# Gaelcholáiste an Phiarsaigh, Loreto Abbey, Grange Road, Rathfarnham, Dublin 14 RN 6816H
# Conservation Impact Assessment & Methodology


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For: **The Department of Education**
Date: **May 2022**
Job Ref: **19-25**
Issue: **Planning application, Phase 1 Works**

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# 1. Introduction

## 1.1 Building Details:

| | |
|---|---|
| Address: | Gaelcholáiste an Phiarsaigh, Loreto Abbey, Grange Road, Rathfarnham, Dublin 14 RN 6816H |
| National Grid Reference: | X,Y = 714677,728276 |
| Record of Protected Structures: | REF 253 includes Four Storey House, Chapel with Tower, Turrets<br>REF 252 includes Lodges (2) & Wrought Iron Gates |
| ACA Designation: | - |
| Conservation Area: | - |
| Recorded Monument Reference: | - |
| Zone of Archaeological Protection: | |
| Planning Authority: | South Dublin County council |
| Zoning: | Zone objective RES - to protect & / or improve residential amenity |
| Registered Monument Reference: | - |
| Preservation Order: | - |
| Declarations: | - |
| NIAH Registration Number: | 11216062 Rathfarnham House, Loreto Abbey Grange Road, Rathfarnham |
| Rating | Regional |
| NIAH Registration Number: | 11216011 Loreto Abbey, Grange Road, Rathfarnham, |
| Rating | Regional |
| NIAH Registration Number: | 11216010 Loreto Abbey Lodges, Grange Road, Rathfarnham, |
| Rating | Regional |

**Fig 1.1: Site Location**

**Fig 1.2: South Dublin County Council Development plan 2016-2022**

### 1.2 Purpose of the report

The report is submitted for planning approval for the following works:

Development at this site for phase 1 (of a 2-phase future masterplan) partial-demolitions, refurbishment and a new circulation link extension to the existing Loreto Abbey Complex, protected structures (RPS no.s 252 and 253) at the Grange Road Loreto Rathfarnham for use as Gaelcholáiste an Phiarsaigh. The proposed Phase 1 works shall consist of:

- Partial demolitions of 2-storey link and toilet extensions;
- Construction of a new 787m2 replacement four storey glazed circulation extension linking the existing 1725 Georgian House and 1890s St. Anne's buildings;
- Refurbishment works to the existing 1725 Georgian House and 1890s St. Anne's buildings, with works to the ground floor of the 1903 Gymnasium Building (all forming part of the protected structure RPS no. 253) totalling 3,854m2;
- Demolition of 20th Century extension to, and holding works for future re-use, to Northern Gate Lodge (RPS No. 252);
- Construction of temporary school prefabricated toilet accommodation for school use during the phasing of the main construction works;
- On-site drop-off, set-down and vehicular parking provisions, and associated off-site works adjoining the shared access road / right of way with the Loreto Abbey Apartment Development;
- All associated hard- and soft- surface play areas, bicycle parking area and landscaping, boundary treatments;
- Associated surface water attenuation, foul and surface water drainage connections, site works and ancillary services.

The report provides an overview of the history, development & significance of the building along with a survey of the condition of the building fabric relevant to this application. Based on the condition surveys repair proposals in accordance with ICOMOS Conservation Charters United Nations) of Venice, Burra, Granada & Nara, and Conservation Principles set out in the DoEHLG Architectural Heritage are set out along with an analysis of impacts of the proposals on the historic building fabric and character.

### 1.3 Description of the buildings

#### 1.3.1 Summary of buildings: (Refer to Appendix A For Detailed Historic development)

The Loreto Abbey complex comprises of five distinct interconnected blocks built at different stages since 1725.

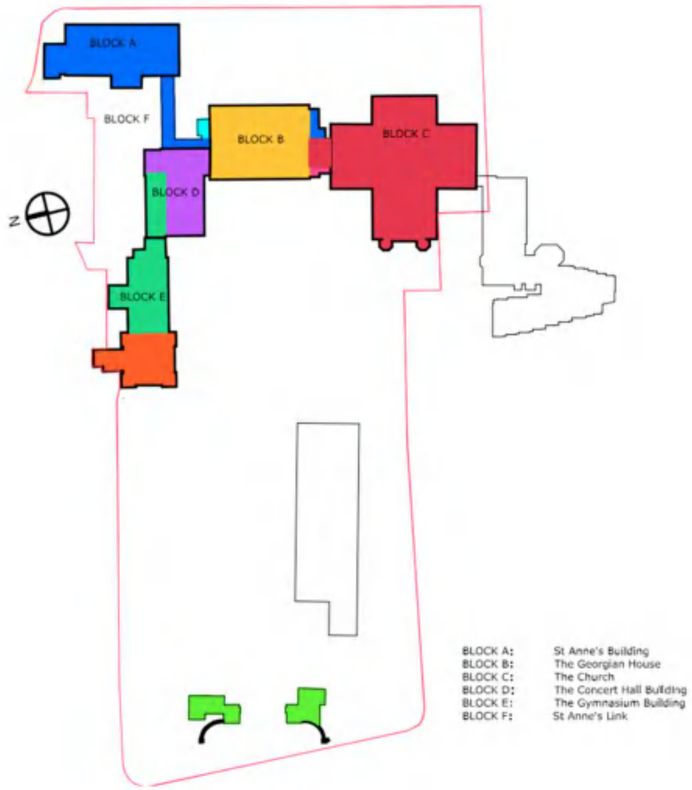



**Fig 1.3: Buildings Diagram**

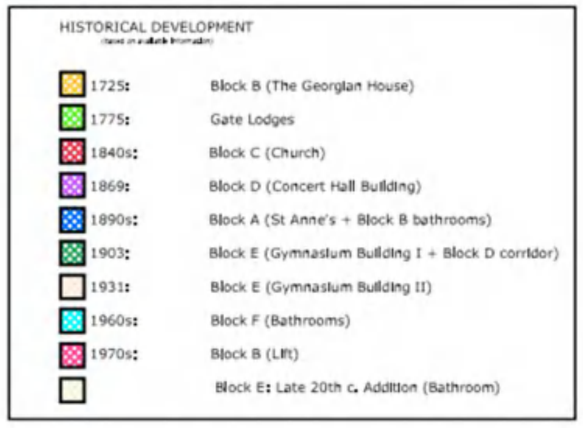



**Fig 1.4: Building Chronology Legend**

In summary the buildings are as follows:

**Fig 1.5: Building A** **Fig 1.6: Building B**

**Building A (St Anne's)** dates from 1896 and contains classrooms & dormitories over 4 floors. The building is largely unaltered other than installation of modern services fittings & finishes

**Building B (Rathfarnham House)** dates from 1725. The Building was originally constructed as two storey over basement, with an additional third storey added circa 1840. The building was heavily altered in the 1980s, whilst the original layout exists generally there have been some minor alterations to layout. A steel structure was introduced at this time. A two-storey extension was added to the south in the 1890s and a WC block was added to the North façade in the 1960s & lift to the south at the link with building C in the 1970s.

**Fig 1.7: Building C** **Fig 1.8: Building D**

**Building C (Pugin Church)** dates from circa 1840 and was designed by AWN Pugin, it was designed not only as a church but also as a necessary extension of the convent and school. The building is largely unaltered other than installation of modern services fittings & finishes. Holding works were undertaken in 2018 during which temporary protection to decorative features was installed

**Building D (the Concert Hall Building)** dates from 1869 & was designed by the Architect J J McCarthy. The two-storey link corridor to the East was added in the 1890s at the time of construction of Building A. A two-storey flat roofed extension was added to the North in 1934 and forms a link corridor between the two gymnasium and concert hall buildings on each level. Some modern internal partitions & fittings & modern ceilings to the third floor, otherwise the building is largely unaltered other than installation of modern services fittings & finishes. Holding works were undertaken in 2018 during which temporary protection to decorative features was installed

**Fig 1.9: Building E** **Fig 1.10: Block F**

The East wing of **Building E** containing the gymnasium at ground floor dates from 1903, designed by WH Byrne Architects with West tower (Science Block) being added in 1931, designed by TJ Cullen. A late C20th bathroom block was added to the East end at first floor. Some modern internal partitions & fittings to the first & second floors, otherwise the building is largely unaltered other than installation of modern services fittings & finishes. Holding works were undertaken in 2018 during which temporary protection to decorative features was installed.

**Block F: St Anne's link:** (1896) Two storey snecked granite façade in 5 bays. Constructed Circa 1896, this comprises a two-storey link corridor connecting St Anne's building to Rathfarnham house and the concert hall buildings. The building is largely unaltered other than installation of modern services fittings & finishes.
**Links to East of Building D:** Two storey snecked granite façade square headed window openings with yellow brick surrounds, Corrugated Perspex roof, stone capping to gable, Constructed Circa 1896, this comprises a two storey link corridor with stairs connecting St Anne's building to Rathfarnham house and the concert hall buildings. The building is largely unaltered other than installation of modern services fittings & finishes, the roof finish is modern.
**1960s WC block & Link:** 6 storey modern brick extension with flat roof housing a WC core at each level

**Fig 1.11: Gate lodge 1** **Fig 1.12: Gate lodge 2**

**Gate lodge 1**: Dates from approx. 1775, large single storey extension to North. Historic maps show a similar footprint to that of the extension however the fabric of the current extension on site is modern throughout. The interior of the original gate house has one room and is largely unaltered other than installation of modern services fittings & finishes

**Gatehouse 2**: Dates from approx. 1775, large single storey extension to East & south. Historic maps show an extension in a similar location & some historic fabric exist within the extension south room, date unknown. The interior of the original gate house has one room and is largely unaltered.

**Main Entrance:** Formal entrance set on main axis of the Georgian house, dating from c.1775. Curved entrance screen walls with rusticated rendered piers, ruled render finish to curved walls, granite capping and granite plinth to wall and piers. Double-leaf cast and wrought-iron main gates, each leaf having swags and shield, with flanking granite ashlar piers having carved caps and urns, decorative plaster band at high level. Similar pedestrian gateway to each side set in railings on low granite plinth wall. Modern painted metal automated double gates behind the main gates.

**1.3.2** The buildings are described in the NIAH survey as follows:
**Rathfarnham House, Loreto Abbey Grange Road, Rathfarnham, South Dublin County**
Reg No **1216062**
Rating **Regional**
Categories of Special Interest **Architectural Artistic Historical Social Technical**
Date 1725 - 1735

**Description:**
Formerly detached seven-bay three-storey over basement former country house, c.1730, with shallow three-bay breakfront. Used as a convent from the 1830s until c.1999, and now unoccupied. Red brick walls with raised granite quoins and string courses. Timber sash windows throughout, partly replacement to rear. Lugged architrave surrounds to breakfront openings, granite lintels elsewhere. Timber panelled door in rusticated stone surround with flanking Doric columns, full entablature and pediment. Perron to entrance with elaborate cast-iron railings. Hipped slate roof behind parapet, balustraded to breakfront, with four chimney stacks. Similar rear façade with pedimented breakfront. French doors in pedimented Ionic doorcase with stairs over basement area to garden terrace. Green man keystone to door ***(FKP note- NIAH description inaccurate in some respects)***

**Appraisal:**

An imposing early eighteenth-century country house with some fine detailing, retaining much fabric of significance, such as wall materials, door surrounds and windows. It is the focal point of this remarkable stylistically varied historic group, and a key building within the locality

**Loreto Abbey, Grange Road, Rathfarnham, South Dublin County**
Reg No **11216011**
Rating **Regional**
Categories of Special Interest **Architectural Artistic Historical Social Technical**
Date 1835-1845

**Description**
Detached three- and four-storey multiple-bay former nunnery and school, c.1838, now unoccupied. U-plan with annexes, incorporating former Rathfarnham House. Four-storey with attic cruciform wing to south, incorporating chapel of 1838-40 on second storey. Five bays to nave, shallow buttresses terminating in octagonal chimney stacks. Single, twin and triple lancets as storeys rise, traceried east window. Battlemented corner turrets, northern carrying bellcote. Rubble walls. Pitched slate roof. Extension to north, c.1870, three storeys to attic with dormers, two bays by four. Two light mullioned and transomed windows with hexafoil above to first floor, shouldered ogees to ground floor. Banded slate roof with castiron cresting. Three- and four-storey school extensions to west of c.1921. Terminal tower, oriels, clasping buttresses framing single-bay advanced corner towers. Snecked rock-faced granite walls. Disused annexes to north. Further multiple-bay four-storey institutional blocks to west with granite walls and brick dressings to openings. ***(FKP note- NIAH description inaccurate in some respects)***

**Appraisal**
These various extensions surrounding the original early eighteenth-century house - chapel by P Byrne, J B Keane and A W N Pugin, 1838-1840, northern extension by W H Byrne, 1870 and school by C B Powell, 1921 – constitute a fine essay in the history of taste and are an outstanding example of the region's architectural and religious heritage.

**Loreto Abbey Lodges, Grange Road, Rathfarnham, South Dublin County**
Reg No **11216010**
Rating **Regional**
Categories of Special Interest **Architectural Artistic Social Technical**
Date 1760 - 1790

**Description**
Entrance gateway, c.1775, set on axis of main house, comprising doubleleaf cast- and wrought-iron gate, each leaf having swags and shield, with flanking granite ashlar piers having carved caps and urns. Similar pedestrian gateway to each side set in railings on low plinth wall. Further flanking twobay single-storey elevations with blind openings set in rusticated rendered walls. Two-bay single-storey gate lodge set behind each, with rusticated and smooth rendered walls, cut stone quoins, slate roofs, and hoods to doorways. Rendered, ruled and lined screen walls terminate entrance ensemble ***(FKP note- NIAH description inaccurate in some respects)***

**Appraisal**
This imposing entrance group is a fitting precursor to the grand house beyond, retaining many materials and features, and its symmetrical arrangement which is mirrored in the gable end of the school opposite, creating a most impressive whole

## 2. Historical background & development / Cartographic Study

### 2.1 Historical Background & Development (refer to Appendix A & B for detailed description & plans)

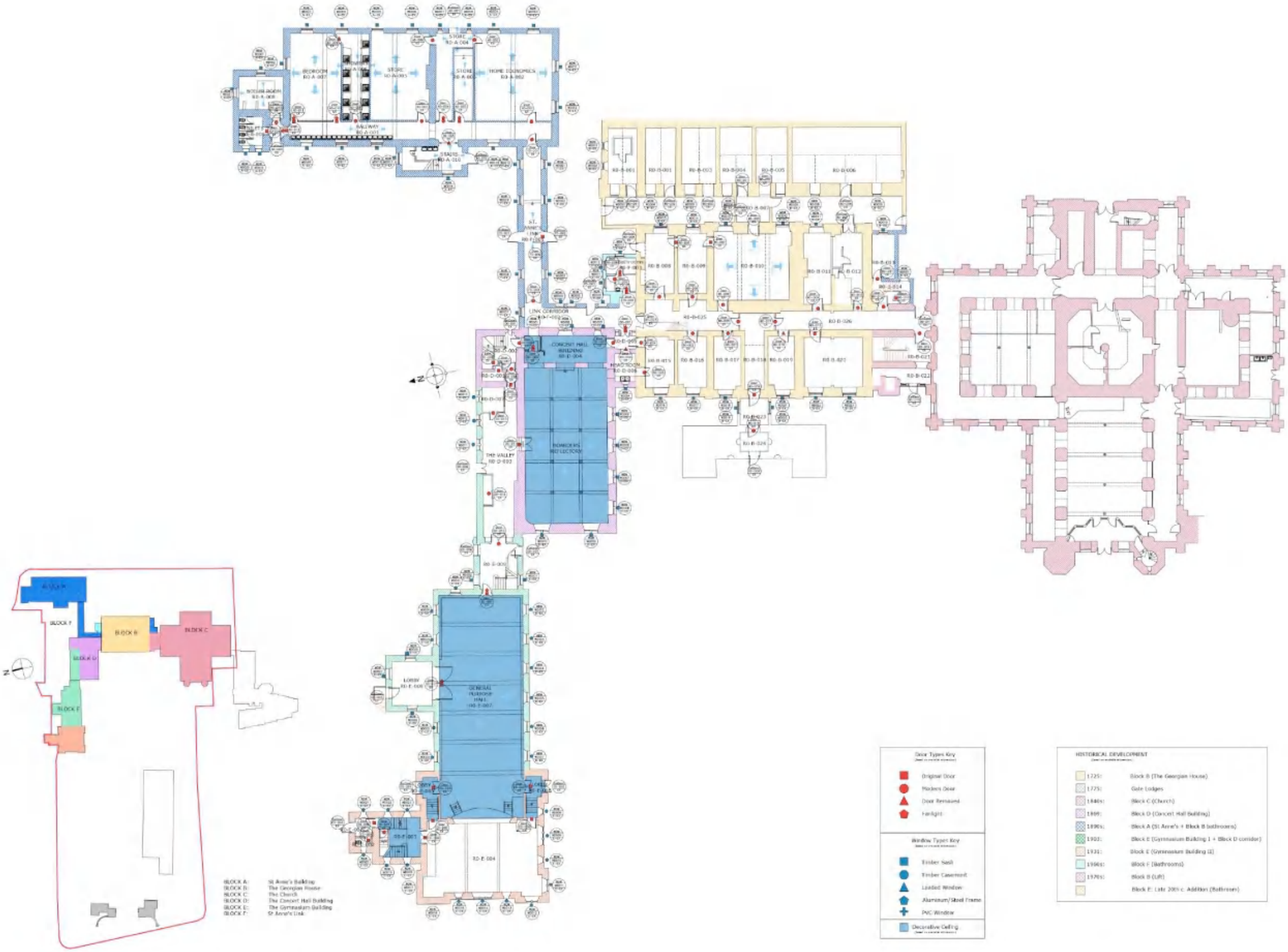



**Fig 2.1: Historical Development Plan – Ground floor**

The Loreto Abbey complex comprises of five distinct interconnected blocks built at different stages since 1725. A detailed account of the development of buildings within the complex are outlined in Dublin Historical Record, Vol. 15, No. 4 (Jan 1960) page 116-121. Together with this, a full review of previous conservation reports have been undertaken in order to build a picture of the chronological development of the complex.

1725 Rathfarnham House built for William Palliser to the design of Edward Lovett Pearse
1768 The House was inherited by rev. John Palliser, Rector of the Parish
1790 – 1795
The House was purchased by George Grierson III, the King's Printer
1821 Rathfarnham House & 40 acres were purchased by Archbishop Murray of Dublin for £2,400
1822 Mother Teresa Ball & small community moved to Rathfarnham from Harold's Cross & named the house "Loreto House"
1838-1840
Building of church to the designs of Patrick Byrne and Augustus Welby Pugin
1863 Novitiate wing completed
1869 St Joseph's wing built
1896 St. Anthony's wing built
1903 St. Francis Xavier's wing completed
1922 Building of Study Block
1924 Purchase of Beaufort House
1981 – 1983
Major reconstruction to House & Church under the direction of Messrs. Kearney Quinn & Partners Architects

**EXTRACT FROM SAMUEL LEWIS TOPOGRAPHICAL DICTIONARY OF IRELAND**

Rathfarnham, a parish, in the barony of NEWCASTLE, count of DUBLIN, & province of LEINSTER, 4 miles (S) from Dublin, on the road to Rathdrum; containing 4573 inhabitants, of which number, 1572 are in the village.

In the RC divisions this is the head of the union or district of Rathfarnham, Crumlin, & Bohernabreena, comprising the parishes of Rathfarnham, Crumlin, Tallaght, Cruagh, & Whitechurch. There are large chapels at Rathfarnham, Crumlin, & Bohernabreena, the last in the parish of Tallaght: near the first-named is a good house for the priest. Near the village is a convent of nuns of the order of Loretto: the building is a large brick mansion, which had been the seat of the late G. Grierson, Esq, The sisterhood have a boarding school for young ladies & also superintended a free school of upwards of 100 children, which is aided by the Board of national Education; the pupils receive a suit of clothes annually. Attached to the nunnery is a small chapel very elegantly fitted up: the sisterhood have lately purchased the convent of the nuns of St. Clare at Kingston.

**HISTORY OF FRANCES BALL**

Frances Ball was born on January 6th, 1794, the youngest of Dublin silk merchant John Ball & his wife Isabella's six children. Their eldest daughter, Cecilia, was educated by the Ursuline nuns in Cork, who had arrived from France in 1771 at the invitation of Nano Nagle, who later founded the Presentation Sisters. However, in the wake of the 1798 & 1803 rebellions, travel from Dublin to Cork was deemed too dangerous & so Frances & her two sisters, Anna Maria & Isabella, were sent across the water to St Mary's Bar Convent in York, which was run by the Institute of the Blessed Virgin Mary. Frances later returned there in 1814 to join the institute with the support of Archbishop Daniel Murray of Dublin. He had asked the sisters in York to make a foundation in Ireland to help address the dearth of Catholic schools for girls. But they were unable to accept his invitation due to their own circumscribed circumstances. However, they agreed to prepare Frances Ball for the role.

In 1821, Mother Teresa Ball, as Frances was now called, returned to Dublin & on November 4th, 1822, set up the first Irish foundation at Rathfarnham House. Designed by Edward Lovett, it was built in 1725 for William Palliser, who is reputed to have entertained Handel & Jonathan Swift on occasion. In the 1790s, the house was purchased by George Grierson, the king's printer in Ireland. However, the Act of Union had caused Ireland's economic fortunes to decline rapidly & by the time Teresa Ball came to reside there, the house was in a dilapidated state.

Armed with just three chairs & the Litany of Loreto – hence the name Loreto Sisters – she established her first school, which closed only in 1999. A "free" school, now known as Loreto Grange Road, was established alongside the boarding school in 1823 & in the initial years was subsidized by the fees of the boarders. This interconnection between fee-paying & free schools was a model which Teresa Ball replicated wherever she established schools, from St Stephen's Green & Navan in 1833 to Toronto in Canada in 1847. By the time of her death, Mother Ball had opened 37 convents & schools in Ireland & abroad & had turned down a further 14 invitations due to lack of personnel & financial resources.

**HISTORICAL DEVELOPMENT OF OVERALL SITE**

**BUILDING CHRONOLOGY - DETAIL**

The original house was constructed in 1725 as a country house. Rathfarnham House is now flanked by high dignified wings of granite, all in neo-Gothic style consisting of

1) church building erected in 1839,
2) novitiate erected in 1863,
3) St. Joseph's wing containing Concert hall & Refectory in 1869,
4) St. Anthony's wing erected in 1896
5) St. Francis Xavier's wing erected in 1903 & the Lisieux building completed to house the visiting prelates to the Eucharistic Congress of 1932 (within the current site boundary).

The red brick building, on the right hand side of the front lawn as one enters, was purchased by the community in 1837 for use as their infirmary. It was reputed to have been originally the chaplain's house in either the Palliser or Grierson regimes, whilst other authorities claim it as a dower house.

The buildings are designed to stand in parklike surroundings, so that buildings & landscape match & a line from front gate through hall door of central building & out through glass door of reception room, leads through a similar landscape at back & appears to be the axis on which the whole unit rests.

The church was built around 1840 the concert hall in 1869 St Anne's Block in 1896 the Gymnasium building in 1903 & the stage/science room block in 1930. A small toilet block/stairs was built in the 1890s on the south west end & a further toilet block on the north east side in the 1960s. A lift shaft was added between the church & the Georgian building probably in the 1970s.

RATHFARNHAM HOUSE

Originally named "Rathfarnham House", the oldest building on the site was built in 1725 for Mr. William Palliser, a descendant of a Yorkshire family, who settled in Wexford during the 17th century. William Palliser was the only son of the Right Rev. William Palliser, Protestant Archbishop of Cashel from 1694 until his death in 1726.
William Palliser died in 1768 without issue & Rathfarnham House passed to his cousin the Rev. John Palliser, who was rector of the parish. About the middle of the 1790's, Rathfarnham House was purchased by George Grierson, King's Printer in Ireland. The title 'King's Printer' was given to the family in 1727 on the advice of Lord Carteret.

The Act of Union 1800 brought an end to the position of 'King's Printer' & George Grierson left Rathfarnham House after being heavily compensated & went to Woodtown House where he took up farming.

**Fig 2.2 – Rathfarnham House**

Rathfarnham House was left vacant until the Catholic Archbishop of Dublin, Dr. Daniel Murray bought it for £2,000 in 1821. His aim was to educate children at the establishment. In 1822, after significant renovation, Sr. Teresa (Frances Ball) & her fellow sisters moved into the building. Sr. Teresa became known as Mother Teresa since she was the head of the order. She renamed the place Loreto, in honor of the Holy House in Nazareth, Loreto, Italy. Mother Teresa began a building programme & this was continued on by her successors.

Rathfarnham House when it was first constructed was a long low building with two storeys over the basement in rose coloured Dutch brick, but Mother Teresa Ball added an extra storey, which gives the exterior of the house a much more imposing & symmetrical appearance. To match the mellowed brick of the original building, old bricks were specially imported from Holland, & so cleverly was the work executed that the alteration is completely unnoticeable. The house differs slightly, architecturally, front & back. In the front, a balustrade sets off the façade against the sky, with a plain entablature under the balustrade, string courses between lower storeys, & quoins down the sides of the walls. The back of the house has a large pediment crowning the centre of the house. Both back & front have pediments over the doors.

A very detailed description of the interior is set out in the account by L. O'Dea in Dublin Historical Record however much of this is now altered due to recent works c. 2014 by Conroy Crowe Kelly architects to house the GaelCholaiste an Phiarsaigh.

Mother Teresa died on 22nd May 1861 & she was laid to rest in a vault in the chapel at Loreto Abbey. Her building plans continued after her death. This building currently comprises of three storeys over a basement / lower ground level, with parapet roof detail, & A-roof wrapping around a central well. It is constructed in brick with timber floors supported on steel beams & masonry walls & slated roofs. In the 1980s the Georgian

house was extensively refurbished. A steel frame was introduced new timber floors instated & all wall linings were replaced in plasterboard. Decorative plasterwork was also replaced. Thus the interiors of the Georgian house are now all extensive refurbishments dating from this period. The external finish is brick which has been incorrectly repointed in cement based mortar. One item of note however is the drawing room, with a wall covering of cordovan lacquered leather embossed with hand painted designs in purple, crimson, gold & blue. This was preserved in situ & is currently concealed behind a temporary dry-lined partition.

THE CHURCH

**Fig 2.3 Pugin Church**

A.W.N Pugin undertook a number of important projects in the Gothic Revival style in the first half of the nineteenth century, including the chapel of Loreto Abbey, Rathfarnham in 1839, which was ultimately executed by Patrick Byrne. In Loreto Abbey, there is considerable interest in the interaction between the classical style of the original house & the asymmetrical architecture of the later institutional extensions. It is also noted that John Benjamin Keane associated with Patrick Byrne & AWN Pugin on designs for the chapel & Lantern. The building is of particular interest as it was designed not only as a church, but also as a necessary extension of the convent & school. The ground floor contains the refectory & also accommodates the original kitchens. The second & third floor level accommodates the cellular style bedrooms, all with corridor access to view the main altar from varying levels of the timber lantern.

The church is constructed in cut & random stone. The roof is natural slate finish supported by large Queen post trusses & associated timberwork. The plan is cruciform in shape comprising a cross set within a cross creating an outer aisle. A unique feature of the church is the accommodation located over the body of the church & in the roof. This comprises two floors of bedrooms arranged in 4 wings set around the centre nave. The overall structure is an elegant exercise in gothic design. The centrepiece is a particularly fine piece being finished in decorative stenciling. The Loreto order had important connections with John Hogan (1800 – 1858) which began in 1843. The Pieta was one of the most popular of all Catholic subjects since the late Middle Ages and Hogan made a number of alter reliefs of the theme; one of these for Loreto Abbey.

The high altar displays a combination of grey Sicilian marble and pure Carrara. Hogan provided not only the altar relief of the Pieta, but also the flanking angels based on his two daughters, Maria and Marghareta. (His daughter Elizabeth became Mother Superior and died in 1939). Hogan also made several ideal heads of Hibernia or Erin, one of which is at Loreto Rathfarnham.

The sanctuary walls and interior of the dome overhead are overlaid with ornamental gilt work. In the cloisters winding around the chapel is a fine set of Stations of the Cross executed in 1875 by Meyer of Munich, and an altar of the Sacred Heart, of Cheltenham marble and alabaster panels with the central figure the work of the younger Hogan. The pillars are in Californian, Roman and Languedoc marble and Mexican onyx.

There is too an altar to St. Patrick of carved Caen stone with the Patron of Ireland as the central figure and figures of St. Laurence O'Toole, Patron of Dublin and St. Columkille, on each side. A small carved group on the ante-pendium represents the Baptism of an Irish chieftain by St. Patrick depicting the legend of the crozier piercing the chieftain's foot. The next altar to be met with is one dedicated to the Holy Face, composed of varying coloured Sicilian marble. Further along the cloister is the statue of St. Ignatius, which is of carved wood, executed in Spain, and presented to the community by the Sodality of Our Lady, Seville. The statue stands on a pedestal of Irish marble, incorporating the Black of Kilkenny, Green of Connemara and the Red of Cork. The next altar is that of the Immaculate Conception and is of carved Caen stone with decorated panels, erected in 1869. The figure of the Virgin was carved in Spain. The altar of St. Joseph which matches, is also of carved Caeon Stone. The painting "The Descent from the Cross" in the Ruben's style was executed by an Irishman named Mullins, who it is sad to relate died in the workhouse.
A number of other paintings are described in this account from the Dublin Historical Record; however it is unknown where these are at present.

CONCERT HALL BUILDING

**Fig 2.4 Concert Hall Building**

Designed by J J Mc Carthy & constructed in 1869 this is a four storey block. It constituted the first major communal space in the school complex. Similar to the church, the building is not only a concert hall, but also accommodated a refectory (for the pupils) at ground floor level, & a large dormitory above, with further bedrooms in the roof space. The architectural treatment is entirely different from that of the Georgian House & is also distinct in character from the severe Gothic style of the church. The two storey structure along the north face of the building is of a later date than the concert hall building & was probably constructed in 1903 to link the then existing main complex with the new gymnasium & bedroom wing.

GYMNASIUM BUILDING

**Fig 2.5 Gymnasium Building**

Designed by W.H. Byrne Architects & constructed in 1903. Further phases are attributed to Thomas Joseph Cullen (Gothic addition in 1923, Gothic addition to the Gymnasium Block 1930, Corridor to the concert hall in 1934). As outlined, this building consists of two distinct parts. The block built in 1903 by W.H. Byrne, accommodating a gymnasium at ground floor level & bedrooms above, to some extent simulates the Gothic style of the earlier buildings, but with its own distinct character. The building was also constructed for multiple use. The second block built in 1931, while emulating the earlier Gothic fenestration has the bulk & character of a medieval keep with double level oriel windows. The block is a natural extension of the 1903 building & provided new & necessary facilities for the convent school. The additions were a stage area for the gymnasium at ground level, staff & senior girls' bedrooms & tutorial rooms on the first & second floor levels, & a science laboratory at roof level. The block differs from the earlier buildings in that it has a flat concrete roof finished in asphalt. The areas of particular interest in this block are the common rooms, the bedrooms with oriel windows, the stage, the proscenium arch & the top-level science room.

ST. ANNE'S BUILDING

**Fig 2.6 St Annes Building**

Designed by W H Byrne & constructed in 1896. This block (formerly known as St. Anthony's) contains classrooms & dormitories & has a two-storey link with the main building group. The block differs greatly in character from the Concert Hall building in that it is simply detailed & has a robust Victorian appearance. The classrooms are of interest as they have retained most of their original detail & finishes as have the main

stairs serving the block. The block also differs from earlier & later extensions in that the windows are rectangular sashes framed in yellow brick. The main external feature is the surround to the door onto the lawn on the western façade.

GATE LODGES

**Fig 2.7 North Gate lodge**

At the main entrance gates from Grange Road, there are two no. gate lodges flanking the entrance dated c. 1775. These are two-bay single-storey gate lodge set behind each, with rusticated and smooth rendered walls, cut stone quoins, slate roofs, and hoods to doorways. Rendered, ruled and lined screen walls terminate entrance ensemble. Each lodge have extensions added to the original plan form – that to the North is late C20th, that to the south contains earlier fabric.

**Fig 2.8 South Gate Lodge**

LATER ADDITIONS

**Fig 2.9 Redbrick extension to South West of the Georgian House**

There is a two storey building to south west of Georgian House. This red brick building is late Victorian and was constructed to accommodate a stairs from ground to first floor level. To the North of the hu seis a 6 storey red brick extension with WCs at each level, dating for the 1960s

**Fig 2.10 Redbrick 1960s Extension to North of the Georgian House**

TEMPORARY STRUCTURES

Temporary single storey prefab structures & bike sheds dating from 2017, prefabs extended to 2 storey in 2021

**Fig 2.11 Temporary Structures**

## 2.2 Cartographic Study

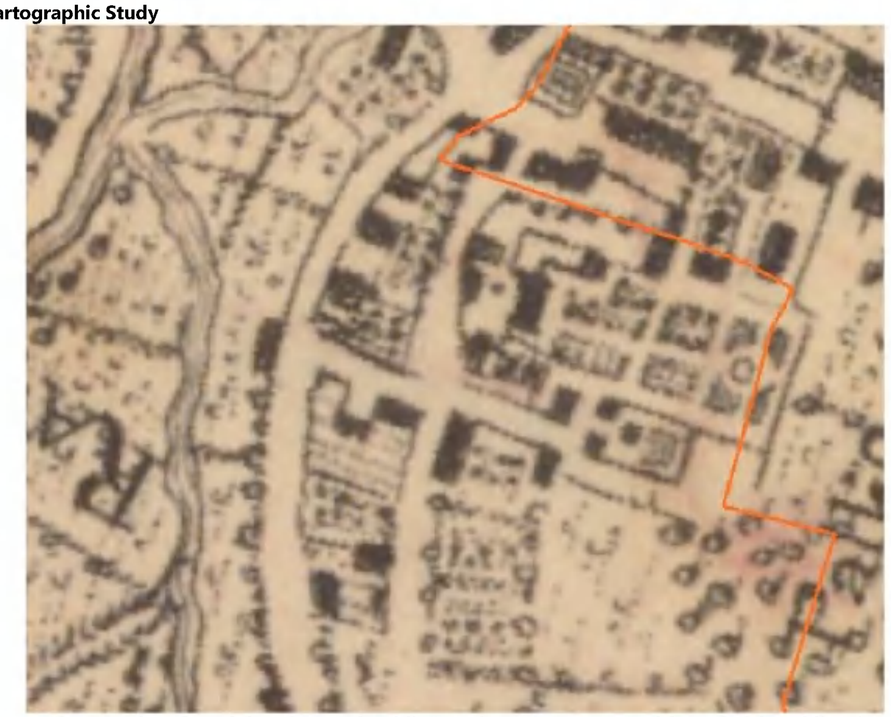


FIG 2.12: 1760 MAP "An actual survey of the county of Dublin" – John Rocque (sourced from South Dublin Historical Mapping)

FIG 2.13: 1816 MAP Taylor's Environs of Dublin – John Taylor (sourced from South Dublin Historical Mapping)

FIG 2.14: 1821 MAP Maps of the county of Dublin – William Duncan (sourced from South Dublin Historical Mapping)

FIG 2.15: 1843 MAP First Edition Six Inch Maps (sourced from South Dublin Historical Mapping)

**FIG 2.16: Shaw collection 1879**

This volume belonged to the estate of Sir Robert Shaw, Baronet, & the maps cover his property in the area: Crumlin, Roundtown (Terenure), Tonguefield, Rathfarnham, Rathgar, Roebuck, Kimmage, Wilkinstown (Walkinstown), Greenhills, Whitehall & Limekiln Farm. The base maps are the Ordnance Survey 1:2500 maps (25 inch) of 1866. This scale of map shows every field, every house & plot, it lists house & cottage names, shows physical & man-made features & gives an indication of land use, showing trees & gardens. The Shaw maps are hand coloured, showing the extent of the estate, & tenants' & lessees names are written in copper-plate handwriting in each holding. The date on the cover is 1879, so this situates the occupancy of houses & lands on the estate at this period.
http://www.dublincity.ie/image/libraries/shaw-001-rathfarnham

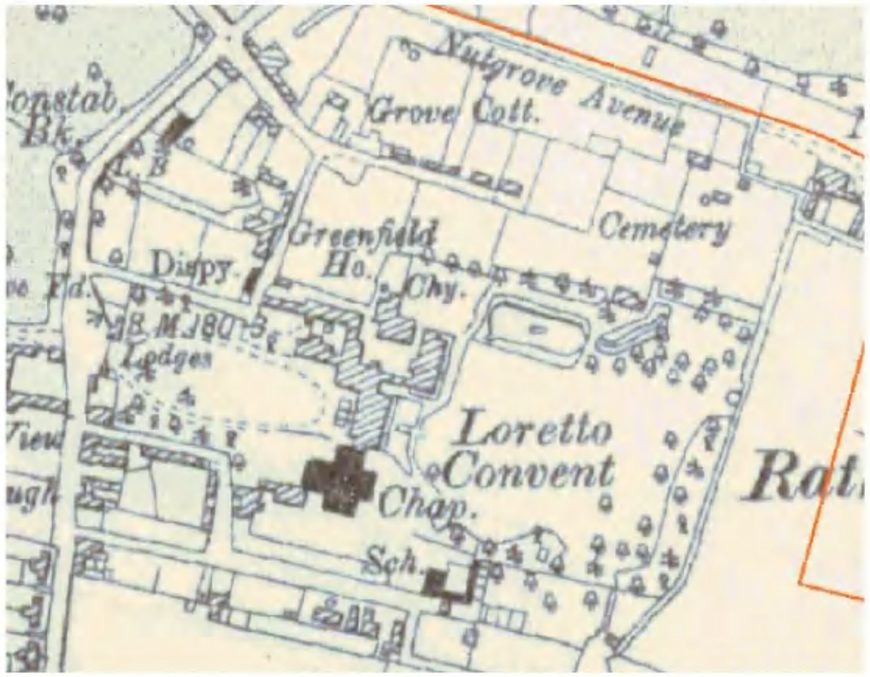



**FIG 2.17: 1912 Third Edition Six Inch Maps (sourced from South Dublin Historical Mapping)**

**FIG 2.18:1938 Fourth Edition Six Inch Maps (sourced from South Dublin Historical Mapping)**

## 2.3 Historical Photographic record

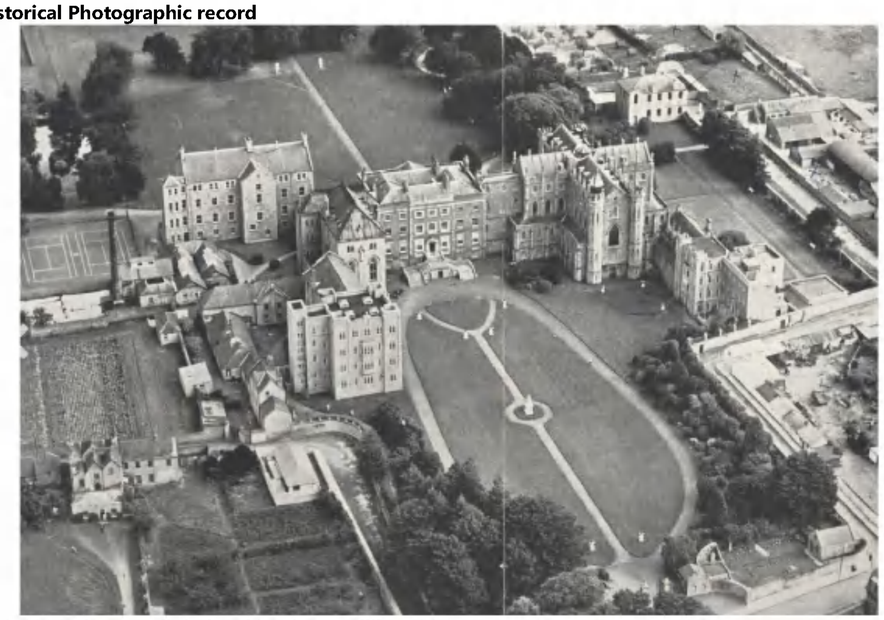


**Fig 2.19: LORETO 1946 - https://digital.ucd.ie/view/ucdlib:45814**
Aerial photograph of Loreto Abbey, Rathfarnham showing the farm yard (upper right hand corner of photograph, marked with an x). The Annals Loreto Abbey Rathfarnham 1913-1916 refer to two workmen employed on this farm who participated in the rising. The height from which the photograph was taken is noted as 1,000 feet. The date & title are also written on the verso of the photograph, along with the following note 'farmyard to the right where Stonepark Abbey houses are being erected 1989-1990'.

**Fig 2.20: Existing aerial view (taken from Google Maps) for comparison with previous historical aerial view.**

**Fig 2.21: SOURCE: http://csgwy.sdublincoco.ie/handle/10599/9089**
Author: Joe Williams
Publisher: C & L Walshe, 33 Mount St, Dublin Date: 1900

**Fig 2.22: LORETO 1900**

**Fig 2.23: SOURCE: http://source.southdublinlibraries.ie/handle/10599/435**
Date: 14/10/1911

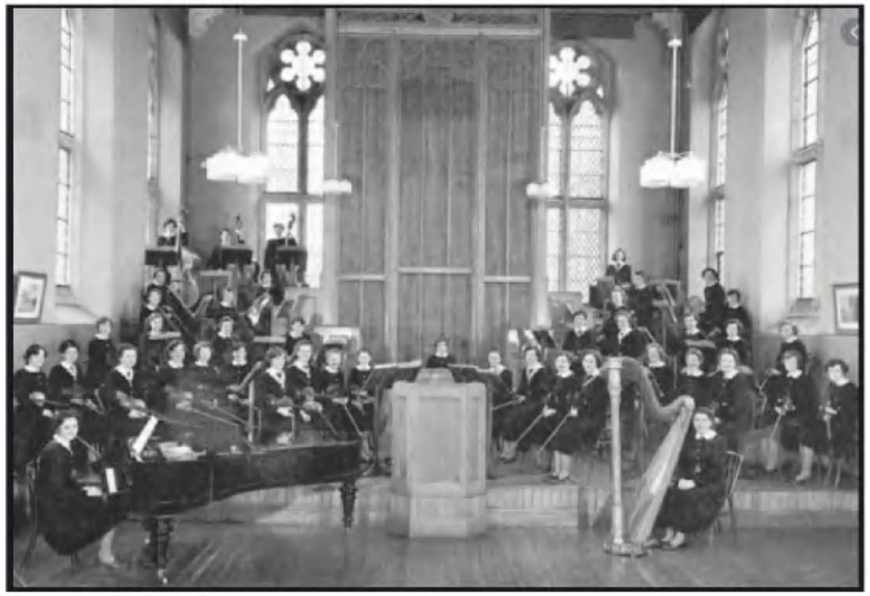


**Fig 2.24 – Concert hall Image Source Rathfarnham.com**

**Fig 2.25 –Source http://digital.ucd.ie/view/ucdlib:45816**
Date created: ca. 1900 – ca. 1949

**Fig 2.26 Image Source: History of the County of Dublin, Part II, by F. Elrington Ball (1903) Thomas Mason**

**Fig 2.27 Image Source: History of the County of Dublin, Part II, by F. Elrington Ball (1903) Thomas Mason**

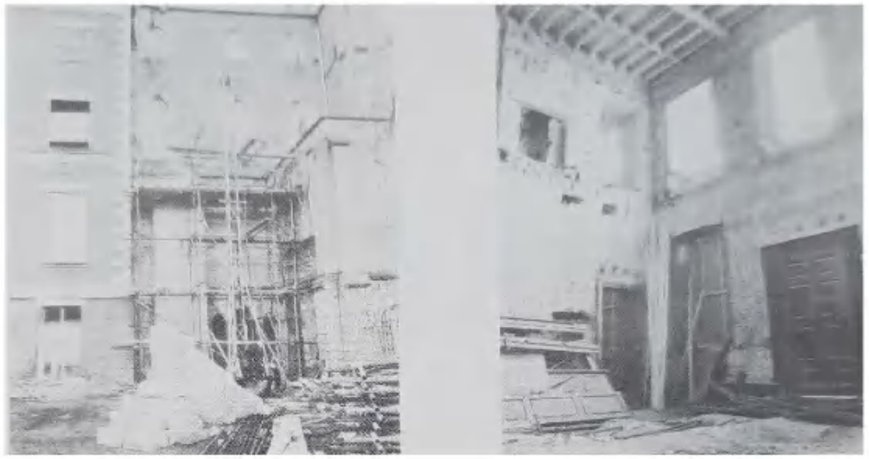


**Fig 2.28 Views of the Georgian house During 1980s Restoration**

**Fig 2.29 Views of the Georgian house During 1980s Restoration**

## 2.4 Relevant Planning History

Loreto Abbey was in use as a school from 1822 until its final closure in 1999 following its purchase by a developer.
A planning permission was obtained for change of use of the com- plex to office and nursing home use in 2002 (ref S00A/0554 An Bord Pleanala ref 06S.125554) and this was granted an extension of two years in 2007. This was part of a larger scheme which, except for the works to Loreto Abbey, was completed. The developer subsequently went into liquidation and a statutory receiver was appointed by The National Asset Management Agency (NAMA). The proper- ty then lay derelict for a number of years, and was occupied for a time by Camelot, which offered total vacant property management through a Live-in Guardians solution.

In March 2014, the Department of Education and Skills purchased the disused building from Nama, with long term plans to convert to a secondary school. In the interim, Gael Cholaiste an Phiarsaigh have partial occupancy of the Georgian House and are currently operating a secondary school on the site. Further expansion has been provided on the front lawns of the complex, with temporary pre-fabs providing specialist facilities in the interim, until a full programme of works is scheduled.

The following is a summary of the planning applications and section 5 declaration applications which are viewable from South Dublin County Council, in chronological order -

PLANNING REG REF: SD03A/0071
Construction of a single storey caretaker/security office (20sq.m.) located adjacent to new entrance at dispensary lane forming part of an overall approved scheme, Register Reference S00A/0554, An Bord Pleanala PL 06S.125554. (Protected Structure Ref. No. 28 South Dublin Development Plan).
DECISION - INVALID - SITE NOTICE

PLANNING REG REF: SD03A/0131
Construction of a single storey caretaker/security office (20 sq.m.) located adjacent to new entrance at Dispensary Lane forming part of an overall approved scheme; Register Reference S00A/0554, An Bord Pleanala PL.06S.125554. (Protected Structure Ref. No. 28 South Dublin Development Plan 1998).
DECISION - GRANT PERMISSION

PLANNING REG REF: SD03A/0365
Construction of 3 no. E.S.B. substations with associated switch rooms and amendments providing an additional store room to pro- posed caretaker/security office (Register Reference: SD03A/0131). The proposed substations are located; No. 1 fronting dispensary lane and adjoining proposed caretaker's/security office, No. 2 at top of ramp to basement to the north of block E and No. 3 along southern boundary to the south of blocks D and K. In an ap- proved scheme; Register Reference S00A/0554, An Bord Pleanala PL.06S.125554 at Loreto Abbey (Protected Structure Ref. No. 28 South Dublin Development Plan 1998).
DECISION - GRANT PERMISSION South Dublin Development Plan 1998).
DECISION - GRANT PERMISSION

PLANNING REG REF: SD03A/0774
Amendments to the residential blocks G,H, and J of an approved mixed-use development including the retention of Protect Structures (Planning Register Reference S00A/0554 and An Bord Pleanala PL.06S.125554). The proposal comprises the construction of an additional 20 no. apartments (the total number of apartments for the combination of the permitted scheme and the proposed 20 no. apartments is 293 no. apartments) arranged in revised 2 storey blocks (Blocks G, H and J with an additional 15 no. car parking spaces in an extension to the approved basement under blocks C, D, E, F, G, H, J and K, by approximately 5 m. to the east, to facili- tate a proposed additional 15 no. car parking spaces. The total car parking for the combination of the previously permitted scheme (473 no. spaces), and this proposal (15 no. spaces) is 488 no. spaces, of which 455 no. are in the basement and 33 no. are on the surface. All other elements of the scheme, including the works proposed to the Protected Structures are unaltered from the approved scheme. The revised element of the development relates to 0.192 hectares as part of overall site measuring 4.9 hectares approximately, at Loreto Abbey, (Protected Structure Ref. No. 28, South Dublin Development Plan 1998), Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the south and Stonework Abbey to the east.
DECISION - REFUSE PERMISSION

PLANNING REG REF: SD04A/0047
Amendments to an approved mixed-use development, including the retention of protected structures (planning Register Reference S00A/0554 and An Bord Pleanala PL.06S.125554). The proposal comprises an amendment to the previously approved penthouse
level of block C and D to provide 10 no. 2 bed apartments in place of approved 6 no. 2 bed apartments (Total now 277 no. apartments) ar- ranged in revised 5 storey blocks. All other elements of the scheme, including the works proposed to the Protected Structures are unaltered from the approved scheme. The revised element of the development relates to 0.119 hectares as part of overall site measuring
4.9 hectares approximately, at Loreto Abbey, (Protected Structure Ref. No. 28, South Dublin Development Plan 1998), Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north,

Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the South and Stonework Abbey to the east
DECISION - REFUSE PERMISSION

PLANNING REG REF: SD04A/0321
Retention of amendments to an approved (Planning Register Reference S00A/0554 and An Bord Pleanala PL.06S.125554) mixed-use development, which includes the retention of Protected Structures. The proposal comprises the retention of amendments to approved basement under Blocks A and B to provide improved circulation, ventilation and means of escape (no increase in the previously permitted number of car parking spaces is proposed). The revised element of the development relates to 0.07 hectares as part of an overall site measuring 4.9 hectares approximately, at Loreto Abbey, (Protected Structure Ref. No. 28, South Dublin Development Plan 1998), Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the South and Stone- work Abbey to the east.
DECISION - GRANT PERMISSION FOR RETENTION

PLANNING REG REF: SD04A/0322
Retention of amendments to an approved (Planning Register Refer- ence S00A/0554 and An Bord Pleanala PL.063.125554), mixed-use development, including the retention of Protected Structures. The proposal comprises in Block A for 2 no. winter gardens in lieu of balconies and for 2 no. additional balconies to apartment numbers 20 & 27, revision to the internal orientation of 3 no. apartments, apartment numbers 05, 10 & 15. Revision of window type to 3 no. apartments, apartment numbers 02, 07 & 12. One new Automatic Opening Vent onto flat roof. In Block B for 6 no. winter gardens in lieu of balconies and an additional 2 no. windows to apartment numbers 42, 43, 50, 51, 58 & 59. Revision of window types to 8 no. apartments, apartment numbers 74, 75, 80, 81, 86, 87, 90 & 91. Revision to the layout of 2 no. apartments 60 & 69. Also a revision to the corridor screen wall (North Elevation) at second floor level facing onto the flat roof. All other elements of the scheme, including the works proposed to the Protected Structures are unaltered from the approved scheme.
The revised element of the development relates to 0.15 hectares as part of an overall site measuring 4.9 hectares approximately, at
Loreto Abbey, (Protected Structure Ref. No. 28, South Dublin Development Plan 1998), Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the South and Stonework Abbey to the east.
DECISION - GRANT PERMISSION FOR RETENTION

PLANNING REG REF: SD04A/0858
Modifications to existing permitted development Register Reference S00A/0554, and Appeal Board Reference PL 06S 125554 for mixed use residential development to include the retention of protected structures which include for permission for the change of use of Loreto Abbey 'Georgian House' protected structure from the existing established institutional uses to a 102 number bedroom nursing home (8,471 square metres); this included the change of use of low- er ground floor of the chapel from ecclesiastical use to nursing home use, the remainder of the chapel was not affected by the permitted development and the addition of five extensions to the existing building (to accommodate the nursing home), comprising a new lobby, two number stairwells and a lift shaft, a three storey glazed link, and a second floor glazed extension, all totalling 653 square metres. The modifications to the permitted development relate to the change of use of the protected structure from the permitted use as a nursing home to proposed use as offices, net lettable area 4680sq.m. and for modifications to permitted internal works to the protected structure to provide for the internal remodelling of stairs H for emergency egress purposes and for the provision of toilet accommodation over three floors in Block L (the Gym building), and modifications to permitted parking provision of 33 spaces to serve the protected structure to provide for 191 car parking spaces, 66 at surface level and 125 no. in the basement of Blocks A & B and for modifications to permitted phasing and completion of works to the protected structure to allow for sequential phasing of such works following the completion and occupation of the residential development on the remainder of the site which phasing programme would supersede the phasing programme as required by condition 4 of the permitted development Register Reference S00A/0554, and Appeal Board Reference PL 06S 125554 and for all ancillary site works on and landscaping on part of overall site measuring 4.9 hectares (12.1 acres) approximately, at Loreto Abbey, Grange Road, Rathfarnham, Dublin 14 and partially bounded by Loreto Terrace to the North, Grange Road and Dispensary Lane to the West, Convent Lane and Loreto primary school to the south and Stonepark Abbey to the east.
DECISION - REFUSE PERMISSION

PLANNING REG REF: SD05A/0996
Planning permission is sought for change of part of building known as Block M ( a listed structure) at Loreto Abbey, Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the south and Stonework Abbey to the east, from permitted office use of 369 sq.m. to creche; minor alterations to elevations to provide two additional windows and alternative entrance doors; external play area.
DECISION - INVALIDATE APPLICATION

PLANNING REG REF: SD06A/0013
Change of part of building known as Block M (a Protected Structure) at Loreto Abbey, Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the south and Stonepark Abbey to the east, from permitted office use of 369sq.m. to creche; external play area.
DECISION -REFUSE PERMISSION

PLANNING REG REF: S00A/0554/EP
273 apartments, change of use of a Protected Structure and neighbouring structure to nursing home, offices and creche.
DECISION -GRANT EXTENSION OF DURATION OF PERM.

PLANNING REG REF: SD07A/0781
Modifications to previously approved mixed residential and commercial development at the Loreto Abbey site (Reg. Ref. S00A/0554; PL00S.125554 and S00A/0554/EP) which

included for the per- mission for a change of use of Loreto Abbey "Georgian House" protected structure from the existing established institutional uses
to a 102 number bedroom nursing home (8,471sqm); this included the change of use of lower ground floor of the chapel from ecclesiastical use to nursing home use, the remainder of the chapel was not affected by the permitted development and the addition of five extensions to the existing building (to accommodate the nursing home), comprising a new lobby, two number stairwells and a lift shaft, a three storey glazed link, and a second floor glazed extension, all totalling 653sqm. The modifications to the permitted development comprise: 1) The provision of a new three storey extension (1,637sqm) to the north of the existing complex including removal of existing two storey corridor link between the Georgian house and St. Anne's building in lieu of previously approved entrance lobby and two sets of stairs and five separate extensions establishing a well-functioning circulation link at each floor level between the Georgian house, the St Anne's building and the gymnasium resulting
in an increase of 11 bedrooms from the previously permitted 102 bedrooms to a total of 113 bedrooms. 2) revisions to the previously approved nursing home internal room layout in the Georgian house, Church, Concert Hall, Gymnasium and building known as St Anne's to upgrade and improve the nursing home accommodation to bring it in line with current and future industry best practice.
DECISION -GRANT PERMISSION

PLANNING REG REF: SD09A/0187
2 no. signs to advertise the child care facility (Reg. Ref. SD06A/0013, PL 06S.218151) at Block M (a Protected Structure), Loreto Abbey, Grange Road, Dublin 14 partially bounded by Loreto

Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto primary school to the south and Stonepark Abbey to the east. The signs are to be 1.65m high by 0.08m wide
& 1.4m high by 0.555m wide, having a total overall advertising area of 1.7sq.m. approx. Bock M (A protected structure) Loreto Abbey, Grange Road, Dublin 14 and partially bounded by Loreto Terrace to the North, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the south and Stonepark abbey to the east.
DECISION -INVALID APPLICATION

PLANNING REG REF: SD10A/0222
2 no. signs to advertise the childcare facility at Block M, Loreto Ab- bey, Grange Road, Dublin 14 (A Protected Structure), and partially bounded by Loreto Terrace to the north, Grange Road and Dispensary Lane to the west, Convent Lane and Loreto Primary School to the south and Stonepark Abbey to the east. The signs are to be 1.65m high by 0.8m wide and 1.4m high by 0.555m wide, having a total overall advertising area of 1.7sq.m. approx.
DECISION -GRANT PERMISSION

PLANNING REG REF: ED12/0025
Upgrade work to enhance fire safety and protection of the buildings consisting of improvement of building fire compartmentation, upgrading of fire detection and alarm system and emergency lighting DECISION -DECLARED EXEMPT

PLANNING REG REF: ED12/0047
Essential repair works consisting of roof repairs, repairs/renewal of rainwater goods, localised masonry repairs, investigative opening up works.
DECISION -DECLARED EXEMPT

PLANNING REG REF: ED14/0019
To facilitate the opening of a post primary school to accommodate up to 40 pupils & 10 staff. First floor: General removal of later kitchen/storage type fixtures and fittings from the rooms. Construction of temporary partitions to the stairs and corridors to restrict access to certain parts of the building, construction of a screen to protect the Spanish leather wallpaper in room 02. Minor renewal/repositioning of service outlets in the rooms, installation of a sink unit in the staff/ admin room, new lighting, repainting walls/ceilings and joinery items, inserting a disabled WC into the existing toilet area on the south west side, reinstating toilets into the existing toilet block in the later extension on the north east side. Second floor: Repair the existing toilets in the later extension on the north east side. Externally: Con- struct an enclosing fence to an external area on the east side, alter the existing carparking area on the west side to form a play area including an enclosing fence.
DECISION -DECLARED EXEMPT

PLANNING REG REF: ED15/0007
New passenger lift in the Georgian House and associated enabling works. New escape stairs at the north east corner. New external es- cape stairs at the link corner between Georgian house & St. Anne's. Using the existing gymnasium building, and temporary shower and WC facilities associated with the gymnasium. Fire upgrading works. Sound upgrading works. New M&E services in in the Georgian building and the gymnasium. Window repairs and upgrades in the Georgian building and Gymnasium including secondary glazing installation in the Georgian building. Internal layout alterations. External works: Disabled carparking, Car parking line markings, parking control bollards at the main gate, new school sign at the main gate. Repairs: repairing timber decay, water leaks etc. Finishes and fixes. DECISION -DECLARED EXEMPT & DECLARED NOT EXEMPT

PLANNING REG REF: ED15/0046
Security works including the boarding up of windows and doors on the lower ground floor; erection of security perimeter fencing; removal of external fire escape stairs and the removal of overgrown trees, undergrowth and shrubbery to the perimeter of the existing buildings. The works described above are considered a necessary temporary measure in order to protect the buildings from on-going vandalism and to prevent the risk of theft of the valuable historical and architectural contents within.
DECISION -DECLARED EXEMPT

PLANNING REG REF: SD16A/0154
Construction of a single storey temporary prefabricated style secondary school building for Gaelcholáiste an Phiarsaigh secondary school. The development will be retained for a period of 5 years. The development will provide 5 general classrooms, 4 specialist class- rooms, toilet and other ancillary facilities. Associated site works will include widened on site road with parking and set down area, drain- age connections and soakaway, new watermain connection, widening of the existing vehicular entrance access gates and new pedestrian access gate opening off Dispensary Lane, site landscaping, all located on the grounds of Loreto Abbey, Grange Road, Rathfarnham, Dublin 14 (A protected structure RPS No. 252 & 253).
DECISION -GRANT PERMISSION

PLANNING REG REF: ED 17/0057
(A) Repair works to roof and rainwater goods throughout; (B) Re- medial works to windows where required, and also the fixing open of windows with internal bird protections, to increase ventilation flow throughout the building, but also to prevent the ingress of birds; removal of storm glazing from selected stained glass windows; (C) Specialist conservation of paintings on site; (D) Specialist protections to items of interest on site (Particular reference to the Science Room, the Music Room and the Chapel); (E) Opening up works associated with timber decay, and to enable associated structural strengthening required in areas which are of structural concern; (F) Services installation works to include: (1) full drain down of mechanical installation in unoccupied areas, (2) making safe and isolating electrical installation in unoccupied areas, (3) fire compartmentation and upgrading works throughout to include works to fire alarm in occupied and unoccupied areas; (4) consolidation works to existing lightening protection system; (G) External ground clearance and general landscaping works, and all ancillary works associated with the above items.
DECISION -DECLARED EXEMPTED

PLANNING REF: SD19A/0368
Extend the duration of the existing single storey temporary classroom building as granted under Reg. Ref. SD16A/0154 for a further 5 years. Extend the existing single storey prefabricated style temporary classroom building comprising of: a first floor prefabricated style extension (902sq.m) over the existing temporary building providing 9 general classrooms, 1 specialist classroom, 1 staff room, 1 plant/IT room, 1 administration room, toilet facilities and other ancillary accommodation; 2 ground floor extensions (74sq.m) are required to accommodate new internal escape stairs and a passenger lift; associated site works will include the provision for two new car parking spaces; set down areas and associated site landscaping works; all located on the grounds of Loreto Abbey (Protected Structure RPS No. 252 and 253)
DECISION -GRANT PERMISSION

## 3. Assessment of Significance

### 3.1 Assessment Criteria

The assessment criteria are those as set out in The Architectural Heritage Protection Guidelines for Planning Authorities; Guidance on Part IV of the Planning and Development Act 2000 (DoEHLG 2011) as issued under Section 52 of the Planning & Development Act 2000 which states that:

> *"The assessment of significance is based on any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest."*

In assessing the significance of the building, it is worthwhile to cite Article 1 of the 1985 Convention for the Protection of the Architectural Heritage of Europe (Granada Convention). Article 1 defines "architectural heritage" under three broad categories of Monument, Groups of Buildings & Sites as follows:

- Monument: All buildings & structures of conspicuous historical, archaeological, artistic, scientific, social or technical interest, including their fixtures & fittings;
- Group of buildings: Homogeneous groups of urban or rural buildings conspicuous for their historical, archaeological, artistic, scientific, social or technical interest, which are sufficiently coherent to form topographically definable units;
- Sites: The combined works of man & nature, being areas which are partially built upon & sufficiently distinctive & homogeneous to be topographically definable, & are of conspicuous historical, archaeological, artistic, scientific, social or technical interest.

The NIAH survey states that the buildings are of Regional importance, under the categories of Architectural, Artistic, Historical, Social, Technical

### 3.2 Architectural Significance

As noted in the NIAH assessment the buildings when taken as a group "*constitute a fine essay in the history of taste and are an outstanding example of the region's architectural and religious heritage*" Individually the buildings are each of significant architectural value in style, detailing and materiality with associations to several nationally and internationally significant architects. In the main the buildings are remarkably intact with large amount of surviving intact historic fabric evident. The buildings are therefore architecturally significant each in their own right and also as a collective group and site.

### 3.3 Artistic Significance

Decorative wall paintings, paintings, statues, altar pieces, stained glass an organ and religious artefacts exist in the Pugin church, carved screens and an organ exist in the concert hall and a remnant of red leather wall covering exists in the Georgian house. Carved timber detailing exists throughout the building, decorative plasterwork exists in some locations (note all plasterwork in building B is known to be replica) All are of artistic significance.

### 3.4 Historical, Social & Significance

The building complex is closely associated with the history of Mother Theresa Ball and the development of the Loreto Sisters, as such have historical and social significance in the narrative of development of education in Ireland. The complex is a fine example of a surviving complex of educational and religious buildings. The science room in building E is though to be the first example of a science laboratory in a girls school in Ireland, the laboratory equipment remaining is of technical significance.

## 4. Conservation Strategy

### 4.1 Conservation principles

The Conservation Strategy takes cognisance of the **ICOMOS Conservation Charters (United Nations)** as per the following:

- **Venice Charter:** This charter recommends that conservation philosophy should include the practice of full research prior to commencement, recording of all work, minimal intervention, repair rather than replace, and all interventions to be clearly distinguishable. In the context of The Loretto Abbey Complex we have carried out comprehensive research on the building history, development and materials and have recorded in detail the design & materiality of the buildings and their current condition. The proposed phase 1 works in the main involve refurbishment of existing buildings for use as a modern school environment, as such alterations and fabric upgrades are required, the principle of minimal intervention - "do as much as necessary and as little as possible" has been applied throughout. The new interventions (Link Building and West entrance) are designed so as to be clearly distinguishable modern interventions of high quality which will contribute to the historical development of the building complex.

- **Burra Charter:** The Burra Charter seeks to ensure that the heritage object's real significance is fully retained recovered and revealed as part of the works. In the context of The Loretto Abbey Complex the objective of the proposed works is to protect uniqueness of the building complex & its setting whilst bringing the buildings back into use. As such all alterations and interventions required have been designed so as to respect and maintain historic surviving fabric in place where possible and to give precedence to surviving historic features & layouts. The historical use of the building as a school is evident in the historic room layouts, where possible the rooms are to be retained to protect the significance of the educational history of the buildings.

- **Granada Convention:** The Granada Convention encourages the use of protected properties for needs of contemporary life. In the context of The Loretto Abbey Complex, the buildings were designed for educational use and this use has continued almost uninterrupted throughout the complex's history. This use is fundamental to the significance of the buildings. The requirements of current building regulations and school design regulations are in some cases not met by the historic layouts of the building, in particular with regard to circulation space. It is therefore considered necessary that some appropriate alterations and invention be made in the interest of keeping the building in its historic use.

- **The Nara Document on Authenticity:** This document seeks to ensure that the conservation work protects the authenticity of the structure. In the context of The Loretto Abbey Complex a significant amount of intact surviving fabric and original plan layout exists. The principle of minimal intervention has been applied throughout, where alterations are required the works will be carried out so to ensure that those alterations are identifiable as recent in order to protect the legibility and authenticity of the original.

The conservation strategy follows Conservation Principles set out in the **DoEHLG Architectural Heritage Guidelines** for Planning Authorities as follows:

- **Keeping a Building in Use:** The objective of the proposed works is to return the buildings in their original educational use

- **Researching and Analysing:** A detailed desktop study into the historic design, development, construction and materiality of the building has been carried out, also studies on the implications of proposed alterations such as the thermal upgrade works. This research and analysis will be brought to bear on all detailing and decision making throughout the design and construction process.

- **Using Expert Conservation Advice:** Fitzgerald Kavanagh + Partners is an RIAI Grade I Conservation Accredited Practice, with five Conservation Architects of various grades. Specialist advise has also been sought to date from specialist window conservation contractors and specialists in thermal modelling analysis with regard to the thermal upgrade proposals

- **Protecting the Special Interest:** The objective of the proposed works is to protect uniqueness of the building complex & its setting whilst bringing the buildings back into use. As such all alterations and interventions required have been designed so as to respect and maintain historic surviving fabric in place where possible and to give precedence to surviving historic features & layouts

- **Promoting Minimum Intervention:** The strategy is based on the principles of maximum retention of surviving building fabric and structure.

- **Respecting Earlier Alterations of Interest:** Alterations to the buildings over time have been recorded and documented. As the building has undergone some alterations in the past, the works should ensure that earlier layers of interest will be preserved where possible.

- **Repairing Rather than Replacing:** The strategy for all works is based on the principle of retention of the maximum amount of historic fabric and the carrying out of specialist repairs to this as required.

- **Promoting Honesty of Repairs and Alterations:** There will be a need to balance these requirements to clearly demonstrate those sections which have been replaced and the need to present the buildings as a coherent design and achieve continuity of finish.

- **Using Appropriate Materials and Methods:** Thorough research has been carried out in order to arrive at proposed scope of future works, this process will be brought to bear on all design and detailing decisions.

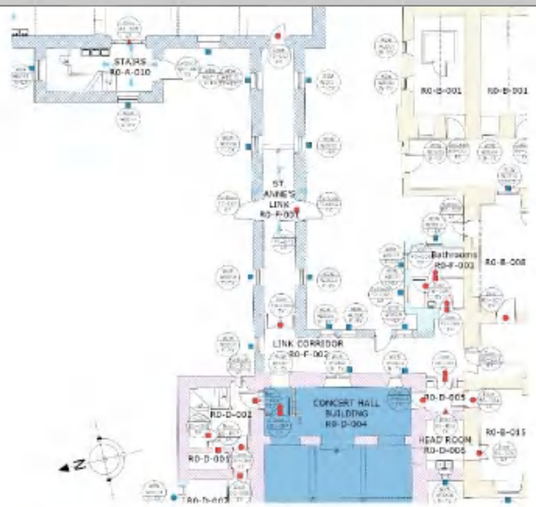
- **Ensuring Reversibility of Alterations:** The link building has been designed so as to be structurally relatively freestanding of the adjoining buildings. To facilitate the possibility of the replacement of repairs or interventions at a later stage, materials and techniques throughout the building should be carefully selected.

- **Avoiding Incremental Damage:** In all cases throughout the design & construction process it is the policy to ensure that the loss of historical fabric and details is avoided.

## 5. Detailed Scope, Methodology & Impact assessment of proposed interventions

| Summary of Existing Fabric – Refer to Appendix C for detailed description & photographic survey | Summary of Proposed scope of Works & Methodology – Refer to detailed works methodologies below | Impact / Mitigation |
|---|---|---|
| <br>**Existing layout with proposed demolitions indicated**<br><br>**Summary Description of Existing Layout & Fabric:**<br>The existing buildings are grouped to the East of the 1.82ha site, however historically were located centrally on the overall plot which extended to the East to encompass the lands now occupied by the Loreto Abbey Apartment Complex. Historically the setting comprised a formal front lawn with axis centred on Rathfarnham house, which extended to the East, this formal axis and lawn is retained to the West in the current layout however has been lost to the East, other than the remaining podium and centrally located steps.<br><br>The formal entrance is set on main axis of the Georgian house, dating from c.1775, comprising curved entrance screen walls with rusticated rendered piers, ruled render finish to curved walls, granite capping and granite plinth to wall and piers. Two bay single storey screen walls at gate lodges, rusticated render finish with granite quoins, plinth and projecting course above 2 blind openings with granite cills, smooth render and additional granite projecting course above, gable steps to central chimney, fluted and circular details to plaster band. Double-leaf cast and wrought-iron main gates, each leaf having swags and shield, with flanking granite ashlar piers having carved caps and urns, decorative plaster band at high level. Similar pedestrian gateway to each side set in railings on low granite plinth wall. Modern painted metal automated double gates behind the main gates. Tarmacadam finish to area between entrance screen wall and footpath. Boundaries otherwise: Boundary wall both sides of main entrance, dashed finish with plain rendered plinth and piers. Rubble stone wall with partial dashed finish, concrete cap to South wall. Dressed stone former opening / gateway to the west end, now infilled in concrete block work with metal gate. Wall returns at end of lane, modern metal pedestrian gate in original opening with dressed stone to edges and modern timber vehicular gate with dashed piers. Boundary walls / fences otherwise are modern.<br><br>Structures on site: Single storey pitched structure to South West corner of the site, part concrete block part rendered wall connection this to gatehouse 2. Large modern single storey prefab structure to south west of site, 4no Perspex & metal bicycle sheds next to this. | <br>**Proposed layout**<br><br>**Summary of Proposed works:**<br>• Existing vehicular entrance from dispensary lane retained & upgraded, new vehicular entrance further West on dispensary lane to facilitate entry and exit drop off system.<br>• Realignment of the existing road layout to the East, new parking and boundary wall / railing to edge<br>• Existing Ball court to West of the Pugin Church to be retained, new ball court to the East of the Pugin church, new playing surface within the West lawn<br>• New hard surface finishes to revised road and parking layout throughout<br>• New high quality hard landscaping to the East and West of the building, new podium with steps and ramp to east<br>• East podium reinstated in new paved finish, existing walls / railings retained and upgraded, existing steps taken up and reset in existing location.<br>• New hard landscaped setting with new planting to North of Building D<br>• New hard landscaped forecourt to The West of the Pugin church, new planting alongside<br>• New hard landscaped forecourt to Building B<br>• Demolition of the existing C20th extension to the North of the North gate lodge, repairs and making good as required to lodge roof and walls on removal, new bicycle parking area to the North of this.<br>• Existing temporary prefabs and bicycle sheds to be retained during phase 1, removal & full instatement of the landscaped setting is envisaged in the overall masterplan.<br>• New surfacing to roads & parking as noted<br>• New boundary treatments as noted.<br>• Repair to existing historic boundary walls & gates to main entrance<br>The overarching conservation strategy for the site setting is for retention of the of the historic lawn, chalice and central axis along with the formal entrance and gatehouses and the mature planting to the West of the site and the reinstatement of the East podium, these being the key elements of the historic setting. | The proposed new road entrance involves the demolition of a small section of modern stone walling, as well as the removal of a number of trees. The existing main entrance, whilst being retained is envisaged as a secondary route with the main traffic flow entering and exiting off Dispensary lane for traffic management purposes. The existing road layout around the West lawn is to remain generally as currently exists, with the existing ball court to act as a temporary turning circle for fire engine until the masterplan works are completed in full. The proposed road realignment to the East and rearrangement of parking to suit are required to regularise the site boundary. The works to road overall are relatively minor in nature and follow the existing layouts generally, and do not have any discernible negative impacts on the historic site setting<br><br>The brief for the reuse of the building as a post primary school includes the provision of additional hard play areas which are necessary for school use. Notwithstanding the size of the overall site, the historic setting poses restrictions to integration of these areas and a number of options and layouts have been considered by the design team and client and the impacts of same have been assessed. The proposed location of a new hard ball surface area to the East of the chapel is considered to be less intrusive in this location than to the West of the site given that this ball court must be fenced. The retention of the grassed lawn to the West is considered to be appropriate to the historic setting, however in reality this area is currently difficult to maintain for use as a playing area during winter months. Accordingly, it is proposed to integrate an artificial grass playing area within the natural grass setting which will be useable in all weathers. This area will not be enclosed and will not contain fixed gaols or nets therefore is considered relatively unobtrusive to the setting.<br><br>The proposal to reinstate the formal setting & planting to the West of the Pugin church & Georgian building, and to remake the podium are of positive impact in remaking the formal setting as they previously existed. The new hard landscaped area to the North of building D is envisaged as an extension of the new link building, this intervention does not involve the removal of any historic fabric and is considered to be of positive impact in reusing an area which is currently overlooked an underused. All works to these areas will be finished in high quality materials in keeping with best practice for landscaping works in the vicinity of protected structures.<br><br>Opening up works have been carried out and it has been established that the extension to the North of the North Gatehouse is of late C20th Construction. This extension is in very poor condition and is considered to detract from the gate lodge building, therefore the demolition is considered to be of positive impact. The proposed demolition works will be carefully carried out to ensure no damage to the existing building. A considerable number of covered bicycle stands are required under the development plan, the location of these in the formal setting of the site is challenging therefore the proposal to locate these in the relatively unobtrusive location to the North of the gatehouse is considered appropriate, the bicycle sheds are to be freestanding from the existing structures therefore removeable in future<br><br>The strategy for boundary treatments is to retain the existing where possible. New railings and low levels walls where required are to be of high quality design and materials in keeping with the historic site setting. The existing entrance walls are to be repaired as per the methodology below. |

survey



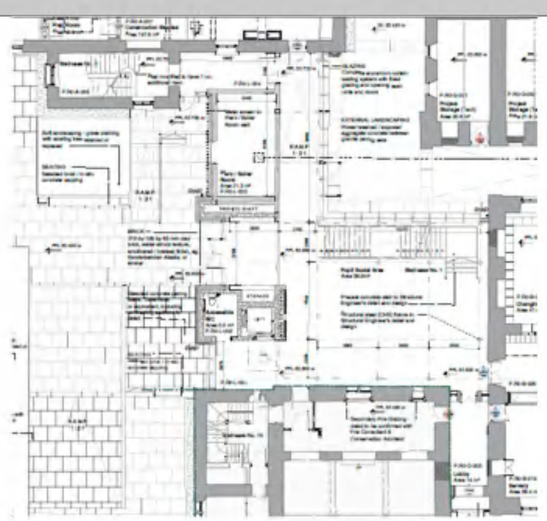

**Existing layout as historic development plans**

**Existing layout with proposed demolitions**

Existing Link Corridor (Area F)
Two storey snecked granite building with square headed window openings with yellow brick surrounds and heads, cut granite cills. Close edge eaves detail with brick corbel. Cast iron rainwater goods and soil pipework. Pitched roof, natural slate finish in equal width and courses, yellow clay decorative ridges as building A above. Corrugated Perspex roof, stone capping to gable over section to East of Building D

Existing Building to North of Building B (Area F)
6 storey modern brick extension, concrete band at each floor level, Square head window openings, concrete cills. Flat asphalt roof with upstand edges.

below



**Summary of Proposed works:**

- Demolish existing 2 storey link corridor complete
- Demolish existing 6 storey block to North of Building B Complete
- Break out ope to façade and form new entrance at ground floor through existing link section between buildings B & D with new lightweight glazed double height screen to front
- New 4 storey link building comprising 4 storey open stair well with lightweight glass façade to East, steel structure offset from walls of the existing building so as to be independent, facilitating new internal connections to all levels. 4 storey lift & WC core enclosed in solid brick construction, lightweight glazed bridge structure linking all to building A. Flat zinc roof shaped to allow detailing of the existing adjoining facades to remain visible.
- The proposed materials have a simple pallete of glazing, brick and metal of high quality throughout.
-

**3d Image showing the lightweight link corridor to Building A**

The proposal involves the demolition of existing historic fabric of the two storey link corridor (1890s) along with modern the 1960s WC core to the North of building B. The 1960s WC core is of no historic value and is of poor architectural quality, therefore its removal is considered to be of positive impact.

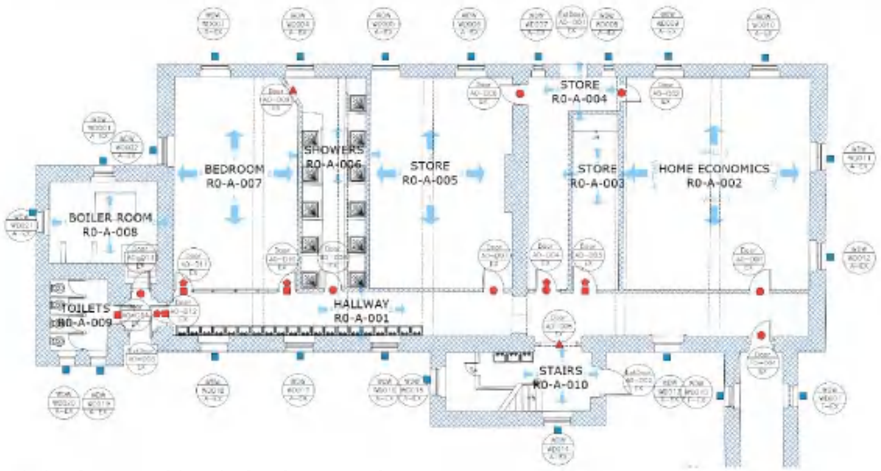
The fabric of the link corridor is in poor condition having been subject to significant water ingress from defective roof junctions, the first floor is unsound and access to this has been closed off. The windows are in poor condition. Notwithstanding the poor condition of fabric justification / mitigation is required for its removal. The principle of keeping the building in its original educational use is central to the proposal to remove the link corridor - the existing circulation space was developed historically for small numbers of users and is not suitable under current access and fire safety standards for an educational setting. The design for adaptive reuse of the complex as a whole as a school building requires an intervention to facilitate circulation between the various buildings and building levels. It is considered that the current proposal offers a simple and legible circulation node allowing access to the current and future educational spaces, therefore the limited loss of fabric is justifiable to ensure the ongoing us of the building it is original role as a school.

The main circulation stair, lift & WCs are located in a 4 storey block immediately to the North facade of Building B, the WC core forming a solid corner which aligns with the East wall of Building B and North wall of Building D, the connections from this to the façades of Buildings B and D are of lightweight glazing set back from the historic building facades thereby creating a visual break. The link to Building A is designed as a lightweight glazed corridor through which views between buildings A and B are possible. The internal structure is freestanding off the North and East facades of Buildings B & D therefore limiting structural inventions to the historic fabric, it is intended that the brick / snecked granite walls be exposed within the circulation space. Externally the height of the parapets have been designed so as to be below the eaves of the historic buildings. The proposed materials are of high quality being brick, glass and metal.

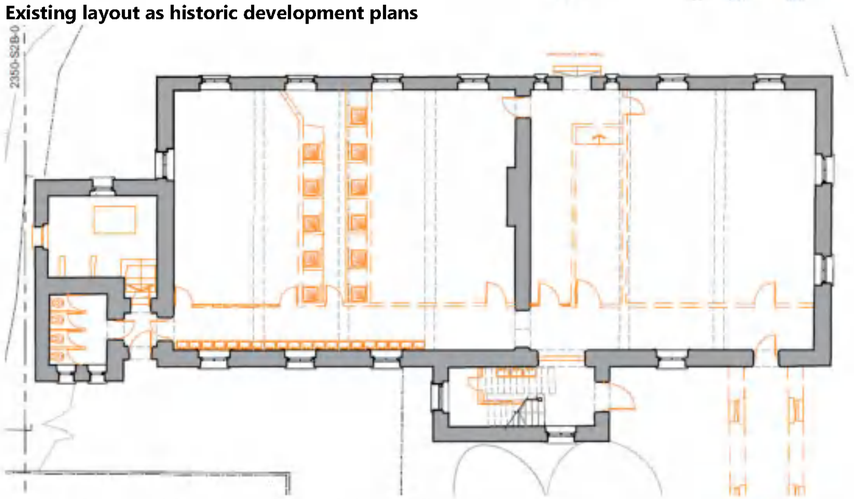
It is considered that the design for the link is in keeping with the principles of the ICMOS Charters Venice, Burra, Granada and Nara and of those set out in the Architectural Heritage Protection Guideline for Planning Authorities. The proposals respect the context of the setting, are of a high quality design and specification and as such will contribute to the history of the structure. The principle of "touching the building lightly" and subservience to the historic buildings have been adhered to in the developed design. The Granada Convention encourages the use of protected properties for needs of contemporary life, the proposals are in keeping with these principles.

## 5.3 Alterations to existing internal layouts: Ground Floor Building A

**survey**




**Existing layout as historic development plans**



**Existing layout with proposed demolitions indicated**

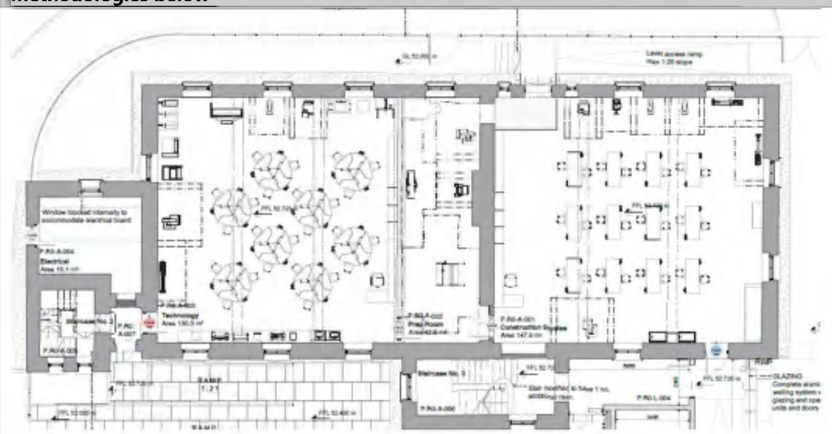
**Summary Description of Existing Layout & Fabric:**

Solid external walls throughout, painted plaster finish. Refer to condition an damp surveys for locations of damage to fabric resulting from damp ingress. Solid walls between rooms R0-A-004 & 005, between R0-A-005 & 006, Between R0-A-006 & 007, part of corridor wall at R0-A-004 & 003, and low level walls R0-A-004 & 003, painted plaster / tiled finish. Remainder of walls at R0-A-002 & corridor construction over boarded in plasterboard, opening up suggests continuation of the Timber glazed screen at R0-A-007 to corridor. Historic timber sliding sash windows throughout, T&G sheeted surround corridor, otherwise plain rendered reveals. 4 panel doors A0-D04, A0-D10, 11 & 12 otherwise modern. Wainscoting, Joinery & finishes as noted in the condition survey.

Flat ceiling throughout**,** Lath and plaster. Down stand beams on plaster / stone brackets clad in T&G sheeting. Arched opening to door to stairs and to wall midway along corridor with mould plaster edge detail to head, plain chamfered reveals. Solid floor substrate throughout, mixture of vinyl, modern & historic tiled & terrazzo finishes, recessed drains in some areas. Stone / plaster brackets supporting trusses. Cast iron heating pipe work to perimeters, aluminium radiator. Hardwood open string stair with turned balusters & newel post, curved metal support to balustrades, hardwood handrail 880mm high. Treads typically 300m, risers 160mm.

Wall, floor and ceiling fabric largely original throughout, enclosure to RO-A-003 likely an alteration

**methodologies below**



**Proposed layout**

**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Thermal upgrade works as described in methodology below, commentary on impacts in section following
- Break out existing solid floor for new floor at lower level, break out existing floor and steps to room R0-A-008 Boiler room)
- Remove existing ceiling structure complete to R0-A-009 for new stairs
- Remove existing Timber louvre to WD021, carefully remove existing granite cills and retain for reuse elsewhere. Carefully break out ope and base to firm new doorway and make good wall in material to match
- Remove all existing internal stud and solid walls throughout except that between R0-A-004 & 005 and R0-A-008 & 009, Make good adjoining walls & ceilings in material to match the existing & with lime plaster finish. Remove existing stud under stair landing and made good stairs & ceiling under
- Open up wall to corridor to exposed presence glazed screen if present. Record detailing and condition of screen before removal, remove carefully and salvage for reuse elsewhere if possible
- Carefully remove Doors A0-D04, A0-D10, 11 & 12 for possible reuse elsewhere, remove remining modern doors and dispose of. New doors to SJK specification.
- Remove modern door & frame in wall between R0-A004 & 005 Make good adjoining walls in material to match the existing & with lime plaster finish.
- Record type and condition of sinks & baths before removal
- New stud partitions / solid walls as indicated on plan
- WD013 install new fire rated secondary glazed screen internally
- Form new tread and riser to existing stairs to allow for adjustment in new floor level – all detailing to match existing
- New stair to R0-A-D009
- Works to ceilings generally as Upgrade floor type 1, Ceiling to R1-A-008 to be removed complete for new fire rated plasterboard.

The existing ground floor of the build is of solid construction, with clay & encaustic floor tiles in the corridor and a number of the rooms. In general these are in poor condition with multiple areas patched in with modern materials. Given the era of the building the floor build up is unlikely to contain either damp proofing or insulation. The proposal involves some loss of historic fabric of the tiled finish however the tile are not considered of high significance and are not in a condition to be suitable for use in a modern school environment. Given the lack of insulation & damp proof membrane in the floor it is considered appropriate to replace floor with a new to current standards. As per the methodology attached the floor is to be installed with a separation strip at the edge so that impermeable concrete floor fabric is not placed against the solid masonry wall fabric.

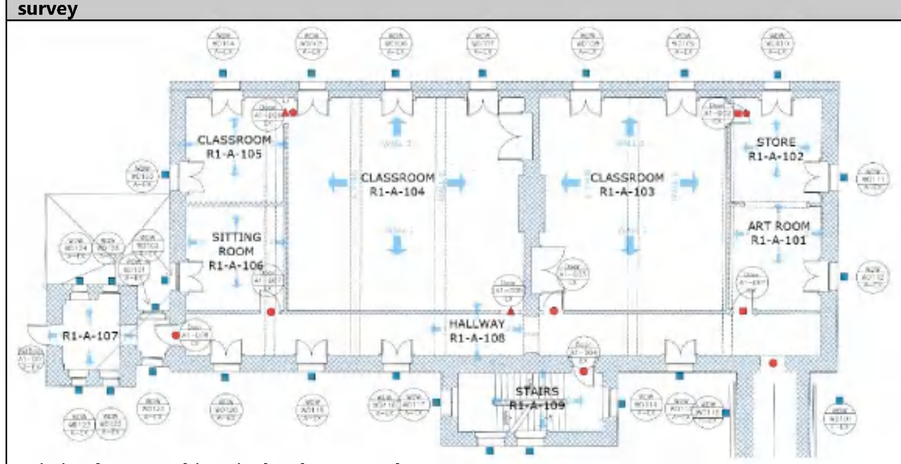
The finished floor level is 360mm above the level of Building B – this difference could be taken up by ramping in the link building. However, the existing floor to ceiling height is 3000mm typically however 2600 at downstand beams. The minimum clear height required for Technology & Construction rooms under the post Primary School Design Guidelines is 3150mm, in addition services are required to traverse below the beams so as not to impact on the existing timber floor structure above, accordingly, subject to confirmation of foundation levels it is proposed to lower the floor level by 160mm – which is the height of one stair riser in the existing stairs. An additional step detailed to match the existing can be integrated at the base of the stairs. The proposal has therefore no negative impact.

The Boiler room is being altered to become the Electrical room, therefore the access doorway between this and the building interior is no longer required, the existing steps, which are in poor condition within this room are therefore redundant and will be removed along with the floor for new as above. The proposal to alter the existing window to the North involves a minor alteration to historic fabric which does not detract from the overall façade.

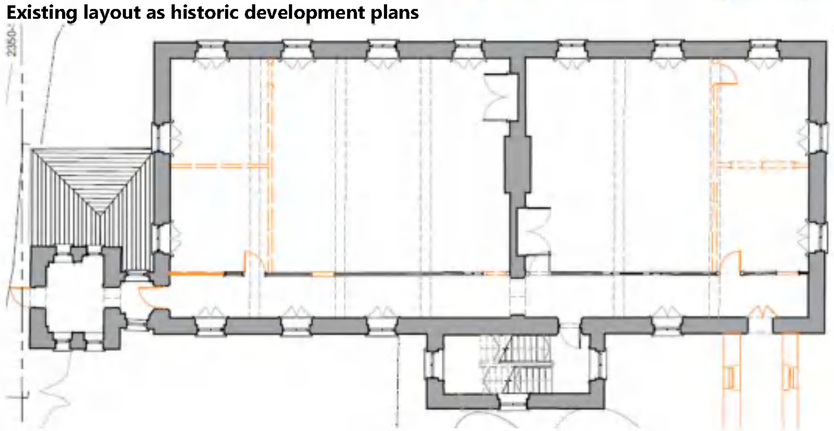
The proposal to remove the majority of internal walls involve the removal of historic fabric and is an alteration to the original layout. The brief for the reuse of the building as a post primary school includes the integration of a construction studies (min area 149sqm) & a technology room, in both cases under the post Primary School Design Guidelines these rooms must be located at the ground floor, the ground floor of building B is cellular in nature with robust masonry walls throughout due to the vaulted ceiling / floor construction above. The floor plan of Building A at all levels is dominated by the central internal masonry wall, the remainder of the walls are of stud construction. Whilst the proposal does involve removal of these walls the overall legibility of the plan form is not overly disrupted by the removal of the walls or by the proposed new layout. The removal of the glazed screen assumed to be located within the corridor stud wall is to be mitigated by recording before removal and reuse if possible to supplement the screen detail on the upper levels.

The existing finishes and fixtures in room R0-A-009 and those above are modern throughout. The removal of the internal floors in order to install a new stair at this location involves limited disturbance to historic fabric and facilities the installation of the required secondary fire escape stair without requiring an alteration to the building exterior or to the main room layouts. The installation of a new secondary glazed screen at WD013 will facilitate the retention of the existing window in place whist providing the required fire resistance

**Summary of Existing layout – Refer to Appendix C for detailed description & photographic survey**



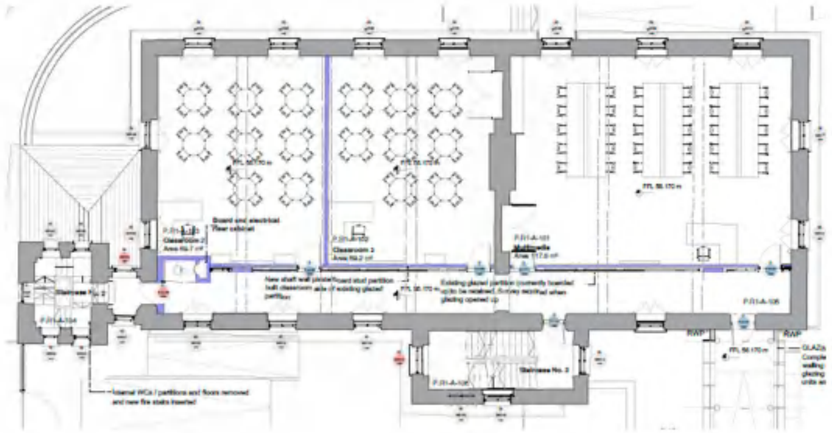

**Existing layout as historic development plans**



**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**
Solid external walls throughout, painted plaster finish. Refer to condition an damp surveys for locations of damage to fabric resulting from damp ingress. Solid dividing wall between room R1-A-103 & 104, painted plaster finish. Walls at R1-A-101, 102, 103, 105, 106 lath and plaster. Wall at corridor R1-A-108 includes a glazed screen over boarded in plasterboard. Historic timber sliding sash windows throughout T&G sheeted surround to the majority of windows, otherwise plain rendered reveals with architrave. 5 panel doors A1-D01, A1-D02, otherwise modern. T&G sheeted wainscoting as noted in condition survey with chamfered skirting. Built in cupboards under windows & to internal walls as noted. Flat ceiling throughout**,** Lath and plaster. Down stand beams on plaster / stone brackets clad in T&G sheeting. Narrow plank T&G timber floor. Metal ventilation grilles at doors as noted, Planking within floor voids supported on batten to edges of floor joists. R1-A-108 - Arched opening to door to stairs and to wall midway along corridor with mould plaster edge detail to head, plain chamfered reveals. Stone / plaster brackets supporting trusses. Cast iron heating pipe work to perimeters, aluminium radiator.
Wall, floor and ceiling fabric largely original throughout other than at R1-A-107

**methodologies below**



**Proposed layout**
**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Thermal upgrade works as described in methodology below, commentary on impacts in section following
- Remove existing ceiling structure complete to R1-A-107 for new stairs
- Remove existing lath and plaster stud walls between R1-A-101, 102 &103, wall between R1-A-104, 105 & 106 and at corridor to form refuge.
- Remove existing doors & frames to existing walls as noted and infill stud in material to match surrounding.
- Upgrade & retain door A1-D03 if possible, upon detailed inspection of door condition, retain door A1-D01 for reuse elsewhere. The remainder of doors are modern or do not exist. New doors to SJK specification.
- Open up wall to corridor to exposed presence of glazed screen. Retain screen in place & repair, form new stud wall to classroom side to achieve the required fire rating.
- New stud partitions / solid walls as indicated on plan
- WD101, WD113 & WD118: install new fire rated secondary glazed screen internally
- Works to ceilings generally as Upgrade floor type 1

The proposal involves the removal of the enclosing walls to the small cellular rooms to the North and South bays of the floorplan, therefore involves removal of historic fabric and an alteration to the original layout. The brief requirement for the reuse of the building as a post primary school includes the integration of a multimedia room of 88sqm which has been accommodated to the south of this floor plate, requiring the removal of the 2 rooms at this end. In order to maximise the number of large useable classrooms spaces to be accommodated the Northern half is proposed to be equally subdivided into 2 classrooms, requiring the removal of the smaller rooms to the North. The proposed new internal walls are located on the lines of the structural bays. Whilst the proposal does involve removal of some walls the overall legibility of the plan form is not overly disrupted by the removal of the walls or by the proposed new layout.

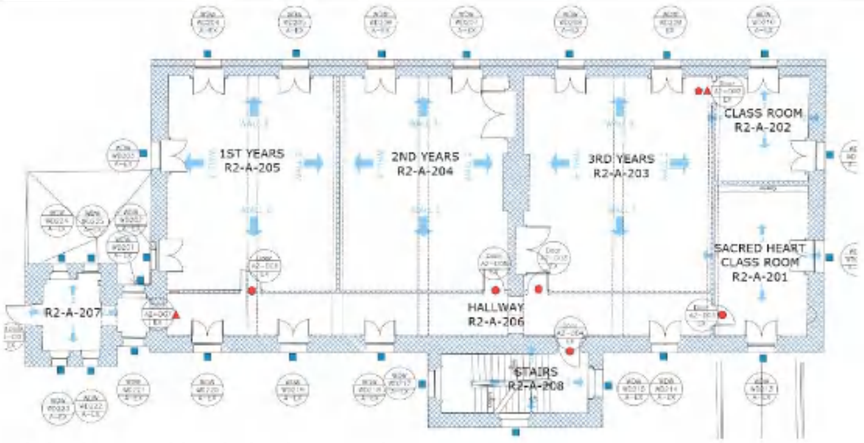
The glazed screen located within the corridor stud wall is an interesting feature surviving from design of the original classroom use of the building. The upgrade of this screen to modern of fire and acoustic standards is considered challenging therefore the proposal is to retain and repair the screen to the original detailing and provide the fire rating independently by means of a shaft wall alongside. The design intention is that the screen can be used for graphic or display purposes as a unique feature. Due to access requirements a minor alteration is required at the north end to achieve a refuge space.

Where possible within Building A it is intended to retain and reuse the existing wainscoting & Cupboard detailing which are also surviving features of the original classroom design, the wainscotting from walls to be removed is to be salvaged if possible to supplement areas where additional is required to remake the detailing after thermal upgrade or wall repair works.

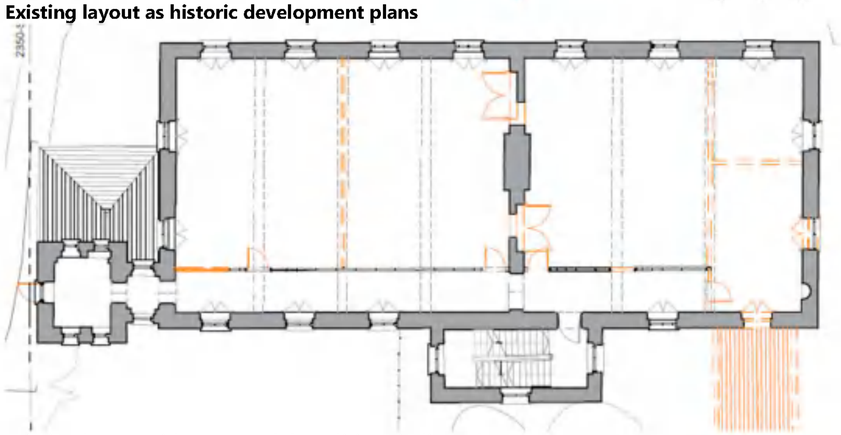
The proposed floor / ceiling works generally to Building A involve the retention & stabilisation of the existing flat lath & plaster ceilings, the existing floorboards being taken up to achieve the fire rating detail & services installations before being re-laid under the new floor finishes. In order to achieve the fire rating & a void for minor wiring services a secondary plasterboard ceiling is proposed to be fixed below the lath and plaster, thereby minimising disruption & cutting to same and being removable in the future should an alternative use requiring lesser service provision be required. The existing floor structure is supported on original metal beams which require fire rating. Accordingly the existing sheeting to these is to be carefully removed, the beams encased for fire rating and the T&G sheeting refitted / remade with new to match existing as required in order that this original feature is retained. The use of floating services rafts passing under these in the North South direction is proposed to distribute larger services without disruption to floor and ceiling fabric.

## 5.5 Alterations to existing internal layouts: Second Floor Building A

**survey**



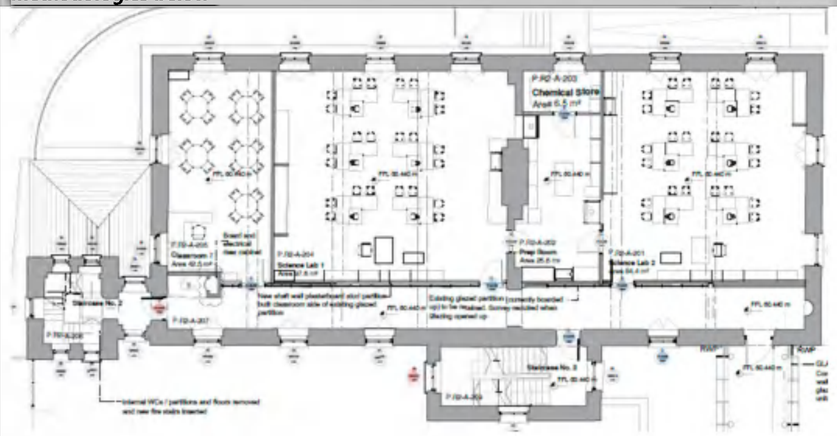

**Existing layout as historic development plans**



**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**
Solid external walls throughout, painted plaster finish. Refer to condition an damp surveys for locations of damage to fabric resulting from damp ingress. Solid dividing wall between room R2-A-203 & 204, painted plaster finish. Walls at R2-A-201 & 202 lath and plaster. Walls at corridor R2-A-206 and between 204&205 include a glazed screen over boarded in plasterboard. Historic timber sliding sash windows throughout main floorplate and stair, replica to R2-A-207 T&G sheeted surround to the majority of windows, otherwise plain rendered reveals with architrave. No historic doors exist to this level. T&G sheeted wainscoting as noted in condition survey with chamfered skirting. Built in cupboards under windows & to internal walls as noted. R2-A-201 - Arched headed alcove with moulded plaster edge and arch over, springing from 2no plaster angel details. R2-A-206 - Arched opening to door to stairs and to wall midway along corridor with mould plaster edge detail to head, plain chamfered reveals.
Flat ceiling throughout**,** Lath and plaster. Down stand beams on plaster / stone brackets clad in T&G sheeting. Narrow plank T&G timber floor. Metal ventilation grilles at doors as noted, planking within floor voids supported on batten to edges of floor joists. Stone / plaster brackets supporting trusses. Cast iron heating pipe work to perimeters, aluminium radiator.
Wall, floor and ceiling fabric largely original throughout other than at R2-A-207

**methodologies below**



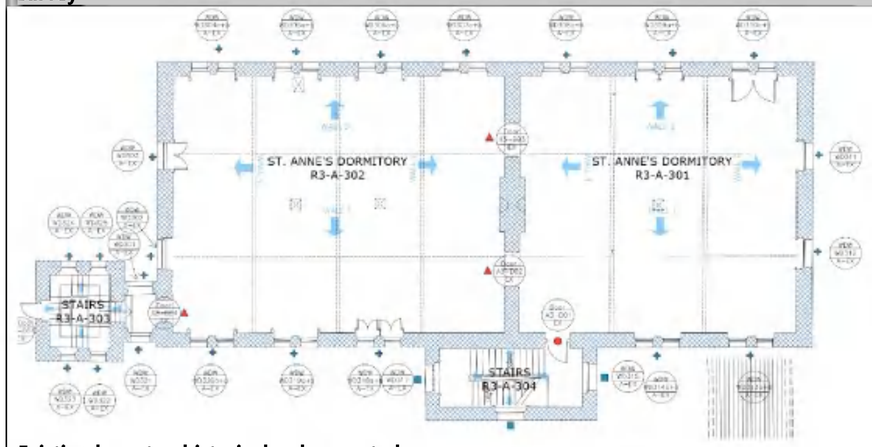
**Proposed layout**
**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Thermal upgrade works as described in methodology below, commentary on impacts in section following
- Remove existing ceiling structure complete to R2-A-207 for new stairs
- Remove existing Timber window to WD213, carefully remove existing granite cills and retain for reuse elsewhere. Carefully break out ope and base and make good wall in material to match
- Remove existing lath and plaster stud walls between R2-A-201, 202 & 203, wall between R2-A-204 & 205 and at corridor to form refuge. Form new door ope in corridor wall to room R2-A-203
- Remove built in cupboards & break out 2no. opes to solid wall between R2-A-203 & 204 as indicated, propping and new structure over to engineers details.
- Remove existing doors & frames to existing walls, the doors throughout are modern or do not exist. New doors to SJK specification.
- Open up wall to corridor to exposed presence of glazed screen. Retain screen in place & repair, form new stud wall to classroom side to achieve the required fire rating.
- New stud partitions / solid walls as indicated on plan
- WD201, WD214 & WD217: install new fire rated secondary glazed screen internally
- Works to ceilings generally as Upgrade floor type 1

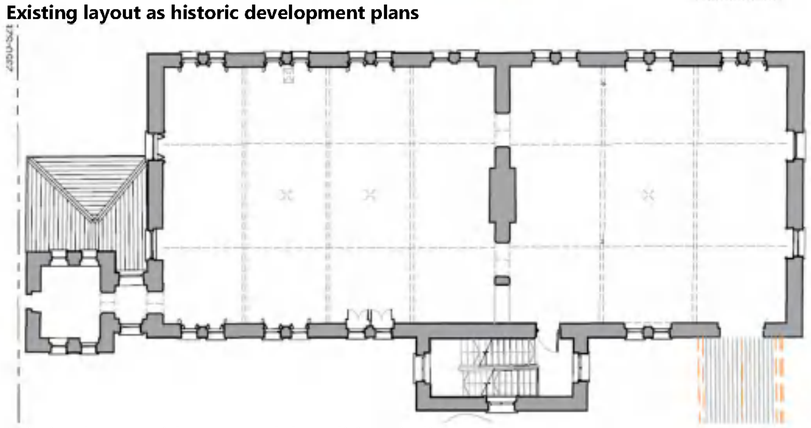
The proposal involves the removal of the East West subdividing walls & the wall forming the small cellular rooms the South end therefore involves removal of historic fabric and an alteration to the original layout. The brief requirement for the reuse of the building as a post primary school includes the integration of 2no science rooms of 88sqm each which have been accommodated at this level requiring the alterations as noted. The proposed new internal walls are located on the lines of the structural bays. Whilst the proposal does involve removal of some walls the overall legibility of the plan form is not overly disrupted, it is considered that the nature of the existing design of Building A is best suited to the location of specialist classrooms such as the science labs. The rooms are both required to connect to share storage area, it is proposed to alter the existing cupboard niches in the masonry central wall to achieve this with least disturbance to the historic fabric.

The glazed screen detail exists as this level also and is to be retained as a feature as per the level Below. In addition, a decorative plaster alcove exists to the South wall – this feature is to be retained & restored and will act as a focal point to the corridor on this level.

survey



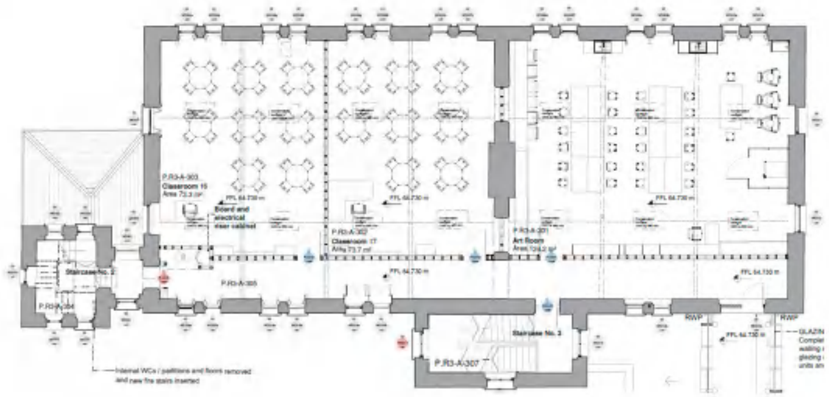

**Existing layout as historic development plans**



**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**
Solid external walls throughout, painted plaster finish. Refer to condition an damp surveys for locations of damage to fabric resulting from damp ingress. Solid dividing wall between room 301 & 302, painted plaster finish. Wainscoting & ventilation opes to walls as noted in condition survey, Lath and plaster ceiling following pitch of roof from wall 1 & 3, flat at centre. Access hatch exists in the centre bay. 2no queen post trusses. R3-A-303 No ceiling exists to a portion, the remainder is in plasterboard Narrow plank T&G timber floor. Metal ventilation grille at door**,** Planking within floor voids supported on batten to edges of floor joists. Shutters cases exist to a number of windows, otherwise plain rendered reveals. No historic doors exist to this level. T&G sheeted wainscoting as noted in condition survey with chamfered skirting. Built in cupboards under windows as noted. Stone / plaster brackets supporting trusses. Cast iron heating pipe work to perimeters, aluminium radiators Wall, floor and ceiling fabric largely original throughout, other than to R3-A-303

methodologies below



**Proposed layout**
**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Thermal upgrade works as described in methodology below, commentary on impacts in section following
- Remove existing PVC windows to WD313a&b, carefully remove existing granite cills and retain for reuse elsewhere. Carefully break out ope and base and make good wall in material to match
- Carefully break out ope to dividing wall between R3-A-301 & 302 as indicated, propping and new structure over to engineers details.
- New infill stud partitions to opes between R3-A-301 & 302, new stud partition to form corridor
- New stud partitions / solid walls as indicated on plan
- WD301 & WD318 A&B: install new fire rated secondary glazed screen internally
- Work to ceilings: Retain existing lath and plaster ceiling in place, Remove only where laths have failed. Install new laths to location where previously removed. Ceiling restraint throughout – Braced or stainless steel screws with washers screwed into underside of existing rafters. New lime plaster plugs to all washers.
- Install new insulation below ceiling to be wood fibre board. Clay / lime plaster finish to underside
- Form new opes and install 7no Velux heritage style rooflights to each of East and West pitches, centralised internally on structural bays.

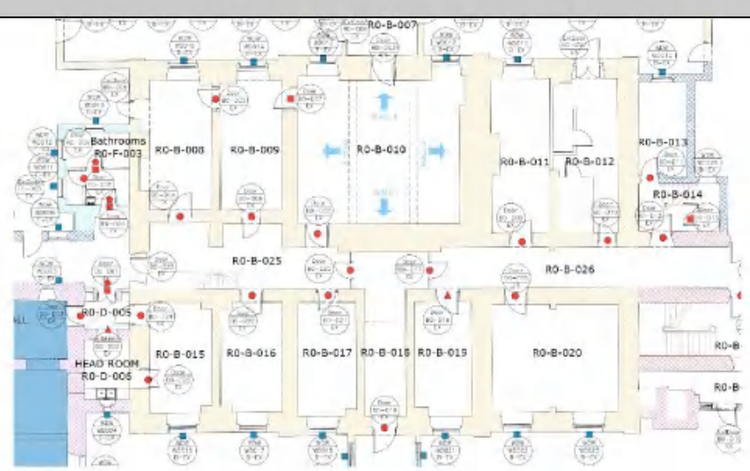
The proposal involves only very limited removal of historic fabric being limited to 1no opening in the central masonry wall. The existing space at this level is open plan in nature, with the access to R3-A-302 being through R3-A-301. The available space is too large for use as a single classroom, and the open plan arrangement is not suitable for access between rooms. The introduction of the corridor to the West replicates the layout on the levels below and is considered to be in keeping with the layout generally. The proposed new internal walls East west are located on the lines of the structural bays. AS throughout the walls will be lightweight in construction and scribed around existing downstand and etails so as to be removable without impacting the original features. The existing exposed truss detail will be remain and will remain legible within the rooms and the corridor.

The introduction of rooflights at this level is intended to supplement natural light in the classrooms & art room, the windows at this level being smaller than those below. The proposal is to locate the rooflights centrally on each structural bay in order to retain the character of the spaces.

The existing lath and plaster ceiling at this level is in relatively poor condition with some sections missing and others subject to considerable decay. As it is proposed to repair the existing slate roof finish externally the proposal is to retain as much historic lath and plaster fabric as possible and install breathable insulation both above and below, including restraint of the existing lath and plaster to prevent further loss of same.

## 5.7 Alterations to existing internal layouts: Ground Floor Building B - Main House

**Summary of Existing layout – Refer to Appendix C for detailed description & photographic survey**



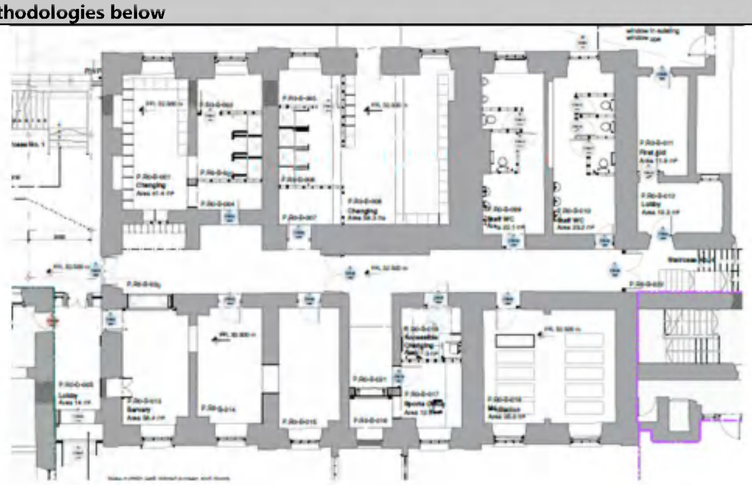

**Existing layout as historic development plans**

**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**

Solid walls throughout, painted plaster / exposed brick finish as noted in condition surveys.
Refer to condition and damp surveys for locations of damage to fabric resulting from damp ingress.
Plaster to external walls in rooms R0-B-008, 009, 013, 014, 015, 016, 018 has been removed in large areas. Solid internal walls throughout, finishes as noted in condition surveys. Plaster to internal walls in rooms R0-B-008, 009, 011, 013, 014, 015, 016 & 018 has been removed in large areas.
Modern internal partition walls in room R0-B- 012. Ceilings: Rooms R0-B-008, 009, 011, 012, 015, 016, 017, 018, 019 Groin vaulted ceilings with plastered finish, generally plasterwork in good condition.
Room R0-B-010 – Timber floor structure, plasterboard finish to underside with 2no steel down stand beams encased in plasterboard. Room R0-B-020 – Timber floor structure, plasterboard finish to underside with 1no steel down stand beams encased in plasterboard. Room R0-B-013, R0-D-005 & 006 – Timber floor structure above plain lath and plaster ceilings. Solid floor substrate throughout, mixture of vinyl, modern & historic tiled finishes or exposed concrete. Historic timber sliding sash windows throughout, Plain rendered reveals throughout. Historic door to D0-001 & D0-B19 otherwise modern throughout. No feature joinery or plasterwork exists. Modern furniture, services and fittings as noted. Hardwood open string stair with turned balusters to room R0-B-14
Modern softwood stairs to R0-B-25
Wall & floor fabric largely original throughout other than R0-B-012. Vaulted / lath and plaster cilings noted original, plasterboard & steel structures to R0-B20 / 10 dating from 1980s restoration

**methodologies below**



**Proposed layout**

**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Break out existing solid floor for new insulated concrete floor slab
- Remove Door D0-08-EX and infill ope in solid masonry, render finish externally.
- Remove existing Timber windows to WD010, carefully remove existing granite cills and retain for reuse elsewhere. Carefully break out ope and base and make good wall in material to match the existing & with lime plaster finish.
- Remove existing Timber windows to WD004D, carefully remove existing granite cills and retain for reuse elsewhere. Form new opening for new entrance doors in wall, new lintel over to engineers details.
- Remove internal masonry wall between R0-D-005 & R0-D-006, new lintel over to engineers details, make good wall in masonry and lime plaster to match existing
- Internal walls to corridors, wall between rooms R0-B-010 & 011, 012, 013 & 014 and north wall at new link building and entrance are to be upgraded to 60min fire rating – take for infill of all existing openings in masonry & fire stopping at ceiling and floors
- Form new door opes as indicated between rooms R0-B-008 & 009 (2no opes), 1no ope between each of rooms R0-B-018 & 019, between rooms R0-B-015,016 ,017 & 025, 2no opes in room R0-B-015 North wall, new lintels over to engineers details. Make good wall in masonry to match the existing
- Carefully remove internal door and side lights at room R0-D-005 and retain for possible reuse elsewhere. Enlarge opening, new lintel over to engineers details.
- Salvage Doors Door D0-001 & D0-B19 for at suitable location where non fire rated doors are required. Take for new doors to all doors indicated on new plan, new frames and architraves
- Airtightness detailing to windows surrounds, upgrade of existing walls for fire rating all as methodologies below
- Remove both stairs and make good walls, floors and ceilings
- Install new stairs to South of central corridor
- New stud partitions / solid walls as indicated on plan

Ceiling types as follows:

- Rooms R0-B-008, 009, 011, 012, 015, 016, 017, 018, 019 - Floor upgrade type 4
- Rooms R0-B-010, 020 - Floor upgrade type 3
- Rooms R0-B-013, 025, 026, R0-D-005 & 006 - Floor upgrade type 1
- Room R0-B-014 - New plasterboard ceiling as floor upgrade type 3 to underside new timber structure to engineers' details.

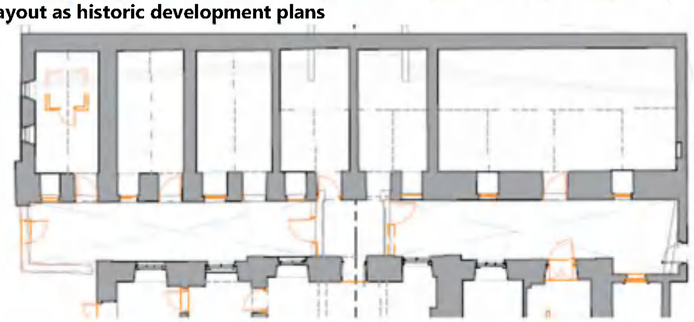
The existing ground floor of the build is of solid construction, with modern floor finishes throughout. In general these are in poor condition with multiple areas patched in with modern materials. Given the era of the building the floor build up is unlikely to contain either damp proofing or insulation. Given the lack of insulation & damp proof membrane in the floor it is considered appropriate to replace floor with a new to current standards. As per the methodology attached the floor is to be installed with a separation strip at the edge so that impermeable concrete floor fabric is not placed against the solid masonry wall fabric.

The existing layout of building B at this level compromises multiple cellular rooms with robust masonry wall and vaulted ceilings upon which the piano noble above sits. The floor to ceiling heights are 2.5m at lowest, 3m at the highest points. The nature of the spaces created by the structural walls and ceiling in this area is best suited to the cellular, ancillary spaces required within the brief. In addition, servicing routes for ventilation and mechanical services can be achieved with limited disruption to the historic fabric. Accordingly the changing rooms, staff WCs, servery and some offices are proposed at this level. The layout involves some limited alterations to openings / formation of new doors, these interventions are reasonable minimal and do not affect the legibility of the historic plan form. The majority of finishes and fixtures in the rooms are modern, those doors which are historic are to be removed for use elsewhere if possible.

The existing stairs to RO-B-015 is and open string timber stair with hardwood turned balusters and handrail dating from the 1890s extension to the South of Building A. The stair to the North of R0-B-025 is a narrow timber secondary stair with timber handrails. Both stairs connect ground to first floors only. The circulation strategy for the building relies on the use of the main existing circulation stairs to the North and South from levels First to third, these stairs are not required for this strategy. The stairs to the north is of no historic value, the removal of same is not considered to have any negative impact and will improve circulation generally in widening the corridor to the new link building. The removal of the stairs to room RO-B-14 involves the loss of some historic fabric however this is mitigated by the overall circulation strategy which relies predominantly on keeping the main stairs at the upper levels in use rather than supplementing with new. The strategy requires introduction of a new flight from basement to ground at the south end of the basement corridor under the location of the main stairs above.

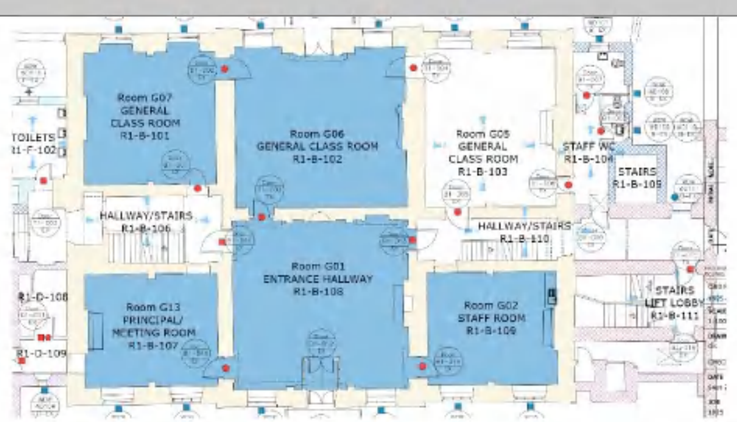
The works to R0-D-005 & 006 are as described in the commentary on the link building

## 5.8 Alterations to existing internal layouts: Ground Floor Building B – External vaults

| [illegible] survey | [illegible] methodologies below | [illegible] |
|---|---|---|
| <br>**Existing layout as historic development plans**<br>  <br>**Existing layout with proposed demolitions indicated**<br>**Summary Description of Existing Layout & Fabric:**<br>Solid walls throughout, painted plaster / exposed brick finish / tiled as noted in condition surveys. Damp survey previously undertaken notes damp in rooms R0-B-004, 005 & 007, however given the under croft nature of these areas damp is taken to exist throughout. Some wall tiling exists however generally there is limited plaster or paint finish remaining. Solid internal walls throughout, painted plaster / exposed brick finish / tiled as noted in condition surveys. Brick / stone vaulted ceiling some plaster finishes remain. Solid floor substrate throughout, mixture of vinyl, modern & historic tiled finishes or exposed concrete A range of timber casement windows & timber or metal doors exist of varying eras. No feature joinery or plasterwork exists.<br>Wall, ceiling & floor fabric largely original throughout | <br>**Proposed layout**<br>**Summary of Proposed Internal works:**<br>• Existing floor finishes and floor slab removed complete for new insulated concrete floor slab to engineers' details. New slab build up to incorporate Delta _MS 20 or equal drained membrane and recessed drainage channel to all 4 sides of each room.<br>• To all external, internal walls & ceilings - Remove any remaining existing lime plaster / tiled finish throughout leaving face of brick finish exposed. Remove all embedded timbers & metal fixings embedded within walls, Delta P Lath or equal approved drained cavity membrane system to internal face of all external and internal walls, and underside of vaulted ceilings, fitted in conjunction with delta proprietary perimeter drainage system to base of all walls within new concrete floor build up. Koster restoration plaster to internal face of membrane throughout. New paint finish throughout.<br>• Remove existing windows WD003/ 004 / 005 / 006 / 007 / 008 / 009 retaining cills and heads in place, infill ope in masonry to match surrounding wall. Infill to be set back in ope so as shape of ope can be read from exterior.<br>• External walls to light well & Internal walls between rooms R0-B-003,004,005 & 006 are to be upgraded to 60min fire rating – infill of all existing openings in masonry & fire stopping at ceiling and floors required<br>• Demolish walls to North & both external walls to room R0-B-007 to under croft area | The existing ground floor of the build is of solid construction, with a mixture of historic and modern tiled finishes. In general these are in poor condition with multiple areas patched in with modern materials. There is a persistent damp ingress issue in this area, the vaults being of brick construction with earth above. The successful restation of the se room in use requires the application of a suitable solution to address damp ingress. The proposal is for a drained membrane system with integral drainage channels, this system does not seal the walls / ceilings thereby allowing the materials to act in the water permeable manner intended, the moisture is collected internally and removed via the drainage channels. The removal of the floor is required in order to ensure the system is continuous to the floor walls and ceiling and to allow for the installation of the drainage channels.<br><br>The existing layout of the vaults compromises multiple cellular rooms with robust masonry wall and vaulted ceilings upon which the terrace above sits. The floor to ceiling heights are 1.1m at lowest, 3m at the highest points. The nature of the spaces created by the structural walls and ceiling in this area is best suited to the cellular, ancillary spaces required within the brief. Accordingly the storage areas proposed at this level. The proposal requires the fire rating of the wall facing the lightwell due to the storage use proposed. The windows to this elevation are a mixture of eras of timber casement windows, none of historic value and all in poor repair. It is proposed to remove the windows and infill the openings, the infill being set back & cills retained to express the original detailing and to be removable in the future should the windows be re installed.<br><br>The walls to R0-B-007 are of clay brick internally with render finish externally, the doors are modern metal doors and it is likely that this under croft was originally not enclosed with doors. The wall to the North end is of render finish with brick capping. The removal of both involves some loss of historic fabric however in neither case affects the legibility of the historic plan form to any great extent, and is considered necessary to facilitate the construction of the link building and the uses of the lightwell space. |

## 5.9 Alterations to existing internal layouts: Ground Floor Building B – First Floor

**survey**



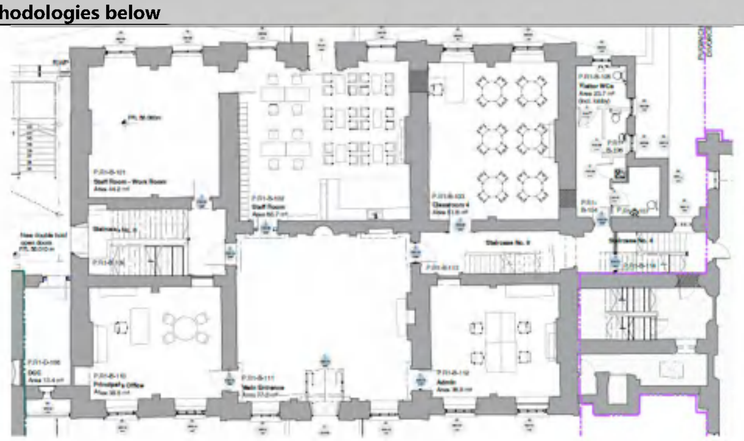

**Existing layout as historic development plans**

**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**

Solid external walls throughout, painted plaster finish. Generally, rooms have been recently renovated, plaster & paint finishes in good condition typically walls are overboarded in plasterboard and skim. Room R1-B-105: Internal lime plaster finish to walls in very poor conditions throughout, plaster is removed, the remaining plaster heavily boasted. Solid internal walls throughout, painted plaster finish. Generally, rooms have been recently renovated, plaster & paint finishes in good condition typically walls are overboarded in plasterboard and skimmed, the presence of historic leather covering is noted behind lining to room R1-B-102. Rooms R1-B-101, 102, 108 Highly Decorative plasterwork ceilings with centrepieces, and cornices extending to picture rail of room Rooms R1-B-103, 107, 109 flat plaster ceilings with cornices, R1-B-103 flat plaster ceiling – note these ceilings are all replicas dating from the 1980s. Floors generally modern finishes on solid substrate noted that tiles are recorded as existing under floor to R1-B-108. R1-B-102, 109 – Modern finishes on timber substrate – plywood on timber floor joist on steel structure below. Historic timber sliding sash windows throughout, plain rendered reveals generally. Shutters in shutter cases to R1-B-102, 108 (modern replicas). Modern doors, hardwood lugged architraves, high moulded skirting to all main rooms, (generally modern), chair rail to R1-B-108, picture rail R1-B-103 Otherwise painted modern skirting and architrave. R1-B-106 - Stone open string stair with turned balusters, hardwood handrail. R1-B-110 1no stone stairs, over clad with vinyl and painted underneath, timber handrail on metal balustrades overclad with ply. Masonry wall fabric largely original throughout but over boarded, floors and ceilings modern throughout

**methodologies below**



**Proposed layout**

**Summary of Proposed Internal works:**

- Internal & external wall finishes are generally in good repair. Make good where required for services alterations otherwise no repair works required
- Room R1-B-105 - Remove existing stairs complete, make good opening to walls where stair structure removed, remove all associated embed timbers. Infill at arched head window WD110-B leaving window in place Remove remaining existing lime plaster where boasted or spawled – noting this is likely to be the full extent of the external wall. Remove all embedded timbers observed within plasterwork. Works to address damp issues described elsewhere. New lime plaster finish, type and mix TBC on analysis of existing to areas noted above, and to areas where plaster had been previously removed.
- Airtightness detailing to windows surrounds, upgrade of existing walls for fire rating all as methodologies below
- Retain existing modern doors throughout except where certification of fire doors cannot be verified, new to match. Retain all replica joinery, plasterwork, fireplaces etc in place.

Work to ceilings:

- R1-B-101, 102, 108, R1-B-103, 107, 109 works to decorative ceilings as Upgrade floor type 2
- R1-B-103 works to flat ceilings as Upgrade floor type 1a

Works to stairs

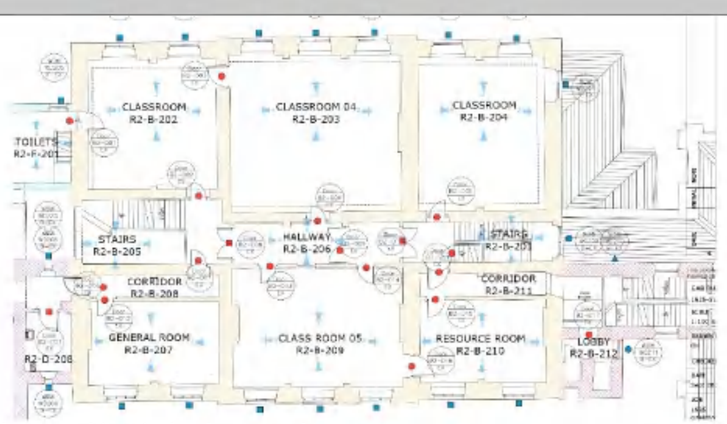
- R1-B-106 - Stairs in current use to be retained in use, subject to confirmation on loads decorative works only required, refer to methodology below
- R1-B-110 Stairs in current use to be retained in use subject to confirmation on loads decorative works only required, refer to methodology below. If required new toughened glass or metal balustrade fixed independent of existing balustrade retaining existing in place

The first floor of building B is currently in active school use, accordingly very limited works are proposed this area, relating in the main a minor alterations and upgrade to finishes. The existing joinery, plasterwork etc is replica throughout, however is of sufficient quality to merit retention throughout, accordingly upgrade to ceilings will be carried out from above.

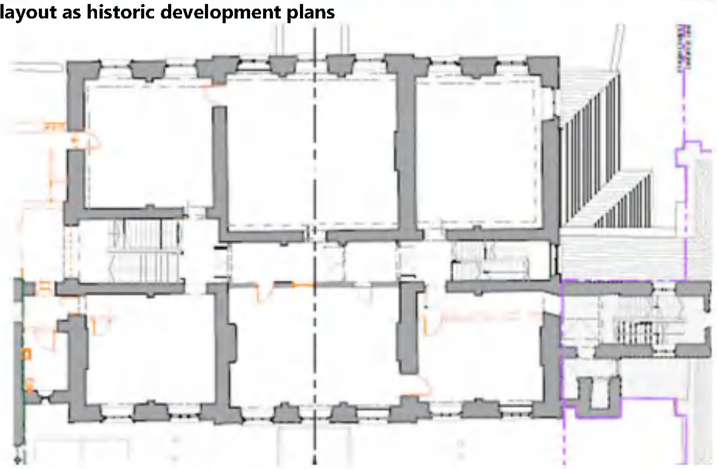
As noted above. the removal of the stairs to room R1-B-105 involves the loss of some historic fabric however this is mitigated by the overall circulation strategy which relies predominantly on keeping the main stairs at the upper levels in use rather than supplementing with new. Both existing stairs at R1-B-106 & R1-B-110 are to be kept in use as the main circulation routes within the building, subject to load testing some minimal intervention structural upgrade works may be required to balustrades to facilitate this

## 5.10 Alterations to existing internal layouts: Ground Floor Building B – Second Floor

**survey**




**Existing layout as historic development plans**



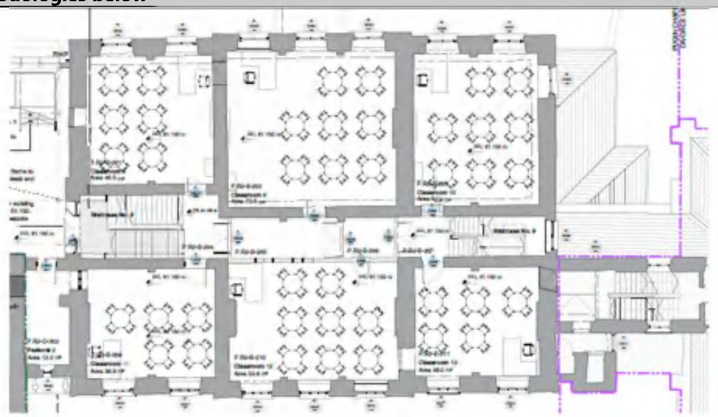
**Existing layout with proposed demolitions indicated**

**Summary Description of Existing Layout & Fabric:**

Solid external walls throughout, painted plaster finish. Generally, rooms have been recently renovated, plaster & paint finishes in good condition typically walls are overboarded in plasterboard and skim. Solid internal walls throughout, painted plaster finish. Generally, rooms have been recently renovated, plaster & paint finishes in good condition typically walls are overboarded in plasterboard and skimmed, Room R2-B-204, flat (modern) plaster ceiling with downstand to edge, all other ceilings modern plasterboard and skim finish. Floors- modern finishes on timber substrate – plywood on timber floor joist on steel structure below. Historic timber sliding sash windows throughout, plain rendered reveals generally. Modern doors, architraves, skirting to all rooms, Hardwood painted fanlight over stairs at R2-B-205. R2-B-205 - Stone open string stair with turned balusters, hardwood handrail. R2-B-201 stone stairs, over clad with vinyl and painted underneath, timber handrail on metal balustrades.

Masonry wall fabric largely original throughout but over boarded, floors and ceilings modern throughout

**methodologies below**



**Proposed layout**

**Summary of Proposed Internal works:**

- Internal & external wall finishes are generally in good repair. Make good where required for services alterations otherwise no repair works required. Opening up an nibs to walls required to understand any steel structure behind, take for removal of plasterboard, new fire rated lining to steel
- Airtightness detailing to windows surrounds, upgrade of existing walls for fire rating all as methodologies below
- Remove existing door to former WC room R1-B-202 infill ope in solid masonry construction
- Room R1-B-211 & 208 infill opes in solid masonry construction at previous corridors
- Room R2-B-208 & 11 - Remove existing internal walls as indicated, make good walls in material to match existing, make good ceilings
- Room R2-B-25 Walls to be broken out at low level to Arched ope, new ope over for new landing to stairs
- Retain existing modern doors throughout except where certification of fire doors cannot be verified, new to match.

Work to ceilings:

- R2-B-204 works to flat ceilings as Upgrade floor type 1a
- All other ceilings: as Upgrade floor type 3

Works to stairs

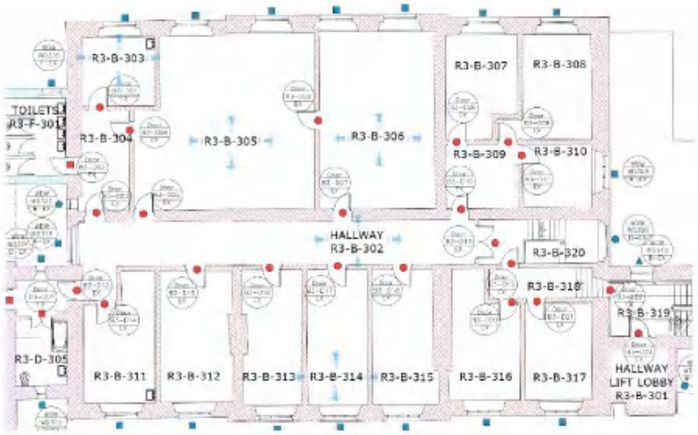
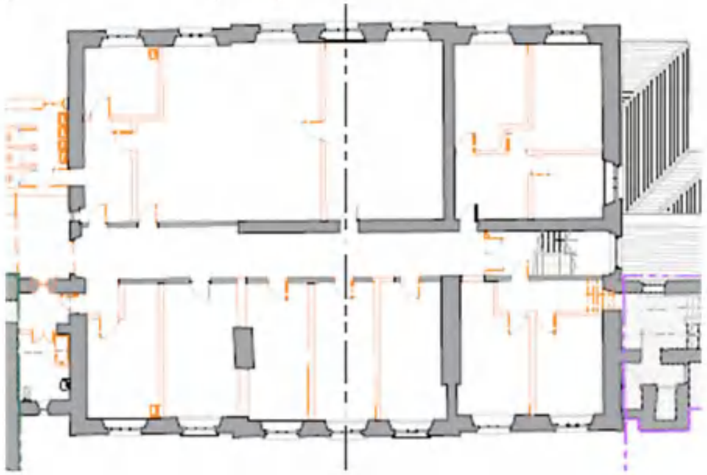
- R2-B-205 - Stairs in current use to be retained in use, subject to confirmation on loads decorative works only required, refer to methodology below
- R2-B-201 Stairs in current use to be retained in use subject to confirmation on loads decorative works only required, refer to methodology below. If required new toughened glass or metal balustrade fixed independent of existing balustrade retaining existing in place

The second floor of building B is currently in active school use, accordingly very limited works are proposed this area, relating in the main a minor alterations and upgrade to finishes., and removal of secondary circulation corridors.

Both existing stairs at R2-B-205 & R2-B-201 are to be kept in use as the main circulation routes within the building, subject to load testing some minimal intervention structural upgrade works may be required to balustrades to facilitate this.

The rationale for the link building is described elsewhere. An alteration is proposed over the existing stairs at R2-B-205 to facilitate the connect at this level, whereby a lightweight bridge is to be inserted within the void over the main stairs. The proposal involves removal of a short section of existing balustrade at the landing levels, as well as the removal the arched fanlight to the North wall and formation of a new ope. The proposal therefore involves some limited loss of historic fabric, however the impact of this is minimal. The proposed detailing f the new bridge is to be lightweight and discernibly modern in keeping with best conservation practice.

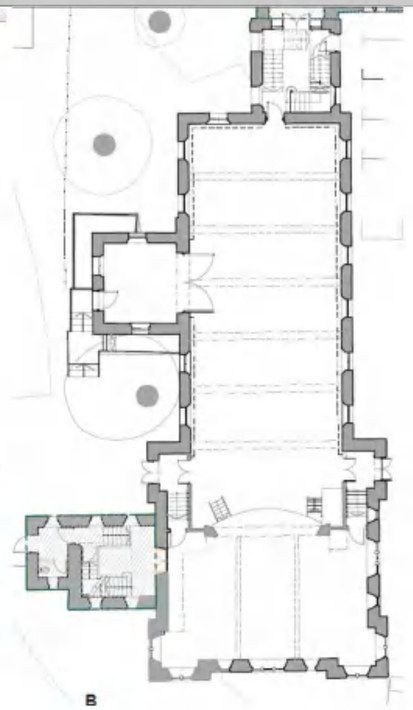
## 5.11 Alterations to existing internal layouts: Ground Floor Building B – Third Floor

| Summary of Building layout – Refer to appendix E for detailed description of photographic survey | Summary of the layout scope of works & Methodologies – Refer to detailed works methodologies below | Impact / Mitigation |
|---|---|---|
|  <br><br>**Existing layout as historic development plans**<br>  <br>**Existing layout with proposed demolitions indicated**<br>**Summary Description of Existing Layout & Fabric:**<br>Solid external walls throughout, painted plaster finish, damage due to ingress of damp throughout. Solid & modern stud walls internally with painted plaster finish. All walls indicated as to be retained are solid with painted plaster finish, with exception of west wall to corridor with is lath and plaster on stud. Modern suspended ceiling grid and ceiling tiles, quilt insulation above. Historic timber sliding sash windows throughout, plain rendered reveals generally. Modern doors, architraves, skirting to all rooms. R3-B-320 stone stairs, over clad with vinyl and painted underneath, timber handrail on metal balustrades.<br>Masonry & lath & plaster wall fabric largely original throughout, floors and ceilings modern throughout | <br>**Proposed layout**<br>**Summary of Proposed Internal works:**<br>• Works to address damp issues as described in methodology below<br>• Airtightness detailing to windows surrounds, upgrade of existing walls for fire rating all as methodologies below<br>• Remove existing window WD319, carefully remove existing granite cills and retain for reuse elsewhere. Carefully break out ope and base and make good wall in material to match the existing & with lime plaster finish.<br>• Remove existing internal walls as indicated, make good walls in material to match existing, make good ceilings<br>• Extend corridor wall to meet north gable at R3-B-311 in half hour fire rated stud construction, infill 2 no door opes in half hour fire rated stud, form 1no new door ope.<br>• Infill 1no door ope in solid corridor wall using half hour fire rated construction.<br>• WD320 install new fire rated secondary glazed screen internally<br>• Walls at protected stairs – Extend walls to underside of roof in 60min fire rated construction – 2 layers 12.5mm plasterboard either side of metal stud, to underside of roof finish, fire rated seal between underside of roof and wall.<br>• Upgrade of lath and plaster wall to corridor – take 1 layer 12.5mm plasterboard either side to 30min fire rated areas, 2 layers to 60min fire rated areas.<br>• Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below<br><br>Work to ceilings:<br>• Remove ceiling tiles, grid and insulation throughout<br>• 1 layer 12.5mm Gyrpoc Fireline board suspended on Gyproc casoline system to underside of rafters, intumescent seal at all junctions with walls. Skim and paint finish<br>• Install new double layer sheepswool / woodfibre insulation at ceiling level , new vapour barrier to underside throughout<br><br>Works to stairs<br>• R3-B-320 Stairs in current use to be retained in use subject to confirmation on loads decorative works only required, refer to methodology below. If required new toughened glass or metal balustrade fixed independent of existing balustrade retaining existing in place | The existing layout at this level is cellular in nature. This storey was added to the original Georgian house at the time of construction of the Pugin Church (1840s) however the layout was also heavily altered in the 1980s, including the introduction of steel in the floor of this level. It is not known therefore if the cellular layout is from the 1840s construction or later. The major walls carrying up from the level below (the central corridor wall to the East, the East West walls containing chimneys) are evident on the plans as being of more robust construction than the remainder.<br><br>The proposal to remove involves the removal of fabric and is an alteration to the current layout. The brief for the reuse of the building as a post primary school includes the integration of a textile classroom (min area 88sqm) as well as 17 classrooms of at least 58.6sqm. As described elsewhere, the larger classrooms has as much as possible been located in the St Anne building however the quantum required results in the requirement for some of these to be located in Building A, there are insufficient uses in the brief for cellular rooms which exist at this level. In mitigation the major walls carrying through from the levels below are retained and the layout retains the primary feature of the North South Central corridor with 3 bays either side, therefore the legibility of the building plan form is retained.<br><br>The existing stairs at R3-B-307 is to kept in use a, subject to load testing some minimal intervention structural upgrade works may be required to balustrades to facilitate this. As the main stairs to the North doe not carry through to this level minor works to alter the existing window opening to the north of the central corridor are required to allow for connection to the link building stairs. Upgrade works to walls are required for fire rating purposes; these are to be carried out in a manner which retains the maximum amount of historic fabric in place. The existing ceiling structure at this level is modern, this is to be removed and replaced with a new fire rated ceiling. |

## 5.12 Alterations to existing internal layouts: Ground Floor Building E – Ground Floor

**survey**

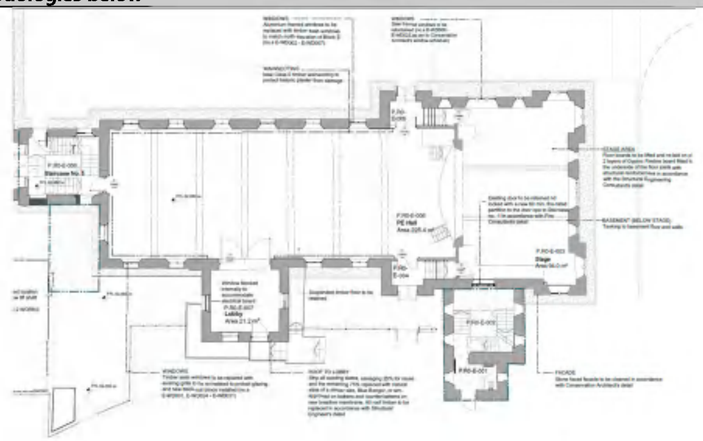
**Existing layout as historic development plans**



**Existing layout with proposed demolitions**

**Summary Description of Existing Layout & Fabric:**
Solid external walls throughout, painted plaster finish, damage due to ingress of damp as noted in condition survey. Solid internal walls generally, lath and plaster at wings to stage 005 & 006. R0-E-004,009 – Plain lath and plaster ceilings, R0-E-005,006,008 – Lath & Plaster with cornice. Lath and plaster removed to 50% of ceiling R0-E-008 R0-E-007 (hall) Stained soft wood timber sheeting to ceiling with timber cladding to down stand beams Metal beam run across hall between windows and appear to correspond to down stand beams on upper levels. Void above sheeting and below floorboards above. R0-E-004 & 007 &009 Hardwood flooring on a separate timber boarding on a timber joist structure with additional steel supports, R0-E-005, 006,008 Original coloured encaustic tiles. Modern Aluminium window to the South of the main hall area, Timber sliding sash to the North and R0-E-008, metal window to the stage area. T&G sheeted surround to the majority of windows, otherwise plain rendered reveals with architrave. Protective grilles to windows. The majority of doors are original historic fabric with a small number of modern replacements. T&G sheeted wainscoting as noted in stairs. Stage with proscenium arch and timber gantry with ladder access
Wall, ceiling & floor fabric largely original throughout

**methodologies below**



**Proposed layout**
**Summary of Proposed Internal works:**

- Works to address damp issues as described in methodology below
- Airtightness detailing to windows surrounds, upgrade of existing walls for fire rating all as methodologies below. Reinstate protective grilles to windows
- Form new door from stage to stairs infill ope in 60min fire rated stud construction
- Upgrade of fire rated wall as indicated on EOBA drawings – North walls at stairs and north exit, East wall at stairs R0-E-009– take for infill of all existing openings in masonry including between joists at ceiling & floor
- Existing floors to be retained throughout Stage floor - upgrade to 60min fire rating from below as floor type 3.
- Upgrade existing historic doors for fire rating as methodologies below. Door & screen EO-D11 – it is unlikely this door can be upgraded for fire rating– fire rated enclosures to be provided within the rooms for electrical boards
- Existing Wainscoting & Skirting**:** Remove only fabric which is decayed or damaged beyond reuse, otherwise retain existing in place throughout. Carry out repairs in situ to damaged sections, install new to match existing to walls of hall to a level sufficient to protect existing plasterwork from impact damage.

Work to ceilings:

- R0-E-004,009: works to flat ceilings as Upgrade floor type 1
- R0-E-005,006: works to decorative ceilings as Upgrade floor type 2
- R0-E-008 – Existing lath and plaster ceiling in poor condition – retain and repair as methodologies below.
- R0-E-007 (hall) – works to timber sheeted ceilings as Upgrade Floor Type 5. Carefully Remove T&G Sheeting to down stand beams throughout and retain for reuse. Encase existing beams in plasterboard to achieve required fire rating. refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains.

The hall is in existing use as the Multi Use hall. Notwithstanding that this hall is less than half the required size within the brief (594sqm) this space is the largest available and retains an original stage & proscenium arch having been designed for use as a theatre. It is therefore proposed to retain in use as the multi purpose hall. The proposal involves no removal of historic fabric and limited alteration to openings only.

The use of the North Lobby to house electrical service boards is require to facilitate services to this block, which is remote from the remainder of he school accommodation. The existing doors & screen to the lobby are decorative hardwood glazed panels, it is unlikely that these can be successfully upgraded for fire rating accordingly the proposal is to enclose the electrical boards within fire rated cabinets in order that this joinery can be retained as is. Upgrade of the floor and ceiling for fire retain is required, this is to be carried out in a manner which retain the maximum of the historic timber detailing and fabric.

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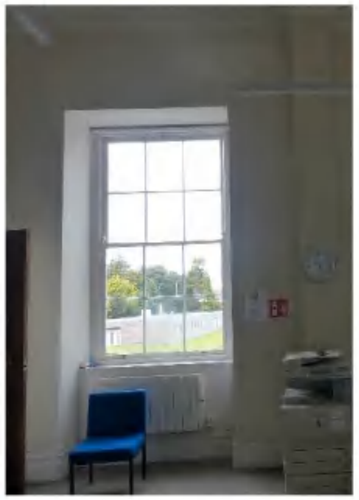
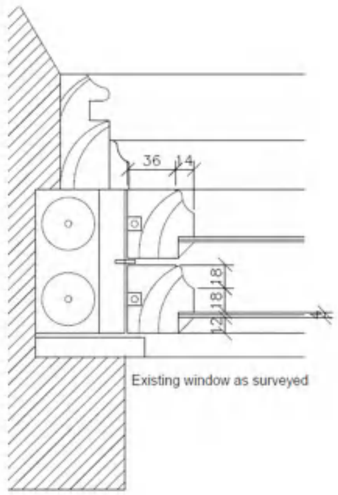
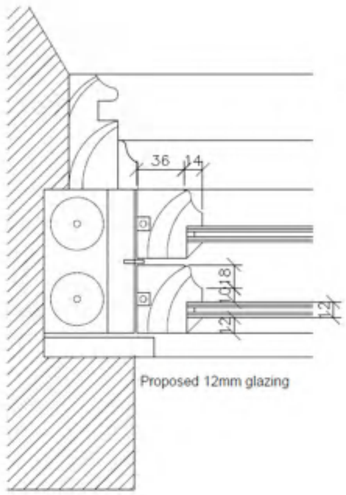
|---|---|---|
| **survey** | **methodologies below** | |
| **Summary Description of Existing Fabric (Walls):**<br><br>**<u>Building A-(St Annes, 1896 – WH Byrne)</u>**<br>Existing external wall build up (from inside):<br>40mm lime plaster, 260mm granite with lime mortar, 140mm rubble core with lime mortar, 300mm snecked granite with lime mortar and fine jointed lime pointing.<br>Existing internal features:<br>No decorative plaster cornices or feature exist in the St Annes Building. Softwood T&G sheeted wainscoting exists throughout, with high chamfered skirtings and T&G sheeted window surrounds.<br><br> <br><br>**Building A:**<br>Existing wall build up: 40mm lime plaster, 260mm granite with lime mortar, 140mm rubble core with lime mortar, 300mm snecked granite with lime mortar and fine jointed lime pointing. | **Summary of Proposed works:**<br>Proposed Thermal upgrade works to walls:<br>• Carefully number & record then remove existing T&G wainscotting and store for reuse in agreed locations<br>• Install new Calsitherm lime board insulation system as follows:<br>  ○ Apply lime plaster levelling coat to all walls, then 6mm Calsitherm adhesive mortar (KP-Kleber) to wall. Fix 50mm thick Calsitherm Climate board to adhesive. Use thermally broken fixings and insulation strips at all junctions with new internal walls.<br>  ○ Apply insulation, plaster finish and movement strips as above between each floor joist at including plaster finish as below. To be applied from above to minimise disruption to ceilings.<br>  ○ Calsitherm KPKalkglätte KP lime plaster applied to internal face of climate board, thickness max 4mm – applied in 2 layers with reinforcement mesh between, with corner beads etc. To manufacturers specification, using Calsitherm products only.<br>• Airtightness detailing at window surrounds:<br>  ○ Remove hardwood window boards and retain for reuse. New airtightness tape to junction of windows and wall all sides including within shutter case.<br>  ○ Refit all existing window joinery matching in new to match where fabric has been damaged beyond reuse in removal.<br><br> <br>Image: Recent installation of similar at Dublin Civic Trust, 18 Ormond Quay (Courtesy Dublin Civic Trust) | The Department of Education, whilst acknowledging that the buildings are protected structures and therefore exempt from the requirements for energy upgrade, nonetheless have requested that the design team consider thermal upgrade to the buildings as a priority. This is in keeping with the current strategy for all schools under DoES TGD-033 School Building Projects and Compliance with Part L of the Building Regulations 2017.<br><br>The department are keen to develop strategies and exemplars for best practice in thermal upgrade for the historic building stock in their ownership taking into consideration the guidance of I.S EN16883;2017 "Conservation of cultural Heritage – Guidelines for improving the energy performance of Historic Buildings" and current best practice and research in this area by Historic Scotland and the like. All proposals have been and will be carefully considered by the design team under the guidance of DoEHLG Architectural Heritage Protection Guidelines. The principle of keeping the building in its original school use is central to the conservation strategy for the development, the interventions are proposed with internal climate and comfort for the school users as a significant factor for consideration.<br><br>Detailed studies of the existing building fabric and character of the two buildings for which the first phase of works are proposed - St Annes Building (Building A) and Rathfarnham House (Building B) have been undertaken & the proposed upgrade strategy is based on this analysis.<br><br>With regard to building A - A condensation risk analysis study has been carried out on the specific wall build up which demonstrates that the application of the 50mm thick calcium silicate / lime board and lime plaster finish to the granite and rubble core wall does not give rise to risk of interstitial condensation within the wall build-up. The product is breathable and capillary active therefore does not give rise to risk of trapping of moisture within the wall build up. The product has been successfully used in Ireland and internationally, most notably in the recent award-winning refurbishment of Dublin Civic Trust's property at 18 Ormond Quay.<br><br>The proposal requires the temporary removal of all internal joinery to the internal faces of the external walls (wainscoting, skirting and some sections of window surrounds). The proposed specification is for careful removal and reinstatement of same, to be carried out by skilled craftspeople however it is anticipated that some sections may inevitably be damaged and require replacement with like. We suggest that the risk of some limited fabric loss is mitigated by the overall benefit to the classroom environments which will result from the proposed thermal upgrade works.<br><br>In recognition of the complexity of detailing at junctions with staircase joinery, it is not proposed to thermally upgrade the walls within the stair area.<br><br>A study has been carried out on options to thermally upgrade the walls of building B – Rathfarnham House, however due to the presence of soft & porous clay brick outer leaf as well the presence of decorative internal plasterwork and joinery (albeit the majority is replica of the original) it is not proposed to thermally upgrade those walls. |

| survey | methodologies below | |
|---|---|---|
| **Summary Description of Existing Fabric (Windows):**<br><br>**Building A Existing windows (St Annes, 1896 – WH Byrne):**<br>• 2/2 windows sash windows with chain mechanism generally, some with centre opening top vent in addition. Corded and weighted 2/2 sash windows to stairs. Modern PVC windows to top floor otherwise all timber windows appear to date from 1896. The majority of glass remaining is drawn glass likely dating to the original installation in 1896.<br><br>**Building B Existing windows: (Rathfarnham house - EL Pearse 1725 2nd Floor 1830s)**<br>• Corded and weighted sash windows, 3/3, 2/2 & 6/6 to East facade, 6/6, 6/3 and 3/3 to West Facade. 2no likely original C18th windows at basement level. The remainder of sashes and frames are replacement likely circa 1896. A small number of historic panes exist the majority are replacement float glass dating to 1980s<br><br> <br>**Typical Window Building A**<br>  <br>**Typical Window buildng B**<br><br>A detailed condition survey of all windows has been compiled; this can be made available to South Dublin County Council if required | **Summary of Proposed works:**<br>Proposed thermal Upgrade works to windows – Building A:<br>• Existing drawn glass to be removed throughout and replaced with new high performance slim glazing units to both sashes - all within existing timber frames and sashes.<br>• Existing weights to be adjusted as required, existing chains to be retained and repaired where possible, existing corded sashes to be recorded.<br>• Existing UPVC windows to be replaced with new timber sliding sash windows with slimline hand drawn double glazed units.<br>•<br>Proposed thermal Upgrade works to windows – Building B:<br>• Existing replacement float glass to be removed throughout and replaced with new high performance slim glazing units to both sashes - all within existing timber frames and sashes.<br>• Existing weights to be adjusted as required, existing corded sashes to be recorded.<br>• Remaining C18th Century window to be retained, protected and repaired retaining all historic glass in situ.<br><br>  <br><br>  <br> | The Department of Education, whilst acknowledging that the buildings are protected structures and therefore exempt from the requirements for energy upgrade, nonetheless have requested that the design team consider thermal upgrade to the buildings as a priority. This is in keeping with the current strategy for all schools under DoES TGD-033 School Building Projects and Compliance with Part L of the Building Regulations 2017.<br><br>The department are keen to develop strategies and exemplars for best practice in thermal upgrade for the historic building stock in their ownership taking into consideration the guidance of I.S EN16883;2017 "Conservation of cultural Heritage – Guidelines for improving the energy performance of Historic Buildings" and current best practice and research in this area by Historic Scotland and the like. All proposals have been and will be carefully considered by the design team under the guidance of DoEHLG Architectural Heritage Protection Guidelines. The principle of keeping the building in its original school use is central to the conservation strategy for the development, the interventions are proposed with internal climate and comfort for the school users as a significant factor for consideration.<br><br>A detailed survey has been undertaken with a specialist window repair contractor and it has been ascertained that the depth of the side, base and top rails of the sashes is such that a high performance slim pane unit of up to 12mm can be rebated into the existing timber structures and that glazing bars can be retained in the existing configuration. Therefore, although the proposal does require some rebating of the existing timber it does not otherwise affect the timber structure.<br><br>A detailed survey of the existing glass types has been undertaken. In the case of building B- Rathfarnham house the proposal does not involve the removal of any historic glass. The current window configuration includes modern glass throughout virtually all windows. In the case of building A the proposal does involve the removal of some drawn glass units dating from the 1890s. In mitigation the glass type proposed is a to be heritage effect high performance glass, either "Fineo" Ultra Thin "Heritage" glass https://www.fineoglass.eu/product/range/fineo-heritage/ or Slimline double glazed "Hand drawn" glass https://histoglass.co.uk/period-glass/genuine-hand-drawn-glass/<br><br>A mix of windows types exist in Building A including modern PVC windows. These windows are to be replaced with traditionally detailed timber windows to match the existing with high performance glass also.<br><br>In both cases the overall benefit to the classroom environments which will result from the proposed thermal upgrade works is significant. The proposal is offered as an alternative to the installation of secondary glazing, which whilst improving thermal performance is proven to reduce the amount of natural light transmission into classrooms and also has management challenges within a school environment. |

| detailed description & photographic survey | below | |
|---|---|---|
| **Summary Description of Existing Fabric: (Summary – refer to condition survey attached)**<br><br>**Building A:** St Anne's is a four storey rectangular building built to the East of the Concert hall and Georgian House. The roof consists of timber queen post roof trusses and a natural slated roof, with secondary double pitched roof intersecting to the west over the main stair. There are parapet gable projections to the north, south and west. A pyramidal roof in natural slate exists to the north. The single storey plant room at ground floor has a hipped roof over. The slate finish throughout is natural slate, likely welsh in standard widths and fixed courses. The ridge and hips are in yellow terracotta sections, bedded in mortar and likely pointed in a lime mortar. Every second tile has a quatrefoil opening. A large number of slipped & broken slates exist throughout, some soakers are visible and slates appear loose to the to full height in some locations suggesting nail & batten failure.<br><br>**Building B:** The roof is a low pitched roof behind a parapet wall. It is arranged as an "A" pitched roof on four sides, forming a well in the centre. There is a gable roof projection at the rear. The roof is covered with artificial slate, with evidence of substantial level of previous repairs. The ridge and hips are formed in grey clay tiles, bedded in a lime mortar and with lime pointing.<br><br>The slate & hip/ ridge finishes are modern throughout, Piecemeal repairs & replacements have been carried out throughout all pitches. Moss growth in joints throughout. There is a broken slate & a slipped slate to the west pitch, one broken and a number slipped and held on lead clips to the North. A slight undulation exists in the ridge over the pediment to the East, a number of slates are missing under the ridge.<br><br>**Building E Lobby:** Natural slate hipped pitched roof with plain ridge piece lead flashings at abutments, close fitting eaves and cast-iron gutters fitted to stone corbel<br>Cast iron gutters appear to be recent installation. | **Summary of Proposed works:**<br>**Building A & E Lobby** - Re-slate as follows:<br>• Existing natural slates to be carefully removed on a pitch by pitch basis, roof covering is only to be stripped to an amount which can be protected as the work progresses. Existing ridges to be carefully recorded, numbered and removed for reuse. Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness. Existing battens and underlay to be removed and disposed of.<br>• Detailed inspection of the underlying roof structure to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.<br>• Refit existing reusable slates to selected pitches, the remainder to be new Penrhyn Welsh slate, colours to be selected to match the existing. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves and Tegral ridge roll fixed continuously under ridge. All materials, detailing and fixings to S.R 82:2107.<br>• New insulation between rafters to be Sheepswool or woodfibre board between rafters leaving 50mm clear ventilation void below underlay<br>• Replace all leadwork with new: Carefully remove existing leadwork throughout. Remove damaged or decayed substrates for new, retain all sound substrates in place. New lead to all areas, all details to match existing & to Lead Development Association details<br>• Carefully remove cast iron rooflights, clean down to remove all corrosion, carry out repairs to putty and glass as required, refit. Form new access hatch in timber with lead covering, all details to match existing. Install new rooflights as follows: 7no Velux 1340x980mm heritage style rooflights to each of East and West pitches<br>**Building B** - Re-slate as follows:<br>• Existing natural slates (lower roof) to be carefully removed and retained Existing ridges (lower roof) to be carefully recorded, numbered and removed for reuse. Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness Existing modern slate to main roof to be removed throughout. Existing battens and underlay to be removed and disposed of.<br>• Detailed inspection of the underlying roof structure to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.<br>• New Penrhyn Welsh slate, colours to be selected. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves. New clay hips and ridges throughout<br>• New insulation at ceiling level to be Sheep wool or hemp fibre laid between cling joists and cross laid above<br>• Replace all leadwork & copperwork with new : Carefully remove existing leadwork throughout. Remove damaged or decayed substrates for new, retain all sound substrates in place. New lead / copper to all areas including to rear of parapet walls full height all details to match existing & to Lead / copper Development Association details<br>• Carefully remove cast iron rooflights, clean down to remove all corrosion, carry out repairs to putty and glass as required, refit. Fixing to gantry at wall previously noted as being of concern as a means of water ingress. Remove steps for new lightweight access gantry and steps with new fixing throughout. Removal all embedded metal related to previous steps. | The slate finish to roof A & E Lobby is considered likely to be the original natural slate is no evidence of random widths or diminishing courses. Overall the slate itself is in poor condition, in addition the presence of numerous slates held on lead straps suggest ongoing issues with slipping and broken slates, potentially due to failure of nails and batten fixing. There are signs of water ingress internally giving rise to risk of ongoing damage the historic building fabric if the roof condition is not addressed.<br><br>The building has suffered in recent years from intermittent water ingress resulting in ongoing patch repairs. A strategy of continued patch repairs on a reactive basis is not considered to be in the best interest in the long term, accordingly the option to replace the roof finish throughout is proposed the impact of this will be to reduce the risk of water ingress on a long term basis, in addition to enable the works to be carried out in a coordinated manner to ensure uniformity of appearance, detailing and workmanship.<br><br>Where original slate is salvageable for reuse it should be reused, however It is not expected that sufficient salvageable fabric exists with which to re slate the entire roof, therefore it is proposed to source carefully selected new slate to match the existing in colour, grade, size and coursing. Existing hips & ridges to be reused where possible. The existing door to be replaced to the dormer is of modern fabric in very poor condition.<br><br>The proposal therefore involves the loss only of historic fabric which has reached the end of its viable lifespan. The finish to roof B is modern throughout and in poor condition, there is no loss of historic fabric involved in the proposal to replace.<br><br>The loss is mitigated by reuse of all useable historic fabric where possible, along with careful selection of new fabric of matching colour, grade, size and coursing in order to protect & maintain the special interest of the building fabric. The works involve replacement on a like for like basis using traditional materials and techniques.<br><br>The installation of suitably detailed breathable insulation with appropriate ventilation over is considered not to give arise to any risk of negative impact on the historic building fabric and is a positive intervention in terms of user comfort for ongoing use of the building as a residence.<br><br>All works will be carried out in accordance with guidelines as outlined in the DOEH&LG "Architectural Heritage Protection – Guidelines for Planning Authorities" and Guidance Notes "A Guide to the Repair of Historic Roofs" insulation works as Historic England Guidance note "Energy Efficiency in Historic Buildings" 2012 |

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|---|---|---|
| **detailed description & photographic survey** | **below** | |
| **Existing Services:**<br><br>The existing services throughout Building A & E are outdated / redundant in most cases. Those to Building B have been modernised in the areas in active use.<br><br> <br>**Existing view – Building E**<br><br> <br>**Precedent image of services strategy approach** | **Summary of Proposed works:**<br>The mechanical and electrical layout is at a schematic level at this stage and will be subject to development. However the overall strategy has been developed as much as possible within the conservation strategy, services routes have been considered in regard to the impacts on the historic spaces and the potential loss of historic fabric. A strategy for floating rafts under ceilings which have historic features has been adopted where possible. The developed design a will require careful detailing to ensure that the services distribution design intent can be implemented with as little impact as possible on the historic building fabric and layout.<br><br>The mechanical services strategy is for an air source heat pump located to the South of the East podium, which feeds hot and cold water services, a back up is provide via gas boilers in the plant room within the link building. The cold water storage tank is located on the room adjoining under the podium.<br><br>The mechanical riser to building A is located alongside the central chimney breast with pipework either within the depth of the floor or concealed above a floating raft under the ceiling. The riser serving building B and the link is located to the rear of the lift in the link building, distribution in building B suspended below the ground floor vaults for the ground and first floor and within the existing permitter box outs at 2nd and third floors. Heating is via radiators to the permitter of rooms throughout. Heating to Building E ground floor is via perimeter radiators at low level, with distribution for the levels above under a floating raft below the ceiling served from the North Lobby.<br><br>The electrical services strategy is for an electrical plant room within the existing boiler / plant room to the North of Building A, the distribution is via a riser in the corridor of building A and via floating raft under the ceilings in building A and E and either below ceiling level or within the ceilings of building B. The incoming data room was original shown at the ground floor of Building B however is now located at first floor due to waterproofing concerns. A secondary electrical room is proposed within the North lobby of building E.<br><br>Ventilation services within Building A are limited, those to ground floor are terminated to an existing wall vent to the East façade, those above rise alongside the central chimney breast to the roof level. Ventilation services to building B are limited to the Ground and first floors with external terminals within the lightwell or to the south elevation of the redbrick two storey building. | The mechanical and electrical layout is at a schematic level at this stage and will be subject to development.<br><br>The external heat pump unit is located to the south of the East podium, the unit is relatively large however will be located close to the podium wall and was far as possible from line of sight to the Pugin church. The main water tank in located in the podium under croft and the support gas boilers within the new link building therefore do not give rise to any significant impacts on protected structures.<br><br>The location of mechanical & ventilation risers in building A is alongside the central chimney breast, this location allows for central distribution at each level. The detail at the chimney will involve building out symmetrically, as no decorative ceilings or plasterwork exist this does not give rise to any significant loss of character – the wainscoting detail can be replicated at low level. The vertical electrical riser in building A gives rise to some limited loss of fabric of the glazed screen however a significant portion of the screen is to be retained sufficient to retain the character of this. Vertical distribution to Building B is generally within the new link building therefore does not give rise to any disruption to decorative features within Building B. The location of new services within the North lobby of building E requires careful design to ensure the existing floor and joinery details of this room remains intact. Subject to sizing of the board some obstruction of the East window may occur, this will be carefully detailed to ensure the original detailing remains intact.<br><br>The proposed horizontal distribution of mechanical and electrical services throughout is via floating raft or within ceilings which ensures that the original ceiling detailing and down stand beams remain visible. Where modern / replacement ceilings exist (building B upper levels) existing down stands are utilised. Heating throughout is via perimeter radiators, these are to be carefully located and designed so as not to block historic windows or features.<br><br>In the main WCs & mechanical plant are located within the new link building therefore main services & ventilation runs in relation to these are contained with the new building. Changing rooms and WCs at ground and first floor within building B are located such that ventilation terminates to external walls either in the lightwell or on the South on the two storey redbrick building to the South therefore are in less visible locations. The ventilation to specific classrooms in Building A is carried to existing wall opes or to the roof level. |

## Detailed Methodology for works to historic fabric

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## 1. Internal fabric

**Works to address damp to walls**

Essential repairs as follows:

- Remove existing lime plaster only where boasted or spawled - locations as noted in condition survey plus an allowance for additional unforeseen.
- Remove plaster at all window lintels where decay to lintel is indicated as likely, replace decayed timber lintels to engineers details
- Remove all embedded timbers observed within plasterwork to areas where damp is noted
- Retain through wall ventilation grilles & chimney ventilation hatches in place
- Infill holes to masonry as noted in condition survey and where embedded timbers removed in masonry to match surrounding wall
- Remove all tiled and modem boarded finishes throughout
- Remove all built in furniture, sanitary ware, plumbing fittings including removal of associated embed metal and timber and make good walls
- Clean down existing wall surface to remove existing mould, Product & methodology subject to testing on site
- Allow for drying out time to all affected walls before new finishes or fitting are installed

**Thermal Upgrade to External walls - Building A**

Works to address damp ingress as above, in addition, to areas as noted:

- Carefully number & record then remove existing T&G wainscotting and store for reuse in agreed locations
- Install new Calcitherm lime board insulation system as follows: Apply lime plaster levelling coat to all walls, then 6mm Calsitherm adhesive mortar (KP-Kleber) to wall. Fix 50mm thick Calsitherm Climate board to adhesive. Use thermally broken fixings and insulation strips at all junctions with new internal walls. Apply insulation, plaster finish and movement strips as above between each floor joist at including plaster finish as below. To be applied from above to minimise disruption to ceilings. Calsitherm KPKalkglätte KP lime plaster applied to internal face of climate board, thickness max 4mm – applied in 2 layers with reinforcement mesh between, with corner beads etc. To manufacturers specification, using Calsitherm products only.
- Carefully number, record and remove timber surrounds to windows and retain for replacement. 15mm Calsitherm climate soffit board applied as above to wall below window and to wall within shutter boxes. Calsitherm airtight movement joint strip to all sides, Calsitherm KP-Kalkglätte KP lime plaster applied to internal face of climate board and panels refitted. Where no shutter boxes exist apply detail as above to all reveals. To manufacturers specification, using Calsitherm products only.
- New airtightness tape to junction of windows and wall all sides.
- Carefully number, record and remove timber surrounds to windows and retain for replacement. 15mm Calsitherm climate soffit board applied as manufacturers details
- Refit all existing window joinery matching in new to match where fabric has been damaged beyond reuse in removal.
- Install new / salvaged wainscotting to match existing
- New lime / clay based paint finish

**Works to internal interior of external walls - Building B & E**

- Remove existing lime plaster only where boasted or spawled - locations as noted in condition survey plus an allowance for additional unforeseen.
- Works to address damp as above
- Remove all tiled and modern boarded finishes throughout
- Remove remaining paint finishes to remaining plaster using poultice or similar.
- New lime plaster finish, type and mix TBC on analysis of existing to areas noted, and to areas where plaster had been previously removed, including locations of previously removed partitions and at stairs removed etc
- **To basement vaulted walls**: Remove any remaining existing lime plaster finish throughout leaving face of brick finish exposed, Delta P Lath or equal approved drained cavity membrane system to internal face of all external and internal walls, and underside of vaulted ceilings, fitted in conjunction with delta proprietary perimeter drainage system to base of all walls within new concrete floor build up. Koster restoration plaster to internal face of membrane throughout. New paint finish throughout
- **To walls with modern linings:** Wall finishes are generally in good repair. Make good where required for services alterations otherwise no repair works required
- New finish as SJK specification
- Opening up an nibs to walls required to understand any steel structure behind, take for removal of plasterboard, new fire rated lining to steel
- **Airtightness detailing at window without surrounds:** Cut back plaster at junction of window to wall, fit new airtightness tape to junction of windows and wall all sides. Patch in plaster over tape.
- **Sports hall walls:** Note there is extensive loss of plaster due to impact damage: Infill holes to masonry in masonry to match surrounding wall Remove existing lime plaster only where boasted or spawled New lime plaster finish, type and mix TBC on analysis of existing to areas noted above, and to areas where plaster had been previously removed, New wall lining to SJK specification

**Works generally to Internal walls**

Lime plaster internal wall finishes generally:

- Carry out detailed inspection to determine age, composition of plaster, soundness and decay of plaster and underlying laths. Where necessary carry out limited opening up works to determine fixing methods, underlying laths, type and composition of plaster, including testing of samples where required. Record profiles, ornament and other features using photography and detailed measured survey of profiles
- Masonry walls: Existing plaster carefully removed where damaged only to provide sufficient key for new. Background should be clean, free from vegetation, free of containments and reasonably dry throughout the wall mass. The wall should be structurally sound and the masonry and bedding mortars in good condition. Check degree of suction of background and degree of salt contamination prior to commencing work and treat accordingly.

Existing lath and plaster walls:

- Remove existing lime plaster only where boasted or spawled. Remove laths only where failed. Where there is extensive boasting / loss of plaster to entirety to internal walls rooms full renewal of lime plaster finish to external walls should be taken for in these rooms. New lime plaster finish / new lath to match existing based on mortar testing, new breathable paint finish
- Upon of removal of existing walls as noted / removal of fixtures and fittings make good adjoining walls & ceilings in material to match the existing & with lime plaster finish.
- Clean down existing wall surface to remove existing mould, Product & methodology subject to testing on site
- Internal masonry walls which are to be upgraded for fire rating –- Install Acoustic / Fire barriers to full height of voids between floor joists above line of new / retained stud walls to rooms above

Existing internal masonry walls:

- Remove existing lime plaster only where boasted or spawled. Where there is extensive boasting / loss of plaster to entirety to internal walls rooms full renewal of lime plaster finish to external walls should be taken for in these rooms. New lime plaster finish to match existing based on mortar testing, new breathable paint finish
- Upon of removal of existing walls as noted / removal of fixtures and fittings make good adjoining walls & ceilings in material to match the existing & with lime plaster finish.
- Clean down existing wall surface to remove existing mould, Product & methodology subject to testing on site
- Formation of new opes: Carefully cut out an opening and insert lintel / structure to engineers details at high level within the wall, using temporary supports for the structure above to structural engineer's details, then break through an opening below. Make good the opening using materials from the existing wall and finished with plaster where this exists.
- Internal masonry walls which are to be upgraded to 60min fire rating – take for infill of all existing openings in masonry & fire stopping at ceiling and floors - Install Acoustic / Fire barriers to full height of voids between floor joists above line of new / retained stud walls to rooms above
- Infill holes to masonry as noted in condition survey and where embedded timbers removed in masonry to match surrounding wall

Building B - To walls with modern linings**:**

- Wall finishes are generally in good repair. Make good where required for services alterations otherwise no repair works required
- New finish as SJK specification
- Opening up an nibs to walls required to understand any steel structure behind, take for removal of plasterboard, new fire rated lining to steel

New internal stud walls:

- Form new walls as indicated, all to be timber / metal stud construction, fixed at junctions with existing building fabric to ensure minimal disruption to existing walls and ease of future reversal. Walls to scribed around plasterwork / joinery detailing. All to be constructed so as be fully removable without damage to the existing building fabric.

**Works generally ceilings & upper floors**

**Floor Upgrade Type 1:** Narrow plank T&G timber floor. Planking within floor voids supported on batten to edges of floor joists, sand filled. Plain lath and plaster ceiling below

**Upgrade to 60min from above, new service void below existing lath & plaster ceiling, where historic floorboards exist**

- Carefully number, record and remove timber floorboards throughout & retain for reuse
- Carefully remove all sand / cinder & debris from between joists and dispose
- Repair / upgrade to structure as engineers details
- Install Acoustic separation as follows: 100mm rockwool between joists

- Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below
- Existing T&G floor refitted over, new OSB / Plywood to remaining areas to make up level where insufficient salvaged boards are available. New 20mm plywood fixed over floorboards for new finish as SJK specification

**To Ceiling below:**

- Existing ceiling retained below. Ceiling to be restrained using perforated metal straps as methodology below
- 2 layers 12.5mm Gyroc Fireline board fixed through lath and plaster to existing joists
- Where T&G Sheeting to downstands exists: Carefully Remove T&G Sheeting to down stand beams throughout and retain for reuse. Encase existing beams in plasterboard to achieve required fire rating as SJK specification. Batten out to plasterboard to form service void and refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains.
- Services void; Gyplyner hangers fixed through lath and plaster to existing floor joists, 1 layer wallboard and skim finish throughout, access hatches as required for services.

**Floor Upgrade Type 1a:**

OSB floor boarding to floor. Plain lath and plaster ceiling below

**Upgrade to 60min from above, new service void below existing lath & plaster ceiling where modern sheet floor exists**

- Take up OSB floor
- Repair / upgrade to structure as engineers details
- Install Acoustic separation as follows: 100mm rockwool between joists
- Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below
- New 20mm plywood / OSB fixed over floorboards for new finish as SJK specification

**To Ceiling below:**

- Existing ceiling retained below. Ceiling to be restrained using perforated metal straps as methodology below
- 2 layers 12.5mm Gyproc Fireline board fixed through lath and plaster to existing joists
- Where T&G Sheeting to downstands exists: Carefully Remove T&G Sheeting to down stand beams throughout and retain for reuse. Encase existing beams in plasterboard to achieve required fire rating as SJK specification. Batten out to plasterboard to form service void and refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains.
- Services void; Gyplyner hangers fixed through lath and plaster to existing floor joists, 1 layer wallboard and skim finish throughout, access hatches as required for services.

**Floor upgrade type 2:**

OSB floor boarding to floor. Decorative lath and plaster ceiling below

**Upgrade to 60min from above, existing lath & plaster ceiling / decorative ceiling exposed below**

- Take up OSB floor
- Repair / upgrade to structure as engineers details
- Install new fire stopping as follows: 1 layer 12.5mm multiboard fixed to sides of joists, 100mm Rockwool insulation between joists, 1 layer 12.5mm multiboard fixed over insulation. All to Gyproc details
- Install Acoustic separation as follows: Gyproc Plank on Gypframe SIF Floor Channel located over timber joists
- Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below
- New 20mm plywood / T&G OSB for new finish as SJK specification

**To Ceiling below:**

- Existing ceiling retained below. Ceiling to be restrained using perforated metal straps as methodology below.

**Floor upgrade type 3:**

**Upgrade to 60min fire rating from below where no lath and plaster or historic floorboards exist**

- Take up OSB floor
- Repair / upgrade to structure as engineers details
- Install Acoustic separation as follows: 100mm rockwool between joists
- Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below
- New 20mm plywood / OSB fixed over floorboards for new finish as SJK specification

**To Ceiling below:**

- Existing plasterboard ceiling removed throughout
- 2 layers 12.5mm Gyproc Fireline board fixed to existing joists
- Services void; Gyplyner hangers fixed through lath and plaster to existing floor joists, 1 layer wallboard and skim finish throughout, access hatches as required for services.

**Floor upgrade Type 4:**

Lino finish on solid base over masonry vault below

**Masonry construction assumed to achieve 60min fire rating**

- Retain existing vault structure in place
- Repair / upgrade to structure as engineers details
- New finish as SJK specification

**To Ceiling below:**

- Existing masonry vault retained below. Infill all former services openings / opening in masonry to engineers details. Repair plaster finish below in lime plaster mix to match existing
- Services void: None – services to be surface mounted

**Floor upgrade type 5:**

OSB floor boarding to floor. Decorative lath and plaster ceiling below

**Upgrade to 60min from above, existing timber boarded ceiling exposed below**

- Carefully number, record and remove timber floorboards throughout & retain for reuse
- Carefully remove all sand / cinder & debris from between joists and dispose
- Repair / upgrade to structure as engineers details
- Install new fire stopping as follows: 1 layer 12.5mm multiboard fixed to sides of joists, 100mm Rockwool insulation between joists, 1 layer 12.5mm multiboard fixed over insulation. All to Gyproc details
- Install Acoustic separation as follows: Gyproc Plank on Gypframe SIF Floor Channel located over timber joists
- Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below
- Existing T&G floor refitted over, new OSB / Plywood to remaining areas to make up level where insufficient salvaged boards are available.

**To Ceiling below:**

- Existing timber boarded ceiling and beams retained below. Apply Envirograf Product 42 intumescent paint throughout.
- Carefully Remove T&G Sheeting to down stand beams throughout and retain for reuse. Encase existing beams in plasterboard to achieve required fire rating as SJK specification, refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains.

**To Ceiling Building B 2nd Floor:**

- Remove ceiling tiles, grid and insulation throughout
- 1 layer 12.5mm Gyrpoc Fireline board suspended on Gyproc casoline system to underside of rafters, intumescent seal at all junctions with walls. Skim and paint finish
- Take for 2no fire rated access hatches
- Install new double layer sheepswool / woodfibre insulation at ceiling level , new vapour barrier to underside throughout.
- Note the above option requires additional works at eave and ridge level to the roof externally

**To R0-E-007 (multipurpose hall) –** works to timber sheeted ceilings as Upgrade Floor Type 5

- Carefully Remove T&G Sheeting to down stand beams throughout and retain for reuse. Encase existing beams in plasterboard to achieve required fire rating as SJK specification. refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains.

**Works to Lath & Plaster ceilings generally:**

- All works to be carried out by an approved specialist contractor with experience in traditional building works
- Carry out detailed survey of the condition of all ceilings - Carry out detailed inspection to determine age, composition of plaster, soundness and decay of plaster and underlying laths. Where necessary carry out limited opening up works to determine fixing methods, underlying laths, type and composition of plaster, including testing of samples where required
- Record profiles, ornament and other features using photography and detailed measured survey of profiles.
- Only boasted, water damaged or cracked plaster is to be removed. In areas of lath plaster to be removed in stages ensuring lath remains in position. Contractor to ensure only the minimum possible amount of plaster is removed to provide sufficient key for new. Where lathing is to be removed, cut carefully at cornices to ensure no damage to cornices.
- Restraint to ceilings : The position of existing ceiling joists are to be established. A 300mm x 300mm grid (approx.) is to be marked, using chalk lime in the spaces between the existing joists. Where access can be achieved from above – the preferred

method utilises steel wire inserted through small pilot holes in ceiling plaster and tied off to existing structure and/or suspended from perforated galvanised band secured between joists. Drill pilot holes of no greater than 5mm diameter through plaster face at underside of ceiling/cornice for wire insertion at 300mm grid spacing. A 25mm countersunk disc hole is to be drilled in the ceiling to accommodate a stainless steel washer. In the floorspace above, a perforated galvo-band is to be screwed across the top of the ceiling joist. A 7 ply stainless steel wire and washer is inserted into the hole in the ceiling, and pulled through above, with the wire tied off at the galvo-band to secure upon completion. Where access from above is not possible or practical, the use of screws and washers of minimum shaft diameter, yet sufficient length to make a secure fixing in to stable and secure structural timber above is to be employed.

- New lime plaster plugs to all washers, new lime plaster finishing coat, all as suppliers specification and by tradesmen specifically trained in use of the product.

**Works to ground floors:**

- Building A - Existing floor finishes and floor slab removed complete for new concrete floor slab at lower level to engineers details, Form new steps to R0-A-008, New floor finishes to SJK specification
- Prior to removal of floor slab carry out trial holes to ascertain existing foundation levels of walls to existing walls. All works in vicinity of foundations to the existing building to be carried out under supervision of the consulting structural engineer ensuring the existing building fabric is protected and retained in place at all times. Upon agreement of structural details excavate for new insulated floor slab, including underpinning if required in strict accordance with engineers details and method statements. Locate existing drainage runs and protect during works.
- New floor slab to be set back from face of existing walls throughout, and junction filled with suitable permeable filler to ensure full separation between modern and historic surfaces.

- Building B - Existing floor finishes and floor slab removed complete for new insulated concrete floorslab with drainage membrane and channels incorporated to engineers' details.
- Prior to removal of floor slab carry out trial holes to ascertain existing foundation levels of walls to existing walls. All works in vicinity of foundations to the existing building to be carried out under supervision of the consulting structural engineer ensuring the existing building fabric is protected and retained in place at all times. Upon agreement of structural details excavate for new insulated floor slab, including underpinning if required in strict accordance with engineers details and method statements. Locate existing drainage runs and protect during works.
- New slab build up to incorporate Delta _MS 20 or equal drained membrane and recessed drainage channel to all 4 sides of each room. New floor finishes to SJK specification

- **Building E: R**etain original coloured encaustic tiles in place, carry out repairs & clean, retain existing timber suspended ground floor in place. Stage floor - upgrade to 60min fire rating from below as floor type 3
-

**Works to internal Joinery**

- Window surrounds – Building A
  - Airtightness detailing as noted for thermal upgrade works to Building A
  - Repairs to surrounds: Remove only fabric which is decayed or damaged beyond reuse, otherwise retain existing in place throughout. Carry out repairs in situ to damaged sections, install new to match.

- Building B- Airtightness detailing generally:
  - At windows without shutter cases, surrounds: Remove window boards throughout for new. Cut back plaster at reveal at junction with window, New airtightness tape to junction of windows and wall all sides, patch in plaster over tape. New window boards to SJK specification.
  - At windows with shutter cases: Remove window boards and retain for reuse, Remove any lining within shutter case to expose wall at junction with window. Cut back plaster at revel at junction with window, New airtightness tape to junction of windows and wall all sides, Patch in plaster over tape where plaster exists. Refit lining / fit replacement lining within shutter case where lining existed. Refit existing window board / new to match existing as required.

- Internal Doors
  - Where existing historic doors can upgraded to meet required fire ratings the existing doors to be salvaged for use, Upgrade existing doors for fire rating as follows - Envirograf 103 fire resistant coating to be applied to door throughout by specialist fire proofing contractor. Architraves to carefully removed throughout and junction between door and wall sealed with intumescent putty. Existing hinges to be removed and replaced with fire rated hinges, new overhead door closers to be installed.
  - Where existing historic doors cannot be upgraded to meet required fire ratings the existing doors to be salvaged for use at suitable location within each building where non fire rated doors are required.
  - Carry out repairs to doors to be retained as follows: Check opening action, warping to materials, ironmongery and fit to frames and adjust as necessary to ensure where possible: all doors hang plumb and straight and do not foul on floor surface when opening or closing.
  - Where doors are noted to be fixed in place carry out repairs / fire rating as above, fix door closed retaining all ironmongery, architraves, frames in place so as to be reversible if required.
  - New doors as indicated to new opes on plan, new frames and architraves

- Existing Wainscoting & Skirting (Building A):
  - Remove throughout to external walls, and retain for reuse. Remove only fabric which is decayed or damaged beyond reuse, otherwise retain existing in place throughout. Carry out repairs in situ to damaged sections, install new to match existing to walls where this has previously been removed and to external walls where existing cannot be refitted. Remove delaminated varnish throughout. Apply class O fire rating treatment to all, new paint finish over.
  - Type & dimensions of new skirting to new walls TBC subject to confirmation of overall design scheme

- Cupboards (building A):
  - Retain in place carry out repairs to doors, shelves and surrounds as required. Fix cupboard to corridors in closed position. Remove those at external wall for works to insulation, install new to match existing on completion

- Glazed screen (Building A)
  - Carefully open up walls to corridors to exposed presence glazed screen if present. Record detailing and condition of screen & carry out repairs to glass & timber as required
  - Where fire rating is required install new fire rated stud partition alongside existing screen retaining all screen features in place & visible

- Works to existing internal joinery generally;
  - Removal of existing: All elements are to be carefully recorded in situ prior to removal. All elements are to be removed with utmost care and where possible architraves, surrounds, decorative elements etc are to be removed as a single piece.
  - Storage: Where possible all internal joinery elements are to be stored in the room from which they are removed. In all cases storage is to be in a dry, well ventilated location which allows for easy access for review and recording of the elements.
  - Detailing of timber: Where replacement elements are required all sizes, profiles and details are to match existing in every respect
  - Timber repair: Retain all sound fabric unless replacement is unavoidable. Replace elements only where unavoidable. New sections to be spliced in using exact replica of mouldings to highest joinery specifications and by specialist contractor only. New timber match the original in grain pattern and species where available. All works to be carried out by skilled traditional craftsperson and in accordance with DoEH&LG guidelines and best practice.
  - Fixing: To spliced / glued in place using powdered resin glue or fixed using tacks / nails or screws. All nail heads to be punched below surfaces, all screws to be countersunk and pelleted.
  - Samples: A sample of the exact species and grade of timber to be used for repairs is to be provided for approval in advanced of manufacture, including examples of exact profiles to be used.
  - Painting: Timber to be sanded to produce a smooth face and any damage / cracks filled and prepared for new paint finish. Prime new raw timber for new finish. All ironmongery to be kept free of paint.

**Works to existing stairs**

- Works to all existing stairs to be retained:
  - Carry out load testing to stairs and balustrades throughout. Where additional strengthening required structural upgrade works to be carried out to engineers details using detailing and materials to match existing as closely as possible, where possible supplementing existing balustrade and handrails rather than replacements, alternatively new toughened glass or metal balustrade fixed independent of existing balustrade retaining existing in place.
  - Repair to stair joinery to be carried out as methodology for internal joinery repairs above
  - Soffits to stairs: Ceiling to be restrained using braced or stainless steel screws with washers screwed into underside of existing timber structure. New lime plaster plugs to all washers, new paint finish

**Other features**

- Building B - Retain all fireplaces in place

**2. External fabric**

**Works to roofs**

- **Building A** - Re-slate as follows:
  - Existing natural slates to be carefully removed on a pitch by pitch basis, roof covering is only to be stripped to an amount which can be protected as the work progresses.
  - Existing ridges to be carefully recorded, numbered and removed for reuse.
  - Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness
  - Existing battens and underlay to be removed and disposed of.
  - Detailed inspection of the underlying roof structure to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.
  - Refit existing reusable slates to selected pitches, the remainder to be new Penrhyn Welsh slate, colours to be selected to match the existing. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves and Tegral ridge roll fixed continuously under ridge.
  - All materials, detailing and fixings to S.R 82:2107.
  - New insulation between rafters to be Sheepswool or woodfibre board between rafters leaving 50mm clear ventilation void below underlay
  - Replace all leadwork with new: Carefully remove existing leadwork throughout. Remove damaged or decayed substrates for new, retain all sound substrates in place. New lead to all areas, all details to match existing & to Lead Development Association details
  - Carefully remove cast iron rooflights, clean down to remove all corrosion, carry out repairs to putty and glass as required, refit
  - Form new access hatch in timber with lead covering, all details to match existing.
  - Install new rooflights as follows: 7no Velux 1340x980mm heritage style rooflights to each of East and West pitches
- Ceiling below:
  - Retain existing lath and plaster ceiling in place
  - Remove existing lime plaster / lath and plaster only where boasted or spawled - locations as noted in condition survey plus an allowance for additional unforeseen.
  - Install new laths to location where previously removed – as noted in condition survey
  - Ceiling restraint throughout – Braced or stainless steel screws with washers screwed into underside of existing rafters. New lime plaster plugs to all washers.
  - Install new insulation below ceiling to be wood fibre board. Clay / lime plaster finish to underside.
- Rainwater goods: Repairs as follows:
  - Retain all sound cast iron fabric in place and replace only where required with new. Check all joints and realign as required, brackets to all to be inspected and refixed as required. Clean all of corrosion and to paint them with a three-step micaceous paint system
  - Remove section of gutter at junction of North annex and main building wall, inspect condition and detail, refit gutter including new lining to existing to ensure water is not overspilling onto wall.
  - Rainwater pipe to south west pitch to be removed for new link buildings. New rainwater goods at junction with new roof to SJK detail
- Chimneys / Masonary at roof level: Repairs as follows:
  - Crack Repairs to CH3 to engineers details
  - All chimneys - Remove all vegetation, rake out lime pointing only where loose or decayed and repoint in lime mortar mix TBC following specialist analysis of existing. Clean brickwork and stone throughout.
  - Fit ventilated cowls to all flues
  - Clean stonework throughout, repoint cappings where pointing has failed in lime mortar mix TBC following specialist analysis of existing

- **Building B** - Re-slate as follows:
  - Existing natural slates (lower roof) to be carefully removed and retained
  - Existing ridges (lower roof) to be carefully recorded, numbered and removed for reuse.
  - Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness
  - Existing modern slate to main roof to be removed throughout
  - Existing battens and underlay to be removed and disposed of.
  - Detailed inspection of the underlying roof structure to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.
  - Main roof – New Penrhyn Welsh slate, colours to be selected. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves. New clay hips and ridges throughout
  - **Lower roof** - Refit existing reusable slates to selected pitches, the remainder to be new Penrhyn Welsh slate, colours to be selected to match the existing. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves and Glidevale ventilator continuous at abutment with wall. Refit existing hips.
  - All materials, detailing and fixings to S.R 82:2107.
  - Both roofs - New insulation at ceiling level to be Sheep wool or hemp fibre laid between cling joists and cross laid above
  - Replace all leadwork & copperwork with new : Carefully remove existing leadwork throughout. Remove damaged or decayed substrates for new, retain all sound substrates in place. New lead / copper to all areas including to rear of parapet walls full height all details to match existing & to Lead / copper Development Association details
  - Carefully remove cast iron rooflights, clean down to remove all corrosion, carry out repairs to putty and glass as required, refit
  - Fixing to gantry at wall previously noted as being of concern as a means of water ingress. Remove steps for new lightweight access gantry and steps with new fixing throughout. Removal all embedded metal related to previous steps.
- Ceiling below:
  - New ceilings throughout as detailed in scope of works to interiors
  - Note new timber ceiling joists to be installed throughout main house at second floor
  - New insulation on ceiling as noted above
- Rainwater goods: Repairs as follows:
  - Retain all sound cast iron fabric in place and replace only where required with new. Check all joints and realign as required, brackets to all to be inspected and refixed as required. Clean all of corrosion and to paint them with a three-step micaceous paint system
  - Condition and location of Pipework to central well to be investigated further. Existing pipework in attic space to be repaired new secondary pipework to form second overflow from well to be installed.
  - All outlets to parapet gutter ad wells to be reformed in new lead / copper with new leaf grilles over
- Chimneys Masonary at roof level: Repairs as follows:
  - Crack Repairs to all to engineers details
  - All chimneys - Remove all vegetation, rake out lime pointing only where loose or decayed and repoint in lime mortar mix TBC following specialist analysis of existing. Clean brickwork and stone throughout.
  - Fit ventilated cowls to all flues
  - Clean stonework throughout, repoint cappings where pointing has failed in lime mortar mix TBC following specialist analysis of existing

- **Building E** -North Entrance Lobby Only - Re-slate as follows:
  - Existing natural slates to be carefully removed and retained
  - Existing ridges to be carefully recorded, numbered and removed for reuse.
  - Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness
  - Existing battens and underlay to be removed and disposed of.
  - Detailed inspection of the underlying roof structure to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.
  - Refit existing reusable slates to selected pitches, the remainder to be new Penrhyn Welsh slate, colours to be selected to match the existing. Slates to be in fixed course sizes to match the existing. Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x35mm treated timber counter battens. New underlay to be vapour permeable underlay. Ventilation to be via Glide vale over fascia ventilators continuous at eaves and Glidevale ventilator continuous at abutment with wall. Refit existing hips.
  - All materials, detailing and fixings to S.R 82:2107.
  - New insulation at ceiling level to be Sheep wool or hemp fibre laid between cling joists and cross laid above
  - Replace all leadwork with new : Carefully remove existing leadwork throughout. Remove damaged or decayed substrates for new, retain all sound substrates in place. New lead to all areas & to Lead Development Association details
- Ceiling below:
  - Existing lath and plaster ceiling to be retained and stabilised as noted in internal scope of works
  - New insulation on ceiling as noted above

- Rainwater goods: Repairs as follows: Retain all sound cast iron fabric in place and replace only where required with new. Check all joints and realign as required, brackets to all to be inspected and refixed as required. Clean all of corrosion and to paint them with a three-step micaceous paint system
- **No Works to main Roof Building E**

**Slating works generally:**

- Existing natural slates & battens under to be carefully removed on a pitch-by-pitch basis, roof covering is only to be stripped to an amount which can be protected as the work progresses. Layout & coursing of slate finish to be recorded on a pitch-by-pitch basis in advance of stripping slates. Existing clay ridges and hips to be numbered, recorded and stored for reuse.

- Slates which are in a condition to be reused to be sorted and batched according to slate size, type and thickness, removed from the roof and stored at a suitable location for re-use.

- Quantity of salvaged slates & hips to be reviewed and locations for reuse (if any) to be agreed with Conservation Architect.

- Detailed inspection of the underlying roof structure and of timber elements to dormer to be carried out upon removal of roof finish. Scope of any repair works required to be agreed with conservation architect & consulting structural engineer, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.

- All new slate works to be carried out in natural slate, colours to be selected to match the existing, replacement on a like for like basis using traditional materials and techniques. Usable salvaged slates if available to be fitted as per the layout recorded to pitch or pitches selected. New clay hips and ridges of matching shape and colour to existing be bedded in new lime mortar, supplement with those reusable salvaged (if any) at locations to be agreed

- Slates to be fixed on new copper nails to BS 1202-2 on new 50x35mm treated timber battens on 50x50mm treated counter battens. New underlay to be vapour permeable underlay. New breathable insulation to roof space. Ventilation to be via suitable Glidevale under slate ventilators. Fit new timber access door to dormer on new ironmongery. All materials, detailing and fixings to S.R 82:2107.

**Metalwork to roofs:**

- Upon removal of slate, dimensions and detailing of all metalwork to be recorded in detail. Metalwork to be carefully removed taking care that fixings are detached causing minimal impact on the substrates below and on brickwork to chimneys.

- Detailed inspection of the underlying substrates to be carried out upon removal of metalwork. Scope of any repair works required to be agreed with conservation architect, at all times minimising extent of works to only that necessary and using traditional materials and methods where possible.

- Where new substrates are required these may be sheet materials, to be selected to match the dimensions & detailing of the existing. All new substrates to be in accordance with BS EN 1772:1997 & fixing requirements as set out the Copper Development Association guidance for roofing.

- Copper / Lead detailing throughout to match the existing is all respects, replacement on a like for like basis using traditional materials and techniques, save only where laps and upstands are noted not to comply with current best practice, in which case details to be amended accordingly.

**Works to facades Building A, B, E**

- Works to facades limited to minor repairs / removal of redundant fixtures and fitting and infill of small opes

**Works to windows:**

- The general scope of works is as per the Architects drawings issued, however the contractor must prepare a detailed survey and method statement for the works based on their own inspection of the property and specialist knowledge of the works entailed. Where the contractors assessment of the works to be undertaken differs from that indicated on the drawings issued this must be notified to the architect and agreement reached on any amendments discussed prior to commencement of the works.
- Works to be carried out in situ: All works to frames to be carried out in place unless removal is unavoidable. Works to sashes may be carried out in workshop environment, sashes to be recorded in situ before removal.
- Removal of existing: In cases where the removal of the windows for repair requires the removal of the internal linings / surrounds / window boards the elements are to be carefully recorded in situ prior to removal. All elements are to be removed with utmost care and where possible surrounds, window cases etc are to be removed as a single piece. The contractor will be responsible for repair of any damage to elements due to removal and will repair at his own expense. It is noted that wholesale replacement of internal joinery elements due to damage will not be accepted therefore the onus is on the contractor to ensure as much original fabric as possible is retained for reuse.
- Storage: Where possible windows, surrounds etc are to be stored in the room from which they are removed. In all cases storage is to be in a dry, well ventilated location which allows for easy access for review and recording of the elements.
- Detailing of timber: Where replacement elements are required all sizes, profiles and details are to match existing in every respect
- Timber repair: Retain all sound fabric unless replacement is unavoidable. New sections to be spliced in using exact replica of mouldings to highest joinery specifications and by specialist contractor only. Existing joints where reinforcement is required to be reinforced using wedging or dowelling. Stainless steel screws to be used only by approval with Architect. All new joints be traditionally detailed using mortice and tenon joints unless otherwise agreed, durable so as to exclude water and to be angled to throw water towards the outside edge. New timber is to match the original in grain pattern and species where available, other wise to be sapele hardwood or acoya.
- Fixing: New timber to be spliced / glued in place using powdered resin glue.
- Samples: A sample of the exact species and grade of timber to be used for repairs is to be provided for approval in advanced of manufacture, including examples of exact profiles to be used.
- Draught Proofing: All windows to be fitted with nylon brush type draught stripping, fitted into grooves in the existing timber to all sides of each unit.
- New glass: To be heritage effect high performance glass, either "Fineo" Ultra Thin "Heritage" glass https://www.fineoglass.eu/product/range/fineo-heritage/ or Slimline double glazed "Hand drawn" glass https://histoglass.co.uk/period-glass/genuine-hand-drawn-glass/ New / replacement putty: New putty throughout.
- Staff / parting beads: Contractor to provide new staff and parting beads throughout, all profiles to match existing.
- Weights: All sashes to be balanced and eased. Where weights are not reusable or are insufficient for the weight of the sash new weights are to be supplied.
- Cords: New cords where noted to be non stretch cotton or hemp, radius to match existing cords. On completion all sashes are to slide with minimum effort and to remain in position set when open.
- Painting: All painting to be by window repair contractor. All timber to be stripped back to the original face, paint removed and any damage / cracks filled. Prime new raw timber for new finish. All surfaces to be prepared, primed and undercoated before installation. Remove sashes from frames for painting and refit after paint has dried. Finishing coats to be applied when window is installed.3 applied paint finish – 2x undercoat, spot fill, 1x top coat, Dulux or equal approved, satin finish. Colour TBC. Windows to be checked on completing to ensure they operate correctly. All sash cord and draft seals to be kept free of paint.
- Ironmongery: Retain all existing ironmongery except as noted, ease to ensure correct operation. New to match original as noted. Samples are to be provided for approval prior to use. New to all windows: 2no Caldwell PE633 VS Travel Restrictor per window to all existing sash windows
- Execution: All works to be carried out by an approved specialist contractor with experience in traditional building works, and to BS1186

**Holding Works to Buildings C, D, E (upper levels) and Gate Lodges**

- Roofs: Repair any significantly slipped, damaged or broken slates which are likely to give rise to water ingress. Reset any loose ridges, masonry, or ironwork elements to ensure no risk to public. Remove obviously cracked or torn leadwork with new lead to Lead Development Association details
- Rainwater goods: Retain all sound cast iron fabric in place and replace only where required with new. Check all joints and realign as required, brackets to all to be inspected and refixed as required. Clean all of corrosion and to paint them with a three-step micaceous paint system. Clean all gutters and check alignment

**Works to Entrance walls & gates**

- Number, record in place then remove existing boundary wall capping where vegetation growth exists under, remove vegeation growth & reset capping
- Carry out structure repairs (crack sticking of similar) as required to address crack to rubble stone (internal) faces of walls. Carryout repairs to render toe external faces in new lime render to match existing only if required.

Removal of vegetation & repairs to stonework as follows:

- Removal of vegetation
  - Timing of works: Vegetation treatment / cutting / removal should ideally occur within the period 1st September to 28th February (dates inclusive) to comply with the Wildlife Act 1976 (Amendment) 2000. Although the removal of structure endangering plant growth outside of this period is not illegal, consultation with the National Parks and Wildlife Service is advised where substantial removal of vegetation is envisaged. Only very specific use of herbicides or biocides as mentioned below is to be deployed at any stage as the general policy is to reduce the plant growth immediately at the wall but not to the surrounding areas.
  - Access for works: Extreme care must be taken when removing plant growth from walls and at high levels to reduce the risk of injury from falls and from falling masonry. The operatives removing the plant growth should work in pairs. All work above 1.8 metres must be carried out from a safe access platform such as a mobile tower, scaffold or MEWP such

as a small articulating boom lift hoist. Machinery must be operated by personnel qualified to do such. Requirements for Scaffold and Access must be provided by the Main Contractor, In accordance with the Safety, Health and Welfare at Work (General Application) Regulations 2007 Part 4: Work at Height Code of Practice for Access and Working Scaffolds January 2009, and BS EN 12811-1:2003 "Temporary works equipment. Scaffolds. Performance requirements and general design".

- Disposal of waste: All vegetation waste should be chipped on site and a placed for disposal preferably in the nearby vicinity agreed with the client. Note waste must be disposed of correctly and in accordance with the Waste Management Acts 1996 to 2008, under which parties disposing of the waste must be licensed.
- Treatment of vegetation growing on and in the walls: Leave all growth in place and carefully weed wipe or very topically spray only those plants growing from foundations or walls with Glyphosate such as Round-up Pro Biactive or similar approved. As a herbicide it is an aqueous solution containing 360 g/l glyphosate. It is a herbicide which is taken up by foliage and taken to the root system, suitable for use on non-agricultural use such as walls and footpaths. Apply according to manufacturer's instructions. The herbicide should be applied as long as possible, at least 2 weeks, before any removal of growth. This will serve to kill embedded root systems deep in the fabric of the masonry. After a minimum of two weeks all the plant growth should be clipped back hard. It is extremely important not to pull any plants away from the masonry walls as this will dislodge stones and mortar. Any large or deep seated roots are to be left in place during trimming operation so that they can be further treated – see below. Under no circumstances should ivy that is growing up the walls be cut at the base as this only encourages development of any aerial roots and potential for much greater damage to the building in future years. Once the aerial roots have been removed during masonry works the stem will then be removed by the masons as they re-point down the wall. Apply according to manufacturer's instructions Roundup Pro Biactive or similar approved, to the cut faces of large stumps within 48 hours of felling. A soluble dye will help in identifying which stumps have been treated. Treatment of Ivy stems when carried out should occur with 1 hour of cutting.

- Preparation for masonry repairs:
  - Dig out as much of root as is practicable as masonry works proceed without dismantling large sections of currently stable masonry. If in doubt consult Engineer. Where roots are embedded in the structure or masonry, it is essential that all roots are removed before any re-pointing takes place. It may be necessary to dismantle masonry around large roots and re-set the stones. The location of stones should be carefully recorded by photograph or drawings in advance of dismantling masonry to allow for accurate reinstatement. It may be necessary to individually number stones using a water-based paint and annotate these to a photograph or drawing as dismantling takes place. Remove all traces of moss and other organic growth. Where roots remain (say at large areas of the base of walls), drill all roots over 40mm diameter root with approximately 20mm diameter holes to depth of at least 100mm at maximum 150mm centres. Holes should be drilled at max 45 degrees to the vertical Insert 18mm (3/4 inch) copper piping minimum 250mm long into the pre-drilled hole as far as possible and ensure other end will project beyond rebuilt stone work by at least 200mm. Fill copper tubes with a very strong solution of a weed killer as above. This will allow the herbicide to slowly penetrate deeply into the root where it can work over a period of time to kill and eradicate all root systems. Tape over the pipe aperture to prevent rain entering or evaporation of the liquid. Return at intervals to top up reservoirs as required. In certain instances it may be necessary to hand over the site with tubes still in place. Attaching ¾ inch clear heavy duty flexible tubing onto the copper pipe will give a more readily visible and greater reservoir to hold the solution and may be appropriate in some locations.

  - Biocide Washing down of Masonry: Carry out a light targeted biocide clean / fungicidal wash to exterior and interior faces to inhibit regrowth where required. The purpose is to remove all mildews, algae and spores on the masonry surface. Its purpose is not to clean any dirty masonry. After sterilising the surface will not leave algaecidal agents in the masonry. "Algae Rem" by Remmers (Uk) Ltd or equal approved to be applied by brush or by low pressure air spray (taking due care), to give a good coating over the masonry surface. The product is then left to weather away or after 1-2 hours the surface may be water jetted off. Chemical protection suits are needed along with PVC gauntlet gloves, face shield and head cover also suitable footwear. A bucket of clean water for emergency use should be at hand. Nobody must be allowed to pass or work near or underneath cleaning areas. Spillages must be washed down immediately as should all equipment, scaffolding etc after each days work. Good ventilation is essential. All persons must be familiar with the required safety precautions and correct method of handling the product. If using a spray applicator breathing equipment must be worn.

- Repair of rubble stonework
  - Replacement Procedure: Cutting out is to be carried out to a depth of at least 75 mm for indents and to the total depth of the block for replacements. In all cases the surrounding stone is to be left undamaged. Cutting out should commence at the centre of the defective stone or stone group and work outwards towards the joints. Replacement stonework shall comply with the relevant requirements of BS 5390 and BS 8298.If the stone is too heavy to move or place by hand, adequate lifting plant should therefore be provided.
  - Stone replacements and indents are to be cut exactly to size allowing for a perfect match to the measurements of existing joints. All stone faces should be moistened prior to bedding and the mortar should be laid evenly on the faces of the stonework. No hard lumps should be present in the mortar that interferes with even bedding. The stone is to be firmly bedded in the mortar. The position of the original stone is to be maintained. The thickness of joint is to match that of adjacent blocks.
  - The bedding and pointing mortar for the replacement stone shall as noted above. The sand shall be evenly graded quartz sand free of soil, organic matter, soluble salts and other impurities. The lime will be a hydrated lime free from any impurities and which meets the relevant British Standards. The colour of the new mortar should be approved by the Conservation Architect.
  - The stone shall be orientated in the correct bedding planes. During placement, no damage is to be caused to the edges or face of the new or existing stone. Joints are to be finished neatly to a flush finish and no mortar stains are to be left on the faces of the stones. All areas of replacement are to be protected from the rain to prevent mortar wash out. Work in progress should also be protected from the rain by covering the top of the area with tarpaulins or other waterproof sheets. An adequate quantity of stone is to be purchased from the Quarry. As far as possible, double handling of the stone should be avoided.
  - Stone, sand and lime should be stored in a clean, dry and secure location. It should be stored clear of the ground to prevent the leaching of soil salts and moisture staining. The pallets should be covered using polythene sheeting to protect the stone from wet conditions. This should be placed over the more normal coverings such as straw or hessian. Each stone should be checked on delivery and examined for damage and, if undamaged, stacked in the correct sequence for fixing. The sand and lime are to be stored in a dry location.
  - Sourcing replacement stone: As a general rule, replacement stone should be of the same geological type and appearance, both in colour and texture, as the original. Other physical properties should also be similar, though porosity should if anything be greater, so that future decay is more likely to occur in the replacement than the original stone. By the same token, the compressive strength of the replacement should never be stronger than the existing stone.
  - Random Stone: Stone to match existing in terms of colour, size range, thickness and finish. Prior to placing order for stone samples are to be provided to the Conservation Architect for Approval. The amount of Stone required is to be established by the stone mason.
  - Cut Stone : All replacement stone for granite copings repairs to be European Granite Stone to match existing in terms of colour, size range, thickness and finish. Prior to placing order for stone samples are to be provided to the Conservation Architect for Approval. The amount of Stone required is to be established by the stone mason.
  - Samples of all replacement stone, together with quarry details, and technical data sheets must be forwarded to the main design team for approval. Stone is best transported to the site on pallets, with polystyrene or wood spacers to prevent the arrises being chipped. The pallet should be wrapped in plastic and stored off the ground in dry conditions.

## 6.0 Summary & Conclusions

The Lorreto Abbey complex comprises of five distinct interconnected blocks built at different stages since 1725. The buildings and extensions centred on the early eighteenth-century house, include a chapel by Pugin and J.B. Keane, 1838-1840, a Concert Hall by W B Byrne, 1870 and school by C B Powell,1921. The complex contains several protected structures, and the buildings are rated as of regional significance. The complex as a whole is of architectural, historic & social interest.

The proposal to bring these buildings back to use as a school is to be welcomed, this use is compatible with the historic use of the site. The proposed plans for the refurbishment of Build A, B & part of Build E with the aim of reinstating an appropriate use within the existing buildings, the interventions proposed to these buildings are reasonably limited and respect the existing character and legibility of the spaces. Every effort has been made to ensure that sound historic fabric is retained and repaired according to appropriate conservation specifications, rather than replaced. Alterations have been minimised, and where they are critical to facilitate an efficient and comfortable new facility, the proposed design methodology has sought to couple reversible interventions and to mitigate the removal of additional material or features by high quality design. The proposed works will not impact or damage the character of the buildings nor any element that contributes to their special interest, but that the works will instead subtly complement, clarify and enhance their existing, inherent character and ensure the buildings remain comfortable, attractive, sound and facilitating structures at the heart of the school community. The proposed works represent an appropriate and subtle intervention to this building complex, have been designed to minimise the impact, and are in line with good conservation practice throughout. Best conservation principles are proposed to be applied at all times throughout all phases of works.

The principle of keeping the building in its original educational use is central to the proposal for the new link intervention. The existing circulation space was developed historically for small numbers of users and is not suitable under current access and fire safety standards for an educational setting. The design for adaptive reuse of the complex as a whole as a school building requires an intervention to facilitate circulation between the various buildings and building levels. It is considered that the current proposal offers a simple and legible circulation node allowing access to the current and future educational spaces, therefore the limited loss of fabric is justifiable to ensure the ongoing us of the building it is original role as a school. The form and scale of the new build component is in keeping with the existing buildings whilst clearly differentiating through the use of simple, contemporary statements. The palette of materials and finishes proposed for the new build components emphasize the differentiation between the new and old structures and subtly complements the existing historic structures.

The proposed works have been carefully documented and detailed to ensure best practice conservation principles are being adhered to at all times. Conservation principles as outlined within the South Dublin County Council Development Plan, ICOMOS Conservation Charters United Nations) of Venice, Burra, Granada & Nara, and Conservation Principles set out in the DoEHLG Architectural Heritage Guidelines.

## 7.0 Sources


- Irish Architectural Archive
- National Library of Ireland
- Art & Architecture of Ireland Volume IV Architecture 1600-2000
- http://www.dublincity.ie/image/libraries/shaw-001-rathfarnham
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