JOHN CRONIN & ASSOCIATES

ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

Architectural Heritage Impact Assessment

Scholarstown House, Scholarstown Road, Dublin 16

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1. Introduction

John Cronin & Associates have been commissioned by **Emmaville Limited** to prepare an Architectural Heritage Impact Assessment for a proposed development at Scholarstown House at Scholarstown Road, Dublin 16.

Scholarstown House is a protected structure included on the South Dublin County Council's Record of Protected Structures (RPS Ref: 322). The building is a detached three-bay, two-storey house with a three-storey return to the rear. Reputed to be the location of the residence of Adam Loftus, Anglican Archbishop of Dublin c. 1599. The house was rebuilt following a fire in c. 1909. The boundary wall is of modern construction and there are associated out-buildings to the southwest of the main house. Scholarstown House was rated by the National Inventory of Architectural Heritage as being regionally significant (NIAH ref. no. 11216036). The subject site is not located in an Architectural Conservation Area.

***Figure 1**: General location of subject site (Source: Google Maps)*

Emmaville Limited intend to apply to South Dublin County Council for planning permission for the following:

a) The demolition of the 4 no. existing shed structures on site within the curtilage of the protected structure;

b) The retention and conversion of Scholarstown House (Protected Structure) into two no. units comprised of 1 no. 2-bed and 1 no. 3-bed units served by private open space in the form of ground floor terraces. The proposed works to Scholarstown House include but are not limited to internal re-configuration; the re-location of the staircase to its original location within the house; the removal of non-original features including the closing up of non-original openings; and the creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation.

c) The construction of a 5-storey apartment block containing 74 no. apartment units comprised of 32 no. 1-bed apartments, 33 no. 2-bed apartments, and 9 no. 3-bed apartments all served by private open space in the form of balconies and/or ground floor terraces.

d) The proposed development also includes 100 sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room.

e) The development will be served by a total of 40 no. car parking spaces including 8 no. EV parking spaces and 183 no. cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access.

f) The development will also consist of all ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting.

This document was prepared by John Cronin, Ita O'Brien, Eamonn Hunter and Caroline McGrath. Appendices to the report include a detailed photographic record (**Appendix 1**) and a conservation method statement (**Appendix 2**).

2. Methodology

This report is based on a programme of desktop research, site inspection and desk-based assessment. The following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the Down Survey map of 1655, Rocque's map of 1760, Duncan's map of 1821, the 1:10,560 Ordnance Survey map (1837-42), the 1:1056 Ordnance Survey map of 1876 and the 1:2500 Ordnance Survey map (1888-1913).

- *Aerial photography* – In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.

- *Development Plans* - The local authority development plans relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation Areas (ACAs). The relevant development plan for the study area is *South Dublin County Development Plan 2022-2028*

- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.

- *Dictionary of Irish Architects* - The Dictionary of Irish Architects is an online database which contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. The Dictionary of Irish Architects was created and compiled in the Irish Architectural Archive over a period of thirty years. It was made publicly available online in January 2009. It remains a work-in-progress with new data added on a regular basis.

John Cronin and Ita O'Brien carried out a number of inspections of the proposed development site in 2021 and 2022. The results of the site inspections are detailed in Section 4 and extracts from the photographic record are presented in **Appendix 1**. The background research, assessment of impact and report preparation was undertaken by Caroline McGrath, Ita O'Brien and John Cronin.

3. Context

Location

The subject site is located in the townland of Scholarstown, Civil Parish of Rathfarnham, Dublin 16, and is bounded to the north by the R113, to the west by Orlagh Grove, St. Colmcille's Community School lies to the east and a retail premises to the south.

Figure 2: *Location of subject site outlined in red (Source: Government of Ireland, Historic Environment Viewer)*

Legal & Policy Framework

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

Scholarstown House is listed within the current *South Dublin County Council Development Plan as* a protected structure (**RPS ref. no. 322**). It was also recorded by the NIAH as being significant **(Reg. No. 11216036).** The subject site is not within any ACA as defined by the *South Dublin County Council Development Plan.* Furthermore, there are two additional protected structures within c.250m of the subject site (Mount Michael, RPS ref. no. 307) and (Ros Mor, RPS ref. no. 304).

The NIAH have described Scholarstown House in 2002 as follows:

> *Detached three-bay two-storey house, rebuilt after fire in 1909, reputedly first built in 1588 for Bishop Adam Loftus. Roughcast rendered walls. Timber sash windows, wider to first floor and paired to ground floor outer bays. Central glazed timber door with segmental-arched radial fanlight above flat projecting bracketed timber hood. Pitched slate roof with gable chimney stacks. Large three-storey square-plan wing to rere, with further ancillary buildings in garden.*

The NIAH appraisal is as follows:

> *A handsome, well-proportioned early twentieth-century house with an interesting history, retaining substantial original fabric and its attractive setting. Shows the continuity of style and form with subtle modifications prevalent in buildings of this type.*

The *South Dublin County Development Plan 2022-2028* presents a number of objectives to ensure the protection of the architectural heritage resource within the County and these include the following relevant objectives regarding protected structures.

- *NCBH19 Objective 1: To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.*

- *NCBH19 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.*

- *NCBH19 Objective 3: To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.*

- *NCBH19 Objective 4: To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.*

- *NCBH19 Objective 5: To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.*

- *NCBH19 Objective 6: To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' (2010).*

– *NCBH19 Objective 7: To review the National Inventory of Architectural Heritage (NIAH) and update the Record of Protected Structures in accordance with any direct Ministerial recommendations.*

A list of recorded built heritage sites located within c. 250m of the subject lands is provided in **Table 1**.

Table 1: *List of recorded built heritage sites within the c. 250m study area*

Name	*NIAH Ref.*	*RPS No.*	*Class*	*Townland*	*Distance*
Scholarstown House	11216036	322	House	Scholarstown	Site
Mount Michael	11216037	307	House	Scholarstown	c. 174m NW
Ros Mor	11216055	304	Country house	Scholarstown	c. 171m NE

Figure 3*: Extract from Map in South Dublin Development Plan 2022 – 2028 that show protected structures in the vicinity of the subject site.*

Historical background

The name 'Scallardestoun' was first cited in 1402, where Richard Wynyngton, an English knight was granted '1 messuage and half a carucate of land' (*Rotulorum Patentium et Clausorum Cancellariae Hiberniae Calendarium, Vol. I Part I. Hen. II.-Hen. VII.*, 163 § 140). Scholarstown was made a part of the Manor of Rathfarnham purchased c. 1589 by Archbishop of Dublin and Lord

High Chancellor of Ireland Adam Loftus who also gained possessed of Rathfarnham Castle which had been forfeited during the Second Desmond Rebellion. Around this time, the original Scholarstown House is reputed to have been built for Archbishop Loftus.

The 1654 Civil Survey recorded Viscount Loftus as being in possession of 187 acres of land in Scholarstown (Simington 1945, 303) (***Figure 3***). These lands and Scholarstown House remained in the female line of the Loftus family until it was sold to the Speaker of the Irish House of Commons, William Conolly in 1723.

A wedding announcement in the *Freeman's Journal* on 17th June 1854 records Thomas Croker Esq., crown solicitor as residing at Scholarstown House. In the mid-nineteenth century, the house and lands came into the possession of the La Touche family and was leased to Patrick Dunne. Scholarstown House was later occupied by Michael Walsh and was damaged by fire in the 1890s. The house was rebuilt after the fire in 1909.

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the Down Survey map of 1655, Rocque's map of 1760, Duncan's map of 1821, the 1:10,560 Ordnance Survey map (1837-42), the 1:1056 Ordnance Survey map of 1876 and the 1:2500 Ordnance Survey map (1888-1913).

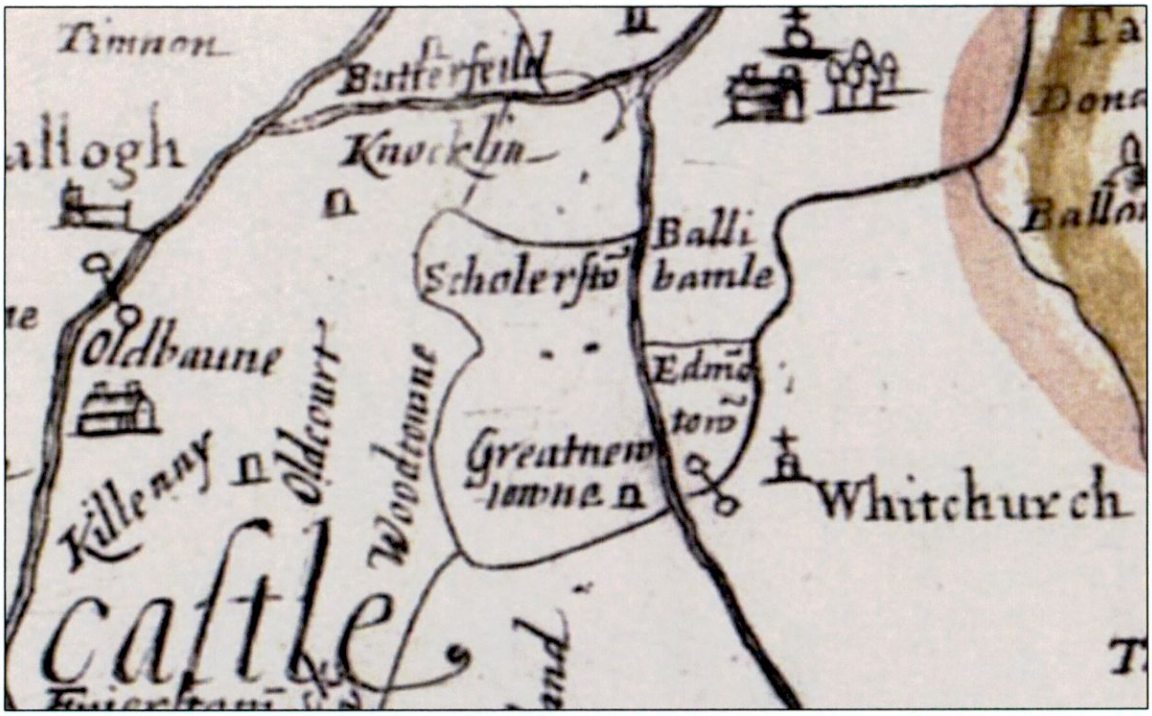

Figure 4. *The Down Survey map of Dublin by William Petty c. 1655, courtesy of the Bibliotheque National de France*

The 1654 Civil Survey recorded Viscount Loftus as being in possession of 187 acres of land in Scholarstown and the house is recorded on the Down Survey map. (Simington 1945, 303) (***Figure 4***).

Figure 5. *Scholarstown House depicted on John Rocque's An actual survey of the County of Dublin, 1760*

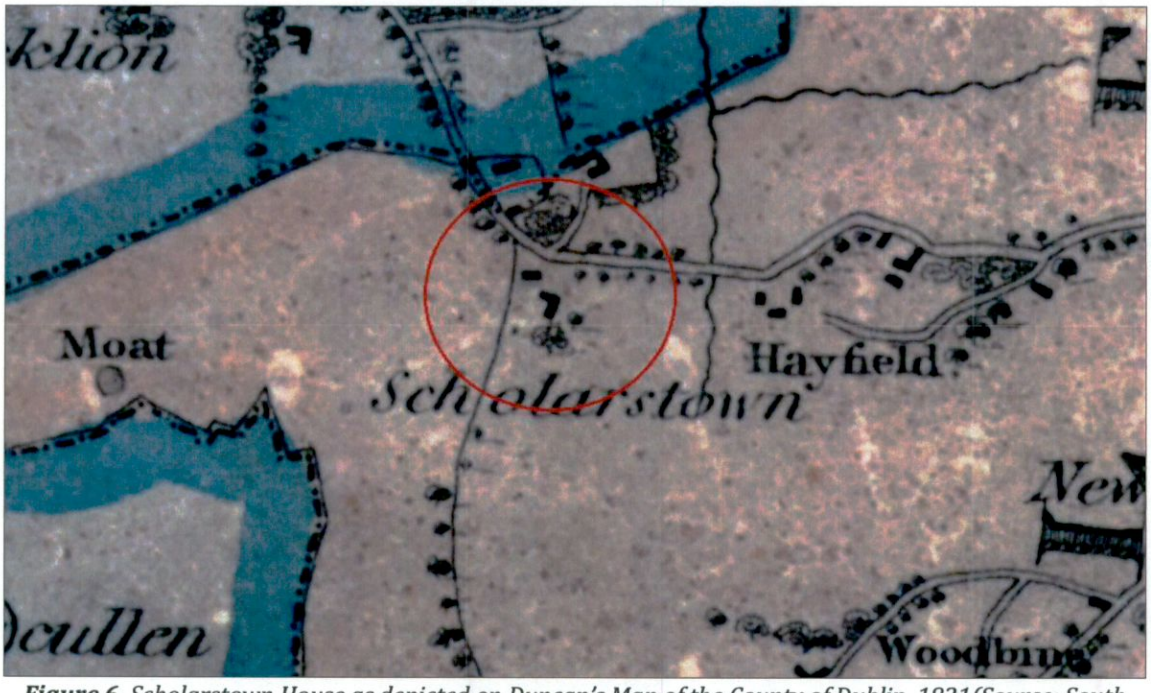

Figure 6. *Scholarstown House as depicted on Duncan's Map of the County of Dublin, 1821(Source: South Dublin County Council, South Dublin Historical Mapping)*

The house appears on John Rocque's 1760's map of County Dublin (***Figure 5***) and William Duncan's 1821 map of Dublin (***Figure 6***).

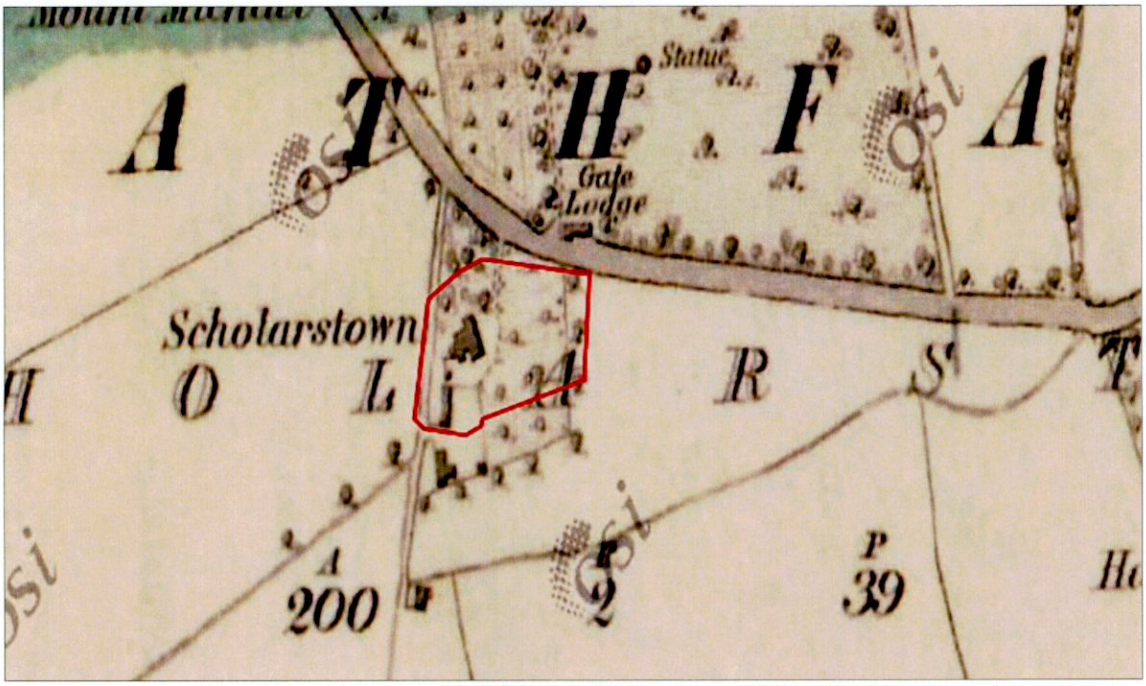

Figure 7*: Extract from First Edition 1:10,560 Ordnance Survey map (1837-42) with subject site outlined in red (Source: Government of Ireland, Historic Environment Viewer)*

The first edition Ordnance Survey map (see ***Figure 7***) shows the area in detail. The orientation of the house is similar to the current dwelling and it appears to have returns to the west. The outbuildings can be seen to the southwest of the house and the grounds are wooded.

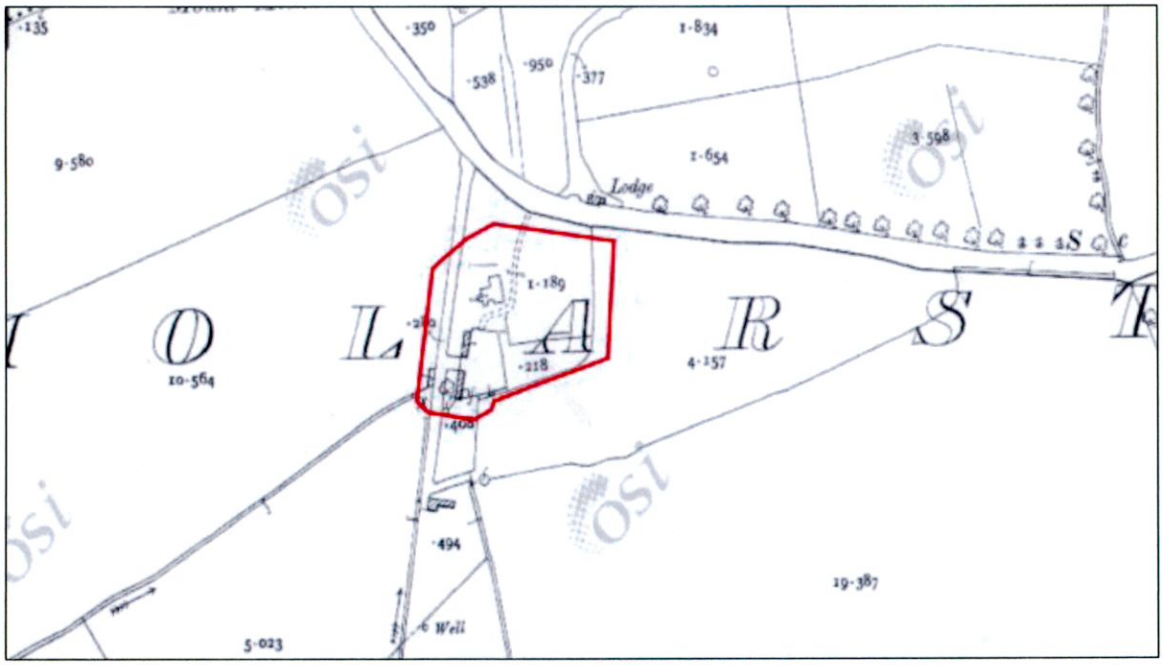

Figure 8: *Extract from the 1:2500 Ordnance Survey map (1888-1913) with subject site outlined in red (Source: Government of Ireland, Historic Environment Viewer)*

The 1:2500 Ordnance Survey map which was surveyed in 1907 shows the outline of the house but it is not hatched indicating it may have been roofless and derelict following damage by fire around this time.

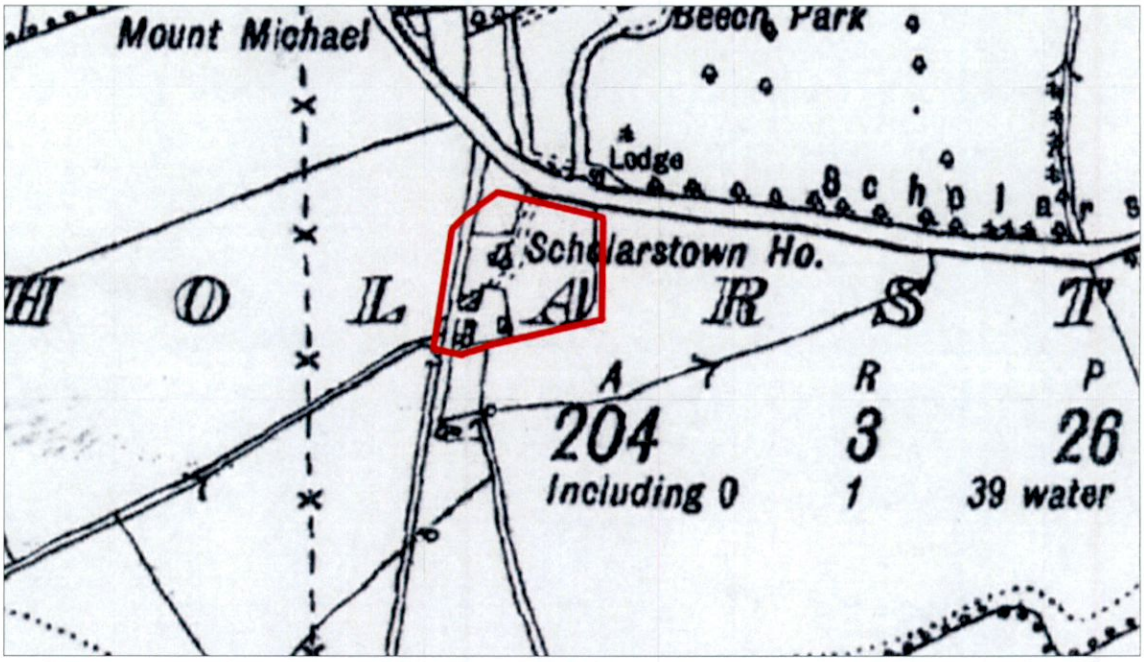

Figure 9: *Extract from the Fourth Edition 1:1056 Ordnance Survey map of 1938 (Source: South Dublin County Council, South Dublin Historical Mapping)*

An Ordnance Survey map from 1938 (see ***Figure 9*** above) shows some change to the footprint of the house particularly to the rear.

4. Description of buildings

The subject site occupies a corner site at the junction of Scholarstown Road and Orlagh Grove. The housing estate on Orlagh Grove was developed in the 1990s. The buildings within the subject site have been divided into **Buildings A - E** for the purposed of this report.

- **Building A**, Scholarstown House.
- **Building B**, a twentieth-century double height barrel roofed barn.
- **Building C**, a twentieth-century, mono-pitched barn with a structural steel frame.
- **Building D**, primarily a twentieth-century structure with some elements of early nineteenth-century outbuildings. Building D has been sub-divided into D1 and D2.
- **Building E**, is a modern single-storey, mono-pitched structure.

Scholarstown House (Building A)

Scholarstown House, referred is a detached three-bay, two-storey building set in its own grounds on a corner site at the junction of Scholarstown Road and Orlagh Grove (see **Appendix: Plates 1 - 18**). The boundary wall is of modern concrete construction and there are a number of outbuildings to the southwest. The walls are rough cast rendered and painted with square-headed openings with replacement painted timber sash frames and stone sills, the door which is a modern replacement retains a stone step. The pitched roof has a replacement natural slate covering and rendered chimneys. A three-storey return is centrally located to the rear with a hipped slate roof. A small single-storey storeroom with a lean-to replacement fibre cement tile roof is located on the western elevation of the return accessed by three granite steps (see **Appendix: Plate 14**).

Interior (see Appendix: Plates 19-39)

The doorway leads to an entrance hall (labelled **A-GF01** on **Figure 10** below) with wallpaper covering to the walls and polystyrene ceiling covering; the floor has modern tiles. The walls retain some simple moulded cornice which terminates towards the rear indicating the original location of the staircase. Two reception rooms are located off the hallway, **A-GF02** and **A-GF03**. **A-GF02** is lit from the front by two replacement sash windows and has a painted timber four-panelled door and architrave. The walls are wallpapered and retain a picture rail and moulded cornice. The room retains a painted cast iron fireplace with tiled insert. **A-GF03** is lit from the front by two replacement sash windows and has a painted timber four-panelled door and architrave. The walls are wallpapered and retain a picture rail and moulded cornice. The room retains a painted cast iron fireplace with urn and swag detail and a tiled insert. Two round-headed niches are located to either side of the fireplace.

A splayed opening to the rear of the entrance hall leads down a step to a rear hall (**A-GF04**) and return which is occupied by a bathroom (**A-GF06**) and kitchen (**A-GF05**).

The rear hall has a narrow four-over-four painted timber ogee horned sash window and a pair of panelled double leaf doors, the back door is a modern replacement. The kitchen has plastered and painted walls, modern tiled floor, modern kitchen fittings and a modern fireplace. The room is lit from the south by two modern replacement painted timber sash windows and has a painted timber early twentieth-century four-panelled door. The bathroom (**A-GF06**) has modern

bathroom fittings and tiles and a pair of painted timber two-over-two ogee horned sash windows and a painted timber early twentieth-century four-panelled door.

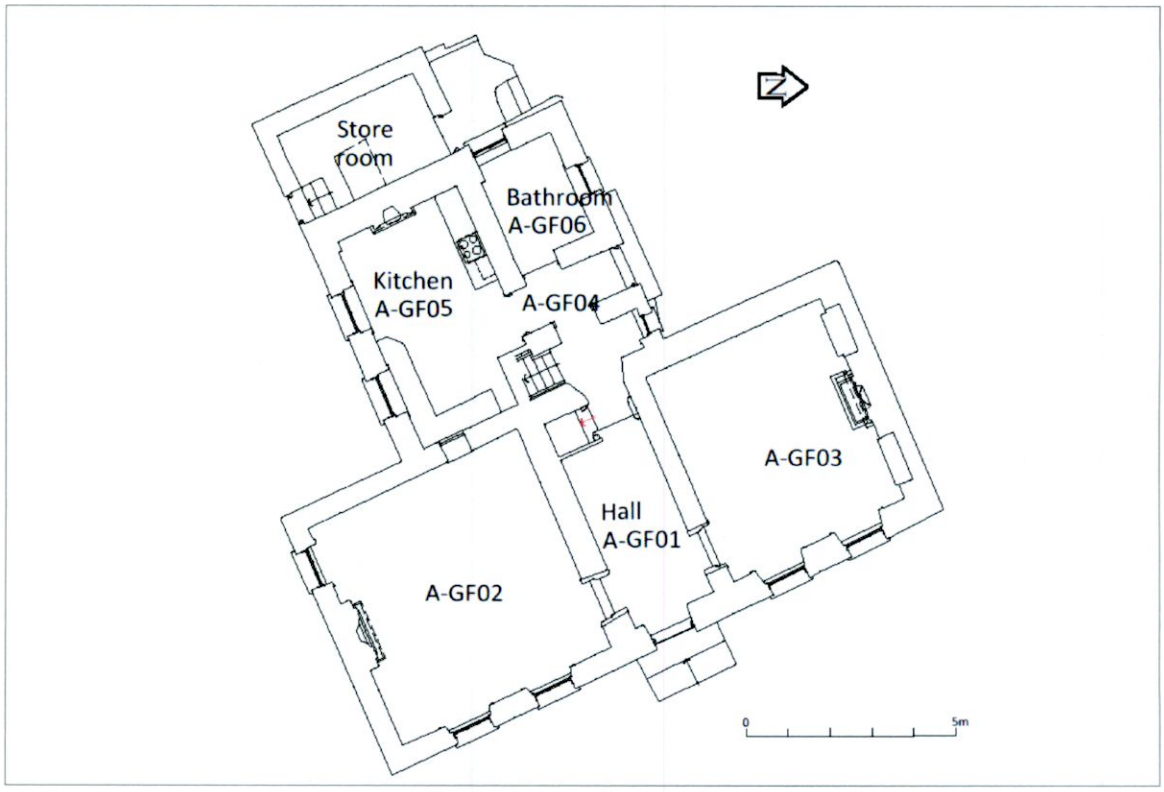

Figure 10: *Ground floor plan*

A simple twentieth-century staircase leads to a landing in the return (labelled **A-FF05** on **Figure 11** below) and the first floor which is occupied by four bedrooms, a bathroom and a WC. A flight of steps connects the return to the main landing (**A-FF01**) in the house. The bedroom **A-FF02** is lit by a modern replacement painted timber sash window to the front and a two-over-two painted timber sash to the south. The room retains a cast-iron fireplace and has a painted timber four-panelled door.

A-FF03 is lit by a modern replacement painted timber sash window to the front. The room retains a cast-iron fireplace and a small built-in cupboard with a painted timber panelled door and the room has a painted timber four-panelled door. **A-FF04** is lit by a three-over-three painted timber ogee horned sash window to the rear. The room retains a cast-iron fireplace and a small built-in cupboard with a painted timber panelled door and the room has a painted timber four-panelled door. The rear bedroom (**A-FF06**) is lit by a modern replacement painted timber window to the south. The walls are plastered and painted and the ceiling is clad in painted timber. The chimney breast is located within the room but there is no fireplace. The door is a painted timber four-panelled door. The bathroom (**A-FF07**) has modern bathroom fittings and is lit by a pair of two-over-two convex horned sash windows. The room has a small built-in cupboard with a painted timber ledged door and a painted timber, early twentieth-century four-panelled door. A small WC adjacent to the bathroom has a painted timber one-over-one ogee horned sash window.

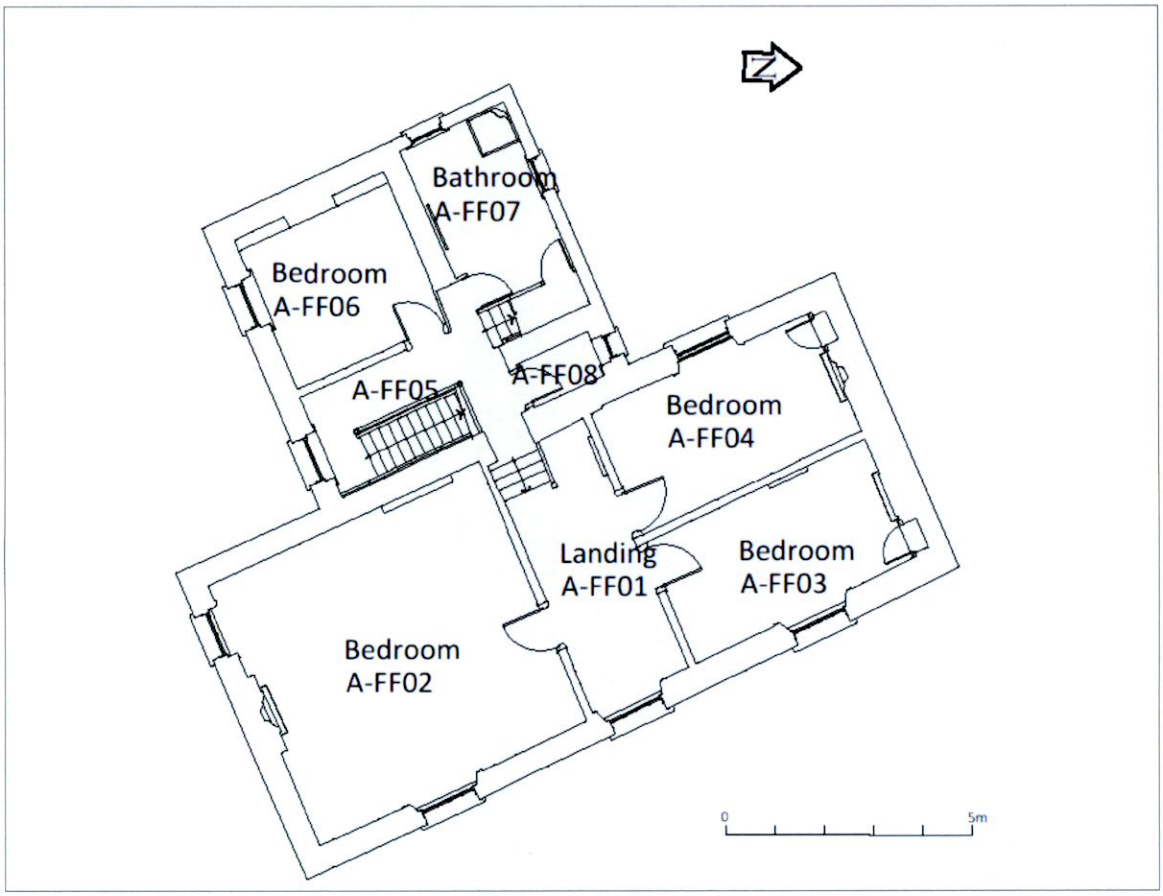

***Figure 11**: First plan*

A narrow modern staircase leads to the second-floor attic level which is occupied by a small landing (**A-SF01** – see **Figure 12** below) and two rooms. Two windows light the landing, a one-over-one painted timber ogee horned sash to the north and a modern casement window which overlooks the main roof to the east. The walls and ceiling are plastered and painted and the rooms are lit by two painted timber convex horned two-over-two sash windows and timber floorboards **A-SF02** has a small fireplace opening in the chimney breast and a painted timber four-panelled door. **A-SF03** has a painted timber five-panelled door.

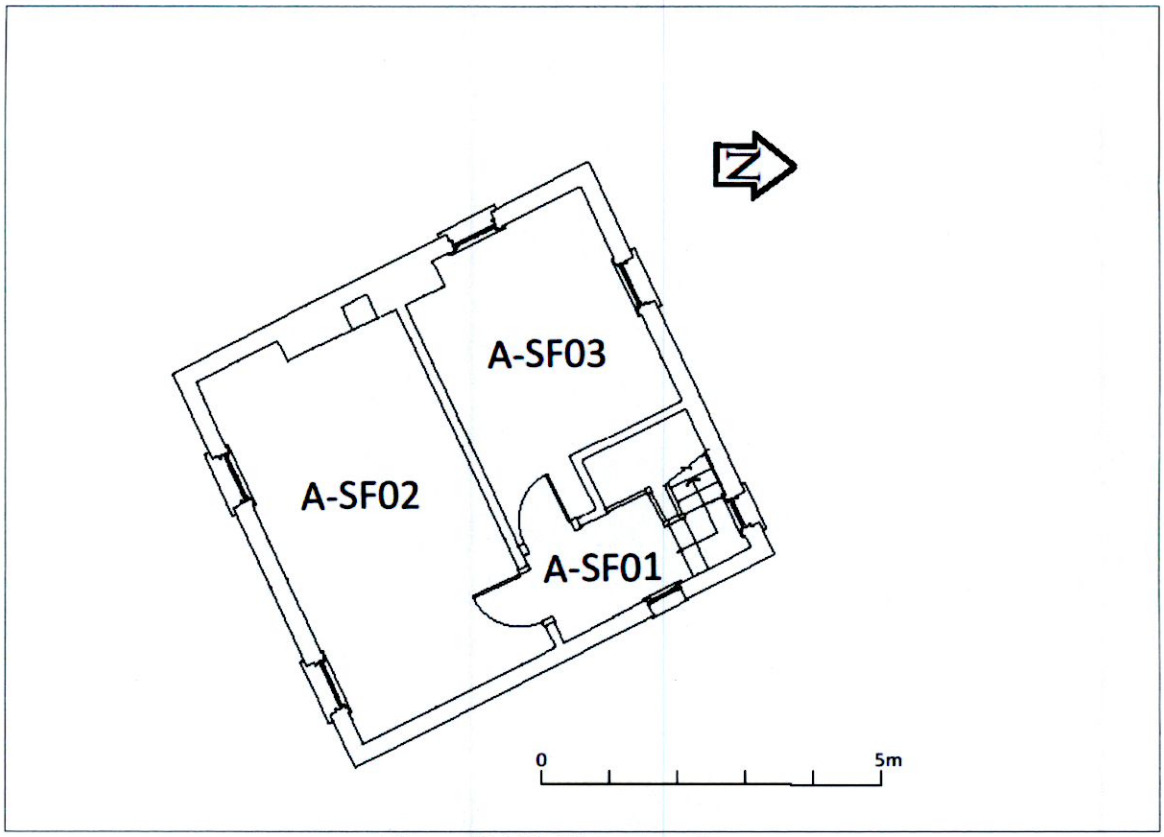

***Figure 12**: Third floor plan of return*

Outbuildings

The buildings have been divided into Buildings B – E for the purposes of this report. A small open yard is centrally located within the buildings.

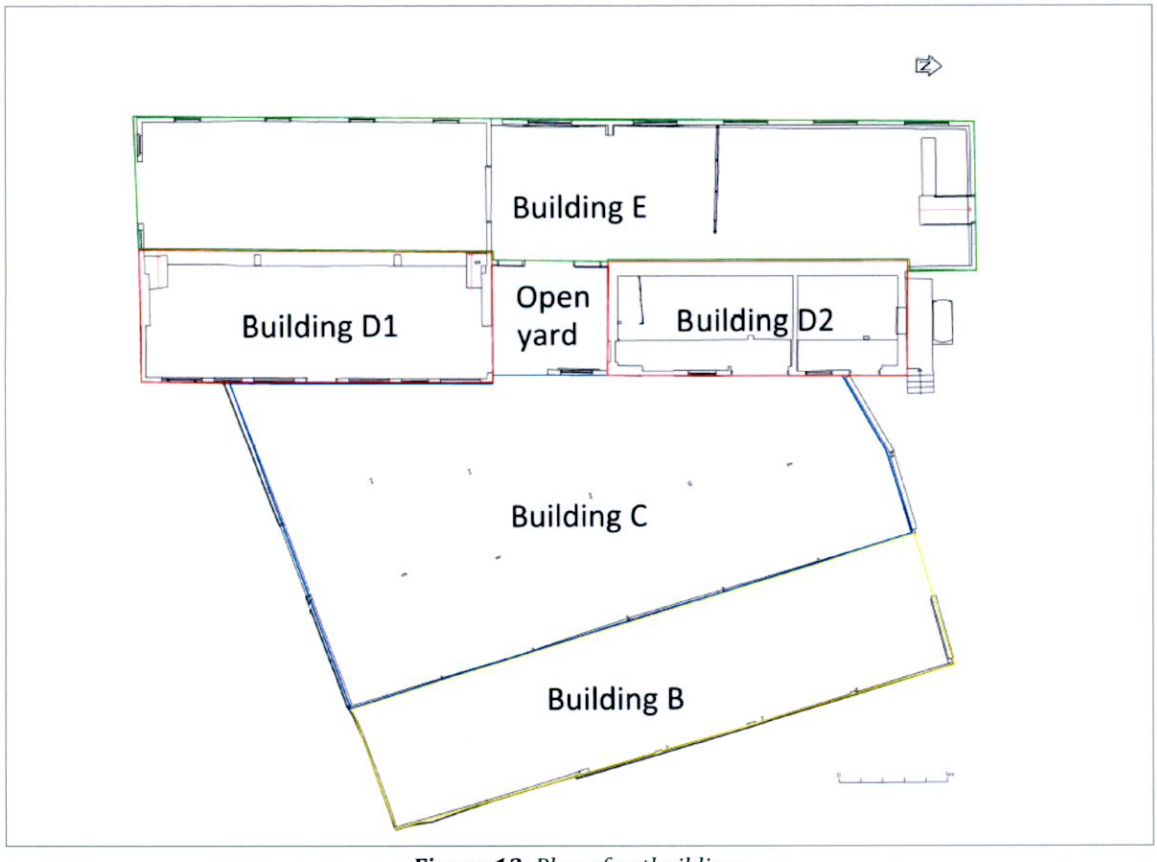

***Figure 13**: Plan of outbuildings*

Building B (See Appendix: Plates 40,45 and 47)

Building B is a double height barrel-roofed barn with structural steel framework and a corrugated metal roof. The building is accessed via a modern sliding door in the northern elevation. Internally, the barn is occupied by a large open-plan area. The floor concrete floor and the walls are clad in corrugated metal and plastic corrugated sheets. The internal wall is clad in plasterboard and the barn is open to Building B on the northern end. There are no features of significance.

Building C (See Appendix: Plates 40,41 and 48)

Building C is a mono-pitched barn with a structural steel frame. The floor is concrete and the roof is clad with corrugated metal sheeting. The northern and southern walls are of concrete blockwork to the base with corrugated metal to the upper sections. There are no features of significance.

Building D (See Appendix: Plates 49-56)

Building D has been sub-divided into D1 and D2 as the modern structures were built on the remaining lower walls of two earlier outbuildings which had an entrance between them accessing

the rear yard. Most openings have been altered or blocked and much of the upper portions of the walls have been rebuilt in concrete. Remaining portions of punch-finished cornerstones give an indication of the size of the buildings.

Building E (See Appendix: Plates 43, 57-58)

Building E is a modern single-storey, mono-pitched structure with a timber roof clad with corrugated metal and asbestos sheeting. There are no features of heritage significance.

5. Assessment of significance

Scholarstown House is listed by the *South Dublin County Council Development Plan as* a protected structure (RPS ref. no. 322) and by the NIAH where it was given a 'regional' rating (NIAH ref. no. 11216036). The subject site is not located in an Architectural Conservation Area.

Based on cartographic evidence, a house was located on the site from at least the 1600s and possibly earlier. The earlier house was damaged by fire in the 1890s and was rebuilt c. 1909. To judge from its position and alignment, the current house appears likely to contain much of the lower external wall fabric and footprint of the earlier building which was probably one room deep with the staircase originally located in the entrance hallway. The kitchen would have been located in a return which was either single-storey or two-storey. The existing external walls may retain fabric of the earlier structure with the change in proportion of first-floor windows from those at ground-level on the front elevation suggesting alteration as part of the later rebuild.

Internally, the layout has been altered with the staircase now located in the return and much of the rear part of the building having been modernised. The rooms to the front of the house contain typical Edwardian features such as simple moulded cornice, cast-iron fireplaces and panelled doors. Many of the windows have been replaced with modern sash frames which retain stone sills.

Therefore, in terms of fabric and architectural heritage, the house is of ***limited significance*** but the form and location of the house, as well as existing mature planting contribute positively to the historic character of the surrounding area. Modern developments and intensification of the road network around Scholarstown House have completely altered the character of the previously rural area which contained a series of private country residences in what was a suburban district just outside the nearby villages that included Ballyboden, Rathfarnham and Firhouse.

The outbuildings are primarily of modern construction with steel framework, concrete blockwork walls and corrugated metal walls and roof covering. Based on cartographic evidence and site survey, Building D retains sections of rubble stone walls and oak beams which are associated with the early nineteenth-century outbuildings, but these have been heavily altered in the mid to late twentieth-century.

The site boundaries are modern in character and devoid of architectural heritage interest. Mature planting at the west and eastern parts of the site as well as in the immediate environs of Scholarstown House contributes to the setting of the historic residence and provides appropriate visual relief from the significant modern transport node to the north-west.

In summary, it is considered that legibility of the underlying historic grain of the area within its modern urban form can be facilitated through retention of the house itself and areas of mature planting.

6. Assessment of impact

Impact to setting and site context

Legibility of the underlying historic grain of the area within its modern urban form will continue to be facilitated through the proposed retention of Scholarstown House with a continued residential role that keeps its existing form and cogent features in place. The aim of the current proposal is that, along with retention of nearby key buildings and remaining features such as boundaries, driveways and areas of mature planting in the vicinity, such fragments of the once extensive historic landscape can be sympathetically integrated within the emerging new developments which achieve sustainable density in a precinct which has good links to transport networks and community facilities. Retaining such pockets of historic fabric amongst the high-quality design and materiality of contemporary developments helps to mitigate the visual impacts of new buildings and infrastructure while contributing, along with well-arranged green spaces, to defining the area's individual character.

Figure 14: *Computer generated aerial image of proposed site from north (After 3D Design Bureau)*

It is considered that the proposed garden curtilage being provided for Scholarstown House will reinforce the positive elements of its current setting while subtly providing more direct accessibility to appreciate the historic site from the surrounding, modern public realm through appropriate lowering of the modern boundary and increasing visibility through suitable metal railings. Integrating the pedestrian communication through the site with the good-quality hard and soft, naturalised landscaping will create a focus point in front of the best-expressed façade of the historic dwelling which will maintain its defining role. The existing backdrop of heavily altered and modernised farm buildings and poor-quality trees to the south-western and southern portions of the site will be replaced with animated but appropriately restrained new residential

structures. The physical set-back, contrasting but coherent materiality choice and use of active elevations fronting onto the retained historic building help to frame it within a meaningful curtilage of open space within a wider, contemporary suburban setting. Carefully-graded building heights, varied parapet detail and recessed upper floor levels all serve to minimise the visual dominance of proposed new buildings around the retained Scholarstown House while facilitating opportunities for appreciation of the form and setting of the historic dwelling for the public and a significant quantum of new residents.

On the street edges of Scholarstown Road to the north and Orlagh Grove on the west side of the subject site, the proposed development will bring improvements to the character and visual amenity value of the existing public realm. There will be increased public opportunities to view and access the historic residence and its open grounds all along the northern boundary of the site where there is an existing blank concrete wall extending from the school site on the neighbouring property. The proposed new buildings on the subject site will not restrict any existing or potential views of the protected structure from Scholarstown Road but the proposed lowering of the existing concrete boundary wall, installation of railings and upgrade of landscaping in front of the historic dwelling will add interest to the current view which is restricted by a modern concrete wall. The visual impact of the new buildings forming the backdrop to Scholarstown House and its curtilage will be minimised by the high quality of façade design, variety of materiality, form and massing and the fact that the new elevations will generally be in shade or indirect light, thereby reducing the potential for glare or visual dominance of the new buildings over the protected structure and its immediate landscaped setting. While the new elevations forming the backdrop to public views of Scholarstown House will generally be only gently illuminated by daylight throughout the year, overshadowing of the historic building and the landscaped open space in front of it will be minimised by virtue of the stepped levels and parapet detail of the new buildings. It is envisaged that the area in front of the protected structure will become a more inviting space for the public to view or walk through as a result of the proposed development and one which retains much of its historic character with the original entrance avenue as well as established and appropriate supplementary planting.

On Orlagh Grove, the existing tall, rendered wall with modern brick piers will be lowered and surmounted with a traditional metal railing to extend an active street edge north from the existing retail units and the proposed vehicular and pedestrian entrance into the proposed development. Existing trees and new planting will be used to soften views of the four storey brick façade of the proposed residential structure which will follow the curve of the existing street that was realigned to cross the historic boundary of Scholarstown House when the roundabout to the north was constructed c.2000. The proposed development will introduce pedestrian gateways to ground-level apartments opening directly onto the existing footpath with balcony windows to accommodation above this creating an improved, active street edge up to the junction with Scholarstown Road. The historic dwelling and its planted curtilage will become a focal point at the significant road junction that was introduced here in the early 2000s.

Demolition of outbuildings

Although extensively altered, the two structures of Building D retain some early nineteenth-century fabric however, the irreversible changes to the fragmentary historic remains do not facilitate any meaningful re-use of the buildings within the proposed development. The remaining stone detail provides some limited information on the size and construction of the earlier vernacular buildings which facilitates a better understanding of the site's historic development.

It is therefore proposed that walls retaining early fabric will be surveyed with elevational drawings produced of any relevant features in order to record the fragmentary historic fabric.

Proposed changes to Scholarstown House

The historic dwelling at Scholarstown contains a modest amount of early twentieth-century architectural fabric including ground-level fire surrounds, Edwardian-style moulded plaster detailing and stone window sills within the masonry walls. All of this material of some limited historic interest will be retained within the proposed new development with the only loses being portions of unremarkable masonry walls where new or enlarged openings are proposed to facilitate safe access and communication within the dwelling, or existing simple stud walls which do not permit a usable layout within the present house are replaced with new partitions. The existing slate-clad roof, eaves gutters, chimney stacks, wall masonry and all other historic features will be conserved in accordance with best practice to retain the distinctive appearance of the extensively re-constructed building. Any new replacement material to upgrade the thermal performance of windows should be designed to be appropriate for the building and maintain the historic interest value of the front north-east façade in particular.

Table 2: *Room-by-room assessment of proposed changes to Scholarstown House*

Room Ref.	***Proposed changes***	***Impact***
A-GF01: Entrance Hall	New staircase to be inserted in original staircase location Opening to rear return to be blocked up.	The original staircase is no longer extant. The reintroduction of a new staircase at this location will reinstate the original layout of the hallway and is a **positive** impact. The blocking up of the opening to the rear is a **minor negative** impact
A-GF02: Reception room	Cornice, architraves and fireplace retained. Small later inserted hatch to rear return blocked up	The retention of all historic features is a **positive** impact. The blocking up of the non-original hatch is a **positive** impact.
A-GF03: Reception room	Cornice, architraves and fireplace retained. New door opening created in existing arched alcove to northern elevation retaining arch detail.	The retention of all historic features is a **positive** impact. Creating a new opening is a slight **minor negative** impact but it is mitigated by locating the opening within the alcove and by the retention of the arched detail.
A-GF04: Corridor	Internal walls removed with new layout. Existing openings on elevations to be retained	The removal of the internal walls and floors will be a **minor negative** impact. However, the return is in poor condition internally and of limited historical significance. The exterior wall and the majority of the existing window openings will be retained which is a **positive** impact.

Room Ref.	*Proposed changes*	*Impact*
A-GF05: Kitchen	Internal walls removed with new layout. Existing openings on elevations and later fireplace retained.	The removal of the internal walls and floors will be a **minor negative** impact. However, the return is in poor condition internally and of limited historical significance. There is potential to reuse fire surround from A-FF04/05 in place of the later fire surround.
A-GF06: Bathroom	Internal walls removed with new layout. Window to northern elevation blocked up. New staircase inserted.	The removal of the internal walls and floors will be a **minor negative** impact. However, the return is in poor condition internally and of limited historical significance. The blocking up of the window in the northern elevation is a **minor negative** impact. If possible, a slight recess should be maintained on the interior to maintain legibility.
A-FF01: Landing	New staircase to be inserted in original staircase location Opening to rear return to be blocked up. Existing door openings to be blocked up and new openings to be created in existing partition walls. Existing window to front retained.	The reintroduction of a new staircase at this location will reinstate the original layout of the hallway and is a **positive** impact. The removal of existing partition walls is a **minor negative** impact but will be mitigated by the retention and reuse of the existing architraves and doors.
A-FF02: Bedroom	Partition walls removed and new partition walls inserted to sub-divide room into bedroom, ensuite and bathroom. Existing window openings and cast-iron fire surround retained.	The sub-division of the room is a **minor negative** impact but necessary to create a workable space. The new layout has been designed to have minimum impact on existing window openings and joinery will be retained where possible. Where removed, joinery will be reused in suitable locations within the rooms which is a **positive** impact.
A-FF03: Bedroom	Existing partition wall removed Reduced in size by insertion of new partition wall. Window opening and built-in cupboard retained. Cast-iron fire surround removed	The removal of the fire surround will be a **minor negative** impact. (This may be mitigated by the relocation of the fire surrounds in the kitchen and living room in the return.)
A-FF04: Bedroom	Existing partition wall removed	The removal of the fire surround will be a **negative** impact.

Room Ref.	*Proposed changes*	*Impact*
	Enlarged by insertion of new partition wall. Window opening and built-in cupboard retained. Cast-iron surround removed	(This may be mitigated by the relocation of the fire surrounds in the kitchen and living room in the return.)
A-FF05: Landing	Internal walls and stairs removed with new layout. Existing window opening retained	The loss of the staircase is a slight **negative** impact, but it is a simple early twentieth-century stairs and of limited significance.
A-FF06: Bedroom	Internal walls removed with new layout. Existing window opening and chimney breast retained.	The changes will not give rise to negative impacts as the fabric is not of significance. (There is potential to reuse fireplace from A-FF04/05)
A-FF07: Bathroom	Window to northern elevation blocked up. Existing window to rear elevation retained. Internal walls removed with new layout and new stairs.	The blocking up of the window in the northern elevation is a slight **negative** impact. If possible, a slight recess should be maintained on the interior to maintain legibility.
A-FF08: WC	Internal walls removed with new layout. Existing window retained.	The changes will not give rise to negative impacts as the fabric is not of significance.
A-SF01: Landing	Internal walls and stairs removed with new layout. Existing window openings retained	The return is in poor condition internally and of limited historical significance. The layout has been designed to retain all existing window openings. The changes will not give rise to negative impacts as the fabric is not of significance.
A-SF02: Bedroom	Internal walls removed with new layout. Fireplace opening blocked up. Existing window openings retained	The return is in poor condition internally and of limited historical significance. The layout has been designed to retain all existing window openings. The changes will not give rise to negative impacts as the fabric is not of significance. The layout has been designed to retain all existing window openings.
A-SF03: Bedroom	Internal walls removed with new layout and new stairs inserted. Existing window openings retained	The return is in poor condition internally and of limited historical significance. The layout has been designed to retain all existing window openings. The changes will not give rise

Room Ref.	*Proposed changes*	*Impact*
		to negative impacts as the fabric is not of significance. The layout has been designed to retain all existing window openings.

Appendix 2 of this report outlines a conservation method statement that will guide works to Scholarstown House.

7. Conclusions and recommendations

It is the opinion of John Cronin and Associates that the development scheme as proposed for the subject site represents a well-considered and measured response to the need for additional residential accommodation within this area of Dublin. The architectural heritage of the protected structure will be retained and conserved within the proposed contemporary scheme. It is not considered that the nineteenth-century iteration of Scholarstown House was ever a landmark residence, nor did its form or architecture have any significant visual contribution to the wider area given the extensive planting indicated around the site on nineteenth-century historic maps.

It is proposed to demolish the outbuildings which are within the curtilage of the protected structure. However, they are of no inherent architectural heritage significance, and they appear not to have contributed much to the architectural heritage and visual amenity of the wider area. As such, the outbuildings will be recorded prior to demolition so that any surviving fragmentary farbric is documented for archival purposes.

The proposed changes to Scholarstown House itself are wholly appropriate and no material of architectural significance will be removed. The proposed use is wholly appropriate and will ensure that the protected structure has a viable long-term future use that is sympathetic to its significance. The project architects and landscape designers have prepared a scheme that provides ample private amenity and visual setting to this historic property.

Recommendations

- Works to the Scholarstown House should be supervised by a suitably qualified conservation consultant with proven experience in the conservation of historic properties. Contractors appointed to undertake works to the protected structure shall have demonstrable experience in the conservation, repair and refurbishment of historic properties. Works to be undertaken will be in accordance with the Conservation Method Statement outlined in **Appendix 2** of this document.

- Where door openings in masonry walls within Scholarstown House are to be blocked as part of proposed alteration of the interior layout, these should be built up with a slight recess of at least 50mm to enable the original reveals and door head to be legible within the new interior arrangement.

- The gutter in the valley between the main house and the return is blocked with vegetation and requires clearing and ongoing maintenance to reduce the likelihood of water ingress causing damage to the interior. It is recommended that access should be provided to enable regular inspection and maintenance of this vulnerable part of the protected structure.

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Appendix 1: Photographic record

***Plate 1**: General view on Scholarstown Road with entrance to subject site in modern boundary wall on right*

***Plate 2**: Second modern site entrance at junction of Orlagh Grove with Scholarstown Road*

***Plate 3**: Modern boundary wall on Orlagh Grove*

***Plate 4**: View to north from junction of Scholarstown Road and Orlagh Grove towards modern developments on former grounds of Mount Michael and Ros Mor. Note positive retention of mature trees, portions of original boundary and appropriate new planting.*

***Plate 5**: General view north-east towards subject site from Orlagh Grove*

***Plate 6**: Driveway to house from north*

***Plate 7**: Garden and boundary wall to north of house looking north*

***Plate 8**: View to south over garden towards north-east elevations of house*

***Plate 9**: View north towards house from outbuildings*

***Plate 10**: Garden to southeast of house looking west*

***Plate 11**: Front (eastern) elevation*

***Plate 12**: Southern elevation*

***Plate 13**: Northern elevation*

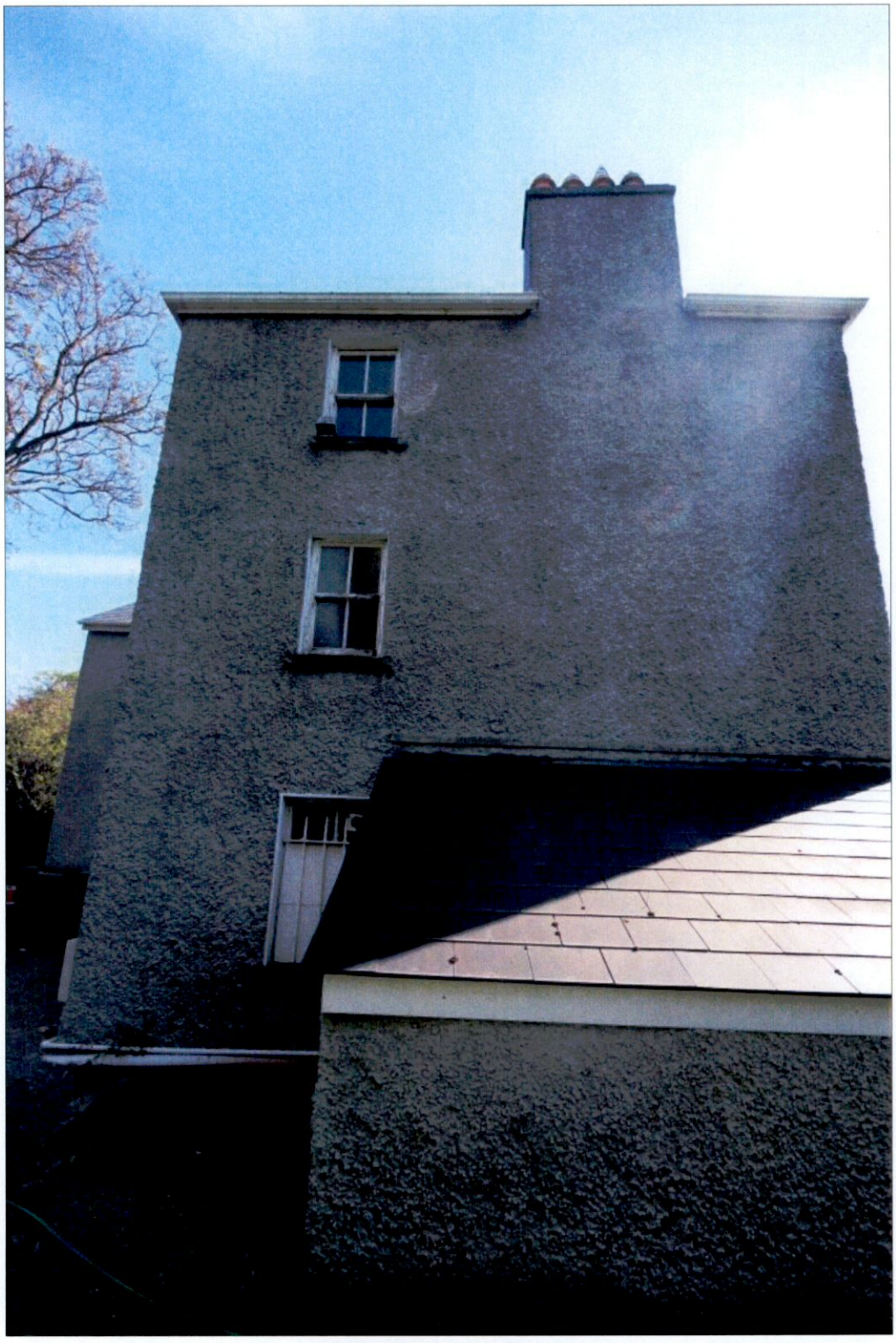


***Plate 14**: Western elevation*

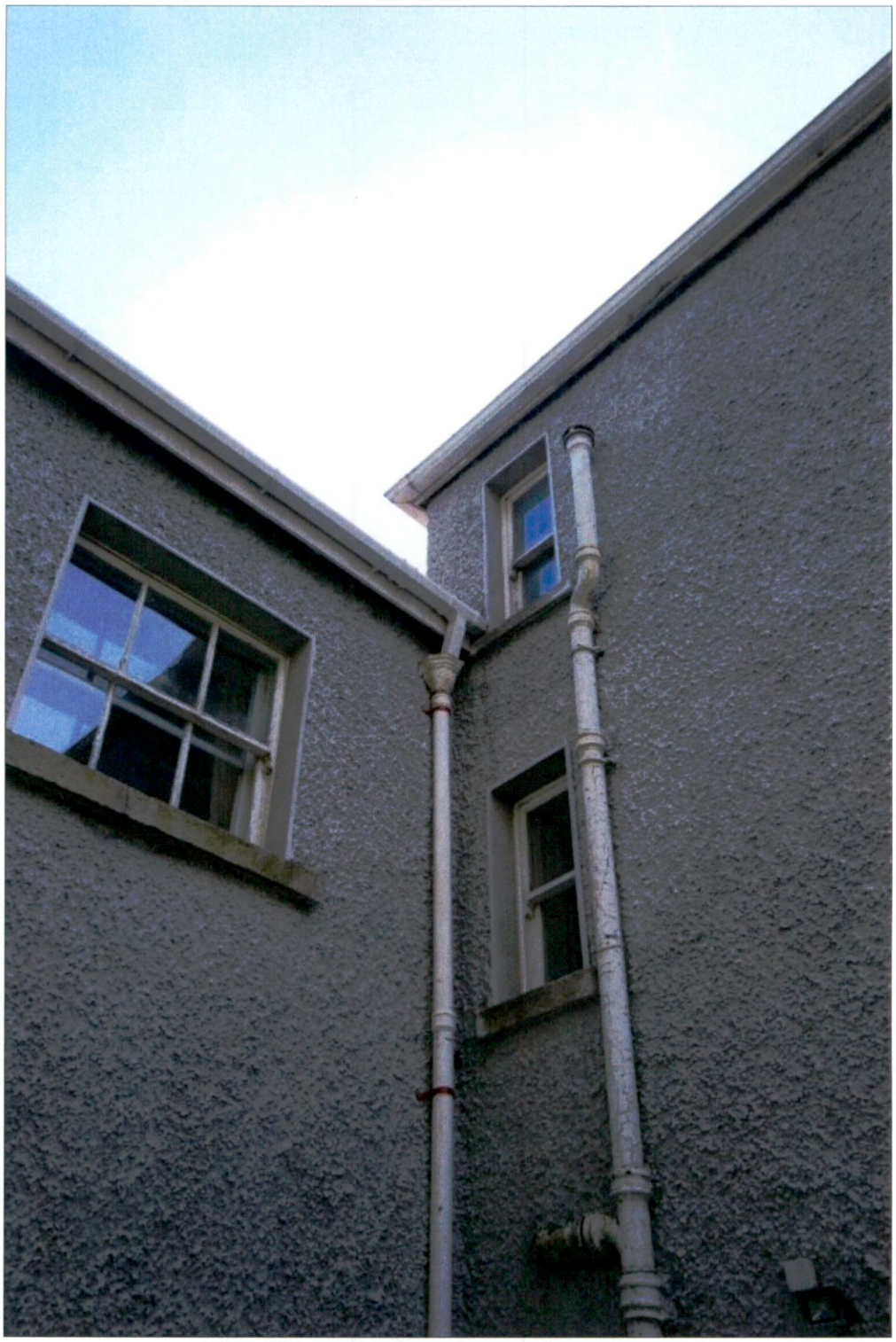


***Plate 15**: Junction of main house and return to west*

***Plate 16**: Valley between main roof and return*

***Plate 17**: Granite sill to ground floor window to rear return*

***Plate 18**: Stone step at main front entrance*

***Plate 19**: Entrance hallway looking to front door – note modern door and crude fanlight detail*

***Plate 20**: Cornice detail in entrance hallway GF01*

***Plate 21**: Ground floor room GF02*

***Plate 22**: Typical replacement sash window to front elevation*

***Plate 23**: Edwardian fireplace detail in ground floor room GF02*

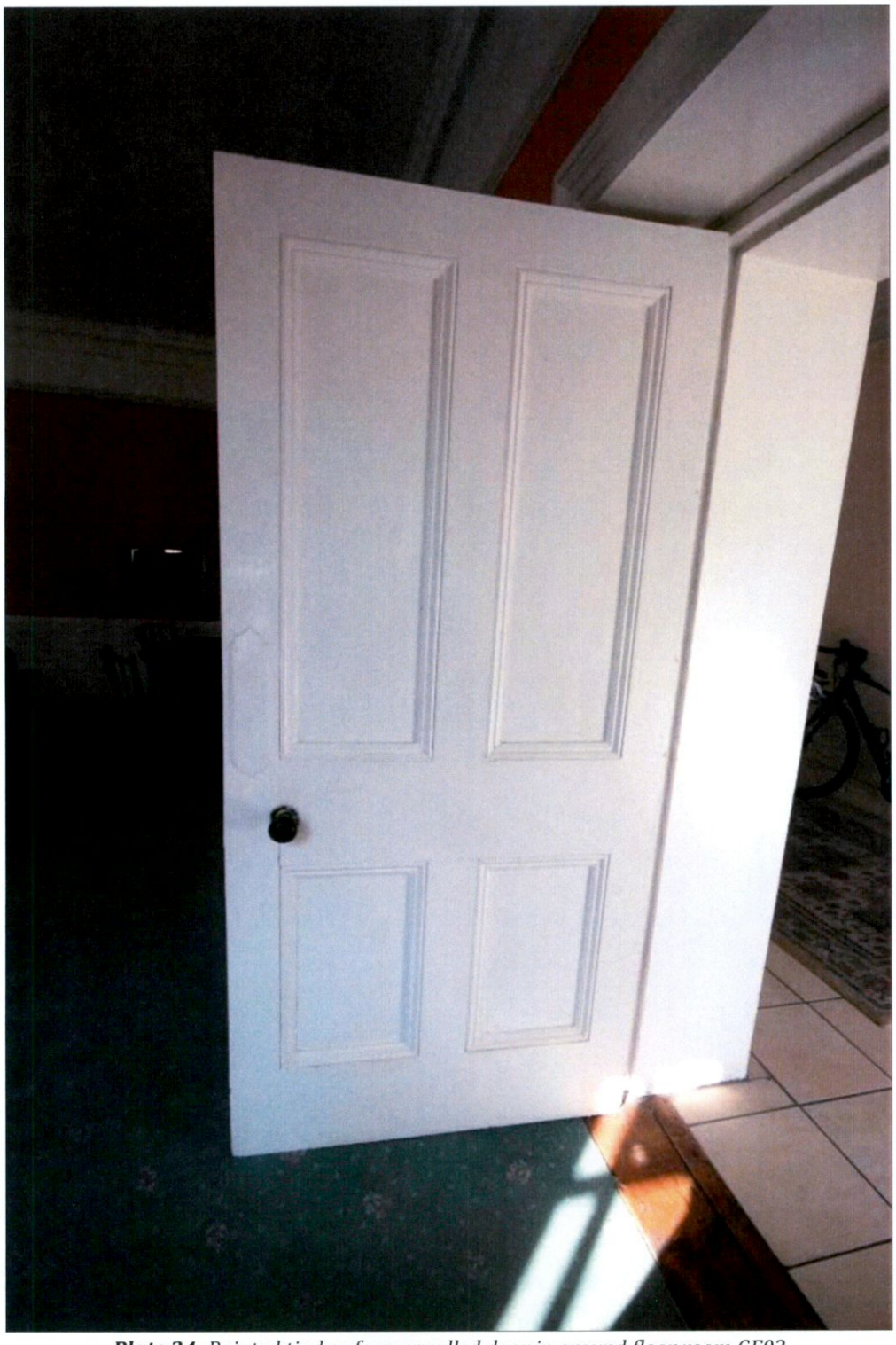


***Plate 24**: Painted timber four-panelled door in ground floor room GF02*

***Plate 25**: Ground floor room GF03*

***Plate 26**: Fireplace in ground floor room GF03*

***Plate 27**: Cornice detail in ground floor room GF03*

***Plate 28**: View from rear hallway GF04 to entrance hallway GF01. Note original rear wall of main block of original house.*

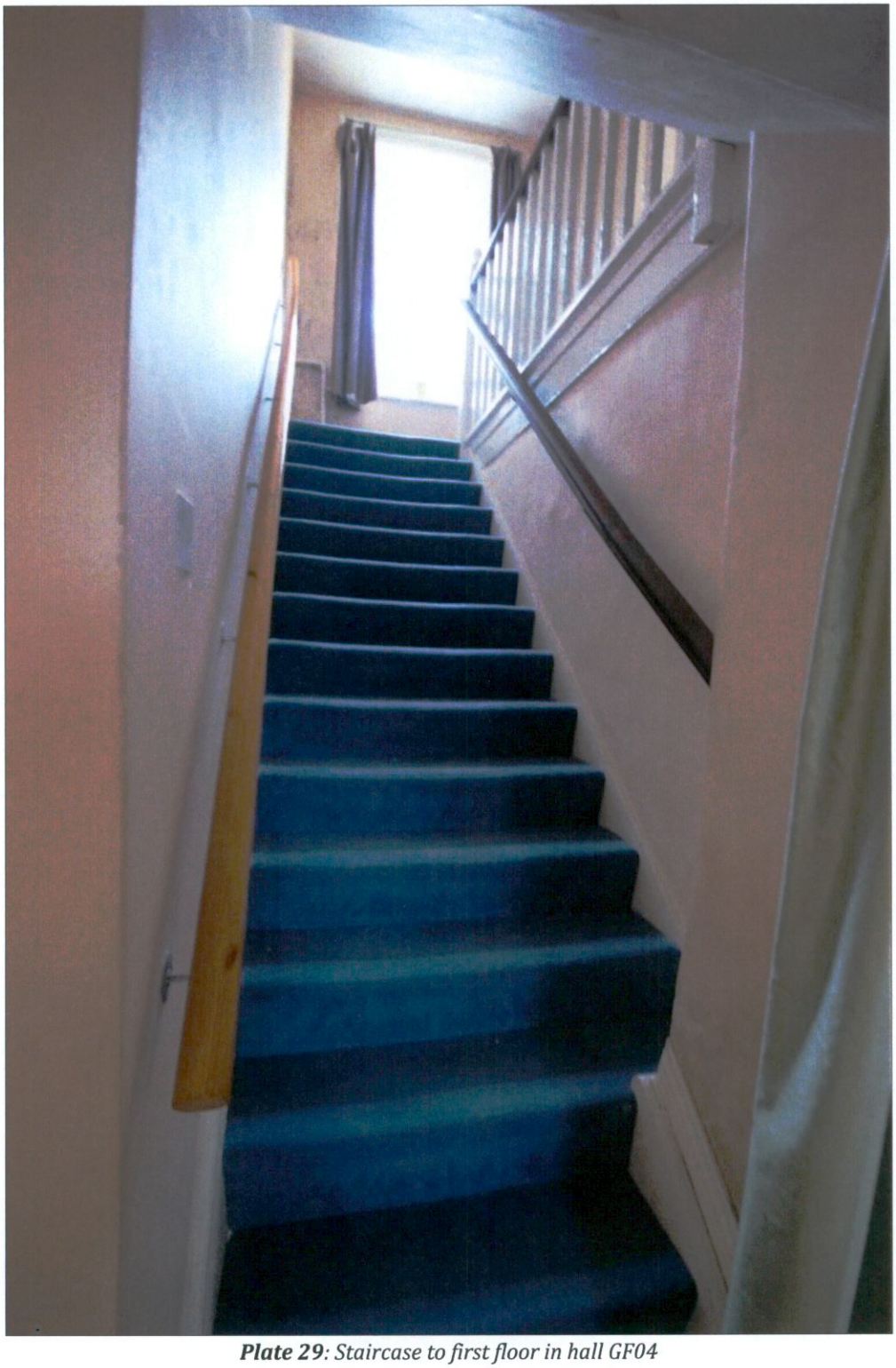


***Plate 29**: Staircase to first floor in hall GF04*

***Plate 30**: Painted timber sash window in GF04*

***Plate 31**: Kitchen in return GF05*

***Plate 32**: Bathroom in return GF06*

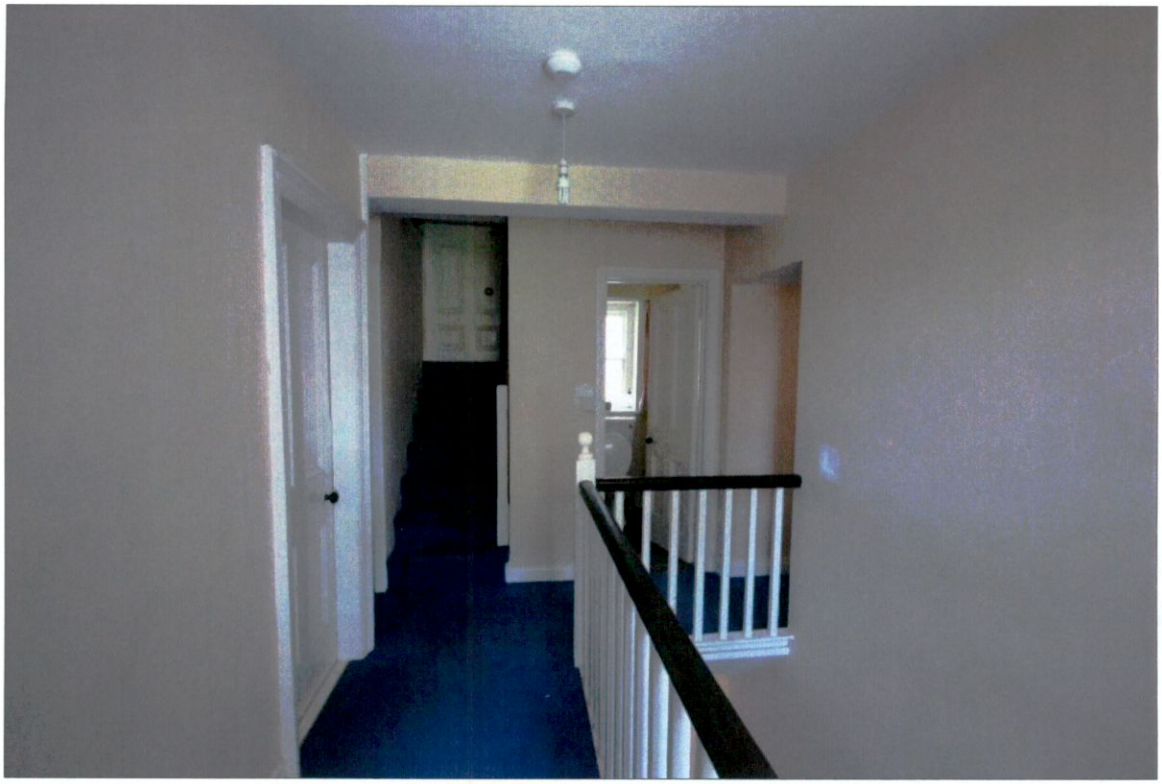


***Plate 33**: First floor landing in return FF01looking north. Opening to right leads to main front part of house.*

***Plate 34**: First floor bedroom FF02*

***Plate 35**: Fireplace in first floor bedroom FF02*

***Plate 36:** First floor bedroom FF04*

***Plate 37**: Staircase to second floor in return on landing SF01*

***Plate 38**: Second floor room in return SF02*

Plate 39: *Second floor room in return SF03*

Plate 40*: View south towards outbuildings from house*

***Plate 41**: Northern elevations of outbuildings. Note rubble stone masonry walls to lower portion of building D2 with cast-concrete upper floor-level and steps.*

***Plate 42**: Northern elevation of two-storey building D2*

***Plate 43**: Western elevation of outbuildings*

***Plate 44**: Southern elevation of outbuildings*

***Plate 45**: Eastern elevation of outbuildings*

***Plate 46**: Southern elevation of two-storey building D2 from internal open yard*

***Plate 47**: Interior of Building B*

***Plate 48**: Interior of Building C*

***Plate 49**: Interior of Building C looking to Building D2*

***Plate 50**: Northern elevation of Building D1 from internal yard*

***Plate 51**: Interior of Building D1 looking north*

***Plate 52**: Interior of Building D1 looking south*

***Plate 53**: Sink in Building D1*

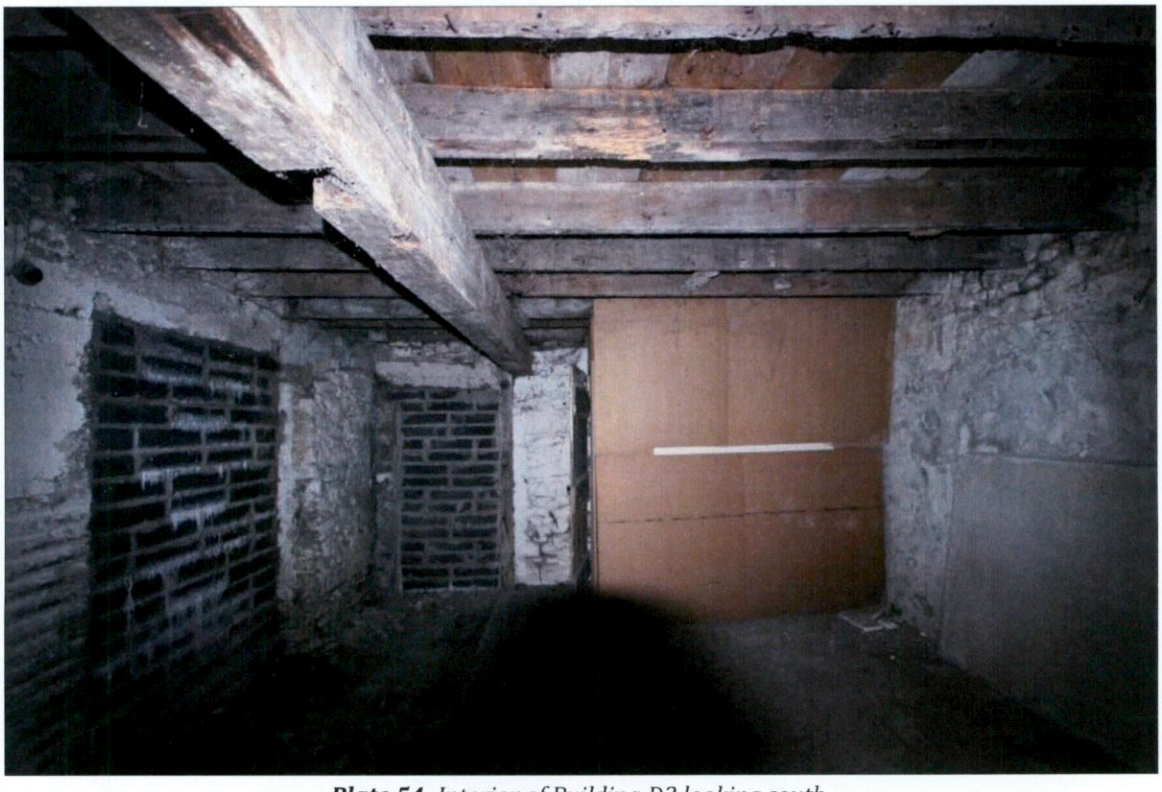


***Plate 54**: Interior of Building D2 looking south*

***Plate 55**: Oak beams in Building D2*

***Plate 56**: First floor of Building D2*

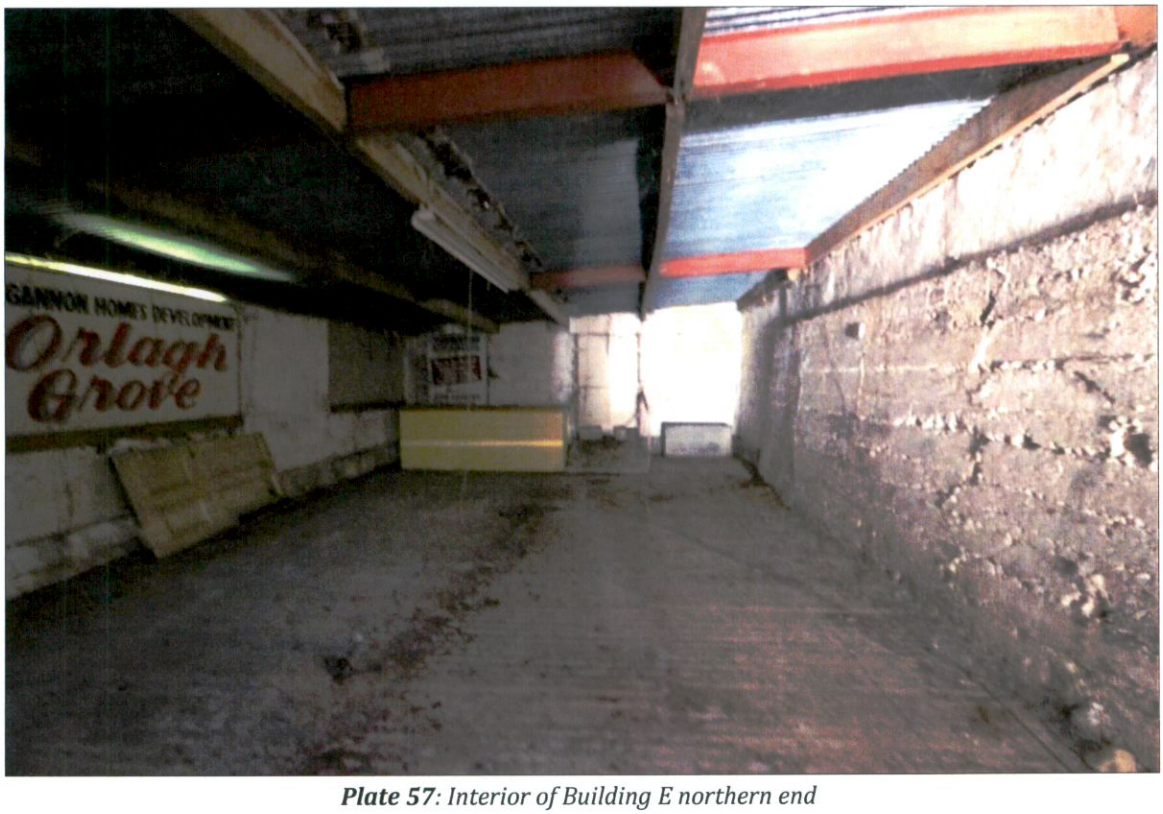


***Plate 57**: Interior of Building E northern end*

***Plate 58**: Interior of Building E southern end*

Appendix 2: Conservation method statement

This section details the methodology for the proposed works necessary to conserve the architectural heritage significance of Scholarstown House during the proposed conversation works. Conservation works will take place under appropriate supervision and in accordance with best practice.

The works to the two-storey house shall specifically include:

1. Localised repair of slate roofs. Generally the existing roof structures are in excellent condition but localised repair may be required;
2. Condition of chimneys to be checked and repaired in accordance with conservation best practice;
3. Refurbishment and repair of existing cast iron rainwater goods with addition of appropriate new cast-iron or cast-aluminium elements where necessary;
4. Creation of new opening in wall to facilitate ground-floor garden access;
5. Inspection and confirmation of integrity of window-sills including treatment for any cracks or damage to upstands. Replacement of damaged sills to match the existing fabric will be ordered if necessary;
6. Refurbishment of existing historic window frames and glass;
7. Localised repair of existing interior fabric where necessary, and
8. Remodelling of the rear annex of the building; removal of the non-original staircase and reinstatement of staircase within the entrance hallway (original location). Removal of identified internal partition walls (as per Architect's Drawings), creation of limited new door openings and insertion of new partition walls and services.

Conservation Philosophy

The document published by the Department of Culture, Heritage and the Gaeltacht, namely *Architectural Heritage Protection: Guidelines for Planning Authorities* (2011) will, along with relevant volumes of the Department's advice series and the principals embodied in international charters such as the ICOMOS charter on the Built Vernacular Heritage (1999) and the 1964 Venice Charter (on the Conservation and Restoration of Monuments and Sites), form the basis of conservation guidance provided here and will inform the supervision of works on this site.

The Charters, guidelines and the advice series accurately describe the strategy to be adopted for the conservation works required on built heritage features within this proposed development site but they cannot dictate the approach to be taken for every decision, since many of the clauses are open to interpretation and will require a balanced approach to be taken with consultation between the construction-phase architects, supervising conservation consultant and contractors. All proposed measures and any unforeseen works required during the course of the project development will be guided by the following overarching principles of conservation best-practice:

General Principles

1. Authentic structure and fabric of importance to maintain the structure or feature's special character is to be respected and retained including early alterations of interest.

2. All existing sound fabric and features are to be retained and protected where practicable as specified.
3. It is the objective to carry out works limited to the minimum intervention essential for the survival of the historic structure or feature and its refurbishment for viable ongoing use within the proposed development.
4. It is intended, in all cases where possible, to carry out repairs rather than replacement, which will only be undertaken where the fabric has perished or is unusable in the proposed scheme.
5. It is intended that unsatisfactory alterations which disfigure earlier work of greater merit should be reversed.
6. New repairs are to be discernible but sympathetic to the visual integrity of the structure.
7. Alterations are to be as far as possible reversible.

The works to the authentic built fabric identified in the main body of this architectural heritage impact assessment, shall be carried out in accordance with this conservation methodology, which shall take precedence over all other documents.

Supervision

All works to the historic fabric of the buildings shall be carried out under the supervision of the appointed conservation consultant or architect. There is to be no taking down, opening up, nor is any feature or fitting to be removed without his/her approval.

Experienced Contractor

Only contractors or sub-contractors with proven experience in the repair of historic buildings shall be engaged on the work. The conservation consultant may request exemplars of works before larger-scale repairs or consolidation are commenced.

Contractors undertaking the necessary conservation works to these historic structures should be experienced in working on such historic buildings and be familiar with the principles of best-practice conservation. This is based on the full understanding of how the building fabric functions, minimal intervention required to ensure the survival of the building, maximum retention of viable historic fabric and use of replacement materials and techniques that respect the quality of the original building, are legible as modern interventions and are by their nature reversible without compromising the remaining historic fabric.

Standard of Finishes

The highest standard of finish is required for the works and the contractor shall prepare samples for the approval of the conservation consultant before each stage of the work commences.

Proposed supervision

Prospective contractors will be required to complete sample panels of each identified stage of the particular conservation work being undertaken (eg. choice of replacement roof-slates, refurbishment of historic window fabric) to be approved by the conservation consultant as being of sufficient high quality and having not caused unacceptable damage to the original historic

beneath. Only following this approval will the appointed contractor be permitted to continue with that stage of works followed by the subsequent stages of conservation identified in the agreed method statement.

The conservation contractor will attend the site with the agreement of prospective and appointed contractors to observe the preparation of sample panels and the initial phases of each operation. They will remain available to discuss and finalise methodologies with the contractor and works foreman to ensure that any alterations to the proposed programme of works to address unforeseen variations with the building or materials do not compromise the overall project as an example of best conservation practice in accordance with the guidelines and advice issued through the Department of Culture, Heritage and the Gaeltacht.

Roof repair and replacement

Generally the existing roof of the protected structure is in excellent condition. Any required replacement or supplementary slates to be approved as matching the existing slates as closely as possible in terms of size, weight, colour and texture both when wet and dry. Replacement slate should be used on internal or other roof elevations where any difference in appearance from the original roof cladding will not affect principal views of the site.

Any necessary localised repairs or reinforcement of the timber roof structure, to be retained on the building, will be undertaken in accordance with conservation best practice with final approval by the conservation consultant. Only defective timber material will be reinforced or replaced as necessary with the conservation of as much useful historic fabric as possible, together with the structural stability of the roof dictating the extent of works.

Roofing will be carried out incorporating modern breathable membrane beneath slates and discrete ventilation as required, but care will be taken to ensure the current eaves overhang and ridge detail are replicated. The reinstatement of traditional lime mortar parging beneath slates would be welcomed and a method for same could be agreed between the contractor and the conservation consultant. New treated laths of the same dimensions as those on the existing roof will help to ensure that these details are retained. Slates will be centre-fixed using copper nails or screws with discrete, black-coloured stainless-steel tail clips used only if necessary to secure salvaged slates which may have enlarged or additional nail holes.

Appropriately-angled clay ridge tiles will be used to supplement those successfully salvaged from their current position and re-bedded on a suitable lime mortar with any necessary replacement tiles matching the colour and dimensions of the existing clay tiles. Any mechanical fixings used to secure ridge tiles will be invisible from the ground level and any minimal joints between and below the ridge tiles will be flush-pointed using a suitable lime mortar.

Chimneys

Chimney stacks need to be inspected for cracks in flaunching, damage to pots and effectiveness of lead flashing. Existing cementitious render to chimney stacks should be removed and replaced with rough-cast lime render with detail agreed between the contractor and the conservation consultant.

Chimney flues being retained will be capped and ventilated. Existing chimney pots may have been closed off with cement, however such flues contain moisture trapped within the chimney in a stagnant atmosphere where it cannot evaporate. This moisture reacts with soot within the flue and mobilises corrosive compounds that accelerate decay of the chimney breast masonry. Any cement capping of chimney flues should be removed and after thorough sweeping to remove loose soot deposits within the flue, pots should be capped with the correct size of proprietary vented chimney cap, either of metal or more durable clay. This prevents ingress of rainwater into the flue, prevents debris being dropped into flues by birds and allows air movement within the flue. Blocked fireplaces within the building must incorporate a ventilator at the base of the fireplace to ensure circulation of air throughout the flue that will prevent the concentration of moisture and masonry damage which would result.

Valley leadwork

The existing valley should be inspected but it is likely to warrant refurbishment to ensure its effectiveness at preventing water ingress at this vulnerable area. The methodology for all work to valleys and other aspects of leadwork on this site should refer to detail from the Lead Sheet Association as the authority on effective construction of these features. Amendments to the agreed methodology for leadwork which arise during the course of works must be approved by the conservation consultant overseeing the project before continuing.

Milled sheet lead shall comply with BS 1178 and shall be minimum Code 7 for valleys.
Solder shall comply with BS 219.
Screws shall be brass to BS 1202 with large flat heads.
Underlay shall be inodorous sheathing felt to BS 747.
Lead shall be stored rolled on a clean, level, smooth surface.

The underlay for the valley shall be laid on 25mm marine-grade plywood 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.

The lead shall be prepared for cutting by rolling out on a clean, level, smooth surface. It shall not be marked with sharp tools. Lead shall be laid in close contact with the underlay to ensure that pockets of air, debris etc. are not trapped between the various layers. The lead shall be dressed to the necessary profiles and 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 the do not restrict the thermal movement of the sheets.

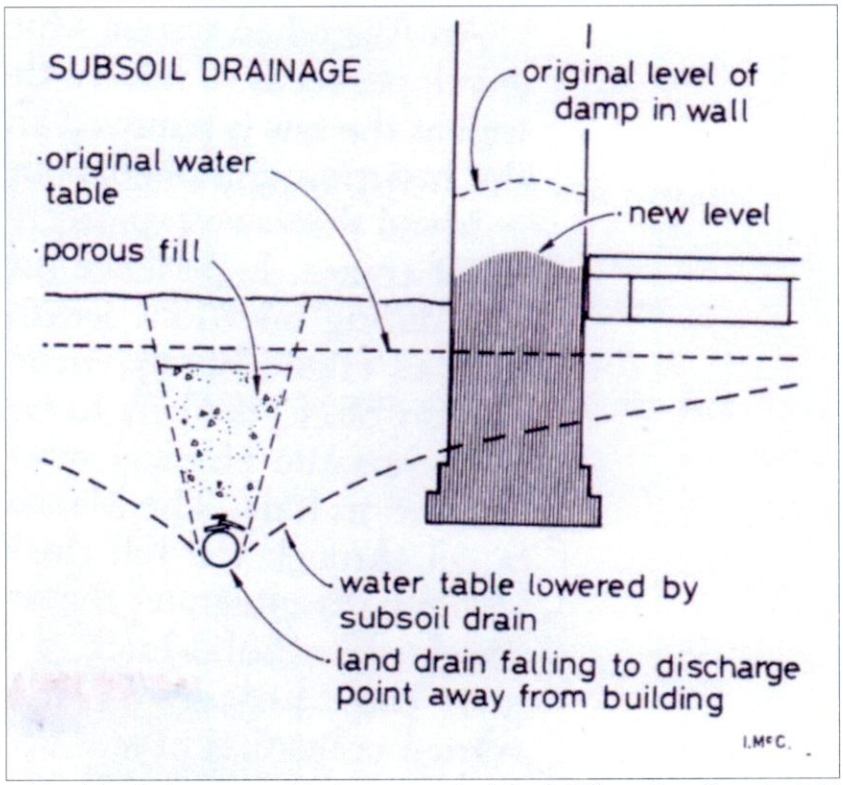
The lead shall be securely fixed use of copper clips turned into the welted joints at minimum centres as recommended in the Lead Sheet Association Handbook. In general, 2 clips should be provided in each joint, but more may be necessary at corners, large flat areas etc. The maximum centres for clips shall be 400mm. The welt shall be finished by lightly dressing flat. The lead shall be cleaned, and patination oil applied in strict accordance with the manufacturer's recommendations.

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. Ventilation of the lining beneath a lead valley or any lead-lined surface is essential to prevent corrosion of lead over time from moisture that condenses on the cold inner surface of the lead.

Rainwater goods

Existing cast-iron gutters and downpipes on all existing buildings on the site should be taken down with care, cleaned to remove dirt, loose paint, or flaked surface rust and coated with an approved system of primer and protective top-coats of paint. Cleaning should be carried out using manual or mechanical wire brushes or scrapers. The use of sand-blasting or chemical cleaning generally causes more damage to historic ironwork than the benefits it brings and should be avoided. Cleaned metal surfaces should be painted at least with a suitable primer as soon as possible after cleaning to avoid sealing in fresh corrosion or moisture in the metal. This should be followed by suitable top-coats of protective paint, avoiding the use of 'two-pack' (epoxy resin and hardener) paints which do not have the required flexibility to allow for the inherent expansion and contraction which metal rainwater goods experience with seasonal or daily fluctuations in temperature.



Factors to be considered in relation to ground drainage around existing buildings where the water table will be altered with proposals for new ground floor slabs and other developments on the site (after Ashurst and Ashurst 1998).

Limited sections of rainwater goods which are corroded or damaged beyond use should, along with any existing modern metal or uPVC rainwater goods on the site, to be replaced with appropriate new cast-iron (or cast-aluminium) replacements of the same dimensions and finish where required. All joints in refurbished rainwater goods should be cleaned, resealed with a suitable sealant and fixed together using stainless-steel bolts. The dimensions of rainwater goods should be sufficient to effectively drain the total plan area of roof they serve, bearing in mind the average expected rainfall for this area. The provision of adequate drainage to take away storm

water from new installed round downpipes on the building will be essential to avoid the excessive wetting of lower parts of the masonry walls or the foundations and ground immediately next to the building which exacerbates the issue of rising damp causing internal damage. The existing gullies and subterranean pipework must be cleared and checked for leaks with replacement as necessary to ensure that storm-water is not concentrated in the foundations or close to the masonry walls. Drainage gullies should be confirmed as being in good condition before works are deemed to be completed. General drainage of the ground beneath and surrounding the historic masonry walls of the protected structures being retained on the site will be subject to an appropriate designed upgrade to be confirmed.

Window Sills

It is important to examine and ensure the integrity of stone windowsills on the site. These should be free of vertical cracks which could result in moisture ingress into the masonry wall fabric beneath. Cracked window sills should be replaced with new stone sills to match if they cannot be effectively repaired using resin-bedded stainless-steel dowels and crack sealant or weathered beneath with a suitable lead damp-proof course. It is important that there is an effective upstand on sills which prevents water being blown under window frames and into the masonry structure. If necessary, an upstand can be installed on a retained stone sill or damage to existing upstands can be repaired using an appropriate epoxy resin-based filler. A gap should be left beneath timber window frames to enable sufficient ventilation around the window that restricts moisture damage. The gap beneath the sides of any windows should be pointed with a lime mortar which will physically restrict water ingress to this vulnerable part of the opening by soaking up any water in this area from the sill and allowing it to dry out again, preventing it being trapped within the masonry or held for an extended time against the base of the window frame. The use of silicone or other sealing mastics around the exterior of timber window frames is **not** recommended.

Cleaning of stone window sills or other external masonry, be it random rubble or finely-cut ashlar, should generally be avoided unless there are excessive damaging chemical deposits on the surface as a result of air pollution. In this case, such cleaning should only be undertaken by a specialist contractor experienced with the need to remove damaging material but causing the minimum possible damage to the stone.

All internal repair issues within historic buildings on this site including damaged wall masonry as well as moisture decay to embedded timbers should be assessed as works proceed but until the external envelope of the building is consolidated and the cause of internal damage is addressed, the building should be allowed a period to dry-out in advance of repairs being undertaken inside.

Window frames

Localised damage and lack of maintenance to timber window frames leads to decay of windows but also their lack of functionality prevents their effective use to ventilate the building interiors to reduce the conditions conducive to growth of damaging fungal infection. Proper conservation of window frames will ensure the integrity of the window fabric and enable their effective use to adequately ventilate the building as required.

The maximum amount of significant historic fabric and detail will be retained and repaired where necessary with replacement only considered where unavoidable. Any replacement should take the original historic detail of existing mouldings and proportions as the reference for any new hardwood windows. A full programme of approved protective painting will be applied to all new and refurbished windows, involving removal of sashes, cutting back built-up or flaking previous layers of paint and application of primer, undercoat and top-coats of suitable paint.

A specialist conservation joiner will be engaged to remove sashes from boxes, strip back built-up thick or loose layers of paint, carry out necessary localised timber repairs to the frames (in approved hardwood) and re-glaze panes where necessary (retaining all re-usable historic glass particularly crown or cylinder glass) before an approved system of protective paint is applied.

Use of poor-quality modern softwood for repairs to historic pine window frames represents a poor standard of conservation where inferior-quality materials and techniques are being applied to superior-quality historic fabric. Only high-quality hardwood such as iroko should be used when matching modern repairs to historic first or second-generation Nordic softwood windows. Common repairs to lower parts of pulley-lining such as in the illustrated example should have saw-cut joints between original and inserted repair material sloping outward unlike the failed previous repair shown here.

Sash boxes will also be stripped and repaired where necessary before being painted. Stripping of old paint is generally best done with care using appropriate hardened-blade manual scrapers of various shapes and sizes rather than sanding, blasting or chemical treatments. These can result in loss of timber material, sharpness of moulded or carved detail or can cause damage to the surface of the timber rendering it more susceptible to moisture damage or a poor finished painted surface.

Sashes will then be weighed, correctly counterbalanced and hung on new sash-cord with new parting and staff-beads incorporating an approved discrete draught-proofing system to ensure ease of full operation. Where damage to historic fabric through decay or ill-treatment has deteriorated the condition of timber to such an extent that replacement with a new approved hardwood window is necessary or where a new window detail agreed with the planning authority is to be manufactured, this should be carried out by a suitably experienced conservation joinery works carefully observing the proportions and moulding details of historic glazing bars, mid-rails, sills and horns (or absence thereof). Custom-moulded cutting heads must be obtained to run new hardwood timber elements that match the surviving originals.

Internal works

The replacement of existing inserted stud wall partitions with new stud walls to facilitate the proposed layout of the rear annex will follow consist of high-quality inserted material which causes minimal intervention to the existing structural envelope. Where possible services will be incorporated within new stud wall partitions rather than chasing original masonry walls.

Timber-framed partition wall inserted within larger room avoiding irreversible interference with continuous moulded plaster ceiling decoration. Where possible, new proposed services should be concentrated within inserted partition walls in order to minimise chasing of original walls.

Painting

Plastered surfaces will be lightly sanded and brushed down to ensure no loose material is remains on walls before new paint is applied. Any moisture ingress issues which had resulted in damage to internal plaster or painted surfaces should be fully resolved in advance of any final painting exercise. Larger cracks in plaster surfaces should be cut back to a sound area of plaster (with edges of the repair undercut to assist in holding plaster repair in place). Appropriate lime plaster with additional fibre reinforcement as required should then be applied following the instructions for dampening the substrate before applying new plaster and other directions included in the plaster application methodology above. For minor cracks, a suitable lime-based filler should be used in accordance with the manufacturer's instructions.

Before painting internal masonry surfaces, all previous vinyl or oil-based coatings need to be scraped or sanded off walls to a solid background. Any newly plastered wall surfaces need sufficient time to dry out before applying any paint but in the case of water-based distemper (a traditional and highly effective paint coating), fresh plaster should be given around 6 months to dry out before painting. Any biological growth should be treated with a 25% solution of household bleach to remove and kill any algal or mould growth remaining after the moisture ingress or ventilation issue which caused the growth has been addressed.

To provide suitable vapour permeability in the choice of paint coating for internal wall surfaces, limewash, water-based distemper or clay-based paints all with a steam diffusion (Sd) value of 0.03m or less are the ideal treatment of internal lime-plastered surfaces of permeable stone or brick masonry walls. This low value for restriction of vapour permeability ensures that moisture movement within the walls is permitted to regulate evenly through the thickness of the wall and prevents the concentration of moisture on the internal surface which can lead to condensation and mould-growth. Other heritage-approved paints such as the Absolute Matt Emulsion (supplied by The Little Greene Paint Company Ltd.) contain a small quantity of acrylic paint and provide an Sd value of 0.13m which is still considered as acceptable to maintain effective moisture regulation within lime-based masonry walls. Vinyl, gloss or casein-based distemper along with any paint which has an Sd value above 0.5m is **not** recommended for use on any historic or traditionally-repaired wall surfaces.

New joinery for painting shall be treated with two coats of a suitable primer which fills any knots and prevents weeping of resin. Between coats of primer, as with all paint coatings, the surface will be cut back using high-quality sandpaper to remove projecting wood fibres, lumps of paint and to provide a good key for the subsequent coat. Two top-coats of suitable heritage-approved paint will be applied to provide the required finish colour. Where joinery paintwork exists in good condition, paintwork will be lightly sanded down to remove all loose or built-up material before being spot-primed where necessary and two top-coats of suitable heritage-approved paint applied. Moulded detail should be scraped back carefully using appropriate-shaped scraping tools to sharpen detail, particularly of recessed channelling which can become obscured by excessive thickness of paint.

All paint surfaces will be cut back with sandpaper before subsequent coats are applied. No flame guns, hot air guns, power tools or caustic paint strippers will be permitted.

Electrical installation

Any new required electrical or communications installations shall be concealed within the existing masonry or proposed new partition walls. Chasing of masonry walls will be kept to a

minimum making use of existing chases or conduits where possible. Removal of limited sections of lath-and-plaster stud wall surfaces in order to 'fish' wiring through to the required outlet point will be preferable to chasing of same. The removal of limited sections of lath-and-plaster to insert timber grounds between existing timber studs for proposed sockets will be permitted with any resulting holes in wall surfaces made good using riven laths and appropriate lime plaster when initial electrical installation is complete.

Timber ground inserted between studs on historic lath-and-plaster partition to provide adequate support for installed socket, wiring for which was fished down behind lath-and-plaster surface causing minimal interference to historic fabric which will be made good with laths and lime plaster. Unlike in the above example, ***all*** *timber should be pilot-holed before it is screw-fixed.*

New switch plates and sockets should be in a style sympathetic to the period of the building with discrete, plain modern fittings being preferred to pastiche designs unless there are historic fittings which are agreed with the conservation consultant as being of sufficient interest to obtain modern replicas.

Other wired or piped services

Where the interior of the building is particularly sensitive to visual disturbance of surface-mounted ducting, telephone, computer, T.V. and other wired services should be concealed in chases in the walls. Depending on the proposed use for the building, surface-mounted service trunking may be the most appropriate solution to reduce the chasing of walls for numerous service outlets (as often required for office use). Escape signs, emergency lighting and smoke alarms should be exposed and should be designed to be as discreet as possible. Wiring or pipe networks should be designed to pass between floor joists where possible rather than through holes or notches cut in joists. Where possible, services should be combined to minimise the amount of disturbance of historic fabric and if new stud wall partitions are to be inserted within the historic layout, services should be routed through these modern structures rather than through the existing fabric.

All proposed wiring, pipework and ducting layouts will be designed in in consultation with the conservation consultant. The outlets will be marked on the building and the proposed layout plan reviewed on site with the conservation consultant, who will approve the planned service layout before any installation commences.

Mechanical ventilation duct converted from round to rectangular profile in order to divert around moulded plaster ceiling cornice. This duct can later be boxed-in, but no irreversible interference will be caused to significant historic plaster detail.

Internal door openings

The proposed new door opening at ground floor level will require the loss of a limited quantity of historic masonry fabric which will be minimised as much as possible during the works. Creation of this new doorway will involve insertion of reinforced concrete lintels bedded with lime mortar on suitable bearings within the masonry reveals which will be made good with the same mortar to match the existing material. Creation of new door openings where required will be undertaken following the method statement below:

1. Carefully remove wall plaster (without interfering with any decorative plaster detail) using hammer and chisel from area 300mm beyond the proposed opening and mark proposed opening on masonry.

2. Remove two pockets of masonry by hand above the marked opening to a level of 2.3m from floor level sufficient to accommodate needles of 100 by 75mm timber. Pockets should be at either end of the central third of the horizontal opening required to install the lintel below.
3. Carefully insert needles, pack with plywood slips to support masonry above and prop with jack posts or Acrow-props to both sides onto a base plank on the floor.
4. Remove masonry by hand to create a full-depth slot through the wall approximately 1.3m in width and 150mm below needles to create a bearing for the proposed lintels where the required opening is needed. Width of opening and specification for lintel to be determined by structural engineer.
5. Where there is not a substantial stone to create a sound bearing for lintels, small stones should be taken out to be replaced by well-bonded clay bricks bedded in natural hydraulic lime mortar on the existing masonry.
6. Three reinforced concrete lintels should be inserted onto a bed of lime mortar at the required height on solid bearings. Masonry around and above inserted lintels should be made good using existing stone bedded in lime mortar with pieces of slate or stone pinnings inserted to pack up tight to masonry supported by timber needles.
7. Carefully remove props and needles and make good holes with stone or brick bedded in lime mortar.
8. Saw-cut jambs of proposed door opening to provide sufficient space for proposed door and frame as well as any required structural reinforcement to the jambs of the opening in accordance with specification of a structural engineer. With hammer and chisel, carefully remove masonry one stone at a time through the opening taking care to avoid disturbance of masonry beyond the proposed opening.
9. Repoint, using lime mortar and stone pinnings in larger joints or voids, the linings to both sides of the opening to secure the stonework up to the bearings beneath inserted lintels.

The proposed door, frame and architrave detail will be agreed between the contractor and the conservation consultant as appropriate for the building in each case.

Conservation reference material

Text and illustrations for the conservation method statement above have drawn from the following non-exhaustive list of sources which can be consulted for further detail. The most appropriate means of conserving historic fabric on the site will be derived from an experienced, suitably knowledgeable contractor engaging with the conservation consultant in a collaborative approach to specify and agree the best approach to individual tasks.

Ashurst, J. and Ashurst, N. (1998) *Practical Building Conservation Vol. 1: Stone Masonry.* Ashgate Publishing Limited, Aldershot in association with English Heritage

Ibid. (1998) *Practical Building Conservation Vol. 2: Brick, Terracotta and Earth.* Ashgate Publishing Limited, Aldershot in association with English Heritage

Ashurst, J. and Dimes, F. (1998) *Conservation of Building and Decorative Stone.* Butterworth-Heinemann, Oxford

Jackson, A and Day, D. (2005) *Period House.* Harper Collins, London in association with English Heritage

Department of Environment, Heritage and Local Government (2004) *Architectural Heritage Protection: Guidelines for Planning Authorities.* The Stationary Office, Dublin

Keohane, F. ((2015) *Period Houses: A Conservation Guidance Manual.* Dublin Civic Trust and the author, Dublin

Lead Sheet Association (2007) *Rolled Lead Sheet: The Complete Manual.* Lead Sheet Association, East Peckham

McAfee, P. (2009) *Lime Works.* Building Limes Forum and Associated Editions, Dublin