

PLANNING & CONSERVATION IMPACT REPORT

FOR DEVELOPMENT AT THE PREMISES FORMERLY KNOWN AS FENNEL'S PUB AND UNIACKE'S SHOP, MAIN STREET, CAPPOQUIN, CO.WATERFORD.



View of Fennell's Pub (green) and Uniacke's Shop (pink) from the square



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 Fennell's Pub & Uniacke's Shop, Main Street, Cappoquin, Co. Waterford

At the premises formerly known as Fennell's Pub, the development will consist of:

- Use of the ground floor front unit as a shop.
- Use of the ground floor rear unit & first & second floors as a separate 3 bed dwelling unit.
- Provision of external stairs and external covered bin & bike area to the rear at ground floor.
- Provision of a courtyard at first floor as private open space.
- Extension to the rear & side at first floor.
- External modifications to the existing structure including the alteration & formation of opes/doors to the side and rear on all levels.
- Internal modifications including; removal of staircase at ground floor, alteration of internal walls at ground, first & second floor.
- Modifications to internal layout, replacing existing bathroom fittings, and the provision of kitchen.
- General refurbishment of the existing structure including repair of facades, replacement of the windows and roof, associated
- Conservation works, site works and ancillary works.

At the premises formerly known as Uniacke's Shop, the development will consist of:

- Use of the ground floor as café restaurant/delicatessen.
- Use of the first & second floors as a separate 3 bed dwelling unit.
- Extension to the rear of the ground floor to include wc's, store and kitchen.
- Provision of external covered bin & bike area at ground floor.
- Extension to the rear of the first floor to include bedroom & bathroom.
- Provision of a courtyard at first floor as private open space.
- External modifications to the existing structure including widened opes/doors & new opes/doors to the rear at ground and first floor.
- Internal modifications to the existing structure including; removal of the non-original concrete floor slab & structure to ground level, removal of staircase at ground level, removal of internal walls at first floor, replacement of partitions, modifications to
- Internal layout, replacing existing bathroom fittings, and relocation of kitchen.
- General refurbishment of the existing structure including repair of facades, replacement of the windows and roof, associated
- Conservation works, site works and ancillary works.



Front Elevation of Uniacke's Shop (left) and Fennell's Pub (right)

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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 two ca. 1840 buildings 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.

The first building is known as Fennell's Pub and was formerly a public house with accommodation above. This building is a Protected Structure, (RPS No. 497, Waterford County Development Plan 2011 – 2017, Appendix 13, Record of Protected Structures) under the provisions of the Local Government (Planning and Development) Act 1999. It is registered on the National Inventory of Architectural Heritage (NIAH REG no. No. 22810017)

The second building is known as Uniacke's shop and was formerly a supermarket with accommodation above. This building is a Protected Structure, (RPS No. 494, Waterford County Development Plan 2011 – 2017, Appendix 13, Record of Protected Structures) under the provisions of the Local Government (Planning and Development) Act 1999. It is registered on the National Inventory of Architectural Heritage, (NIAH REG no. No. 22810016)

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-4.1,*
- *Photographic Survey and inventory Drawings 2103-PS-01 to 2103-PS-04*

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. Fennell's and Uniacke's are located at the corner of Main Street and Castle Street.

1.1.1 Map Analysis



Ordnance Survey, surveyed 1837-1842. A building is located on the Fennell's and Uniacke site on Main Street. Fennels has a annex building to rear. Uniacke has a return to rear. Note there seems to be access to the rear of both properties.



Ordnance Survey, surveyed 1888-1912. In this map Uniackes is shown as broken into two properties, the current smaller section as its own. All units shown have back detached back buildings to the rear. There is a small building shown in the rear courtyard to Fennell's.



Contemporary Aerial view showing Fennell's and Uniackes today on Main street. Further development is shown to neighbouring properties to the rear. Back annex buildings to Uniackes have been removed or have collapsed.



Contemporary Ordnance Survey Map

1.1.2 Historical Photographs



Recent Historic photograph of Fennell's, sourced from NIAH record. Front and side view of the front of Fennell's Pub. This image shows Fennell's Pub in operation. Original features are visible including sash windows – which are not there today.



Recent Historic photograph of Fennell's, sourced from NIAH record. Front view of Uniacke's shop showing the shop in operation. Shop signage visible on Mosaic shopfront and at upper levels of front elevation

1.2 DESCRIPTION OF THE BUILDING

Fennells and the taller 2 bay section of Uniacke were composed as one strong building form to bookend the corner of Main Street and Castle Street. The deep overhanging eaves detail runs around both gables to accentuate the 3d form. The buildings while separate semi-detached units were built together as a pair. The adjacent lower section of Uniacke then highlights the difference of this 3d bookend to the rest of the street to the west.

FENNELL'S PUB

Fennell's pub was in operation as a public house up until recent years. Features including the historic timber pubfront and internal pub layout are still there today. The building has been left vacant for a number of years, the upper floors have been stripped of most of their windows and the condition generally is in a state of much needed repair. The building has well-proportioned elevations and a hipped roof composition which is well considered for this corner building located in this prominent location to the town.

THE FRONT AND SIDE ELEVATION (MAIN BUILDING):

The former Fennell's Pub premises is a two-bay, three storey corner building. The wall finish to the Main Street front elevation is painted smooth ruled and lined render. The side elevation is finished with a smooth ruled and lined render. It has retained only some historic features including the painted timber pubfront surround and windows, and the inner timber panelled porch double door with glazed panels. The sash windows shown in the historical photograph study above are all either badly damaged or completely removed. There is a single cast iron downpipe on the side elevation.

There is an historic 'cornerstone' located on the street at the corner of Fennell's, on the Castle street side. Blackwater House across the road also has a 'cornerstone'. The two large rocks sit on their own and flanked the start of Castle street. These cornerstones have a local legend attached to them and are symbolic of the town.

THE REAR ELEVATION:

Fennell's has rear elevation has an exposed random rubble/stone finish. There is a non-original door and a sash window at ground floor level in a bad condition. There is only one other window on this elevation, at the middle of stair between first and second floor levels. This is a fixed painted timber single pane with nine panels window in a bad condition.

THE ROOF

The roof to Fennell's is hipped. The projecting eaves with smooth render finish and supporting iron brackets, a feature of the town, has survived and is on all three sides of the hipped roof. The roof is finished with a non-original mineral fibre synthetic roof tile. There is one chimney to the main building, located on the party line with neighbouring Uniacke's. The chimney stack is finished in brick, chimney pots are not visible.

ANNEX BUILDING AND REAR COURTYARD

There is an historic annex building to the rear of Fennell's, and an open courtyard between it and the main building. The courtyard can be accessed from Castle Street through a non-original painted timber door. The courtyard is bound on its Castle street side by a tall stone wall, which is a continuation of the Annex external wall to this side. This wall is finished with a smooth ruled and lined render to the Castle Street side. There is one small window opening to the Annex on Castle Street which has no window and is boarded up. There is one chimney to the Annex at Castle street side which is finished in smooth render. This chimney has no associated fireplace or stove. The Annex is accessed from the

courtyard though a doorway with door removed. The external wall to Annex facing courtyard is faced in random rubble / stone with some concrete block infill to closed up openings. There are three closed up openings to the upper levels of the Annex on this elevation.

The rear courtyard boundary with Uniacke's is of partially collapsed Annex buildings belonging to rear of Uniackes, with a stone or painted plaster finish to Fennell's side. At one stage the courtyard to Fennell's was covered with roof, remnants of this are visible with roof flashing along perimeter walls within courtyard.

INTERIOR – GENERAL

The internal layout at ground floor is that of a pub with ancillary courtyard and Annex building to rear. There is a stair at the centre of the main building that leads to living accommodation upstairs. There are only two rooms on each of the upper levels. The only bathroom facilities to the building where in the courtyard space to rear – the roof to this has since collapsed. Some of the internal pub features have been stripped. Internal doors are in poor condition, shutter boxes are in poor condition.

The building has been derelict for a number of years and it is generally in a bad condition. There are some modern fittings but these are limited to the pub. There are three fireplaces in the main building, with only two surrounds remaining. There is a fireplace present in the snug at ground floor, however there is no associated chimney stack. There is a fireplace in the annex at ground floor and no visible chimney stack. There is no cornicing or decorative plaster work internally. There is some painted timber dado rails and wall panelling that are in a bad condition.

The timber staircase to the main house from ground to first floor is in a bad condition and is considered dangerous at its top flight, which intersects with the landing in a haphazard and inappropriate way. The timber staircase from first to second floor is okay and requires some repair. The timber staircase in the annex is in a bad and dangerous condition.

UNIACKE'S STORE

Uniacke's Shop was in operation as a foodstore up until recent years. Features including the non-original mosaic shopfront are still there today. The building has been left vacant for a number of years, an annex building and flat roof extension to the rear have collapsed.

THE FRONT ELEVATION (SOUTH):

The building has a well-proportioned 3 bay front elevation and can be divided into two volumes - a two bay, 3 storey pitch section, and a one bay, 2 storey pitch section. As shown in the historic map study above, these were originally divided in two separate units. The wall finish to the Main Street front elevation is painted smooth render. The finish to side gable on taller section is smooth render. It has retained some historic features including the timber sash windows, which have historic but non-original painted profiled plaster window surrounds. The sash windows to upper floors are one over one single pane timber sash windows and are in a bad condition. There is a non-original PVC downpipe on the left side of front elevation.

At street level there is a mosaic tile shopfront that is non original, but an important mid-twentieth century shopfront feature. There are two large fixed painted timber shopfront windows and one non-original painted timber door.

THE REAR ELEVATION (NORTH):

Uniacke's rear elevation has an exposed random rubble/stone finish with some brick lintel detailing. The only door to rear has been removed and the three small windows on the rear elevation are in a bad state of disrepair.

THE ROOF

Both pitch roofs to Uniacke's have an original natural slate finish. The projecting eaves with smooth render finish and supporting iron brackets, a feature of the town, has survived and is on front and back. There is one chimney to the main building, located on the gable wall of the taller section to main building. The chimney stack is finished in smooth render, with four clay pots.

REAR

There is the remains of a historic stone formed Annex building which has collapsed. A flat roof extension with some steel structure, built in more recent years and located between the old annex and main building, has also partially collapsed. Both collapsed structures are located along the boundary line with Fennell's rear courtyard.

The rear yard to Uniacke's is a derelict space that is inaccessible at parts. The boundary is that of tall stone walls, that belong to either a neighbouring building or are the remnants of buildings once belonging to the Uniacke site.

INTERIOR – GENERAL

The internal layout at ground floor is that of a large open shop space with an ancillary yard to rear. A door in the corner of the shop leads to a small hallway marking the start of the dwelling unit. The kitchen for the residents is located in what was the flat roof and collapsed annex building to rear at ground floor. The timber stair to first floor is in a bad state

and has inconsistent steps making it too dangerous for regular access. The timber stair from first to second floor is in an okay condition and requires some repair. There are three living / bedrooms and one bathroom to the first floor. This is the only bathroom facilities to the building. There are two bedrooms on the second floor.

Most of the internal shop features and units are still there. Internal doors are in poor condition, shutter boxes are in poor condition.

The building has been derelict for a number of years and it is generally in a bad condition. There are some modern fittings but these are mainly limited to the shop. There are two fireplaces in the main building, with non-original surrounds remaining. There is no corncicing or decorative plaster work internally. There is some painted timber dado rails and wall panelling that is in an okay to bad condition.

1.3 STATEMENT OF SIGNIFICANCE

Under the qualities of interest mentioned in Section 51(1) of the planning and Development Act, both these structures have importance for their architectural qualities.

Architectural, well-proportioned buildings which retain much of their original form and early fabric. Fennell's has a symmetrically arranged pubfront to street level which conforms to the traditional Irish model. The building occupies a prominent corner site in the centre of Cappoquin and enhances the streetscape value of Main Street and Castle Street. Uniacke's retains plasterwork dressings at window surrounds that are typical to this typology in Cappoquin and enhance the artistic value of this site. The mosaic tiling at street level is an increasingly-rare mid twentieth – century form of shopfront. Together with the remainder of the original structure, the building forms an important component of the streetscape of Main Street.

2.0 THE DESIGN AND CONSERVATION APPROACH

The design and conservation approach is to get both these buildings back into use. The applicant will continue to use both buildings as a commercial unit to street level and a dwelling unit above. The continued use of the building as its former use is compatible with its original intention, character and integrity. The conservation of a building is best achieved by the continued use of that building, to ensure its regular maintenance and upkeep. The client is aware that some of the works carried out to the house in the past were unsympathetic and damaging and is keen to invest in good conservation methodologies.

The overall policy with regard to the conservation of Fennell's and Uniacke'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

Both buildings are 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. Proposed works to extend and adapt these building is focused mainly to the rear of both properties.

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 below and the conservation impact of each is assessed.

2.1.1 FENNELLS - PROPOSED WORKS TO FRONT ELEVATION (SOUTH)

- Repair works to original timber shop front and make good existing window joinery
- Patch repair to existing render, paint finish
- Reinstate replica double glazed sliding sash window to match the original. Draught proof, redecorate and make good existing surrounds
- 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 have been removed and require new windows.

2.1.2 FENNELLS - PROPOSED WORKS TO SIDE ELEVATION (EAST)

- Patch repair to existing render, paint finish
- Reinstate replica double glazed sliding sash window to match the original. draught proof, redecorate and make good existing surrounds
- New opening formed and new double glazed timber window to be installed.
- Essential repair: existing gutters and rain water goods to be replaced with new cast iron to match original

Positive/Neutral Impact:

Protection of the existing building fabric with essential repairs. The existing sliding sash windows to this elevation have been removed or are beyond repair and are to be replaced with replica double glazed sliding sash windows. The new openings will require removal of original fabric, but will significantly improve the openness, light and attractiveness of the commercial and residential unit. The historic fabric loss is negligible and justified

- New metal rail and gate in existing rear courtyard wall to provide main entrance to residential units
- New timber fins to provide privacy to new aluminium framed glazing at first floor level to existing courtyard wall

Positive/Neutral Impact: Formation of the new opening at ground level from Castle street is to enable direct access to the residential units and so allows the units to act independently to their commercial counterpart below. The current courtyard is closed off by a tall blank boundary wall. The proposed openings at ground and first floor will create a welcome presence on Castle street, with the timber fins at first floor allowing a degree of privacy for the occupants. The opening at ground floor will enable ventilation to the proposed covered courtyard at this level. While there is some fabric loss, this seems justified.

2.1.3 FENNELL'S - PROPOSED WORKS TO REAR ELEVATION (NORTH)

- Existing exposed stone and brick work to be finished with lime render.
- Reinstate double glazed window to match the original, draught proof, redecorate and make good existing surround.

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

2.1.4 FENNELL'S - ROOF

- Non-original roof finish to main hipped roof to be removed and replaced with new natural slate. Roof timbers to be inspected and repaired / replaced where required. New insulation to roof void.
- 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.
- Existing gutters and rainwater goods to be replaced with new cast iron to match original, to front and side elevation. New aluminum rainwater goods to rear.
- annex - existing original slate and corrugated metal roof are in poor condition. Roof to be replaced with new natural slates & existing reused slates. New double glazed roof light. New insulation between and below rafters. New plasterboard ceiling

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

- New standing seam metal roof to new first floor construction to rear at side elevation.
- Neutral Impact: Works to enable residential unit*

2.1.5 FENNELL'S - PROPOSED WORKS TO GROUND FLOOR

- Essential repair: existing concrete floor to be removed and new floor build up, damp proofing, insulation installed.

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

- Reconfiguration of ground floor layout to enable commercial/retail unit
G-01 & G-02: Shop front and store
G-03: Formation of accessible WC

Positive/Neutral Impact: The reconfiguration allows for the continued use of this commercial unit by adapting its layout to today's modern standards.

- Reconfiguration to Annex building to rear to provide new entrance to residential unit to upper floors of Fennell's.
A-02 Foyer: New replacement timber stair to first floor
A-01: Formation of WC & shower room
- Internal Insulation and plaster finish to exterior walls

Positive Impact: Protection of the existing building fabric. The new stair and layout enable this part of the building to become safe and usable for occupancy. The insulation of the walls will significantly improve the usability of this unit.

- External courtyard to become new covered entrance courtyard to residential units and back entrance to Uniakke's commercial unit
Ground to courtyard to be raised and provide new paving
New exterior metal stair and 1.1m high low profile metal railing to new first floor level courtyard.

Positive/Neutral Impact: These works enable direct access to the residential units to act independently to the commercial counterparts. No significant historical fabric will be lost in these works. These works will vastly improve this area of the building.

2.1.6 FENNELLS - PROPOSED WORKS TO FIRST & SECOND FLOOR

- Works to rear of Fennells to enable access to residential units for Fennell's and Uniacke's.
New first floor level courtyard extended into Uniackes to provide access for both residential units with concrete flat roof build up in stone paving.
New enclosed glazed hall / entrance with window clad in timber fins to castle street side
New openings in rear wall to main building at first floor to enable way through.
Blockwork removed to reinstate openings to annex building

Neutral Impact: This reconfiguration is essential to provide direct access and some semi-private outdoor space to both residential units above. While there is some fabric loss, this seems justified. The removal of non-original blockwork infill is positive.

- Works to enable residential unit to Fennell's
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
Repair and make good original timber stair

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

- Works to enable residential unit to Fennell's
Internal 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 along with the link to the new courtyard 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

2.1.7 UNIACKE'S - PROPOSED WORKS TO FRONT ELEVATION (SOUTH)

- Repair works to non-original mosaic shop front and new low profile metal window and door system installed on metal plinth
- Patch repair to existing render, paint finish
- Reinstate replica double glazed sliding sash window to match the original. draught proof, redecorate and make good existing surrounds
- 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.

2.1.8 UNIACKE'S - PROPOSED WORKS TO REAR ELEVATION (NORTH)

- Existing exposed stone and brick work to be finished with lime render.
- Reinstate double glazed sash windows to match original, draught proof, redecorate and make good existing surround.

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

2.1.9 UNIACKE'S - ROOF

- Essential repair: slate roof to tall pitch to be replaced with new natural slates & existing reused slates, metal eaves brackets to be repaired, gutters to be replaced. roof timbers to be repaired / replaced where required. New insulation to roof void. Localised re-pointing of ridge in lime mortar
- Roof slate and timbers to small pitch be removed. New rafters and joists, new natural slate. New insulation to roof void. Raise ceiling level and finish in plaster board.
- 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, to front and side elevation. New aluminium rain water goods to rear.

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

2.1.10 UNIACKE'S - PROPOSED WORKS TO GROUND FLOOR

- Essential repair: existing concrete floor to be removed and new floor build up, damp proofing, insulation installed.

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

- Works to enable commercial/retail unit to ground floor
Removal of collapsed annex buildings to rear of Uniackes to allow for new two storey extension with bathroom facilities and kitchen for commercial unit. Communal bin storage for Uniacke's commercial unit and both residential units above.

Positive Impact: The reconfiguration allows for the continued use of this commercial unit by adding on facilities applicable to modern day standards. The loss of fabric will mainly be of current derelict and collapsed structure.

2.1.11 UNIACKE'S - PROPOSED WORKS TO FIRST & SECOND FLOOR

- Works to rear of Uniackes to enable residential unit
New first floor level courtyard connected to Fennell's to provide access for both residential units with concrete flat roof build up in stone paving. Accessed from new stair to Fennell's side.
New enclosed utility and bed/studio space with bathroom facilities to rear at this level
New or enlarged openings in rear wall to main building at first floor to enable way through.

Neutral Impact: This reconfiguration is essential to enable a comfortable residential unit, which can be accessed independently from commercial unit below and has a semi private outdoor space. While there is some fabric loss, this seems justified by significantly improving the openness, light and attractiveness of this residential unit

- Works to enable residential unit to Uniacke's
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 doors
Remove non-original fireplace and surround
Repair and make good original timber stair

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

- Works to enable residential unit to Fennell's
Internal insulation and plaster finish to exterior wall
New kitchen units
New stud partition

Positive Impact: The formation of these living spaces 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 works to prevent the further deterioration of the building and beyond that, works to adapt the building for re-use today. The works are a series of well thought out interventions into the existing building. The modern interventions are focused to the rear, an area which has been previously altered over time. These works are considered, sensitive, expressly modern and of high architectural merit.

It will be necessary to remove some areas of original building fabric. As a policy, these are restricted to only works necessary. Unsympathetic non original fabric is to be removed. 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 determine the condition of the concealed fabric; 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 always, 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.

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 finished in a mix of non-original fibre cement slates and original quarry slates, both of 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.

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

There will be minimum intervention and maximum retention of historic timbers in the roof. Perished sections of wall plates, rafters and ceiling joists to be removed to the main roof where necessary. 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 with new treated battens, to match in size. The roof over the lower section of Uniackes is in poor condition and is coming to the end of its life span 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. The flashings over the lower roof of Uniackes are in poor condition and are to be replaced.

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 in Fennels 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 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 sand-cement based render. Render repairs and render replacement of areas of lime-based render will be carried out 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

The condition of the existing plasterwork varies from areas of competent plasterwork to areas where it is beyond repair or has already collapsed. There is evidence of wet and dry rot and insect infestation in timbers which will need to be exposed & removed to be addressed. Opening up works and structural strengthening works and alterations to the internal layout will require the removal of plasterwork in areas. 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..

Bathroom areas have been modified over time and the walls to these rooms are lined in part with modern plasterboard and partially tiled. These internal walls will be relined in modern plasterboard and redecorated.

Existing ceilings are either lime plaster on timber laths or modern plasterboard with plaster skim, see more below. 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. 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. 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. 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 properties fall under Zoning Objective 'R1- *Protect amenity of existing residential development and provide new residential development – medium density*' 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 buildings are designated protected structures with RPS reference RPS no. 497 and 494

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.