GIRAFFE CHILDCARE, LORETO ABBEY, RATHFARNHAM CO. DUBLIN

CONSERVATION STATEMENT

Fergal McGirl Dip. Arch B.Arch Sc Dip. App. Bldg Cons. MRIAI
RIAI Conservation Architect Grade II

Date of report: 1 July 2022

Contents

This report should be read in conjunction with the application drawings prepared by Module Architecture (See separate schedule)

Document Control Register		
Issue	*Date*	*Comments*
	14.6.22	*Draft issue*
	1.7.22	*Final issue*

Core Data

Purpose of Assessment:	This report will form part of a further information submission to Section 5 application ref: ED22/0009 for re-roofing and other repairs to the building. The report is based on a visual inspection and walkthrough only of the property. It is not a structural or condition report of the building or a specification for tender or construction purposes. Fergal McGirl Architects are not acting as principal architects or agents to the development and related planning application.
Owner of the Structure:	Siobhan Moore & Dearbhala Cox, Giraffe Childcare Ltd
Address of the Structure:	Loreto Abbey, Grange Road, Rathfarnham, Dublin 14
Brief Description:	Single-storey stone gas works building serving Loreto Abbey
Date of Construction:	c1870
Ordnance Survey Map Ref:	3391-04, 391-09
Coordinates:	714692, 728334 (ITM)
ACA Designation:	N/A
Protection:	Within site listed in the South Dublin County Council Development Plan 2016 – 2022 Book of Maps as a Protected Structure (Map Ref. no. 253), Schedule 2 of the South Dublin County Development Plan 2016-2022 list this Protected Structure as '*Loretto Abbey, Rathfarnham*'
NIAH Registration:	11216011 (part of)
Archaeological Interest:	N/A
Competency of the Author:	Fergal McGirl is an RIAI grade II conservation architect, holds a postgraduate diploma in Applied Building Repair & Conservation and is a member of the RIAI Historic Buildings Committee.
Date of Site Inspection:	7.6.2022
Name of Planning Authority:	South Dublin County Council
Details of Declarations:	None to our knowledge

Description of Building Phases/Development

Detailed primary research in relation to the building does not form part of the scope of this report.

The NIAH appraisal of the overall site notes that "*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*".

A conservation plan prepared by David Kelly & Associates in December 2000 in relation to application ref: S00A/0554 notes that the c1838 Loreto Abbey buildings were in use as a girl's boarding school for 180 years. The convent archives record that a gas works was erected in 1870 presumably in this building with an electrical plant subsequently replacing this. The 2000 conservation plan noted that the gas works building was to be "*totally refurbished, to include new floors, roof repairs, brick and stonework repairs, repair/replacement of windows and lantern lights*".

The photographs of the building below from the NLI Morgan Aerial Photographic Collection are of note. (The chimney and buildings to the west have since been demolished).

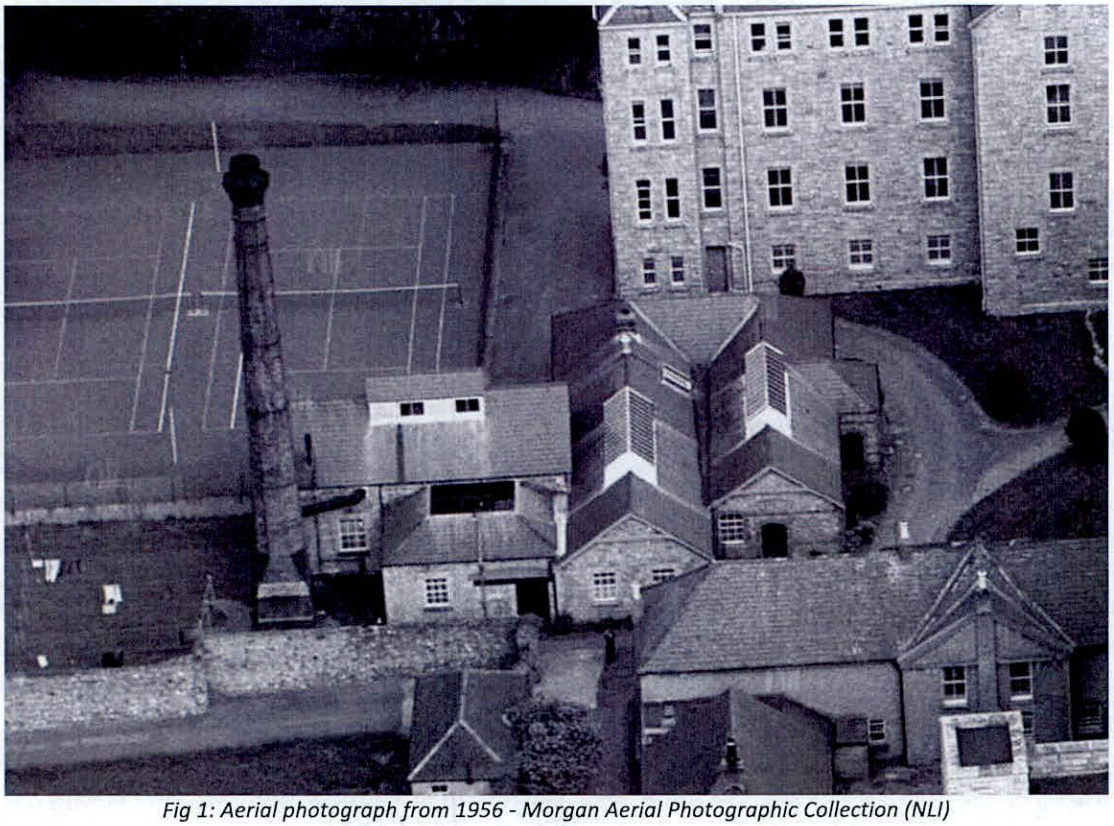


Fig 1: Aerial photograph from 1956 - Morgan Aerial Photographic Collection (NLI)

Fig 2: Aerial photograph from 1956 - Morgan Aerial Photographic Collection (NLI)

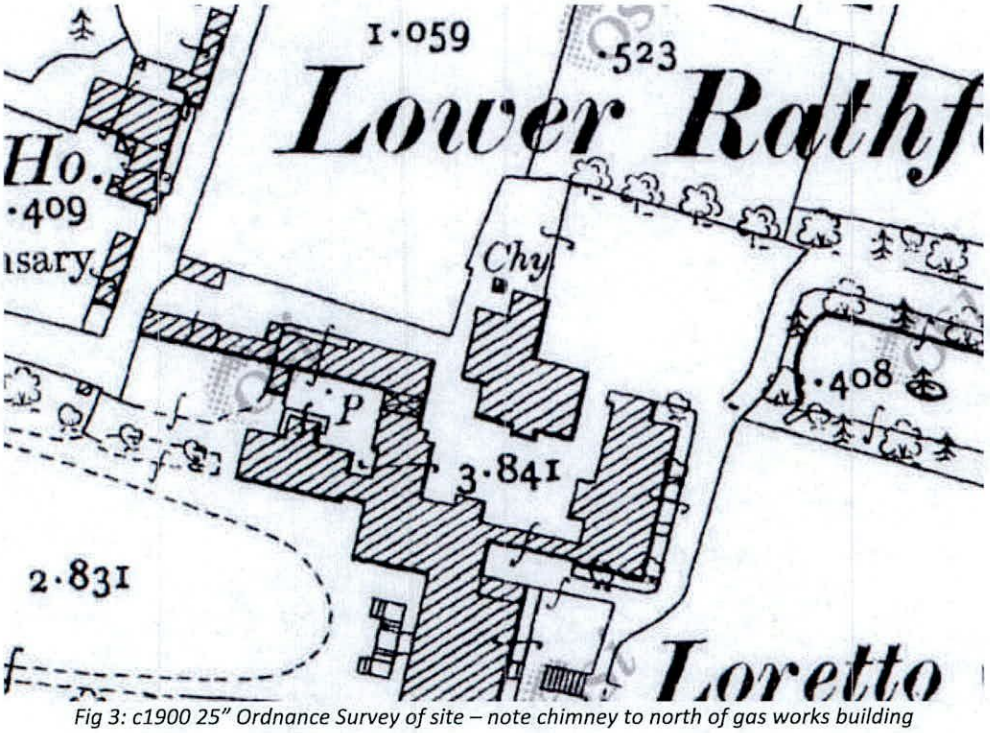


Fig 3: c1900 25" Ordnance Survey of site – note chimney to north of gas works building

Proposed Works: Impact Assessment & Mitigation Measures:

Background – Conservation Principles
The proposed works are described in the relevant application drawings and schedule below.

The proposals have been assessed in relation to the following conservation principles described in Chapter 7 of *Architectural Heritage Protection: Guidelines for Planning Authorities* (Department of the Environment, Heritage and local Government, 2011) and summarized as follows:

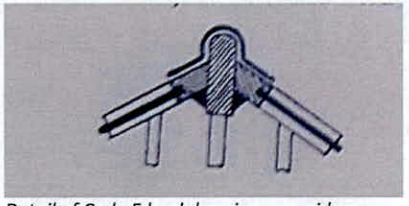
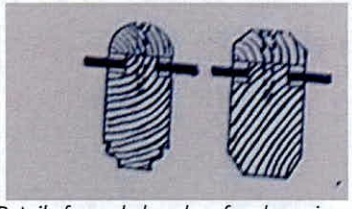
- Keeping a Building in Use
- Using Expert Conservation Advice
- Protecting the Special Interest
- Promoting Minimum Intervention
- Respecting Earlier Alterations of Interest
- Repairing Rather than Replacing
- Promoting Honesty of Repairs and Alterations
- Using Appropriate Materials and Methods
- Ensuring Reversibility of Alterations
- Avoiding Incremental Damage
- Discouraging the Use of Salvage from Other Buildings
- Complying with Building Regulations

The proposed works are summarised as follows with comments/mitigation measures noted:

	Proposed Intervention	Rationale/ Justification	Mitigation/Method Statement
	EXTERNAL		
1.	Re-roofing of building including removal, salvage and re-use of existing slates & new lead or copper valleys	The slating shows evidence of nail fatigue/slipped slates in a number of areas and substantial areas where the existing slates have been clipped (Appendix A photo 13). It is surprising that the roof is in poor condition given that it appears to have been re-roofed as part of the substantial refurbishment of the building in the early 2000s - there is evidence of modern roof timbering and roof underlay in the accessible main central attic space (Appendix A photos 23 & 24). Substantial areas of water ingress are evident to internal ceilings (Appendix A photo 22).	Protection The Contractor shall be responsible for providing and maintaining all necessary protection, temporary coverings, temporary roofs, etc. to areas of the roof which are exposed during removal and re-slating to ensure that no additional water is permitted to enter the building during these works. This shall be deemed to include all work necessary to the roofs, leadwork and other areas affected by the works. Removal of Slates Existing slate dimensions, grade and gauge and any particular layout details shall be recorded on a roof-by-roof basis for accurate setting out and replication. Samples areas of replacement slating which will match the existing coursing shall be set up adjacent to existing areas of slating and approved by the conservation architect and/or conservation officer. Site-salvaged slates and supplied reclaimed slate should be tap tested by an experienced roofer to determine their soundness and suitability for re-use. Sound slates will emit a sharp, slight ring when struck whereas unsuitable slates will emit a dull, soft sound. It is essential that all slates be graded into three separate thicknesses. The thickest slates are for use at the bottom section of the roof, the medium size for the middle section and the thinnest for the top section. The maximum amount of slate shall be salvaged for re-use from the building and stored on their edge on working platforms adjacent to where they are removed: slates shall not be double-handled to ground level. The exact sequence of slate removal and location and slopes designated for re-use of existing slate will be agreed with the conservation team and roofing contractor following confirmation of the quantity of slate salvaged from the roof. Ridge and Hip fittings The existing clay ridge fittings shall be re-used where they are in good condition and undamaged. Where insufficient quantity are available from the works, matching fittings shall be sourced with samples to be approved by the conservation architect. Battens and Counter Battens All battens shall be completely replaced with new material typically 35 x 50mm to suit 400mm centres of existing rafters. New battens and counter battens shall be pre-treated with double vacuum pressure impregnated softwood, in sizes to suit the application. They shall be free of decay, insect attack, splits, shakes, wany edges, etc. and shall have of moisture content of less than 18% when fixed. They shall comply with BS 881 and 589 as regards species and shall comply with BS 4978 as regards grading. All timber shall have the grade marked on each and this shall be re-marked with the prefix 'R' where the original marking is removed by working. The timber shall be of the appropriate grade for the use intended as defined by BS 4978.

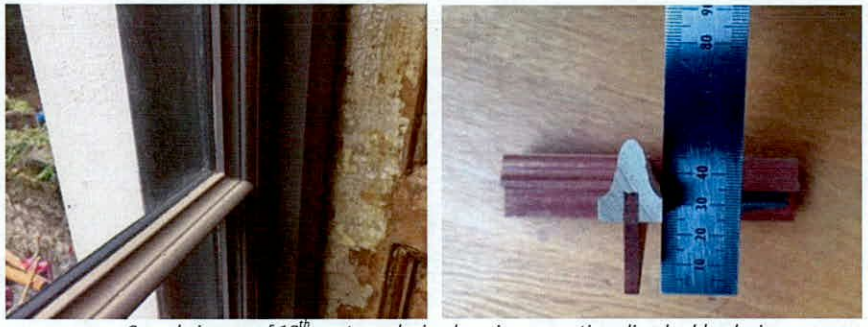
			All cuts, etc. that break the treated timber shall be brush coated with two coats of the same preservative used for impregnation, using the type appropriate for brush application. It is imperative that the pressure impregnation treatment does not adversely affect the fixings. Battens shall be securely fixed with the specified nails to every rafter at the necessary centres to achieve the required slate laps to accommodate the slate sizes. They shall be fixed in long lengths, each batten being supported by at least three rafters and all joints shall be cut square and fixed over the centre of a rafter of counterbatten. In all cases, the nails shall project at least 50 mm into the rafter or counterbatten and boarding without splitting. Any battens that show any signs of splitting shall be immediately removed and replaced. The contractor shall provide and fix all additional battens at ridges, eaves, verges and other perimeters, all necessary tilting fillets, etc., all packers necessary to ensure a level finish and such additional battens as necessary due to the exposure conditions of the roof. Boarding All damaged or defective boarding to lead valleys, etc. shall be replaced with new softwood boarding in the exact sizes and detail of the original. Boarding and steps/bays to pitched valley gutters shall be as per Lead Sheet Association details. Nails Nails for fixing slates shall comply with BS 1202 and shall be copper clout nails. Nails for fixing battens shall comply with BS 1202 and shall be galvanised steel. Nails for fixing underlay shall be galvanised steel extra-large head to BS 1202. Double Eaves Double eaves courses shall be formed from the specified slate. Structural Repairs When the stripping of each section of the roof is complete, the structural engineer shall carefully examine the roof structure, trusses, wall plates, fixings, etc. and specify all necessary repairs to ensure the roof is structurally sound upon completion. All defects noted during this examination shall be brought to the conservation team's attention and the methodology of repair agreed before any work is put in hand. Slate Roof Underlay Roof underlay shall be Don & Low Roofshield reinforced breathable fabric laid in accordance with BS 5534, BS 8800 and to the manufacturers recommendation supported by appropriate tilting fillet along eaves and valley boards. An additional 500mm wide strip of 5U/bitumen type underlay shall be laid along the eaves. Note eaves condition details 3 & 4 as above in relation to underlay.

			The underlay shall be laid in accordance with manufacturers recommendations over the rafters, in lengths parallel to the eaves commencing at the eaves, lapped a minimum of 150 mm at ends and sides, fixed with sufficient nails to retain it undisturbed until such time as the battens are fixed. A slight drape between the rafters shall be provided unless the roof is to be counter-battened. It shall be laid over any tilting fillet, etc. and extended into the gutters but without any sags which could entrap water. 600mm wide strips shall be laid under the general underlay at ridges, verges and hips and shall be carefully laid at chimneys and other penetrations with such upward extensions as are necessary to ensure that no water is allowed to penetrate to the interior. The underlay shall be carefully protected to ensure that it is not pierced, either by the works or by work people moving across the roof. Any damaged underlay shall be immediately removed and replaced with a new undamaged section. On no account will any repairs to damaged sections be permitted. Slates Replacement slates where required shall be new or reclaimed natural slate to match existing in terms of size and source/finish. Proposed salvage and new slate areas to be presented as samples for the approval of the conservation architect prior to ordering of replacement slates. They shall be fixed in strict accordance with the manufacturer's recommendations to BS 5534. The new and salvaged slate shall be centre-fixed with two copper nails as specified in accordance with BS 5534 commencing from the bottom course. Where new holes are necessary, particularly at the eaves, valleys, etc., these shall be formed with a holing machine. In all cases, the holes shall be suitable for centre-nailing and a minimum of 25 mm from the edge, care being taken to ensure the holes are not within the zone of dampness due to horizontal creep of water. Any slates that are damaged or spalled by the operation shall be immediately discarded. Where there are slight variations in the slate thickness, the thicker slates shall be laid at the bottom of the slope. Only slates of the one thickness shall be laid in any one course. Where there are slight variations in the thickness of an individual slate, it shall be laid with the thicker end at the bottom. All slates shall be laid with straight vertical and horizontal joints, laying true and flat on the slate below, with vertical joints centred on the slate below. Vertical joints between slates shall not exceed 5mm. The lap and bond shall be maintained at ends, edges, hips, etc. and extra width slates shall be used where necessary to avoid narrow slates being used. The slate shall be laid in courses of as recorded from the original layout. Where it is necessary to cut slates to suit particular details, the cuts shall form a clean straight line by guillotine to form a neat joint. Where such an operation would result in a narrow edge, the slate shall be cut from a wider slate. In all cases, two holes outside the zone of dampness must be provided to each such slate.

2.	Replacement of existing lanterns	Substantial areas of water ingress are evident to internal ceilings (Appendix A photo 22). This is attributable in a large part to the lanterns where appear to be poorly detailed (Appendix A photo 15) with decayed sections of timber ridges evident (Appendix A photo 16) It is considered that the existing lanterns area not original but formed part of the early 2000s work noted above as there is evidence that the structure below the lanterns was replaced. Furthermore, the three roof lanterns are of identical detail but the lantern to the northern block featured a slated roof and solid siding and was not glazed in the 1956 Morgan Aerial Photographic Collection Figs. 1 & 2 above.	The 1956 Morgan Aerial Photographic Collection above indicate that two of the stepped glazed lanterns with lead-clad end panels were a historic feature of the building. The third featured a slated roof and solid sections to the side panels. Although the extant lanterns are likely recent reproductions, they appear to retain some indication of the earlier configuration of the lanterns including pitch, centres of glazing bars and height of lead upstand walls. The rooflights shall be repaired or replaced with a hardwood frame to match the original in terms of profile, design and material. The framing of the glazed lanterns should be re-formed in more robust hardwood sections fabricated by a conservation joiner experienced in traditional window fabrication. It is suggested that the replacement glazing can be double-glazed to improve the thermal performance of the roof without loss of character to the building. The detail of the lantern glazing bars appears to be poorly weathered with exposed upper edges of the ridge board and rafters being very vulnerable to decay and water ingress given the difficulty of providing maintenance access to the lanterns. The final detail for the lantern will be confirmed when scaffold access is available but it is intended to finish the rafter sections with a hardwood capping and lead capping to the more exposed ridge beam based on traditional details (exemplars below from Macy's Building Construction).  *Detail of Code 5 lead dressing over ridge*  *Detail of rounded or chamfered cappings to rafters*

3.	Replacement of lead linings to roof valleys and flashings as part of roof works	The central valleys were inaccessible but appear to be finished with copper (Appendix A photo 14). Nevertheless even from Google satellite evidence, the existing valleys do not appear to feature appropriate steps, bays, etc. (see Appendix A photo key). It would be considered normal to replace the valley linings with lead or copper as part of the re-roofing works.	COPPERWORK Note: leadwork may be replaced with copperwork to equivalent standard following if following detailed survey of the gutters that there is insufficient heights/falls available for leadwork. Lead flashings, counter flashings, cover flashings, gutters, etc. shall comply in all respects with the requirements of CP143 and the Lead Sheet Association guidelines. Replacement parapet & valley gutters shall incorporate falls at 1:80 to individual bays and 60mm steps, etc. appropriate to the guage of lead used. Where lead is built into masonry as a DPC, it shall be coated with bitumen paint or similar to prevent reaction between lime mortar and lead. MATERIALS Milled sheet lead shall comply with BS 1178 and shall be minimum Code 6. Solder shall comply with BS 219. Copper Clips shall comply with BS 2870 and be minimum 0.6mm thick. Screws shall be brass to BS 1202 with large flat heads Underlay shall be inodorous sheathing felt to BS 747. Flashings All major flat surfaces in excess of 200 mm wide shall be flashed with minimum Code 7 lead laid and fixed in accordance with the Lead Sheet Association guidelines. It shall be dressed to form a minimum 150 mm upstand against all abutting surfaces with a cover flashing and rain-hook detail fixed into a groove with lead wedges. Existing Flashings, All existing flashings to the gutters, parapets, abutments, shall be completely removed and areas prepared to the installation of new flashings. New Flashings Abutment and ridge flashings, shall, if necessary, be executed in Code 6 lead, laid and fixed in accordance with the Lead Sheet Association Handbook recommendations. Soakers where required shall be accurately cut to match the slate size. Existing recesses to abutment walls shall be reused insofar as possible to avoid incremental damage to the existing walls. Underlay The underlay shall be a Grade 1 building paper or geotextile underlay laid on 25mm softwood boarding securely fixed to the substrate. The underlay shall be laid with butt joints on flat surfaces and with a 50mm overlap on inclined surfaces. It is imperative that the underlay is kept dry at all times and no more than can be covered with lead the same day shall be laid at a time. Cutting The lead shall be prepared for cutting by rolling out on a clean, level, smooth surface. It shall not be marked with sharp tools.

			Laying The lead shall be set out in the appropriate bays sizes within the bay size limitations designated in the Lead Sheet Association Handbook and shall be laid in close contact with the underlay to ensure that not pockets of air, debris etc. are trapped between the various layers. Dressing The lead shall be dressed to the necessary profiles and the drip formed without reducing the thickness of the lead. At welted joints, the drip shall be carefully formed to ensure a neat, weathertight joint. All welts shall be so formed that they do not restrict the thermal movement of the sheets etc. All drips shall be formed by turning up the cut end of the lead. On no account shall cut ends be visible. Fixings The lead shall be securely fixed using clips turned into the welted joints at minimum centres as recommended in the Lead Sheet Association guidelines. In general, 2 clips should be provided in each joint, but more may be necessary at corners, large flat areas etc. The maximum centres for clips shall be 400mm. The welt shall be finished by lightly dressing flat. Cover flashings shall be fixed into a groove or raked out joint by means of folded strip lead wedges or brass screws at maximum 500 mm centres. Angles Angles shall be formed by cutting and folding where the angle cannot be dressed. It shall be finished to form a neat weathertight joint. Finishing The lead shall be cleaned and Patination Oil applied in strict accordance with the Manufacturer's recommendations. Isolation All lead shall be electrically isolated from other metals that would cause electrolytic action using bitumen or other approved isolating membranes. The lead shall also be protected from any risk of corrosion from contact with soluble salts in masonry, renders etc. and from acid attack from timbers or any preservatives applied to the timbers. Completion The completed leadwork shall provide a neat, weather-tight finish to the Architects satisfaction. Works noted above to be carried out in accordance with Department of the Arts, Heritage and the Gaeltacht's Architectural Heritage Protection Guidelines for Planning Authorities, 2004 and the Department of the Arts, Heritage and the Gaeltacht's Advice Series on 'Roofs - A Guide to the Repair of Historic Roofs'.

4.	Repair and/or replacement of rainwater goods.	The rainwater goods are of matching ogee-section cast iron throughout (which may indicate that the gutters were replaced completely in the early 2000s). The gutters are corroding in areas (Appendix A photo 13, 17 & 18).	The condition and provenance of the guttering should be established when access is available. Existing cast iron rainwater goods will be carefully removed and assessed as to whether they are suitable for repair. Rainwater goods to be re-used shall be stripped of all paint and rust layers and re-painted with two layers of oil-based paint on a zinc-rich primer. Where is it necessary to replace existing gutters, downpipes, etc. they shall be of matching detail to the existing supplied by Longbottom Foundry, Apex Heritage or similar approved supplier. Samples of same shall be provided for approval of the conservation architect. Gutters sections shall be jointed with rubberized bitumen gutter mastic.
5.	Replacement of existing window sashes with double-glazed sashes.	We are satisfied from site inspection that no historic window joinery is extant given the detail of glazing bars, horns & beadings of the windows which appear to be modern historic replicas. The window detail is consistent throughout the whole building which would indicate that the windows were replaced throughout the whole building presumably during the early 2000s phase of works (Appendix A photos 3, 4, 19 & 20). The replacement of the sashes with more accurately detailed replacements to the 1870 period could enhance the character of the building while incorporating a slim double-glazed unit to provide a greater degree of thermal comfort and energy efficiency for the building.	The replacement sashes shall be fabricated by a conservation joiner experienced in traditional window fabrication to appropriate late 19th century profiles. The configuration of the existing windows will be retained, given that the existing windows appear to the match the configuration of the 1956 reference photographs above. It is suggested that the replacement sashes can be double-glazed with slim double glazing or thermal performance glass to improve the thermal performance of the roof without loss of character to the building as per the sample glazing bar images below.  *Sample image of 19th century glazing bars incorporating slim double glazing*
5.	Raking out and re-pointing of stonework to northern gable of building	The jointing to an area of the stonework to the north gable is heavily eroded (Appendix A photos 7 & 8) The cause if same is unclear but required re-pointing to weather this exposed area of wall.	All works involving the use of lime based mortars shall be undertaken with due regard for the weather conditions. No work shall be undertaken when the temperature drops below 7°C on a falling thermometer or until it rises above 5°C on a rising thermometer set in a shaded position. Close to these temperatures, all materials shall be checked to ensure they are not frozen or that any icy particles are present within the materials. Any mortars or renders that exhibit defects due to freezing shall be removed and replaced, including all consequent demolition and re-building and the consequential provision of any new masonry units necessary entirely at the Contractor or Sub-Contractor's expense.

			Only personnel competent and experienced in similar masonry work shall be engaged for the execution of the works. The contractor will be required to demonstrate the qualifications and / or experience of any workmen on site / proposed specialist subcontractors / suppliers including references for recently completed conservation work of a similar scope and nature of the proposed project together with details of the subcontractor individuals and supervisory staff intended to work on the proposed project. Raking out shall be carried out using chisels or other appropriate hand held tools / implements. Mechanical raking out using reciprocating saws or revolving discs is not permitted, unless with the prior approval of the Architect / Surveyor. Rake out to a depth equal to 2½ times the width of the joint, the back of the joint finished with a squared seating. The utmost care shall be taken to ensure that the stone arrises are not damaged. Lime shall conform to BS EN 459-1:2015 for the purpose required and shall be Otterbein or St. Astier natural hydraulic lime (NHL). Only hydraulic lime from an approved source will be permitted and the contractor will be required to submit certificates confirming that no cement has been used or added to the powder. Hydraulic lime shall be delivered in bags bearing the manufacturers name, the contents and the use by date clearly marked on the outside. It shall be stored under similar conditions as for cement. All mixes incorporating hydraulic lime shall be placed within the time scale. Sand shall be clean, coarse, well-graded sharp sand, with particle sizes ranging from 5mm to fine dust. The sand colour will be important in achieving a good visual match to the existing mortar and shall only be sourced from a reputable supplier with full and demonstrable provenance. The Conservation Consultant reserves the right to request documentation evidence confirming the source and provenance of the sand used in the works. Mix proportions for re-laying and / or re-pointing may need to vary but shall be in the range: 1 part NHL 3.5 to 2.0 - 2.5 parts graded sharp sand and grit. Repointing shall be undertaken from the top down, the joints having being first wetted and proceed in on continuous operation, all mortar being carefully rammed well home into the joints to ensure no voids remain. The finishing of the pointing shall be as directed by the Architect / Surveyor which for the purposes of tendering can be priced as a flush and lightly brushed finish. The contractor shall include for preparing at least three sample panels of the pointing under the Architect / Surveyor direction using a variety of sand sizes and combinations. When the Architect / Surveyor is satisfied there is a suitable sample panel for the type of pointing desired, he will identify this panel as the exemplar standard panel, at which time all other sample panels shall be raked out and removed to avoid any possible confusion. The chosen sample panel shall remain until such time as the Architect / Surveyor has identified a section of completed work, at which time, the exemplar standard panel shall be raked out and removed. All pointing work which fails to match the standard required

			shall be raked out and repointed to match the standard at no extra expense to the employer and the decision of the Architect / Surveyor shall be final and binding in such matters. All areas of pointing shall be fully protected from the effects of the weather including any extremes of sun, wind, rain or temperature, etc. to ensure the mortar, dries, cures and carbonates properly. The fresh mortar needs shall be protected by dry hessian sheeting hung approximately 300mm from the wall face which shall be fitted in such a way that it cannot come free and rub against the wall face, which would cause damage to the fresh mortar. Lime works are best carried out on dry moderate days with a high level of relative humidity. Excessive wind, rain or sun can all effect the quality of the work and if these conditions prevail the working areas must be kept moist by spraying and adequately protected as specified above or equivalent. New stone, brick etc where required, shall match the existing as regards type, colour, texture, porosity, crushing strength and appearance etc. Samples of such stone and brick shall be delivered to the Architect / Surveyor for his approval.
6.	Roof structure to receive new insulation and associated ventilation to the entire roof area.	It is appropriate that the thermal performance of the roof is upgraded to modern standards during the re-roofing works. It is noted that the roof construction appears to be of modern origin.	Proprietary modern roof ventilation products can detract from the character of a traditional roof. It is recommended that a roof build-up that avoids the need for secondary ventilation by means of a suitable roof underlay certified as not requiring secondary ventilation (eg: Proctor Roofshield). The insulation shall be detailed to facilitate this approach to the re-roofing.
7.	Entrance door thresholds to be altered to level access and sealed to stop water ingress	Existing threshold detail allows water ingress. The threshold is not of significance and door joinery is of modern origin.	New threshold shall be formed with a sloped mortar benching to weather the threshold adequately. The works will not impact on existing brick masonry reveals.

		 *Image of door threshold to be modified*	
8.	Existing plastered reveal to the west elevation to receive lead flashing over	Existing reveal around modern large opening intervention is leaking (Appendix A photos 2 & 5). As the reveal detail is of modern origin, its alteration will not affect the character of the building.	Raking out of joints in existing masonry shall be carried out along an existing joint in the stonework with the modern plaster band lowered if necessary – the existing stone facings shall not be cut above the level of the cement plaster band to chase in the lead flashing. All leadwork shall be neatly trimmed and executed in Code 6 lead, laid and fixed in accordance with the Lead Sheet Association Handbook recommendations.
9.	Existing timber soffit and fascia removed and fully replaced to match existing	Localised decay of the fascia boarding and narrow soffit was noted. The boarding appears to be of modern origin given its condition, profile (Appendix A photos 1, 2, 5, 6, 7 & 14) and evidence that the original fascia featured a tie detail as per the 1956 Morgan Aerial Photographic Collection above.	Although existing fascia barges and soffits do not appear to be original will be repaired only where decay is evident with pressure treated timber to match existing profiles.

Recommendations and Conclusions

The justification for the proposed works is outlined above. Conservation works to the existing building shall be carried out in accordance with conservation best practice to protect the long-term use of the building.

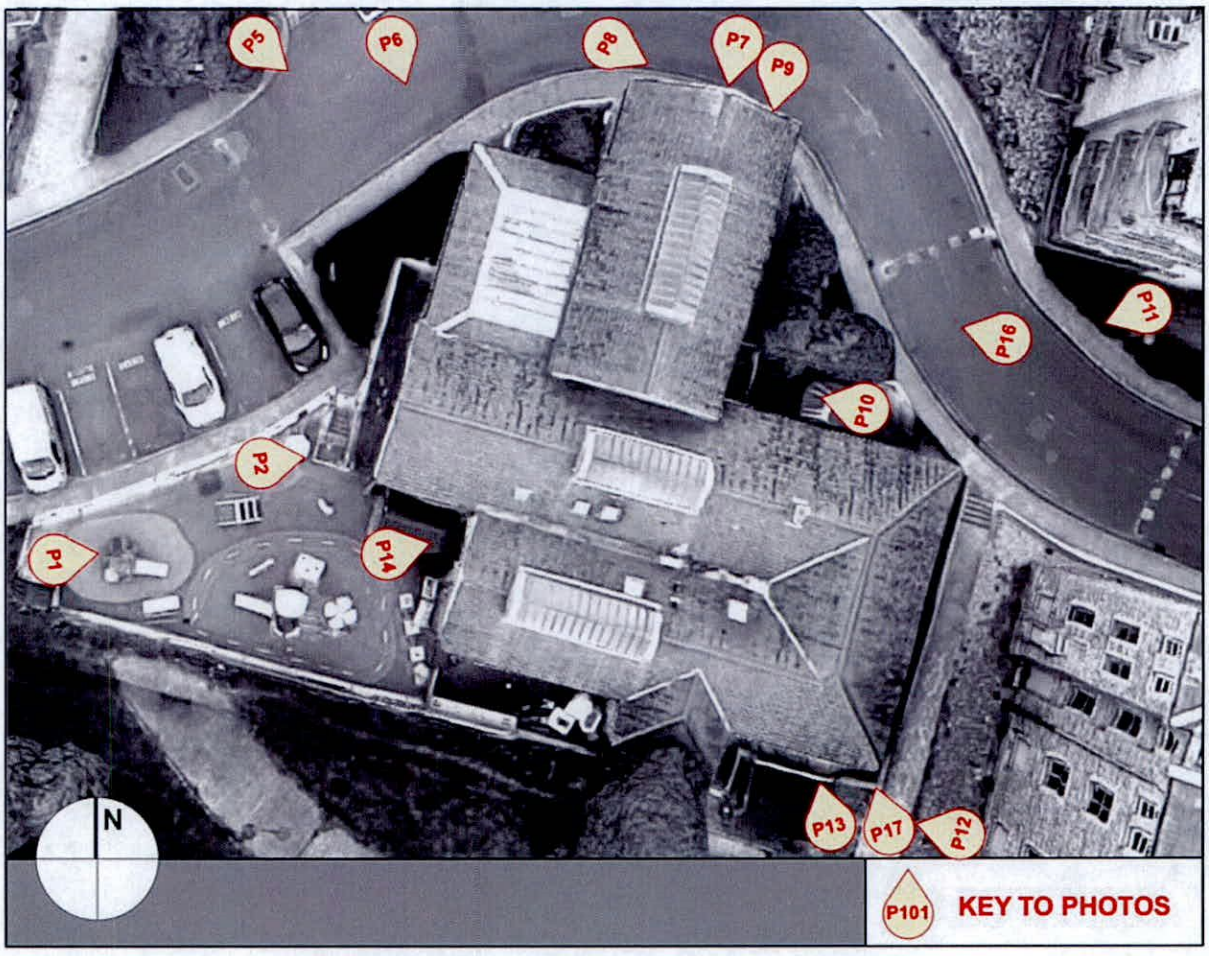
It is therefore put forward that the works will not have a negative impact on the special interest of the building and will allow the sustainable on-going use of the protected structure. As such we recommend that the application is viewed positively by South Dublin County Council.

Fergal McGirl Dip. Arch B.Arch Sc Dip. App. Bldg Cons. MRIAI
Conservation Architect Grade II

1 July 2022

APPENDIX A

PHOTOGRAPHIC INVENTORY



GIRAFFE CHILDCARE, LORETO ABBEY, RATHFARNHAM – PHOTOGRAPHIC SURVEY (EXTERNAL)

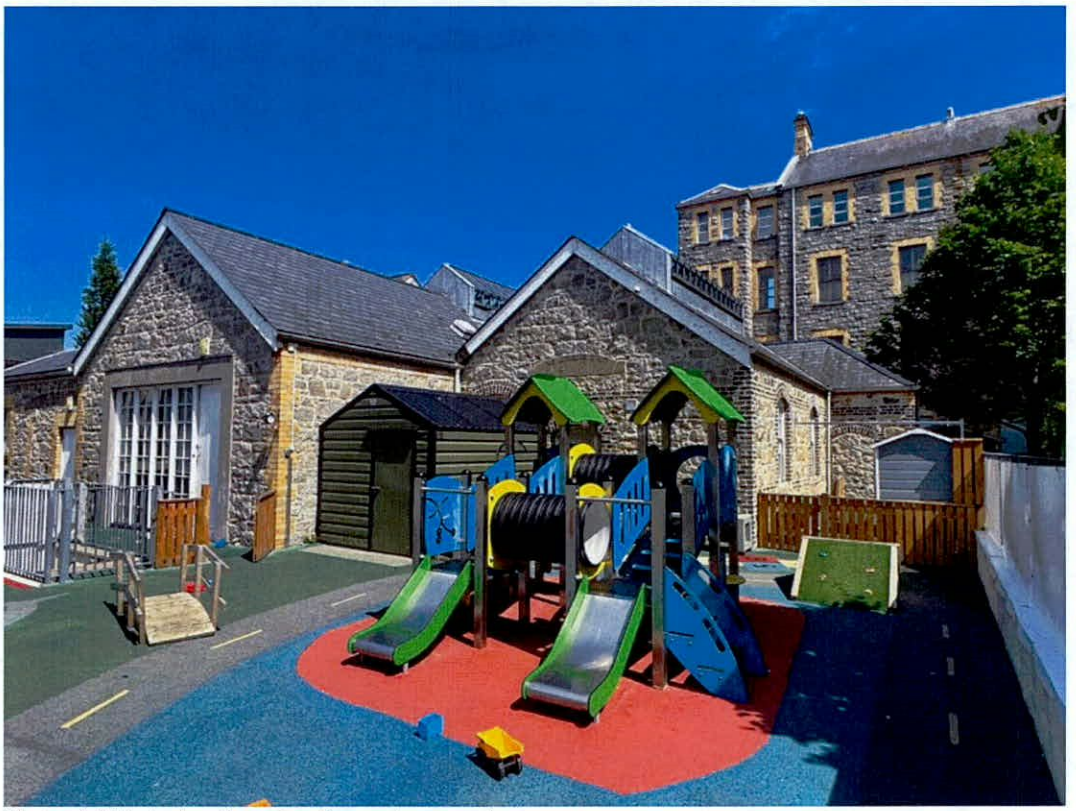


Photo 1: West elevation view from playground

Photo 2: Detail of existing ope to west elevation

(date of photos: 7.6.2022) **FERGAL McGIRL ARCHITECTS**

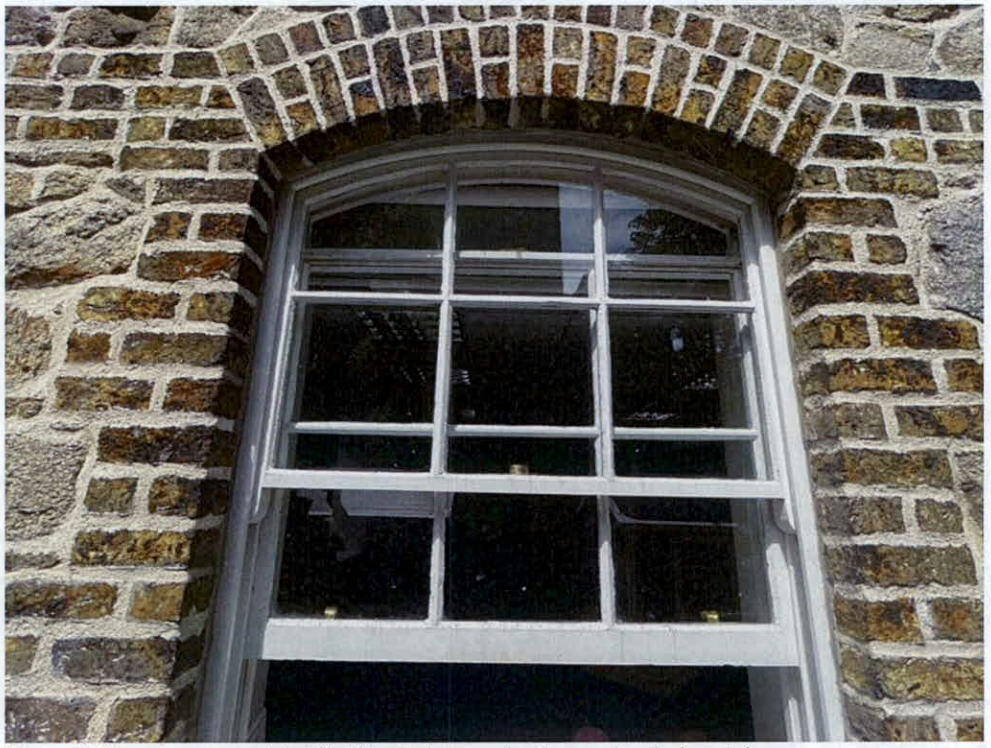


Photo 3: Sample external detail of typical reproduction sash window joinery

Photo 4: Sample external detail of typical reproduction sash window

Photo 5: West elevation view from roadway

Photo 6: North-west oblique view from roadway

Photo 7: North elevation gable

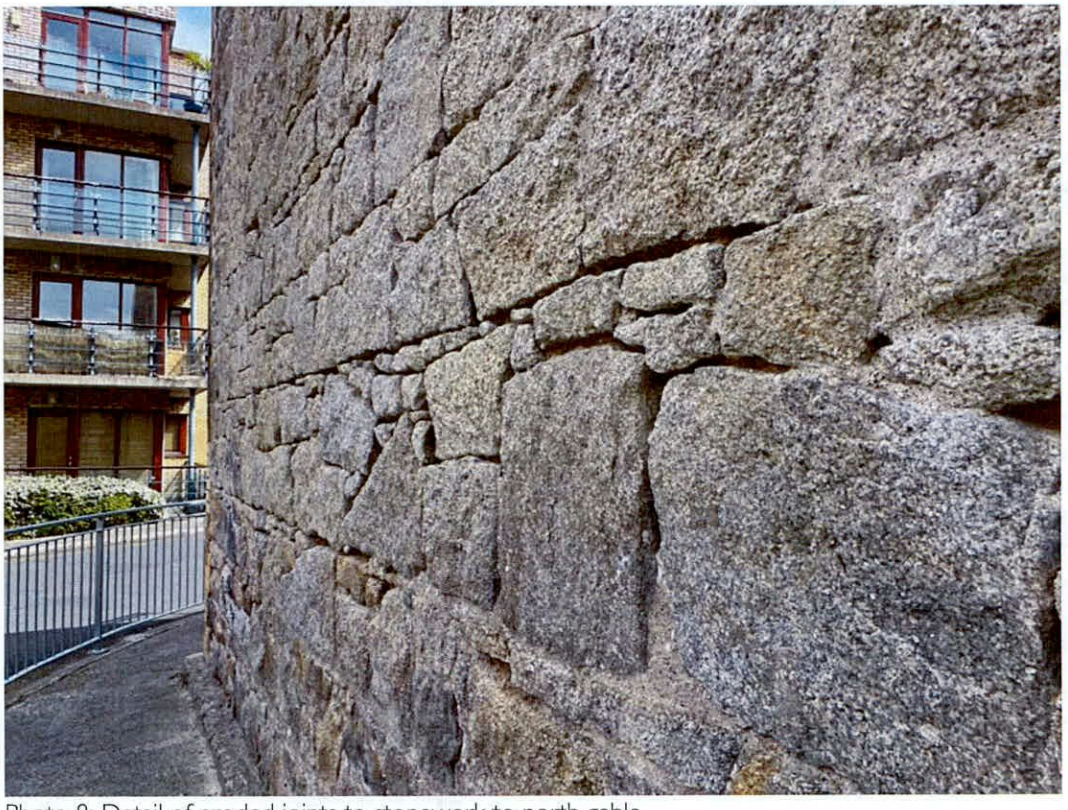


Photo 8: Detail of eroded joints to stonework to north gable

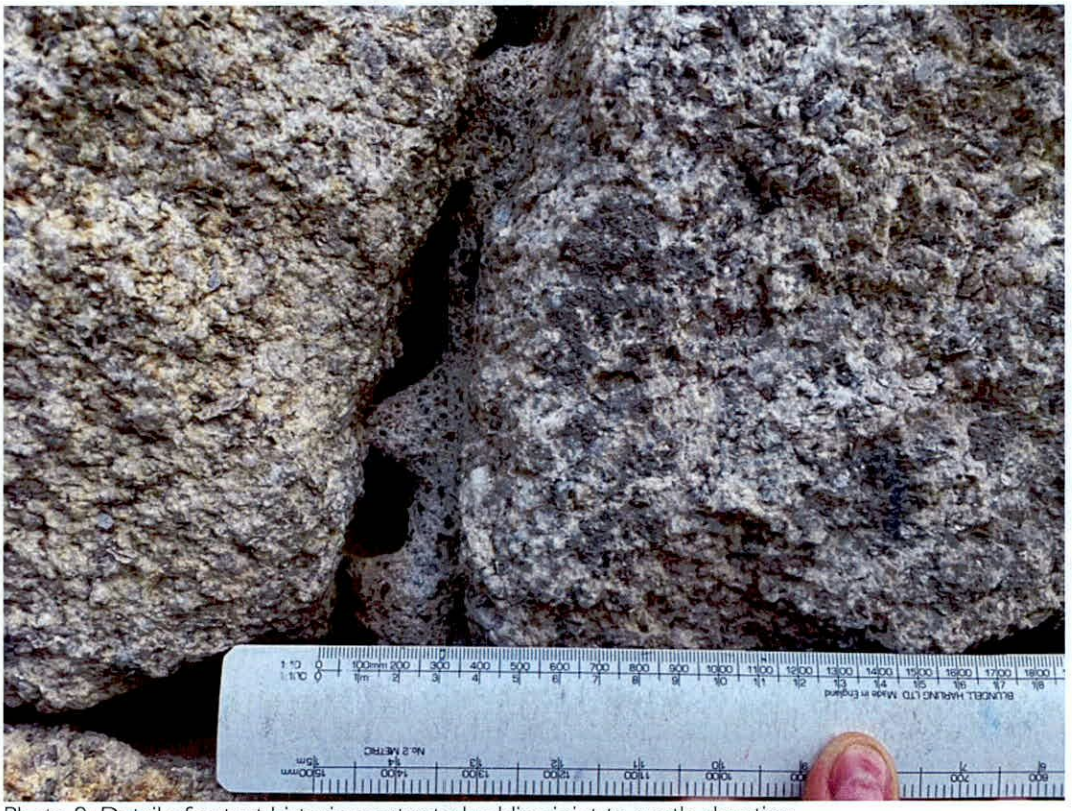


Photo 9: Detail of extant historic mortar to bedding joint to north elevation

Photo 10: Detail of roof lanterns from east entrance area

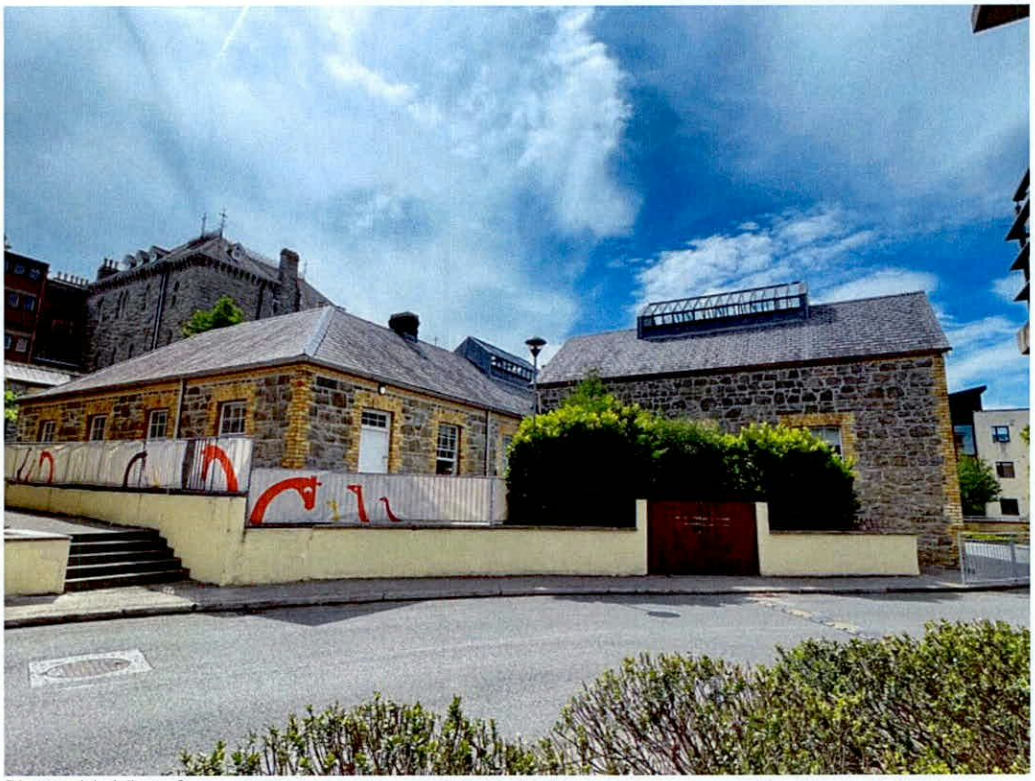


Photo 11: View from east

Photo 12: View from south-east corner

Photo 13: Detail of roof condition, south elevation

Photo 14: Detail of roof condition, internal valley

Photo 15: Detail of typical condition of roof lanterns

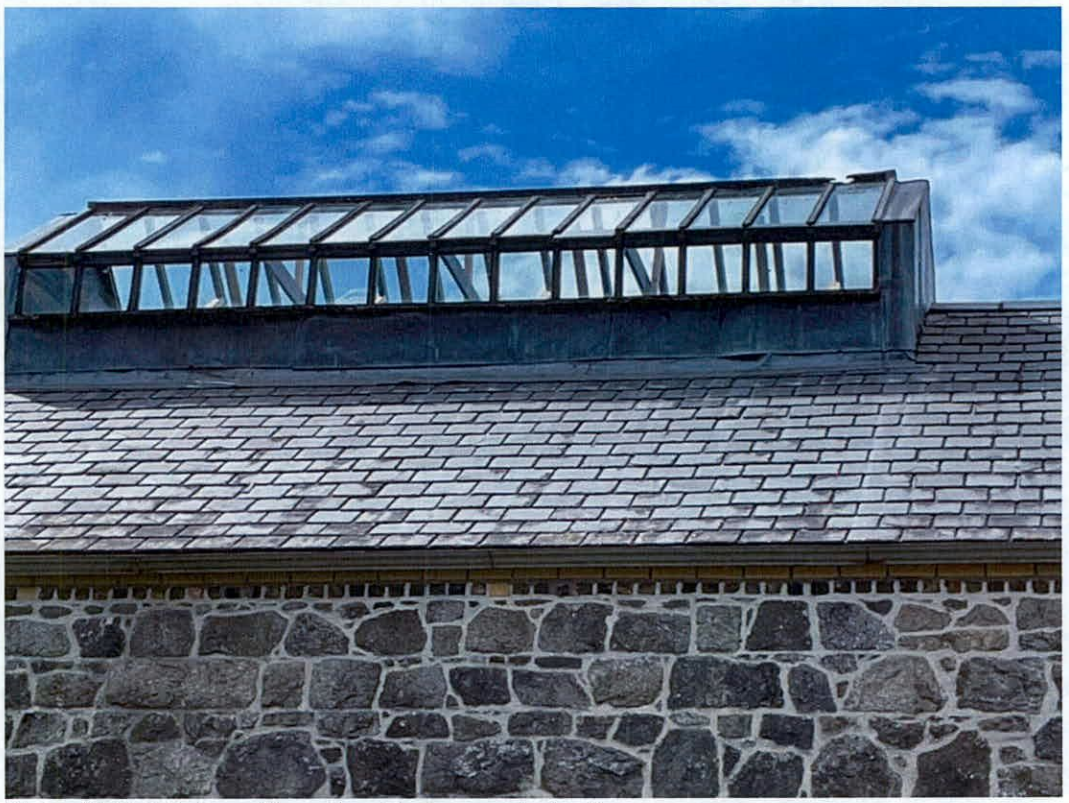


Photo 16: Detail of condition of roof lantern, west elevation

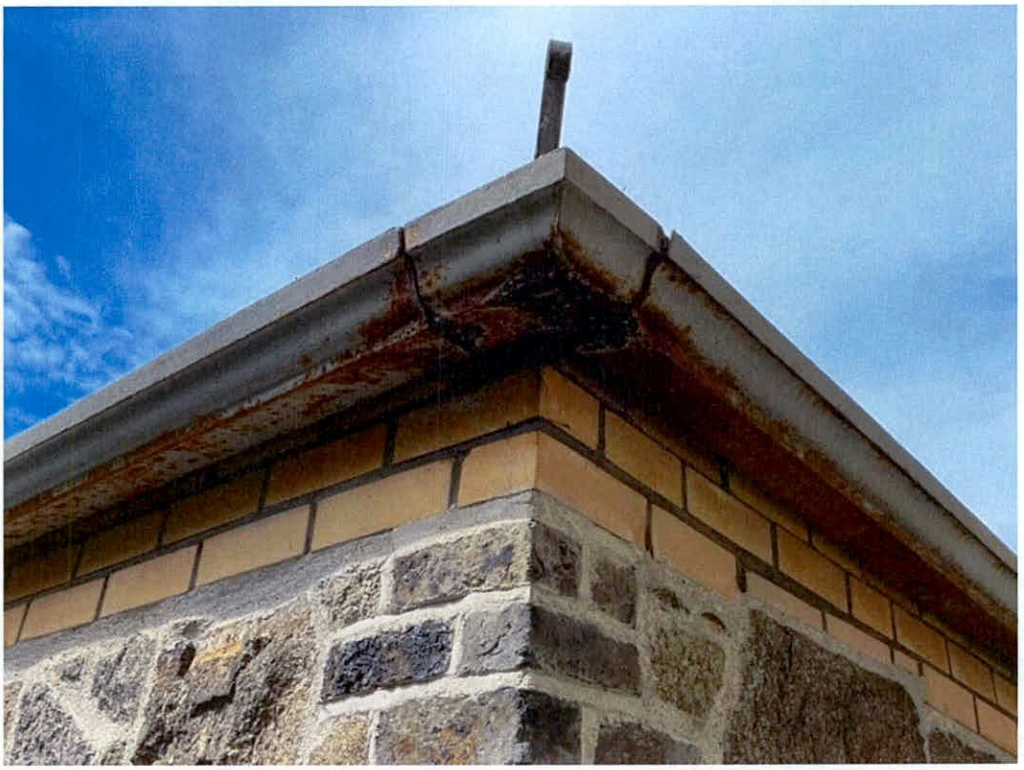


Photo 17: Detail of condition of cast iron guttering

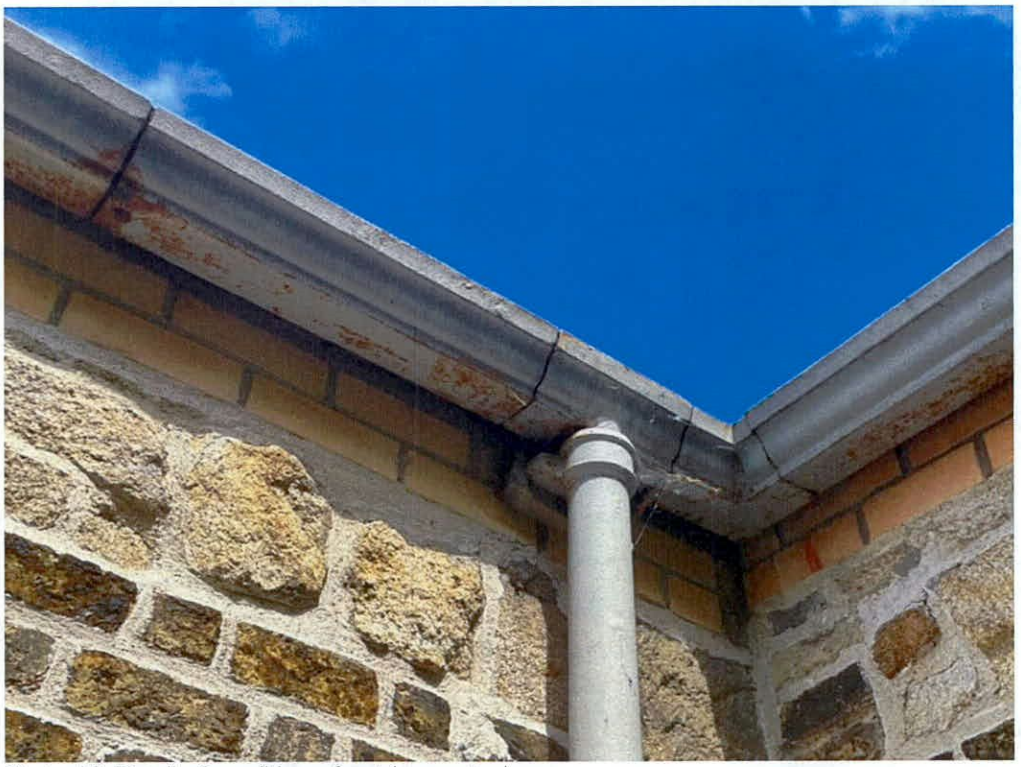


Photo 18: Detail of condition of cast iron guttering

Photo 19: Sample internal detail of typical reproduction sash window joinery

Photo 20: Sample internal detail of typical reproduction sash window joinery

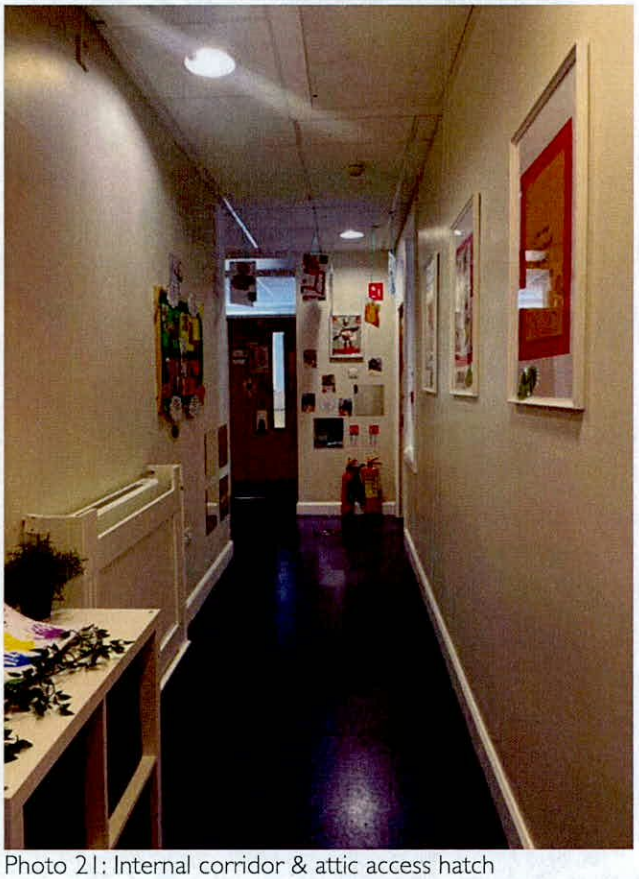


Photo 21: Internal corridor & attic access hatch

Photo 22: Suspended ceilings and evidence of water ingress

Photo 23: Attic space over central roof section/staff room & sleep room

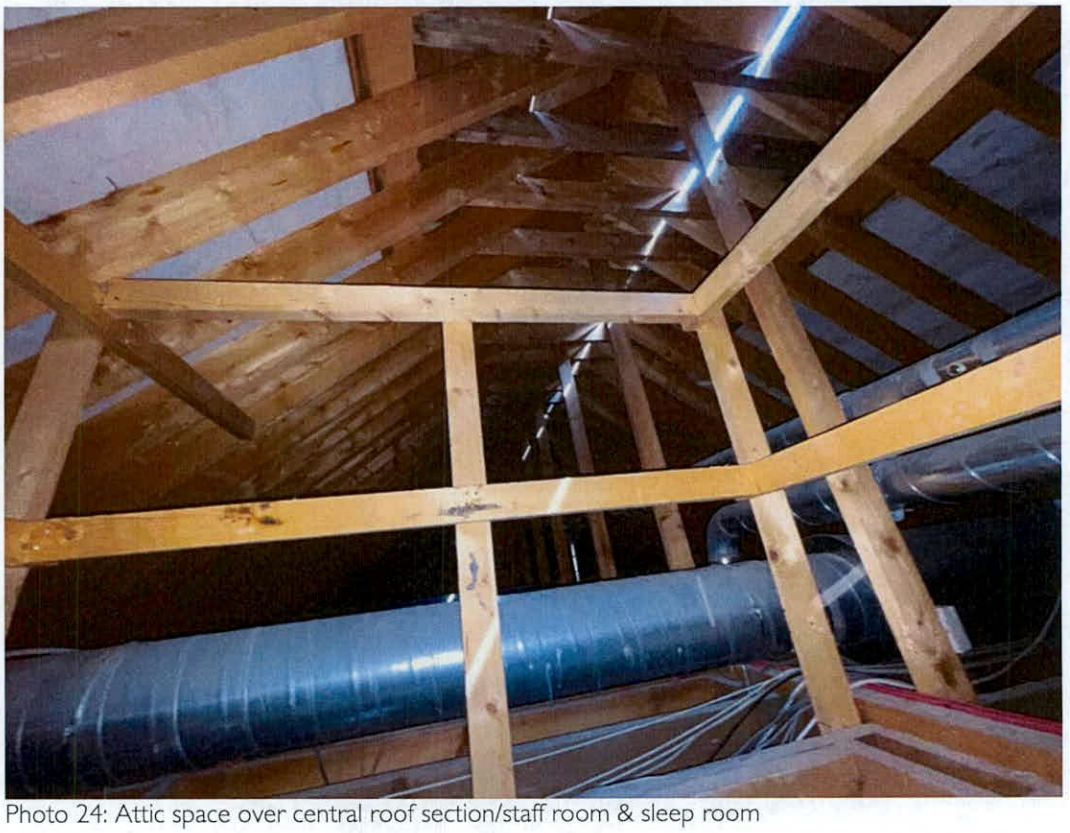


Photo 24: Attic space over central roof section/staff room & sleep room