DOWNEY
29 Merrion Square, D02RW64

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Muldowney's Pub,
Main Street,
Rathcoole,
Co. Dublin

Applicant: Lorat Trading Ltd.

Additional Information Stage: Reg. Ref. SD22A/0096

Prepared by: Ronan Kelleher, Dip.Arch., B.Arch.Sc., MRIAI

March 2023

Background

This report has been prepared for Lorat Trading Ltd. as part of the documentation to be submitted with a planning application for a development at Muldowney's, Rathcoole, Co. Dublin, a protected structure.

The site was inspected for the purposes of preparing this report on 30th November 2022 on which occasion the photographs incorporated in the report were taken and the site examined to prepare the descriptions contained therein.

Historical research was carried out on the background history of the property and the results are set down below.

While this report contains comment on aspects of the condition of the buildings it is not a condition report or a structural report and must not be read as such. All comments in the methodology are subject to verification by the architect or engineer and in the light of conditions as established on site.

This report has been prepared by Ronan Kelleher, Dip.Arch., B.Arch.Sc., MRIAI on behalf of DOWNEY.

Historical Background

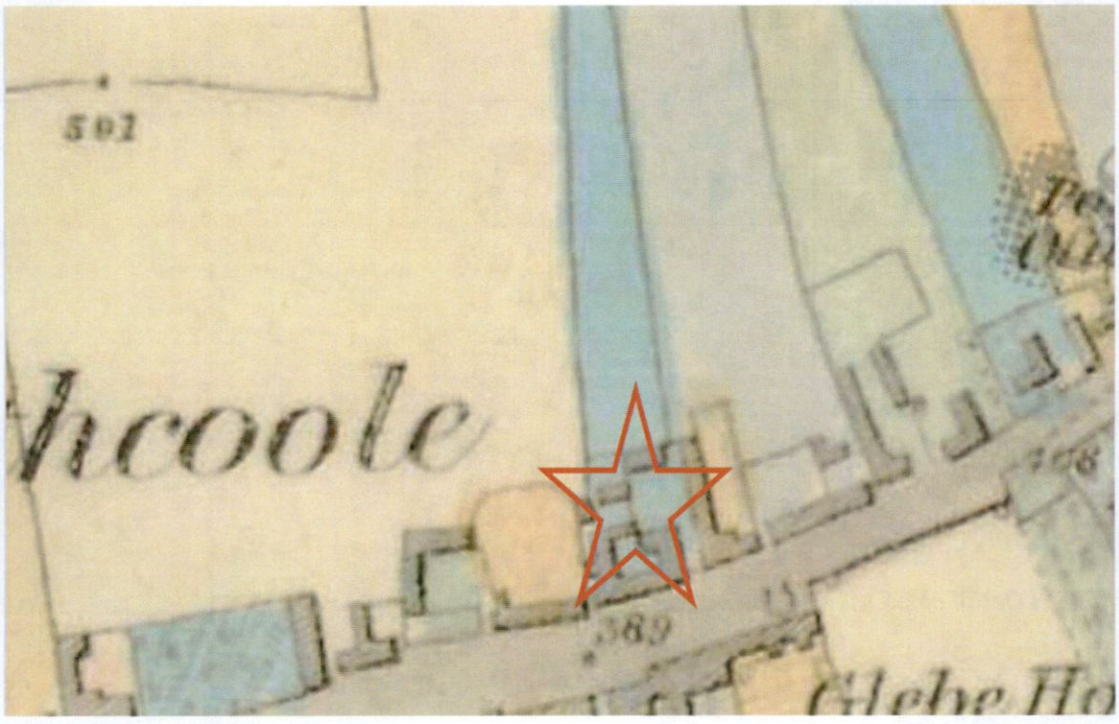

Figure 1: Detail of OS Map of 1829

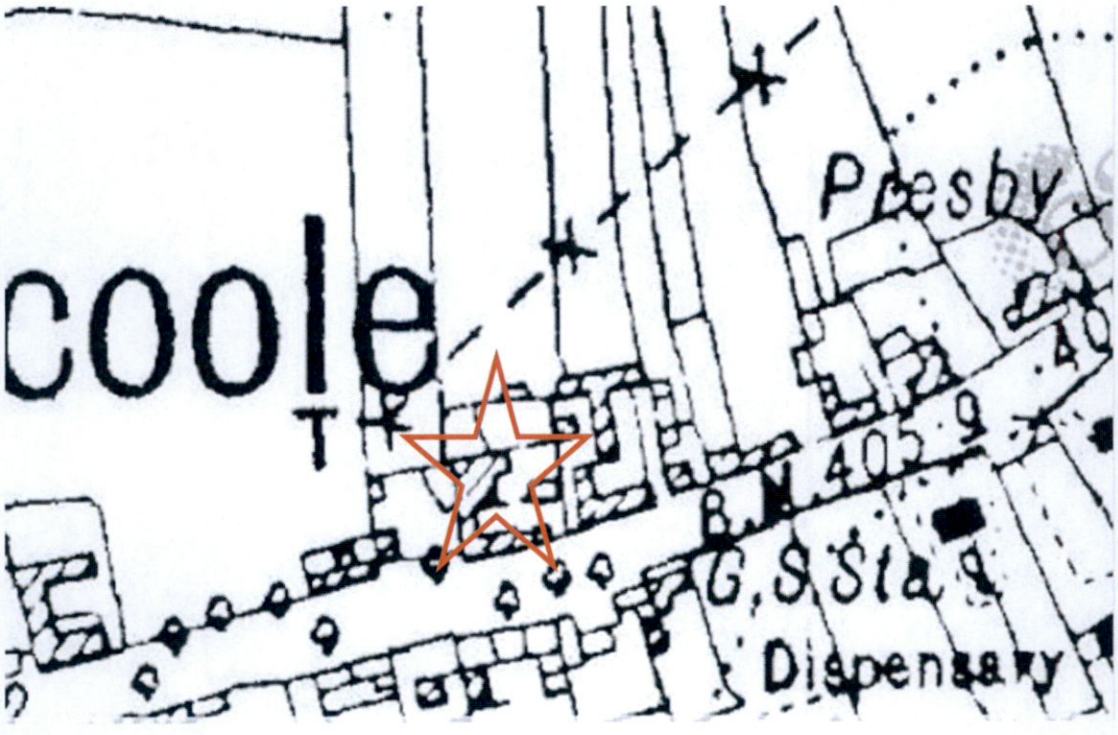

Figure 2: Detail of OS Map of 1841

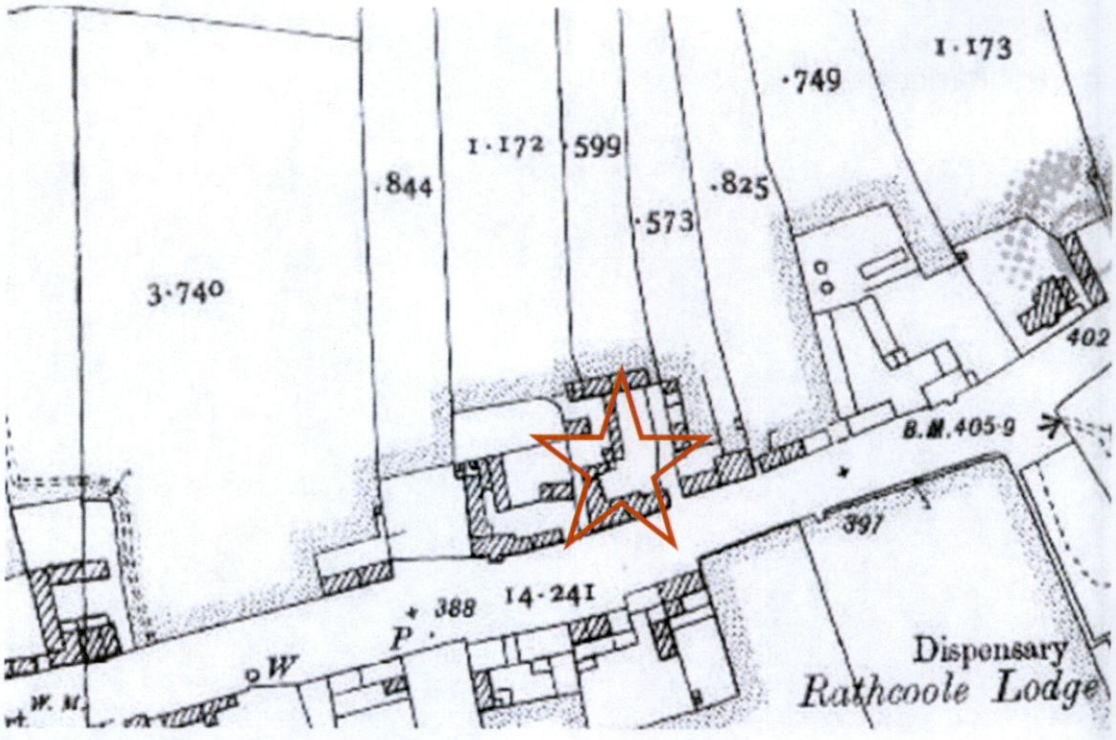

Figure 3: Detail of OS Map of 1897-1913

Conservation context

Record of Protected Structures

The South Dublin County Council Development Plan 2022-2028 record of protected structures does not identify any structures on the subject site as a protected structure.

Architectural Conservation Area

The subject site is located within the Rathcoole Village Architectural Conservation Area under the South Dublin County Development Plan 2022-2028. Rathcoole was assessed by John Cronin & Associates in advance of its inclusion as an ACA (John Cronin & Associates 2015, 17). The following is a summary of their assessment:

'This possible ACA covers the Main Street of Rathcoole Village. It is linear in formation, stretching from Rathcoole House in the east, to the N7 in the west. There are numerous buildings of interest including Rathcoole House, the Court of Petty Sessions, the Health Care Centre, Rathcoole Inn, and several smaller cottages dotted throughout the village. The main concentration of historic buildings, dating from the late eighteenth and nineteenth centuries, are in the eastern and central part of the village while towards the west are more modern structures. There are also a significant number of backyard builds and later housing estates added in the roads that radiate from the village core'.

Chapter 3 of the County Development Plan outlines a series of policies and objectives regarding development within an ACA. Chapter 12 of the County Development Plan addresses the implementation of the objectives set out with regard to Architectural Conservation Areas. Section 12.3.8 (457 - 458) summarises that.

"The carrying out of exterior works in an Architectural Conservation Area (ACA) can only be exempt where it is considered that the works would not materially affect the character of the area and where the works are consistent with the appearance of the structure itself and the neighbouring structures. All proposals for development within an ACA shall comply with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and shall seek to protect the historic character, existing amenities, visual setting and streetscape character of the ACA."

"All proposals for development within an ACA shall comply with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and shall seek to protect the historic character, existing amenities, visual setting and streetscape character of the ACA."

National Inventory of Architectural Heritage

A review of the National Inventory of Architectural Heritage indicates that none of the buildings located on the subject site are listed on the inventory. However, the NIAH has identified cottages on Main Street, Rathcoole that are of a similar nature to the cottages on the subject site. The first cottage is registered as follows:

- Reg No 11213022,
- Rating: Regional
- Categories of Special Interest: Architectural
- Original Use: House
- In Use As: House
- Date: 1810 – 1830

Figure 4: Front Façade to Rathcoole Main Street

The NIAH describes the cottage as.
"Semi-detached three-bay single-storey house, c.1820. Painted rubble walls with smooth rendered base course. Boarded-up windows and doors. Pitched slate roof with smooth rendered chimney stack. Rubble wall to north."

The NIAG appraisal identifies that, *"Though in poor condition, the retention of its original proportions and many materials makes this house an important reminder of how the streetscape of Rathcoole has changed with time."*

The second cottage is registered as follows.

- Reg No: 11213021
- Rating: Regional
- Categories of Special Interest: Architectural
- Original Use: House
- In Use As: House

- Date: 1810 - 1830

Figure 5: Front Façade to Rathcoole Main Street

The NIAH describes the cottage as.
"Semi-detached three-bay single-storey house, c.1820. Metal casement windows. Timber door. Smooth rendered walls with smooth rendered base course. Pitched slate roof with red brick chimney stack."

The NIAG appraisal identifies that,
"Though partly refurbished, this house adds welcome variety to the streetscape due to its modest size and continuity of use as a dwelling."

Subject Site : Building Survey – Cottage 1

Figure 6: South (Front) Elevation

Cottage No.1 is a semi-detached, three-bay single-storey house, constructed c.1820. The external walls are painted rubble walls with smooth rendered base course. The original windows have been replaced with white uPVC framed windows. The roof is pitched with a natural slate finish rising from the ridge at each gable. It is noted that some slates are missing which is contributing to the deterioration in the condition of the house. There is a small, enclosed yard at the rear of the house.

Figure 7: South (Front) Elevation Entrance Doors Detail

There are two front doors suggesting that this house was originally constructed as two houses which were subsequently joined together.

Figure 8: North (Rear) Elevation

Figure 9: North (Rear) Elevation

Subject Site :Building Survey – Cottage 2

Figure 10: South (Front) Elevation

Cottage No.2 is a semi-detached, three-bay single-storey house, constructed c.1820. The external walls are painted rubble walls with smooth rendered base course.

The original windows have been replaced with white uPVC framed windows with leaded glass affect. The original door has been replaced with a white uPVC door which has been set back from the main façade. The pitched roof has a slate finish. The roof is pitched with a natural slate finish and there are two chimneystacks rising from the ridge at each gable. There is a small, enclosed yard at the rear of the house.

Figure 11: Window Detail

Figure 12: Western (Side) Elevation

Figure 13: Western Boundary Wall

The wall extending along the western boundary of Cottage 2 is of early nineteenth century origin and consists of a 1.7metre high dry-stone wall extending for 21 metres from the rear façade of Cottage 2 and terminating in a modern concrete block pier with a render finish and precast concrete capping.

Proposed Development -Renovation & Extension of the Cottages

The proposed development may be divided into three distinct sections:

- Internal reconfiguration and extension of the Cottages to provide for 2 no. 2 bedroomed dwellings with an extension on their eastern side.
- Provision of a new building on lands to the south of the cottages to provide for twenty one apartments over three floors.
- Works to the existing Public House to block windows and doors which are orientated towards the courtyard of the residential development.

The 2 no. existing cottages are to be maintained, refurbished and extended to provide modern accommodation and facilities while keeping each cottage in use.

The apartment development has been located to the northern portion of the site to create as much separation distance as possible from the cottages in order to preserve their residential amenity and minimize any visual impact on the cottages and character of the Main Street.

The proposed site entrance reuses an existing entrance to the site which allows the existing stone wall to be retained and made good as necessary.

Method statements

Conservation philosophy

The proposed conservation work will be carried out in accordance with the principles of the Venice and Burra Charters produced by ICOMOS Australia in 1979 and amended in 1981, 1988 and 1999. This document defines current conservation terminology and makes sensible recommendations for its practice. These include principles, processes, preservation, restoration, reconstruction, adaptation, and practice, all of which will be followed.

General principles

All features and materials of importance to maintain the structure's character will be retained including relevant features of all ages. It should always be the intent to restrict all interventions to the minimum that is consistent with the established philosophy and the appropriate use, reuse, and continued survival of the building. The philosophy of doing 'as little as possible and as much as necessary' applies here. It is the objective to carry out works limited to that essential for the survival of the property and its conversion. It is intended in all cases where possible to carry out repairs rather than replace materials. In relation to any new work required to the structure the use of processes that are reversible will be used. Repairs are to be carried out without an attempt to disguise or artificial ageing and new repairs should be discernible without detracting from the structure. It is intended that unsatisfactory alterations that disfigure earlier work of greater merit should be reversed, where feasible. This especially applies to the removal of exposed services. It is an objective that the highest conservation standards will apply to the project. As a general principle as much of the original material as possible is to be retained and reused in its present location. Only appropriate materials and methods of construction and contemporary methods or materials will be used where alternatives do not exist. Where decay occurs, before any restoration is undertaken, a thorough analysis should be made of the defects and the nature of the decay of these materials.

General direction to contractor

The building is located within an ACA and great care must be taken at all times to protect any artefacts and any part of the historic building fabric, fittings etc. that could be damaged due to the works. All contractors/site personnel and their staff will be required to have read this method statement. Detailed records including photographs are to be kept of the works at all stages and a report will be prepared and submitted to the Conservation Officer on completion of the works. Provide such protection as is necessary to prevent the further ingress of rainwater and or ground/surface water to the building or staining, splashing etc. Confirm items and elements that are to be protected by contractor before commencement of work.

Prepare softwood or other supports protection as required. Install bubble wrap protection to all door frames, other carved elements and elsewhere in work zones and approach routes. Scaffolding will be erected as required and dismantled by competent scaffolders. Extreme care will be taken to avoid any damage to the fabric by the scaffolding during erection, while in place and when being dismantled.

All necessary precautions will be taken to ensure no damage occurs to the building fabric. All services such as drains, water supply etc will be properly blanked off or sealed to prevent damage directly or indirectly to the building fabric. Exposed openings such as doors and or windows will be securely sealed to prevent unauthorised access. The use of pneumatic drills, hammers etc is to be carefully monitored and are to be used only if no damage through vibration or otherwise is being caused to the masonry walls and only with the prior approval of the conservation consultant. The contractor is to take all necessary precautions to protect the building fabric from collapse/damage during the works. The contractor will be required to prepare a program of work for the approval of the conservation consultant prior to the commencement of the works, to ensure the sequencing of work is compatible with the fabric.

Proposed use:

The proposed use is for single residential use in each cottage.

Proposed works:

The works proposed to the protected structure are indicated in detail on the drawings lodged with this planning application. This conservation methodology incorporates specifications that will be used in contract documents.

Protection during construction:

During the course of construction, the property and its elements shall be protected from damage. Retention of existing fabric shall include protection during construction and repair. This will include the protection of joinery materials being wrapped with bubble wrap, covering of floors with cloth etc. Fire prevention and prevention of water ingress will be determined at the tender stage and agreed at the commencement of work. Window casings, windows, door surrounds, doors, cornices, lath and plaster ceilings balusters and fire surrounds etc. should be protected by plywood screens and floors shall be covered with cloth etc.

Demolition and removals:

Parts of buildings to be removed are to be carefully taken down, with particular care to be taken where material to be removed is in contact with historic fabric. Old materials, if considered suitable by the architect may subsequently be reused always to the architect's approval. Remove all defective timbers, bag, and remove from site. Remove all debris from site.

Structure:

The cottages are generally structurally sound. The consultant engineer shall deal with structural aspects including the repair of decayed lintels and weakened roof rafters.

Damp-proofing:

To address potential damp incursion, the ground adjacent to the external walls is to be excavated to below floor level in the house and cut back to a slope. Where the ground is to remain near or above floor level a trench is to be dug and a French drain inserted, with outlet to a soak pit or other surface drain. The remaining trench is to be backfilled with gravel, which is to be covered with a permeable membrane to prevent incursion of soil. At all times care is to be taken to ensure that the trenches are not cut below the level of the

footings.

Timber decay:

Should timber decay be found the timbers will be replaced where necessary with like for like basis, treated with a "vac" treatment. Structural members will be spliced where necessary. Beams showing decay will be repaired and spliced with engineer's approval with timber similar to the existing. Roof timbers will be thoroughly inspected as the work proceeds. Any discovery of dry rot will be reported immediately to the conservation consultant.

Any rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All new timber used throughout the work shall be well seasoned and dry, free from sap shakes, large or loose knots, and waney edges of other imperfections. All timbers found defective in these respects shall be removed from the site. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All timber shall be free from surface moisture at time of treatment with preservative. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All new structural timbers including joists, rafters, bridging, studding etc shall comply with Irish Standard Recommendation SR II:1988: timber shall be Strength class B stress graded and marked SCB.

Roof:

Roof works are generally of repair. Where replacement works are required, they will be undertaken on a 'like-for-like' basis. A full assessment will be made of the repairs required to the roof as part of any works approved on foot of this planning application.

Walls:

Only minor repairs to the masonry and render are being considered internally. The external walls are in reasonable condition and will be inspected in detail during the works.

Sections of loose or debonded plasterwork will be repaired with plaster of a similar mix and similar ingredients. All new services are to be concealed behind the plasterwork but chasing of walls is to be kept to a minimum and is to be repaired with a lime-based plaster by a specialist plasterer.

Services & weed growth:

Remove obsolete service wires and pipes and tidy up all retained wiring. Remove any ivy growth from all elevations. Allow for treatment of all walls from with fungicide where instructed.

Internal plasterwork:

The existing plasters and renders are to be tested and historic plaster and renders matching the existing are to be used for repairs. No sound plaster or render is to be removed.

Carefully remove loose plaster only where directed. Where the surface is too poor for repair the finish will be plastered with a lime render. Ensure that all metal items to be embedded in plaster and cement rendering are non-corrosive. Clean backgrounds by scrubbing with water containing detergent to remove oil and other materials detrimental to the work. Dry brush surfaces to remove surface staining and loose material. Sprinkle very

dry surfaces with water and allow to soak in before setting. Dub out, where necessary, in separate coats each of not more than 10mm in thickness and in the same mix as the first specified coat. Scratch surface of coat immediately after it has set.

First coat: The first coat has to provide sufficient bonding. A scud coat is to be used on a strong and smooth background. The thickness of the first coat depends on the nature of the background, the overall thickness of the render and the keying function. The background should be dampened, and the mix dashed on with a trowel or scoop to give a coating of between 3 and 5 mm in thickness. The scudding should be dampened periodically and permitted to dry out slowly before the application of the undercoats. A trowelled scratch coat is preferable on old bricks or soft surfaces. Use a strong mix (1:1.5 sand:NHL2). On soft or weak background use 1:2 or 2:5. Successive coats must be weaker than this coat. Scour back and key (criss-cross keying) once initial setting has taken place.

Two undercoats: to be applied 2 days or more, after completion of each coat. The strength should be marginally less than the first coat (2:1 sand:NHL2). Thickness can vary according to the overall thickness required but it is normally between 10 and 15mm. They must not be applied over 20mm thick. The thicker the intermediate coats the longer the waiting time before each application.

Finishing coat: The finishing coat is a thin coat 5mm minimum of grade B Silica sand and NHL (1.5:1).

Cornices:

No historic cornice work is to be removed or damaged. No services are to be carried through them. The cornices are to be protected while working close to them or where work is being carried out that could cause damage, by narrow strips of hardboard fixed to timber battens.

Remove paint from undamaged sections to expose detail. Make a mould, using silicon or vina moulds from the existing to form new section.

Cornice and decorative plasterwork details to be exposed by the removal of paint with an alkali-based paint remover supplied in paste or poultice form ensuring no damage to the original plaster. Paste is to be applied directly with brush or trowel. Apply plastic backed paper and after required period remove taking the dissolved paint. All work to be carried out with great care. Carefully pick out remaining paint with a small tool. Surface is to be finally washed down. Any resulting efflorescence to the brushed down when cornice is dry. Finally neutralise the stripped surface with an application of acetic acid.

Floors:

Existing floorboards are to be carefully taken up, where required for repair or strengthening works, but retained in-situ. The joists are to be carefully examined and repaired as per structural engineer's requirements. Previous installation of services may have caused weakening of the joists, and these will need to be repaired.

Joinery:

In principle, where original joinery is found, it will be repaired rather than replaced with any new elements being purposely designed and made. All matching detail will be accurately replicated, where appropriate. New elements should reflect their contemporary nature.

Windows:

All windows are to be repaired on a case-by-case basis. Prior to works to the windows being undertaken a report on their condition is to be prepared by a specialist. All windows are replacements inserted in the twentieth century.

Skirting boards:

Any original skirting boards are to be retained, any to be removed for the repair of floors are to be labelled, carefully stored, and replaced. Perished sections are to match the existing in all respects.

Doors:

Historic doors are to be retained. Their construction usually provides reasonable insulating properties. Cracks may be filled with a flexible filler when redecorating. Draught-proofing similar to windows can be accommodated.

External door:

Repair as required and make good.

Chimneypieces:

Protect during the works, repair as required and make good.

Painting

Joinery for painting shall be treated with a primer, undercoat and finishing coat using heritage approved paint. Where joinery paintwork exists in good condition paintwork will be lightly sanded down for finishing coat in heritage paint selection.

Drainage:

Allow for checking current condition of surface water drains. New downpipes to discharge into original system. Allow for repairs to gullies and gratings.

Mechanical and electrical.

The mechanical and electrical installation shall be in accordance with best conservation practice. Use existing pipe and wiring runs where available.

Fire safety:

Alternative fire safety solutions appropriate to the building may be considered in relation to the works. Early warning fire detection and alarm systems are to be installed in accordance with the regulations.

It will be necessary to provide for fire separation vertically between the two apartments. This is to be carried out by means of fire retardant inserted in the voids in the floorspace. Under no circumstances are historical ceilings to be removed to facilitate fire separation. During the works to insert fire retardant great care is to be exercised to ensure that no damage occurs to the ceilings below and this is to include care taken of the keying between the ceiling laths, which must under no circumstances be damaged in any way.

Recording:

The drawings, photographs and this report will form part of the record of the building. It

is proposed to photograph the building again, all elevations and external details, roof, all internal wall faces, ceilings floors and details prior to the commencement, during and at the end of a contract. The record will be lodged in the Irish Architectural Archive.