

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Glebe House, Crumlin, County Dublin

for

Seabren Developments Ltd and Circle VHA CLG

7th June 2022



Glebe House, Crumlin before (left) and after (right) fire of April 2022

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1.0 INTRODUCTION

The following document is an Architectural Heritage Impact Assessment compiled to accompany the accompanying application for a strategic housing development located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.
Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

The Glebe House lies within the Crumlin Architectural Conservation Area.

The report begins by outlining the background behind the compilation of the proposal, the reason for its commissioning, its scope, etc. There is an analysis of the historic site and then a more detailed analysis

of the buildings to which the application for planning permission relates, carried out by means of cartographic study and primarily desk-based research. There is an assessment of the significance of the buildings which sets it in its local, regional and national context. The defining issues are identified which impact on the significance of the protected structures, allowing for the formulation of a comprehensive and coherent conservation approach. This approach will then be set out in Chapter 7.

2.0 BACKGROUND TO APPLICATION

2.1 Introduction to Glebe House, Crumlin

- (i) **Site:** The former Glebe House is a 5 bay, two-storey over basement 18th century house. It has a well-proportioned and symmetrically arranged elevation bookended by large chimney stacks rising from a simple hipped roof form with overhanging eaves. A flight of stone steps rises to the main entrance door with fan-light on the *piano-nobile*. The house was damaged as the result of a fire in April 2022. The existing curtilage is considerably degraded but sections of historic rubble stone walls have been retained as have a row of trees to the public road boundary. The rear of the site has been occupied by a warren of storage and light industrial sheds. The building is noted as being one of the most remaining historical features in Crumlin. The proposed site also includes a small parcel of land to the immediate south of Glebe House currently accessed through gates to the east with inscription 'Coruba House'.

- (ii) **Building Protected Status as defined in Development Plan**
RPS Ref: 7560 Crumlin Village, Dublin 12 Former Glebe House

2.2 Authors of this Conservation Report

Mullarkey Pedersen Architects have been appointed by Seabren Developments and Circle VHA to provide RIAI Grade 1 Conservation services in the renovation and development of the former Glebe House and Curtilage, Crumlin. Mullarkey Pedersen Architects are RIAI Accredited Grade I Conservation Architects.

2.3 Statutory Designations (including Architectural Conservation Area)

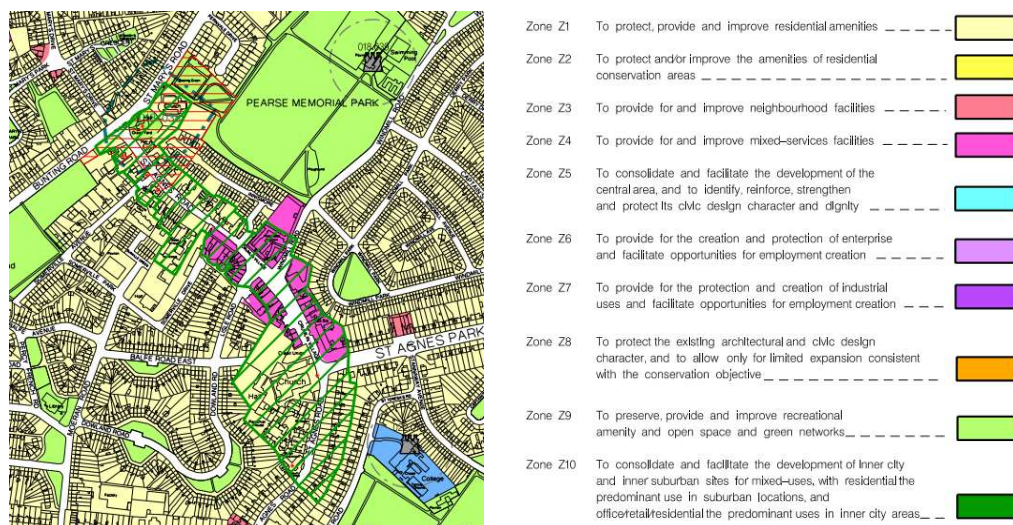


Fig 1: Zoning Map, Dublin City Development Plan 2016-22. The ACA is indicated on zoning map above by green diagonal hatch.

Two separate planning categorisations are applicable to this site as follows;

1. Zoning

Objective Z1 – To provide, protect and improve residential amenities.

2. Architectural Conservation Area (ACA)

The Glebe House lies within the Crumlin Architectural Conservation Area.

The site is located within the Crumlin Village ACA. The development plan states that the ACA mechanism is used to preserve the special character of streetscapes that are of architectural, historical,

archaeological, artistic, cultural, scientific, technical or social interest and/or contributes to the appreciation of protected structures.

Relevant development plan policy includes:

CHC4 - To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

Enhancement opportunities may include:

1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting
2. Re-instatement of missing architectural detail or other important features
3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns
4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area

CHC5 - To protect Protected Structures and preserve the character and the setting of Architectural Conservation Areas. The City Council will resist the total or substantial loss of:

Protected structures in all but exceptional circumstances (and will require the strongest justification, including professional input with specialist knowledge so that all options receive serious consideration).

CHC7 - To protect and manage trees in Architectural Conservation Areas. All trees which contribute to the character and appearance of the Conservation Area will be safeguarded, except where the City Council is satisfied that:

1. The tree is a threat to public safety or prevents access to people with mobility problems
2. The tree is not in keeping with the character of the Conservation Area or is part of a programme to rationalise the layout of tree planting in the area, or
3. In rare circumstances, where this is necessary to protect other specimens from disease.

Section 11.1.5.6 - ...it is particularly important within Conservation Areas that design is appropriate to the context and based on an understanding of Dublin's distinctive character areas.

We note that the Crumlin Village ACA boundary extends to the south of Glebe House into an area currently occupied by modern light industrial and storage sheds with no conservation significance.

2.4 Reason for the Preparation of this Conservation Plan: This report has been commissioned to establish the Conservation Special Interest of the Glebe House, Crumlin and curtilage, and then to report on the conservation status of this Protected Structure. On completion the Assessment will set out mitigation measures to taken to ensure that the impact of the new interventions will not be detrimental to the built fabric and historic special interest of the existing structure of the Protected Structures.

2.5 Scope of the Conservation Plan: The Conservation Plan relates in geographical terms to that area identified within the red line boundary shown on the site plan accompanying this application. The plan develops an understanding of the site, assesses its special interest, identifies issues which may affect this interest and identifies policies to preserve, maintain or enhance the heritage merit of this built fabric.

3.0 UNDERSTANDING THE HISTORIC SITE & BUILDING

3.1 Historical Background – Overview & Cartographic Analysis

A cartographic analysis has been carried out to assist in our understanding of how the development of the site has through time.



Fig 2. Down Survey Map of Crumlin 1656-58

The Down Survey map of the mid-17th century was made at a pivotal time in Irish history. The armies of the English Commonwealth, commanded by Oliver Cromwell, emerged victorious and immediately undertook an ambitious project of social engineering, underpinned by a massive transfer in landownership from Irish Catholics to English Protestants. This transfer of the ownership and control of land is one of the central themes of Irish History through to the 1880's. The Down Survey represents Crumlin as it had developed throughout the medieval period, a disputed borderland between the English settlement of Dublin and the surrounding Gaelic Irish hinterland.



Figure 3: Rocque Map of County Dublin 1760 (L) and Crumlin (R)

The project of English conquest of Ireland was finally and fully completed in the 1690's. This unchallenged hegemony allowed the new governing class, the so called Ascendancy, to develop a social and related spatial matrix corresponding to their interests. At the centre of this new power matrix lay Dublin, the centre of English rule in 18th century Ireland. Crumlin has by the mid-18th century transformed from a disputed zone to a comfortable satellite village to the metropole to the northeast. As can be seen in the map detail. The 18th century saw the building of substantial suburban houses with gardens along the main village street. These defined its character as an attractive fashionable Dublin suburb until the mid-20th century. These houses included Crumlin Lodge, Lisle House, Kingsfield House, Innismore House and of course the Glebe House dating from 1791. St Mary's Church is clearly shown at the north end of the main street.



The 1st edition OS map shows that the form of 18th century Crumlin has survived the upheavals of the late 18th and early 19th centuries. The main street is flanked by large landscaped gardens, orchards and formalised planting associated with these houses. This 18th century built matrix still helps define early 21st century Crumlin. The main street runs from north-west to south-east, flanked by large houses including the Glebe house which is clearly identified. The church to which it relates, St Mary's church of Ireland, marks the northern end of the main street. St Mary's distinctive tower was the only feature retained when the church was rebuilt with a loan from the Board of First Fruits. The church tower is still defining the northern end of the historic core today. As can be seen on the map the village had gained importance as a service centre to the locality in the early 19th century with a post office, police station, two schools, dispensary and commercial premises.

Figure 3: 1st Edition OS Map 1837

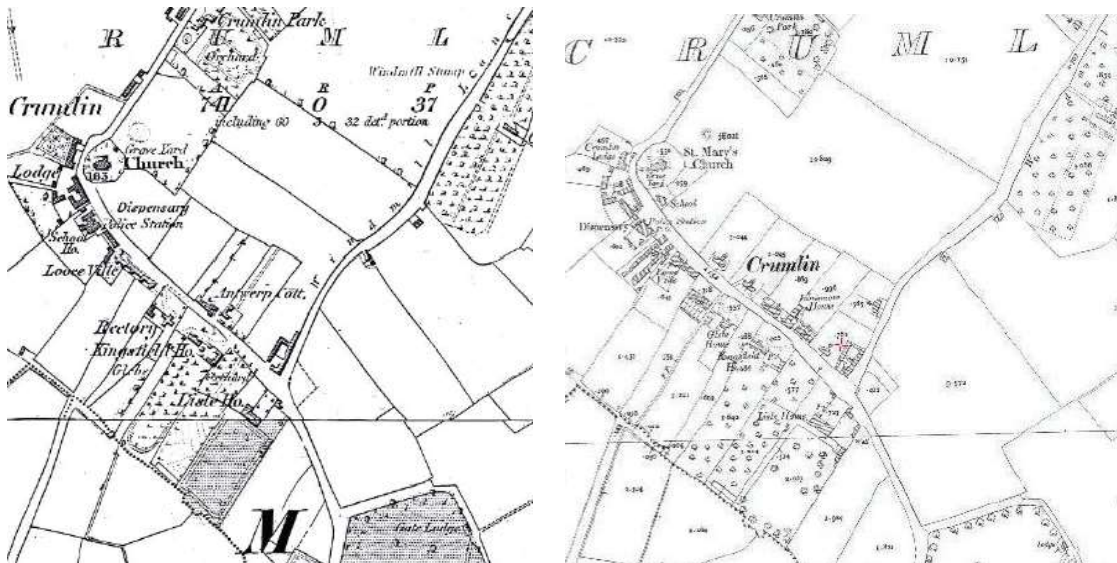


Fig 4: 2nd Edition OS Map. 1869-76 (L) and OS Map. 1907 (R)

The revised OS map of 1869/76 shows that there have been no significant changes to the village in the intervening 30 years. Some thirty years later the OS Map of 1907 indicates that while the village still retains its early 19th century form there have been a number of changes. The north end of the street has greater built definition with rows of single storey dwellings. To the northwest of the Glebe House a row of two storey suburban houses, the first appearance of a building type which has come to define Crumlin and indeed the rest of County Dublin.



Fig 5: OS Map. 1936-43 (L), Contemporary Aerial View (R)

The revised 1936/43 map shows rows of suburban housing beginning to spread randomly along St Agnes Park to the south of the historic village which itself still retains its historic form and its essentially rural character. Most of the 18th and 19th century houses are recorded on this map, though local historical sources indicate that several had been abandoned and becoming derelict. The historic field pattern is still retained. The rows of suburban housing to the south was an indication of things to come and from the 1950's on the village's eighteenth-century armature was subsumed within a wave of suburban housing which spread out from Dublin City, to the northeast. Rows of two-storey buildings were built along the historic main street replacing many of the much more architecturally distinguished 18th century houses which for so long had defined the character of Crumlin. The Glebe House is one of the few of these houses to survive.

4.0 DESCRIPTION OF HISTORIC BUILDING & FEATURES

Despite its relatively modest proportions the plan of Glebe House is immediately identifiable as being classically derived with its clear tripartite structure. The central zone provides both vertical and horizontal circulation with accommodation provided on either side. The vertical circulation is provided by a simple dogleg stair. Two large chimney breasts are located at midpoint on the gable walls, originally with fireplaces located centrally. The basic 3 storey block was augmented by two 3 storey projections to the rear of the house. In section the house corresponds very much to type with a higher status raised ground floor accessed at main entrance level, with bedrooms at 1st floor level and ancillary accommodation in the lower basement level.

Latterly Glebe House had been divided into a number of bedsit flats, a process which damaged the historic fabric and spatial legibility by the introduction of partitions (eg. at the stair-hall, ground floor and 1st floor rooms) and related services (eg. kitchens and shower rooms at ground and first floor).

4.1 External Features



Fig 6: Front façade, before fire (L) and after fire (R)

A flight of stone steps rises to the main entrance door with fan-light on the *piano-nobile*. The plan form of this front section is one room deep resulting in a shallow floor plate which augmented by two rear returns, the southern-most of which appears from cartographic and inspection to have been built later. The external walls are rendered and painted with expressed quoins to the front, north-eastern elevation. The external render is primarily sand-cement, possibly over earlier lime-based render layers. The other elevations possess none of the considered symmetries of the formal front façade which faces on to the main spine of historic Crumlin Village, St Agnes Road. Windows on these less high-status facades are arranged for functional rather than aesthetic considerations.

Externally much of the original historic fabric has been removed; the badly fired damaged roof is clad in 20th century fibre cement tiles; the windows are low quality late 20th century PVC framed fenestration; all doors have been replaced with similar low quality interventions; the stacks are clad in sand cement render which has been damaged in the fire; The late 19th/early 20th century cast iron rainwater goods are in reasonably good condition.



Fig 7: Front (L) and north (R) Existing elevation, historic fabric in yellow, modern in green

The elements of particular architectural heritage interest which do remain, apart from the masonry structure itself, are the fine stone entrance stairs and associated iron railings, these were not damaged by the recent fire. The historic stone steps have been screeded over with a thin layer of cement

concrete. The architrave to the formal entrance door, with its expressed flanking pilasters and fanlight is still intact and, together with the entrance stairs, gives this relatively modest house a formal dignity even in its current dilapidated state.

The existing curtilage is considerably degraded but sections of historic rubble stone walls have been retained as have a row of trees to the public road boundary. The rear of the site has been occupied by a warren of storage and light industrial sheds.



Fig 8: Contemporary Views of the Exterior: Entrance Door (L), Entrance Steps (M), rendered masonry block post to northern boundary wall (R)



Fig 9: Contemporary Views of random rubble stone boundary walls

4.2 Internal features



Fig 10: Entrance Floor (L) and 1st Floor (R, prior to fire), historic fabric in yellow, modern in green

The external envelope of the masonry structure which defines the floor plan is retained. Inspection suggests that little of the historic timber structure is retained and the original roof structure had been totally replaced. Internally there has been extensive, rather poor quality, renovation over the years and

very little of significance remains. The upper floor has been largely destroyed by the fire but all of this destroyed fabric was poor quality, late 20th century. The entrance door and fanlight appear to date from the 1930's or 40's, there is a 19th century fire piece and a number of the simple 18th century architraves. As indicated in diagrams above, other than these few items nothing of significance survives although it is possible that some of the original timber stair has been retained within the current configuration.



Fig 11: Views of the Interior; Basement (L), Stair (M), Timber architrave in entrance hall (R)

4.3 Fire Damage

As noted above, the Glebe House was damaged by a fire in April of 2022.



Fig 12: Views of House showing destruction to roof

Following on from our inspections of the property after the fire, it would appear that the fire started in the fireplace of kitchen/dining area at first floor level to the rear return. This room also contained a mezzanine level which has been completely destroyed. From here the fire appears to have travelled through the stairway to the first floor level to the main body of the building. This has resulted in damage to the stairway, first floor level and the roof areas.

In summary, the extent of the fire damage includes:

- All roof structures have been completely destroyed. Whilst some rafters remain in position, they are unstable and should be removed. It should be noted that the roof finishes and structure are not original building fabric.
- The damage to the roof includes breaking of the fibre cement slates which may be asbestos containing. The slates are not original building fabric.
- All timber stud work at first floor level has been compromised as a result of the fire.
- All studwork to the first floor level has been severely damaged and will require replacement.
- The non-original T&G floor boards to the first floor level will require replacement, however it may be possible to salvage the first floor joists.
- The main stairs from upper ground to first floor level has been extensively damaged and will require replacement. This stair is not original building fabric.
- The roof to the kitchen/dining area in the rear return has collapsed completely. This does not appear to be original building fabric.
- The mezzanine floor in the kitchen/dining area in the rear return has collapsed completely. This does not appear to be original building fabric.

- There is damage noted to the floor joists of the kitchen/dining area, particularly adjacent to the fireplace which appears to be the source of the fire. The floor joists will require replacement. The existing joists do not appear to be original building fabric.
- The internal plaster to the kitchen/dining area has de-bonded from the masonry substrate.

The extent of the damage is noted on Conservation Engineer's drawing 1968-S100 (Rev DR02) and 1968-S101 (Rev DR02) which is contained within this Application.

4.4 Conclusion

Externally Glebe House still retains its 18th century form and legibility despite considerable loss of historic fabric, roof material, windows, doors, etc and subsequent fire damage. There are large lengths of historic random rubble boundary walls still in-situ and in reasonable condition. There is no trace of the historic landscaping scheme with the exception of the trees to the north-eastern boundary. Internally, in contrast, only a few historic features are retained as a consequence of significant renovations in the late 20th century.

5.0 ASSESSMENT OF SPECIAL INTEREST

5.1 Listing

The Glebe House, Crumlin is identified as a Protected Structure and the DoEHLG publication 'Architectural Heritage Protection, Guidelines for Planning Authorities' states that by definition a 'Protected Structure' includes the land lying within the curtilage of the Protected Structure and other structures within that curtilage and their interiors.

5.2 Assessment of Cultural Heritage Interest / Special Interest

Association with Historical / Cultural Events:

The dynamism of 18th Century Ascendancy Ireland is most clearly seen in John Rocque's 1760 Map showing the imposition of a spatial ordering on the ad-hoc medieval settlement of Crumlin and as such represents one small part of the completion of that ambitious project of social engineering initiated with the making of the Down Survey a century previously. The Glebe House, though a relatively modest building, plays its symbolic performative role within the public realm of Ascendancy Crumlin. The importance of this performative role is seen in dissonance between the rather grand proportions of the public entrance façade and the modest floor plates concealed behind it and also in the house's careful siting which allows a clear view to and from the tower of St Mary's Church, which it served. The Established Church was a central pillar of the Ascendancy system and its built manifestation was central to reading of 18th century Irish public spatial order.

In summary Glebe House's architectural special interest relates to its retention, albeit on a modest scale of the Irish Palladian architectural idiom, with its insistent symmetry and clear, simple planform and elevational expression and to its role in the historical spatial hierarchy of the village of Crumlin.

Architectural History & Aesthetics

The 5 bay elevational treatment, with central entrance door indicates a debt to the 18th century Irish & Dublin Palladian tradition. The most decorative element of the front façade is the entrance door and surround, with its fan light above a simple classical lintel supported by flanking capitals on plain pilaster shaft. Windows are sized sectionally such that those on ground floor are perceptibly taller than the upper floors (and basement).

6.0 DESCRIPTION OF PROPOSAL

6.1 *Description of Proposal*

This development proposes a residential scheme to be constructed behind Glebe House. The proposal is for a development of circa 150 apartments (mix of 74no one beds and 72no two beds and 4no three beds. Glebe House is to be flanked by two symmetrical 3 storey pavilions. The development includes the refurbishment of Glebe House itself, into two apartments one number 2 bed unit and one number 3 bed unit. The works include the removal of extensions to the rear of the building, restoration of the façade, repair of the roof, replacement of pvc windows with sliding sash windows and associated works to the curtilage of Glebe House.

A landscaped Public space to the front of Glebe house has been designed as a Formal Garden, a central space at the front of the development off St Agnes Street. Glebe House is the central focus of the development and is the fulcrum of pedestrian circulation which generates from the formal geometry of its front garden. The main pedestrian entrance is framed on the right with this formal garden and on the left and front the existing historic rubble stone walls have been retained with a row of trees to the public road boundary, but still maintaining views along the pedestrian circulation.

The architectural language is contemporary throughout. This aesthetic extends to the façades to the new pavilion buildings located either side of the existing Glebe House, each articulated in a combination of white brick and light grey render. White brick at the lower level offers both protection & textural interest at eye level at the entrance to the development. The roof will be in a traditional slate finish to match the roof finish of the existing Glebe House. The roof ridge of the new pavilion buildings will match the existing ridge height of Glebe House.



Fig 13: Aerial View from Southeast with Glebe House in foreground

6.2 *Principal Elements of Proposed Development and relationship to Conservation Special Interest.*

The majority of the proposed scheme is removed from the Protected Structure and does not impact significantly on it. The greatest impact occurs in those areas in closer proximity to the curtilage of Glebe House. Therefore, it is primarily the nature and impact of the proposals for this area which we must consider in relation to the Protected Structure and curtilage.

i. Use

The existing use of the site, as noted above is a mixture of light industrial, car-parking and, up until recently, multi-occupancy residential in Glebe House itself. The new development proposes a considerable intensification of the historical residential use of the site. The inclusion of a café on the ground floor of the southern pavilion recognises the prominence of the site in the historic core of the village and the contemporary urban realm.

ii. Scale

The intensification of use is matched by an intensification of scale. The apartment blocks, roughly U shaped in plan formed around a courtyard open to the north, reach 6 stories to the south west of the site, 5 stories to the south east, dropping down to 4 stories as the built form approaches the Protected Structure and the historic core of the village. The 4 stories northern apartment block is set back some 13m from the rear of Glebe House. The Protected Structure itself is flanked by two 2½ storey detached wings or pavilions which like Glebe House itself will accommodate residential units and a café on the ground floor of the southern pavilion.

iii. Materiality

The apartment buildings use of brick and render as the principle facing materials throughout the development. Brick colour and texture vary in tone from block to block and within blocks so as to provide variation and a modulation of scale across the development while also contrasting in a buff brick for the northern part of the site. Projecting balconies are constructed of steel with facing treatments varying colours depending on location. The colour palette of the balconies varies from block to block or from wing to wing to give differentiation and wayfinding. The buildings are modulated to respect the differing environmental conditions and to respect the context. Street elevations have more formal brick treatments while sheltered rear courtyards have more render finishes. Appropriate brick tie specification and carefully detailed movement joints will be an important consideration to achieve durable and high-quality building facades, along with the careful specification of high-quality materials. A choice of materials such as combination of buff brick and render at ground will provide a varied. Different bricks and different facade colours are used to create diversity on the different blocks creating more varied and interesting facade typologies.

iv. Architectural Expression

The architectural expression is an understated, rational modernism.

v. Views

The most relevant set of views of the new development in relation to the Protected Structure are those looking from St Agnes' Road, the spine of the historic village core.

7.0 CONSERVATION STRATEGY

The proposed works are to be in the curtilage of a Protected Structure, Glebe House. The site is therefore protected under the Planning & Development Act 2000 and Dublin City Development Plan 2016 – 2022, which contains policies and objectives to ensure the character of the Protected Structure and relevant curtilage is maintained.

7.1 Primary Conservation Principals

- Establish understanding of architectural heritage qualities of site, based on site investigation and related research.
- Retain existing historic curtilage and integrate sensitively into overall development.
- Create appropriate setting within new development for the existing historic curtilage.

7.2 Conservation Objectives

Sensitive integration of new intervention within historic site built fabric and memory. To strengthen the existing urban grain and character through the introduction of new buildings of contemporary design, aligned around new public and semi-public spaces which support existing focal viewpoints, establish new ones.

7.3 Guidance Criteria

DoAHG Guidelines on Protection of Architectural Heritage/ RIAI Conservation Guidelines, etc./ International Guidelines, eg. Washington Charter, Valetta Principles, Burra Charter, UNESCO Recommendations on Historic Urban Landscapes 2011

Also

- protect special interest values of Protected Structure and curtilage, and ensure changes/alterations are carried out so as to retain and enhance special interest values.
- protect and enhance the character of the historic area.
- re-establish legibility of north-south axis
- Achieve high quality of architectural design.
- Achieve clarity of detail/execution at junction between old and new.
- maintain, renew, upgrade historic fabric where necessary and put in place maintenance plan to assure ongoing protection.

The proposed development provides opportunity to achieve positive conservation objectives that can be of mutual benefit to both the development and conservation priorities of this project.

7.4 Strategies for Architectural Conservation Works

Removal of historic elements: Prior to removal each element will be full recorded and surveyed. It shall be removed intact if possible. Condition assessment will be carried out before and after removal.

Repair: Repairs will be carried out with least degree of intervention in accordance with recognised conservation good practice. Repair may include replacement where surviving prototypes exist.

Replacement: If adequate historical, pictorial and physical documentation exists then historic features may be reproduced where appropriate.

Alterations/Additions: Careful consideration will be given to alterations to ensure that they do not change, obscure or destroy character defining spaces, materials, features or finishes. Alteration may include selective removal of buildings or other features that detract from the overall historic character

Building Regulation Compliance: 'In the case of material alterations or changes of use of existing buildings, the adoption of the guidance in this document without modification may not, in all circumstances, be appropriate. In particular, the adherence to guidance including codes, standards or technical specifications, intended for application to new work may be unduly restrictive or impracticable. Buildings of architectural or historical interest are especially likely to give rise to such circumstances. In these situations, alternative approaches based on the principles contained in the document may be more relevant and should be considered.'

8.0 ARCHITECTURAL IMPACT ASSESSMENT

The Architectural Heritage Impact assessment assesses the following;

- Impact on compliance with statutory policies, designations and guidance, in particular with regard to impacts on the urban area character as defined in the ACA, character of the protected structure and the special architectural historic and cultural interests described in the Section on Special Interest.
- Impact on historic built fabric.

8.1 Architectural Heritage Impact Considerations on the ACA (Architectural Conservation Area)

The impacts on the ACA can be summarized as follows:

(i) Scale

Impact & Mitigation

As noted above, the historic village context, defined by middle-sized detached houses similar to Glebe House, has been largely destroyed and replaced by less considered, smaller scale 20th century suburban development. Glebe House now presents an isolated and decontextualized presence on St Agnes' Road. The new proposal introduces another paradigm into the spatial ordering of Crumlin village which reflects contemporary social and economic dynamics in much the same way as the village form of the 18th & 19th centuries corresponded to a largely agrarian society and the suburban explosion of the mid late 20th century to industrialisation and urbanisation. This new paradigm is generated by a general recognition that the city must consolidate itself and increase its density to achieve a long-term sustainability. The post-war economic and spatial model of ever-increasing expansion and consumption has lost its credibility, even in Ireland. The spatial consequence of this, within the context of an increasing population, is an increase in density and a corresponding increase in urban scale. The proposed development outlined in this application forms part of this wider historical narrative. The question then becomes not whether this new paradigm should be introduced but rather how best it can be introduced within a historical context of varying significance, it is in essence a question of judgement and sensitivity.



Fig 14: Section showing relationship of new apartment block to Glebe House (on Left)

The proposed scheme marks a considerable departure from the suburban scale of contemporary Crumlin. Collectively the new apartment blocks produce a more urban, larger scale presence which does not & cannot correspond to the low scale, low density development which surrounds it. What the

design does do however is to adapt locally to its specific context and in particular to Glebe House. As illustrated in *Fig 14* above, the height of the apartment blocks decrease to reduce visual impact as they get closer to the Protected Structure. The flanking symmetrical pavilions are slightly lower and have smaller mass than Glebe House to ensure their subordination to the Protected Structure.

Assessment

The massing and scale of the new buildings represents a substantial on the existing context of Crumlin and of the Protected Structure. Massing is reduced locally to reduce visual impact on Glebe House. As seen in *Fig 15*, below the new apartments are visible above the historic structure when viewed from St Agnes' Road but the new pavilions serve to bolster and retain its' visual primacy.

(ii) Use

Impact & Mitigation

The new proposal represents an intensification of the historic residential use of the site, the introduction of community use facilities including a small café and the elimination of the existing low grade, light industrial use. This proposal corresponds to the existing adjacent land uses which are primarily residential and small scale retail on St Agnes' Road. The multi-unit residential use of Glebe House itself will continue.

Assessment

The proposed uses of the new buildings and reuse of Glebe House do not impact negatively on the historic special interest of the historic structure,

(iii) Materiality & Architectural Expression



Fig 15: Aerial View with Glebe House centre (L), View of proposed scheme from north-west (R)

Impact & Mitigation

As noted above much of the conservation significance of Glebe House lay in the role that it played in the civic spatial hierarchy of Crumlin village. As a consequence of 20th century suburban development its' historic context has been destroyed and it is now detached and alienated from a partially degraded public realm. The design task now becomes how to reconnect the Protected Structure to the public realm, to the benefit of both, within the context of the intensification of use and scale outlined above while retaining legibility and coherence. This problem was addressed adding flanking symmetrical wings, a design solution with considerable 18th and 19th century precedent. These are expressed as a complementary extensions of the main front which will serve to maintain and enhance the intrinsic balance and proportions of the design, preserving the main block intact, reinforcing its symmetry in a way that upholds its pivotal position in the building hierarchy. The architectural style of the new pavilions is derived from those simple ancillary buildings arrayed symmetrically either side of the main façade of many modest historic Irish houses like Springhill House, Co. Derry below.



Fota, Main Front



Fota, Garden Front

Historic precedent for symmetrical pavilions. Fota House



Fig 16: Historic precedent for symmetrical pavilions. Springhill House, Derry

Assessment

The composition and character of the proposed design of the detached pavilions conforms with established precedents for the addition of new wings to houses through the eighteenth and nineteenth centuries as living requirements and fashions changed and evolved over time. Examples abound, ranging from grand and ambitious schemes such as those at Caledon in Tyrone –where a bulky and plain, but refined neo-classical block of 1779 by Thomas Cooley was nobly transformed by John Nash in 1812 with the addition of small domed wings, joined across the entire front by an open colonnaded veranda. At Mount Bellew in Galway, the tall Georgian house was extended by Richard Morrison with long single storey wings that terminated in pedimented blocks, housing a gallery and dining room respectively. Morrison also successfully extended and remodelled Fota in a similar manner, resulting in shallow bow-fronted wings that add distinctiveness to the garden front. More modest examples include the neat fore-standing wings added in 1848 to Kilmacurragh, an important and compact late seventeenth century villa, or the single storey wings added c.1820 to Kilmurray which has opposing main fronts of two and three storeys respectively. Rathescar is a house of the 1770s near Collon that was enlarged by the addition of flanking two-storied wings; Williamstown and Oldbridge, also in Meath, were enlarged in the early nineteenth century, in both instances by the elongation of the facade with the addition of two bays on each side. All of these examples, in terms of scale, form, massing, typology, the application of complementary styles as well as the use of appropriate and compatible materials, have served to enhance the original design by maintaining continuity with the past without adopting either strict conformity or discordant difference.



Light Grey render finish



white brick with white mortar



traditional slate roof

The masonry render and natural slate roofs of the new pavilions and their pared back classically inspired modernism will serve further integrate the new with the historic and to form a linkage to the well-mannered modernism of the apartment blocks behind.



Fig 17: Front Elevation to St Agnes' Road ACA

(iv) *Impact on Internal layout*

As shown in Section 4.2 above, very little of the original fabric and layout remain. The one notable exception to this is the tripartite plan arrangement on the entrance floor, defined by the stair hall in the centre flanked by two main rooms. The new proposal retains this arrangement by keeping the historic partition walls and the stairs and, even though the lower flight no longer leads to the basement, the visual coherence of the historical entrance hall is retained.



Fig 18: Existing Entrance Plan (L), Proposed Entrance Floor Plan (R), Historical Fabric (Yellow), Modern Retained (Green), Proposed (blue)

(v) *Views from the Architectural Conservation Area*

As noted above, the most relevant set of views of the new development in relation to the Protected Structure are those looking from St Agnes' Road, the spine of the historic village core.

a) **View No.1** – View from northeast - St Agnes' Road



Fig 19: View from northeast, Existing (Above), Proposed (Below)

Impact & Mitigation

The current site condition shows Glebe House isolated from its' context within a large apron of degraded ground surface used for car-parking. There are large areas of open space on the north side of the house showing views of the formal front façade and the less formal north elevation, all partially screened by the existing boundary wall and horse-chestnut trees. In the new proposal the trees and boundary wall are retained. The zone between the boundary wall and Glebe House is now defined with a formal garden, with clipped hedges and lawns to the south of an access road and small car-parking zone. Glebe House itself is flanked by 2 storey pavilions, occupied roof space at 2nd floor, one of which is visible on this view. The new apartment block, 4 storey at this location, is visible behind the pavilion and Glebe House. The architectural aesthetic is a restrained modernism expressed with a palette of buff brick, light render with natural slate to the pitched roofs of the pavilions. The pavilions are slightly projected in front of the front façade of Glebe House, but the house is still legible as an individual volume.

Assessment

The apartment blocks are clearly visible behind but their impact is mitigated and mediated because the historic house now defines much of the immediate relationship with St Agnes' Road. The formal classical design logic of the Glebe House generates the symmetrical form of pavilions and garden, creating a hierarchical coherence with the Protected Structure at its centre.

b) **View No.2** – View from southeast - St Agnes' Road



Fig 20: View from northeast, Existing (Above), Proposed (Below)

Impact & Mitigation

The existing view from the southeast shows a forlorn Glebe House detached and removed from a prosaic public realm along St Agnes' Road defined by its low quality ground surfacing and absence of landscaping. The space around the house and the house's relationship with adjacent structures is ambiguous and ill-defined. The new proposal becomes manifest within and seeks to resolve this ambiguity, establishing connections back to the public realm by extending the formal symmetry of the 18th century structure. Behind this formal presentation to the street rises the new apartments which mitigate their impact on the historic structure by dropping down to 4 stories.

Assessment

The apartment blocks are clearly visible behind but, as noted above, their impact is mitigated and mediated because the historic house now defines much of the immediate relationship with St Agnes' Road.

c) **Verified Planning Montages**

The verified montages shown below were created by James Horan Architectural Illustration to demonstrate the impact that the scale of the proposed development will have on the surrounding area. This report analyses those images relating to the Architectural Conservation Area.



Fig 21: Camera Locations – Site outlined in Red

The first 5 views shown below (No.'s 18, 17, 15, 14, 4) essentially describe the view of Glebe House as the viewer moves southwards from the old St Mary's Church at the very north of the Architectural Conservation Area passing historical features of the ACA such as Melville House, the former Post Office and Looceville House.



Fig 22: Camera Location No. 18



Fig 23: Camera Location No. 17



Fig 24: Camera Location No. 15



Fig 25: Camera Location No. 14



Fig 26: Camera Location No. 4

Assessment

Critically the visual connection with St Mary's is maintained throughout the sequence above. This relationship was a central dynamic in the spatial ordering of historic Crumlin. The new flanking pavilion wings do not interrupt the visual reading of the front façade of Glebe house and their scale and pitched gables relate to the projected end bays of the adjacent red bricked terrace immediately to the north.

The skyline of the new apartment blocks is visible above the skyline of existing buildings as one moves south through the ACA but its' impact is mitigated by being pushed back from the public realm. The 3 views shown below (No.'s 6,7,8) describe the view of Glebe House as the viewer moves southwards along St Agnes' Road away from Glebe House. The potential impact on the ACA is not as large as above because there are fewer historic structures and the existing building line is closer to the road, consequently obscuring the proposed development behind.



Fig 27: Camera Location No. 6



Fig 28: Camera Location No. 7



Fig 29: Camera Location No. 8

d) Conclusion

The historic curtilage of Glebe House was considerably compromised by the construction on the property of industrial type structures of very poor quality in the past. The impact of these changes was added to by alterations to the adjoining and adjacent lands. As a result, the sensitivity of the Glebe House site has been greatly diminished and its historic setting compromised. The remaining architectural heritage value resides in the structure itself and its setting when viewed across that part of its curtilage located between the house and the public road.

8.2 Impact on Historic Architectural Fabric

1. General Protection Measures

Mullarkey Pedersen are developing a Construction Temporary Protection Plan that will identify potential risks and outline measures to reduce the potential for damage to the historic structures throughout the construction stage to be included in the Tender Documentation. It will outline monitoring methods to be used during the course of the building works. As works proceed a routine program of visual inspection and vibration and movement monitoring will help ensure early detection in cases where the historic building is experiencing effects of the adjacent construction work.



Fig.30: Protective wrapping to scaffolding at Dowth Hall (L), Front façade of Glebe house (R)

Temporary scaffolding will be shrink-wrapped during works to protect the existing facade for the duration of the works. The historic boundary walls will in turn be protected from potential damage caused by this temporary scaffolding by prohibiting penetrations to the historic fabric. All scaffolding will be designed before the commencement of works to ensure that access is provided without risk to the existing building. Where possible scaffold shall be freestanding however should contact with the existing building be required the structure will be protected at through the use of plywood at the point of contact. Existing fabric will inevitably be exposed to high impact and potentially damaging construction phases of the project. Vulnerable features will be physically isolated from construction operations by means of protective barriers and coverings. Such surfaces as flooring, walls up to approximately 2m height, and special construction such as the existing staircase, etc. Existing floor boards will be protected from potential damage caused by abrasion, falling objects, dust and dirt, and spilled liquids. Protective coverings such as canvas tarps or resilient wood fibre panels will be fitted. Canvas tarps will overlap and be taped at all joints. Resilient wood fibre panels will be carefully fitted with tight seams and laid continuously wall to wall. Joints will be taped to avoid displacement of the panels after setting. No temporary protection to heritage finishes will be fixed with screws, nails, adhesives or the like. Temporary doors will also be introduced to control the passage of workers and the inevitable dust and dirt. Accidental damage or loss of original fabric can occur while works to the existing roofs are being carried out. To mitigate this risk safety nets will be provided to slate and other materials falling or sliding. Salvaged slates will be stored in robust containers to minimise handling, storage and breakage. *Vibration:* The construction site will be arranged and planned so that heavy traffic and deliveries associated with demolitions and construction in general access the site as far from the historic structures as is possible. Once construction is under way, continual crack and vibration monitoring will provide an effective warning system, indicating if safe thresholds have been crossed.

2. Roof



Fig.31: Internal & external view of Glebe House roof fabric before fire .

All roof structures have been completely destroyed. Whilst some rafters remain in position, they are unstable and should be removed. It should be noted that the roof finishes and structure are not original building fabric. The external slates were fibre cement sitting on a modern bitumen based roofing felt on modern timber rafters. The roof was almost totally replaced sometime in the relatively recent past. There is no significant historic roof fabric remaining.

A new timber roof structure will be constructed to match the pitch and design of the roof that was burnt in the fire of April 2022. Details of the proposed roof structure are detailed on Conservation Engineer's drawing S.103 (Rev DR01).

We will select a replacement natural slate which compliments the historic house in terms of quality, appearance and performance. The remnants of the existing roofing felt will be removed and replaced with breathable alternative. To give reasonable life expectancy to the new roof the European Standard recommendation in the choice of slating nails will be followed, ie, use aluminium, copper or silicon-bronze nails not zinc plated steel nails. All metal flashings and their supporting structures should also be checked and replaced where decayed. A roof void will be ventilated by using ventilators on the ridge or by breaking into disused chimney flues the accumulation of stagnant pockets of humid warm air can be avoided and prevent outbreaks of fungal attack. We will carefully select products appropriate to each project, such as flush vent slates on partially concealed eaves or ridge vents which will not detract from the general appearance of the finished roof. The details at gable, eaves and ridge will all be drawn or described in words to ensure the historic authenticity of the building is maintained. This description will include, where required, the colouring of mortar for setting the ridge so as to tone in with slates.

Description of the slating nails, the size of battens, the type of preservative treatment, etc.

3. Lead Flashing

All existing leadwork will be replaced with a minimum code 6 rolled sheet lead as per LSA Guidelines. The leadwork is to be laid on needle punched nonwoven geotextile felt on substrate. All existing substrate is to be retained where possible, as at our renovation of the roof of All Hallows College. In rainy or damp conditions new lead sheet flashings will produce an initial, uneven white carbonate on the surface. This can be aesthetically unacceptable in some situations but, more importantly, the white carbonate can be washed off by rain to cause unsightly staining on materials below flashings. To reduce staining and also provide a pleasing appearance, MPA will ensure treatment of the lead sheeting as soon as practical after fixing and preferably the oil should be applied no later than the end of the day's work. It is important to apply a coating under the lower edge of leadwork and between the laps. Clips along the edges of flashings will be turned over after application of the treatment. There are two types of treatment, solvent based and water based. MPA will specify use of water-based treatment.

4. Rainwater Goods



The existing 19th and early 20th century cast iron rainwater goods are to be retained and repaired as required. Any replacement RWGs are also to be cast iron and will match the profile of the existing rainwater system elements. At the valley gutters we will review specification for gutter finish as the existing falls mean that the use of jointed, stepped metal may not be appropriate and a seamless metal or membrane system may be required.

Fig.32: Rainwater goods at Glebe House

5. Windows



The windows to all of the floors of Glebe House are crude 20th century PVC. It is our proposal to replace all of the 20th century windows with new sliding sash windows to 18th century details. The glazing is to be appropriately sourced historic glass.

Fig.33 Sash Window Fabricator workshop inspection

6. Joinery



Fig.34: Retained historic joinery at Glebe House

As noted above, very little of the internal historic fixtures remain other than the floor timbers. What remains is shown above; three 18/19th century timber architraves in the entrance/stair hall; a timber front door with glazed panel and fanlight to match, probably 1930's or 40's; None of the existing stairs is historic. The flights are divided by a timber sheeted partition.

A lot of the timber on the 1st floor was damaged in the recent fire. All of this timber work was late 20th century. The following works will be carried to this modern, fire damaged timber fabric;

- Fire damaged studs at first floor level are to be demolished and replaced.
- Stair flight from upper ground to first floor level is to be replaced.
- Floorboards at first floor level are to be replaced.
- Floor joists to kitchen/dining area in the return are to be replaced.

7. Stone

There are 3 separate historic stone fabric conditions within this site as follows;

(a) External Dressed Stone

The Glebe House is not a very grand house and use of expensive dressed stone is limited. As noted above there is an existing coat of cementitious render to the external entrance stairs. This to be removed to expose the stonework underneath. This underlying masonry will be repointed as required with lime mortar. The work is to be carried out by experienced persons under close supervision by the conservation architect. The removal of the render is to be carried out by the use of hand tools only. The use of pneumatic power tools will not be permitted at any time. A recent example of similar repair work carried out to steps of Charleville House, Co. Wicklow, under the direction of Mullarkey Pedersen Architects, is shown below. The before photo on the left shows cracking and damage as the consequence of the construction of an iron entrance canopy, which was later removed. The picture on the right shows the renovated steps.



Fig.35: Before (TL) and After (TR) images of step repair at Charleville House. (BL) Existing external steps at Glebe House; (BR) existing marble fire piece at Glebe House

Where damaged the dressed stone will be repaired with indents using a stone chosen to match the existing. The stone required will be sourced from quarries to provide an accurate match to the existing stone and we will ensure the quarry can supply the quantity required to complete the works. The stone will be stored in clean, dry conditions. It will be stored clear of the ground to prevent the leaching of soil salts and moisture staining. The pallets will be covered using polythene sheeting to protect the stone from wet conditions. This will be placed over the more normal coverings such as straw or hessian. Approval of the stone will be agreed with the Planning Authority prior to work commencing. Stone indent replacements will be cut exactly to size off site, allowing for a perfect match to the measurements of existing joints. All replacement stones will be same thickness as the original. The new stone will be hand finished in-situ. The stone faces of the indent recess will be moistened prior to bedding and the mortar will be laid on the faces of the stonework. The stone is then to be firmly bedded in the mortar. During placement, no damage is to be caused to the edges or face of the new or existing stone.

Stone Cleaning - Mullarkey Pedersen Architects note that any decision to clean the historic stone will not be taken lightly as it may alter the appearance dramatically and may seriously damage the historic fabric if inappropriate techniques are used. We are conscious that generally abrasive cleaning methods are not appropriate for use on historic masonry buildings. Sometimes the years have been relatively kind, leaving a patina of age but no significant staining. Our proposal is to retain the historic patina while removing any localised staining. Generally, we propose to clean with warm water (applied in spray form), a soft brush and mild detergent. The amount of water used will be kept to a minimum. We are not proposing to use chemical cleaning unless unavoidable.

(b) *Marble Fire Piece*

The only other stone feature of special interest in Glebe House is a 19th century marble fire piece with cast iron inset which is in reasonable condition. This feature will be carefully removed during construction and then returned upon completion of major works inside Glebe House.

(c) *Boundary Walls (see Architect's Drawing No. P19171D-210)*

The other historic stone features on the site are the extensive sections of random rubble stonewalling to the site boundaries. These walls are to be retained except for small section on St Agnes' Rd as shown in purple hatch in Fig.37 below. The adjacent section of wall on St Agnes' Road is to be lowered by 335mm. The new replacement wall on St Agnes' Rd location will be constructed by skilled masons, under supervision of Conservation Architect, using existing historic stone. All details, coursing dimensions, etc. will match existing. The retained walls will be well washed to remove any dust and friable material, making sure that the entire elevation is cleaned down to prevent staining. The backing mortar will be kept damp to prevent a too rapid drying, resulting in cracking. Joints will be raked back to approximately 25mm, thoroughly cleaned including top and bottom faces of the beds. Existing mortar will not be removed with inappropriate mechanical cutters, such as angle grinders. Pinning Stones will not be removed, but if they are loose, they will be removed and put back during repointing. Where the original pinning stones have been lost, suitable replacements will be used. We will use a NHL 3.5 Lime based mortar. Sound existing pointing will be left undisturbed. Care will be taken to preserve the original pattern of work.



Fig.36: Existing random rubble wall at boundary of Glebe house (typical)

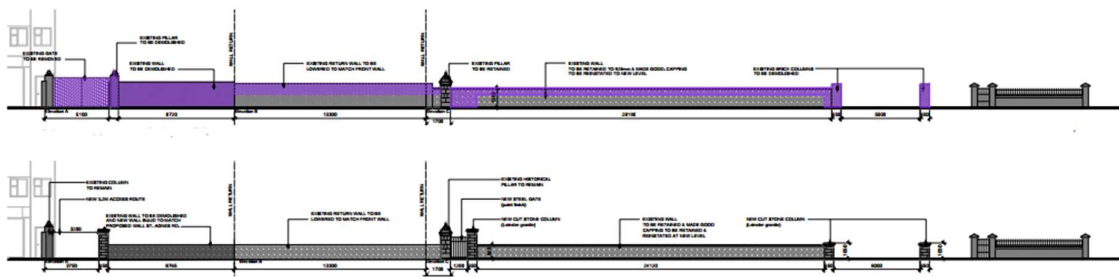


Fig.37: Extract from Architect's Drawing No. P19171D-210 showing proposed works to Boundary wall on St Agnes' Road.



Fig.38: Detail view of existing boundary wall on St Agnes' Road to be lowered & retained

We note that the pillar shown above in *Fig. 37* is not dressed stone but rather masonry rather crudely faced with a cement render dressed to look like ashlar.

8. *Pointing (to external steps)*

The general principle of pointing is that the joint should be weaker than the brick or stone with which it is used. In this way it is the joint which decays and not the masonry face. It is in fact the flexibility of the relatively weak mortar beds which provides the necessary movement. Where repair is required the joint will be cut back square to an even depth. Joints shall be raked out to a minimum depth of 25mm. Raking will be carried out with a narrow instrument such as a hacksaw blade and will commence mid-joint and work outward toward the rises. Just before repointing we will flush out to clear all loose material to ensure that the new mortar has a good grip and does not suffer from too much suction. Work will start at the top of the wall, and the new mortar will be well rammed in. All raked joints shall be wetted prior to repointing. The repointing mortar is to be well compacted into the joint using a suitable pointing iron. The finished joint will not project beyond the face of the adjoining masonry and will match existing adjacent. The strength of the new mortar will be matched to the original work. No traces of mortar will be left anywhere on the exterior of the stone, we will mask adjoining stone with suitable tape. The usual historic mix for ashlar walling mortar was a mix of lime putty and whitening, with a little linseed oil. We will commission a mortar analysis on the original mix in order to establish the mix used at this project so as to achieve an accurate match with the original. The amount of water used will be kept to a practical minimum. Upon completion of each section of repointed ashlar masonry sheets of damp hessian will be placed against the wall face until the mortar is cured. The hessian will be regularly and lightly spraying with a fine water mist to stop the mortar from drying out too quickly, especially in hot weather conditions. The repointing mortar for the repointing of the rubble stonework external walls, where required, shall be a mix of 2.5:1 sand: lime mix (NHL 3.5).

9. *Lime Render (internal)*

As is indicated on the accompanying drawings, the only remaining historic walls/partitions are the external masonry walls and the flanking partitions which define the entrance/stair hall on the main entrance level. All other historic partitions have been removed. The remaining internal wall surfaces are covered in modern wood-chip wall paper but it is reasonable to assume that much of the original lime plaster remains. All wall linings will be taken off, the extent of repair to the historic plasterwork will be as minimal as possible and all remaining plasterwork will be retained where possible. We will provide temporary protection to the partitions to prevent catastrophic damage caused by delamination of the plaster keys to the timber lathes. Any existing damaged plaster shall all be removed as carefully as possible so as not to damage the underlying historic substrata. Once all the plaster has been removed, the substrata will be cleaned down by way of a stiff brush to remove debris and dust. Any voids, damage etc. will be repaired at this stage (e.g. repointing/rebuilding, replacement of pinnings) to leave a sound structure on which to apply new lime plaster. Suction of the wall will be assessed by way of testing before plastering as this will cause rapid denaturing of any new lime plaster applied and result in a weak and powdery finish as well as shrinkage cracking. It may be necessary to apply a scud coat of

lime mortar to reduce the suction – this will be assessed by way of sample panels. Mixing of lime mortar is different from that of a cementitious mortar. The correct sand and mixing procedures will greatly affect the quality of the mortar and overall finish. If possible, the same person should be responsible for mixing throughout the job, and a suitable mixer should be used. New plaster should be applied in 10mm coats (number of coats will be determined by the straightness of the underlying substrata). Coats will be allowed to cure slowly (damped down by way of spray mister) for minimum of 72 hrs before being brushed down and damped to receive next coat. We will ensure that as open a texture as possible is maintained on the finish coat as highly polished surfaces will not allow the passage of moisture to the same degree. Aftercare of the mortar once applied is a very important aspect of the success of a lime mortar. Amber Justice Partnership confirm that the lime work be carried out by persons experienced and trained in its use as any problems associated with using lime are usually caused by poor working practices and/or lack of knowledge of the products. Evidence of experience gained on similar work should be provided and also of training undertaken on the use of lime mortars. Experience, training and competence to be assessed by the contract conservation architect with regard to need for training to be undertaken. Once the plastered walls have been washed down and plaster repaired they are to be painted with the Keim Ecosil System OSA to ensure the breathability and sustainability of the fabric.

10. *Wrought/Cast iron:*



The only historic ironwork at Glebe House are the flanking balustrades to the external entrance stairs. The railings are in reasonable condition and it is our intention to retain as much as possible of the original work and only replace details that are beyond practical repair. Where repair is required we will ensure reproduction the style and working techniques of the original and take all possible steps to protect ironwork from future corrosion. We will arrest mild corrosion; all oxide and scaling will first be cleaned off by means of shot-blasting in a specialist workshop. Those sections which are removable will therefore be dismantled and taken to this workshop. In localised areas the surface will be pecked and wire-brushed by hand. The surface will then be pickled using phosphoric acid, followed by paint priming other durable protective coating. If corrosion is really bad then replacement in whole or in part is the only course of repair. Amber Justice Partnership notes that wrought iron fractures only if it is continually subject to changing stresses, but cast-iron fractures very easily where this has occurred and, provided the object is non-structural, it may be possible to glue it back together using epoxy resins. If the component is structural it may be possible to

carry the load in some other way and then effect a repair using epoxy resins. If this is impossible then a new casting is the only remedy. Paint is central to the long-term maintenance strategy. Paint provides a vital protective layer over external metalwork and railings, preventing weathering and water ingress and helping to avoid fabric deterioration. We propose the use of a two-pack epoxy paint which will provide protection for up to 25 years.

11. *Painting to Historic Fabric:*

Paint *Keim Granital* is a mineral paint system for use on exterior mineral surfaces which offers water repellent qualities, vapour permeability and forms a chemical crystalline bond with the substrate. *Keim Granital* is made using pure inorganic mineral fillers, earth oxide colour pigments.

When applying the paint all loose, flaking and unstable material will be identified and then thoroughly removed, all surfaces will be thoroughly washed down with clean cold water to remove all surface dirt and dust. When all surfaces are clean, sound, wind dry, dust free and free from all surface

contaminants, decoration using *Keim Mineral Paints* will proceed. As the substrate is porous we will coat all surfaces with *Keim Granital* Dilution, brush applied and worked well into all surfaces, this will help reduce any high surface porosity and will be left for a minimum period of 12 hours before further decoration. Onto unpainted surfaces *Keim Granital* will be applied as a two coat system, the first coat to be diluted with up to 30% by weight *Keim Granital* Dilution and applied by brush or roller, working well into all surfaces. After a minimum period of 12 hours a final coat of *Keim Granital* will be applied undiluted. Internally Amber Justice Partnership propose to use *Keim Ecosil ME* which is particularly suitable for interior walls and ceilings in heavily used areas such as public buildings, hospitals, schools, etc and therefore is ideally suited for the PPP Courts projects. *Keim Ecosil ME* will be applied as a 2 coat undiluted system with a minimum period of 5 hours between coats. *Keim Ecosil ME* can be applied by brush, roller or airless spray. For previously painted surfaces and dry-lined surfaces *Keim Ecosil Grund* will be used as the first coat. *Stripping of Existing Paint*; The stripping process itself will be carefully executed. Modern warm air strippers are suitable, they keep dust to a minimum and do not damage the underlying features, mouldings, etc. Chemical strippers will be used for oil based paints but we will avoid the caustic varieties.

12. *External Envelope Thermal performance, insulation, window performance*

Two important elements of the external envelope of this Protected Structure, the roof and windows are being upgraded. This provides an opportunity to improve the environmental performance of the building in the following ways;

- Draught-proofing of new windows and doors. Prior to draught-proofing, an assessment of all means of ventilation of each area will be completed to allow proper consideration for the maximum number of air changes for its use and to prevent moisture build-up and mould growth.
- Replacement of 20th century windows elsewhere with better thermally performing units. Approximately 10% to 15% of the heat loss in a protected structure is through the windows and doors.
- Roof Insulation –there is the opportunity to introduce insulation, which we will take. Insulation of roofs and attic spaces can result in substantial energy saving as approximately 25% of heat loss in a protected structure is through the roof and insulation can be installed in a non-invasive way.

13. *Integration of Services*

The existing electrical and mechanical services are now obsolete and are to be replaced and upgraded. A high level of co-ordination has been implemented within the design team using BIM (Building Information Management) to examine services routes through the existing buildings and utilizes existing penetrations both vertical and horizontally to avoid further penetrations to the fabric. We will use existing service runs, switch and socket locations, etc. and associated builder's works. In addition the location of mechanical and electrical plant has been carefully considered so as to avoid additional loading on floors or roof spaces.

Plumbing: Horizontally the pipes will be carefully routed to ensure that much of the pipework runs parallel to the joists, inevitably there will be a requirement for some notching of historic floor joists but modern pipes are now much smaller than previously and notching will be kept to an absolute minimum and will be specified by a conservation engineer.

Electrical Services: As with the mechanical services the layout of the electrical installations, routes of main intake, siting of distribution room, and related control rooms are all designed so as to be located outside of the footprint of the historic structures where possible. The path of all wiring within the protected structure will be designed by the electrical Engineers in collaboration with Conservation Architects Mullarkey Pedersen.