

CONSERVATION REPORT

and

ARCHITECTURAL ASSESSMENT

For

Proposed Change of Use and Associated Works

at

**Presentation Convent ,
Clondalkin, Dublin 22.**



**CONSERVATION & ARCHITECTURAL REPORT
For Proposed Change of Use and Associated Works**

1.0 INTRODUCTION

1.1 The following report was prepared as part of the submission for planning permission for the Presentation Convent, Clondalkin, Dublin 22. The planning application relates to proposed change of use of the Convent Building as a geriatric day-care centre to include associated internal interventions. Only minor external works are proposed to the building; these include minor external alterations and works associated with the erection of new circulation cores within the courtyard area.

It is a visual survey and architectural assessment of the buildings, and was prepared for that purpose only. No opening up works of the structure took place and therefore only those areas visible to the naked eye were viewed. Remarks made on the condition as found are general and for guidance only in the context of the building's status as a Protected Structure. It does not form a services report as no services were tested.

1.2 The structure under examination is a Gothic revival Church & Convent of constructed c. 1857 and built to the designs of William Caldbeck.

1.3 The building is listed as Protected Structure as defined by the Local Government (Planning and Development Act, 2000) in the current South Dublin Development Plan 2016-22 – Record of Protected Structures – as following:

Ref. No.	158
Name	Presentation Convent & Church of Immaculate Conception
Street	Main Road, Blackrock
Town	Clondalkin (Dublin 22)
Building Type	Church & Convent
Status	RPS
Importance	Regional
X	307110
Y	230972
Map Ref No.	158
NIAH No.	11209046

1.3 This report was prepared by Sheehan & Barry Architects, who are a Grade One accredited conservation practice under the RIAI system of conservation accreditation.

1.4 The purpose of the report is to examine the structure in detail and to report on the architectural features and general architectural qualities of the building in the context of its' status as a Protected Structure within the definition of the Planning Act 2000 and to assess the impact of the proposed works.

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2.0 DESCRIPTIONS & HISTORICAL BACKGROUND

- 2.1 The complex of the Church of the Immaculate Conception and Presentation Convent is located in its own grounds entered via a gothic revival gateway of c. 1891 located on Laurel Park, Clondalkin. The complex forms a quadrangle with three sides formed of the convent structure and the east side being formed of the Church of Immaculate Conception.

The buildings were designed by William Caldbeck, a prolific architect of the mid nineteenth century.

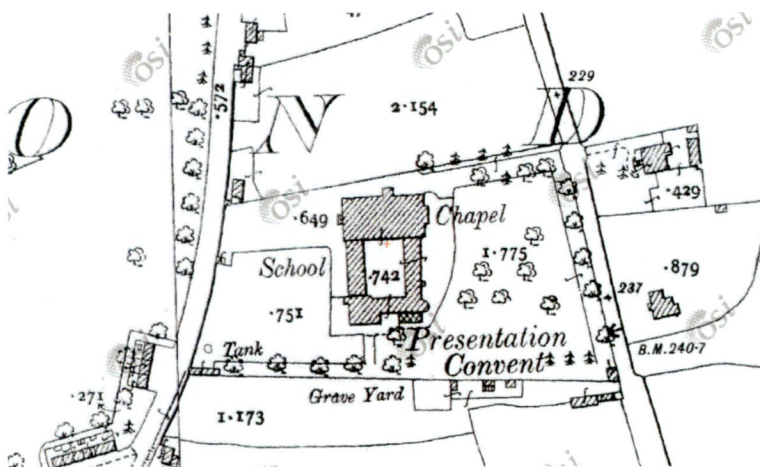


Fig 1: Extract from 1907 Ordnance Survey historic 6" to 1 mile map
(© Ordnance Survey Ireland, 2018 –maps sourced via Archinfo, authorised agent)

- 2.2 The complex is constructed of two and three storeys in squared and snecked limestone with dressed calp limestone to windows and doors. The roof is steeply pitched finished in natural slate and punctuated by elaborate combined chimney stacks and dormers. The whole forms a picturesque assembly of forms typical of the gothic revival where the varying internal functions and room uses are expressed externally but unified by a common language and expression. The apparent variety of forms is given some coherence by use of a common material and construction method and a general unity to the scale of openings in contrast to the larger openings of the church. The church, although conjoined to the convent complex is separated by the steeply pointed punctuating device of the bell tower.

The gothic revival style became popular in the mid nineteenth century as an antidote to the more austere aesthetic of the classical revival. Its cultural appeal was part of a general movement towards the romantic in many aspects of culture from literature to landscape and painting. It became almost the default style for ecclesiastical architecture. It is notable that in his domestic and secular buildings Caldbeck happily employed classical styles and in particular the Italianate, whereas in his many commissions

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for the church he preferred the style found at Presentation Convent, no doubt because his patrons also saw it as the natural style for the building's use and function.

- 2.3** The church was constructed on lands donated by the Caldbeck family whose seat was the adjacent and still extant Moyle Park house, which now forms the centre of the grounds of Moyle Park School. Construction work commenced in 1857 and the church was dedicated in 1862.
- 2.4** William Caldbeck was born in 1824, son of William Caldbeck and served his architectural apprenticeship under the distinguished William Deane Butler, architect of St. Mary's Cathedral, Kilkenny and Amiens Street Station (with Sir John Macneill). Caldbeck developed a busy and prolific practice, designing a large number of bank branch buildings for the then National Bank. This was in a classical Italianate style in contrast to the ecclesiastical works undertaken such as St. Mary's Church, Edgeworthstown, Co. Longford (c. 1869) and the church of Saints Pater & Paul, Moate, Co. Westmeath. His most prominent work, if not popularly acknowledged is the surviving façade on Grafton Street, Dublin of the former Brown Thomas department store, now Marks & Spencer and completely altered internally but retaining its lively Italianate facade above ground floor level.
- 2.5** Caldbeck died in 1872 at the age of 48. Presentation Convent may be considered one of his best and most intact works representing a consistent aesthetic carried through to the details of joinery and decoration and most particularly the interior of the Church of the Immaculate Conception with its robust and lively expression of the Gothic Revival style.

In his book 'A Companion Guide to Architecture in Ireland 1837-1921' Jeremy Williams notes that the church was '*designed in 1856 (along with an adjoining convent) by William Caldbeck in a Puginesque Gothic Revival idiom – his largest religious commission. Well Preserved Interiors.*'

The reference to the work of Pugin is apposite. Augustus Welby Pugin had been at the vanguard of the Gothic Revival, lending it historic authenticity in terms of details and momentum and by virtue of his advocacy and influence. He designed many structures in Ireland such as St. Mary's Cathedral in Killarney and St. Aidans' Cathedral in Enniscorthy and must have been a significant influence on Caldbeck.

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3.0 GENERAL ASSESSMENT

3.1 The Church of the Immaculate Conception: The interior of the church has retained much of its interior fittings and decoration and must be regarded as one of the best-preserved Gothic Revival church interiors in Dublin.

3.2 Church Plan

The church plan consists of a wide nave and aisles to either side. The nave is formed to either side by an arcade of heavily moulded gothic arches supported on limestone octagonal columns which in turn lead to the aisles which are simple treated with mono-pitch ceilings with expressed rafters. The central trusses above the nave are also expressed with a criss-cross or scissor truss form below expressed rafters all picked out in dark colours against a plain plaster ceiling.

3.3 Balcony & East Window

The organ balcony is located above the entrance (east) front with a blind arcaded gothic panel front balustrade above cast iron columns, presented before the main east window with richly moulded decorated forms typical of the mid nineteenth century gothic revival. The decorated forms were developed originally in the later gothic period when purely geometrical tracery gave way to more sinuous tracery forms. The church organ is presented on the balcony, centred on the east window.

3.4 High Altar & West Window

The high altar is a richly designed polychrome marble screen to the front of the west window which in contrast to the east window, is more geometrical, being of four slimly proportioned lancets below trefoil and a central quatrefoil window set within the overall tracery pattern.

3.5 Stained Glass

The stained glass is of a very high quality and are by the renown stained glass artist William Earley, coming from the studio of Thomas Earley. Aisles to the north are lit by paired lancets containing excellent mid nineteenth century glass. Jeremy Williams notes that Earley died during the commission and that his widow arranged for a memorial section to be included in one of the windows as a tribute to him, a feature which in itself makes the windows at the church of particular note.

3.6 Joinery

The church interior retains its original fine gothic revival joinery including a pierced timber screen to the south of the main altar which allows connection to the chapel of the convent. This has been altered at ground level with the insertion of a modern glazed metal screen of sliding doors.

Original pews, confession boxes and other joinery details compliment the aesthetic totality of the interior.

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- 3.7 The Interior of the Presentation Convent:
The principle entrance to the residential part of the convent is located facing the open gardens on the east facing side of the convent quadrangle.

The interior joinery of the reception areas is intact and consistent. The entrance hall leads to either side to reception spaces entered via arched door-cases with moulded gothic style architraves. Ceiling joists are expressed with chamfered edges, although it is not clear from visual examination if these truly align with the floor joists or are applied as an expressive element. The entrance hall ceiling is carried on a pair of expressed beams supported on simple quadrant brackets. Where the hallway meets the principle circulation corridor, the entry screen is surmounted by a lightly pierced and open timber screen.

The reception rooms, identified appropriately as 'parlours', retain simple chimneypieces, arched recesses and expressed ceiling joists.

- 3.8 The plan form of the convent is essentially intact retaining a simple circulation route which follows the internal form of the courtyard from which rooms are accessed leading successively to a collection of more formal reception rooms or rooms for religious use allied to more service orientated spaces supporting the function of the convent reinforcing its self reliant nature.

The eastern range: as noted above, contains the principle private entrance and adjacent parlours and connects to the large chapel off the parish church. At the southern corner end of the range, a large roof with a canted bay is used as a private oratory for the convent.

The southern range: the plan contains a number of large dining and kitchen spaces again accessed off the courtyard corridor and retaining a consistency of detail in terms of window shutters and architraves and door casings and the expressed ceiling joists. The overall consistency of original detail survives exhibiting an appropriate understatement and restraint typical of a residential religious institution. This speaks of the type of understated and modest architectural expression rather than particular display or decorative flourish which one would expect of the building type, style and date.

The western range: The conjunction of the southern and western ranges at the south-west corner contains a large number of smaller service, storage and circulation spaces. The southern range contains another public entrance, in this case leading to a larger parish meeting hall for more public functions, now subdivided by modern partitions. Vertical circulation is concentrated on this range with both a granite and cast iron staircase expressed as a stair tower with steeply pitched roof raised above the general ridge line and a secondary timber staircase closer to the entrance on this façade. The western range represents the more public functions of the convent consistent with its location on the same range as the principle front to the Church of the Immaculate Conception.

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- 3.9 External expression: The east facing range is perhaps the most successful composition architecturally. The range represents the resolution of the convent's more private, domestic and residential function.

4.0 ROOM BY ROOM ANALYSIS.

GROUND FLOOR

- 4.1 Entrance Hall – (Eastern Range); the rectilinear entrance hall located on the eastern range is expressed externally by a shallow projection externally and features an original double door set within a gothic archway. To right and left arched door cases lead to matching reception rooms or parlours. The ceiling is of simple gothic revival character with expressed beams supporting open joists with quadrant brackets – all painted white. A pair of stained doors are set within a screen featuring paired lancets and obscure glass in leaded settings below a painted pierced timber gothic over-door fanlight reinforcing the consistent and original character of the space.
- 4.2 Parlours: the restrained interiors of the pair of reception rooms or parlours located to either side of the entrance hallway retain simple and original bracketed stone chimneypieces which have been painted to resemble timber. The ceilings feature expressed joists stained to match the chimneypieces and matching the original window shutters and linings within the arched openings to both rooms – featuring original sliding sash windows and panelled shutters with bevelled mouldings and moulded architraves.
- 4.3 Transverse Corridor and Chapel: the entrance hallway leads to a transverse corridor which features the expressed ceiling joists, simple sheeted wall treatment to dado height and retained original window openings allowing views to the large internal courtyard. To the north the transverse corridor affords access to the large chapel which allowed the residents of the convent to join with the Mass while affording necessary privacy expressed in the timber gothic revival screen which separates the space from the church but allows a clear view of the main altar. The screen has been altered at lower level by the insertion of a modern glazed screen but retains the original gothic revival character of the upper section with six lancets split by a single mullion forming the stem of a circular trefoil upper light. Windows within this space act as a transitional device between the smaller more domestic openings of the residential element of the building and the larger windows of the church being paired lancets below a trefoil mirrored to the courtyard but with a raised cill. The ceiling also features expressed joists as with the parlours but larger to reflect the wider span and the special nature of this space subtly recognised by the addition of small gold decorative squares added to the bevelled edges of the joists.

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- 4.4 To the south the transverse corridor terminates in a large reception room, later altered with a subdividing screen to form a smaller private chapel and ante-space and centred on a deeply expressed bay window with lancet timber sliding sashes and a wide arched opening to the bay. The arch is of the flattened gothic arch type found through the openings within the convent, being generated from multiple points and sometimes known as a Tudor gothic arch. The ceiling has been dropped with the addition of a modern tiled suspended ceiling. It is reasonable to expect that this room may contain a plaster moulded cornice above the suspended ceiling as this is evident in the equivalent room immediately above on the first floor.
- 4.5 Staircase 01 (southern range): the courtyard plan requires a number of access points to the first floor. The southern range features a timber staircase set between the reception and more functional spaces. The newel to this staircase features a distinct attenuated pointed finial above a stepped octagonal newel post.
- 4.6 Dining Room and Kitchen: the large dining room is a typical of the large communal space with detail restrained and expressive of the collegiate nature of the space, with understated expression given by the ceiling joists, modestly sized chimneypiece matching those found in the parlours. Window joinery is extant and original featuring more robustly detailed paired lanced separated by plain mullions and deeply canted window casings and panelled shutters and architraves matching those found in other principal spaces. The adjacent kitchen is understandably more functional and a dropped ceiling has been installed which may, subject to investigation, the expressed joists found elsewhere. The window detail marks a division between the residential character of adjacent spaces and the more functional character of the kitchen and other service spaces being set without splay or elaborate window casing without the same degree of decorative detail. Mullions are finely proportioned being deep and plain
- 4.7 Laundry and attendant service spaces: The functional character of these spaces matches the adjacent kitchen. The external expression of this 'service tower' with its canted buttresses follows the gothic revival ethos of internal functional finding clear expression in exterior form. It is clear that the original architectural form and function retains it's plan integrity in that original function largely survives.
- 4.8 Corner of corridor spine and staircase tower: The spine or courtyard corridor leads to a tighter and narrowed junction where the southern and western ranges conjoin somewhat awkwardly. Stepped sheeted dado wall panelling is stained and doors are a mixture of panelled flat headed and gothic arched six panelled doors with a Tudor arch character. Externally, to the western range the staircase (Staircase 02) is clearly expressed as a tower with stepped quatrefoil openings following the rake of the stairs and denoting its function. The staircase itself is accessed off one of two public doors within the western elevation and is of monolithic painted granite steps without moulding or nosing framed by a closed masonry string supporting a wrought iron balustrade with cast iron leafate embellishments

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and timber handrail and newels producing a somewhat eclectic composition.

- 4.8 Secondary spaces and timber staircase (Staircase 03): A number of smaller service and storage spaces are located between Staircase 02 and Staircase 03. Staircase 03 is of timber and is a closed string timber stair with attenuated timber balusters and simple bevelled newel posts – walls are clad in t+g sheeting. The ceiling in this space is also of exposed ceiling joists.
- 4.9 Parish Hall (now subdivided): the large original parish hall was clearly original intended as a single volume and is equivalent in scale to the convent chapel off the main church. It has been divided more recently into a set of parish meeting rooms leading one to another. This is achieved by sheeted studs with glazed screens below – the ceiling room is supported and divided by a timber beam below the expressed ceiling joists with cast iron columns. The internal character is functional and plain with simplified window joinery.
- 4.10 Parish Meeting Room: The smaller parish meeting room leads directly to the body of the church and has a modern dropped ceiling. A simple arched opening leads to the church while a deeply revealed door leads to the internal courtyard with original triple panelled solid timber door.

4.11 FIRST FLOOR

- 4.12 Returning to the eastern range at first floor level, the layout follows an internal corridor facing into the courtyard and opening on to a sequence of residential rooms of broadly similar proportions and format, being mostly without fireplaces and largely served by a single window so that the institutional and communal nature of the building use is expressed very clearly by the general lack of hierarchy within room formats. The larger rooms retain a simple straight run cornice giving them a degree of domesticity allied to the original window casings and sliding sash windows.

Courtyard corridor: the corridor retains its exposed undecorated joists and is enlivened only by a small number of arched window openings with deeply revealed window casings and sliding timber sashes. At almost the halfway point the corridor expresses the structural division of the ground floor separation between the large private chapel and the adjacent parlour is expressed at first floor by a stepped and asymmetrical gothic arch which provides an articulation to the long otherwise simple corridor.

- 4.13 Sitting Room: the large corner sitting room located at the junction of the eastern and southern range is clearly a room of status within the plan layout and a communal space for the occupants. The room retains a simple bracketed chimneypiece similar to that found in more important spaces on the ground floor and an original straight run cornice running around but not extending into the canted bay. The room expresses its relative importance within the plan by its scale and detail with three large windows including a deep bay set within a Tudor archway setting off the fine window articulation with scalloped top window panes leading to a

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pointed trefoil top light. The south facing window are simpler paired sliding sashes with wide weight box mullions and panelled and bevelled panel details. The entire contributes to an intact and fine gothic revival room.

- 4.14 Southern Range – Staircase 02: the timber staircase continues to the second floor with a open string format and continuous handrail without newel posts. Its surface has been covered with a modern linoleum.
- 4.15 Office and adjacent bedrooms: the larger room presently used as an office: the larger room exhibits its relative status with a straight run cornice and chimney breast. The adjacent bedrooms are simpler, without cornice and from their proportion may be a result of later sub-division.
- 4.16 Courtyard Corridor: This exhibits a slightly different character as the ceiling retains an open joisted ceiling with pitched ceiling and steps at the junction with the service tower, also defined by an archway. The corridor retains the small gothic revival windows matching the eastern range.
- 4.17 Service tower: the terminal (western) end of the southern range is articulated by the expression of the service tower with its simpler form and use. This section of the plan has been sub-divided into bedrooms and bathrooms with a secondary dog-leg staircase (Staircase 04) leading to the second floor. The staircase is an open string stair stained mid-brown and using a combination of newel and swan neck landings. The balusters, as with all the staircases within the structure, exhibit subtle changes with the balusters on Staircase 04 having a double turn mould along the centre of the baluster shaft.

The configuration of rooms within this service tower may have been altered as the form and disposition of the rooms is somewhat awkward and the positioning of the passage through to the library is off centre and not handled with the same conviction as other spaces.

- 4.18 Library: the library is accessed via a timber screen, itself set with a deep segmental but not gothic archway suggesting later alteration to the layout. The room is now used for a formal purpose but lacks any decorative confirmation of higher status apart from a shallow chimney breast. The room leads at the top (north-west) corner to the projecting staircase (Staircase 02) with its austere granite steps and wrought iron balustrade and plain internal finish. The paired lancet windows facing to the west have been truncated by the insertion of what appears to be a later floor forming a second floor, while the architectural logic of this space would be that the tower's volume should be fully expressed internally.
- 4.19 Staircase 03: The timber closed string stair continues to the second floor retaining the same baluster as the ground floor and simply configured newel post.
- 4.20 Parish Meeting Room: the first floor meeting room retains its large volume without sub-division and reflects the same volume as the sub-divided parish meeting spaces on the equivalent ground floor below. The room with its dual aspect and original window casings and shutters retains some

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sense of its original character but a modern dropped ceiling alters the proportion. It may be reasonable to assume that the room has an expressed open joist ceiling as with the other principle non-domestic spaces within the structure. The room has the plain sheeted to dado height panelling detail as elsewhere. The double-door leading into the space is half glazed with original stained glass. The room forms a gable end with no direct connection to the church allowing the form and volume of the church to be expressed.

4.21 SECOND FLOOR

4.22 The second floor accommodation in The Presentation Convent is limited and divided into two distinct separated areas. On the southern range Staircase 01 leads continuously to a set of attic rooms. These rooms are strictly utilitarian in form and detail and apart from the continuation of the original joinery of Staircase 01, do not exhibit any particular architectural detail or decoration. The balustrade of this staircase is composed of bevelled balusters and an open string with decorated tread ends formed of cut quatrefoils and abstract gothic forms set within a bracket shape Joinery is retained at window although simpler than for lower floors and windows are original and extant.

4.23 The second floor rooms accessed off Staircase 02 are independent from the adjacent suite of rooms access off Staircase 01 and is the only portion of the design where a second floor is fully expressed as part of the tower composition which forms the break between the more residential part of the quadrangle and the more public functions of the south west corner and western range.

The most interesting architectural element is Staircase 02 which continuously winds from the first floor to the second retaining its original staircase joinery in full. The gable wall with the adjacent 2 storey portion of the southern range is exposed within the staircase (02) in an almost accidental collision of architectural forms. The corbelled out structural support for the wide chimney stack at roof level is expressed with a series of mouldings and steps visible within the staircase. This suggests that the three storey element was constructed at a slightly later phase so that the corbelling of the end gable became 'captured' within this staircase.

Rooms on this level are plain and likely re-partitioned more recently to form bedrooms and attendant bathrooms etc. Window joinery survives and is original. The staircase is an open string with turned timber balusters and a combination of newels and swan neck progressions.

4.24 Second floor rooms (Western Range): the staircase (Staircase 04) continues upwards to open out to a store with a further store area connected by a short corridor and steps. The second store area is located directly above the Staircase 03 and from the treatment below wherein the ceiling is inserted crudely across windows would suggest that this store is a later addition. Surviving staircase and other joinery is simpler than at lower floors with no casings to windows and simple square balusters with bevelled corners.

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5.0 OUTLINE IMPACT ANALYSIS.

5.1 Summary of likely Impacts arising from proposed internal alterations within the portion of the Protected Structure under application.

5.2.1 It is proposed to make internal alterations within the Protected Structure. These are similar in many instances with those already described and approved under Grant of Permission ref. SD18A/0328 (ABP ref. 304708-19). This report will examine all proposed adjustments to the interior contained within this current application and impacts upon the interior character and mitigations etc.

The application also proposed some adjustments to the internal courtyard creating new vertical circulation points. The conservation impacts of these proposals will be examined also.

5.2.2 Analysis of impacts upon the interior of the Protected Structure:

Proposed interventions:

As with the internal alterations under Grant ref. SD18A/0328, the proposed alterations within the Protected Structure are reviewed and assessed and their impacts categorised under three broad headings ie. whether the interventions may result in a positive, neutral or negative impact and to understand the overall accumulated effect of those impacts in the overall context of development. Protected Structures may be considered as having special interest under a number of categories; these are set out specifically within the Planning and Development Act 2000 and are defined as Architectural; Historical; Archaeological; Artistic; Cultural; Scientific; Technical and Social. Buildings may possess interest under more than one of the categories for assessment. However, architectural interest may be reasonably considered as the most likely and most common area of interest under which Protected Structures achieve recognition and this is the case with the Protected Structure under review in this report.

5.2.3 Impacts: These will be assessed on a room by room basis.

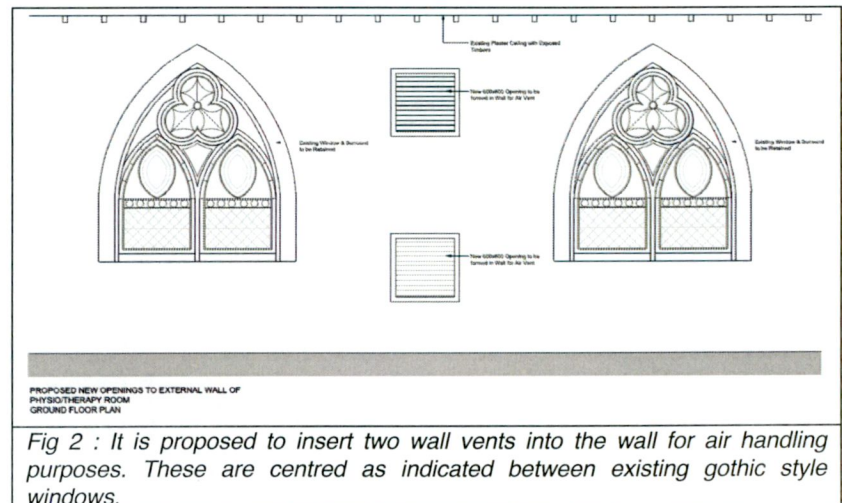
5.3 Summary of likely Impacts arising from Proposed Interventions within the Protected Structure

5.3.1 Ground Floor Rooms (Room G-05) – Quiet Room / Physio / therapy Room created from the former Chapel off the Parish Church:

The large single volume room, presently acting as a chapel off the main Parish Church is proposed to be divided into two separate rooms with a new full height fire rated partition dividing the newly created 'Quiet Room' from the remainder of the room and allowing the new Quiet Room to be accessed only from the main body of the Parish Church. The remainder of the chapel is designated for use a physio / therapy room (Room G-05).

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It is also proposed to create two new openings in the wall to facilitate air handling – these would be placed centrally on the west facing courtyard wall to the right of window ope ref. GW 31.



Impacts : The sub-division of one of the original principle spaces within the body of the convent complex will result in consequent changes to the architectural character of the room. The sub-division retains the elaborate tracery of the four original neo-gothic windows (two facing into the courtyard and two to the external side). If, the requirements of fire compartmentalisation between floors results in the covering of the original exposed decorative joists this will represent a change of character.

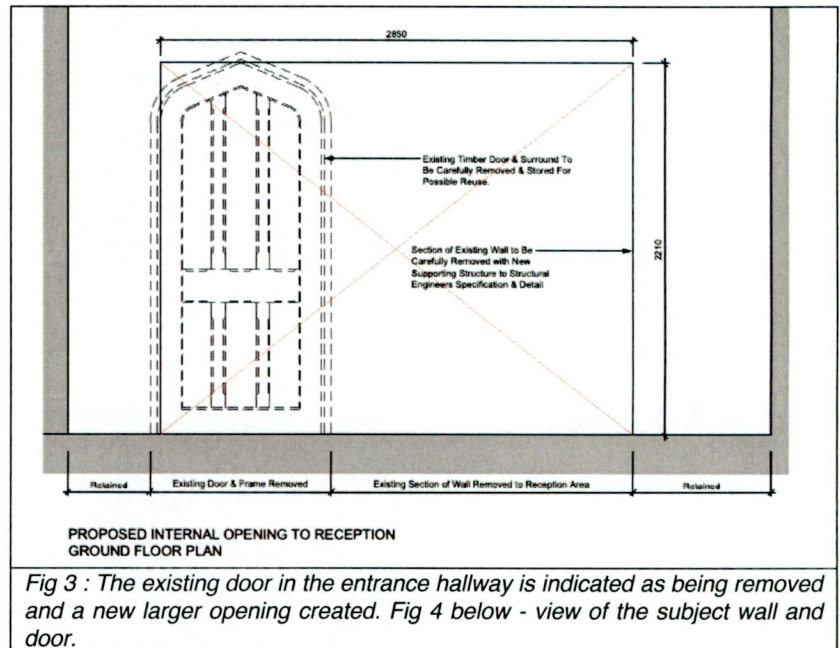
The proposed insertion of 2no. new square ventilation openings and grilles will result in the loss of some original wall fabric. The insertion of the new wall vents themselves should have a relatively minor impact understanding that these should be coloured to match the wall and ideally be flush with the internal wall.

Note: This is the same proposal as that granted under DS18A/0328. The use of the room as a physio / therapy room should have low impacts understanding that equipment will be fitted as loose furniture and not fixed to the walls.

- 5.3.3 Reception (Room G-02) – former reception room off the entrance hallway : it is proposed to convert the room to a reception space. The two principal alterations are the opening up of a new opening between the entrance hallway (G-01) and the adjacent room (G-02) to create an open reception desk / counter facing into the reception area and to insert a stepped partition wall to divide up the room (G-02) into two areas not connected. This intervention will involve the erection of a full height partition. It is noted that the door from the entrance hallway will be removed and set aside in order to create this proposed new reception counter. The room is to be

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fitted out as a new reception room for managing and directing visitors to the building.



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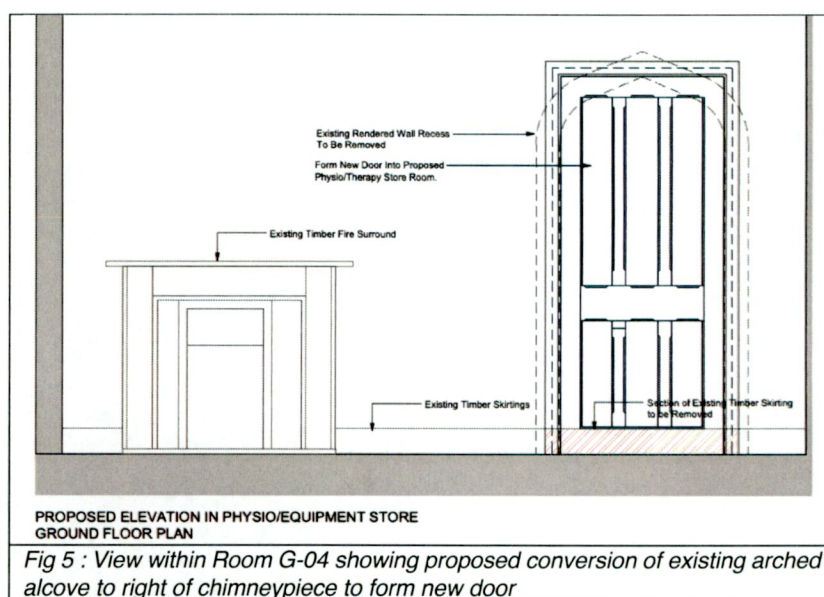


Impacts : the sub-division of one of the principle original reception rooms with consequent changes to the architectural character of the room will have some negative conservation impacts. Chiefly, the opening up of the wall adjacent to the entrance hallway will result in a change of character and the loss or alteration of the character of the original door and door joinery. This elevation will need to be carefully designed in order to mitigate the effects of such alteration although some loss of and change to original character is unavoidable. The sub-division of this room, one of the original reception rooms with consequent changes to the architectural character of the room will have some conservation impacts. It is noted that the original window is retained within the private portion of the room and the proposed partition will be immediately adjacent to the original window architrave and the architectural treatment will need to be carefully considered. If, the requirements of fire compartmentalisation between floors results in the covering of the original exposed decorative joists this will also represent a change of character.

- 5.3.3 Physio / Therapy Room Equipment Store (Room G-04) in former reception room (adjacent to proposed new gym in the former chapel) –: it is proposed to convert the room to a store serving the physio / therapy room. The

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intervention will involve the erection of a fire rated covering (FR-30) to the doors facing the access corridor and the entrance hallway. Access to the physio / therapy room will be via a new door to the side of the existing chimneypiece. The new opening makes use of an existing arched alcove set to the right of the chimneypiece and adjusts it to create an opening similar to those already within Room G-04. This new door will need to be fire rated. The application of fire rated stud over the doors should allow the original joinery to be preserved and may be seen as reversible.



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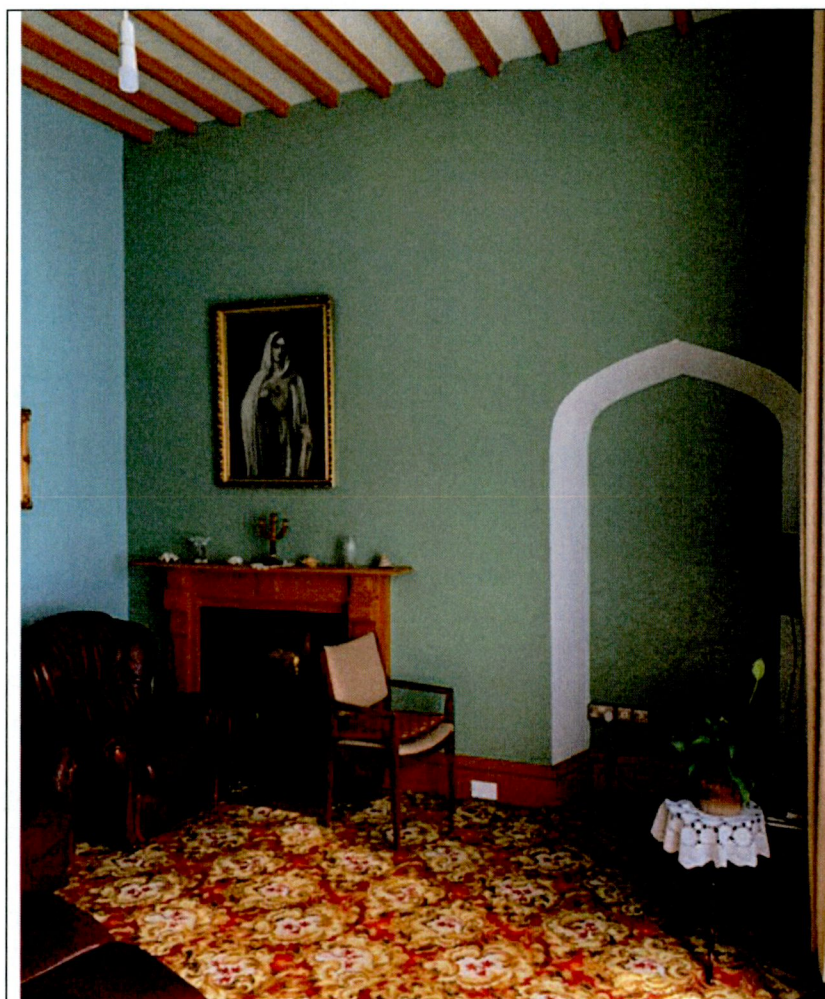


Fig 6 : View within Room G-04 toward existing chimneypiece and alcove where new door is proposed.

Impacts : It is noted that the original window is retained and the original chimneypiece is retained and should not be removed. The fire rated stud covering the two retained doors is a reversible approach. The interventions and use may be considered as modest and low impact. The retention of the original chimneypiece is also considered a positive. If, the requirements of fire compartmentalisation between floors results in the covering of the original exposed decorative joists this will represent a change of character. The insertion of a new door between the room and the adjacent proposed Physio / Therapy room utilises an existing alcove so the change in character may be seen as modest.

- 5.3.4 Alterations to Door swings and new fire door: It is proposed that door swings be adjusted on a number of the existing doors on the ground floor. As a general rule the adjustment of door swings can be achieved with minor joinery adjustments and should not represent a significant change of character. The insertion of a new fire door between the corridor leading to the new Physio / Therapy Room G-05 and the corridor leading off the

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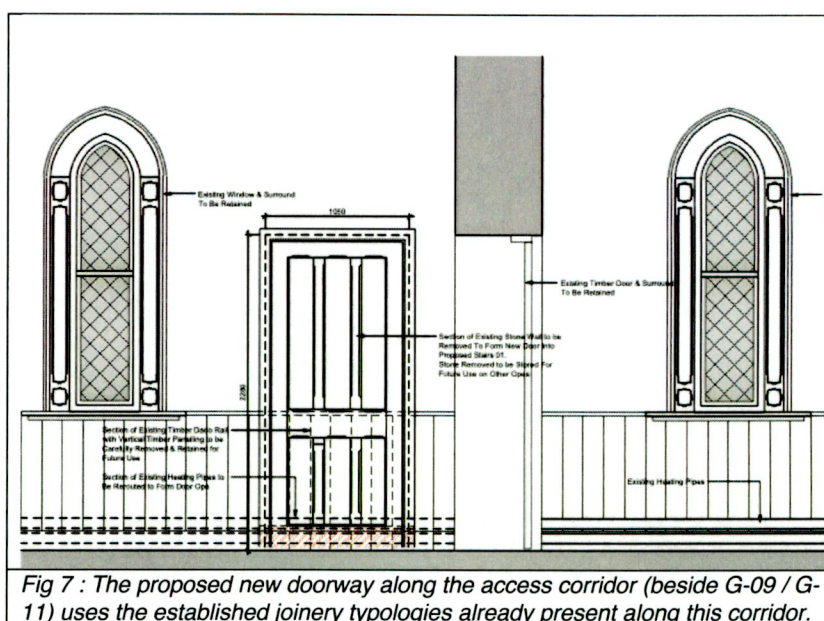
Entrance Hallway G-01 should not have significant conservation implications as it is set within an existing wall opening

- 5.3.5 Coffee Shop (Room G-07) – former reception room used more recently as a Private Chapel: it is noted that the room is presently divided using modern partitions into a lobby and chapel and that this intervention will restore the form of the room into its original single volume.

Impacts : The removal of the later partitions and the restoration of the original room volume, while retaining and restoring extant features such as joinery, windows and cornice-work and the stone chimneypiece, is regarded as a positive conservation impact.

- 5.3.6 Waiting Room (Room G-09) / Part M WC (Room G-11) – former communal dining room: the room is proposed to be divided to form two rooms – one a generous waiting room incorporating the majority of the room including two windows and the remaining portion creating a new Part M compliant WC. The intervention will involve the erection of a new full height partition. The positioning of the new partition allows the retention of the existing chimneypiece and the existing window joinery can be retained. There is some impact in that the single volume character of this room which formed a key part of the social function of the convent use is changed. The impacts can be mitigated by careful design of the new partition.

Corridor adjacent to New Waiting Room & WC (G-09 & G-11): It is proposed to insert a new doorway along this corridor to connect with proposed new staircase 02. This is to be formed between two existing windows which are retained and will use the joinery form of the existing timber panelled doors found within the corridors.



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Impacts : the sub-division of one of the principle original reception rooms with consequent changes to the architectural character of the room will have some negative conservation impacts. It is noted that the original windows are retained within the rooms and the location of the new partition with the window joinery would need to be managed carefully. It is noted that the off-centre partition would result in the retention of the present stone chimneypiece and that this may be considered as a positive conservation impact. If, the requirements of fire compartmentalisation between floors results in the covering of the original exposed decorative joists this will represent a change of character.

The proposed insertion of the new doorway along the corridor to access new staircase 02 is respectful of the established character of this corridor and should have a neutral conservation impact.

- 5.3.7 Hobbies / Craft Room (Room G-16) – former principle kitchen: the room is proposed to be divided to form a large Hobbies / Craft room with a corridor allowing access to adjacent rooms. The room presently has a dropped ceiling and is plain and utilitarian in character. The principle feature is a tripartite window to be retained within the proposed Hobbies / Craft room. Although the present larger room is proposed to be sub-divided, the utilitarian nature of the present room does not contribute significantly to the interest of the structure so its sub-division may reasonably be said to have little negative conservation impact.

Impacts : the sub-division of the principle original kitchen will have some consequent minor changes to the architectural character of the room. This room presently has a dropped ceiling. It is noted that the original window is to be retained within the new Hobbies / Craft Room. The handling of the new partition would need to be managed in detail to mitigate impacts although the plain and utilitarian nature of the room should mean impacts are minor.

- 5.3.8 Rooms – new Kitchen (Room G-18) and adjacent Sluice store (Room G-17) – former store rooms: the room is proposed to be converted creating the new kitchen and adjacent store. The interventions are otherwise modest.

Impacts : the retention of the original window architraves is an important positive element. The impacts are minimal and may be seen as positive in that existing character is enhanced and retained.

- 5.3.9 Store Rooms – the set of smaller store rooms and adjacent corridor space is to be retained with modest interventions in the form of some new partitions.

Impacts : the retention and modernising of these former store room spaces is of little impact in conservation terms and may be seen as generally positive. The present interiors are plain and functional so proposed works do not impact any significant impacts on joinery or other decorative features.

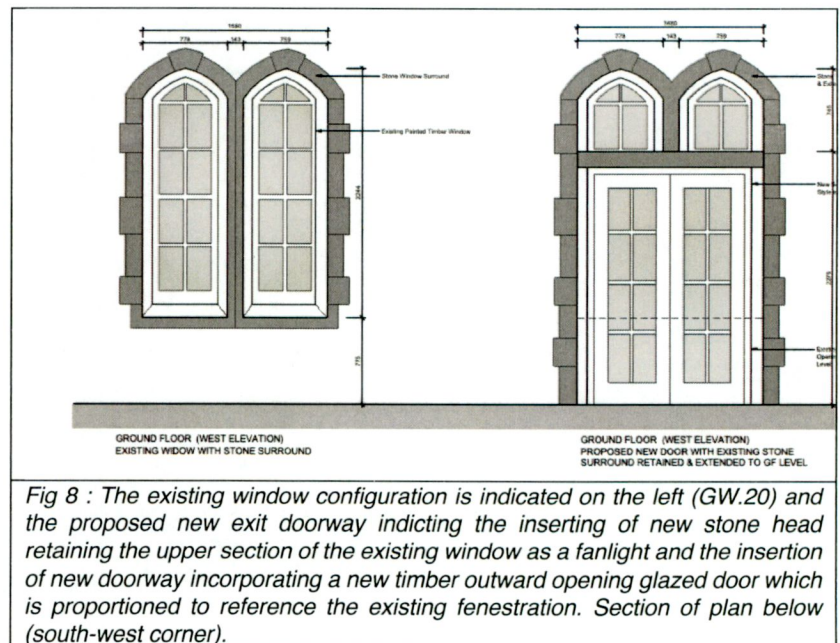
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5.3.10 Staircase (Room G-21) and adjacent store (G-22) – the present stone staircase with cast and wrought iron staircase detail is retained and restored.

Impacts: the retention and restoration of the staircase may be a considered as a positive conservation impact.

5.3.11 New Exit Route (present WCs (G.23) – these rooms are presently configured as communal WCs. It is proposed to strip this space out of the present WC fit-out and to form a new exit route which requires the change from a paired sliding sash timber window configuration to a retained upper light and the insertion of a pair of timber outward opening exit doors.

It is also proposed to form a new access doorway (see Fig.)to the courtyard by adjusting an existing window opening at GW.22 and new stone steps are to be added from this door to the courtyard.



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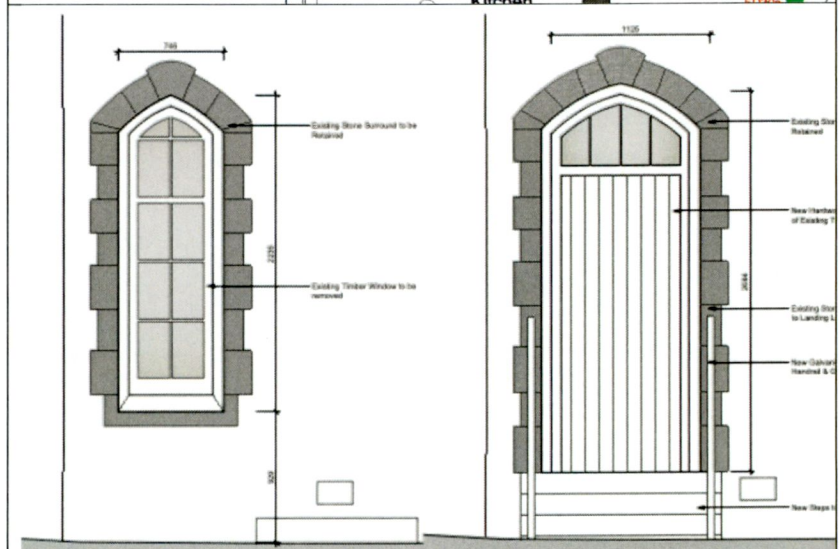


Fig 9 : Existing window indicated at left and proposed new door to open into courtyard at GW 22 (beside '04' on plan at Fig) – new sheeetd timber door and glazed fanlight with dressed stone surround to be retained and modified to form new door opening. New stone steps also to the courtyard.

Impacts : the removal of the WCs may be considered as a positive conservation impact. It is proposed to install a new exit doorway allowing egress to the west side of the building. This requires the removal of some original wall masonry below cill level and the adjustment of the present window form to create a new exit doorcase. The treatment of the timber joinery will need to be reconciled with any requirements of the fire officer such that the nature and character of that joinery is retained as much as possible.

Overall the impact of this proposal is minor in that this elevation is less ordered and architectonic than the east facing and south facing elevations.

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The impact of the proposed new doorway to the courtyard should be minor in that the existing dressed stone will be re-used and modified to create a new doorway. The joinery uses existing sheeted typologies found within the building.

- 5.3.11 Parish meeting rooms – these parish meeting rooms have been formed previously of a larger communal meeting space by the insertion of part glazed timber partitions. It is proposed that these rooms be retained as parish meeting rooms retaining the present partition layout.

These spaces do not form part of the subject application.

Impacts : the sub-division of the rooms was carried out previously. These works propose that the present arrangement be retained and do not form part of the application works.

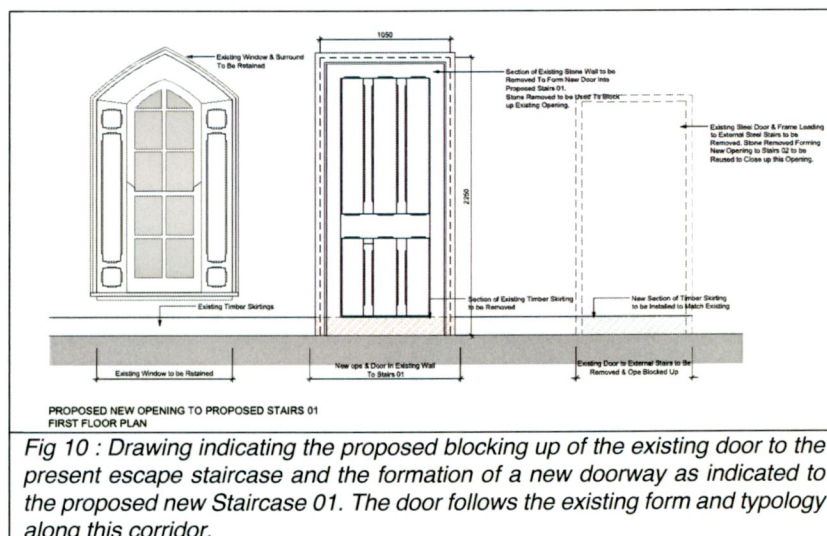
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5.4.0 FIRST FLOOR

5.4.1 Rooms (F-01 to F-11): At present the east facing wing is used as cellular bedrooms with a wide corridor on the courtyard side of the wing. The cellular nature of the wing reflects the egalitarian nature of the religious life of the occupants. Rooms are simple and of a similar size while retaining good window and original joinery.

It is proposed that the simple cellular nature of the spaces be retained and the rooms retained in cellular form with their new use being for consultation purposes. In order to achieve the required modernisation of the rooms, interventions are modest and are confined to the relatively minor adjustment of internal partitions. Original window joinery will be retained. The end of the wing terminates presently with a canted corridor leading to a gothic window with obscure glass overlooking a void in the church. This was to allow residents of the convent to observe the mass. The proposal seeks to create a large single volume room at the end of the wing incorporating the corridor. It is likely that the discreet window overlooking the church would not have originally been in a corridor as presently found but rather within a larger space as now proposed.

It is also proposed that a new door be formed to connect into the proposed new stair tower 01 and that the existing exit door to the present escape staircase be blocked up and the wall and joinery made good.



Impacts : the proposed sub-division reflects the present cellular layout of this part of the building and retains the corridor in its present position. The creation of a single volume space at the north end of this wing (Room F.11) to make the new larger Consultation Room would be a positive conservation impact in that the window overlooking the interior of the main church and adjoining architectural elements can be better presented than in the present layout. This is retained behind a new partition which, along

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with other new and adjusted partitions in Room F.01, creates a new simplified space.

The insertion of the new partition to create an adjusted relationship between F.06 and F.07 has very minor conservation impacts.

The removal of an existing partition to create a larger Consultation Room F.08 should have minor conservation impacts. The blocking up of one of the doorcases equally would have minor conservation impacts.

The blocking up of the existing fire escape door and the formation of a new door will result in the loss of some original fabric to the masonry wall however this can be re-used in the blocking up of the existing door. The use of the same typology for the new door joinery is appropriate so the conservation impacts will be minor and largely neutral.

The insertion of a new fire door along the corridor between rooms F.06 and F.07 can be managed by the use of appropriately designed joinery which references the context.

The impacts of the remainder of the proposed layout to create Consultation Rooms would be neutral to positive noting the requirement to protect and conserve all surviving original joinery and therefore avoid clashes between the proposed modest changes to partitions and that joinery. This should include where possible the retention and re-use of all original doors and retain as much original joinery as possible.

If, the requirements of fire compartmentalisation between compartments and circulation spaces results in the loss of original joinery or other features, this will represent a change of character.

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Fig 11: View above of existing window pattern within first floor corridor running at courtyard side alongside Rooms F-14, F-15 and F-19 at the southern range.

5.4.2 Rooms (F.11 to F.25) at the south facing wing of the original convent building are proposed to form new consultation and meeting rooms with smaller attendant functions. These functions include the use of the principal corner reception room (which terminates the east facing wing also) as a meeting room. This fine room with its oriel window and original chimneypiece will retain its character.

Other rooms are proposed for retention and re-use as consulting rooms. It is proposed that new partitions are introduced in relatively modest in extent and form and confined to a present store room area.

It is also proposed that an existing window be blocked up and a new doorway formed into the proposed new Staircase Tower 02 where another window is presently located.

Impacts : the proposed uses reflect the present cellular layout of this part of the building and retains the corridor in its present position. The general impacts should be neutral in conservation terms as the new partitions are very modest in form and impact and confined essentially to one room (Store Room F.25). These partitions are set back from surviving original window joinery and other joinery.

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The impacts of the remainder of the proposed layout to create consultation rooms and rooms attendant to that function such as compliant WCs and store rooms. As noted under 5.4.1 above, this should include where possible the retention and re-use of all original doors and retain as much original joinery as possible.

- 5.4.3 The proposal retains the use of the original staircase on the western wing (Room F.26 at this level). This adjoins the parish offices which do not form part of the subject application.

Impacts : the retained and restored staircase is a positive conservation impact.

5.5.0 SECOND FLOOR

- 5.5.1 The second floor is divided into a larger section on the southern wing and a small section of storage rooms on the western range at second floor level.

- 5.5.2 It is proposed that rooms on the second floor are used for administrative offices and staff facilities. To that end very minor changes to the existing layout are proposed. These include the insertion of a ramp beside the existing principal staircase and a small section of new studwork in the adjacent store room.

It is proposed that an existing window on the landing adjacent to the proposed new stair tower 02 be replaced by a new doorway. This is adjacent to existing internal staircase 04.

Impacts : the minor reconfiguration of this area of the second floor may reasonably be seen as having a neutral to positive conservation impact on this set of spaces and will allow for the removal for the continuous use of this area of the original building. The character of these spaces is simpler than on lower floors and the revised fit-out of these attic spaces will allow for the surviving original architectural elements of note, principally window joinery, to be conserved and where appropriate restored where and if damaged.

The existing storage areas on the western range are modest in size and their character will not be significantly impacted.

The proposal to replace a window on the second floor landing (adjacent to Staircase 04) with a new doorway leading to proposed new stair tower 02 will result in the loss of some original fabric including a sash window and window linings. This may reasonably be regarded as a local negative conservation impact. However, in order for the structure to be viable modern and compliant access and escape from fire will necessary. The chosen location has the least impact within the courtyard and on the structure generally.

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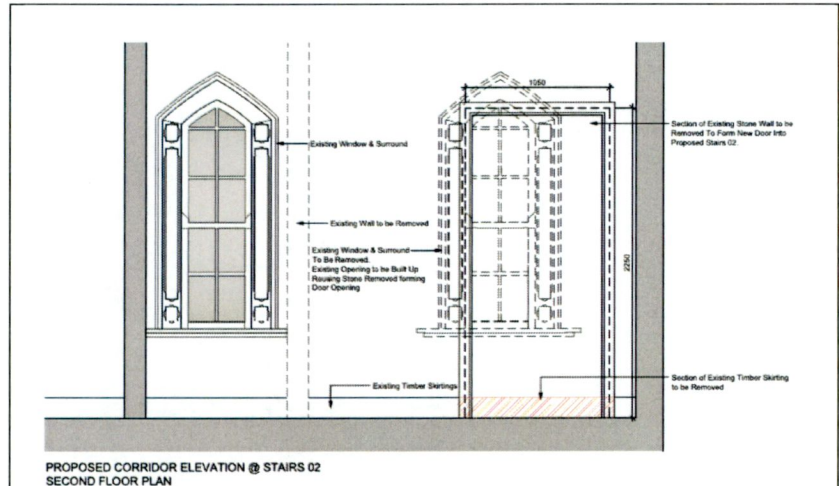


Fig 12: Second floor corridor indicating the forming of a new opening to proposed new stair tower 02. Existing window to be replaced with new doorway.

5.6.0 EXTERNAL (Courtyard works)

- 5.6.1 It is proposed to add 2no. staircase towers within the courtyard, one to contain a lift. These are to facilitate access and escape and to replace recent fire escape and lift structures which are both non-compliant and not functional.

The design of the proposed new staircase towers will be modern in form and materials while referencing the materiality of the original structure. They will be clearly contemporary in form and expression and employ the device of a glazed interface with the original stone wall so that weathering details are light touch and discreet.

- 5.6.2 Staircase 01 : This is to be located on the north-east corner of the internal courtyard adjacent to the proposed Physio / Therapy Room. It will replace a metal external open staircase of modern installation which is no longer safe or compliant for escape purposes.

The proposed staircase is to be constructed using a frame structure clad externally with selected zinc panels with expressed standing seams to create texture and surface and glazed curtain walling which is located to separate the new structure with a 'light touch' junction where it adjoins the existing masonry walls of the convent structure's internal courtyard. The structure is flat roofed and is set below the internal courtyard eaves line of the main roof.

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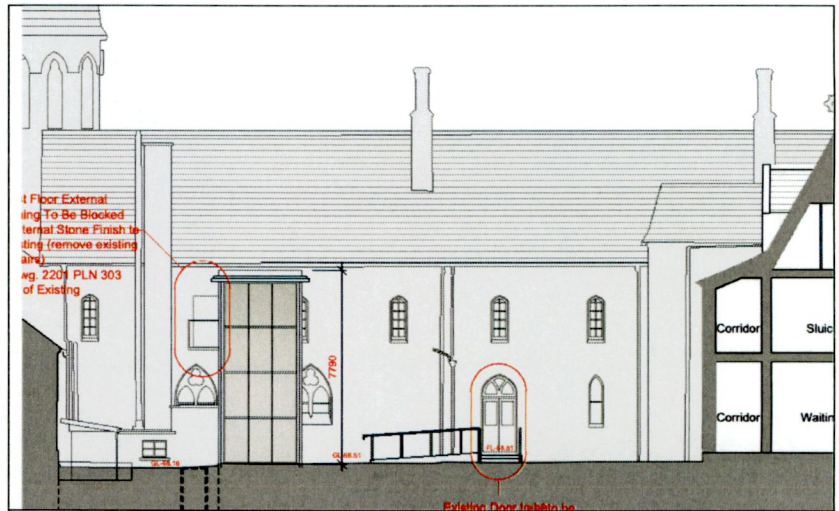


Fig 13 : The proposed new staircase 1 – glazed curtain walling and zinc cladding are the main materials.

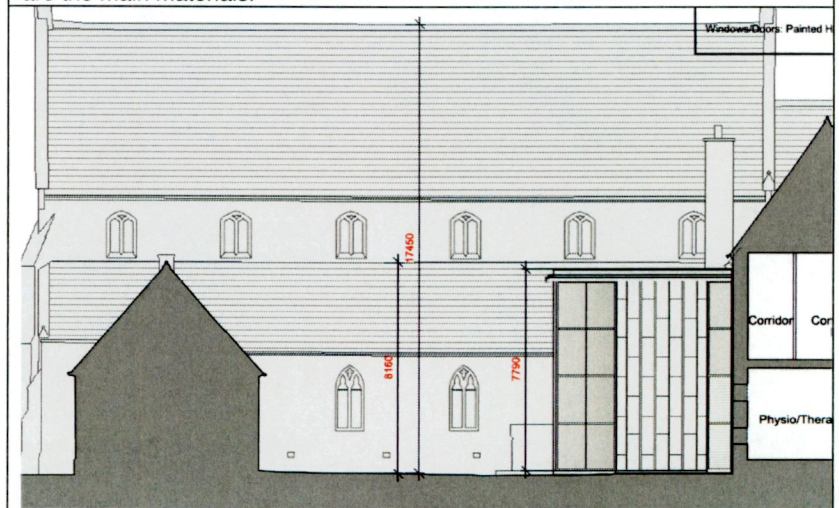


Fig 14: Side elevation of proposed new staircase 1 – note the junction with the existing walls to be formed of a glazed band.

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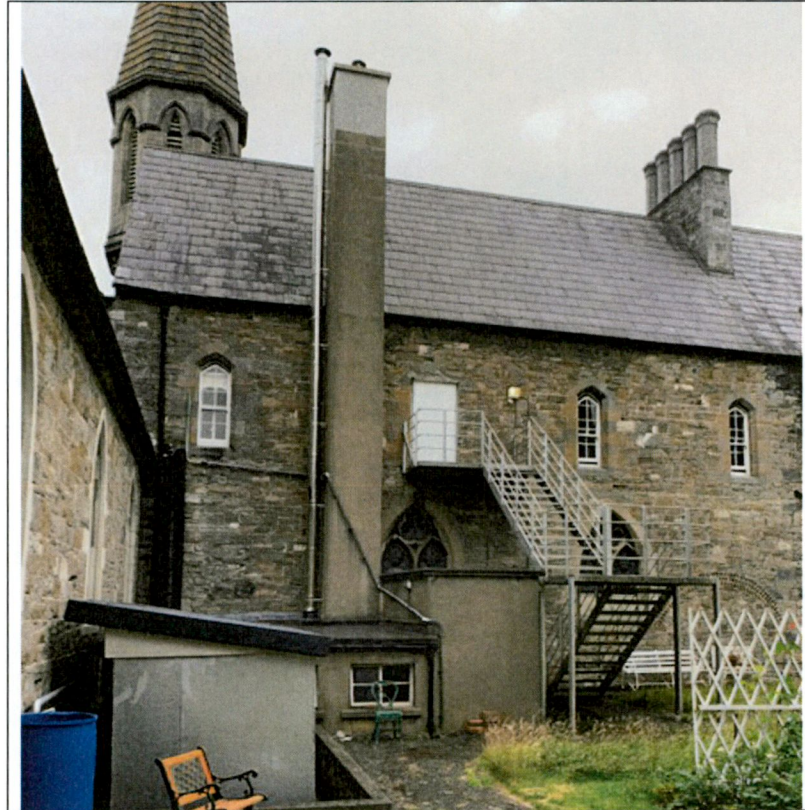


Fig 15 : Existing view with metal external stairs to be replaced by new Stairs 01 – note also the modern white doorway at the top of the existing stairs to be infilled with stone to match surrounding materials and bonding pattern.

- 5.6.3 Impacts: the proposed new Staircase 1 is larger in scale than the existing external staircase and as such represent a change of form and scale within the courtyard. However, in order for the building to be safe and compliant, new access structures for escape are required. The courtyard, which was always intended as a service space within the convent, is the appropriate location for the insertion of these new staircases.

The design is clearly contemporary and a clear narrative between with the original convent structures is maintained. The use of a glazed band where it adjoins the existing structure is an appropriate device for managing that interface between materials. While the insertion will represent a change in character the overall impact should be manageable and should not represent a distinct loss of character. The use of zinc cladding is tonally respectful of the existing palette of materials.

- 5.6.4 Staircase / lift tower 02: This tower is larger than Staircase 1 as it must accommodate both a staircase and replace the existing lift tower located in the southern end of the courtyard adjoining the southern range of the convent structure. It will replace an existing external metal staircase which is no longer safe or compliant with escape requirements.

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The form and materiality of the proposed new stair tower 02 follows the same palette as Stair 01. The taller lift structure is clad externally in the zinc cladding and expressed so that the stair and lift are both differentiated and broken down in form to reduce the mass of the addition and express the separate function. As with the proposed stair 01, the junction between the old convent walls and the new tower is separated by a glazed vertical band to reduce impacts where it immediately connects with the stone walls.

It is noted that a new opening is proposed to connect the new stair with the adjoining internal corridor.

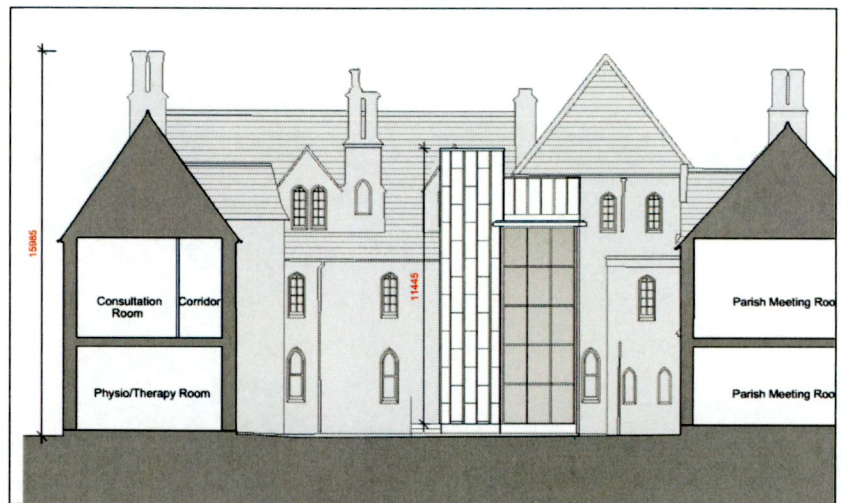


Fig 16: The new staircase tower 02 incorporates a lift tower clad in zinc and expresses the staircase using a glazed curtain wall.

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Fig 17: The existing external staircase is to be removed and the new stair tower 02 located on the footprint of the existing metal staircase.

5.6.5 Impacts: the proposed new Staircase 2 is larger in scale than stair 1 as it must accommodate a lift tower. This element is clearly expressed and the narrative of materials delineates the separate functions of stair and lift. The junction with the existing masonry is separated and managed by the use of a glazed vertical band which allows a lighter junction and allows the stone surface of the original walls to be clearly read. This addition, alongside the introduction of Staircase 01 is clearly a change in scale and form within the internal courtyard. However, in order for the building to be safe and compliant, new access structures for escape and vertical connection are required.

The design is clearly contemporary and connects with Staircase 01 in its form and materiality so that the palette of new materials introduced is contained. The use of a glazed band where it adjoins the existing structure is an appropriate device for managing that interface between materials.

While the insertion of both stair towers will represent a change in character the overall impact should be acceptable and the historic narrative clearly evident.

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6.0 METHODOLOGY – GENERAL STATEMENT

- 6.1.0 RECORD AND SURVEY:** The parts of the building concerned are to be recorded through a combination of measured survey and photographic record. This is assist in establishing the age of initial construction, later interventions and general condition. Works should be carefully recorded during the construction period ensuring that a proper document of the process is created.

These survey works should include:

6.1.1 Introduction:

- 6.1.2** Presentation Convent derives its significance in part from the intact architectural features and character established in large part at the time of the building's original construction and extension from 1857 onwards and reflects the combination of the architect's direction and intention and the owner's sympathy and maintenance of the character of the building since that time.

Caldbeck worked with his patrons and clients on achieving an aesthetic unity, which went well beyond the architectural and structural elements. The interiors and their neo-gothic joinery, decoration and furnishings have survived essentially intact. As such it is a relatively rare survivor of this typology. It is important not just in a local context, but in the wider context of the and design philosophies of the mid 19th century and the gothic revival as expressed by one of its most prolific and competent exponents, William Caldbeck.

To that end and prior to any works being carried out, it is important that all rooms be properly and fully inventorized so that all contents to include surviving original windows, doors, joinery, chimneypieces etc. be carefully recorded and photographed and where located. Room inventories should record the location of each feature or object, a description and photograph to support a detailed tender document allowing for protection and conservation. This will allow for the careful conservation of as much original character as possible. Inventories should for clarity, use the same room codification system as are established on the survey plans.

To that end, a system of room numbering or codification should be used consistently. Although rooms may have traditional names, a coded or numbered system will allow for clarity.

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6.1.3 Protection and storage:

6.1.4 Storage: as well as a full and comprehensive inventorisation, a strategy for safe storage during works should be established. All items once identified for re-use should be protected as appropriate and stored in a safe location during works for reinstatement, or relocation within the complex as and where appropriate. It should be noted that if approved, upgrading of services will involve virtually all rooms within the convent complex. Therefore it is likely that contents will need to be safely relocated from rooms during works. Safe storage areas should therefore be identified as a part of the preliminary works documentation and a system of labelling established related to the inventorisation.

6.1.5 Protection: it is vital that as part of any tender package for permitted works, a detailed schedule of methodology for the protection of architectural elements, fixtures and fittings should be prepared. Appropriate, stable and properly executed protection methods should be established so that where, for instance, the staircases are protected during works this should be done in a manner which is both durable and also not harmful to the areas being protected. This should be breathable, robust and not encourage condensation. A detailed schedule of protection should therefore be submitted as part of tender works.

6.2.0 CONDITION SURVEY:

To aid the condition survey it may be necessary to open up areas for analysis and examination.

Where this is necessary, opening up is to be done with great care and follow certain guidelines.

(a) Opening up must be the absolute minimum required to facilitate examination. It should be noted that a comprehensive survey of existing service routes should be established using, where possible, non-invasive or minimally invasive methods as a first resort such as endoscopic recording methods. These methods can also include metal detection, resistance detection etc. for the establishment of pipe runs. As a second resort limited reversible opening up can establish pipe runs for services by lifting selected boards, ideally those that have been used before for inspection purposes and are therefore screw fixed.

NB: The core approach is that the upgrading of services be directed ideally where existing service installation paths are located, avoiding the disturbance of previously un-opened areas unless there is a direct safety consideration wherein the use of an existing survey pathway could lead to a high risk of leakage, over-heating or damage to the existing adjacent fabric or is contradiction of current best practice industry and regulatory safety standards.

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In many areas of the buildings, new services can be directed via attic spaces thus minimising impact to fabric. A clear approach should be established at tender stage which rationalises service routes and pathways to minimise invasive disturbance to fabric. This approach should, where possible, be used according to best practice and current safety standards.

(b) Opening-up works must only be done where the present condition is such as to give cause for concern that deterioration is occurring behind covered areas or where areas of potential historical or architectural merit are covered with later unsuitable works subject to approval. Where this applies, opening up should only be minimal and exploratory such as to establish what material (if any) is covered. Micro-drilling or fibre-optic camera technology or other minimally invasive methods should be prioritized. A photographic record of any areas opened up is required.

As with all other opening up for investigative purposes, removed material should be carefully stored for reinstatement. In all cases before any opening up the area should be photographed and recorded in detail to aid reinstatement.

Opening up in areas of architectural significance should be avoided and only contemplated where absolutely necessary or unavoidable. The opened up material must be set aside for reinsertion even if the opening up is minimal.

It is imperative prior to commencement that an asbestos survey is carried out for safety of workers on site and to identify any priority areas for removal of any contaminated material.

(c) Where and if it is proposed to alter, restore or make good inappropriate, damaged or failing mortar, brickwork, stonework or render, then a detailed visual and constituent analysis is to be carried out to ascertain the quality of the stonework; the characteristics and constituents of the original mortar; the bonding details; width of joints; joint profile, texture and colour of the pointing; and the nature, condition and build up of built surfaces.

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6.3.0 METHODOLOGY:

In conducting the works, the following guidelines will be adhered to:

- (a)** All interventions will be subject to the appropriate statutory approvals prior to commencement.
- (b)** It is to be a guiding principle that the maximum amount of original material is retained wherever interventions are proposed.
- (c)** Where interventions are made the method of construction and materials used will be as far as possible compatible with the existing building. Interventions should always be reversible as far as possible, and carried out without causing significant disruption or damage to the fabric and finishes of a building.
- (d)** In some cases original materials or methods of construction may have led to structural or decorative problems. In repairing these areas, the repairs shall use the same materials as the original construction where available but shall have regard to sound building techniques such that the original problem or defect is remedied and avoided.

In these cases this approach shall be considered only as long as it does not impact on the historical or architectural integrity of the building.

- (e)** When replacing materials they should be like for like e.g. stone repairs should be made in the same stone if available or as close a match as is attainable. The exception to this may be if the original stone is so unsuitable for construction purposes that a more durable stone of otherwise similar colour and texture could be considered but always subject to statutory approvals.
- (f)** Where interventions are necessary in modern materials they should be discreet and not overwhelm the original construction both in terms of scale or construction detail and should be clearly distinguishable from original work.
- (g)** Where original material has to be removed, it should be set aside for careful reinstatement, unless a restoration scheme has specifically been permitted by the statutory authority which seeks to return a building or part of a building to a particular style or period covered or altered by later interventions. If that later material is not then required it should be recorded.

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(h) Services: where services are to be introduced, upgraded or modernised this should be done using the minimum intervention possible. Services routes should where possible be confined to the minimum number of rising duct locations and distributed within rooms via methods which disturb the existing fabric as little as possible. Services should be routed in discreet locations where intervention in the existing fabric is minimised and where original routes previously inserted can be utilised. It may not always be appropriate to insert modern services should they disturb finishes or fittings unduly or alter the architectural or design character of a space, finish or fixture. In this case more discreet alternatives should be sought or non-invasive, portable or removable alternatives sought. Services drawings and specifications must be carefully prepared and approved prior to any works and then monitored and co-ordinated with architectural and conservation proposals. Their installation must be carefully recorded to aid future works thus allowing minimum disturbance should these services require repair etc at a later date. Ease of access for future maintenance must be considered at design stage.

Services must where possible be designed for sustainability taking into account the best available technologies.

(i) Windows: all windows should be carefully protected during works ensuring that all window casings, shutters and original sashes are retained noting that upgrading of draught proofing and rebalancing of weights with possible replacement of cords may be required.

Surviving original joinery shall be well and properly protected and retained unless and only if fire protection measures cannot, after review and negotiation, allow for their retention in safe manner. Conservation mitigation shall be considered in all cases.

All stained glass shall be retained and protected.

(j) Chimneypieces – as identified chimneypieces are to be retained in most rooms and are to be well and carefully protected during works and retained on display subsequently.

(h) Doors: subject to reconciliation of necessary fire upgrades, compartmentalisation and treatments approaches to conservation will be driven by the requirement to retain original fabric. Treatments should attempt to mitigate the potential effects of fire treatment upon the character of doors and door cases using non destructive or non invasive techniques.

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6.4.0 PROTECTION OF BUILDING FABRIC DURING WORKS

A schedule of protection should be included as part of tendering for any permitted works. Thus, where building works are to take place; where materials and labour are to be move through the building, all vulnerable fixtures and fittings such as the staircase, fireplaces, exposed joinery, windows etc. should be well and properly protected and this protection maintained on an on-going basis during works.

Materials used for protection purposes should be durable but should also consider issues of ventilation and condition during works and should not cause damage to the fixtures under protection.

Thus, a room by room schedule of protection should be established as part of any tendering procedure.

6.5.0 SEQUENCING OF WORKS

6.5.1 Tender documentation for permitted works should set out a proper sequencing of works to allow for the minimum disturbance of the fabric and to support best practice.

6.6.0 SITE PERSONNEL

6.6.1 Site personnel, contractors, sub-contractors and specialists should only be employed or asked to tender for works where they have appropriate expertise and experience of works to historic or Protected Structures. Tendering contractors should be selected on the basis of reasonable comparable experience so that an equal standard of expertise can be managed within any tendering process.

7.0 SAMPLES

7.1 Before works proceed or materials, finishes or techniques are installed they should be subject to the approval by the design team of samples furnished well in advance.

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8.0 CONCLUSIONS

The works proposed will allow for a new and viable use to be found for this important mid 19th century complex which has been well maintained and has formed a key part in the community life of the parish for a considerable time. Use of the building as a community health facility will continue this connection and outreach with the wider community.

The proposed new uses have modest internal impacts and allow for the re-use of the structure. The proposed interventions will be subject to appropriate review and mitigation applying conservation methodologies and treatments so that historic narratives are clear. Careful detailing will be required to minimise local conservation impacts.

The works will therefore need to follow best practice and be considered in detail at tender stage and in application on site during construction works to allow for the minimisation of impacts, both general and specific. The services systems and compliance with regulation such as Fire Compliance should take into account the nature of the Protected Structure and the obligations that this implies at design stage. Alternative approaches should be sought where and if impacts alter the character of the structure and its features too significantly.

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9.0 RECOMMENDATIONS

- 9.1** If the building is to continue in a viable modern use interventions are required to allow for the upgrading of the layout, finishes and services taking into account the building's status as a Protected Structure but also the requirements of fire safety, structural and servicing standards
- 9.2** The fabric of the building is mainly in good condition. Services, while working, are antiquated and require complete upgrading. Careful surveying, selected opening up and assessment are required where interventions are planned and a clear methodology and documentation established before any works commence. This methodology is also required to guide any contractors working on the building (subject to statutory approvals).
- 9.3** As a matter of good practice for record, the building's original features should be carefully measured, photographed particularly where any interventions are proposed.
- 9.4** Where and if any repairs are required these must be carried out with the retention of historic and existing material as a priority. Like methods and materials should be identified and used when repairs and making good is required.

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For Proposed Change of Use and Associated Works

10.0 BIBLIOGRAPHY / SOURCES

- | | |
|--|--------------------------------------|
| The Buildings of Ireland – North Leinster | Christine Casey /
Alistair Rowan. |
| The Buildings of Ireland – Dublin | Christine Casey |
| Architecture in Ireland 1837-1921 | Jeremy Williams |
| Buildings of Ireland - website | |
| Archinfo – architectural library service - UCD | |

PHOTOGRAPHIC REPORT

to accompany

CONSERVATION REPORT & ARCHITECTURAL ASSESSMENT

for

Presentation Convent , Clondalkin, Dublin 22.



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EXTERNAL PHOTOGRAPHS



View above and below of the tripartite entrance archway from Convent Road and internally. Although constructed (c. 1892) after the main complex was in place the style and materials are consistent with the original design.



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Views (E1 & E2 - above and below) from the eastern landscaped lawns showing the west window of the main parish church and bell tower acting as a pivot and connection point to the two-storey residential convent with elaborate tracery windows to the adjacent chapel and domestic fenestration beyond and above.



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General view from south-east **E3** showing the east facing wing and its conjunction with the south facing wing (composed of two and three storey elements).

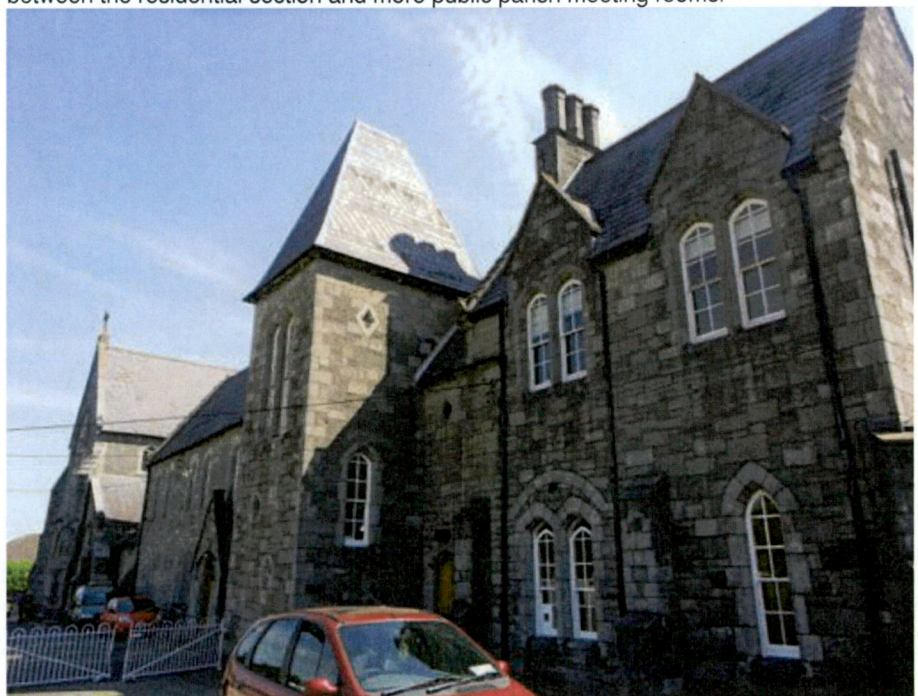


Elevation / view of the south-facing wing **E4** : the more utilitarian nature of the three-storey wing is expressed externally with simpler windows and a greater proportion of masonry. The raised wall dormers with paired windows break up the mass of an otherwise large area of plain slate roof.

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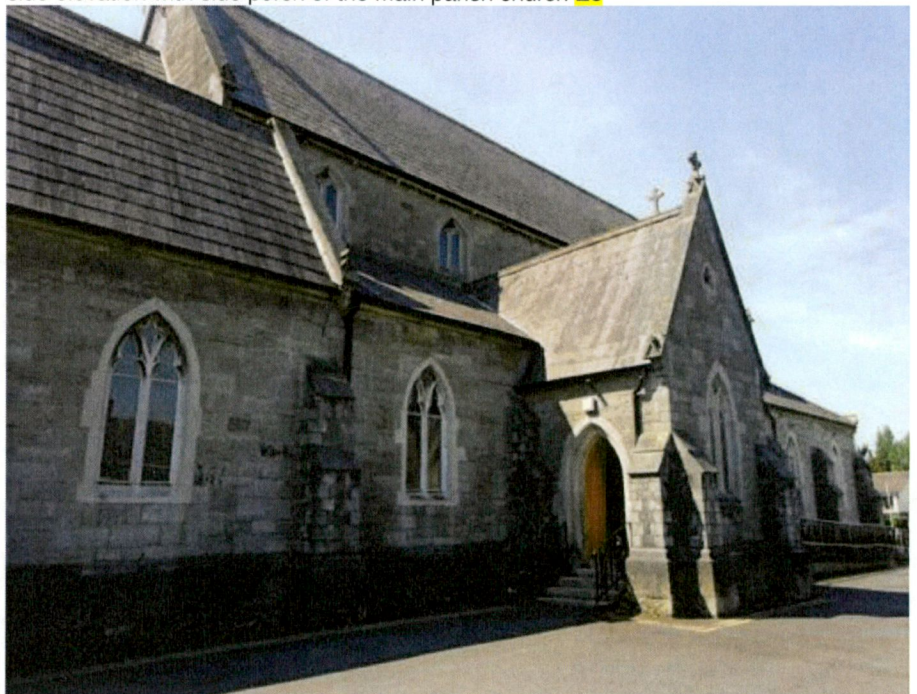
Views (E5 above and E6 below) from the plainer landscape setting on the eastern side of the complex showing the western wing with stair tower and articulation of the junction between the residential section and more public parish meeting rooms.



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View **E7** of the principle entrance elevation (east facing) of the main parish church and side elevation with side porch of the main parish church **E8**



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INTERNAL COURTYARD



View across the internal courtyard (E9) showing the modern chimney stack and plainer treatment architecturally to the less public internal courtyard facades

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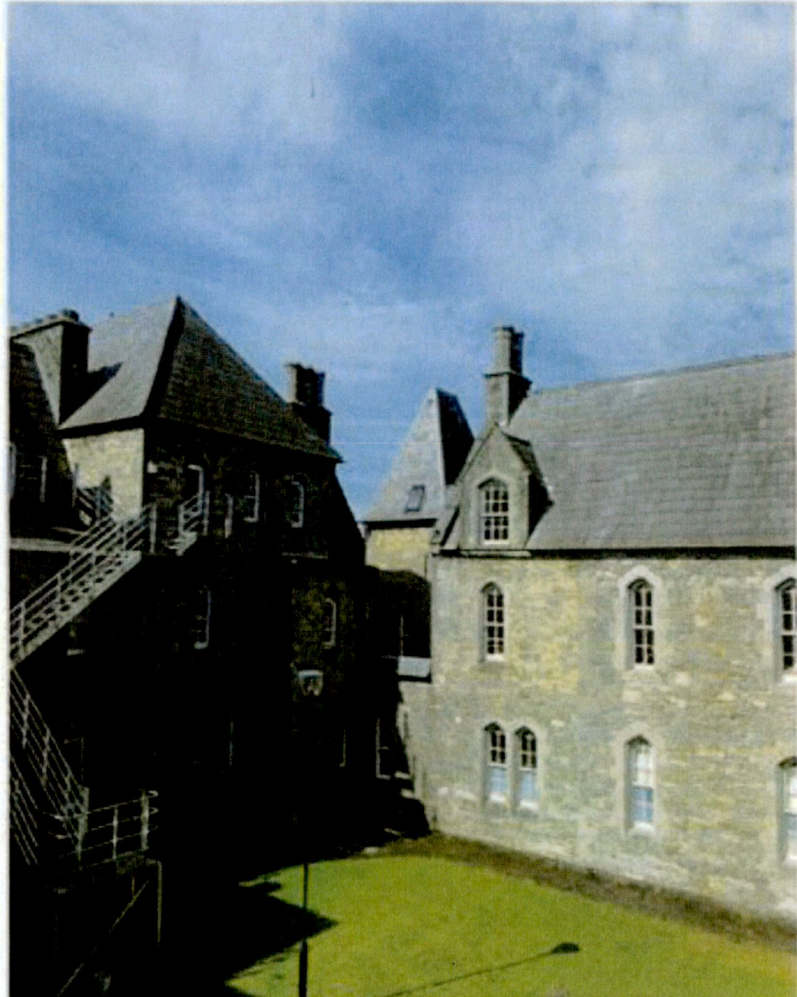


View from fire escape towards north eastern corner of internal courtyard (E10) and view E11 below of internal courtyard façade of western wing.

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View of the internal courtyard junction between the southern and western wings (E12)

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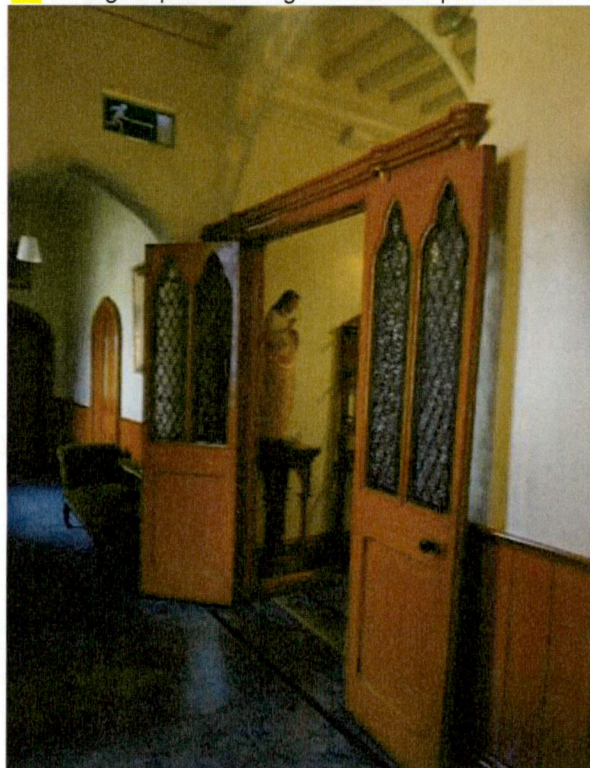
View above (E13) of the three-storey element of the southern wing alongside two-storey wings with attic accommodation.

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INTERIOR



View above G1 and below of entrance hallway from hallway towards arched entry door set in a deep recess with bracketed cornice supporting exposed joisted ceiling and view below G2 of original pierced fanlight screen and paired lancet doors.



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View G3 in reception room of original simple bracketed stone chimneypiece finished to resemble wood with view of G4 original tripartite panelled and arched door-case (Tudor arch form) leading to corridor



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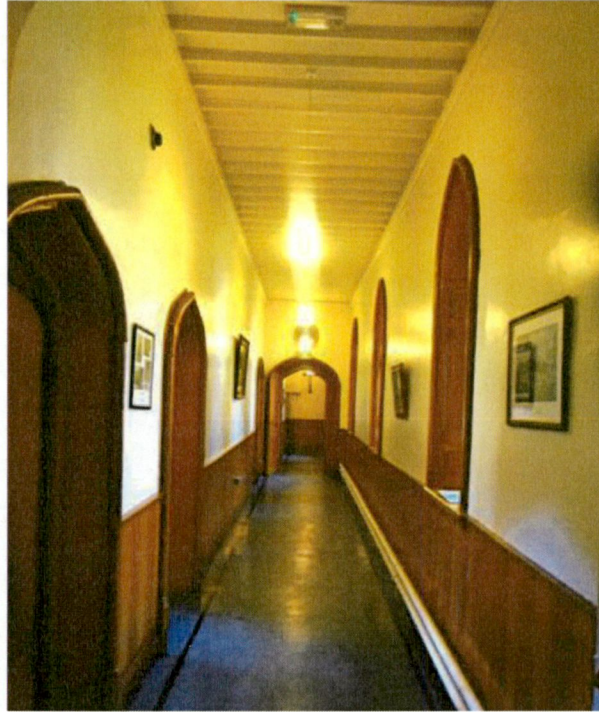
View **G5** above of the second reception or parlour off the entrance hallway with exposed joists and matching chimneypiece. View below **G6** of the original window casing with panelled shutters exhibiting chamfer detail and original sliding sash windows.

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Views above G7 and below G8 of transverse corridor lining alongside courtyard walls and leading from entrance hall to principle rooms. Door at end of corridor above leads to chapel.



Views above G10 and below G11 of the oratory chapel connected directly to the Parish Church which spans the entire plan with gothic revival stone mullioned windows to either wall, the higher cills affording greater privacy on the side facing the more private and utilitarian courtyard. Exposed joists are stained and decorated with gold squares.

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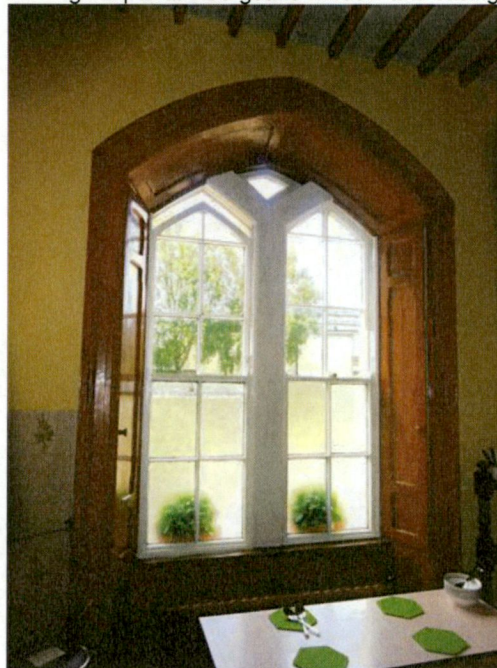


View above **G12** of the former living room located at the junction of the eastern and southern wings with modern dropped ceiling and presently used as a private chapel. The room retains good window joinery, likely cornice-work above dropped ceiling and an original chimneypiece.

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The dining room **G13** is still used for this purpose and retains good original windows and casing, exposed joisted ceiling and an original chimneypiece. View below **G14** of the original paired neo-gothic window and casings in the dining room.



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View above G15 of the present kitchen where the ceiling has been dropped but the overall aesthetic and detail is understated and functional with a tripartite window as the principle feature. The laundry (below – G16) is similarly utilitarian in design and finish with a paired lancet window.



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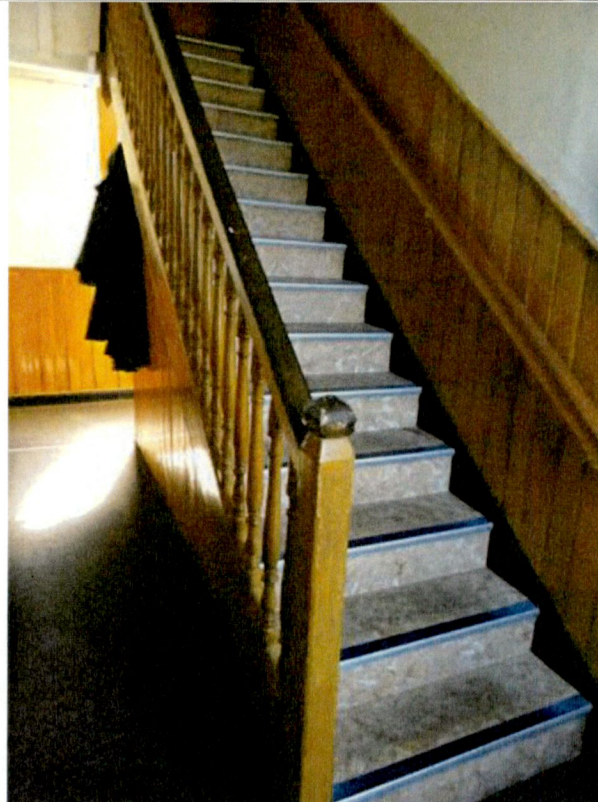
Corridor joinery (above G17) at the junction of the south and east wings is extant, of stained timber and rich and well executed. View (below G18) of the staircase (Stair 01) between the present private chapel and dining room in the south wing with distinctive attenuated finial.

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The newel and balustrade to Staircase 02 (above G19) is different from all others within the building, being harder and more robust in design and material with granite treads, and wrought iron balustrade redolent of its more public use on the west side of the complex. It rises G20 below within the projecting stair tower on the west facing façade which acts as a pivot or node point between the more public parish functions and the private residential areas.



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Staircase (03) at G21 within the west wing is more private in function, providing access for parish activities from ground to first floor and the joinery reflects this being more understated than either the robust wrought ironwork of 02 or the more refined joinery within the main convent residential wing at Staircase 01. The parish meeting room G22, now subdivided by later partitions is plain and functional in detail with exposed ceiling joists and finishes but retains original joinery and windows to both sides.



View above G23 and below G24 in single storey parish meeting room which directly adjoins the main body of the church. The dropped ceiling likely conceals exposed joist ceiling and the room retains original door / window joinery and a large gothic arched stone dressed door-case leading to the main body of the church.

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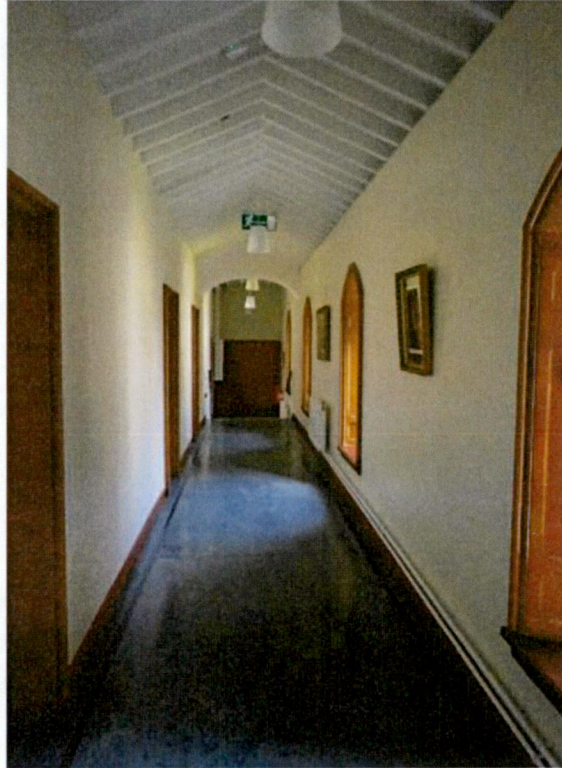


FIRST FLOOR

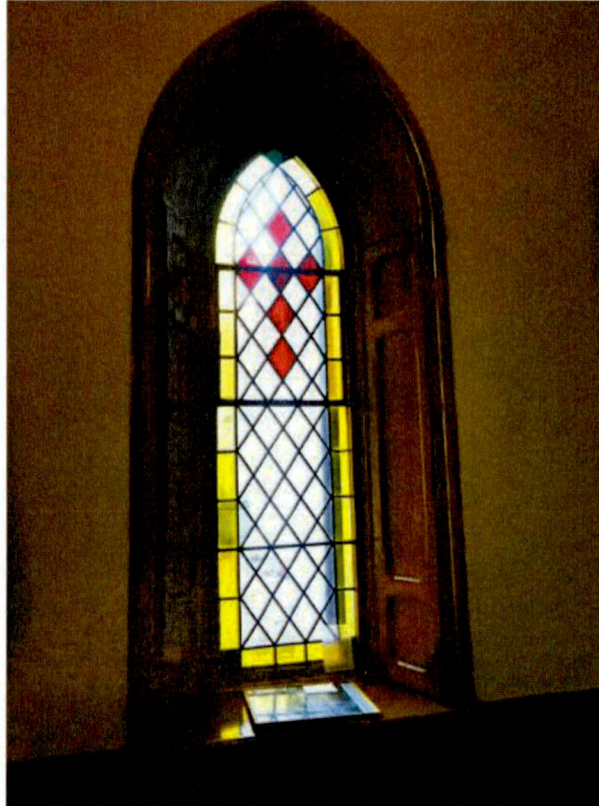


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F1 Staircase 01 leads from the ground upwards with the quality of joinery maintained. The view (below **F2**) looks along the access corridor running along the inner side of the southern wing with expressed pitched roof rafters and original window casings.



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Window F3 (above) with original stained glass to corridor in eastern wing; view (below) of the living room F4 with cornice and fine neo-gothic windows including elaborate bay.



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View (above F5) of aired neo-gothic windows within living room and original shutters and (below – F6) original chimneypiece to match others and straight run cornice.



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View (above F8) into courtyard with original sliding sash and stained wood window casings in inner corridor within southern wing; View below (F7) within corner bedroom at junction of southern and western wing.



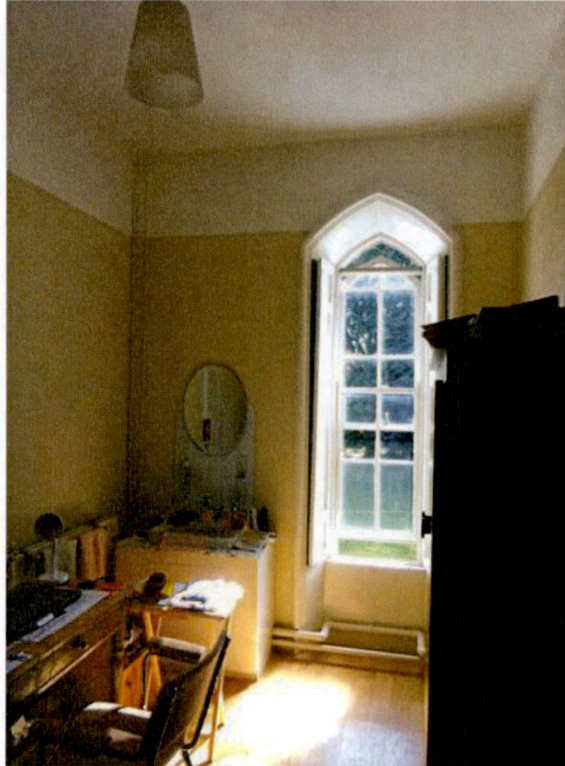
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View (above F8) of large arched opening between three storey and two storey sections of southern wing with later partitions cutting across archway. View (below F9) of secondary staircase (04) which allows access to second floor.

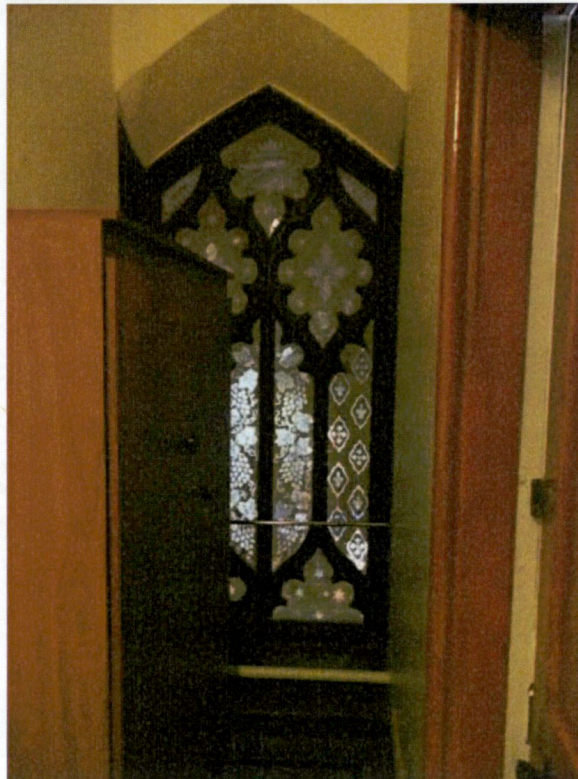
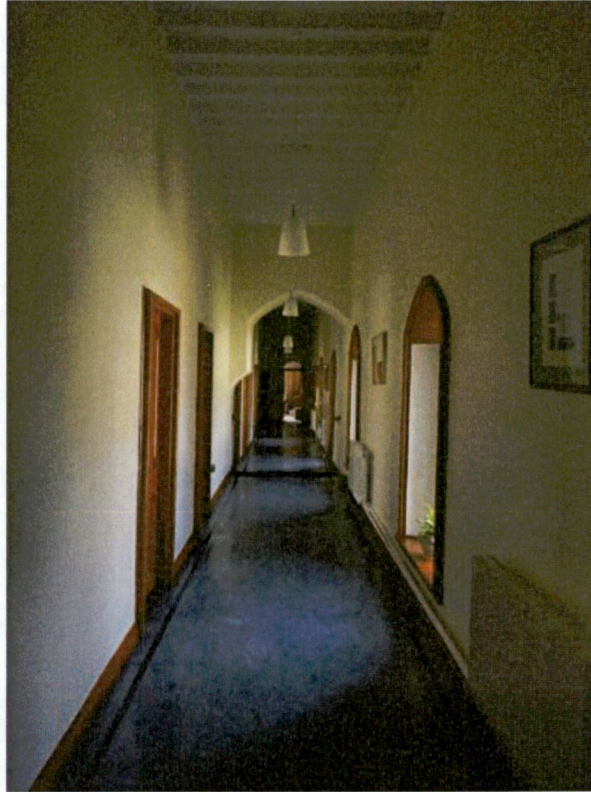


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View (above F10) within first floor room noting plain interiors without embellishment retaining original window casings. View (below F11) with stepped archway breaking length of corridor and exposed ceiling joisted ceiling.

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View (above and below **F12 & F13**) at termination of corridor running along eastern wing with partially obscured window overlooking main body of the parish church with etched glass and neo-gothic tracery



Detail (above **F14**) of decorated stair-end at staircase 03 within western wing and view (below **F15**) to double door to upper parish meeting room with stained glass sidelights in a manner combining Regency influences with neo-gothic forms.

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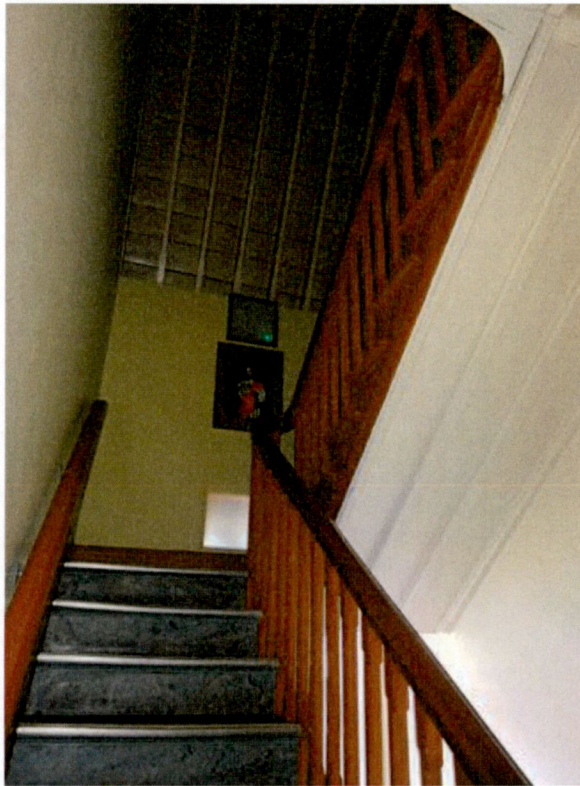
View (above F15 and below F16) of the upper parish meeting room with modern lowered ceiling and original windows and casing extant – otherwise a modernised interior.

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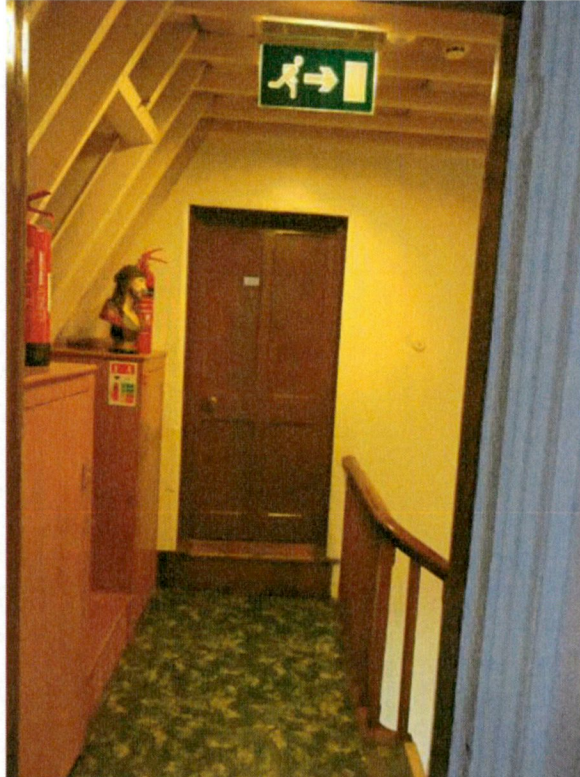
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SECOND FLOOR

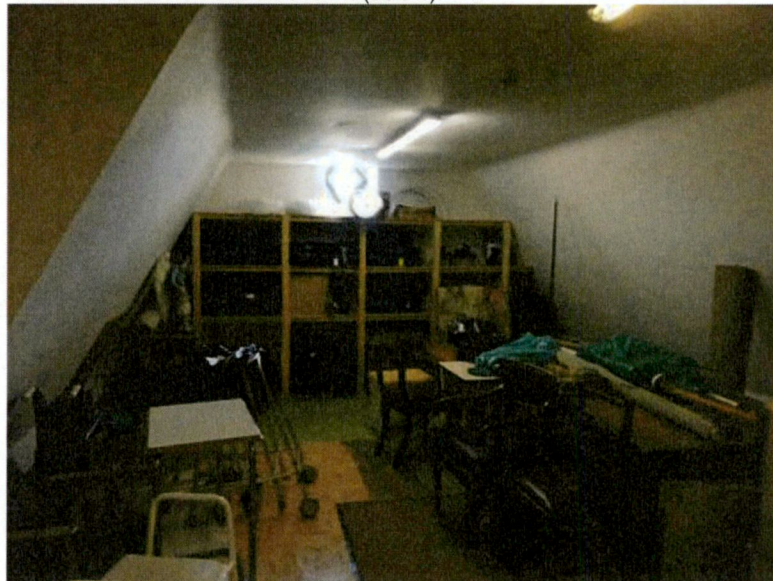


Staircase (01) **S1** continues to the second floor landing with continuous handrail and consistent standard and quality of joinery. **S2** Exposed joisting to underside of staircase.

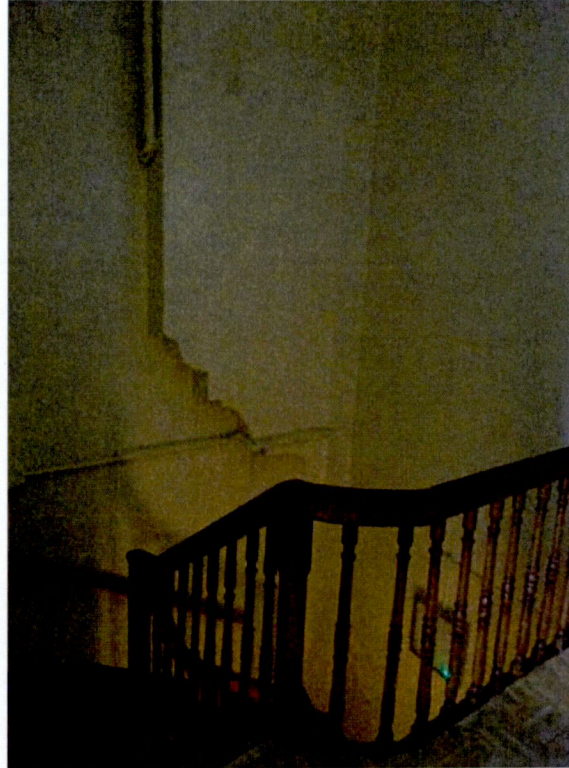
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View (above – S3) of top landing with robust utilitarian detailing and otherwise plain and functional interiors as at attic room (below).



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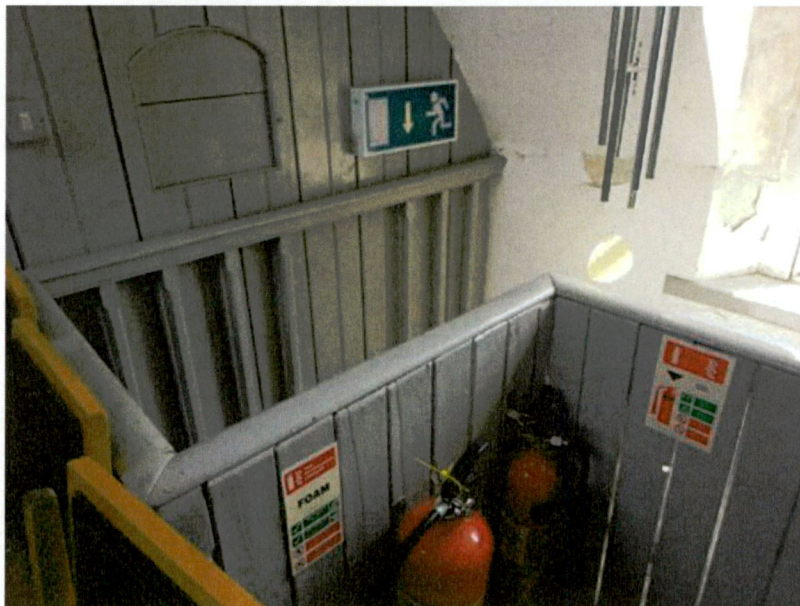


Top second floor landing of secondary staircase (04) S4 with unusual expressed moulded corbel supporting chimney stack above and captured within the staircase suggesting possible phasing of construction;



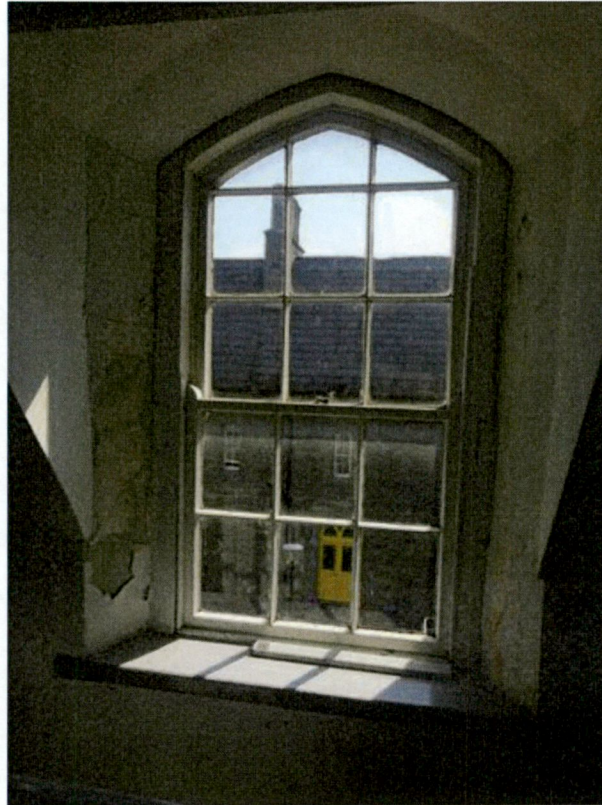
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Views (above S5 and below S6) of second floor windows within three portion of southern wing.

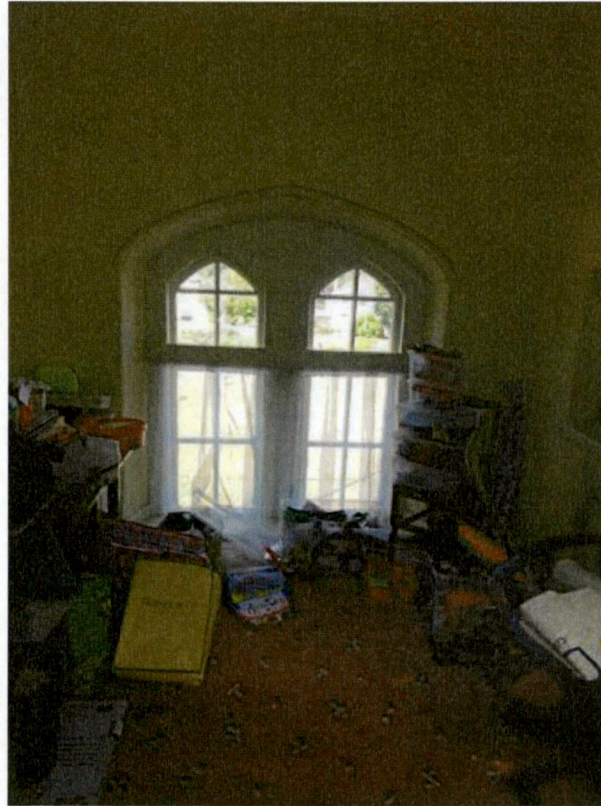


Second floor portion of western wing S7 with later sheeted timber partitions inserted along balustrades with top landing window S8 with plainer reveals but original sliding sash windows.

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S9 - Paired neo-gothic windows within second floor of staircase tower (staircase 02) noting inserted floor cutting across windows.

