PLANNING & CONSERVATION IMPACT REPORT

FOR DEVELOPMENT AT THE PREMISES FORMERLY KNOWN AS MOORE'S HOTEL, MAIN STREET, CAPPOQUIN, CO.WATERFORD

Front Elevation of Moore's Hotel

An Ciste um Athghiniúint agus Forbairt Tuaithe
Rural Regeneration and Development Fund

Rialtas na hÉireann
Government of Ireland
Tionscadal Éireann
Project Ireland 2040

An Roinn Forbartha Tuaithe agus Pobail
Department of Rural and Community Development

DESCRIPTION OF DEVELOPMENT

WATERFORD CO. COUNCIL – **Development at the premises formerly known as Moore's Hotel, Main Street, Cappoquin, Co Waterford**.

The proposed development will consist of the following:

- Use of the ground floor & basement level as office/professional services.
- Use of the ground floor entrance & first & second floors as a separate 3 bed dwelling unit.
- Provision of external stairs to the side at ground floor & basement level.
- Provision of external bin area to the side at ground floor.
- External modifications to the existing structure including the alteration & formation of opes / doors to the side and rear on all levels.
- Internal modifications on all levels including; provision of staircase at ground floor & basement level, alteration of internal walls at basement, ground & first floor, minor modifications to internal layout, provision of wc & shower room at basement level, provision of a bathroom & kitchen at first floor.
- Provision of a roof terrace to the rear at first floor as private open space.
- General refurbishment of the existing structure including repair of facades, replacement of windows and the roof.
- Associated conservation works, site works and ancillary works.
- This application also includes an Appropriate Assessment screening report

CONTENTS:

1.0 INTRODUCTION

Waterford City & County Council working in association with local community development partners have recently secured funding from the Rural Regeneration and Development Fund to commence a substantial regeneration programme in and around the town centre of Cappoquin. The regeneration project aspiration is simply for "Cappoquin to become the most vibrant town in West Waterford, capitalising on its natural assets of location, environment and heritage."

The overall regeneration proposal is divided into a number of individual projects. This submission is concerning the Town Centre Properties Project. This project will involve the refurbishment and repurposing of three vacant properties on Main Street, Cappoquin, to facilitate the accommodation of a variety of commercial, retail and residential uses.

The regeneration proposal projects seek to bolster the traditional industry on Cappoquin's main street. These newly refurbished sites will contribute greatly to the vibrancy of the town centre.

This report is an assessment of ca. 1870 former hotel located on Main Street, Cappoquin, Co. Waterford. Aughey O'Flaherty Architects, Grade 1 Conservation Architects have prepared the report to accompany the planning documentation and drawings submitted to Waterford County Council.
The historical context of the house is illustrated and its architectural significance is considered.

Known as 'Moore's' this building is a Protected Structure, (RPS No. 506, Waterford County Development Plan 2011 – 2017, Appendix 13, Record of Protected Structures) under the provisions of the Local Government (Planning and Development) Act 1999.

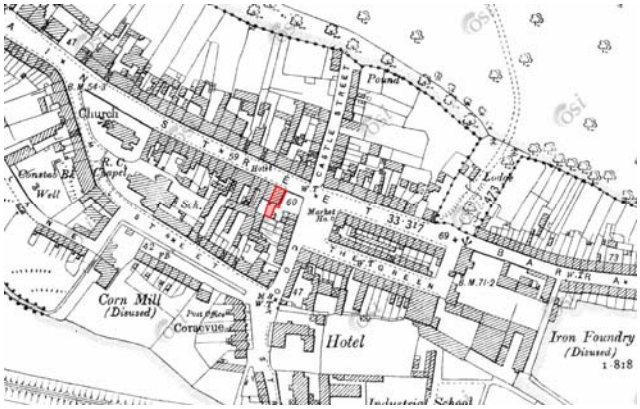
This report is to be read in association with the following:
- *Survey Drawings 2103-S-1.1 to 2103-S-4.1,*
- *Proposal Drawings 2103-P-1.1 to 2103-P-4.2,*
- *Photographic Survey and inventory Drawings 2103-PS-01 and PS-02*

1.1 CONTEXT

The town Cappoquin is located at a juncture across the Blackwater river, with a bridge crossing dating back to the 1620s. The town lay on road network that connected west Waterford, south Tipperary and east Cork, which helped establish its development as a commercial centre. The Main Street is the centre of commercial life in Cappoquin, which has decreased significantly since the 1950s. Moore's is located at the end of terrace on the south side of Main street, almost at the corner of Cook Street.

1.1.1 Map Analysis

Ordnance Survey, surveyed 1837-1842. A building is located on the Moore's site on Main Street. Note the terrace continues to the corner of Cook street.



Ordnance Survey, surveyed 1888-1912. The building that became Moore's hotel is shown here as two adjacent units, rather than one. Note there is no building on corner to cook street.

Contemporary Aerial view showing Moore's and Main street development. Further development to neighbouring properties has decreased the size of Moore's site to rear. Single storey former bank building built circa 1930 located on adjacent corner site.

Contemporary Ordnance Survey Map of Moore's showing increased development surrounding the site and side passage to rear.

1.1.2 Historical Photographs

Historic photograph published/created ca. 1865-1914. Front view of the front of Moore's (centre) taken from west. Moore's hotel showing it's original front façade, with a simple painted timber shop front and plaster quoins to corners and at centre. This image suggests that these buildings may originally have been two separate units.

Historic photograph published/created ca. 1880-1900. Front view of the front of Moore's (near left) taken from east. Front façade has been upgraded with the decorative plasterwork that is shown today. Moore's Hotel is joined as one building.

Historic photograph published/created ca. 1865-1914. Front view of the front of Moore's (centre) taken from east. Side elevation showing painted lettering within moulded surround. Adjacent corner site is empty but is walled off to Cook Street and the square. Side passage gate is shown in same location as new gate today.

Contemporary view showing side and front elevation. Adjacent corner site with former bank building built ca. 1930.

1.2 DESCRIPTION OF THE BUILDING

The former Moore's hotel premises are spread across what is now two separate building units. It was once a four-bay, three-storey building over basement. The adjacent property is now a restaurant called The Cornerstone with a residential apartment above. Moore's is accessed from the front door to Main Street. There is a metal gate from the street to a side passage which is bound by a metal rail fence. The side passage leads to a boarded-up entrance to the rear, both of these are currently inaccessible.

As shown in the photographic study above, the plaster mould detailing that exists to Moore's hotel façade today is not original but is still historically significant and dates back to the start of the 20th century. Whilst not original, the plasterwork features are characteristic to the town of Cappoquin. Similar detailing is found on other protected structures on Main Street including Blackwater House and the former Walsh's Hotel.

The structure forms an integral part of the streetscape of Main Street as a larger 'bookend' to the south side of the street. The building is prominent and visible from The Square which is the main focal point to the town.

THE FRONT ELEVATION:
The front elevation has non-original smooth cementitious render finish with decorative plasterwork including decorative quoins at corner, string course detail along cill level to upper floors, raised lettering with a moulded surround and profiled surround to window openings. It is an end of terrace two-bay, three-storey composition to the street. The proportions of openings and decorative mouldings are considered and characteristic of this typology within Cappoquin. The entrance door is a square head opening with a painted panelled timber door, smooth render portico flanked by decorative pilasters and simple entablature crowned with continuous semi-circle plaster detailing. The squared over light has a single glazed pane. The windows sashes on this elevation are all one over one timber sash windows and are in a bad condition. A decorative painted cast iron balconette is located on the ground floor window cill. There is a metal grate on the footpath which opens to a coal hole to basement level.

THE SIDE ELEVATION:
The side elevation has a non-original smooth cementitious render finish with decorative plasterwork including decorative quoins at corners and a moulded surround that once had painted lettering for Moore's Hotel. The elevation is completed with an original chimney with a smooth render finish. There is a non-original two storey building towards the rear with a smooth cementitious render finish and cast iron downpipes from roof gutter.

THE REAR ELEVATION
The rear elevation can be broken down into three volumes - the main house, tall return section and small return section. The small return section is a non-original addition. All are finished in a non-original cementitious render. The rear wall to the top level of tall return section has collapsed. This was the only internal bathroom to the building and its sanitaryware is currently hanging from the building by overgrown vegetation. There are some timber windows and one door at basement level to the tall section that are in a bad state of disrepair. There are two non-original six over six timber sash windows to the small section return that are also in a bad condition. There are three one over one original painted single pane sash windows to the main building, some are partially boarded up, deformed and all are in a bad condition.

THE ROOF
The roof to the original main building is comprised of a single pitch. The roof over the original 1870s roof is finished in natural slate and has an overhanging eaves detail with iron support brackets typical of the town, on both the front and rear of the building. There are three chimney stacks to what was the former Moore's Hotel, however the Moore's property only uses one stack located on the side elevation. The chimney stack has a smooth render finish. No chimney pots are visible. The gutters and downpipes to the main building are cast iron. The roof to the tall return section is a single pitch with original natural slate with non-original PVC gutters. The roof to the small return section is single pitch non original fibre cement with PVC gutters and cast iron downpipes.

INTERIOR – GENERAL
The original layout of the building is still intact with the exception of closed up openings on ground and first floor - to what was the other half of the former Moore's hotel. The floor to the ground floor of the small return section has collapsed. The rear wall to the bathroom at first floor on the tall return section has also collapsed. The floor to the main room at ground floor is being held up with some temporary timber supports at basement level. There is no floor visible to the large front room at basement level.

The building has been derelict for a number of years, and it is generally in bad condition. There are no modern fittings, materials or fabric visible in the building. There are four fireplaces, with only two surrounds remaining. There is a fireplace present in the small return section, however no associated chimney stack. Internal doors are in poor condition, shutter boxes are in poor condition, cornices are in a reasonable condition. The main painted timber staircase from ground to second floor is in an okay condition and requires some repairs but does not need to be replaced.

1.3 STATEMENT OF SIGNIFICANCE

Under the qualities of interest mentioned in Section 51(1) of the planning and Development Act, this structure has importance for its architectural qualities.

Architectural, because of its surviving external details such as the plasterwork mouldings and raised lettering, front entrance portico and window surrounds; its proportional qualities to the front and side façade; the quality of its construction to the main building in particular; because of its importance as an element of continuous urban frontage and of its setting within the immediate context of Main Street and the wider setting of the town.

2.0 THE DESIGN AND CONSERVATION APPROACH

The design and conservation approach is to get the building back into use. The proposed use for ground floor and basement level is to become office/professional service space. The proposed use of ground floor entrance, first and second floor is to be used as a separate 3 bed dwelling unit. The conservation of a building is best achieved by the continued use of that building, to ensure its regular maintenance and up keep.
The applicant is aware that while the building was left derelict for many years it had deteriorated significantly and will continue to do so if not in use. The applicant is keen to invest in good conservation methodologies to restore the building back to life and ensure its continued use.

The overall policy with regard to the conservation of Moore's is to retain, restore and enhance the architectural significance of the existing building in its entirety, in line with international conservation charters specifically the ICOMOS, Burra and Venice Charters. Any replacement is to be undertaken in accordance with the principles of honest intervention and in a manner that does not detract from the significance or value of the original. All conservation works will be carried out using minimal intervention of historic building fabric.

The highest standards of conservation will be applied to the contract. Care will be taken at all times and in all activities to protect and retain all features of and materials of importance to maintain the building's character for the duration of the work and into the future.

As a general principal as much of the original material as possible is to be retained and re-used in its present location. Unsatisfactory alterations and exposed services that disfigure earlier work of greater merit will be reversed, where feasible. In relation to new work, processes that are reversible will be undertaken.

2.1 THE PROPOSED WORKS AND CONSERVATION IMPACT ASSESSMENT

The building is derelict and much of the work proposed consists of essential structural repairs and replacement, fabric repairs and replacement roof finishes and windows to protect the historic fabric;
The work also consists of some adaptive interventions to adapt the building for re-use along with the renewal of finishes and décor, new services and sanitary facilities.

The roofs are to be redone, the walls are to be repaired and the floors are to be replaced.
While it will be necessary to remove areas of original building fabric, in general, the interventions are to be minimised. Each intervention is outlined individually below and the conservation impact of each is assessed.

2.1.1 THE PROPOSED WORKS TO FRONT ELEVATION (NORTH)

- Existing original front door to be retained and redecorated
- Essential works: reinstate replica double glazed sliding sash window to match the original, draught proof, redecorate and make good existing surrounds.
- Repair works to original cast iron railing
- Patch repair to existing render, paint finish
- Essential repair: existing gutters and rain water goods to be replaced with new cast iron to match original

Positive Impact:
Protection of the existing building fabric with essential repairs. The existing sliding sash windows are beyond repair and are to be replaced with replica double glazed sliding sash windows.

2.1.2 THE PROPOSED WORKS TO SIDE ELEVATION (EAST)

- New external concrete steps
- Ground level to be lowered and new paving installed
- New opening formed and new double glazed timber window to be installed.
- New metal door and frame
- Provision of Bin Store

Positive/Neutral Impact: Formation of the new steps and ground level to the side elevation along with the new openings enables direct access to the basement level and so allows this unit to act independently. The ground at the base of the elevation is currently unkempt and dangerous and these works will make this area significantly safer and more presentable. While there is some small fabric loss, this seems justified.
The new opening at first floor enables ventilation of the kitchen and uses an existing niche in the elevation.
Protection of the existing building fabric with essential repairs.

2.1.3 THE PROPOSED WORKS TO REAR ELEVATION (SOUTH)

- Essential works: reinstate replica double glazed sliding sash window to match the original. Draught proof, redecorate and make good existing surrounds.
- New masonry, rendered and painted finish
- New opening formed in non-original wall and new double glazed timber window to be installed.

Positive Impact: Protection of the existing building fabric. The existing sliding sash windows are beyond repair and are to be replaced with replica double glazed sliding sash windows.

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- New low profile painted steel railings to terrace at 1.1m high.
- New flat roof build up finished in timber decking
- New glazed timber framed door to terrace

Positive Impact: Formation of the new terrace along with the alteration of the window into a door at first floor to the rear enables access to south facing private open space for the residential unit.
This existing roof area has collapsed and so the fabric loss is negligible and justified.

2.1.4 ROOF

- Essential repair: natural slate finish to roof with new & existing slates, steel brackets to be retained & repaired as necessary, new cast iron gutters. Roof timbers to be inspected and repaired where required. New insulation to roof void. Localised re-pointing of ridge in lime mortar
- Essential repair: repairs to masonry, render & flashings of chimneys where necessary. New liners to be provided to flues internally where required. Redundant chimney pots to be capped off externally and ventilated.
- Essential repair: existing gutters and rainwater goods to be replaced with new cast iron to match original

Positive Impact: Protection of the existing building fabric with essential repairs.

2.1.5 THE PROPOSED WORKS TO BASEMENT & GROUND FLOOR

Essential repair: existing dirt/sand floor to be lowered and new floor build up, damp proofing, insulation installed, underpinning may be required to exterior walls.

Neutral Impact: Protection of the existing building fabric. The new basement floor will provide valuable additional space and enable the basement and ground levels to work independently from the upper levels. The new basement floor will stop the current water ingress and the comfort resulting from the insulation of the floor and external walls, will significantly improve the usability of this unit. This area is derelict. The historic fabric loss is negligible and justified.

Reconfiguration of basement level and ground floor layout to enable professional services
B-01 & B-03: Formation of wcs & shower room
Non original timber stanchions to be removed, floor joists and floorboards over to be replaced and new plaster ceiling to be installed.

Positive Impact: The reconfiguration at the basement and ground floor levels to enable this space to work independently as an office is consistent with its former use as a 'commercial'. The works to the ground floor are essential, this level is currently deemed inaccessible due to concerns over structural competency. The reconfiguration significantly improves the useablity and attractiveness of this unit. This basement area is derelict. The historic fabric loss is negligible and justified.

2.1.6 THE PROPOSED WORKS TO FIRST & SECOND FLOORS

Essential repair: remove existing tiles/lino (where applicable), carefully lift floor boards/ inspect joists, repair, strengthen and replace as required, level floor and re-lay timber floor boards.
Essential repair: reinstate timber shutters, cill and architrave to match original.
Reinstate painted boarded timber door
Remove non-original fireplace and surround

Positive Impact: Protection of the existing building fabric, the removal of non-original features

Insulation and plaster finish to exterior wall
New kitchen units

New stud partition
New utility and storage

Positive/Neutral Impact: The formation of the kitchen at this level along with the link to the living space and to the terrace at the rear and the comfort resulting from the insulation of the external walls, significantly improves the openness, light and attractiveness of this residential unit.
The historic fabric loss is negligible and justified.

2.2 SUMMARY

The proposed works consist of essential works to prevent the further deterioration of the building along with some adaptive works to adapt the building for re-use. The 'adaptive' works are well thought out interventions to make the existing building an attractive option for re-use. The interventions are focused to the rear, an area which has been previously altered over time and is in extremely poor condition. These works are considered, sensitive, expressly modern and of strong architectural merit.
It will be necessary to remove some areas of original building fabric to make structural repairs, to replace rotten fabric, etc. As a policy, these are restricted to only works necessary. Works will be carried out with the minimum disturbance to the remaining historic fabric. Works to the original historic rooms are restricted to necessary repairs and replacement, using a like for like approach with sympathetic materials and techniques.

The architectural intention of the proposal is to supplement and service the original structure. The works will impact positively on the original, as well as increasing the likelihood of sustained future occupancy of the building. The works do not materially interfere with the important architectural, historical, archaeological, artistic, cultural, scientific, social or technical features of the house as defined by The Local Government (Planning and Development) Act. We believe that this approach is in line with good conservation practice and is consistent with the conservation objectives of the Waterford City & County Development Plan.

3.0 METHODOLOGY STATEMENT

The following methodology statement is in addition to the provisions made in this report. The proposed works to the building are carried out to best conservation practice. This conservation methodology and incorporated specifications will be included in the contract documents.

3.0.1 RESEARCH AND RECORDING

A measured survey of the building including all its external and internal detailing was carried out. A full set of detailed measured drawings in plan, section and elevation was prepared. A thorough Photographic Survey & Inventory of the property and all its features was prepared.

In general, building fabric that is to be removed has been documented in the detailed survey drawings and photographs. All new work is recorded, dated and identifiable by documentation and photographic process and visually identifiable where appropriate.

A further series of opening up and investigations will be carried out in due course to further determine the condition of the concealed fabric; this process will be managed; no opening up or chasing of the original fabric will be carried out without the approval of the architect.

3.0.2 REPAIR OBJECTIVES

All surviving fabric is an authentic relic of the past and will be retained as a priority.
It is the intention to restrict interventions to the minimum that is consistent with the established philosophy of, and the appropriate use, re-use and continued survival of the building. Where possible repairs rather than replacements will be carried out.

While the building is in an extremely poor condition, as a general principal as much of the original material as possible is to be retained and re-used in its present location. Unsatisfactory alterations and exposed services that disfigure earlier work of greater merit will be reversed, where feasible. In relation to new work, processes that are reversible will be undertaken. No repair work will be undertaken in a manner that diminishes the authenticity of the original. All replacement materials will be on a like for like basis using appropriate methods of construction.

3.0.3 PROTECTION

During the course of construction the property and its elements will be protected from damage. Retention of existing fabric shall include protection during construction and repair. This will include but is not limited to wrapping joinery materials; protection of staircases; window casings; window and door surrounds; doors; cornices; lath and plaster ceilings; fire surrounds etc. with hardboard and covering of floors with protection, etc. Precautions will also be made to protect the building from fire and the further ingress of water.

3.0.4 FIRE SAFETY ON SITE

Fire risk in conservation work is significantly higher than on modern building sites with irreplaceable artefacts at risk. A strict fire safety strategy and safety procedure will be implemented during the works. Fire fighting equipment will be made available to operatives trained in their use. Smoking will be prohibited. Timber in old buildings may be very dry. Temporary smoke detection equipment should be installed. Particular fire risks are attached to blowlamp applications, soldering or hot air appliances. To minimise risk of fire, these will be prohibited and tools will be restricted to portable electric tools with low voltage appliances with earth linkage (110V supply). All access ways should be kept clear during works.

3.0.5 SCAFFOLDING

Care will be taken to ensure no damage is caused to the external and internal historic fabric in the provision of scaffolding or safe access.

3.1 ROOF GENERAL

The existing roofs are in poor condition, particularly to the rear. The existing roofs are finished in original quarry slates, which are in a poor state of repair. The roofs are to be refinished throughout with natural quarry slates on new battens and new underlay. Slates are to be salvaged for re-use where suitable. A full inspection will be carried out to establish the repairs required to the roof structure and establish the repairs need to be carried out using best conservation

methods. It is likely that extensive sections of wall plates, rafters and ceiling joists have perished and these will be removed where necessary.
Where re-roofing is required, the following methodologies will be adhered to:

3.1.1 REMOVAL OF ROOF COVERINGS

Re-usable existing slates and ridge tiles are to be salvaged. Existing sound slates and ridge tiles are to be carefully removed and stored on-site for re-use. Slates will be stored and stacked on edge in pallet boxes according to type, size and thickness.

3.1.2 ROOF TIMBERS

While the intent will be to retain historic timbers where possible, the existing roofs are in poor condition, particularly to the rear. Perished sections of wall plates, rafters and ceiling joists to be removed and replaced. Replacement timbers to be spliced where necessary, to the engineer's approval, with timber similar to the existing, retaining as much of the original material as is sound. All existing and new timbers will be treated with 'Protim' or similar treatment by a specialist timber treatment company. Existing timber battens will be replaced throughout with new treated battens, to match in size. The roof over the return to the rear has collapsed and is to be replaced.

3.1.5 FLASHINGS

The existing lead flashings to the gables and chimneys are in poor condition and are to be repaired or replaced as necessary. Repairs will be carried out as required like for like with the original.

3.1.6 VENTILATION AND INSULATION

Continuous ventilation to be provided at ridge and eaves to detail to be agreed at the commencement of the works. No modern ventilation components are to be used at eaves, slope or ridge without the architect's express approval.
The attic is to be insulated with a minimum of 300mm breathable insulation allowing for free flow of ventilation at edges.

3.1.7 CEILINGS

The condition of the existing ceilings generally is very poor and beyond repair. There are some areas on the upper levels where existing lath and plaster ceilings could be retained. These lath and plaster ceilings are to be retained where competent. They are to be supported and protected before and during the works from water ingress and falling debris resulting from the works to the roof.

3.1.8 CHIMNEYS STACKS & POTS

The condition of the existing chimney stacks is poor in areas and these will be assessed structurally. Any areas requiring reconstruction will be rebuilt to match existing. The render to the existing stacks is damaged and requires repair. These have undergone piecemeal repair over the years. The flashings are in poor condition and need remedial work. All work to the chimney stacks will prioritise the protection of the existing fabric. The existing clay chimney pots are original. Where in good condition, the pots will be cleaned with an appropriate biocide chemical wash to remove organic growth and re-bedded in lime mortar. Pots to unused flues will be capped and vented to a detail to be agreed with the architect. Missing and damaged pots will be replaced on a like for like basis.

3.2 WALLS GENERAL (STRUCTURE)

Most damage is frequently done to historic fabric is as a result of careless structural interventions and the application of inappropriate modern standards. Least invasive remedies will be considered. Proper measures will be taken to inspect and record the current condition of the building. Cracks, which occur in historic buildings, need a different evaluation criterion. All cracks should be first plotted on plan. Existing cracks will be monitored and causes of cracking identified prior to agreement of remedial works.

3.2.1 RENDER

Much of the existing external render is non original sand-cement based render. Render repairs to these areas will be on a like for like basis. Render repairs and render replacement of areas of lime-based render, eg to the rear will be carried to by a specialist lime render contractor. Any cleaning and repair work to be carried out to lime-based render or stonework will be undertaken by a specialist whose expertise is recognised in the conservation field.

3.2.2 SERVICES

The existing services are beyond repair and require replacement throughout. The provision of new services which modify the internal environment will be considered and precautions taken to ensure that historic fabric is damaged as

little as possible. As far as possible work to be concealed within existing voids and spaces and reversibility will be considered at all stages of the work. New services are to be concealed behind the plasterwork. Chasing out is to be kept to the minimum required and in lime plaster walls is to be repaired with a lime based plaster by a specialist plasterer.

3.2.3 INTERNAL PLASTERWORK

Much of the existing plasterwork is beyond repair or has already collapsed. There is evidence of wet and dry rot and also insect infestation in timbers which will need to be exposed to be remediated. This will involve the removal of plasterwork. Opening up works and structural strengthening works and alterations to the internal layout will require the removal of further plasterwork. There will be some areas where existing lath and plaster partitions could be retained and these are to be retained where possible. These areas are to be protected during the works from water ingress and falling debris resulting from the works to the roof. Repairs to these retained areas will be required when walls are fully exposed for re-decoration. Sections of loose plasterwork will be repaired as required with plaster of a similar mix and ingredient to the existing. Wallpaper will be removed and the underlining plaster analysed to ascertain its composition. Repairs will be carried out as necessary to match the existing in like for like materials.

Existing ceilings are either lime plaster on timber laths or modern plasterboard with plaster skim. As above where existing original plaster cornices and roses can be retained they will be retained in-situ and protected during the works. Where necessary an approved specialist shall repair the straight run cornices by running moulds using a template matching the existing profile.

3.3 FLOORS

Existing floors are generally in poor condition and structurally incompetent. There is evidence of wet and dry rot and insect infestation. Existing floors are generally beyond repair. Replacement of incompetent floors will be required and will be directed by the structural engineer. Any existing floors that can be retained, where possible, will be retained. Where original floors boards can be retained, they are to be removed to facilitate structural works, boards are to be carefully stored and replaced. Decayed and faulty boards will be replaced with similar quality on a like for like basis.

A solid concrete floor with lino and tile finish is provided to the ground floor level at present. This concrete floor at ground floor level is to be removed and replaced as directed by the structural engineer. Damp proofing and insulation are to be provided as per conservation best practices.

3.4 JOINERY

Joinery generally is in poor condition. There is evidence of wet and dry rot and insect infestation. Existing joinery is generally beyond repair. Any existing original joinery that can be retained, where possible is to be retained. Where original joinery can be retained, it is to be removed to facilitate repair works, laying of new floor finishes, items are to be labelled, carefully stored and replaced. Replacement sections will match the existing detail. Manufacture and installation of non-standard joinery will be by specialist suppliers. Decayed and faulty timbers will be replaced with similar quality on a like for like basis.

3.5 FIREPLACES.

Many of the fireplaces have been removed. Remaining original fireplaces are to be retained, protected during the works, cleaned and refurbished. Flues will be lined as required. Specialist tradesmen will carry out this work through non-invasive methods.

3.6 MISCELANEOUS

3.6.1 FUNGAL ATTACK

There is evidence of fungal attack throughout the building. In the remediation of these, least invasive methods of treating wet and dry rot outbreaks are to be used.

3.6.2 CONTRACTORS

The work will be undertaken by specialist contractors, with skilled craftsmen whose performance in the conservation field is recognised and known to be satisfactory.

3.6.3 INSPECTION

The works will be inspected by Aughey O'Flaherty Architects who are Grade I conservation architects.

4.0 THE DEVELOPMENT PLAN CONTEXT/ ZONING / PROPOSED USE / SUMMARY

Under the Zoning Objectives of Waterford City & County Development Plan. the property falls under Zoning Objective 'Town Centre' and 'Streetscape of Distinctive Character' with the aim that *"Any development which is proposed in a streetscape of Distinctive character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter."* The building is designated a protected structure with RPS reference RPS no. 506

Additionally, we understand that the Town Centre Area of Cappoquin has recently been zoned as an Architectural Conservation Area. The former use of the property was commercial use. The proposed use of the building is consistent with that and therefore in line with the aim of the development plan zoning, the conservation objectives of the Waterford City & County Development Plan. The proposed works are in line with good conservation practice.