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30/11/2023

PLANNING COMPLIANCE SUBMISSION
REG REF.: SD23A/0047
PROJECT: CHANGE OF USE OF PART OF THE EXISTING CONVENT BUILDING AT THE PRESENTATION CONVENT, CONVENT ROAD, CLONDALKIN, DUBLIN 22
APPLICANT: BARTRA PROPERTY (NH) LIMITED

Dear Sir / Madam,

On behalf of the applicant, we enclose a submission in respect of **Condition 2** of the above referenced development.

A response to Condition 2 has been prepared by Sheehan + Barry Architects and is enclosed.

We would appreciate your written agreement with this submission as soon as possible.

Yours sincerely,

_____
John Murphy
BMA PLANNING

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Ref: Presentation Convent, Clondalkin, Dublin 22 – planning ref. SD23A/0047

COMPLIANCE WITH PLANNNING CONDITIONS

I wish, by way of formal compliance to note and confirm the following with reference to the Conditions to Final Grant of Permission Order ref. 0648.

Condition 2:

(a) *All works should be carried out in accordance with the details and particulars submitted and in accordance with the details and methodology provided in the Architectural Impact Assessment Report. All works should adhere to best practice in minimising and direct impact on the original built fabric and should adhere to conservation principles in achieving the best overall approach.*

Response: we confirm that we, Sheehan & Barry Architects, have been formally appointed to act as Conservation Architects for the above project and that I, in my capacity as an RIAI Grade One Conservation Architect will be leading the conservation architecture team. We will be monitoring works to ensure that the works adhere to best practice as noted above and that they will follow the details and methodology provided in the Architectural Impact Assessment Report.

(b) *Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the Protected Structure and all original architectural features and fixtures will be protected. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.*

Response: By way of compliance I have enclosed our schedule of protection measures which have been activated and which we shall be monitoring.

(c) *A suitably qualified Architect with Conservation expertise or Conservation Architect should be engaged to supervise the proposed works ensuring that works are carried out in accordance with the current proposals and mitigation measures are carried out in full in achieving a sensitive overall approach and minimal intervention. The Conservation Architect should continue to liaise with the Councils Architectural Conservation Officer throughout the proposed development and the Councils Architectural Conservation Officer should be notified during the key stages of works.*

Response: We note our response under (a) above. Further to our site review meeting we note and confirm that we will maintain an information update, circulating regular reports, notifications and, where necessary, liaising with the conservation officer on specific issues where queries arise.

(*d*) *The proposed new fire door between the entrance hall section of the corridor and the north section leading to the Chapel and upgrading of existing door for fire rating has been designed to use a non-impactful system of fire protection. The new fire door should take account of the character of the surrounding joinery and while being functional and contemporary in form, should respect the context to minimise any impacts. All fire safety and upgrading works should be carried out in accordance with the fire strategy provided and all works should take account of the original joinery and minimise any overall impact.*

Response: We note and confirm that we have met with specialists and that a conservation driven approach shall inform our strategy for the upgrading of doors to required compliance standards. Subject to the requirements of the Fire Officer, we will prioritize the retention and upgrading of

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existing doors. Where doors must be replaced these shall take account of the context and character according to the condition at 2(d) above.

(e) *It is proposed to create two new service openings into the inner (courtyard side) wall of the Chapel to facilitate air handling. The two new wall vents would be placed centrally on the west facing courtyard wall between two gothic style windows. The original windows are fixed stained glass windows which do not provide any means of openings in order that natural ventilation can be provided - It is considered that a method statement should be provided detailing how the insertion of the ventilation system will be carried out ensuring minimal intervention to the original built fabric.*

Response : Initial investigation works are now underway to determine the nature of the existing building fabric. This will inform a methodology which will be issued prior to commencement of any opening works for the opes described at 2(e) above

(f) *It is proposed to add 2 no. Staircase towers within the courtyard, one which will contain a lift. These are to facilitate access and escape and to replace the existing metal open fire escape stairs. The design of the proposed new staircase towers will be modern in form and the material finish will reflect the materiality of the Protected Structure. These new additions will allow the clear reading of an additional contemporary structure within the context of the existing Convent Building. A glazed interface will provide a clear separation between the original built fabric and the new Staircase towers. - A schedule of materials should be submitted for the new staircase towers.*

Response : the primary materials to be used on the finishes are as follows:

1. Walls: Standing Seam Zinc (Colour: Quartz Zinc / Anthra ZInc & curtain walling (Colour: Ral 7021(Black Grey) / 7030 (Stone Grey).
2. Roof: Flat Roof Membrane.

We also refer to the planning drawing prepared by CCK Architects : 2201 PLN 304 (APP2) which Indicates in detail the glazed interface between the existing structure and the new staircase towers.

Elevation drawings submitted as part of SD23A/0047 should be referred to by way of information also.

David Averill

RIAI Grade One Conservation Architect

CONSERVATION METHODOLOGY

For

PRESENTATION CONVENT, CLONDALKIN, DUBLIN 17.

CONTENT

1. INTRODUCTION:

Instructions & Brief:

This conservation method statement has been prepared on the instructions of Bartra Ltd. to accompany a schedule of 'soft strip out' and protection of fabric, addressing relevant heritage issues and the proposed refurbishment works to Presentation Convent, Clondalkin, Dublin 17. The property comprises a large quadrangular 3 stroey former convent building adjoining a church built in 1856 to the designs of William Caldbeck whose family had donated the lands and who resided at the nearby Moyle Park House.

These notes have been prepared by David Averill, Grade 1 Conservation Architect, Sheehan & Barry Architects, in line with the approach outlined in the Architectural Heritage Protection - Guidelines for Planning Authorities (2011).

Location:

Presentation Convent is located close to the centre of the old Clondalkin Village close to the north-eastern part of the demesne, situated to the west of the modern N7 (Naas Road).

General description / condition:

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

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

The gothic revival style became popular in the mid nineteenth century as an antidote to the more austere aesthetic of the classical revival. Its cultural appeal was part of a general movement towards the romantic in many aspects of culture from literature to landscape and painting. It became almost the default style for ecclesiastical architecture. It is notable that in his domestic and secular buildings Caldbeck happily employed classical styles and in particular the Italianate, whereas in his many commissions for the church he preferred the style found at Presentation Convent, no doubt because his patrons also saw it as the natural style for the building's use and function.

2. BRIEF DESCRIPTION OF PROPOSED WORKS

The proposed development consists of the alteration and refurbishment of the greater portion of the original convent to form public treatment and consultation rooms with supporting service, storage and support rooms. It does not require the external alteration of the present building but will encompass an upgrade of services, fire compartmentalisation and access via the erection of new access staircases / lift tower within the central courtyard. The building is a Protected Structure.

A.3 CONSERVATION METHOD STATEMENTS

A.3.1 Conservation Principles & Good Practice

The following basic principles should be adhered to at all times:

- Conservation work should be based on an understanding of the building and its historical development and the primary aim should be to retain and recover the significance of the building. Contractor to consult with the conservation architect at all times to ensure this.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials, as specified by the architect.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible. Off the shelf joinery or plasterwork profiles must not be used.
- Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded as requested by the conservation architect.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings. Contractor to provide evidence of skills of each operative prior to commencement.
- All works to historic fabric to be approved by conservation architect before commencement.
- No removal or alteration of any element without specific approval in each instance by the conservation architect.
- No chasing of walls, notching of timbers, removal of render, plaster or paintwork without specific approval in each case by conservation architect and conservation structural engineer.
- Traditional materials to be used in all repair and reinstatement work. Cement or gypsum based materials must not be used in historic masonry, or as plaster or render finishes.
- No welding or hot trades to be carried out without approval of the architect. Contractor to supply a method statement for welding and all hot trades to be carried out within the building.
- All historic structural elements, e.g., timber joists and rafter, to remain in situ during repair work.
- Where works necessitate lifting of floor boards or removal of any item of joinery, these to be carried out with the approval of the conservation architect.
- Samples of all proposed replacement elements or materials to be approved by conservation architect and / or conservation structural engineer.
- Prior to cutting back of historic timber, area to be marked and approved by conservation architect and / or conservation structural engineer.
- Position of fixings into historic masonry to be marked for inspection and approved by conservation architect prior to drilling.
- Before removal of any historic masonry, position to be marked and inspected by conservation architect and / or conservation structural engineer prior to work.
- Concrete walls or foundations to be isolated from historic masonry by separation membrane.
- Opening up or removal of linings or plaster to be carried out with care to prevent damage to any feature which may be concealed beneath.
- Prior to removal of any historic elements (ie roof slates, lifting of floor boards, taking down walls, timber sashes) a comprehensive photographic record is to be made in order to facilitate accurate re-instatement where proposed.

A.3.2 Roof Works

- The roof work is to be carried out by skilled personnel with previous experience of conservation-based roofing and/or associated works.
- Temporary weathering of the roof may be required, and every possible precaution to prevent water ingress during the course of the works is to be taken. This includes the sequencing of the works and temporary measures for rainwater disposal.
- Where required, the existing natural slates are to be carefully stripped to facilitate access to the timber structure. Slates to be salvaged where possible. Existing slates condition to be assessed by a specialist. The scaffolding is to be designed to facilitate designated slate storage bays at eaves level. The salvaged slates to be stored according to type, sizes and thickness. All debris attached to the underside of the salvaged slates needs to be carefully removed.
- Where required, the pitched roof is to be re-slated reusing the existing slates with replacement natural Welsh slates to match. Re-slating works is to include the installation of a breathable roofing membrane laid horizontally across the rafters. This work will include the replacement of the existing battens. It is intended to include in-line natural slate ventilators. The final positions to be agreed on site with the Conservation Architect.
- The rafters, purlins, trusses and wallplates are to be thoroughly checked for any decay or insect infestation once the roof (relevant section) has been fully stripped. Any rotten sections of wallplates are to be cut out and replaced in small sections. Any defective rafter ends are to be propped temporarily. The rotten ends are to be cut back and a spliced repair is to be made using sound, tanalised timbers from a matching species.
- The strengthening of timber rafters and/or trusses, if required, will comprise localised splice repairs or through the incorporation of steel plates to create flitch beams. These works will be co-ordinated by the Conservation Engineer and Conservation Architect, and will not alter the profile or size of the timber members.
- All, new and existing, timbers will be treated with an appropriate preservative against wet rot, dry rot, wood worm and wood beetle infestation.
- The roof is to be insulated with a breathable, hygroscopic insulation. Flexible wood fibre insulation boards are to be laid between the existing rafters.
- Following any necessary masonry consolidation work, the chimney stacks will be re-rendered using Roman cement to match existing in finish, colour and decorative elements. The chimney capping is to be re-flaunched using natural hydraulic lime.

A.3.3 Lead Flashings

- The work is to be carried out by skilled personnel with previous experience of conservation-based lead works.
- Cover flashings, soakers and aprons are to comprise replacement lead. All cover flashings will be dressed into existing joints. Cover flashings will be stepped to follow the line of the existing mortar joints, the formation of new cuts into the existing brick using a mechanical saw will be strictly prohibited, unless otherwise agreed in writing by the conservation architect. All lead flashings are to be treated with a lead patination oil.
- Where such existing flashings are found to be in good condition and well-dressed into the wall, these will be retained without replacement, subject to review and agreement with the project architect. This approach will minimise the unnecessary removal of existing material, which could cause unnecessary damage the joints and masonry where the flashing is dressed into the wall.
- All works to be in accordance with the *Roofs – A Guide to the Repair of Historic Roofs (2010)* and the *Rolled Lead Sheet Manual*.

A.3.4 Masonry Consolidation:

- The work is to be carried out by skilled personnel with previous experience of conservation-based brick layer or stone mason works.
- A visual review of the brick from street level indicates that the existing brick is generally in fair condition, with fragile and poor areas especially where exposed in the rear elevation. The existing brickwork structure of the chimney, especially, have several structural cracks. Localised repairs to these structures would be considered essential to safeguard the building.
- The existing loose, saturated render is to be removed using a hammer and a chisel to chip away at the render.
- The existing masonry is to be cleaned using a weak solution of biocide such as Round-up to kill of vegetation and / or algae on the original brick / stone. Solution to be washed off using clear water. To be cleaned off a further two times with water and an ecological washing-up liquid.
- Removal of the any loose or friable mortar between the original brick using handheld tools, i.e., chisel, hammer and brush (to a minimum depth of 2.5 times the joint height). Elevation to be washed off using clear water to remove any loose material within the joints.
- Prior to repointing the masonry where required, if structural stitching or repair is required, these shall be stainless-steel helibars are to be set in NHL5 mortar, a stitching method using existing joints. Exact extent and location for the stitch repair to be agreed on site with the Conservation Engineer and Conservation Architect.
- Chipped or damaged stone masonry to be repaired using a stone repair mortar.
- The stone masonry will be repointed with a weaker natural lime mortar mix, with the mortar being pointed with a slight recess or to match surviving original pointing details.

A.3.5 Breaking out, Forming New Opening

- Prior to any permitted enlarging of or creation of new openings, two pockets in the wall will be formed using handtools.
- The newly formed pocket will be tightly packed with a brick, a slate or a stone gallet to support the opening and subject to the structural engineer's specification.
- A recess into half the thickness of the wall will be formed, installing one timber or other approved structural head, and packing up the void above using brick and stone gallets. The process will be repeated on the other side of the wall.
- Once the hardwood timber heads have been installed, the opening can be formed below by cutting both sides of the wall using a wall saw.
- The consolidation of the newly formed reveals will be carried out while forming the opening, any loose bricks or stones and mortar will be removed. The masonry will be consolidated using existing bricks or stones, stone gallets and pins. The salvaged stones will be cleaned down, toothed into the existing masonry and bedded in lime mortar.

A.3.6 Reconditioning of Historic Timber Sash Windows

- The work is to be carried out by skilled personnel with previous experience of conservation-based window joinery and/or associated works.
- The proposed works aim to recondition the existing windows to full working order. Prior to this work, a detailed condition survey is to be carried out to record the existing details and damages, and the windows are to be numbered and labelled on site.
- The window repair works are to be carried out by a conservation joiner with established experience of high-quality conservation work. Prior to any repair work, but following the removal of the sashes, the window frame is to be re-positioned to close the existing gaps between the timber and the render externally. The joint is to be re-pointed using a burnt-sand mastic.
- For the recondition works it will be necessary to remove the two sashes, which requires the removal of staff and parting bead. The new timber staff and parting beads are to be fitted with a neoprene seal or brush strip as a draught proofing measure. Particular care is to be taken to ensure that each sash is a good fit so that they are tight to the frame but can run freely.
- All surviving intact glass panels must be retained, regardless of their age. Replacement glass, where required, is to be a single pane of clear 6mm float glass. The glazing units are to be protected from the sun and other heat sources. The new glazing units and the timber is to be clean, dust free and prepared before installation. The glazing is to be inserted carefully into surround, and secured with glazing sprigs.
- The existing linseed oil putty may be in need of touch and patch up, but not generally replacement, only for panes requiring replacement. The new putty is to be linseed oil putty finished to a smooth, neat, triangular profile to match existing. As soon as the new putty is sufficiently hardened the full final finish, i.e. paint, is to be applied.
- Any areas of weak or rotten timber are to be carefully cut away. Spliced joints must be diagonal and angled upwards. High quality salvaged historic timber such as pitch pine is to be used where possible. Timber from old floor boards or joists are not necessarily useable. If using new timber this should be good quality red deal comprising of heartwood only. All timbers are to be treated with a wood preservative brushed to the end grains in particular. The use of tropical hardwoods is not appropriate as they may twist, expand and contract differently to pine, or are not hardy enough to withstand Irish weather conditions.
- All weights and cords sash to be inspected, and replaced where required. The sash weights are to be carefully rebalanced and adjusted to ensure the smooth operation of the windows. The cords must not be painted.
- The existing paint work is to be carefully prepared prior to the application of new coats of paint. All flaking, blistering, and/or poorly adhering coatings are to be removed. All joints which are not tight fitting are to be opened up by raking them out thoroughly. All paint build-up to be lightly sanded and raised edges to be feathered back to produce a good key. All nail holes, open joints, etc, to be made good with suitable filler. One coat of prime and two coats of water-based paint to selected shade to be applied.

A.3.7 Repair of Historic Ironwork:

- All cleaning, repair and re-decoration work to be done in-situ. Only exceptional circumstances may allow removal of site, following detailed site inspection and recording works.
- A paint scraping is to be taken, and to be analysed for the earliest colour scheme used in the painting of the railing.
- Remove the existing paint build-up through flame-cleaning process, whereby a flame is passed over the surface of the metal section to soften the paint and loosen the corrosion, which is then to be brushed off. The use of shot or blast cleaning methods to Swedish Standard SA 21/2 is not permitted.
- The piecing in of replacement wrought iron using pin fixings and scarf joints is favoured. The use of modern welding techniques in repairs is prohibited. In exceptional circumstances, a high standard forge-welding might be be carried out by a competent blacksmith.
- Replacement components should comprise salvaged wrought iron arising from the works. Where salvaged material is not available, stainless steel shall be used as a substitute. Where stainless steel is used, it shall be separated from the wrought iron using nylon or a similar inert material as a barrier between the two materials. The use of mild steel in direct contact with cast or wrought iron is to be avoided.

- The contractor is to seek to retain and re-use surviving material. Bars that are wasted (normally at the base) shall be retained in-situ unless structurally weakened or they are confirmed as being unsuitable for re-use.
- Once the repair work is complete, the railings will be treated with a rust convertor, primed and painted. Ironwork is to be absolutely dry before and while the paint is applied.

A.3.8 Chasing Historic Walls:

- The re-use of existing cable / conduit routes is considered best practice.
- Chasing of new routes to be limited to a number of locations. All proposed service drawings should be examined for local impacts upon historic structures, finishes and fixtures and may need to be adjusted according to impacts.
- Particular care will be required in the formation of chasing above and below existing plaster ceiling cornices. In these locations the chase is to be formed using hand tools behind the line of the cornice. It is anticipated that some local repairs will be required to the cornices on completion.
- In all locations where chases are formed into retained plaster, the chasing is to be filled out with a concave recess by the plasterer. This will allow for final filling by the painter / decorator to achieve a flush finish with no raised edges.

A.3.9 Repair of Historic Lath-and-Plaster Ceilings

- Where required, the work is to be carried out by skilled conservation personnel like a specialist plaster conservator.
- Structural repairs to ceiling joists and / or causes of damp penetration to be addressed prior to plaster repair work.
- Temporary support may be required where collapse has occurred, where there is a risk of further collapse or where structural repairs are being carried out. Timber battens are to be arranged around the perimeter of the collapsed areas, or in areas where severe cracking has occurred. The battens are to be fixed to the existing ceiling joists using screws in lieu of nails.
- Sagging ceiling plaster can be restrained using the tie-wire system.. A series of holes is to be carefully drilled through the ceiling plaster. Thin steel washers are then countersunk into the face of the ceiling plaster and tied to steel wires that pass through the ceiling plaster and loop through a series of perforated steel bands which are secured over the top or to the sides of the ceiling joists. Plaster must not pulled up, but the wiring secured to prevent further movement only.
- The collapsed lath-and-plaster ceilings to be patch repaired, using historic techniques. The damaged area is to be cut back to provide regular, even sides. New laths to be fixed in staggered panels across the ceiling. The laths are to be dampened before the application of non-hydraulic lime mortar. The plaster is to be applied in several layers, with each successive coat thinner and weaker than the previous.

A.3.10 Repair of Historic Decorative Plasterwork

- Where required, the work is to be carried out by skilled conservation personnel like a specialist plaster conservator.
- Prior to any of the proposed repair works an analysis of the substrate is to be carried out, albeit it is assumed that lime-based plaster was used. Furthermore, a paint analysis is to be carried out for further historical research and record.
- Small, trial cleaning samples are to be carried out to ensure application of most safe and effective method. Flame guns, hot air guns and power tools must not be used for the removal of paint. If water use is required, this is to be kept to a minimum.
- It should be assumed that there is lead paint on the internal walls, currently covered by wall paper or oil-paint, and on joinery. It is recommended that paint samples are tested for lead in advance of the sanding or removal of the existing paint finishes. Depending on how much paint removal is required, the removal of this paint will require particular safety measures.

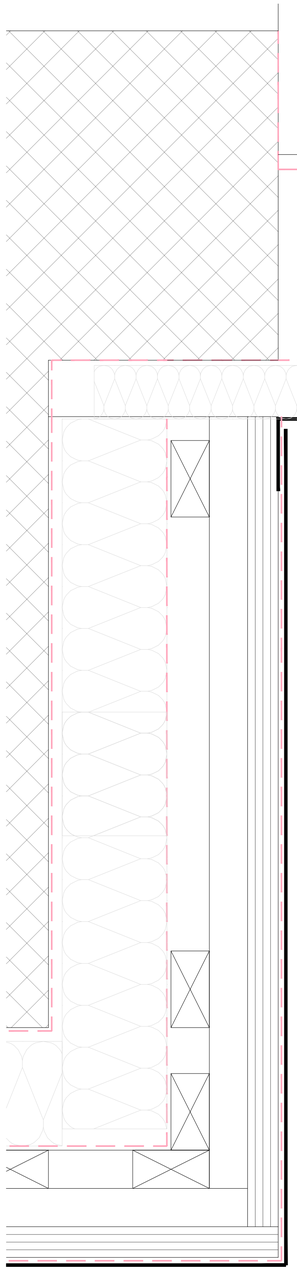
- Damaged or missing elements to be replaced using traditional techniques and methods. Off-the-shelf mouldings must not be used.
- Small damaged sections to be repaired by filling lime putty gauged with gypsum which can be shaped by hand. Decorative elements can be reproduced by taking a silicone squeeze mould of an intact section. It may be necessary to reproduce some elements by free-hand modelling. Embellishments to be fixed in place using gypsum mortar.
- If larger sections need to be replaced, this shall be done by either running a new section in situ, or by running or casting a section on a bench and then fixing it in place. Long sections of cornices to be fixed in place with stainless-steel screws, in addition to a gypsum mortar mix.

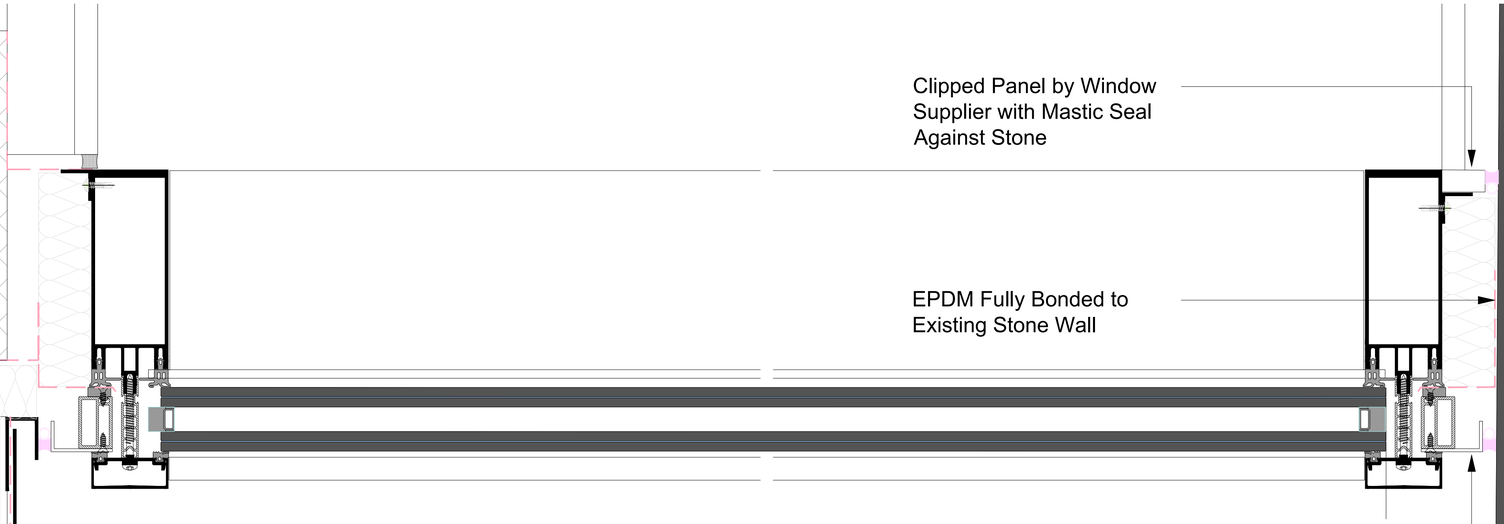
A.3.11 Lifting of Historic Floorboards

- The work is to be carried out by skilled personnel with previous experience of conservation-based carpentry and/or joinery works.
- Before lifting of any historic floorboard, the fixing technique, e.g., flat-headed nails, secret nailing, dowels or metal tongues, is to be identified. It may be necessary to lift or loosen skirting boards sitting over the ends of floorboards.
- Start by lifting previously lifted, cut, loose, or the shortest board. The boards to be lifted using a bolster or a chisel with a board blade. A timber block, set behind the bolster, to be used to protect the adjoining board and provide additional leverage. The bolster to be inserted close to the nails over a joist, working the nail free. It may be necessary to use a nail punch to drive the nail through the board, or to cut through the nail using a hacksaw.
- A batten is to be slipped under the free end of the board before continuing to lever the rest of the board clear from the free end, sliding the batten along the length of the board as levering proceeds. Once the first board has been lifted, the remaining boards can be raised using a crowbar to lever the underside of the boards, using a wooden block between board and crowbar to prevent damaging or bursting the board.
- Old brads and nails to be carefully removed.
- Boards to be stored in low stacks flat on the floor, in a secure, dry and well aired area.
- Preferably the boards are to be re-laid in their original position. In light of required timber strengthening and thermal upgrading works, the underside of the boards may need to be re-planed.
- Timber floors to be cleaned from existing layers of stain or varnish using chemical paint removers, or small, hand-held sanding machines. Large floor-sanding machines must not be used. To achieve a durable finish, an oil- or water-based varnish – with or without stain – can be applied to the boards.
- Boards to be refixed using traditional brads, making sure the head of the brads is punched well below the surface. It may be necessary to refix some boards with screws, particularly over service cables and pipes to allow for periodic re-lifting with minimal disruption.

A.3.12 Historic Interior Fittings and Fixtures:

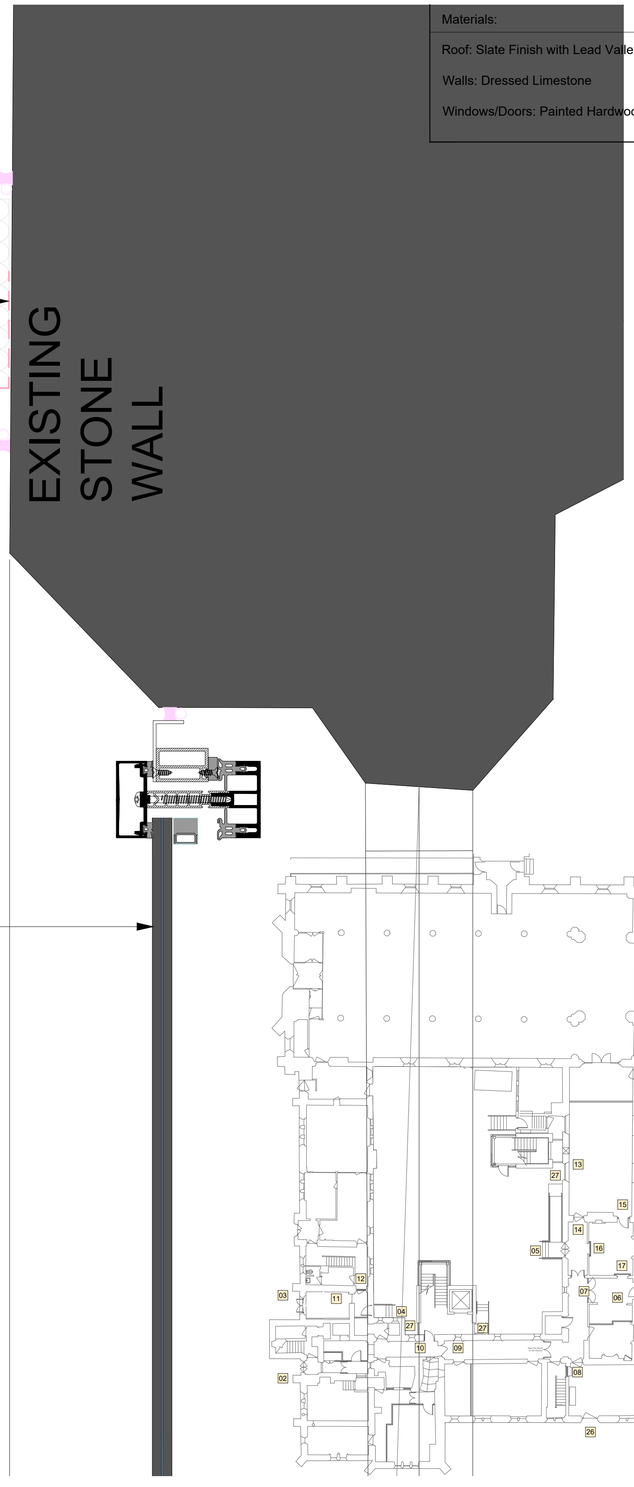
- All cleaning, repair and re-decoration work to be done in-situ. Only exceptional circumstances may allow removal of site, following detailed site inspection and recording works.
- A paint scraping is to be taken, and to be analysed for the earliest colour scheme used in the painting of the joinery elements.
- All interior fittings and fixtures to be protected at all times during construction. Protective measures against accidental damage may include the boxing-in of elements using plywood, and the covering of flat surfaces using durable sheeting or membrane.
- Should dismantling of joinery elements become necessary, e.g., doors, architraves, shutter cases, the work is to be carried out by skilled personnel with previous experience of conservation-based joinery.
- Repairs are to be carried out on a like-for-like basis, e.g.; using timber to replace decayed timber, using mouldable thermal compound for composite decoration.





NEW STAIR GLAZED JUNCTION WITH EXISTING STONE WALL & EXTERNAL 60MIM. FIRE RATED SECONDARY GLAZING

Secondary 60min. Fire Rated Secondary Glazing To Existing Windows, Refer to Plan for Locations



Materials:

Roof: Slate Finish with Lead Valleys

Walls: Dressed Limestone

Windows/Doors: Painted Hardwood Timber

Ground Floor Key Plan - Scale: NTS

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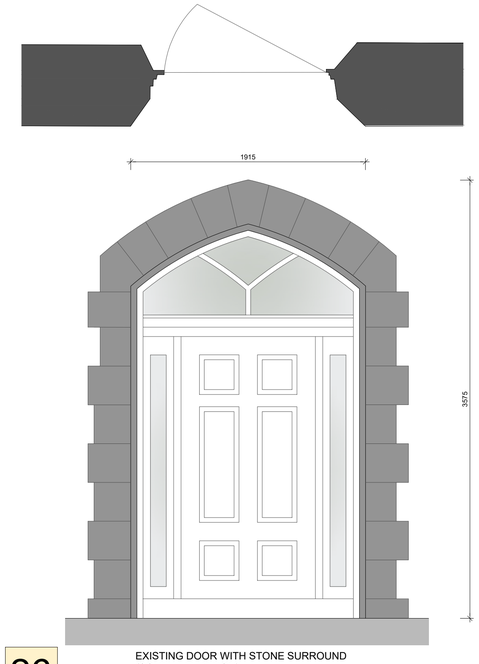

EXISTING DOOR WITH STONE SURROUND
(SOUTH ELEVATION)
Existing Timber panel Door

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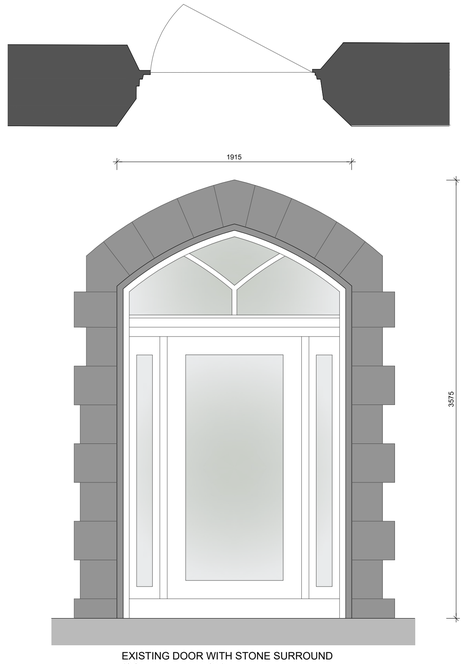

EXISTING DOOR WITH STONE SURROUND
(SOUTH ELEVATION)
Existing Timber Door to be Replaced With a Timber Glazed Door.

revision:

description

DETAILED CONVENT INTERVENTIONS TO FABRIC OF BUILDING

SHEET - 5

Presentation Convent Clondalkin
(A Protected Structure)

cad ref

drawing no.
2201 PLN 304 (APP2)

rev'n.

job
Community Geriatric Daycare For TUH at Presentation Convent Clondalkin

client
Bartra Property (NH) Limited.

issue
PLANNING

scale
1:25

date
MAR 23

drawn

checked

date/int.:

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Presentation Convent - Schedule of Salvage / Protection and Strip Out

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DRAFT - Schedule of Conservation Strategies
Date: 2023.10.31

AREA	ELEMENT	DESCRIPTION	NOTES
			NB - Room numbers and names refer to CCK drawings for PROPOSED LAYOUTS - refer to most up to date drawing issue
GROUND FLOOR			
G.01 - ENTRANCE LOBBY			
	Walls	Retain and protect	
	Floors	Linoleum - asume this to be retained - protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect and in particular the gothic style pierced screen over the door to the corridor to be protected.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	Front foor and all other doors - protect. **All Doors will be subject to a separate door schedule after stripping out stage**	**GENERAL NOTE** - ALL Doors: the instruction to 'protect' doors implies that due care is taken to avoid damage to all doors during this strip out phase - some doors may require replacement or upgrading to Fire Rated doors later - this will be subject to a separate schedule at approval of Fire Certificate.
	Windows	N/A	
	Chimneypiece	N/A	
	Other	N/A	
G.02 / G.02A - CORIDOR			
	Walls	Retain and protect	
	Floors	Linoleum - asume this to be retained - protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists in ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect	
	Chimneypiece	N/A	
	Other	N/A	
G.03 - PHYSIO / THERAPY EQUIPMENT			
	Walls	Retain and protect	
	Floors	Carpet - remove and dispose - asume floor to be retained - protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists in ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect	
	Chimneypiece	Box in plywood - vent. **GENERAL NOTE** - Protection to chimneypieces shall take the form of a plywood protective box securely fixed and vented	
	Other	N/A	
G.04 - PHYSIO / THERAPY ROOM			
	Walls	Retain and protect	
	Floors	Carpet - remove and dispose - asume floor to be retained - protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists in ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect - plywood frame with cut-out infilled with heavy duty perspex or similar approved screw fixed.	
	Chimneypiece	N/A	
	Other	N/A	
G.05 - OPEN PLAN _ WAITING / RECEPTION			
	Walls	Retain and protect	
	Floors	Carpet - remove and dispose - asume floor to be retained - protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists in ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect	
	Chimneypiece	Box in plywood - vent.	
	Other	N/A	
G.06 - COFFEE SHOP & LIBRARY			
	Walls	Retain and protect - carefully strip out partition and remove	
	Floors	Carpet - remove and dispose - asume floor to be retained - protect.	
	Ceilings	Carefully take down wexisting lowered ceiling and remove - assume original plaster ceiling revealed subject to investigation - this to be retained and protected.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists in ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect - existing external door will be replaced with new door to CCK design.	
	Chimneypiece	Box in plywood - vent.	
	Other	N/A	
G.07 - STAIRCASE			
	Walls	Retain and protect - carefully strip out partition and remove	
	Floors	Carpet - remove and dispose - asume floor to be retained - protect.	
	Ceilings	Carefully take down wexisting lowered ceiling and remove - assume oriignal plaster ceiling revealed subject to investigation - this to be retained and protected.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including staircase balustrade to be wrapped and boxed in.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect - new window to detail to replace external door.	
	Chimneypiece	Box in plywood - vent.	
	Other	Existing built in cabinetry beside staircase may be carefully stripped out.	
G.08 - MULTI FUNCTION ROOM			
	Walls	Retain and protect	
	Floors	Modern timber type lino / laminate - carefully lift and remove - asume original floor to be retained - protect.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect	
	Chimneypiece	Box in plywood - vent.	
	Other	Carefully strip out kitchen / servery cabinetry.	
G.09 - CORRIDOR 2			
	Walls	Retain and protect	
	Floors	Modern timber type lino / laminate - assume to be retained at present.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	

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AREA	ELEMENT	DESCRIPTION	NOTES
	Windows	Retain and protect - plywood frame with cut-out infilled with heavy duty perspex or similar approved screw fixed.	
	Chimneypiece	Box in plywood - vent.	
	Other	N/A	
G.10 / G.10A - HOBBIES & CRAFT ROOM. / PART M WC			
	Walls	Retain and protect	
	Floors	Carefully lift existing tiled floor and investigate.	
	Ceilings	Carefully remove the existing dropped ceiling - original ceiling to be retained subject to investigation.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect.	
	Chimneypiece	N/A	
	Other	Carefully strip out all existing kitchen cabinetry	
G.11 - PART M WC			
	Walls	Retain and protect	
	Floors	Carefully lift existing linoleum floor and investigate.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect internal window.	
	Chimneypiece	N/A	
	Other	Carefully strip out all existing cabinetry	
G.12 / G.13 - STORE			
	Walls	Retain and protect - carefully strip out modern partition wall as indicated.	
	Floors	Carefully lift existing linoleum floor and investigate.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect windows.	
	Chimneypiece	N/A	
	Other	Carefully strip out any existing cabinetry	
G.14 - KITCHEN (Undercroft below)			
	Walls	Retain and protect.	
	Floors	Carefully lift modern tiles and investigate.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect windows.	
	Chimneypiece	N/A	
	Other	Carefully strip out any existing cabinetry.	
G.15 - CORRIDOR 3			
	Walls	Retain and protect.	
	Floors	Linoleum - asume this to be retained - protect.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect - plywood frame with cut-out infilled with heavy duty perspex or similar approved screw fixed.	
	Chimneypiece	N/A	
	Other	N/A	
G.16 / G.17 - STORE & CORRIDOR 4			
	Walls	Retain and protect.	
	Floors	Linoleum - asume this to be retained except WC flooring to be carefully removed.	
	Ceilings	Retain and protect.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including exposed joists to ceiling.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	Retain and protect - plywood frame with cut-out infilled with heavy duty perspex or similar approved screw fixed.	
	Chimneypiece	N/A	
	Other	Carefully strip out sanitaryware.	
G.19 / G.20 - STORES			
	Walls	Retain and protect.	
	Floors	Linoleum - asume this to be carefully removed.	
	Ceilings	Retain and protect - sloped sheeted ceiling - refer to new finishes proposal.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of any historic joinery - retain and protect.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	N/A	
	Chimneypiece	N/A	
	Other	Carefully strip out all cabinetry.	
G.21 - LOBBY			
	Walls	Existing lightweight partitions to be removed subject to reference to plans.	
	Floors	Linoleum - asume this to be carefully removed.	
	Ceilings	Retain and protect - sloped sheeted ceiling - refer to new finishes proposal.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of any historic joinery - retain and protect.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All doors - protect.	
	Windows	N/A	
	Chimneypiece	N/A	
	Other	Carefully strip out all cabinetry.	
G.22 - STAIR 2			
	Walls	Retain and protect.	
	Floors	Carpet - retain and protect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery - retain and protect including wrought iron staircase balustrade to be wrapped and boxed in.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	Retain and protect.	
	Chimneypiece	N/A	
	Other	N/A	
G.23 - STORE			
	Walls	Clean down, retain and protect.	
	Floors	Clean out and inspect.	
	Ceilings	Retain and protect	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of any historic joinery - retain and protect.	
	Decorative plasterwork (cornices, mouldings, etc)	N / A	
	Internal doors	All other doors - protect.	
	Windows	N/A	

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AREA	ELEMENT	DESCRIPTION	NOTES	
	Chimneypiece	N/A		
	Other	N/A		
FIRST FLOOR				
F.01 / F.02 (CONSULTATION ROOM F.06)				
	Walls	Carefully remove and strip out indicated partitions.	**GENERAL NOTE - Wallpapers** - there are no historic wallpapers which require protection - all wallpapers can be stripped - subject to due care to avoid damage to plaster wall surfaces.	
	Floors	Retain and protect subject to structural engineer opening schedule.	**GENERAL NOTE** - all floor coverings such as modern loose laid linoleums, carpets, laminates etc can be lifted and removed to examine floor condition. This does not apply to linoleums floors at ground floor level identified for protection and also assume retention of linoluems in main circulation corridors unless examination is specifically required under the structual enginners schedule to ascertain floor	
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors here to b selected new to required FD design.		
	Windows	Retain and protect windows. Protect window to church with plywood faced stud.		
	Chimneypiece	Protect and retain any existing chineypieces		
	Other	N/A		
F.03 / F.04 / F.06 - CONSULTATION ROOMS				
	Walls	Carefully remove and strip out indicated partitions. Otherwise retain and protect walls.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All other doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypiece in F.06		
	Other	Carefully strip out modern cabinetry.		
F.05 / F.10- CORRIDOR				
	Walls	Retain and protect		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All other doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypieces		
	Other	N/A		
F.07 - SUB WAITING AREA				
	Walls	Carefully remove and strip out indicated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All other doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypieces		
	Other	N/A		
F.08 / F.09 - TOILET and CONSULTATION ROOM				
	Walls	Carefully remove and strip out indicated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of any indicated partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors to the corridor - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.11 / F.12 - CONSULTATION ROOM (with Coach)				
	Walls	Retain and protect except for careful removal of indicated partition.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All other doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypiece - box in with plywood and vent.		
	Other	N/A		
F.13 - MULTI FUNCTION / MEETING ROOM				
	Walls	Carefully remove and strip out indicated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	Plaster cornice intact.		
	Internal doors	All other doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypiece - box in with plywood and vent.		
	Other	N/A		
F.14 - STAIRCASE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypiece - box in with plywood and vent.		
	Other	N/A		
F.15 CONSULTATION ROOM (F.07)				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	Surviving cornice - protect.		

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	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	N/A		
	Other	N/A		
F.16 - SLUICE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.17 - CORRIDOR				
	Walls	Retain and protect. Works to form new door to staircase to follow.		
	Floors	Retain and protect subject to structural engineer opening schedule. Formation of new ramp to replace existing steps to follow.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	Surviving cornice - protect.		
	Internal doors	All doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.18 - PART M TOILET				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	Box in and protect existing chimneypiece.		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.19 - POINT of CARE ROOM				
	Walls	Retain and protect except for careful removal of inidcated partition.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.20 - ADMIN (Hot Desk) ROOM				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.21 - STORE				
	Walls	Retain and protect except for careful removal of inidcated partition.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	Cast iron chimneypiece - retain and protect.		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.22 / F.28 - CORRIDOR / LOBBY //IT SECURE SERVER ROOM				
	Walls	Retain and protect except for careful removal of inidcated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect subject to removal of indicated partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.23 - EXISTING STAIRS				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - subject to stripping out of partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	Protect and retain existing chineypiece - box in with plywood and vent.		
	Other	N/A		
F.24 - TOILET				
	Walls	Retain and protect except for careful removal of inidcated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect subject to removal of indicated partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.25 - TOILET				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		

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AREA	ELEMENT	DESCRIPTION	NOTES	
F.26 / F.27 - CONSULTATION ROOM F.08				
	Walls	Retain and protect except for careful removal of inidcated partitions.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect subject to removal of indicated partitions.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N/A		
	Internal doors	Door to corridor - protect.		
	Windows	Retain and protect window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry / sanitaryware		
F.29 - STAIRCASE 02				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect .		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors - protect.		
	Windows	Retain and protect windows.		
	Chimneypiece	N/A		
	Other	N/A		
SECOND FLOOR				
S.01 - STAFF CANTEEN				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - ceilings combination of flat and coved.	**GENERAL NOTE** - Where required by the structural engineer for investigation and in particular to ascertain the condition of hidden roof timbers, wall plates etc, careful stripping or localised opening up of ceilings - either plaster or timber sheeted is permissable.	
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of any historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Protect subject to future fire upgrade etc.		
	Windows	Retain and protect high stone framed window set in gable .		
	Chimneypiece	N/A		
	Other	N/A		
S.02 - STAIRCASE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect . Subject to later upgrading of finishes		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors off staircase - protect.		
	Windows	N/A.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry.		
S.03 - STAFF TOILET / CHANGE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - ceilings combination of flat and coved.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	protect existing door to corridor.		
	Windows	N/A.		
	Chimneypiece	N/A		
	Other	Carefully strip out any modern cabinetry.		
S.06 / S.08 CORRIDOR INCLUDING TOILET				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect . Subject to later upgrading of finishes		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors of staircase - protect.		
	Windows	N/A.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry.		
S.07 - STAFF TOILET CHANGE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect - ceilings combination of flat and coved.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors of staircase - protect.		
	Windows	Protect and retain windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.09 - TOILET				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.10 - OFFICE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.11 - CORRIDOR				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect .		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors to corridor - protect.		
	Windows	Protect and retain windows at ends of corridor .		

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DRAFT - Schedule of Conservation Strategies
Date: 2023.10.31

AREA	ELEMENT	DESCRIPTION	NOTES	
	Chimneypiece	N/A		
	Other	N/A		
S.12 - OFFICE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry.		
S.13 - OFFICE				
	Walls	Retain and protect subject to careful removal of identified partition walls.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect .		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain window.		
	Chimneypiece	Subject to check cast iron chimneypiece here may need to be removed and set aside in preparation for formation of new opening.		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.14 - OFFICE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware.		
S.15 - EXISTING STAIRCASE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	N/A		
	Chimneypiece	N/A		
	Other	N/A		
S.16 - TOILET				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery. Wrap, box in and protect staircase.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Door to corridor - protect.		
	Windows	Protect and retain window.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.17 - HALLWAY OFF CORRIDOR S.11				
	Walls	Retain and protect subject to careful removal of indicated partition.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	Set aside existing door.		
	Windows	Protect and retain window - this window may be upgraded later.		
	Chimneypiece	N/A		
	Other	Carefully strip out modern cabinetry and sanitaryware		
S.18 / S.19 - STORE AND LOBBY				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of any historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors - protect.		
	Windows	Protect and retain windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out any modern cabinetry and sanitaryware		
S.19 - STORE				
	Walls	Retain and protect.		
	Floors	Retain and protect subject to structural engineer opening schedule.		
	Ceilings	Retain and protect.		
	Joinery (skirtings, architraves, dado, picture rail, etc)	Assume retention of all historic joinery.		
	Decorative plasterwork (cornices, mouldings, etc)	N / A		
	Internal doors	All doors - protect.		
	Windows	Protect and retain windows.		
	Chimneypiece	N/A		
	Other	Carefully strip out any modern cabinetry and sanitaryware		
GENERAL NOTES				
	NB - Room numbers and names refer to CCK drawings for PROPOSED LAYOUTS			