Conservation Report and

Architectural Impact Assessment

For

Planning Application for Proposed Extension and Alterations to

Aghadoe House, Knoppoge, Aghadoe

Killarney, Co. Kerry

For

NOMIS AMO Ltd

Prepared by:

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MOC ARCHITECTS

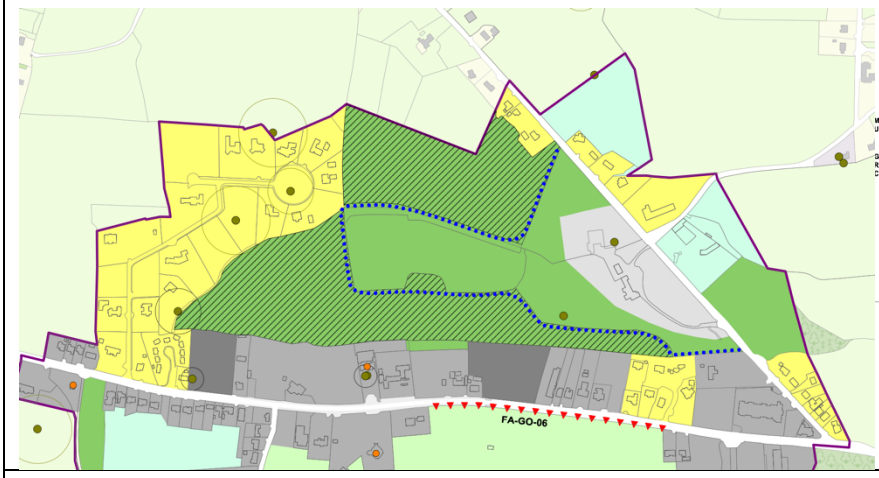
Contents

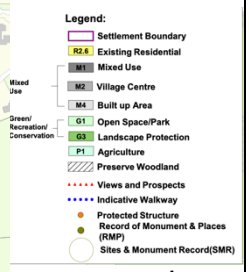
Appendices

1.0 General References:

1.1 Review of Existing Information

Address	Aghadoe House, Knoppoge, Killarney Co. Kerry V93 DK100
Zoning	Planning Application Site - M4 Built Up Area Remaining Estate Grounds – Landscape Protection and Woodland Preserve

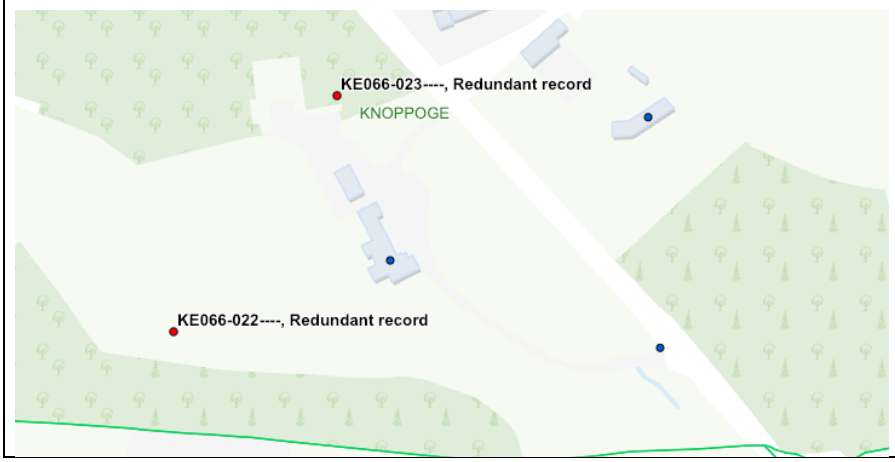




Fossa Local Area Plan

Fossa Local Area Plan 2018-2024

Protected Structure	Yes	**RPS Ref No:**	66-14
NIAH Listing	Yes	**NIAH Reference No:**	21306614
NIAH Rating		Regional	
Categories of Special Interest		Architectural, Artistic, Historical, Social	
		66-023	



* Note there are 2 redundant Monument Records adjacent to the Building as per SMR Database

1.2 Reference Material:

- Kerry County Council Development Plan 2022-2026
- Architectural Heritage Protection - Guidelines for Planning Authorities
- Conservation of Historic Buildings - Bernard McFeilden
- Period Houses A Conservation Guidance Manual – Frank Keohane and the Dublin Civic Trust
- Advice Series – Roofs , Maintenance, Access by the DoEHLG.
- Advice Series – Windows a guide to the repair of historic windows by the DoEHLG.
- Advice Series – Energy Efficiency in Traditional Buildings by the DoEHLG.
- National Monuments Service
- The National Inventory of Architectural Heritage County / Town Surveys
- Lawerence Photographic Collection - The National Library of Ireland
- Irish Tourism Association Photography - The National Library of Ireland
- LandedEstates.ie - University of Galway
- Griffith's Valuation – National Archives of Ireland
- A Topographical Dictionary of Ireland by Samuel Lewis 1837
- Irish Architectural Archive
- Geology of Ireland and Ancient Buildings - George Wilkinson 1845
- Irish Newspaper Archives

1.3 Conservation Principles

Conservation is the management of change. Creating a conservation policy for historic buildings is an important step in ensuring the significant features of the building are protected in the ongoing life of a building.

In adhering to best practice conservation principles as contained in the Washington, Venice and Granada Charters, the following steps are inherent in any conservation policy:

6.1 Keeping a Building in Use
6.2 Protecting the Special Interest
6.3 Promoting Minimal Intervention
6.4 Repairing rather than replacing
6.5 Reversibility of Alterations
6.6 Appropriate Materials and Method

2.0 Historical Context of Protected Structure:

Aghadoe House forms part of the Aghadoe House Estate at Knoppoge, Aghadoe, Killarney, Co. Kerry, the former estate home of Lord Headley.

Sir George Allanson-Winn (1725-1798) a British Barrister, Judge and Politician and acquired substantial Irish property through his marriage to his second wife Jane Blennerhassett, of Ballyseedy Co. Kerry in 1783. He was made an Irish peer as Lord Headley, Barron Allanson-Winn of Aghadoe, Co. Kerry in 1797 four months before his death in 1798 when he was succeeded by his thirteen-year-old son Charles Winn Allanson as 2nd Lord Headley.

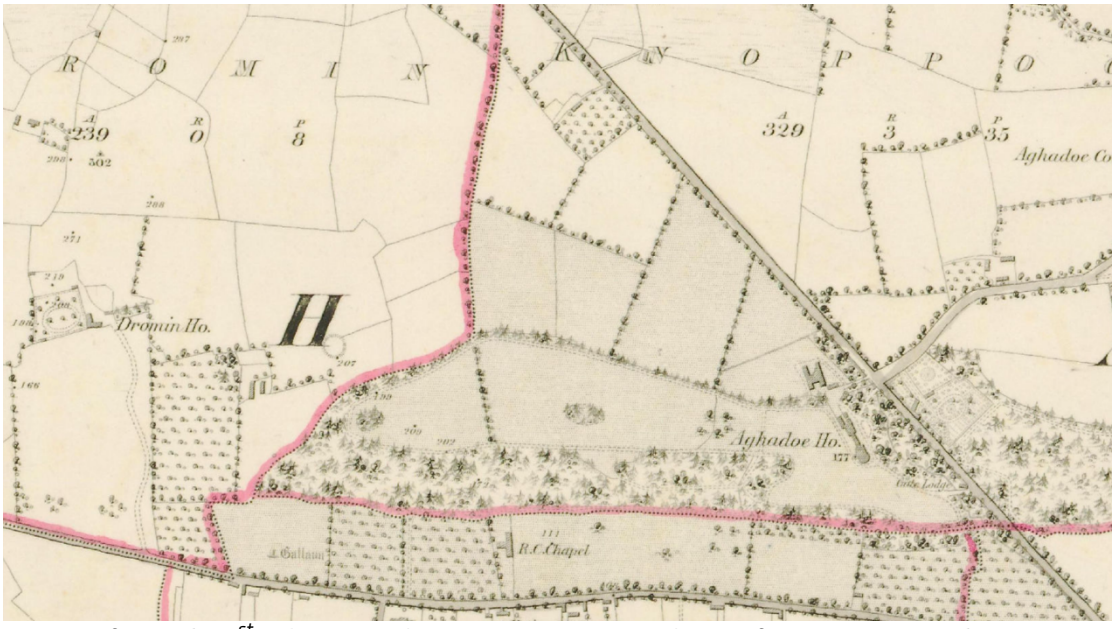
After his marriage to Anne Matthews in 1826, Charles returned to Killarney and built the original Aghadoe House, who along with his wife had a significant and positive involvement with their tenants including during the Great Famine period.

Valerie Bary in her publication "Historical Genealogical Architectural notes of some Houses of Kerry" and quoting the Ordnance Survey Name Books of the 1830s, states that the original house was built by Lord Headley in 1828 at a cost of €12,000.

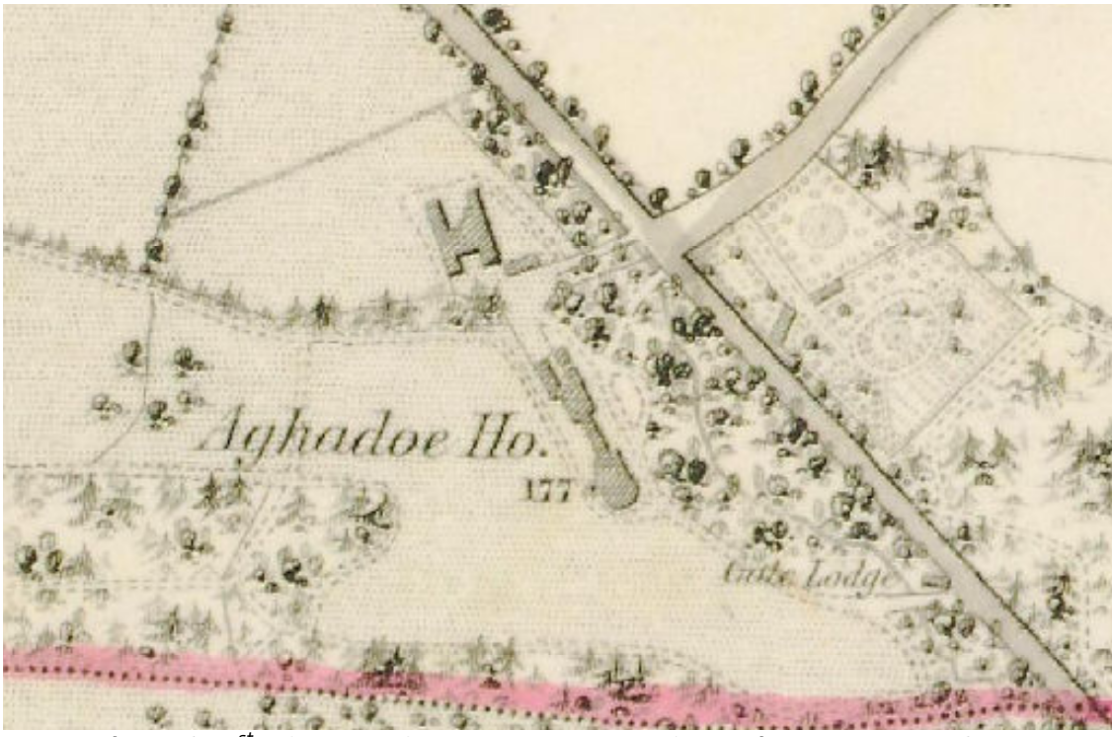
The original house is considered to have been designed by the architects James and George Richard Pain of Cork and Limerick as noted in various journal publications of the time including the Freemans Journal.

The Pain Brothers designed a number of country houses as well as a significant number of Courthouses in the Munster Area including Killarney Court House designed by George Richard Pain and built @ 1826-1827 (contemporary of the original Aghadoe House) as well as Glin House, Co. Limerick and Strancally Castle Co. Waterford.

The 1st edition Ordinance Survey Map dating from 1829-1841 shows the location of original Aghadoe House along with its outbuildings and demesne layout.



Extract from the 1st edition Ordinance Survey Map dating from 1829-1841 showing Aghadoe House Estate and grounds.



Extract from the 1st edition Ordinance Survey Map dating from 1829-1841 showing Main House, Outbuildings, Gate Lodge and Bridge

CYAL50434906
© Tailte Éireann – Surveying

Lewis in his Topographical Dictionary of 1837 refers to Lord Headley's Aghadoe House as "*a splendid villa in the Italian style of Architecture, commanding an interesting and extension view over the great lake of Killarney, the approach is by a small but elegant bridge across a ravine, leading from the entrance gate and lodge which are both in a corresponding style of architecture.*"

At the time of Griffith's Valuation (1847-64), Lady Headley was in possession of Aghadoe House (the 2ND Lord Headley had died in 1840) when it was valued at £53 and is mentioned as "a very fine building, densely shaded with trees".

George Wilkinson in his Geology of Ireland and Ancient Buildings of 1845 describes the brown sandstone used for ashlar work at Aghadoe House was sourced on the North coast of the barony of Iveragh at Glenbeigh where Lord Headley had other lands (including the location of the later Winns Folly – a unfinished project of the later 3rd Lord Headley).

After the death of Lady Headley in 1863, the Estate was inherited by the 3rd Lord Headley, Ronald Winn (nephew of her husband) who ruled his estate from Britian.

Aghadoe House was redesigned in 1860's presumably for the 3rd Lord Headley with the design attributed to the architect William Atkins of Mallow * (and a nephew by marriage to Architect George Richard Pain) who designed the Killarney Great Southern Hotel @ 1852 and Coolclogher House Killarney @ 1857.
(*Jeremy Williams, 'William Atkins 1812-1887, a forgotten Cork Pre-Raphaelite' in A. Bernelle (ed.), *Decantations: a tribute to Maurice Craig* (1992) from the Irish Architectural Archive)

The Census of Landowners of Ireland published in 1867 noted the value of Aghadoe House as €3,297 with an acreage of 12,769 acres in the ownership of Rt. Hon. Lord Headley.

The 2nd edition Ordinance Survey Map dating from 1890's shows alterations and extension to the main House as well as to its outbuildings and demesne layout.

Extract from the 25 inch Ordinance Survey Map showing Changes in layout to Main House and Outbuildings

CYAL50434906
© Tailte Éireann – Surveying

The 4th Lord Headley succeeded his father in 1877, with an unpopular reign with his campaign for evictions coinciding with a service of Land Acts allowing for tenant purchase schemes, and he was declared bankrupt in 1886.

Aghadoe House was then leased to a Mr Sam Hussey, land agent from Dingle for a period. It was briefly occupied by Major John Macgillicuddy before he acquired Coltmannns Flesk Castle.

It was then occupied by the IRA and used as a training ground. The house was damaged and partially burnt in 1922 during the Civil War by republican forces and rebuilt afterwards.

Photographic Records from the Lawrence collection dating from (1865-1914) show views of the extended House prior to its demise in the Civil War of 1922.

Photo from Lawrence Collection 1865-1914 - National Library of Ireland

Photo from Lawrence Collection 1865-1914 - National Library of Ireland

Photo from Lawrence Collection 1865-1914 - National Library of Ireland

The Headleys sold the property in the 1920s to a local timber merchant with a view on the opportunity of the surrounding woodland. The property was sold again to the local Hillard family in 1940s with significant works completed to the house at this stage for use as guest accommodation.

A survey carried out by the Irish Tourist Board Association in 1943 noted it was being extensively renovated. Photographic Records from the Irish Tourist Board Association Survey in 1943 show the House with renovations works being completed.

Irish Tourist Association photographer 1942 - National Library of Ireland

It was sold to an English owner before being sold again to An Oige in 1957 for use as a youth hostel until recently.

Extensive alterations and refurbishments have been completed to the house over the years including in the late 1990's when a 3-storey extension and alterations to the existing building were added for the youth hostel requirements.

On the grounds there is a relatively recent 2 storey accommodation building located within a walled courtyard area (remains of previous extension).

A separate Planning Permission was granted for the redevelopment of the outbuildings as a Distilling and Visitor facility with its own separate entrance services and parking facilities in 2019 (19/565) and permission has been extended in 2024.

Aghadoe House has not operated as a youth hostel since prior to the Covid pandemic and the estate was acquired by the applicant in 2024.

3.0 Current Context and Condition of the Protected Structure

Aghadoe House is a part 2 storey over basement and part 3 storey Romanesque style cut stone clad residence that has undergone alterations and expansion over its years as a country residence with later adaptations for hostel use, incorporating its outbuildings, later residential building, gate lodge, entrances and associated landscaped setting all at Knoppoge, Aghadoe, Killarney, Co. Kerry.

A Planning Permission was granted for the redevelopment of the adjoining outbuildings as a Distilling and Visitor facility with its own separate entrance services and parking facilities (which is subject to a long term lease arrangement) in 2019 -Planning Ref 19/565 - and the permission has been extended in 2024.

A separate application for the Built Heritage Conservation Grant Funding for conservation repair works to the Gate Lodge (separate Protected Structure Ref No. 66-15) has been submitted to Kerry County Council.

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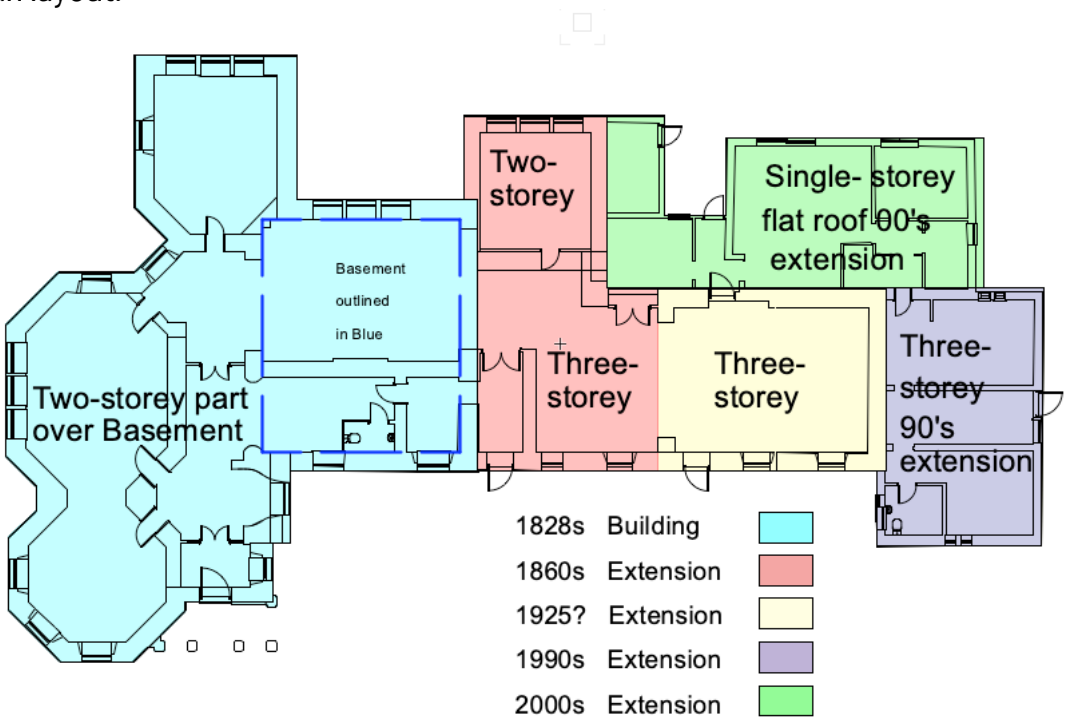
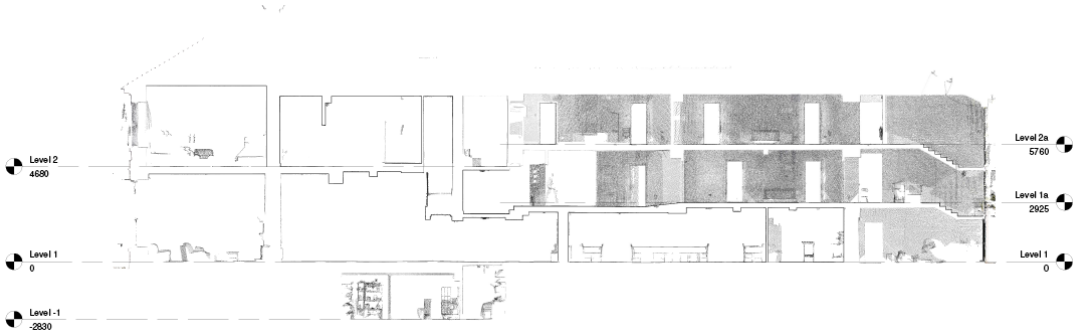
al View

It would seem that a larger extension existed to the north of the main house where the walled courtyard containing the modern residential building are located (the roof of which may be seen in the Lawrence Photo) .

The estimated phasing of the main house is shown in the following colour coded plan layout:-



Estimated Building Age Key



Cross Section showing basement and level changes.

As per the NIAH description the House comprises of a two-bay two-storey advanced main block (with part basement), single-bay two-storey flat-roofed entrance bay to right having single-storey prostyle tetrastyle limestone ashlar portico and single-bay two-storey projecting bay to left on an engaged octagonal plan.

The Triple-arch arcade to the entrance porch (with some structural cracking) with limestone balustrade detailing overhead, along with timber one-over-one pane sliding sash windows and a nine-panel door with fanlight.

There is a Two-bay two-storey side elevation to south-east with two-storey box bay window and three-bay two-storey elevation to south-west with single-bay two-storey return to rear and single-bay two-storey projecting pavilion block to south-west corner. A later external escape staircase along with alterations to the original 1st floor window ope were installed.

There is a seven-bay three-storey service wing to north-west with later single-bay three-storey advanced end bay to north-west. A later single storey flat roof extension is located to the north-eastern corner.

There are pitched and hipped profiled concrete tile roofs with deep overhanging boxed eaves to south section, rendered chimneystack with cornice, and having some cast-iron hoppers and downpipes.

There are a significant number of soil vent pipes and plumbing pipework on the external face of the building servicing the later various sanitary facilities installed for the hostel accommodation requirements.

The external walls are of a Pink sandstone ashlar stone with limestone plinth and entablature. There are Round-headed windows with flush limestone surrounds (some have replacement concrete) and a mix of limestone and mainly concrete sills, paired at first floor. There are a series of triple windows with rusticated replacement cement surrounds.

The existing building has a floor area of 1084 sq.m. consisting of :-

Existing Second Floor Area	155 Sq.M.
Existing First Floor Area	428 Sq.M.
Existing Ground Floor Area	428 Sq.M.
Existing Basement Area	73 Sq.M.
Gross Internal Floor Area	1084 Sq.M.

3.1 External Layout of the Building

From comparison of the Lawrence photos of the building from @ 1865-1914 to the current external elevations, the following changes are noted and probably incorporated into the building in the 1925 rebuilding or 1940s renovation of the building.

3.1.1 Changes to the Chimneys

A no. of Chimneys visible in the original photographs to the 3-storey wing to the north eastern elevation no longer exist (possibly removed during later extension works)

The original Chimneys had exposed brickwork with limestone cappings limestone scalloped details and limestone cappings.

As a reference the chimney to the g lodge (in poor condition) retains th detail.

Currently the remaining chimneys h a cementitious render applied and a in poor condition with leaks eviden the attic areas (refer to Appendix 2 Timber Condition Survey)

Comparison of the entrance portico elevation

Original chimney detail

Existing rendered chimney

Existing Chimney to Gate lodge

3.1.2 Changes to the Roof

- Originally there was an intricate natural slate roof with hipped details corresponding with the external wall plan on the northeast and south east elevations to the main 2 storey wing.
  This was replaced with a simpler rectangular shaped concrete tiled roof with deep overhangs to the octagonal plan.

- There were originally feature gables with stone plinths to the Southwest Elevation that have been replaced with a simpler hipped roof detail

- The roof to the main staircase had a pitched slate roof with stone plinth detailing – this has been replaced with a flat roof with parapet detail.

Comparison of the south east elevations

3.1.2 Changes to the Windows and Surrounds

- The Timber Sash window details to the ground floor windows were of a slightly different design to the current timber sash windows in the house with the locations of the horizontal fixed transoms on the upper sash in different locations.

  The photos show evidence of panelled shutters internally to the original ground floor windows that are no longer in place.

Comparison of the south west elevations

- The ground floor 3 bay window features to the southeast and southwest elevation originally projected beyond the main building with a limestone clad surround and stone balustrade detail similar to the entrance portico.
  It is assumed there were replaced after the 1922 fire a replica concrete surround within the depth of the existing external all.

  In addition, the 3 bay window features to the front reception room to the southwest elevation had a c door with steps and side windows /cill at floor level

  It is assumed this were replaced after the 1922 fire w replica concrete surround within the depth of the e external ope with cill heights to match the other ba windows omitting the door and the original stone a forming the ope exposed.

- There are a number of limestone cills remaining how the majority of cills in place are concrete cills partic to the ground floor windows.

- A number of windows have part replacement concr surrounds to the existing limestone surrounds. Agai assumed these were installed to replace damaged limestone after the 1922 fire

- An external fire escape stairc was introduced to the southeas elevation for the hostel use with associated alterations to the ori 1st floor window.

3.2 Internal Changes to the Building

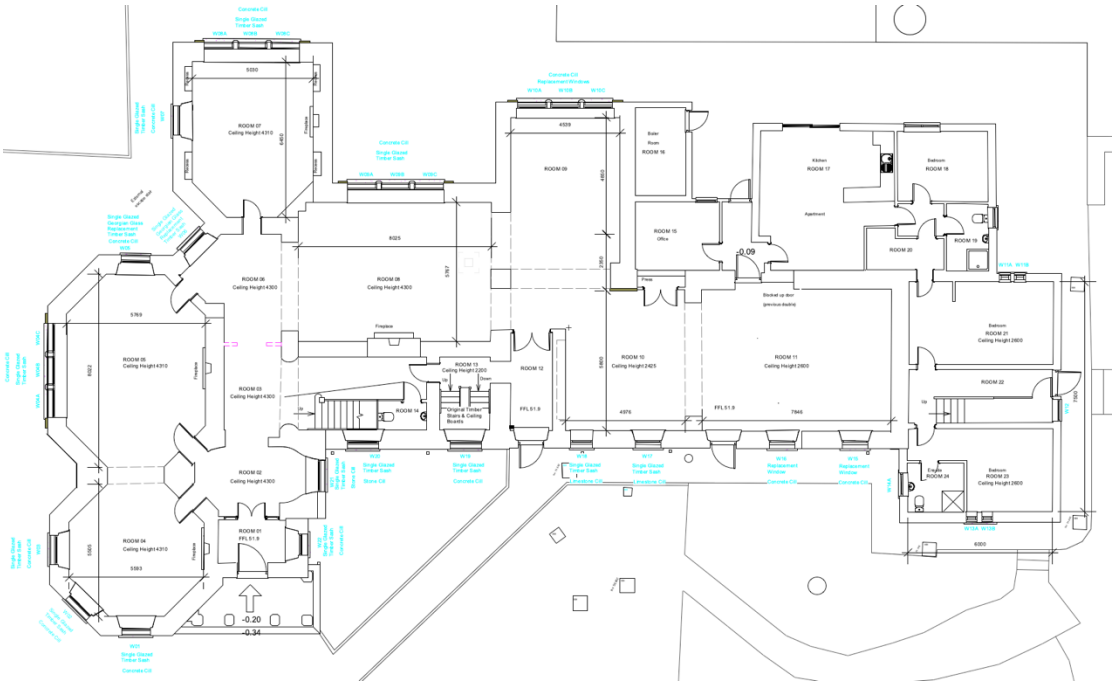
Significant Internal Alterations have been carried out on the building most probably to meet the requirements of the Youth Hostel Use.

3.2.1 Internal Plan Form of the Building

The oldest two storey section of the building retains most of its original plan form incorporating main internal masonry walls, chimney locations in the main living rooms and 1st floor bedrooms, staircase locations and vaulted brick and stone basement layout with 3 chambers.

The 3-storey section of the building has had its plan format changed over time.

On the ground floor, the plan has been significantly altered to accommodate the youth hostel kitchen utility and service areas.

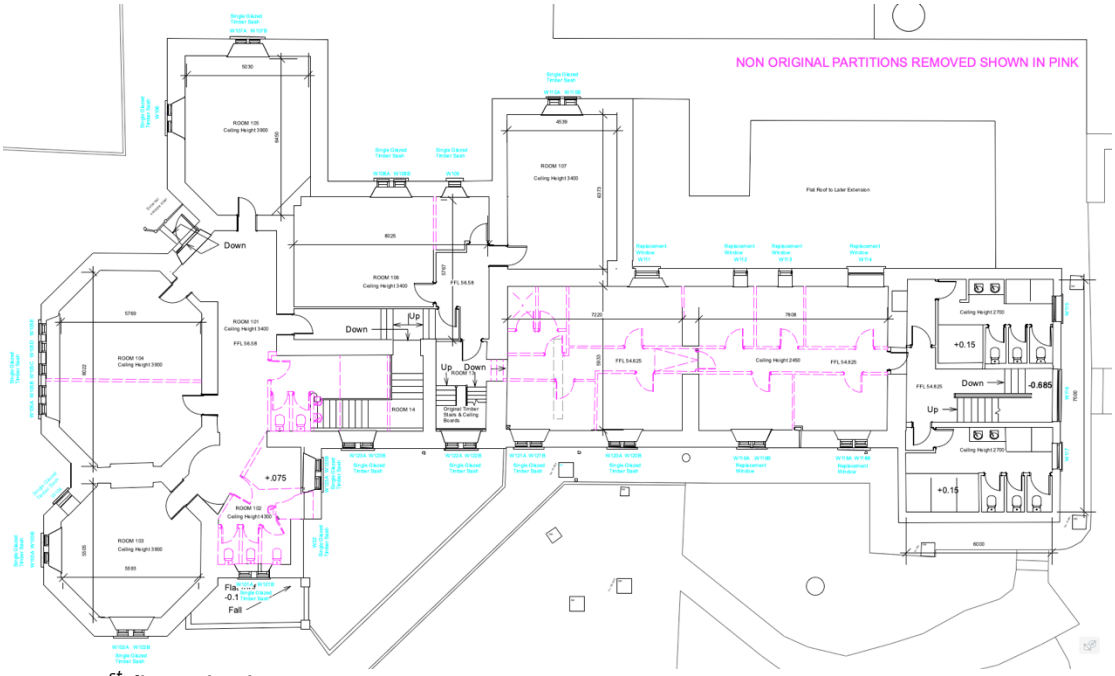


Existing Ground Floor Layout

On the 1st and 2nd floor layouts, the original single sided corridor arrangement and original stud partitions no longer exist and was replaced by modern timber stud and gypsum plasterboard partitions in a double-sided corridor arrangement along with changes to some of the rear wall fenestration to allow for sanitary facilities.

Evidence of the original ope in the masonry walls confirms the original single sided corridor arrangement with the later central ope with concrete lintol and blockwork overhead for the later double-sided corridor installation.

In addition, part of the 1st floor timber floor was altered and raised @ 200mm probably to marry in with the 3 storey 1990's extension.



Existing 1st floor plan layout

The Ground Floor has a replacement concrete floor throughout with a section of timber floorboards to part of the kitchen area.

This corresponds with the location of the part of the vaulted brick basement underneath. Often in such instances, timber floors are installed on battens or joists on top of the vaulted masonry.

The subfloor beneath the timber floors will require careful detailed opening up and investigated to confirm if there is a timber sub floor and determine their true condition.

3.2.2 Internal Finishes and Features of the Building

In general, most of the original internal finishes to the building have been replaced with the following exceptions

- Basement Area stone and brick vaulted chambers
- Original Staircase serving 3 storey wings with associated panelling and balustrading along with a small area containing some older architraves and skirting.

- Later date intricate main staircase with associated panelling and balustrading.
- 1st floor timber joists construction to the 2-storey section.
- 2nd floor timber joists construction to the 3-storey section
- Timber Sash Windows

As noted the ground floor is mainly made up of a concrete floor with small area of timber boarding to the kitchen area that may have a timber floor build up to be confirmed with careful opening up works.

All ceilings were replaced with gypsum plasterboard ceilings. It is noted that further to investigative opening up works a significant amount of strengthening works including replacement window heads and provision of rsj steel and timber reinforcing to the existing floors has been undertaken.

The majority of internal doors, skirtings and architraves are later replacements with solid core fire doors installed to most rooms.

Most wall has a cementitious plaster finish to the inside of the external walls with plaster reveals to most window opes internally. There are no remaining timber panel shutters to the windows opes.

A window schedule is included documenting the extent of timber sash windows with single glazing and replacement windows.

3.3 Condition of the Building

3.3.1 Asbestos Survey

An Asbestos survey has been completed on the building by MKD Analytical Asbestos and Environmental Services and included as Appendix 3. Asbestos containing materials have been noted in the following areas:

Mastic to the floors beneath lino, screed and ceramic tiles in the dining and kitchen area to be removed under controlled conditions.

3.3.2 Timber Condition Survey

A Timber Condition survey has been completed on the building by Glenwood Preservation Ltd and included as appendix 2. The following are the main areas of concern raised in that survey report: -

- Blocked Roof Valleys actively leaking due to poor maintenance.

- A number of chimneys were found to be leaking significantly and will require repairs along with the replacement of perished flashings.

- The roofing timbers are relatively new and in areas of active leaks (chimneys valleys and at eaves, will require repairs with all defective timbers sections to be cut out and removed

- Evidence of active woodworm infestation was noted in the roofing timbers with No evidence of significant deterioration of the timbers has occurred as a result. Treatments of the timbers as part of the repair works shall be required.

- The Flat Roofs to the building are in poor condition and leaking and will require significant repair/replacement works where the flat roofs are proposed to be retained.

- Some Opening up works were completed to assess the upper floor suspended floors which indicated the joists to be in reasonable condition adjacent to the external wall (south facing). A full inspection and opening up works to be completed as part of the main works with emphasis on repair where possible and splice and replace defective sections.

- Further to opening up works, it was noted that a lot of the original timber lintels have been replaced steel RSJ beams and concrete lintels. In other instances, timber was found to have been installed more than likely as formwork for poured in situ concrete lintels and these timbers will require replacement.

- The majority of windows are of timber construction and are a mix of vintages. At the rear, the windows appear more modern and in poor condition particularly at a low level. The older windows along with theirs frames in some instances are defective particularly at a low level with poor / no upstands on the cills leading to the deterioration of the timbers

- The construction over the vaulted basement to be further investigated. Often in such instances, timber floors are installed on battens or joists on top of the vaulted masonry. A timber floor exists in the dining are. The subfloor timbers beneath should be investigated to determine their true condition.

3.3.3 Structural Engineer's Assessment of the Building

The following is an extract from the Reeks Consulting Engineer's design review of the Building: -

- With regards to the building itself, it was used as a youth hostel. There have been various alterations and upgrades to the building over the years. These alterations include the installation of steel heads over windows in locations.
- There have been alterations to internal walls which are now supported by steel. These steels are in turn supported by concrete pads.
- For the most part the masonry walls looked to be structurally sound, and there was no cracking or defect which we would deem to be structural.
- Leaks were noted on the roof, which were noted at the valleys due to a lack of mantainance. There was the evidence of woodworm in the attic, and localised improvements are required to timbers which have been damaged. In general the roof structure itself was solid.
- There are a significant number of chimneys in the building. With old chimneys like this, they are usually porous and this is clearly the case here. The chimneys are a red brick construction with a later cementitious plaster applied externally . There are issues with the cappings, flashings/soakers, cracking of the plaster and the wall of the chimneys themselves would be porous. These will all require varying degrees of remedial work.
- The Building has existing services with connections to the mains foul and mains water systems and an existing connection to the mains electrical grid.

3.3.4 Summary of Condition of the Building

The building is generally in good conditions with localised issues associated with the roofs and the windows.

The Masonry walls generally have a cementitious plaster internal finish and there is no evidence of moisture ingress in the walls. Externally some of the sandstone stonework requires localised repairs and some repointing.

As a significant amount of structural and fire upgrading works were completed to the building over the years, the building is structurally sound but has lost the majority of the internal finishes of the original building as a result of these works.

3.4 Grounds and Curtilage of the Protected Structure

The location of Aghadoe House was based on its orientation and view of the lakes and mountains of Killarney with the house positioned to have a grand vista. The Grounds of Aghadoe House consist of the outbuildings, gate lodge, entrances, bridge and sweeping access road to the Main Entrance along with the planted demesne with associated pathways and wooded setting.

The majority of the demesne wooded area has matured to hide some of the original views available from the Main House with the majority of the paths still extant and being retained.

As noted, the outbuildings are subject to a separate development for a new distillery and visitors experience with its own separate entrance and services.

A separate application for conservation grant funding has been applied for essential repairs to the Gate Lodge.

4.0 Significant Features of the Protected Structure

The following is a list of the significant features of the Protected Structure of Aghadoe House: -

4.1 The setting of the house in the estate curtilage and its relationship to its grounds gate lodge entrance gates, outbuildings, stone walls and woodlands.

4.2 The elevational treatment of the building including the chimneys, stonework and fenestration patterns incorporating the older timber sash windows.

4.3 The original plan form of the building where it remains (has been altered to date) including the traditional masonry walls fabric.

4.4 The basement with its 3 vaulted chambers

4.5 The original suspended timber floors (that have been strengthened and altered in some areas to the 1st floor of the 2-storey wing and 2nd floor of the 3-storey wing.

4.6 The original timber staircase and associated balustrades and panelling to the 3-storey wing.

4.7 The later main staircase and associated balustrades and panelling to the 2-storey wing.

5.0 Proposed Works subject to this Planning Application

The following is the planning description of the proposed works subject to this planning application: -

Application for Planning Permission for 1) change of use from youth hostel to private dwelling, 2) the demolition of later single storey extension, 3) conservation repairs, material alterations incorporating elevational modifications and the construction of a single storey extension to Aghadoe House, along with all associated site services and site works, all at Aghadoe House, Knoppoge, Aghadoe, Killarney Co. Kerry V93DK00. This is a Protected Structure – RPS Ref. No. 066-014.

5.1 Demolition Works

The demolition works consist of the demolition of the later single storey extension to the rear of the building which is in poor condition and of no architectural value to the protected structure.

There are internal demolitions/ alterations proposed to the 3-storey wing and to the 1990's 3 storey extension that are mainly to non-original fabric. The works incorporate the removal of the existing external fire escape staircase and reinstatement of original window ope.

5.2 Material Alterations incorporating elevational modifications

The material alterations incorporating elevational modifications to the existing building consist of internal changes to the plan format of the building (mainly to the 3-storey wing) along with elevational changes to the 1990's extension and changes to the roof layout consisting of the proposed reinstatement of hipped roof details to the main 2 storey wing and the reintroduction of natural slate in lieu of the concrete tile roof all as per the documented evidence of the Lawrence Photos of 1885-1914.

The proposals also provide for the replacement of the later installed rooflights (now leaking) over the main staircase with a feature clerestory roof light.

The proposals provide for the partial removal of the suspended timber 1st floor to the 3-storey wing to provide for greater height to the ground floor living areas as well as provide for adequate service zone in the ceiling zone. It is noted that this floor has already been altered and raised (probably in the 1990's to marry in with the 3-storey extension completed at that time)

It is proposed to reintroduce the original fenestration design with door arrangement to the bay window to the southwest elevation along with the reintroduction of a limestone surround in lieu of the replacement concrete surrounds as per the documented evidence of the Lawrence Photos of 1885-1914.

The proposals incorporate changes to the fenestration to the 3-Bay Bay Window to the Kitchen whereby it is proposed to drop the cill levels (note these are later concrete cill and window surround features) and introduce doors for access to patio area.

This ope has been previously altered with Concrete surrounds and concrete cill are later replacement with the stonework under the cill proud of the main wall and looks slighter difference appearance to the remaining stone works.

This 3-Bay Window to the Kitchen is set back from the main southwest elevation and the elevational changes will have a minor impact on the overall elevation.

As a mitigation measure it is proposed to relocate the timber sash windows at this opening to the dining room window opening (where the existing windows are modern installations of no significance and in poor condition)

The proposals include for significant elevational changes to the 1990s extension to provide a material and elevational contrast to the original building with a new parapet flat roof and the use of a standing seam metal cladding/ timber cladding and aluminum fenestration in a pigmento brown colour to blend in with the woodlands setting.

This modern elevational treatment is continued in the new parapet flat roofed single storey rear extension. An external seating area with a proprietary retractable ceiling structure is proposed in front of the new single storey rear extension.

5.3 Conservation Repair Works

The Conservation Repair works shall include for necessary repairs in appropriate materials and shall include as follows

- suitable repairs to the chimneys and associated flashings including removal of the cementitious plaster, examination and repair of brickwork (replacement of perished bricks), necessary repairs to flues and lining, inspection of existing cappings and where concrete cappings, replacement with limestone cappings to match original details.
- repairs to the existing roof and suspended floor timbers as per timber condition report recommendations,
- repairs to the older timber sash windows and replacement of any damaged timber lintels or timber supports to later concrete lintels,

- repairs to the stonework including where possible replacement of later concrete cills and surrounds w limestone and repointing in a suitable lime mortar where necessary,
- repairs and reinstatement of original cast iron rainwater goods and removal of later exposed ventilation and sewer pipework from the external facades.
- repairs to stonework to the Entrance Portico incorporating structural repairs to the significance cracks in evidence with the use of helibar pins etc.

It is proposed to replace the existing concrete floor to the ground floor with an insulated concrete ground floor build up incorporating a radon membrane/dpm and underfloor heating pipework in the buildup.

It will be necessary to complete careful opening up works over the basement area to ascertain the build-up to same in conjunction with the structural engineer. Where any remaining suspended timber floor construction over the basement remains, it shall be retained and repaired as necessary.

As the ceilings in the building are non-original, it is proposed to replace same where necessary and repair the remaining suspended floors from the underside as well as provide a service void for services.

The older Timber Sash Windows to be retained and where necessary repaired as follows: -

- Remove the staff beads, the lower sash, the parting beads and the top sash and inspect and repair/splice as necessary
- Remove any excess paint that is interfering with operation of sashes movement
- Replace rotten box ends
- Replace rotten cills
- Repaint frames using Tecknos paint system
- Replace cords and pulleys
- Restore sashes splicing in new Accoya or similar where necessary replacing meeting rails where necessary including the removal of all glass as the putty has reached end of life so it is allowing water penetration
- Where appropriate depending on the timber thickness weight and where glass is non original, consider the use of slim lite double glazing.
- Re-glaze and re-putty with linseed oil putty in the traditional manner where putty used originally – otherwise reuse timber beads where already installed.
- Repaint sashes using the Tecknos paint system

- Re-balance sashes
- Rebuild sashes into frames which includes draught-proofing in meeting rail/staff-beads/parting-beads
- Refit catches/lifters.
- Preparation of the ope with the provision of air tightness membranes at the window masonry wall junction to minimise air leakage with any internal replastering to be completed in a lime-based render and / or breathable insulated lime render.
- Consider the reintroduction of timber shutters to the windows that may incorporate insulated liners.
- Consider the use of magnetic acrylic perspex secondary glazing installations to windows that remain single glazed.

5.4 Building Services Design

The Building Services Engineers proposals for the building have been designed in cognisance of the existing building fabric, layout and significant features and incorporate the following main principals: -

- install a new multi zoned Low Temperature Hot Water (LTHW) heating system designed to operate at continuous low temperatures and take advantage of the high thermal mass building fabric. This will maintain internal surface temperatures of the building to reduce the risk of internal condensation on the internal fabric. It is proposed that this system will be comprised of new ground floor underfloor heating where appropriate and low temperature aluminium radiators on the upper floors.
- The use of the floor area to heat the majority of ground floor areas allows the system to utilise radiant energy from below to uniformly heat the space.
- Where any suspended timber floor installed above the existing basement remains, it will be assessed with the structural engineer and conservation architect to ascertain if it is appropriate install the required insulation and screed for underfloor heating here. If not, this area would be treated as a separate zone and be provided with suitable radiators.
- It is proposed to add a humidity monitoring to each LTHW zone and use the new LTHW heat pump installation in reverse as a chilled water system to provide cooling via the UFH and radiators to address any overheating issued (particularly to rooms with south and west aspects. The addition of the humidity monitoring allows the system controller to keep the water temperature above the dew point which eliminates the

risk of condensation forming on floors or radiators while still preventing overheating.

- It is proposed to provide heat recovery and mechanical ventilation systems to the building with separate systems for each wing to minimise the extent of ducts traversing the ceiling zone area and interfering with the existing ceiling heights.
- To avoid excessive ducting within the building and still provide effective whole house ventilation, the intent is to bring supply air only to living areas and bedrooms and only duct extract from wet areas and the Kitchen. This creates a positive pressure in the living areas and negative pressure in the moisture producing areas avoiding pulling moisture through the building needlessly. This also avoids the risk of low pressure in rooms with stoves or open fires which can risk blow back when stove doors are opened or while open fires are still warming up. This system would use a ducting manifold system for both the supply and extract ducts to route smaller individual ducts to each room as needed.
- The basement area, which is to house a private bar and cellar, will also require a level of fresh air ventilation. In this area it proposed to replace an existing HRU system and use the existing routes to outside for the fresh air and exhaust. The new unit would extract from a single vertical grille at high level on the box out around the HRU and have a slim rectangular duct routed at skirting level to provide fresh air. This avoids needlessly impacting the vaulted ceiling in the basement.
  The HRMV units will be located in the existing attic space with extracts through slate vents or in the parapet flat roof.
- The plant room for the house is located in the adjacent blue residential building and allows sufficient plant space for the required heat pump units, buffer tanks and manifolds etc without impacting on the main building
- PV Panels are proposed to be mounted on the new parapet flat roof to the existing 3 storey 1990's extension and shall not be visible.

5.5 Electrical Service and External Lighting Design

The Electrical Services Engineers proposals for the building have been designed in cognisance of the existing building fabric, layout and significant features and incorporate the following main principals: -

- The building has an existing mains electrical connection that will be maintained and upgraded as necessary.

- The existing wiring and electrical installation shall be replaced and upgraded as necessary to comply with current electrical standards.

• The provision of any new electrical services shall be carefully considered and coordinated so as minimise impact on the significant features of the protected structure.

• It is proposed to locate photovoltaic (PV) panels on the new 2 storey parapet flat roof. These PV panels will be used to contribute to the power requirements of the house and will not be visible from ground level.

It is proposed to provide low height external lighting along the main entrance driveway. This driveway is approximately 130m long and the lighting design will be cognisant of the sensitivity of the site in a rural and wooded area. The proposed external lighting design will take account of lighting best practice guidance and in particular the following publications :-

- Institution of Lighting Professionals (ILP) Guidance Note 08/18 (Bats and artificial lighting in the UK)
- Bat Conservation Trust (Interim Guidance: Recommendations to help minimise the impact of artificial lighting)
- Bat Conservation Ireland (Guidance Notes for Planners, Engineers, Architects and Developers)
- Bats and Lighting Research Project, University of Bristol (Bats and Lighting – Overview of currant evidence and mitigation)

The proposed lighting design will utilise low level LED lights. In general, the following principles will be adopted for the external lighting installation.

• All lamps will be LED. LED lighting is the preferred lighting type for ecologically sensitive areas because the light optics can be tightly controlled, light intensity can be lower, there is no UV component (ultraviolet light can attract certain types of insects and affect bat foraging) and the lamps can be provided in the warm white spectrum.

• The correlated colour temperature (CCT) of the light source will be 2700K or below.

• Light fittings will be specified for maximum light cut-off and no uplight or backspill – this will prevent any unintended light spill and will ensure that light is only projected where it is required.

• The height of all lights will be kept below 1 metre, and the location shall be carefully considered to minimise impact on the stone faced masonry walls.

• Lighting controls will be provided. These will include photocell/timeclock control which will allow lights to be switched off when light is not required. Motion sensors can also be utilised to ensure that the lighting can be brought on in sequence as a person/vehicle is progressing along the driveway / exiting the house.

5.6 External Works

It is proposed to use the existing service connections to the public mains water, sewer and electrical supply.

The scope of external works subject to this application is confined to the external perimeter areas to the house with the introduction of external paved patio areas with associated low-level shrubbery planting along with repairs and minor adjustments to the driveway in the vicinity of the entrance to the dwelling that reflects the driveway layout to that shown on the original 6 inch OS map layout.

6.0 Impact of the Proposed Works on the Significant Features of the Protected Structure and Mitigation Measures incorporated into the Design.

The Main Impacts of the Proposed Extension and Alterations on the Significant Features of the Protected Structure are as follows:-

6.1 Impact of the proposed change of use from youth hostel to private residence.

- As the building was originally designed as a country house, reusing the building as a private dwelling has a positive impact on the special interest of the protected structure returning the building to its original use.

6.2 Impact of the Proposed Works on the setting and context of the Existing Building and its relationship with its gardens, outbuildings and Main Entrance Gates and Driveway

- The proposed elevational alterations and new single storey extension are located on the private north east corner of the building and well screened by the mature trees and has minimal impact on the public vista from the public road and does not affect the spatial relationship between the House and its grounds.
- The scope of external works subject to this application is confined to the external perimeter areas to the house with the introduction of external paved patio areas with associated low-level shrubbery planting along with repairs and minor adjustments to the driveway in the vicinity of the entrance to the dwelling that reflects the driveway layout to that shown on the original 6-inch OS map layout.

6.3 Impact of the Proposed Extension Proposed Elevational Alterations of the later 3 storey extension on the Elevational Proportions of the Existing building

- The new single storey extension replaces a poor quality extension and is located on the private north east corner of the building and well screened by the setting and the existing building. and has minimal impact on to ensure the existing building proportions are maintained and not negatively impacted.
- The elevational treatment of the proposed extension and the Proposed Elevational Alterations of the later 3 storey extension is contemporary is design, contrasting with the existing building to show a clear definition between old and new.
- The proposed cladding colour is a pigmento brown to blend into the surround woodland environment to minimise the visual impact of the extension.

6.4 Impact of the Proposed Roof Alterations to the 2 storey wing on the Elevational Proportions of the Existing building

- The proposed changes to the roof layout consisting of the proposed reinstatement of hipped roof details to the main 2 storey wing and removal of the deep overhang detail to the splayed bay window walls, along with the reintroduction of natural slate in lieu of the concrete tile roof all as per the documented evidence of the Lawrence Photos of 1885-1914. The proposals also provide for the replacement of the later installed rooflights (now leaking) over the main staircase with a feature clerestory roof light.
- The proposed changes are based on documented evidence of the original roof design and one properly detailed in accordance with the evidence of the existing roof details where possible shall assist in reinstating the original character of the building and it's original proportions particularly from the main arrival vista of the house.
- The proposed works shall incorporate necessary repairs works to the chimneys, flashings and rainwater goods all necessary to ensure the building is weathertight and well maintained.
- The proposed impact is significant in a positive manner for the building.

6.5 Impact of the Proposed Window Alterations to the 2 storey wing on the Elevational Proportions of the Existing building

- It is proposed to reintroduce the original fenestration design with door arrangement to the bay window to the southwest elevation along with the reintroduction of a limestone surround in lieu of the replacement concrete surrounds as per the documented evidence of the Lawrence Photos of 1885-1914.

- The proposed changes are based on documented evidence of the original window design and one properly detailed in accordance with the evidence of the existing roof details where possible shall assist in reinstating the original character of the building and it's original proportions particularly from the main arrival vista of the house.
- The proposed impact is minor in a positive manner for the building.

- The proposals incorporate changes to the fenestration to the 3-Bay Bay Window to the Kitchen whereby it is proposed to drop the cill levels (note these are later concrete cill and window surround features) and introduce doors for access to patio area.
  - There is no documentary evidence to proof if there were doors to the 3-Bay Window to the Kitchen. However, this ope has been previously altered with Concrete surrounds and concrete cill are later replacement with the stonework under the cill looks slighter difference appearance to the remaining stone works. This 3-Bay Window to the Kitchen is set back from the main southwest elevations and the elevational changes will have a minor impact on the overall elevation.
  - As a mitigation measure it is proposed to relocate the timber sash windows at this opening to the dining room window opening (where the existing windows are modern installations of no significance and in poor condition)

6.6 Impact of the Proposed Internal Alterations on the Existing Building.

- In the older 3 storey wing it is proposed to reintroduce a single sided corridor arrangement to the 2nd floor using the original wall opes to the corridor area with no changes to the fenestration opes.
  - Note original sash windows will be repaired and later replacement windows shall be replaced with slimline double glazed windows to match the original timber thickness and detail where possible.
  - The proposed alterations are reversible including the retention of the existing door opes in the masonry walls.

- The proposals provide for the partial removal of the suspended timber 1st floor to the 3-storey wing to provide for greater height to the ground floor living areas as well as provide for adequate service zone in the ceiling zone.

- It is noted that this floor has already been altered and raised (probably in the 1990's to marry in with the 3-storey extension completed at that time).
- The fenestration opes will be retained and where necessary opaque vinyl film applied to the glass for screening. (note original sash windows will be repaired and later replacement windows shall be replaced with slimline double glazed windows to match the original timber thickness and detail where possible.

- The proposals provide for the partial removal of a section of internal masonry wall between the kitchen and existing lounge roof 07 to combine the lounge into the main kitchen family living area for the needs of the family. (Note there are 2 additional lounge / reception rooms that are to be retained as is)
  - A section of the internal wall in this area has already been altered and removed up to @ 3m and it is proposed that the the proposed partial removal of the section of internal masonry wall shall be to the same height.
  - This change has a significant impact on the plan form of the building but is mitigated by the wall being maintained over 3m (below ceiling height) to show the clear definition of the existing plan form of the building.

6.6 Impact of the Proposed Building Services on the Existing Building.

- It is proposed that this system will be comprised of new ground floor underfloor heating where appropriate and low temperature aluminium radiators on the upper floors.

  The proposals allow for the removal of the existing concrete ground floor and replacement with a build-up consisting of a radon membrane/ dpm with insulated concrete floor and underfloor heating.

  - It will be necessary to complete careful opening up works over the basement area to ascertain the build-up to same in conjunction with the structural engineer. Where any remaining suspended timber floor construction over the basement remains, it shall be retained and repaired as necessary.
  - This heating proposal will take advantage of the high thermal mass building fabric and maintain internal surface temperatures of the building to reduce the risk of internal condensation on the internal fabric.

- It is proposed to provide heat recovery and mechanical ventilation systems to the building with separate systems for each wing to minimise the extent of ducts traversing the ceiling zone area and interfering with the existing ceiling heights.

    - As the ceilings in the building are non-original, it is proposed to replace same where necessary and repair the remaining suspended floors from the underside as well as provide a service void for services.

- Existing Mechanical routes are to be reused where possible including in the basement to provide for the fresh air and exhaust

- The main plant equipment shall be located in the plant room of the adjacent residential building to minimise the impact on the existing house.

- The proposed building services integration into the building shall have an impact on the building. However once carefully designed to take account of the building fabric and carefully coordinated and integrated to minimise the impact on the significant features of the building, it shall have an overall positive impact on maintaining the fabric of the building as a necessary requirement for the occupation of the building.

7.0 Mitigation Measures required during the course of the works.

The following Mitigation Measure should be implemented so as to minimise the Impacts of the Proposed Change of Use and Works on the Significant Features of the Protected Structure are as follows:-

7.1 Works to be overseen by an Architect/Engineer with Conservation Expertise

7.2 Asbestos containing materials to be removed by Registered Contractor and an asbestos air quality test completed after the removal as per H&S requirements.

7.3 Specialist treatments to be carried out on existing timbers where noted by specialist with original timbers to be retained with localised splicing and replacement at damaged ends as necessary.

7.4 An Arborist Report with associated mitigation measures for trimming and protecting existing mature trees in the vicinity of the house during the construction works.

7.5 A Bat Survey to be completed in advance of the commencement of the works with all recommendations of the survey to be complied with.

7.6 It will be necessary to complete careful opening up works over the basement area to ascertain the build-up to same in conjunction with the structural engineer. Where any remaining suspended timber floor construction over the basement remains, it shall be retained and repaired as necessary.

7.7 During the course of the proposed works it is recommended to complete checks on any existing internal dry lining for any trapped moisture ingress and associated condensation issues. In addition, the drylining where in good condition and to be retained should be vented at skirting level and to the attic. If concealed areas of condensation and moisture damage / rot are observed behind dry lining, it will be necessary to replace the dry lining systems with a breathable cork board or breathable insulated plaster to address this issue.

7.8 During the course of the proposed works in conjunction with the traditional window repair specialist, it shall be ascertained if the timber sash windows can be fitted with slim line double glazing in lieu of non-original single glazing, with consideration of the weight of the sashes and depth of the frames, mullions and transoms.

7.9 During the course of the proposed works in conjunction with the stone repair specialist, it shall be ascertained if the brick detailing to the chimneys can be exposed as per original detailed and where not rendered with a breathable lime plaster (in lieu of later applied cementitious plaster).

7.10 General Good Practice Management in relation to Working in a Protected Structure to be adhered to as follows:-

The purpose of the works to conserve the building as found using minimum intervention techniques. All works to be carried out in accordance with the architect's / engineer's drawings the specifications.

<u>Minimum Intervention</u>
The contractor should bear in mind at all times that masonry repairs are to be kept to an absolute minimum and that the building is to be consolidated as found.

Repairs should have as little impact as possible to the building and should not alter the specific detailing of the building in any way. No disturbance of the existing fabric of the building is allowed without prior approval of the architect/engineer.

Personal
The Contractor shall provide for giving all necessary personnel supervision during the execution of the works and for keeping at least one good competent general foreman, approved by the architect, who shall be constantly on the Works with power to act in the Contractor's absence and for all purposes as his general agent. The Contractor shall employ none but fully qualified, competent tradesmen. Cutting, dressing, laying and jointing of masonry to be carried out by skilled masons. Ensure that all operatives are experienced in the safe handling of the materials used in the works.

Information on site
The contractor is to keep an up to date copy of construction drawings and specifications on site at all times.

Health & Safety
The contractor is to comply with all relevant Health and Safety legislation. In addition the contractor is to act as Project Supervisor for the Construction Stage in accordance with the Health, Safety and Welfare at Work (Construction) Regulations 1995. Note the requirement for Scaffolding and temporary boarding of floors as necessary- to be confirmed by Structural Engineers. External Access where possibly by Cherry picker (personal to have relevant H&S tickets for same)

Finds & Salvaged Materials
All existing building fabric and any other items found on the site are the property of the employer. Any antiquities or other items found on the site are not to be disturbed and are to be brought to the attention of the architect/engineer.

Removal of fabric from site
No fabric should be removed from the site at any time without the full agreement of the Design Team and Client and without having been recorded to the agreement of the architect/engineer.

Existing Site
The contractor is required to have visited the site and to ascertain the nature and extent of the work involved and conditions under which the works will be carried out. Particular attention should be taken in ascertaining the nature and condition of the masonry work.

Protection of existing fabric
Under no circumstances is any damage to be caused to the existing fabric of the building, particularly cut stonework, plasterwork, and joinery work and rainwater

goods, regardless of their condition.
All existing stonework in the work area is to be adequately protected with plywood sheeting during the works. Plywood sheeting is to be removed from site on completion of the works.
Damage to any of the existing fabric is to be made good to the complete satisfaction of the architect and entirely at the contractor's expense. Damage of existing cut stones may require that the complete stone be replaced.

Works Generally
Before entering upon the site the Contractor shall inform the architect in writing of the procedure and exact sequence of operations he proposed to follow in carrying out the works. The architect shall have the power to require the execution of any measures he may deem necessary to safeguard the property. The suitability of any such arrangements shall be the sole responsibility of the Contractor.

The Contractor is to restrict all workmen to the site of the Works and prevent any unauthorised entry upon adjoining owner's properties through the site.

Standards & Regulations
All works to be constructed in accordance with the current Building Regulations and relevant codes of practice. Where codes of practice or other publications have been referred to which have been superseded, refer to the current and up to date document.

Stability of the Works
Ensure that the stability and structural integrity of the Works are maintained during the Contract. Design, install and maintain temporary support where necessary. Do not overload completed or partially completed elements of the works. If requested Submit details of temporary support proposals together with the proposed sequence and method of construction.

Tolerances
Ensure that sufficient tolerances are provided and integrated throughout all elements of the Works. Take account of tolerances detailed elsewhere in these documents in complying with this clause.

Disposal of Materials
The disposal of materials and rubbish by burning on site will not be permitted under any circumstances and no fires will be permitted on site. Provide for all carting on or in connection with the Works and carting away from day to day all surplus materials as they accumulate. On completion, leave the site clean and tidy and in a condition that is satisfactory to the a architect/engineer. The storage of materials or tools in contact with the existing fabric of the building is not permitted.

Temporary Works and Scaffolding

All temporary works and scaffolding are to be suitable for purpose and shall be erected, maintained and removed in such a way as not to damage in any way the existing fabric of the building. Scaffolding shall comply with the current Health and Safety Regulations and shall be erected and maintained by suitably qualified personnel.

Ends of scaffold poles, which are to be within 100mm of the existing fabric, are to be capped with protective caps in advance of erection.

Temporary works and scaffolding bases are to spread their load to the ground using suitable load spreading devices, which prevent damage or disturbance of the existing ground material.

Materials

Materials to be new unless otherwise specified. For materials and workmanship, comply with the appropriate current Irish, British or European Standards where such standards exist. Obtain certificates of compliance from manufacturers when requested by the architect. Where this specification conflicts with the current Irish, British or European Standard, the requirements of this specification take precedence. Store, handle and install all materials in accordance with the manufacturer's recommendations. Do not use materials that have been stored for a period in excess of the Manufacturer's shelf life.

8.0 Conclusion

The core principals of conservation are inherent in the design approach to the repair and reuse of these buildings as follows:-

- Keeping the Building to be in Use
- Protecting the Special Interest and Significant Features of the Buildings
- Promoting Minimal Intervention
- Where possible Repairing rather than replacing
- Reversibility of Alteration Works
- Careful selection of Appropriate Materials and Construction Methods with a clear understanding of the existing building masonry fabric.

This development will ensure the building is kept in use and will return the building to its original use as a Country House thus protecting the Special Interest and Significant Features of the Buildings .

Further to a thorough analysis of the building and its fabric, the proposed works are designed so as to minimise negative impacts on the significant features of the protected structure statue with an emphasis on retaining original fabric and focusing alterations where possible to areas previously altered or modified.

The proposed works also incorporate measures to reinstate original features of the building based on documentary evidence of the Lawrence Photographs.

Further to reviewing the proposed works scope along with the proposed mitigation measures, and the effects on the significant features of the Protected Structure, the positive consequences of completing these works by far out way any negative impacts on the building and are essential to keep the building in long term residential use.

I consider that in general the proposed works adhere to the Principles of Conservation including keeping the building in use, protecting the special interest, promoting minimal intervention, repairing rather than replacing where possible and reversibility of alterations.

Prepared by

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20th January 2025

Appendices

1. **Main Record from the National Inventory of Architectural Heritage**
2. **Timber Condition Survey of the Building**
3. **Asbestos Survey of the Building**
4. **Existing Plans and Elevations of Building incorporating highlights areas to be demolished**
5. **Photographic Schedule of the Building**
6. **Plans and Elevation of Proposed Alterations and Extension.**
7. **Civil Structural Design Statement**
8. **Mechanical Services Design Statement**
9. **Electrical Services Design Statement**