Newbrook House to be experienced by many people on a daily basis, thus ensuring that its significance and dignity are restored which enhances the status of the historic building.

The main access to modern care homes, however, require generous entrances with automatic, powered doors. It is also proposed to use the house interior as communal public space and as such a draught lobby is needed at the entrance. The proposal includes a glass lobby constructed in front of the main entrance door.

The primary external amenity area for the care home will be behind Newbrook House on its south facing and more private side. It is proposed to open up the ground floor accommodation to this area. This is to be done by removing the modern extensions, which detract from the original house, and replacing them with a contemporary single storey zinc-clad café.

The important internal walls with cornicing and decorative plaster-work are all to be retained. The planning of the building has been made to work with as few interventions as possible. Of course, with the high level of trafic anticipated, the main access route has to be suficiently wide and free from obstacles. In addition, the cafe space to the rear will allow views through to the sunlit gardens from the main entrance and as the cafe will be a major meeting place, this route is opened up. The main room on the ground floor, behind the bow front, is used as the main reception space and has access to the Matron's room behind. This requires a new doorway to be cut into a blank section of wall and an existing door will be reused for the opening.

The old mill race is to be carefully excavated and its location permanently highlighted by infilling the depression with washed pebbles. This will form the centre of the amenity gardens to the south of Newbrook House.

An explanatory board/display should be installed in the primary entrance space informing all those who take the time to read it about the history of the house and the mill site as a whole.

Zinc clad extension to rear

INTERVENTION

REAR EXTENSION

The new extension is to house the visitors' cafe and is to be located at the rear (south side) of Newbrook House and is to be a timber framed structure, packed with natural insulation to conserve as much energy as possible. The external cladding is to be zinc panels arranged in a vertical format. The single ply membrane roof is to have a gradient of 1:60 and be hidden behind a zinc parapet. The roof is also to be packed with insulation. Full height glazed doors and windows will open out on the south elevation onto a timber deck which, in turn will overlook the proposed public gardens. By removing all the extraneous unoriginal clutter from the existing rear elevation (including the overgrown vegetation), the original house will be revealed. The erection of a simple and modern extension to the creates an interesting aesthetic addition in its own right but also removes any confusion in determining what is original and what is not.

ENTRANCE LOBBY

Whilst this is a modern structure sitting in front of the historic fabric, it is to be constructed from minimally visible materials so that the original building façade is as clearly visible as possible. As part of this proposed conversion, Newbrook House will require to work harder than it did as a dwelling. To enable this, the proposed lobby will allow the building's front door to become more obvious and help to signal the entrance point down to Taylor's Lane.

The front doors of the lobby will be automatic double sliding doors, inviting visitors into Newbrook House. The original door will be retained and act as an inner door to the lobby (with powered hydraulic opening devices) such that those entering will be able to appreciate the entrance façade of the historic building from the lobby. The glass box will provide a comfortable access arrangement for visitors - allowing them to divest themselves of umbrellas, etc. prior to accessing beyond the original front door. It is designed with minimal framing and minimal contact with the original house fabric to allow the historic fabric to be fully appreciated.

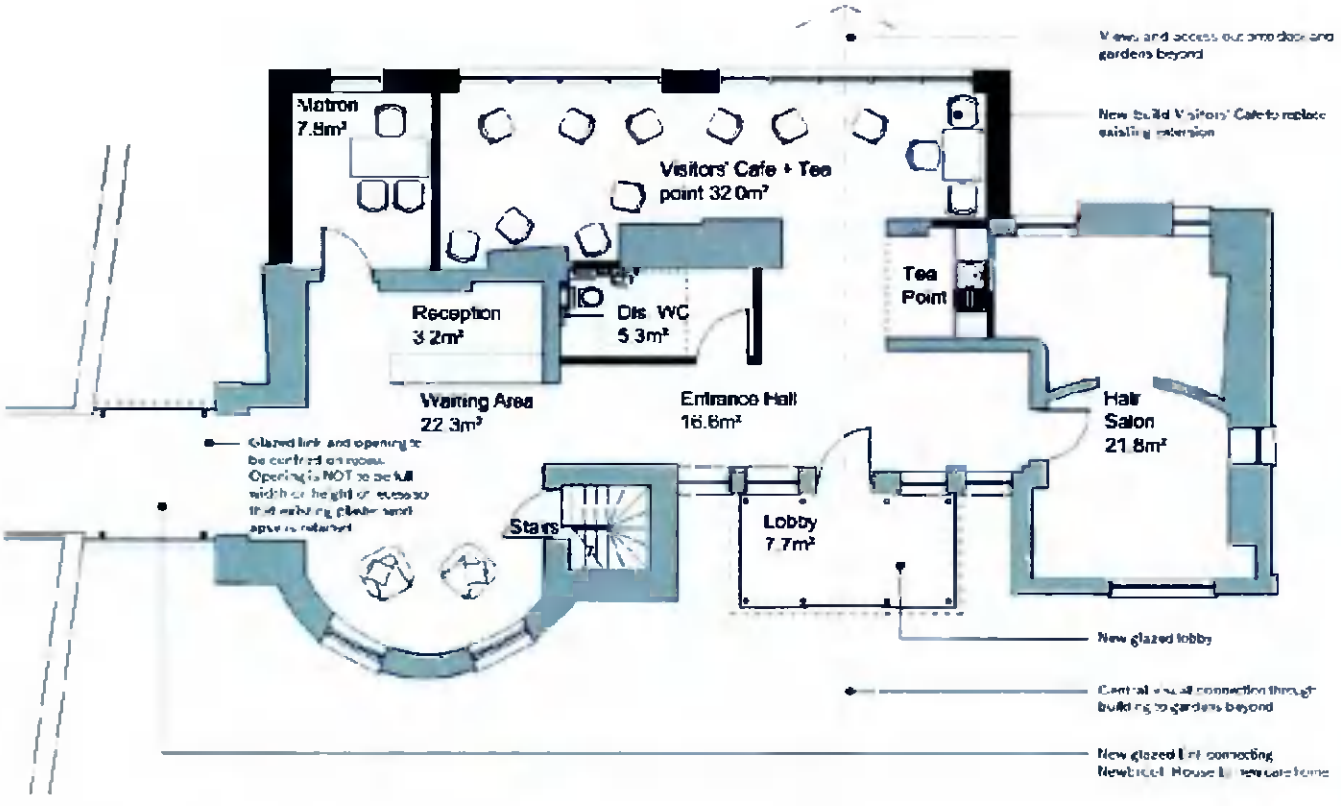
Proposed view of front o Newbrook House, showing new glazed lobby

INTERVENTION

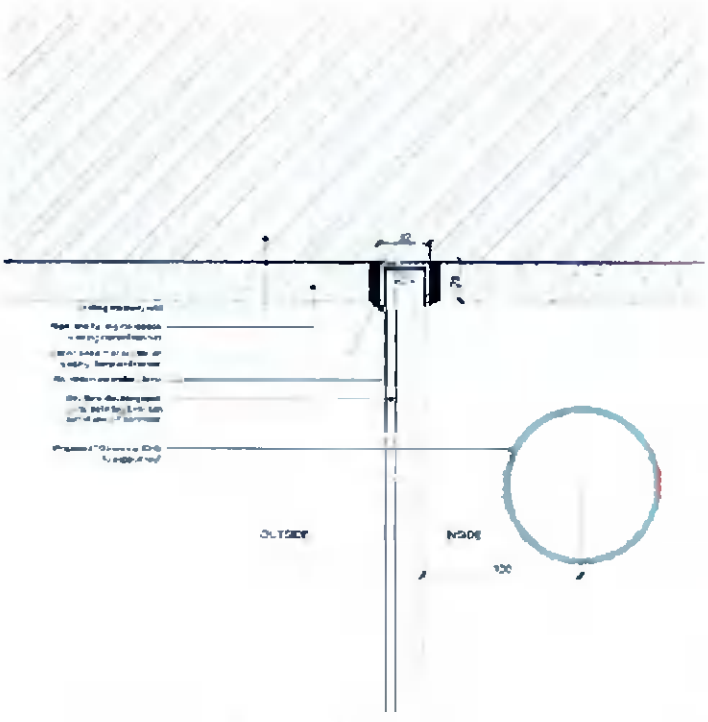
This intervention is viewed as appropriate due to the focus being put on the historic fabric and the overall retention and restoration of the original house.

GLAZED LINK

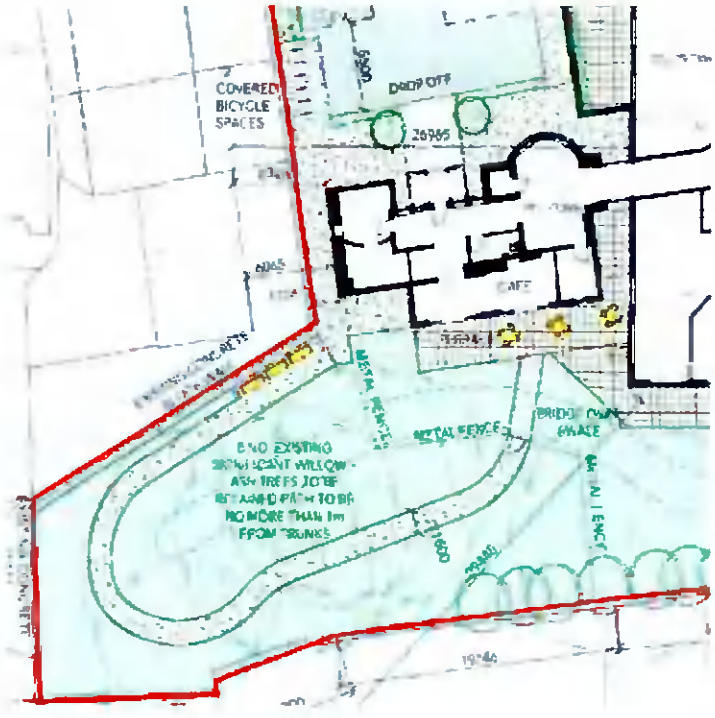
As Newbrook House is becoming the public entrance to the proposed care home, a physical link is required between the two buildings. It is important that the two buildings are read as two distinct pieces of architecture and, to that end, the link between the two is to be as small and discreet as possible. The link is to be limited to a single storey - connecting the ground floor of Newbrook House with the first floor of the care home - and to be constructed from minimally visible materials. The walls are to be full height double-glazed units. Each glass wall is either to be constructed from a single unit of glass or, if from multiple units, the units are to be butt jointed using clear silicone sealant.



Proposed ground floor plan of Newbrook House



Proposed detail where new glazing meets existing fabric



Excerpt from proposed site plan showing theproposed gardens behind Newbrook House

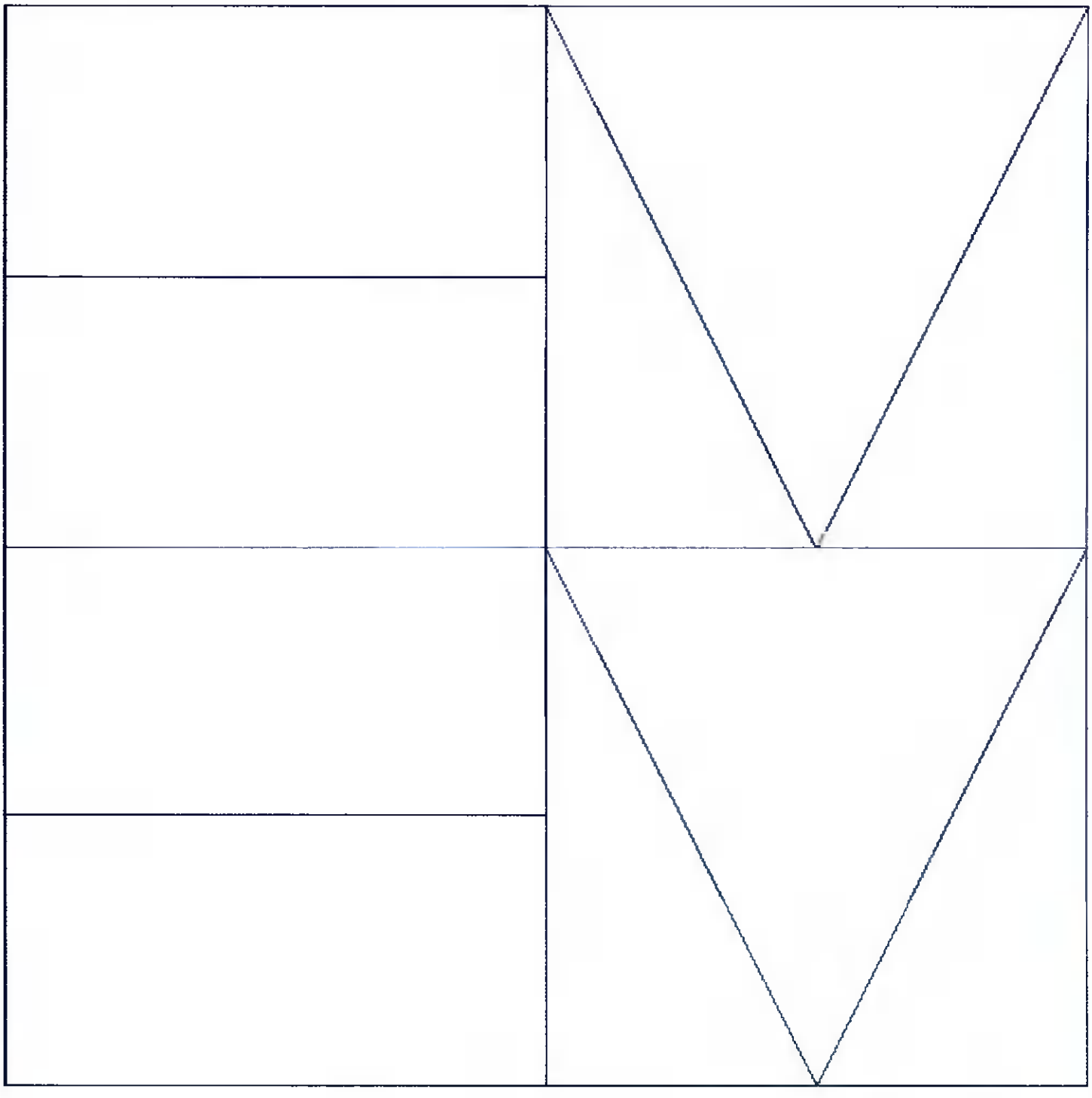
The glass units will be secured at the top and bottom by recessed metal channels. The roof is to be a single ply membrane falling at a gradient of 1:60 down to the rear. The roof is to be insulated and to present a slim edge profile at its outer edges. The roof will be supported by internal steel CHS columns, probably 100mm in diameter.

A glass roof, 450mm wide, separates the lobby roof from the original building to create minimal contact with the historic fabric and throw daylight over the original front door and windows.

GARDEN

There is no historical evidence left on site of the old mill buildings or the associated waterways apart from the dried up bed of the old mill race. The existing buildings on site (other than Newbrook House) are all delapidated and were built from concrete blockwork to serve the builder's yard, being the most recent use of this site.

The mill race is a significant element of the story of this site and to enhance its presence, it is proposed to infill the race with washed pebbles and to plant its border with reeds and other wetland plants. The deck outside the new extension will provide a good vantage point for the cafe users out over the garden.



6

Appendix Conservation Accreditations

RIAS | The Royal Incorporation of Architects in Scotland

Accreditation in Conservation Architecture

Douglas Jack RIAS

Valid from: 10 December 2019

Karen Stevenson, Acting Secretary

Director: Policy and Development

RIAS The Royal Incorporation of Architects in Scotland

Accreditation in Conservation Architecture

James Gemmell RIAS

Valid from: 10 February 2021

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