

CONSERVATION

ST TERESA'S [HOUSE] AND CURTILAGE

FORMERLY "CRAIGMORE"

TEMPLE HILL

MONKSTOWN

BLACKROCK

CO DUBLIN

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT AND
CONSERVATION METHOD STATEMENT

SHD PLANNING APPLICATION DOCUMENTS

17 December 2021

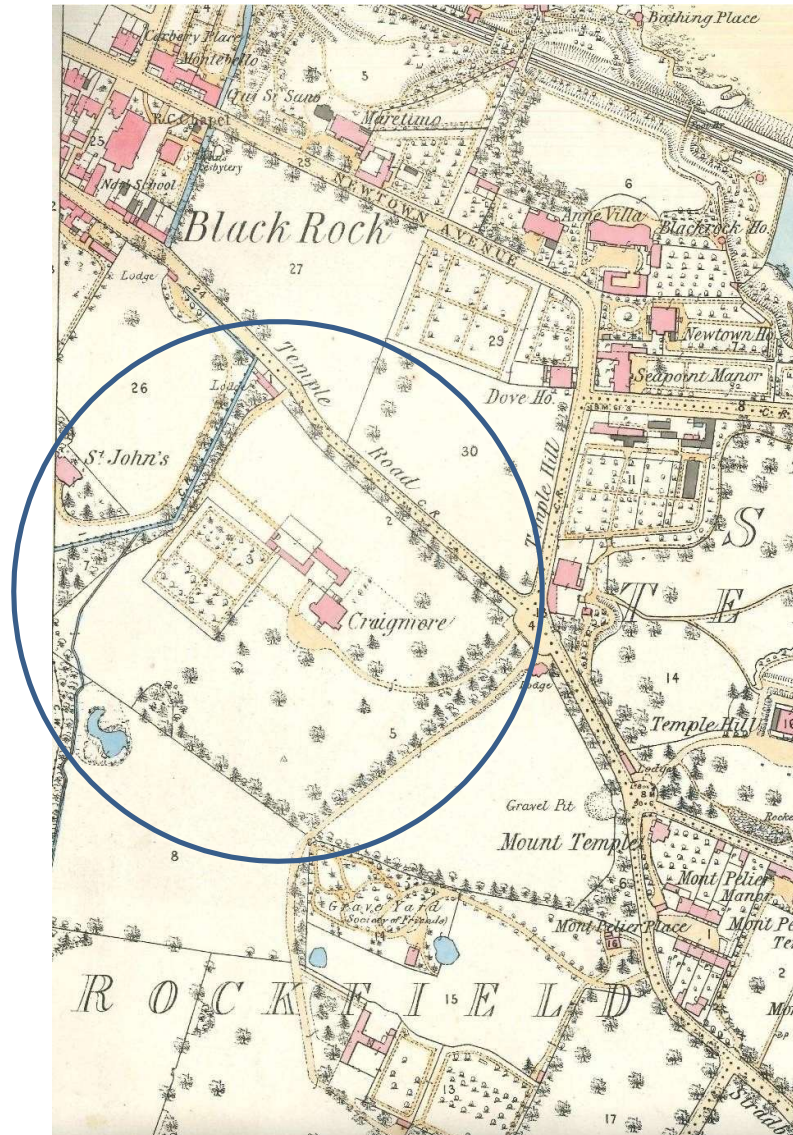
RIAI CONSERVATION PRACTICE

O' NEILL ARCHITECTS LTD T/A PROFESSOR CATHAL O'NEILL+ COMPANY ARCHITECTS

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Initial appraisal of the architectural and historical significance of the house and lands at St Teresa's Temple Hill, Blackrock, Co Dublin.



OS Map 1865 ¹
Note: no eastern gate-lodge for Craigmore

¹ All Historic Maps Courtesy of Trinity College Dublin Map Library.

1.0 Introduction

1.1 Core data

a) Purpose of assessment

The assessment is part of the documentation submitted with an application for permission in respect of the proposed St. Teresa's strategic housing development [SHD].

b) The site address

St. Teresa's [House] and curtilage, [formerly Craigmore], Temple Hill, Blackrock Co. Dublin

c) Typological aspects of the Structures, which are all Protected Structures:

(i) Two storey over basement 5 bay detached 19thC house, formerly with outbuildings now demolished, and walled garden now in separate ownership and a stone tower fully not on the Record of Protected Structures.

(ii) a single story gatelodge, with later lean-to extension

(iii) an exceptionally wide double gateway, originally contemporaneous with the house, but relocated in 1988.

d) The OS map reference is 3393/03.

e) The OS grid reference is 721782; 729005

f) The three structures at (c) above are Protected Structures

- *St Theresa's (sic) Lodge Temple Hill, Gate Lodge RPS No. 1960*
- *St. Teresa's St. Teresa's Centre, Temple Hill, Monkstown, Blackrock, Co. Dublin. Houses (Note: Entrance Gate (relocated) also a Protected Structure) RPS No. 398*

g) This report has been prepared by Garret O'Neill Dip. Arch., MUBC FRIAI, Conservation Architect of Professor Cathal O'Neill + Co Architects and Conservation Architects. .

h) A number of site inspections took place throughout 2019 and in August 2021.
(Schedule dates including meetings with planner and conservation officer)

- j) The Planning Authority is Dun Laoghaire Rathdown, County Council
- j) There are no declarations issued in respect of the structures.

- k) The structures are not included in the National Inventory of Architectural Heritage.

This report has been prepared by Garrett O'Neill on behalf of Oval Target Ltd in respect of the proposed St. Teresa's SHD, Blackrock, Co. Dublin.

Garrett O'Neill is an architect with 35 years' post-graduate experience, predominantly in the practice of architectural conservation, and holds a Master's Degree in Urban and Building Conservation (UCD 2007). He has acted as conservation consultant to HSE, Dublin City Council and Waterways Ireland and numerous architectural practices. Cathal O'Neill Architects is an accredited RIAI Conservation Practice (Grade II). Since 2005 he has worked in collaboration with Padraig Murray B. Arch., FRIAI, HFAIA, Conservation Architect Grade I on conservation projects including Nenagh Courthouse, Gandon's Dairy at Abbeville, Kinsaley, and The Clarence Hotel, the last project in association with Foster + Partners, London. Mr Murray reviewed this report and his comments are incorporated. A number of site inspections were carried out by the entire design team including the writer.

The site's buildings include three Protected Structures (main house, lodge and gateway) and these were, until recently, in the same ownership as the adjoining house known as St Catherine's. The two houses, St Teresa's and St Catherine's, were themselves built on the original curtilage of an earlier house, Rockfield, and were first known as Craigmore and Dunardagh respectively.



**Dun Laoghaire Rathdown Development Plan Protected Structures coloured Orange
A: House (centre); B: Lodge (right); C: Gateway (top)**

2.0 History

The house was known as Craigmore at the time of its construction in 1862 and was acquired by the Daughters of Charity in 1925 who renamed it St Teresa's or St Therese. The contemporaneous house to the southwest was known as Dunardagh and was renamed St Catherine's and is also owned by the Daughters of Charity. The names are used below depending on the period referred to. The house was built as a private home for William Hogg and not, it seems, his son Jonathan as is sometimes recorded². The architect was John McCurdy¹ (see Appendix 1). The house continued in the Hogg family ownership until 1925. Since then, the house has been substantially extended to the north-west, north east and south east.

A large part of the lands was acquired to permit the construction of the Blackrock Bypass, completed in 1988, which runs in a north-west/south-easterly direction parallel to and approximately 63m from the original rear elevation of the house.

At the time of this road construction, the original main gates were relocated from the eastern corner of the site, near the present gate-lodge, where they served the twin parallel avenues to St Teresa's and St Catherine's, to their present somewhat irrelevant position at north corner of the site. The western gate-lodge, in this approximate location, was demolished at that time as was another gate-lodge serving St Catherine's, located to the east of the entrance gates. The eastern lodge remains at the east corner of the site overlooking what is now a single avenue serving both St Teresa's and St Catherine's.

The original walled garden along the north-western boundary was transferred to the Alzheimer's Society of Ireland which built a Respite Centre there in 2010.

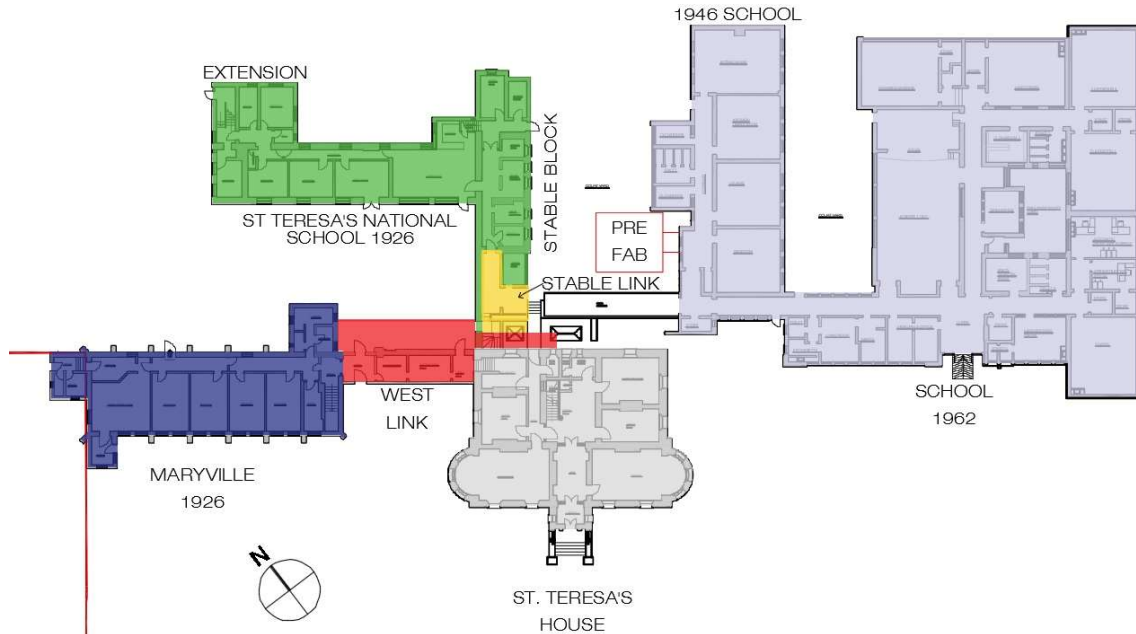
There are few other features of significance on the site.

There is a folly which appears to be late 19th century in style built in the woods to the south-west. It is a 2.0m square granite tower, approximately 6m high, of rusticated granite.

The extension buildings have been demolished apart from four small portions detailed below. Those extension buildings ranged in height from two-storey to a tall three-storeys and were generally of mediocre architectural quality and of little historical significance. The building to the north-west has a significantly higher roofline than the main house.

- (a) At the north-east corner of the stable block;
- (b) At the stable link block;
- (c) At the west end of Maryville;
- (d) At the west link abutting St Teresa's House.

¹ Dictionary of Irish Architects, Irish Architectural Archive, Dublin., accessed online 3.3.18
www.oneillarch.ie



KEY PLAN

Note all buildings except St Teresa's House, coloured light grey above, have been substantially demolished except as indicated above. The descriptions below and the appended photographic record relate to their appearance in 2019.

The extension buildings are as described below. Photographic records are appended.

Stables 1862

This is a two-storey block at right angles to the rear of the main house, with pitched roof and gable ends. It was converted to residential accommodation in the 1920s. Little of original detail remains. There are plasterboard ceilings to the first floor, with uPVC windows and modern joinery. On the ground floor, there are sash windows, which do not appear to be original, in timber frames. There is some lath and plaster ceiling which has partially collapsed.

Stable Link Block

A short building at first floor level only, it connects the first floor of the stables to the west link block, it first appears on the 1940 O.S. map. There is an open yard area beneath.

St Teresa's National School 1926

This appears to be a heavy remodelling of an original stable building. There is a later extension at its north-west end. The roof is flat and may be contemporaneous with the extension. Windows are a mixture of uPVC, timber, steel and timber sliding sashes. The building is in very poor condition and has been open to the elements for some time. There is a plaque on the south-west wall marking the date of its construction in 1926.

West Link Block to Maryville.

This building is attached to the main house at first floor level, and is accessed off the main stairs landing. It consists of a corridor leading to a flight of stairs down to the first floor. West of the main house it widened to form a suite of rooms with a central corridor on first floor, and a series of small interconnecting rooms on ground floor, leading at the end, to “Maryville”. It is also connected at ground floor level, via a stair from Room G5 of the main house. There is an attached boiler room at basement level, accessible only from the exterior.

Maryville (three storey building)

This building was purpose-built as the dormitory accommodation in 1925/26, and replaced earlier glasshouses. When the orphanage closed it became the living accommodation for girls with learning disability. The building was at one stage known as “Maryville” and is marked on the Ordnance Survey maps as a “Chapel”. We are informed by the Daughters of Charity that this is incorrect and the chapel for the orphanage and later the school for girls with learning disability was the entire front of the main house, on the first floor. There does appear to have been a small prayer room at the south-eastern end. The building is of poor design, with full height external buttresses spaced along its sides, splayed at the corners, and with rectangular sliding sash windows to its lower two floors, and round-headed sash windows to its second (top), floor. It is in very poor condition.

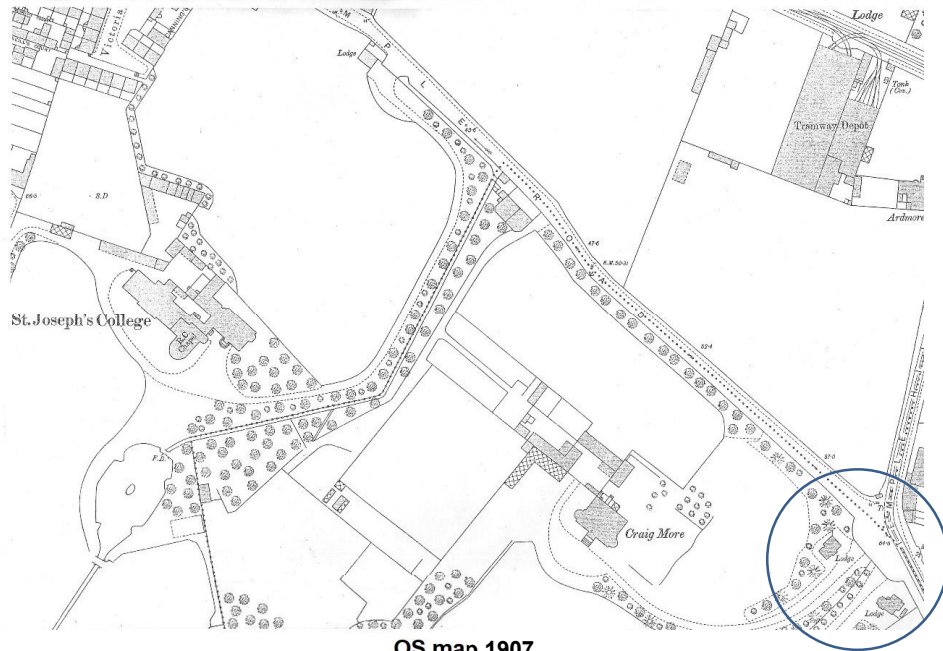
1946 School

This is a single storey flat-roofed structure. The windows have sliding sashes. It has a corridor along one side serving three classrooms, with a larger class room at its north-eastern end. There are smaller toilet and ancillary rooms to the opposite side of the corridor.

There is a later prefab building to the north-west side.

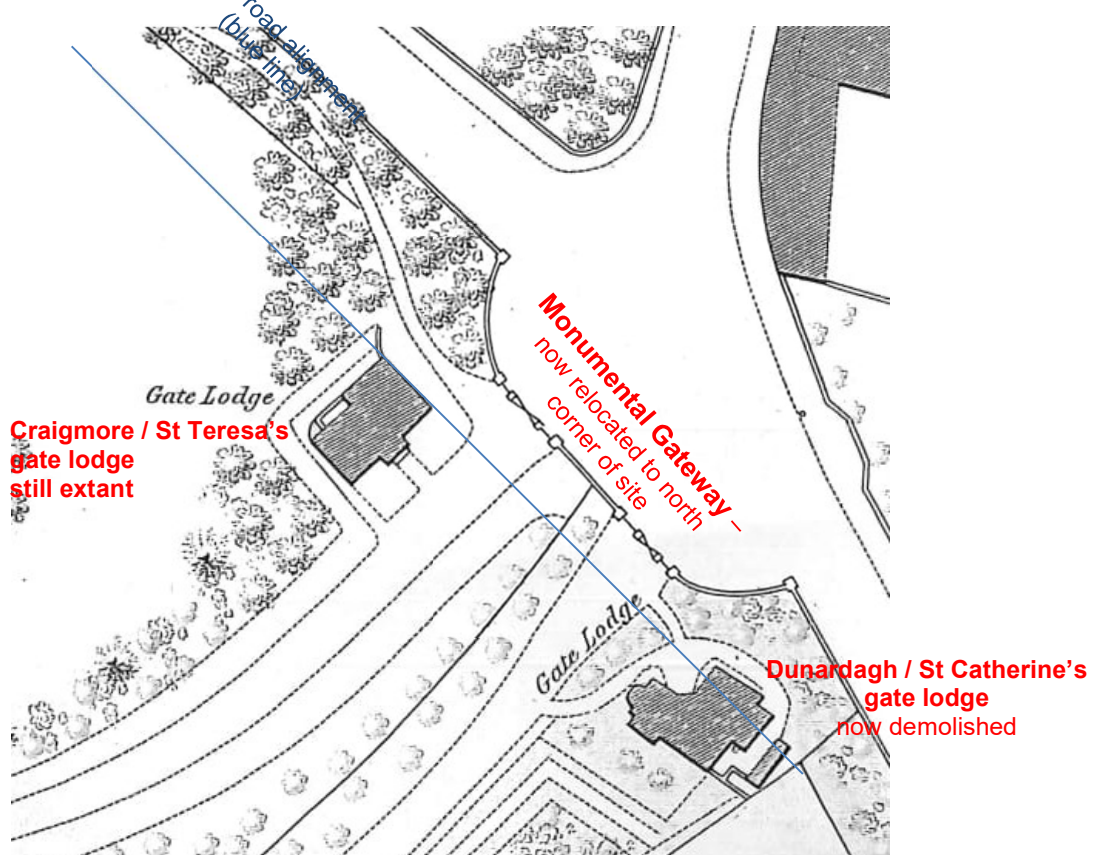
1962 School

This is a very large single flat-roofed single storey building in poor condition, built in the prevailing style of the 1960s with what would now be regarded as a high standard of finishes, including good quality joinery, parquet floors and steel windows. There has been extensive water ingress and much of the parquet is damaged beyond repair. There is a central entrance with a lateral corridor parallel to the front and secondary corridor at right angles to this. The entrance also is connected to a double height performance space with an elevated stage. To the rear and south-east side there are five large classrooms with ancillary spaces. The rest of the building consists of smaller offices, stores, locker-rooms and circulation spaces.



OS map 1907

Note gates and double avenue at eastern corner

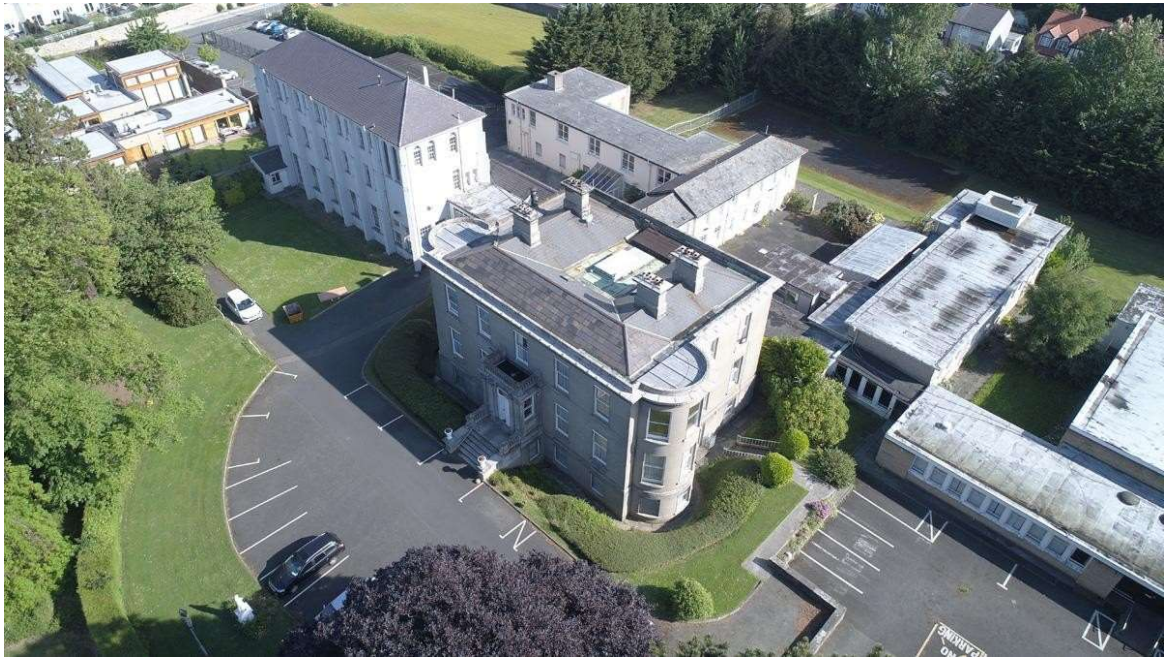


OSI MAP 1867
Original gate layout

3.0 Description

The house is a two storey over basement detached country house, of five bays with central projecting granite porch, and semi-circular end-bays, and granite cornice, cills, and string course. The porch is reached via a flight of granite steps with granite flank walls. There is a pitched “A” roof having its ridge in a “U” shaped plan, with central flat-roofed area and rooflight above the stairs, and with lead roofs with rolls to the end bays with hip valleys valley gutters and parapet gutters rendered chimneys stacks. The external walls are rendered and lined, with one-over-one pane vertical sliding sash sliding windows.

The exterior of the building is in poor condition having many external service pipes, abutting later extensions, and some non-original windows. The render is cracked in places. The interior of the building has been somewhat altered to accommodate the institutional use, but the main features remain relatively intact. A room by room inventory and photographic record is attached.



Aerial view from South (pre-2021)



View from North-east (pre-2021)



View from South-west (pre-2021)

The grounds are distinguished by the curved approach avenue lined with mature trees which create a sylvan setting. The line of the trees is extended across to the southwest side of the house forming its context and defining its immediate curtilage. The grounds have been greatly reduced in quality by the construction of the various extensions over the years, and by the finishing of the traditional forecourt in tarmac and its use and marking as a large car park. The walled garden to the west has been separated from the property

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and built upon. The grounds to the north and east have been diminished by mediocre institutional buildings. The lands to the south of the house which remain predominantly as a meadow, with a wooded area to the western corner, remain much as they would have been at the time of Craigmores construction.

Of the two other Protected Structures within the curtilage, the gate to Temple Hill Road has already been relocated and reconstructed on one occasion and there is an objective in the 2016 Local Area Plan to relocate this again to form a new main entrance to Rockfield Park.⁴ The second original gate-lodge, serving St Catherine's (Dunardagh) at this eastern gate was demolished at the time of the road construction.



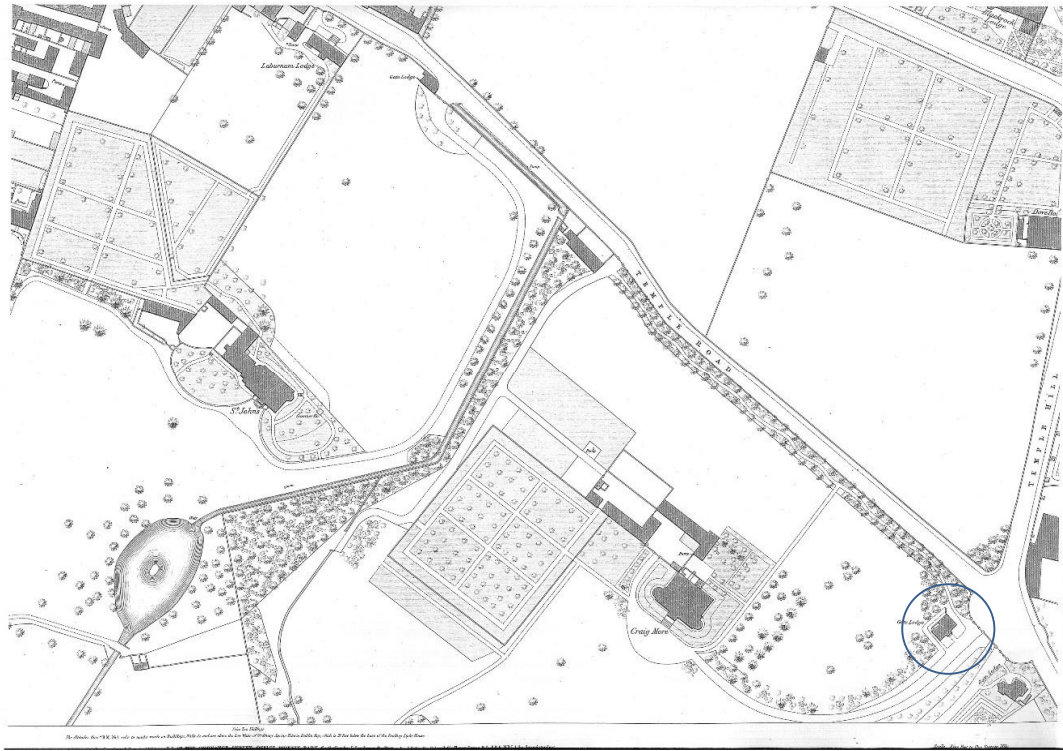
Gate-lodge with new (1980s) boundary treatment.

The c.1866 gate-lodge which survives is on the new boundary wall at Temple Hill and has been unoccupied for some years. At the time of its construction, it was part of a composition which included the vast (30m wide) double gateway which served both Craigmores and Dunardagh.

J.A.K. Dean⁵, describes this lodge as a of a pattern to be found in a number of other locations and suggests that the demolished west lodge was the only approach for more than a decade. However, the 1865 and 1867 maps do not seem to bear this out and it seems unlikely that main entrance was ever at the north corner of the sit. .

⁴ Dun Laoghaire County Council Blackrock Local Area Plan 2016

⁵ J.A.K. Dean, *Gate Lodges of Leinster – a Gazetteer* (Wordwell Books, Dublin 2016)



1867 OS Map

Note: lodge now shown as having been built since 1865 map



New boundary wall

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4.0 Proposals and their Potential Impact

The design, which is described in detail in the architect's statement, is to retain a clear area of parkland directly on the central axis of the main house, and to flank this space with a symmetrical composition of suitably scaled buildings of a restrained design. The avenue will be retained and reinforced with new trees and additional planting. The later accretions to the north-east and south-west of the house, will be removed and replaced with high-quality design apartment buildings which will be detached from the house, and reopen its side elevations. A new, light, contemporary building of single storey over basement will be placed to the rear (north-east) of the house, but be detached from it so as to retain the legibility of the house. The rear (north-east) elevation which is partially obscured and much altered and diminished would be remodelled. This responds to the series of open courtyards proposed along Temple Hill and creates an improved visual connection to the site as seen from Temple Hill.

The main house would be sensitively subdivided into apartment units, maintaining the principal rooms, including the entrance hall and central staircase, and their architectural features. Living and dining spaces would be located towards the front and end bays of the house thus availing of southerly aspect and views.

4.1 Analysis of Proposals to convert St Teresa's House from Institutional Dwelling to Apartments.

Introduction

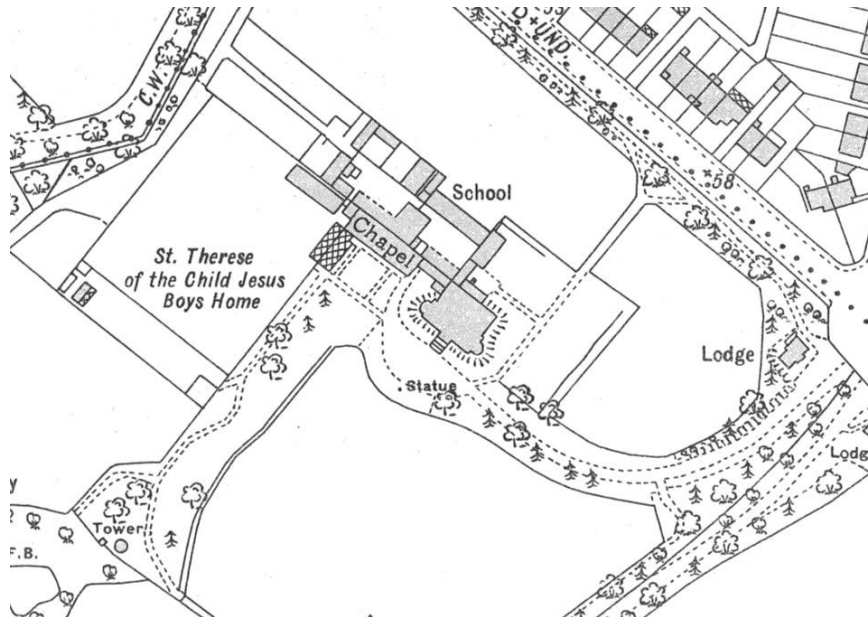
Between the time of its construction in 1862 and its transfer to the order of the Daughters of Charity in 1925, the house appears to have functioned as a single-family dwelling and to have been laid out in accordance with the customs of the late nineteenth/early twentieth century, with reception at middle, or entrance, level, bedrooms at the upper level and servants' quarters/kitchens in the basement. The central main entrance is reached via a flight of external steps leading to an outer hall which serves a pair of very large (9.5m x 5m) reception rooms to the front and a central double height atrium or hall serving four smaller rooms (5.8m x c. 4.0m) to the rear. The hall was very likely to have been lit by a timber-framed glazed rooflight.

The plan is a little unusual in being three rooms deep. The larger rooms to the front have three-bay semi-circular bay windows to the sides on all three levels.

Following the establishment of St Teresa's School, which was a school for orphan boys, the property has undergone a number of significant changes, most of which are, fortunately, reversible.

In 1926 outbuildings to the north of the house were converted to a "National School" and plaque to this effect is displayed there. This school was connected to a stable block forming a T shape, with the stable wing being perpendicular to the main house. Around the same time a tall three-storey building, at one stage

called “Maryville”, and labelled on the 1940 OS Map as a “Chapel”, was constructed to the north-west of the house. Link blocks between Maryville and the main St Teresa’s House, and St Teresa’s and the stables, are also shown on the 1940 OS Map. In 1946 another school building was constructed to the north-east of St Teresa’s but detached from it. Finally, in 1962 a large modern flat-roofed school was constructed to the east of St Teresa’s.



Ordnance Survey Map 1940

In St Teresa’s House it has not been established at what dates various internal alterations took place, but the current layout of the house, which appears to have been in place for some decades, is as follows:

Entrance (Hall) Floor:

The original entrance steps and projecting single storey porch are original and in good condition. The outer hall is original and in good condition. There are two, likely original, false doors to the reception rooms at the rear of this hall.

The two principal reception rooms are largely original and in good condition. The western room has been fitted out as a communal kitchen and dining room.

The two rear rooms to the south-east side are original and in good condition. On the north-west side of the central hall there is a service corridor, likely to be original, which serves the front reception room, the two western rooms and leads to a back door. The back half of this corridor has a door to the stairs to the basement and along with the north-west room is some 450mm lower than the general hall level.

The inner, or main, hall appears largely original save for the insertion of a store beneath the second, transverse flight of stairs to the first floor. It is possible that the original stairs to the basement was parallel to and beneath this flight and accessed from the main hall. The hall may have originally extended to the back of the house as discussed above.

The rooms of the entrance floor generally have original joinery (windows, shutters, architraves, doors and skirting) and plasterwork and fire surrounds and inserts and these are all generally in good condition.

Lower Ground Floor

The lower ground floor has a broadly similar layout to the hall floor and all its principal walls are aligned with those above. However, it has been extensively remodelled to provide catering and other services for a large school and has an industrial sized kitchen, complete with extractor hoods, installed on the west side.

The stair from the hall level arrives into the central area which is in near darkness due to the presence of store rooms at the rear of the hall which block the rear windows. The stairs are not thought to be original having no traditional detailing or handrails.

Some of the external windows are blank but with niches and cills to the exterior and these are likely to have been blocked up a later time. The window and external doors are later aluminium and timber framed units with replacement granite cills with stools. The lower ground floor is devoid of any architectural features or decoration, including doors or architraves.

First (upper) Floor

Unlike the two lower floors, the principal spaces have been much altered and sub-divided, with the exception of the south-east room which has been retained as a chapel. The other two front rooms and the four rooms to the two sides, have been SUB-divided, with stud partitions into small single bedrooms, currently occupied by members of the Daughters of Charity. Although the window sashes and architraves are largely intact and the plaster work to the landing to the rear rooms remains largely in place, in the front rooms it appears to have completely removed and the original ceilings replaced.

Services

The plumbing has been much altered over the years to serve multiple washbasins, baths, showers and w.c.s and the installation of a hot water heating system. Similarly, wastes have been provided for all the above and while some of the pipework is external it is assumed that much of this is carried through notched floor joists and some vertical boxes. Extensive damage to joists is not unusual in the installation of plumbing systems and the integrity of all joists will be examined.

An electrical system is presumed to have been installed initially in about 1900 and replaced around the time of the establishment of the school in 1925. It is likely to have been altered, extended and replaced several times since that date and there are likely to be many conduits and other wiring routes concealed behind plaster and running through joists.

Externally

Externally, the building is not in good condition, having an unpainted render façade with granite parapet, string course and cills. The render is cracked in places and some windows are blank as noted. The rear (north-east) façade is much altered and detracts very much from the appearance of the building.

The original roof profiles are in place, these being a U-shaped plan A roof with hipped ends and lead-rolled flat roofs to the bays.



Aerial View of Roof

The Proposals

The proposals for the conversion of the house to six number apartments are detailed below.

The starting point for the proposals is guided by Conservation principals set out in Chapter 7 of the Architectural Heritage Protection Guidelines.

Paragraph 7.3 states:

Keeping a Building in Use

7.3.1 It is generally recognised that the best method of conserving a historic building is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest. Usually the original use for which a structure was built will be the most appropriate, and to maintain that use will involve the least disruption to its character. While a degree of compromise will be required in adapting a protected structure to meet the requirements of modern living, it is important that the special interest of the structure is not unnecessarily affected. Where a change of use is approved, every effort should be made to minimise change to, and loss of, significant fabric and the special interest of the structure should not be compromised.

With this in mind, and conscious that the building, although built as a residence, has been in institutional use for many years. it is proposed that the building it is proposed to restore it to residential use. Whereas it was practicable to retain a building of this size as a home for, perhaps, fifteen members of a religious order, with extensive kitchen and laundry facilities for a residential school, the building is not of appropriate size for single family living today. It is therefore considered reasonable to sub-divide the house into a number of apartments. Have carefully studied the existing plans and following preliminary discussion with the Conservation Officer, it was quickly realised that the structure and plans lend themselves to being simply converted to six large two-bedroom apartments each of between 100sqm and 140sqm, significantly in excess of government guidelines. This layout, of two apartments per floor, will maximise the retention of existing original rooms, particularly the principal rooms at the front of the house, and minimise the loss of historic fabric, while at the same time preserving all the important decorative and architectural features.

The apartments are described below:

Lower Ground Level (Apartments H1 and H2)

Because the ground to lower ground floor stairs are not original, and the central hall is a relatively unpleasant space which would serve little purpose as a common area, it is proposed to remove the stairs and incorporate the valuable floor area into the two apartments on this level. This requires the provision of new entrance doors from the exterior, which are proposed in the side walls of the steps to the main entrance steps where two lower ground floor windows already exist. This can be achieved with negligible loss of original fabric.

This arrangement also obviates the need for complex fire lobbies or controls between the lower ground floor

stairs/hall and the upper floors and allows a much more pleasing entrance for the two lower ground floor apartments than would be available if accessed from the main hall above. To the east and west of the bay windows, the ground levels will be pulled back to provide sunken terraces serving the living areas of Apartments H1 and H2. The steps to the eastern side will be removed.

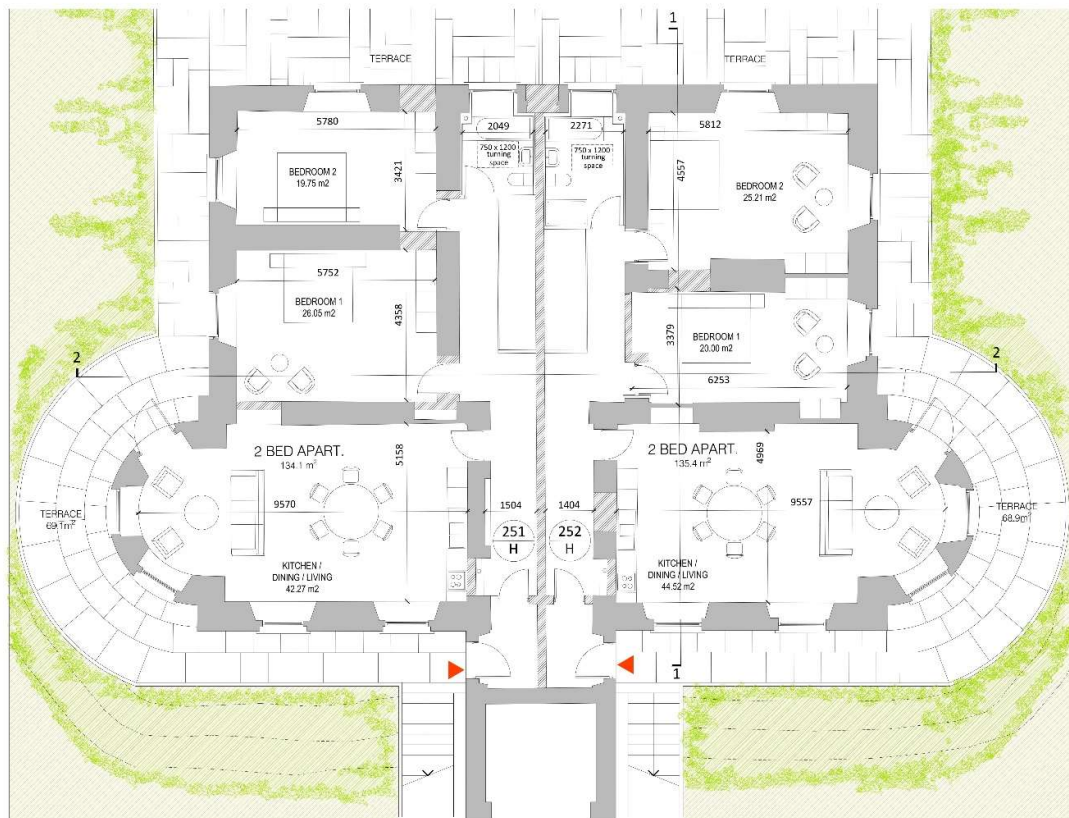
Apartments H1 and H2

The principal proposed works in these apartments are the construction of a central spine wall and the formation of two new entrance doors as described above. The wall will be of sound and fire-resisting construction and its construction will be reversible.

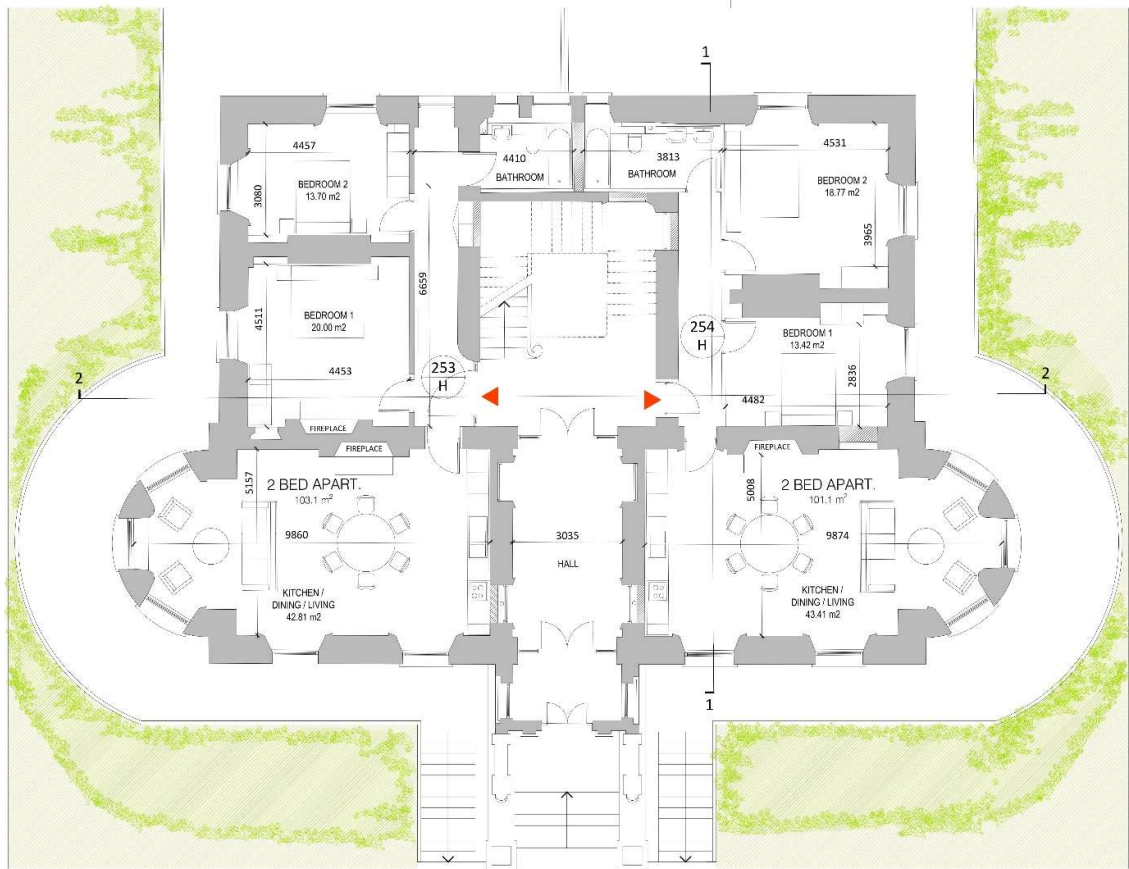
New but subsidiary steps will be provided on either side of the main steps.

Previously blocked up windows to the bay windows on either side will be reopened and provided with sliding sash windows in timber to match the originals. The doors to the middle room of either side will be blocked up to cill level and new windows and cills inserted. As these are now to be bedrooms, direct access to the outside is not required nor desirable. Instead, the northern windows in each bay window will be converted to doors. The leaves will have glazed panels to the same design as the adjacent windows with solid timber lower halves. This is a common 19th century device.

The plasterboard ceiling to the entire lower ground floor will be removed to permit the installation of M & E services in the hall floor void, and then replaced with fire and sound resisting construction.



St Teresa's House Proposed Lower Ground Floor Plan



St Teresa's House Proposed Upper Ground Floor Plan

Entrance (Hall) Floor. (Apartments H3 and H4)

Here it is proposed to retain the original porch and outer hall with all their architectural and decorative features, but to close off the doors leading to the reception rooms to each side, (already closed off in the case of the west room). The two doors nearer the front will be positioned slightly further into the hall to permit the insertion of a vertical services riser.

The inner hall, will also be largely retained as it is. However, the cupboard beneath the second, middle, flight of stairs will be removed, revealing the panelled soffit to this flight. The door to the small room to the rear will be blocked off as will the door to the north-east room, but the door leaves, frames and architraves retained.

Apartment H3 (western side)

In the case of the western apartment (H3), the existing corridor will serve as its hallway. It is proposed to block off the entrance to the lower ground floor stairs, retaining the door in place

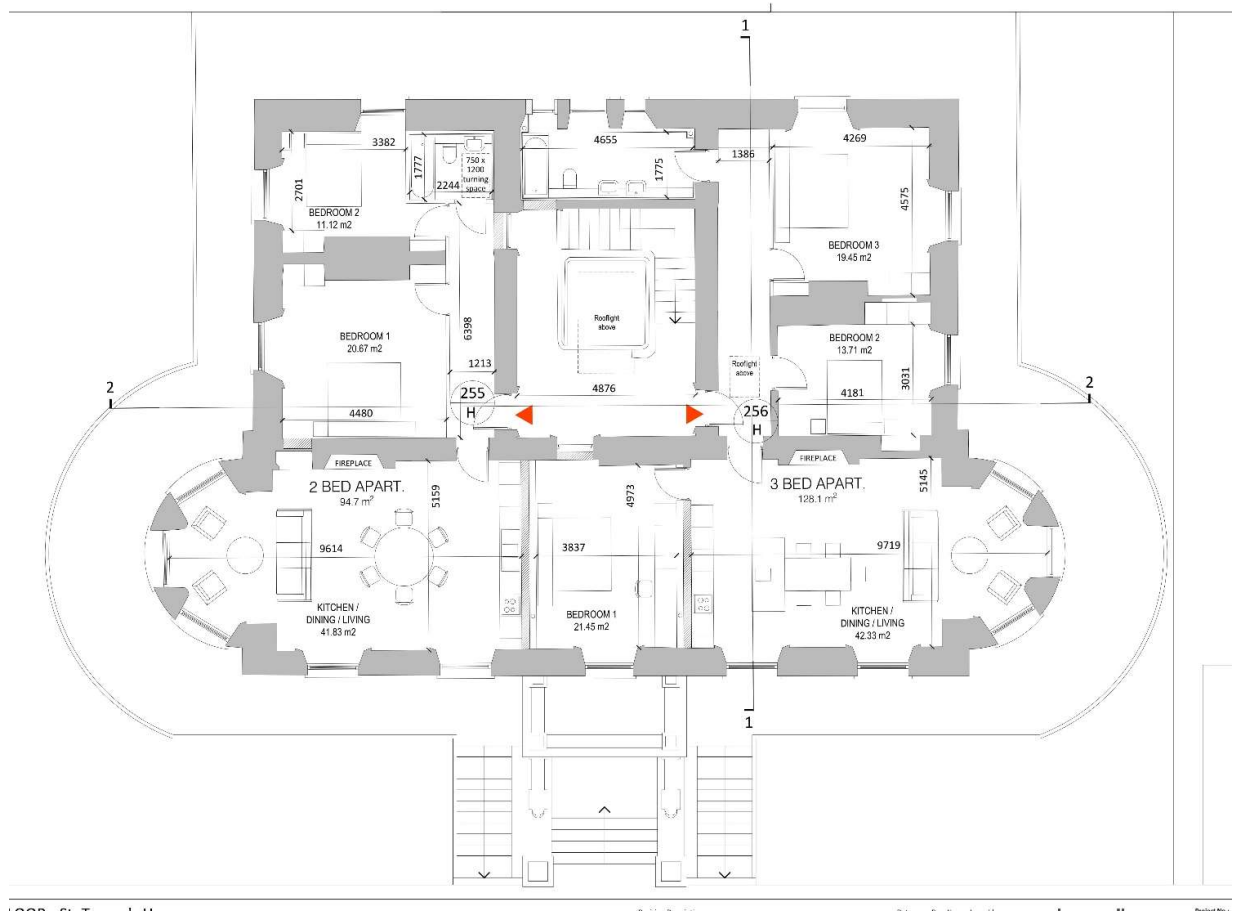
The rear part of the hall, and the north-west room, which are currently at a level 450mm lower than the hall

floor generally, will be fitted with a new floor to raise it up to the hall level. This will improve ease of movement within the apartment and the relationship of this room's floor with the window cill height, as well as giving normal ceiling height in the rooms below.

The window in the north-west facing wall will be re-instated and the existing stairway connection to the adjoining three storey building removed. Bedroom 1 of this apartment will be the existing space. The main reception room will serve as the living/dining/kitchen with the seating area in the north-west facing bay window. The kitchen counter and units will be located along the south-east wall of this room.

Apartment H4 (eastern side)

Generally, the treatment for this apartment will be the same as for H3. However, the hall/corridor parallel to the main, common, hall will be newly inserted with an opening formed between the middle and rear rooms on this side.



St Teresa's House Proposed First Floor Plan

Upper (first) floor (Apartments H5 and H6)

The main stair hall and landing will be retained as it is currently laid out, with the addition of an historically appropriate timber rooflight/lantern which may function as an automatic opening vent and a roof access hatch. The bannisters will be brought in to Building Regulation compliance by the addition of a brass rail on top.

The attic spaces will be retained in the ownership of the management company and not devolve to individual apartments. Access, or inspection purposes will be provided by a hatch or hatches accessed from the exterior at roof level These in turn will be accessed through the opening roof light of the main hall.

The attic spaces will be thermally insulated and firestopping will be provided above compartment walls between the two apartments and the hall

Apartments H5 and H6

These apartments are broadly similar. The front rooms are devoid of decorative plasterwork. Historically appropriate new plasterwork modelled on existing examples found elsewhere in the rear rooms of this floor will be carried out by specialist historic plasterwork contractors.

The later partitions which sub-divided the original spaces will be removed and these spaces will be generally restored to their original dimensions. On the western side, Apartment H5, the corridor/hall in the middle room on this side will be retained, but the non-original partition will be removed and reconstructed. A bathroom will be inserted in the rear room, with the remainder of this room forming Bedroom 2.

On the eastern side, Apartment H6 is significantly bigger by virtue of it including the middle bays at both front and back. In this apartment the internal corridor already partially exists and will be extended north-eastwards to access the large bathroom to the rear. This room will retain the existing Wyatt window, but with the heads raised to align with those adjoining. To the front, above the hall, a third bedroom has been provided.

Generally

Joinery, including sashes, frames, shutters and boxes, doors and architraves and skirting will be retained and repaired where required. Where historic doors are required to have upgraded fire-resistance, this will be done with the use of intumescent systems and concealed closers. Other decorative features, e.g. plasterwork and fire surrounds will be retained in situ and repaired and cleaned. Timber boarded floors on the top floor and hall floors will be carefully lifted to permit the installation of mechanical and electrical services, and fire and sound resisting upgrading, and replaced using the original material.

Where original historic doors are to be blocked off, the door itself and architrave and, where possible, lining will be retained in-situ on the side of the room of greater importance, and the fire-resistant plasterboard construction will occur on the opposite side.

Externally

The external render will be inspected and analysed. Cracks and any small areas of unsound plaster will be cut away and replaced with a lime-based plaster to similar proportions of sand, lime, cement or other materials as appropriate.

The roof will be stripped of its existing covering and re-slatted using natural slate on a breathable roofing membrane and with high performance insulation at ceiling level. New rainwater goods, cast-iron where appropriate, will be provided.

Landscaping

Landscaping will be designed by qualified landscape architects using materials and plants appropriate to the historic setting of the house. The existing tarmacadam forecourt will be replaced with a warm coloured gravel and the existing iron railings re-used in a similar position.

4.2 Gate Lodge

It is part of the proposed development that the gate lodge, which sits somewhat uncomfortably close to the boundary wall, would be dismantled and rebuilt, using its main architectural features, in a location close to where the avenue to the new development branches off the main avenue serving St Catherine's. This is essential in order to reconfigure the vehicular entrance and junction to the site which does not meet current road design safety standards.

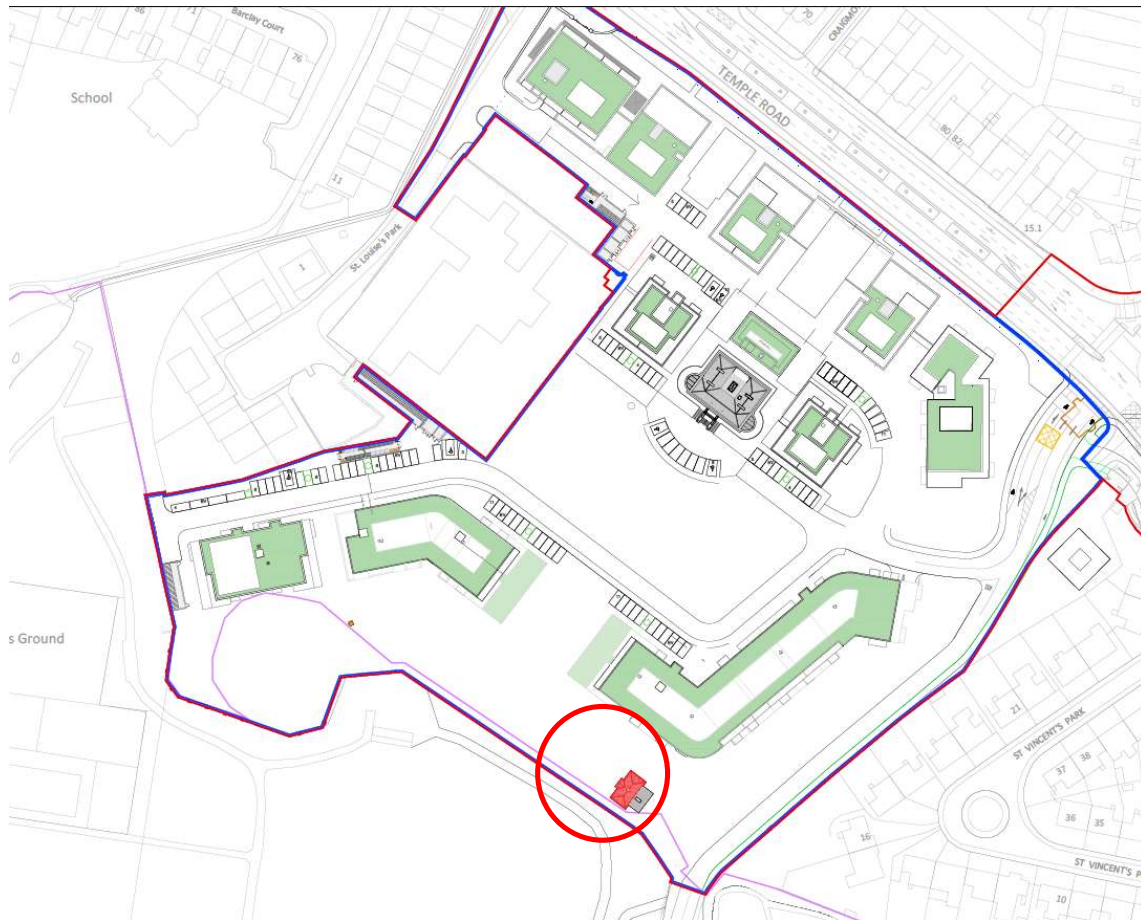
If it is accepted that the current junction design at the entrance is below standard and is required to be upgraded in order to allow any development of these lands as envisaged by the Local Area Plan, in our view it is not only reasonable, but essential, to relocate the lodge.

Our separate "Gate Lodge Conservation Report" addresses this issue in detail.

The gate lodge was inspected and consists of a small entrance hall and two main rooms, with a later lean-to extension to the rear. The original lodge would have been approximately 40sqm and it is now approximately 70sqm, having been extended at some date after 1936. The joinery, i.e. internal doors and windows and shutters are in good condition as are the fireplaces. There are no other internal decorative features. The building is of rendered stone. If it were to be moved it would be a relatively straightforward process to carefully dismantle the main decorative elements, with external stone work, and roof structure and fascia (the gutters are of uPVC. and roof of fibre cement slates) and to re-construct the building in a new location with using the rubble stonework of the original. Where brick has been used, for example around openings, the bricks can be cleaned and re-used.

4.2.1 Moving a Protected Structure

The proposed location of the reconstructed gate lodge is shown below.



Site Plan 2021

O'Mahony Pike Architects

(Gate Lodge circled in red)

The Architectural Heritage Protection Guidelines for Planning Authorities note, (para 6.8.11) that permission may be only granted for the demolition of a protected structure in exceptional circumstances and only when the strongest justification is made with input from an architect or engineer with specialist knowledge.

With reference to *relocating* or *moving* protected structures, the guidelines also state (para 13.9.2) that this should only be permitted in exceptional circumstances but here it states that the planning authority should be satisfied that every alternative has been properly explored.

The proposal in relation to the gate-lodge is to move or relocate the structure and to reconstruct it in another position related to St Teresa's house. Demolition, which the Act only permits in exceptional circumstances, means the complete destruction of a structure and the total loss of its fabric, without possibility of repair. The proposal here is to carefully dismantle the structure and to re-use almost all those elements of its fabric

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which are identified as being original fabric in the reconstruction of the structure, in another position some 200m from its current position

We note that a special meeting of Dun Laoghaire-Rathdown County Council on 10th February 2015 passed a motion;

“That this Planning Authority pursuant to Section 11 (5)(c) of the Planning & Development Act 2000 (as amended) resolves to amend the Chief Executive’s Draft Development Plan as follows:- Gate Lodge – Entrance to Daughters of Charity Lands , Blackrock

Specific Local Objective:

“That the Gate Lodge at the main entrance to the Daughters of Charity Lands (Dunardagh, St. Catherine’s & St Theresa’s be retained in situ and be designated a Protected Structure.”

Circumstances justifying permission to deconstruct and reconstruct the Gate Lodge

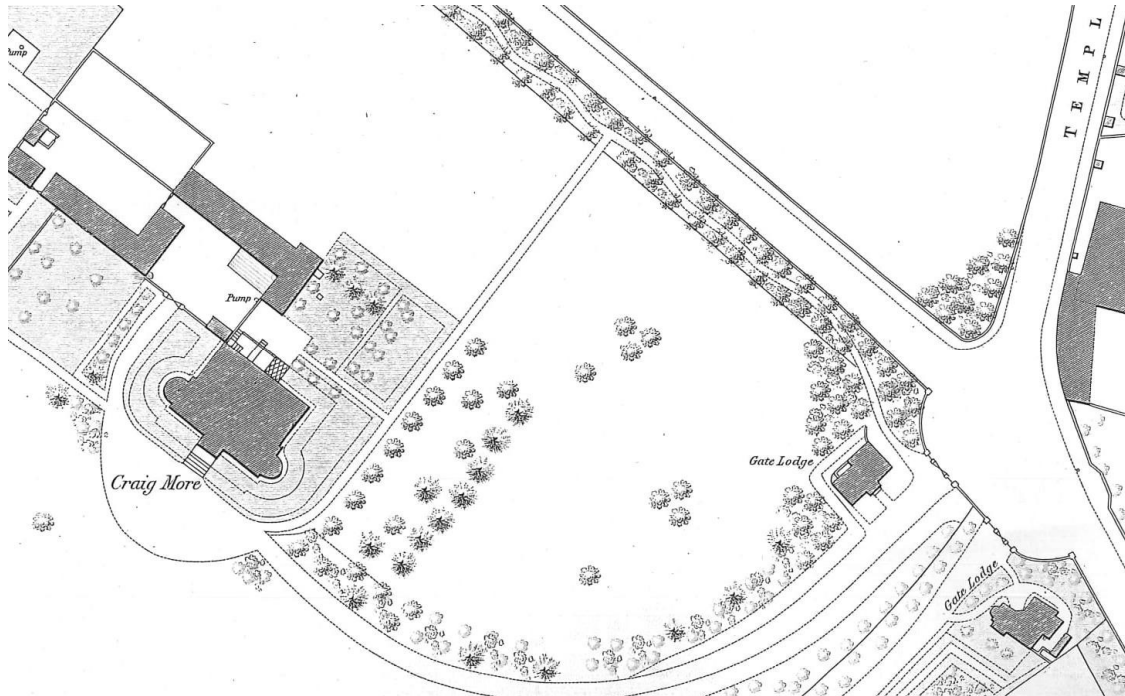
The following matters are considered in determining whether justifying circumstances exist:

a) The extent to which the structure in question is linked to its location.

The structure is in its original location, as is its parent structure, and a link does therefore remain. However, the context of this location has changed irreversibly. The gatehouse was originally (c.1867) located some meters inside a very wide (30m/100 ft) entrance gateway having two pairs of gates and a double driveway or avenue, with a second lodge serving another house located on the opposite side of the double avenue. The gate lodge was conceived as a composition of three distinct structures each having a particular relationship with the boundary and public road and with each other. That context has now been lost, largely due to the construction of the Blackrock Bypass in the late 1980s and the link to the location much weakened as a result.



Original 30m wide gateway in new (1988) position



**1867 O. S. Map
showing 30m wide gateway, double avenue and two gate-lodges**

Since the completion of the Blackrock town bypass in 1988, this visual relationship has been destroyed. The centrepiece of the composition, the gateway, has been removed and reassembled at another location at the north-western corner of the site and the opposite gate-lodge and parallel avenue have been removed. Furthermore, the boundary of the site has been moved southwards, so that instead of the lodge being located some meters inside the boundary walls, as was traditional, the building now sits awkwardly on top of an inappropriately detailed new boundary wall. A poorly designed lean-to extension has been constructed to www.oneillarch.ie

the rear. The slates are now of artificial material and the rainwater goods of plastic. A galvanised steel railing has been installed close to the entrance door in a position where no such boundary previously existed. A pastiche 19th century gateway was constructed some distance behind the lodge, bearing no particular relationship to it and further detracting from its setting.

The lodge is at the corner of a dangerously convoluted cross roads with multiple traffic lanes, turning lanes and cycle lanes and fifteen traffic light poles with safety barriers which further detract from its original parkland setting.



Lodge and lean-to and new boundary wall in un-coursed rubble



Lodge and 1988 gateway

(b) Whether the protected structure can be removed and relocated intact.

We are of the opinion that it is a relatively straightforward operation to carefully dismantle this small building and to re-use the original materials to reassemble it in its proposed new position at near the boundary with Rockfield Park. It will be possible to re-use all roof timbers which are not completely rotten, and all windows and shutters, shutter boxes and fire surrounds. The granite cills and plinths can be re-used without any expected loss. The external and internal walls would be rebuilt using the original stone of which it would be expected to salvage approximately 80% of the original pieces. We set out a detailed method statement in our Gate Lodge Conservation Report.

(c) Whether the protected structure can be disassembled without any significant change in its conservation status apart from the locational context referred to above.

We believe the above works can be carried out without affecting the conservation status of the building. We note that the building has not been the subject of an historical analysis and that its special interest under any of the eight categories specified in the legislation, (architectural, historical archaeological, artistic, cultural, scientific, technical or social) has not been assessed. Significantly, the most important element of the ensemble, the gateway, has already been disassembled and reconstructed and it is an objective of the planning authority to disassemble this structure again and to relocate it. In the proposed new location the lodge would mark the entrance to the St Teresa's grounds and have a more direct architectural relationship with the main house than is the case at present.

(d) The extent to which its designed use is capable of being fulfilled in its existing location.

The designed use of the lodge was to provide a modest residence for a member of staff of the household who would presumably carry out maintenance duties on the property and provide a level of security by screening or observing callers and closing the gates at night. This use is assumed to have changed, or possibly ceased, around the time of the establishment of St Teresa's in 1925.

5.0 Impact on Setting/Architectural Character

Great care has been taken in the design of the development to respond to the setting of the house and to retain the look and feel of a parkland setting. The sweeping drive leading to a formal arrival area is retained, as is the open parkland to the front of the house and the views of the house from there. Views of the parkland, and Rockfield Park beyond, from the principal rooms of the house are also preserved. The austere three-storey building to the north-west of the house and the sprawling flat-roofed 1962 school to the east, now demolished, greatly diminished the house from any viewpoint. While the proposed development will alter the setting of the house, it is submitted that the changes are positive.

The house was designed in the classical tradition as a formal grand house set in a parkland and with views to the hill in the distance. It is of interest because of its traditional large house layout with formal gates, lodge, winding avenue and formal arrival place, and secondary working spaces such as stables, greenhouses and walled garden. Much of that quality was lost with the building of the tall three storey building to the north-

west of the house, the large-scale accommodation and teaching spaces abutting the main house, and the disposal of the walled garden to the Alzheimer's Centre. Perhaps the change with the greatest impact was the creation of the Blackrock By-pass which severed a sizable swathe of the lands, but also necessitated the relocation of the grand entrance gates and the realignment of the avenue. Of the original design intent, little remains other than the area in front of the house.



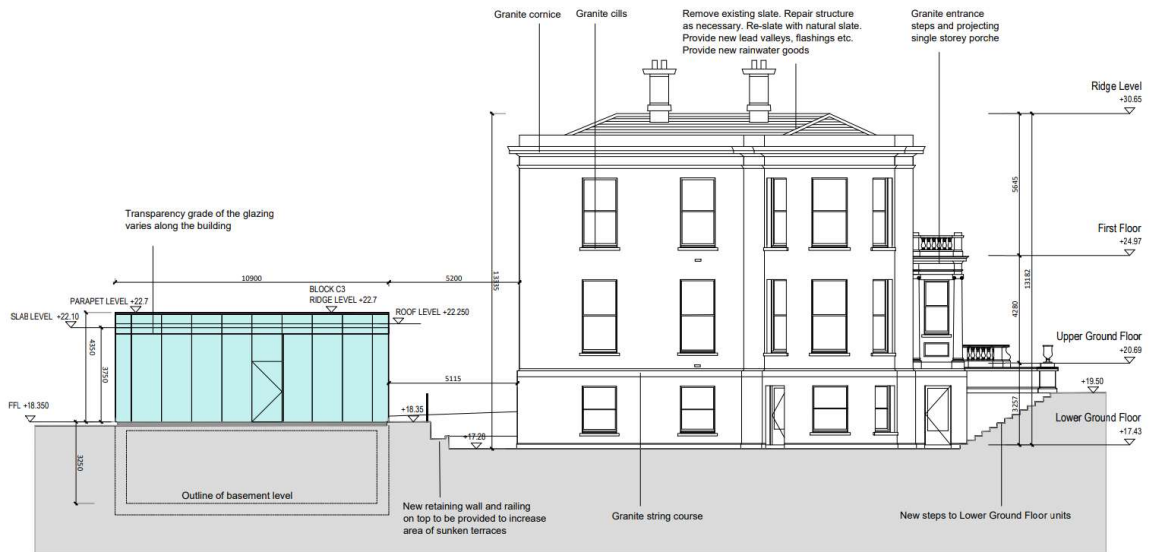
Site Plan 2021
O'Mahony Pike Architects

The current design (above) responds to consultations and workshops with the Planning Authority professional staff and within the design team. Block C3, which houses the residents' amenity facilities, forms a new north-eastern elevation to replace the existing, unsightly, jumble of forms, and will provide a new enhanced relationship with Temple Hill and the proposed entrance plaza, forming a new focal point for the house. Although not abutting the house, it is, in effect, an extension to it, and uses light and complementary materials. Legibility is enhanced through the provision of a generous 5.2m metre separation distance which also affords "breathing space" to the rear elevation.



NORTH ELEVATION + BLOCK H

St Teresa's House and Block C3 – OMP Architects Not to Scale



WEST ELEVATION

St Teresa's House and Block C3 – OMP Architects Not to Scale

As is evident from the photographs below, the rear elevation of the house was not designed to be viewed, especially from afar, and had outbuildings and stables obscuring it from the time of its original construction. Further accretions, in the form of the high-level and low-level link blocks, the open-sided shelter, the 1946 school and the 1962 building further detracted from the appearance. The stripping away of these additions and their replacement with a well-designed subordinate building, will greatly enhance the current setting.

Block C1 replaces the three-storey building which is of inappropriate scale and detail. Blocks E4 and E5 are over 60m from the façade of St. Teresa's, thus preserving the sense of space to the front of the house and have a 26m wide space between them affording views of the park and the mountains beyond, as required by the Local Area Plan, (D15).

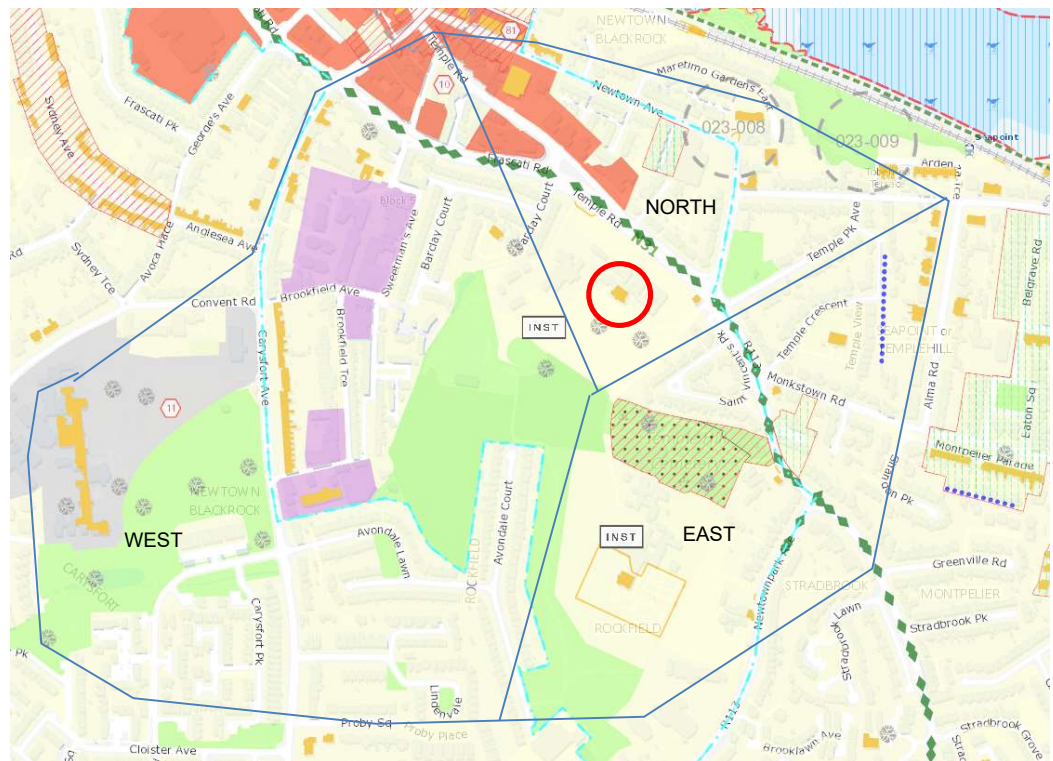


Rear of Building and Stables

The area had undergone significant changes since its original development and evolution from the place called “Newtown” or “Newtown at the Blackrock” in the 14th Century.

The scope of this assessment considers the impact of the development on the surrounding area, in particular the Protected Structures, Architectural Conservation Areas and candidate Architectural Conservation Areas. In this regard, ARC, the firm preparing the Visual Impact Assessment took photographs from a number of additional, more distant, viewpoints and these are indicated below.

These may be broadly grouped into three sectors, West, North and East. The views from the South are assessed as not being relevant to Architectural Heritage, as the nearest building Protected Structure is All Saints’ Church on Carysfort Avenue, a distance of 675m from the proposed development.



- Protected Structures
- Record of Monuments and Places (For Areas of Archaeological Potential)
- Architectural Conservation Area
- Candidate Architectural Conservation Area

Extract from Dun Laoghaire Rathdown Development Plan 2016 - 2022

Showing Protected Structures , cACAs and ACAs as per DLR key

With WEST, NORTH and EAST sectors superimposed

St Teresa's House in red circle

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In the Western sector, a representative viewpoint is H, below, taken from the western end of Convent Road, off Carysfort Avenue.



View H

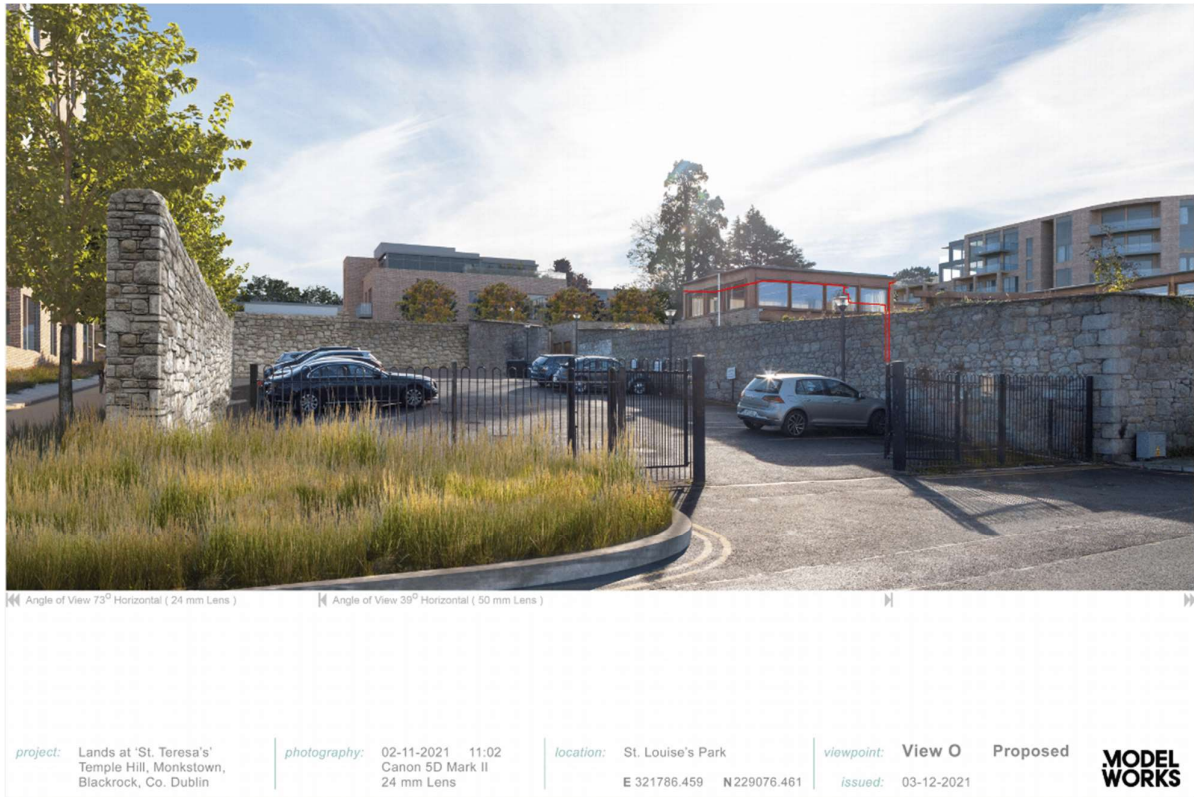
This viewpoint, with the proposed development outlined in red, shows that the visual impact of the development will be slight, and thus its effect on the setting of the Protected Structures on Carysfort Avenue, notably those Prince Edward Terraces, Upper and Lower. There will be views of the development from the upper floors of these houses, but they will be distant at over 400m and seen over the roof tops of four rows of terraces houses and an apartment development



**View westwards over Prince Edward Terrace (foreground) towards site (outlined – approximately)
(Google Earth 9.11.2021)**

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Other views from the west, from the Blackrock By-pass (J) and St Louise's Park (O) are assessed as having low impact on Architectural Heritage.



St Louise's Park



project: St. Teresa's, Temple Hill Monkstown,
Blackrock, Co. Dublin

photography: 25-08-2021 15:26
Canon 5D Mark II
24 mm Lens

location: N31 at Carysfort Avenue

viewpoint: View J Proposed
issued: 03-09-2021

**MODEL
WORKS**

Blackrock By-Pass



DEVELOPMENT AT ST TERESA'S, BLACKROCK • MEDIUM AND LONG DISTANCE IMAGES

Map 2



Key Plan by ARC for Visual Assessment

In the Northern sector, the most significant structures or areas of heritage value are St John the Baptist's Church on Newton Avenue/ Temple Road and the Architectural Conservation Area Newtown Villas.

Of these, the proposed development is judged not to have an effect on the setting of the church, nor on the outlooks therefrom. It will be prominently visible from the grounds of the church, but we assess this as being of slight impact in the context of the construction of the Blackrock by-pass and the recently developed cluster of mid-height buildings at its western end.

In the case of Newtown Villas, an ACA, it is clear that the development will have a significant effect on its setting as described in para 13.8.3 of the Architectural Heritage Protection Guidelines. It is noted that the view southwards into the street is considered to be one of two "significant views". The before and after views are shown below. However, the guidance is that proposals should not have an adverse effect on the special interest. We submit that the effect on the "significant view", while significant, is not adverse, and it is noted that the ACA objectives do not preclude or refer to development outside the ACA.

In the Eastern sector, the two most important views are from Montpelier Parade and Neptune House, an Architectural Conservation Area and protected Structure respectively.

In relation to Montpelier Place, we submit that the alteration to the view is “not significant” and that therefore no adverse effect will be caused to the setting of these buildings.



project: St. Teresa's, Temple Hill Monkstown,
Blackrock, Co. Dublin

photography: 25-08-2021 14:31
Canon 5D Mark II
24 mm Lens

location: Montpelier Place

viewpoint: View E Proposed

issued: 03-09-2021

**MODEL
WORKS**

At Neptune House, a large detached 19th century house, not unlike St Teresa's., the effect of the proposed development on the setting will be significant, as seen from some angles. We assess this effect as not being adverse and note the already significant changes to its setting brought about by recent development within its curtilage



project: St. Teresa's, Temple Hill Monkstown,
Blackrock, Co. Dublin

photography: 25-08-2021 17:54
Canon 5D Mark II
24 mm Lens

location: Propest Hill

viewpoint: **View I** Proposed
issued: 03-09-2021

**MODEL
WORKS**



project: St. Teresa's, Temple Hill Monkstown,
Blackrock, Co. Dublin

photography: 25-08-2021 14:11
Canon 5D Mark II
24 mm Lens

location: Temple View

viewpoint: **View C** Proposed
issued: 03-09-2021

**MODEL
WORKS**



**Neptune House (centre) and recent development within curtilage
(Google Earth 9.11.21)**

In developing their design, the architects sought to maintain the sense of arrival and the open space on axis with the main entrance and, in our view, have done so successfully.

The key elements of the design as they affect Architectural Conservation are:

- Maintenance and improvement of a tree-lined avenue as an approach to the main house;
- Retention of the arrival area to the front of the house;
- Removal of the abutting extensions to the west and north;
- Improving the rear (north-east) elevation of the main house by removing later extensions and constructing a new building detached from it.
- Preservation of an open view of and from the house on the north-east/ south-west axis;
- Opening of views of the grounds from Temple Hill;
- Maintenance of mid-rise heights for new buildings respecting the scale of the house;
- Reconstruction of the gate-lodge to a new location to make safe the main site entrance and the retention of this building in active use;
- Restoration and maintenance of the fabric of the main house while sensitively adapting it for apartment use.

In summary, the design provides significant improvement and enhancement to the setting to the house and its relationship to its wider context, integrating it into the site masterplan.

We note the following advice in the Guidelines⁷:

7.2.2 “Entry into the Record of Protected Structures does not mean that a structure is forever frozen in time. Good conservation practice allows a structure to evolve and adapt to meet changing needs while retaining its particular significance”

7.3.1 “It is generally recognised that the best method of conserving a historic building is to keep it in active use.”

6.8.1 “It will often be necessary to permit appropriate new extensions to protected structures in order to make them fit for modern living and to keep them in viable economic use.”

Conclusion

In our opinion, the proposed development is a good example of the sensitive restoration of an historic structure to its original residential use, from its former institutional use. The design gives rise to minimal loss of fabric, and the works are reversible. The insensitive sub-division of important rooms will be undone. Lost fabric notably lower ground floor windows and first floor plaster-work will be replicated, but distinguishable on detailed inspection from original fabric.

The legibility of, and accessibility to, the house will be enhanced. Views to and from the house and the grounds to its south-west, entrance, side will be preserved. The views of the rear, north-east, elevation of the house will be improved. The re-location of the gate lodge will afford access to this strategically located site which is zoned for residential development. Without this move, the site is land-locked. The gate lodge will be meticulously dismantled and reconstructed in a superior setting at the entrance to the grounds and, in direct view of the main house, where its relevance to the house will be restored. For these reasons we believe the proposals should be welcomed and encouraged.



Garrett O'Neill

Dip. Arch., B. Arch Sc. MUBC FRIAI

Architect

10 December 2021

Appendix 1 Biography of the architect for Craigmore/St Teresa's House

MCCURDY, JOHN

Born: 1824ca Died: 1885

Architect and 'CE', of Dublin. John McCurdy, who was born in Dublin circa 1824, was probably a younger son of William McCurdy, who was living at 20 Denzille Street from 1834 or earlier.(1) He received his professional training in the office of FREDERICK DARLEY, architect to Trinity College, Dublin, and succeeded BENJAMIN HOLEBROOK as clerk of works at Trinity in the spring of 1850 at a salary of £25 per quarter.(2) With the erection of the new museum building at Trinity in 1855, he became 'inspector of new buildings' at a salary £28 per quarter, as well as receiving fees as superintending architect.(3) It was presumably at this point that he became the official college architect, a post which he retained until his death.(4)

In 1872 McCurdy formed a partnership with WILLIAM MANSFIELD MITCHELL which practised from Leinster Steet as MCCURDY & MITCHELL until 1882.(5) Thereafter the directories give the Office of Works at Trinity as McCurdy's only business address. He died at the relatively early age of sixty-one(6) at Elsinore, Dalkey,(7) on 12 September 1885 and was buried at Deansgrange cemetery on 15 September.(8) He was survived by his widow, Lucy (1836-1928) née Heinekey, whom he had married in 1857(9) and a daughter, Agatha Mary (1858-1927), who was married to Adam S. Findlater.(10)

McCurdy played an active part in the RIAI. He was president for the last ten years of his life; the RIAI minutes record his leading a deputation of architects to wait on the new Viceroy, the Earl of Carnarvon, only six weeks before his death.(11) As president, he advocated an updated constitution for the Institute.(12) He was architect to the Commissioners for Education of Certain Endowed Schools from 1873 or earlier to 1883, and to the Benchers of King's Inns. He was also a Blackrock Township Commissioner from 1864 to 1875, when he resigned because, it was thought, 'from the way in which their business was transacted it could not be got through in a reasonable time'.(13) He appeared frequently as an expert witness in building cases. His pupils and assistants included JAMES JOSEPH FARRALL, EDWARD KAVANAGH, WILLIAM KAYE-PARRY, ALBERT EDWARD MURRAY and FREDERICK WILLIAM STOKES.& #160; In his spare time, McCurdy was a keen yachtsman and in 1881 designed a four-ton cutter for fellow yachtsman George Orr Wilson, of Dunardagh, Temple Road, Blackrock.(14)

AAI: elected member, November 1872.(15)

RIAI:(16) transferred from member to fellow, 22 April 1854;(17) reads paper on adaptability of style to purpose and design, 20 May 1854;(18) auditor, 1855-1865 (data missing for 1862 and 1863); council member, 1865-68; vice-president, 1868-1874; president, 1874-1885; chairs conference on Irish architects and public buildings, 1880;(19) resolution passed on his death, October 1885.(20)

RIBA: elected fellow, 28 February 1876, having been proposed by THOMAS NEWENHAM DEANE, WILLIAM HENRY LYNN and THOMAS DREW. (21)
GLFI: admitted Lodge 50 (Dublin), 1853; junior warden, 1855, senior warden, 1855.(22)

Addresses:(23) Work: as Home, below, until 1856; 14 Trinity College, 1857-1861; 1 Harcourt Place, 1862-1865; 10 Leinster Street, 1866-1870; 7 Leinster Street, 1871-1873; 10 Leinster Street, 1874-1882; Office of Works, Trinity College, 1883-1885. Home: 20 Denzille Street, <=1834->=1854; 34 Westland Row, <=1856-1861; St Alban's. Albany Avenue, Monkstown, 1862-69; The Cottage, Newtown Park, Blackrock, 1870->=1872; 11 Trafalgar Terrace, Monkstown, <=1874->=1875; Chesterfield House, Cross Avenue, Blackrock, <=1877-1885; Elsinore, 25 Colliemore Road, Dalkey, at time of death.(24)

From The Irish Architectural Archive.

Conservation Method Statement for conservation and change of use from institutional residential to six no. apartments. St Teresa's House, Temple Road, Blackrock, Co Dublin.

This report was prepared by Garrett O'Neill Dip. Arch. MUBC FRIAI, following on from a number of site visits and meetings which took place between November 2017 and January 2019.

4.1 Method Statement

The works will be carried out with due regard to the Architectural Heritage Protection: Guidelines for Planning Authorities, and the Conservation Charters of ICOMOS². Account will be taken of the Royal Institute of the Architects of Ireland Guidelines, and international and national best practice. The following actions would be taken in the order set out below:

Inspection

Before any work commences the Contractor must carry out a detailed inspection of every element and confirm that the Method Statement is appropriate to the works. Where necessary, where required by the sequencing of opening up or dismantlement, the Method Statement must be adjusted to take account of new information. Where this occurs, the revised statement must be submitted to the Conservation Architect for his approval prior to the continuation of the works

Investigation

In order to facilitate the detailed and accurate recording of the building and its components, limited opening and up and removal of samples off site, may be permitted. This may only take place with the prior written approval of the Conservation Architect. Permission will only be forthcoming where the Conservation architect is satisfied that non-destructive or limited testing is to be carried out. All chimney flues to be surveyed using cctv.

Specialist Drawings and Records

Record documents of specialist areas must be delivered to the Conservation Architect and approved in writing before any removals take place.

² International Council on Monuments and Sites

Drawings

Before commencement, the Contractor is required to provide a full set of survey drawings of specialist areas, including detailing of every element showing its components, joints and profiles.

Schedules

Before commencement, the Contractor is required to prepare a full schedule of all elements to be removed, with each item to be provided with a reference number.

Records

Each element is to be clearly labelled before removal and cross-referenced to the record drawings. Labelling is to be carried out in such a way that the labels can be removed without damage but cannot be removed accidentally.

Photography

Each element must be photographed clearly in such a way that identifies the item and differentiates it from other, similar items, clearly shown the reference number and any distinguishing wear, damage or markings. If necessary, each item must have a number of photographs.

Damage

All damage whether though to be pre-existing or not, must be identified and recorded by the above methods before any disassembly takes place. Any damage which is not so recorded will be deemed to have been caused by the contractor or his workers or sub-contractors. Such damage must be brought to the immediate attention of the Conservation architect who may instruct that appropriate repairs are carried out without charge, or that the cost of appropriate repairs will be deducted from payments due to the Contractor under the contract.

Repairs

Repairs to historic fabric are to be carried out on a like-for-like basis with as much historic as possible to be retained. Where new material is to be added it should be done with regard to the general principle of reversibility

Variations

No variations to the materials or their method of assembly will be permitted without the prior written approval of the Conservation Architect

Protection

The house is a Protected Structure as described in the Planning and Development Act 2000 (as amended) which states, inter alia:

58.—(1) *Each owner and each occupier shall, to the extent consistent with the rights and obligations arising out of their respective interests in a protected structure or a proposed protected structure, ensure that the structure, or any element of it which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is not endangered.....*

(4) Any person who, without lawful authority, causes damage to a protected structure or a proposed protected structure shall be guilty of an offence.

The over-riding objective of the Conservation Works is to retain as much of the original fabric as is practicable in-situ and to protect all such fabric from damage or loss.

The Contractor's Method Statement must address all aspects of protection to the structure and all elements of it which contribute to its special interest.

Existing historical features to be retained in-situ to be protected by the construction of plywood sheeting. This will include boxing to shutters and architraves, the fixing of sheeting to retained door faces, boxing of mantelpieces and the sheeting of window panes to the lower half of windows.

The structure must be protected from water ingress arising from openings in the external envelope. Where windows, doors or roof coverings are removed for repair or replacement, temporary covering must be kept in place. Where other openings are formed either temporarily or permanently, they must be adequately sealed.

Formation of openings for vents and flues.

Where new vents are to be provided, these are to be drilled by a specialist contractor and must not cause any damage to surrounding finishes

Storage of temporarily removed historic fabric

Fabric which is removed for alteration or repair must be stored safely in secure dry dust-free storage areas, and stacked on pallets or laid flat, as appropriate. No fabric may be permitted to have loads imposed upon it.

Scaffolding and mobile towers

Scaffolding may not be fixed directly to the protected structure. Vertical supports must be appropriately placed on bearers which spread the load and protect historic surfaces. Towers must not be placed directly on historic surfaces.

Opening up

Where investigative works are required, they shall be carried out under the direct supervision of and in the presence of the Conservation Architect.

New Openings

Where new openings are to be formed in existing walls, this shall be done with the minimum of damage to the fabric to be retained. The stone of brick masonry shall be neatly re-bedded to form the opening in a pattern to match that of other similar openings in the structure. Under no circumstances may shuttered concrete be used to form new openings.

A sample window head on each elevation on each floor shall be examined by carefully dismantling the top section only of the shutter box. Where window heads are found to be decayed, the inspection shall extend to the entire buildings and they shall be replaced using concrete precast lintols, to the engineer's specification, matching the original dimensions.

Where original sound-proofing pugging material is found between joists, this shall be removed in order to facilitate the upgrading of the fire resistance of the floors.

Where instances of collapse of separating mid-feathers or withers between flues serving separate apartments has occurred these are to be rebuilt by forming small openings in the chimney breast above,

Removals:

Record, number and carefully remove existing floor boards. This must be done by gently rocking and levering the boards loose. Excessive force with cause damage and is not permitted. Do not remove skirting or saddle boards unless necessary.

Remove later non-original partitions identified on drawings. Remove later non-original ceilings in areas specified below. All fixtures and fittings to be removed. Remove floor coverings. Remove concrete floor to lower ground floor and terrazzo finish and plinth. Remove later door-sets.

The following historical elements to be recorded and labelled. Bell-pulls. Gas-light feature. Butler's table.

All existing mechanical and electrical services to be removed. Existing chases to be identified and cable trucking removed

Record and label and Remove skirting only where necessary to install new services. Only entire lengths are to be removed and re-fixed and not cut in situ.

NO JOISTS ARE TO BE CHECKED. JOISTS THAT ARE ALREADY TO BE RECORDED IMMEDIATELY ON THE LIFTING OF THE FLOOR BOARDS AND THE LOCATION AND DIMENSIONS OF CHECK TO BE

CLEARLY MARKED AND NUMBERED ON RECORD DRAWINGS. ANY JOISTS WHICH ARE FURTHER CHECKED WILL BE REPAIRED OR REPLACED IN THEIR ENTIRETY AND THE COSTS DEDUCTED FROM SUMS OWED TO THE CONTRACTOR.

Remove unsound wall plaster and wallpapers and linings.

Record and number and remove door architraves, linings and leaves where these are to have upgraded fire resistance or are surplus to the new layout.

Remove later non-original windows.

Existing vertical riser apertures to be filled in by continuing adjacent construction (timber floorboards, upgraded as described below.

Unsound lime plaster to be removed and replaced with similar lime-based products in accordance with specification

Excess decorative coatings to be removed from decorative plasterwork to ceilings.

Where areas of flat ceiling plasterwork are cracked, or laths have been become detached from floor joists above these may be re-fixed using stainless steel wire and washers. No services may impose loads on ceilings. Ceilings shall be completely protected from all possible damage by whatever cause, especially the installation of services, sound and fire resisting treatments and most importantly the re-fixing of floor boards or their redecoration. Floorboards may be required to be screwed back in place. Where floorboards are to be screwed back in place, the screwheads shall be covered with a wood or beeswax pellet.

General

Remove later extensions to north-east and north-west.

Remove bridge and railings to rear door and retain and railings in storage.

Remove granite paving to rear of building and re-use in new paved areas to lower ground floor apartments.

Remove steps to south-east lower ground floor area.

Excavate and remove all below ground drainage and above ground drainage.

Remove cracked loose, hollow or boasted external render.

Remove external blind boxes.

Remove redundant external services, fixture and fittings, including wires, pipes, dishes and aerials, control and junction boxes

Remove roof slates and ridge and hip tiles and retain ridge and hip tiles in storage.

Sort natural slates into sound and unsound/cracked delaminated or broken. Selection to be carried out by approved historic slating contractor in consultation with Conservation Architect.

Do not remove all battens simultaneously - see roofing specification.

Remove lead flashing and lead flat roof. remove decayed or damp boarding to valleys and flat roof areas.

Inspect and remove if required, timber upstand to rooflight.

Remove cast iron rain water outlets and rainwater pipes and retain for reconditioning and re-use. See roofing specification.

All rooms:

Remove non-original finishes (sheet flooring tiles, carpet, terrazzo) all redundant pipes, services, fixtures and fittings, carefully recording, labelling and storing original historic elements, e.g. butler's table, bell-pull, gas-light fittings.

Floor and ceiling fire and sound resistance upgrade

Lower ground floor rooms

New ceilings throughout instead of existing plasterboard

2 x layers 15mm Gyproc fireline fixed to joist with

1 layer 12.5mm Gyproc wallboard (painted finish) on Casoline MF suspension system with acoustic hangers below to provide service void.

Hall Floor Rooms

Lift all floorboards and re-lay; retain ceilings in-situ

Existing floor boards to be relaid on 9mm OSB smartply on existing joists with Gyproc Plank laid between each joist using resilient acoustic clips.

100mm mineral wool quilt (10.5kg/m³) (AIM/Rockwool) laid between each joist with

First Floor

Lift all floor boards and relay

Existing floor boards to be relaid on 9mm OSB smartply on existing joists with 19mm Siniat GTEC Plank laid between each joist using resilient acoustic clips/angles.

1 layer 15mm Siniat GTEC Fire board fixed between each joist with 1 layer 15mm Siniat GTEC Fire board fixed flush, either side of each joist.

100mm mineral wool quilt (10.5kg/m³) (AIM/Rockwool) laid between each joist above existing retained ceiling

External

Excavate for and lay new separated drainage system in accordance with architect's and engineer's drawings connecting to main system for entire development.

Excavate area of proposed new steps to lower ground floor apartments, form new steps of concrete on hardcore with Wicklow granite finish to treads and risers.

Provide solid granite kerb to outside edge of flight.

Provide brass handrail mounted on wall to main entrance steps.

Provide granite paving to sunken area in accordance with architect's drawings, incorporating existing granite paving at semi-circular bays each side.

Form additional paving as described on architect's and landscape architect's drawings.

B1 /B1A Entrance Lobbies

Remove existing windows. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove glazed screen and door to B2. Form new openings to entrance doors. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new foundation to spine wall separating apartments. Construct 215 blockwork spine wall to separate apartments. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Make good lime plaster to ceiling. Install new electrical services. Install new mechanical services, including underfloor heating. Lay 75mm screed. Install new entrance door screens to detail. Dry-line using Isover Optima dry lining system. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Lay floor finish selected 25mm Stone floor. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Decorate.

B2 Front Hall

Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove glazed screen and door to B1. Remove roller shutter to servery. Block up opening to servery in solid blockwork to same thickness as wall. Form new door opening to B3 as indicated on drawing, blocking up existing opening. Construct new foundation to spine wall separating apartments, Construct 215 blockwork spine wall to separate apartments. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire Resistant floors/walls. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Lay floor finish selected 25mm Stone floor Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Decorate.

Room B3 Main Kitchen

Remove windows. Remove dumbwaiter shaft and mechanism and re-instate floor joists by splicing and bolting on new joists to sides. Form opening in central bay of bay window to match adjacent, and provide new concrete cill to match adjacent, with stools, on dpc. Make good jambs. Form openings in external walls as indicated for new boiler flue terminals. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove door to adjacent rooms. Remove roller shutter to servery. Block up opening to servery in solid blockwork to same thickness as wall. Form new door opening to B3 as indicated on drawing, blocking up existing opening. Lay below ground drainage and ductwork for incoming services, with

bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with Lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Form new vertical riser duct in position shown on plans in wall between B2 and B3. Install new electrical services. Install new mechanical services, including underfloor heating and boiler. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/wall. Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery. And with 25mm painted white deal window-boards. Install new painted hardwood double glazed door with fanlight and timber panel below mid-rail to match proportions of adjacent window, with timber threshold and new granite step, and all brass ironmongery.. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Install kitchen cabinetry and appliances. Decorate.

B4 Back Kitchen

Remove external door screen and frame Build up wall to adjacent cill level Make good jambs. Provide new concrete cill to match adjacent, with stools, on dpc. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove door to adjacent rooms. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls. Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery and with 25mm painted white deal window-boards. Construct new stud or block partitions as indicated on drawings. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Decorate.

B5a/B5b Pantry/Rear Lobby

Remove internal partitions. Remove stairs over. Remove window. Form new opening in NW wall to match adjacent windows height and dimensions and align with windows above. Remove external door screen and frame. Build up wall to adjacent cill level Make good jambs. Provide new concrete cill to match adjacent, with stools, on dpc. Block up external door and re-render in lime to match existing externally and lime plaster internally. Excavate floor including terrazzo plinth/skirting. Lay below ground drainage and ductwork for

incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Remove unsound plaster. Remove ceiling and floor joists over. Remove door(s) to adjacent rooms. Replace removed plaster with lime plaster. Raise floor above by removing joists where possible and reinstalling level with G4b, supported on joist hangers, providing new joists as necessitated by removal of stairs. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services. Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery. And with 25mm painted white deal window-boards. Construct new stud or block partitions as indicated on drawings. Green board to be used in bathrooms. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door.

Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Decorate.

B6 Laundry

Remove internal partitions. Remove windows and door and external door screen and frame. Block up external door and re-render in lime to match existing externally and lime plaster internally. Provide new concrete cill to match adjacent, with stools, on dpc. Excavate floor including terrazzo plinth/skirting. Construct new foundation to spine wall separating apartments, Construct 215 blockwork spine wall to separate apartments. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Remove unsound plaster. Remove ceiling. Raise floor above by removing joists where possible and reinstalling level with G4b, supported on joist hangers, providing new joists as necessitated by removal of stairs. Remove door(s) to adjacent rooms. Replace removed plaster with lime plaster. Remove floor joists over and save for re-use if possible. Form new floor structure over at same level as B4. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services. Install new mechanical services, including underfloor heating, and sanitaryware. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery. And with 25mm painted white deal window-boards. Construct new stud or block partitions as indicated on drawings. Green board to be used in bathrooms. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Tile walls with selected tiles to ceiling height. Tile floors with selected tiles to be finished flush with adjoining timber floor. Decorate.

B7 Central Hall

Remove stairs and cupboards beneath. Remove all doors and glazed screens. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling. Block up redundant openings in solid blockwork to same thickness as wall. Form new door openings as indicated on drawing, blocking up existing opening. Construct new foundation to spine wall separating apartments, Construct 215 blockwork spine wall to separate apartments. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Construct new stud or block partitions as indicated on drawings. Plaster new blockwork with gypsum plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire Resistant floors/walls. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handles, one and a half pairs antique bronze hinges per door. Lay floor finish of elected 25mm Stone floor. Fix new hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Decorate.

B8 Exercise Room

Remove windows. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove door to adjacent rooms. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services. Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls. Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery. And with 25mm painted white deal window-boards. Construct new stud or block partitions as indicated on drawings. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Decorate.

B9 Archive

Remove external door screen and frame. Build up wall to adjacent cill level. Make good jambs. Provide new concrete cill to match adjacent, with stools, on dpc. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove door to adjacent rooms. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete

floor on radon barrier on insulation to detail. Replace removed plaster with lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Install new electrical services Install new mechanical services, including underfloor heating. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls. Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery and with 25mm painted white deal window-boards. Construct new stud or block partitions as indicated on drawings. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Decorate.

B10 Bedroom

Remove windows. Form opening in central bay of bay window to match adjacent, and provide new concrete cill to match adjacent, with stools, on dpc. Make good jambs. Form openings in external walls as indicated for new boiler flue terminal. Excavate floor including terrazzo plinth/skirting. Remove unsound plaster. Remove ceiling, Remove door to adjacent rooms. Form new door opening to B3 as indicated on drawing, blocking up existing opening. Lay below ground drainage and ductwork for incoming services, with bridged openings through existing walls where required. Construct new concrete floor on radon barrier on insulation to detail. Replace removed plaster with Lime plaster. Upgrade ceiling fire and sound resistance of ceiling by providing new, (see general note). Form new vertical riser duct in position shown on plans in wall between B2 and B3. Install new electrical services Install new mechanical services, including underfloor heating and boiler. Lay 75mm screed. Fire seal all service penetrations through Fire resistant floors/walls. Install new vertical sliding sash, one-over-one, painted hardwood double glazed windows to match those on upper floors, with concealed counterweights and chains and pulleys, and all brass ironmongery. And with 25mm painted white deal window-boards. Install new painted hardwood double glazed door with fanlight and timber panel below mid-rail to match proportions of adjacent window, with timber threshold and new granite step, and all brass ironmongery. Install new hardwood unmatched veneer panelled door(s) with three coats matt lacquer, with solid hardwood 125 x 50 rebated frame, 25 hardwood lining where required by wall thickness, and 100 x 25 architrave, having 6 x 6 groove. Fit polished stainless steel lever handle, one and a half pairs antique bronze hinges per door. Fix hardwood planted skirting with three coats matt lacquer, 150 x 25 having 6 x 6 groove, fixed flush to architraves. Lay floor finish 25mm white oak in herring bone pattern of 600 x 100 boards with three-board border. Install kitchen cabinetry and appliances. Decorate.

Room G1 Entrance Lobby

Protect floor tiles. Renovate windows as described in window specification. Investigate under-window panels. Provide new electrical fittings Provide new door security system. Prepare walls. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down windows, doors and joinery. Clean tiles and re-seal. Decorate.

G2 Outer Hall

Dismantle forward pair of doors, frames, architraves and linings (to rooms G3 and G10). Form new vertical service duct to floor levels above and below. Block up opening to G3 and G10 side to form fire resisting enclosure to duct. Form fire resisting face to duct on hall size, with access panel if required. Re-fit door and frame and architrave in new position 300mm further into hall, omitting linings. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down, doors and joinery. Chase walls where required by new service runs, generally reusing existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Remove accumulated layers of paint/varnish where applicable. Rub down glazed screens, doors and joinery. Apply protective coating to floorboards. Decorate.

G3 Kitchen

Remove dumbwaiter structure and mechanism., making good floor and joists as described for B3. Form opening in wall for gas flue terminal. Form vertical duct as described at G3. Renovate windows and shutters, providing new shutter at GW 2. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down, doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove door and frame and architrave and upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Refit door reversing to swing into room. Install mechanical and electrical services, including radiators and gas boiler. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Install kitchen cabinetry and appliances. Gently clean, without abrasion or chemicals, marble mantelpiece, head, pilasters and shelf. Provide new tile surround and new custom made non-working insert. Provide new stone hearth flush with floor. Attach visible sign advising this is a not a functioning fire place. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery. Refit bell-pulls and gas light fitting.

G4a Games Room

Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Remove cupboard to left side chimney breast. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove door and frame and architrave and upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Install kitchen cabinetry and appliances. Gently clean, without abrasion or chemicals, marble mantelpiece, head, pilasters and shelf. Provide new tile surround and new custom-made non-working insert. Attach visible sign advising this is a not a functioning fire place. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G4b Middle corridor

Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove glazed screen and frame and architrave and upgrade fire resistance of frame by insertion of rockwool. Upgrade door by fitting intumescent strips and applying intumescent paint. Fit fire resisting glass to screen. Upgrade door to B4a as described for that room. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G5a Kitchenette

Remove dumbwaiter structure and mechanism. Remove stairs to lower ground floor. Remove secondary glazing to Window GW8 .Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Raise floor by removing joists where possible and reinstalling level with G4b, supported on joist hangers, providing new joists as necessitated by removal of stairs. Fit new skirting to match existing at higher floor level. Carefully lift floor boards, re-fixing at new higher level and upgrading fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove door and frame and architrave and upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Extend opening up to level of door to B4 and insert new head, making good surrounding lime plaster. Block in opening below new floor level. Re-fit

door etc at higher level. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards, providing new where required to make up area of stairs. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G5b Rear Corridor

Remove door to lower ground floor stairs and refit at new raised floor level and flush with corridor side of wall. Block up opening with 215 blockwork and finish with lime plaster, both sides. Renovate rear door, fanlight and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Raise floor by removing joists where possible and reinstalling level with G4b, supported on joist hangers. Stop floor at inside edge of door shutters and form vertical face down to original floor level, allowing entire height of rear door to be viewed. Fit new skirting to match existing at higher floor level. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove door and frame and architrave and upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Extend opening up to level of door to B6 and insert new head, making good surrounding lime plaster. Re-fit door etc at higher level. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G6a G6b G6c WCs and lobby

Remove partition wall between G6a and G6b. Remove wall between G6b and G6c. Form new 1 hr FR stud partition to meet external wall centred between windows GW10b and GW10c, thus making shutter to GW10b accessible. Form new 1 hr FR partition to room G6c side of door to Room G7. Form new opening between rooms G6c and G8. Original door to be refitted in situ and permanently fixed closed. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. In G6A only, raise floor by removing joists where possible and reinstalling level with G4b, supported on joist hangers and fit new skirting to match existing at higher floor level. In G6b and G6c, repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Door to G6a modified as noted at G5b above. Door, frame etc to G6b relocated to new opening to G6c. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G7 Central Hall

Remove cupboard beneath stairs. Fill in opening in floor caused by removal of stairs with new joists to match existing. Remove door, frame, architraves and lining to door to G8. Re fit further forward into hall leaving space inside G8 for construction of 1 hr FR stud partition recessed 100mm from face of wall in G8. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down, doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators and gas boiler. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards with new floor boards in location of existing stairs. Rub down doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G8 Television Room

Remove secondary glazing to windows. Form new stud partition where shown on drawing. Do not cut into decorative ceiling plaster. Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Frame blank recess to blocked off door to G7 with original architrave. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Provide new panelled fire door to corridor to match existing appearance and dimensions, Install mechanical and electrical services, including radiator(s). Gently clean, without abrasion or chemicals, marble mantelpiece, head, pilasters and shelf. Provide new tile surround and new custom made non-working insert. Provide new stone hearth flush with floor. Attach visible sign advising this is a not a functioning fire place. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G9 Office

Form new stud partition where shown on drawing. Do not cut into decorative ceiling plaster. Form opening to G10 as indicated. Move existing door between rooms G10 and G9 to new location. Block up original opening and apply new lime plaster. Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Frame blank recess to blocked off door to G7 with original architrave. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Provide new panelled fire door to corridor to match existing appearance and dimensions. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

G10**Reception Room**

Form opening in wall for gas flue terminal. Form vertical duct as described at G3, blocking up door from inside and applying lime plaster to wall. Relocate door to G9 to new position, upgrading as described below. Renovate windows and shutters removing later inner beads at GW17 and GW18. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down, doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Remove door and frame and architrave and upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Install mechanical and electrical services, including radiators and gas boiler. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down, doors and joinery. Install kitchen cabinetry and appliances. Gently clean, without abrasion or chemicals, marble mantelpiece, head, pilasters and shelf. Provide new tile surround and new custom made non-working insert. Provide new stone hearth flush with floor. Attach visible sign advising this is a not a functioning fire place. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery. Refit bell-pull.

1.1a/ 1.1b**Sacristy and Corridor**

Remove stud partitions and later flush doors, frames and skirting. Form opening in wall to room 1..4b Remove door, frame and architrave to cupboard at end of corridor and relocate to this opening. Upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Take down ceiling. Install new plasterboard ceiling with insulation above. Provide new decorative plaster work to design informed by extant example elsewhere on this level. Repair skirting, retaining in-situ where possible, where there were sockets. and provide new skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down original door and joinery. Install kitchen cabinetry and appliances. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.2a 1.2b; 1.3a; 1.3b Bedrooms, and office

Remove stud partitions and later flush doors, frames and skirting. Form opening in wall for gas flue terminal. Form vertical ducts to below. Renovate windows and shutters. Repair shutters where notched, spicing in new pine. Provide new shutters to F.W. 3, FW4; FW5 copied from FW 14 – 16. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Take down ceiling. Install new plasterboard ceiling with insulation above. Provide new decorative plaster work to design informed by extant example elsewhere on this level. In bay window, copy this from Chapel opposite. Repair skirting, retaining in-situ where possible, where there were sockets. and provide new

skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down original door and joinery. Install kitchen cabinetry and appliances. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery

1.4a Bedroom

Remove stud partitions and later flush doors, frames and skirting. Remove window sashes and frame. Renovate shutters and provide new window and frame to match others, complete with chain counterweights, lifting cords and handles and ironmongery. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Repair decorative plasterwork where damaged by later partitions. Provide new stud partition where shown, taking care not to further damage plasterwork. Provide new skirtings to match existing. Provide new panelled fire door, frame etc to match originals. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. and provide new skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Gently clean, without abrasion or chemicals, marble mantelpiece, head, pilasters and shelf. Provide new tile surround and new custom made non-working insert. Provide new stone hearth flush with floor. Attach visible sign advising this is a not a functioning fire place.. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.4b Corridor

Remove stud partitions and later flush doors, frames and skirting. Form opening in wall to 1.5c. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Repair decorative plasterwork where damaged by later partitions. Provide new stud partition where shown, taking care not to further damage plasterwork. Provide new skirtings to match existing. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. and provide new skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Rub down original door and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.5a, 1.5b, 1.5c Bedroom, Store and Lobby

Remove extension to rear of building. Remove stud partitions and later flush doors, frames and skirting. Remove blocking to rear window and later high level window. Renovate existing window and shutters FW7, removing later frosted glass and central mullion to lower sash. Provide replica frame and sashes to FW8, and renovate shutters. Install lower sash from window FW14 in the new frame of FW8, placing the new lower sash in FW14. Remove wall between rooms 1.5b and 1.6a. Block up opening to door to room F7 from inside, leaving recess framed by original architrave as for room G8 and leaving original door, frame and architrave visible on room 1.7 side. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Repair decorative plasterwork where damaged by later partitions and pipework. Provide new stud partition where shown, taking care not to further damage plasterwork. Provide new skirtings to match existing. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. and provide new skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Provide new panelled fire doors, frames, etc, to match existing. Rub down original joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.6a Lobby

Remove extension to rear for building. Remove dropped ceiling. Remove door to room 1.7 and block up opening, with new lime plaster finish to both sides. Block up existing opening to form new window opening the same height as others on this level and vertically aligned with that below, providing new cill to match others. Provide new sliding sash window with bevelled internal reveals and architraves and window-board. Install new plasterboard ceiling with insulation above. Provide new decorative plaster work to design informed by extant example elsewhere on this level. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Lay new plywood floor and tank with glass fibre system dressed up walls. Tile floor and walls to ceiling height. Install mechanical and electrical services, including radiators and sanitaryware. Fire seal all service penetrations through Fire resistant floors/walls. Provide new panelled fire door, frames, etc, to match existing. Rub down original joinery. Decorate. Fit new door ironmongery.

1.6b, 1.6c WC and shower room

Remove partition between 1.6b and 1.6c and rebuild as 1 hr FR and sound resistant separating wall Form opening in wall to room 1.8. Remove dropped ceiling. Form new window openings the same height as others on this level and vertically aligned with those below, providing new cill to match others if required. Provide new sliding sash windows with bevelled internal reveals and architraves and window-board. Cut down the stained glass inner pane from window GW15 to fit inner sash of new window FW10b. This will necessitate

the trimming of approximately 100mm each side. Install new plasterboard ceiling with insulation above. Provide new decorative plaster work to design informed by extant example elsewhere on this level. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Lay new plywood floor and tank with glass fibre system dressed up walls. Tile floor and walls to ceiling height. Install mechanical and electrical services, including radiators and sanitaryware. Fire seal all service penetrations through Fire resistant floors/walls. Provide new panelled fire door, frames, etc, to match existing. Rub down original joinery. Decorate. Fit new door ironmongery.

1.7 Stair hall and Landing

Remove chairlift. Remove rooflight. Block up door to room 1.6a as described above. Permanently close and fireseal door to room 1.5c as described above. Provide new hardwood glazed lantern roof light to detail. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Retain existing gaslight fitting in-situ. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Do not remove floorboards. Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Rub down doors and joinery. Provide higher handrail to existing balustrade at landing, min 1.1m high. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.8a, 1.8b, 1.8c Shower room, Bedroom, Lobby

Remove stud partitions, doors, frames architraves and skirting separating these three rooms. Remove tiling and sanitaryware. Remove frosted glass inside original pane to lower sash, to be retained. Form new stud partition where shown on drawing. Do not cut into decorative ceiling plaster. Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Provide new panelled fire doors to match existing appearance and dimensions. Rub down doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.9 a Bedroom

Renovate windows and shutters. Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs,

generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade door by fitting intumescent strips and applying intumescent paint. Rub down doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.9b Lobby

Gently remove accumulated paint layers from decorative plaster work, by non-mechanical means. Rub down doors and joinery. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Repair skirting, retaining in-situ where possible, where there were sockets. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiator(s). Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Upgrade fire resistance of frame by insertion of rockwool between frame and wall. Upgrade doors by fitting intumescent strips and applying intumescent paint. Rub down doors and joinery. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

1.10 Chapel

Form new opening to door to 1.2. Form opening for boiler flue terminals. Renovate windows and shutters. Relocate stained glass panels of upper and lower sash of windows FW 14 to FW8 and FW 16 to FW11, which are the same dimensions. Trim the stained-glass panels of window FW15 and re-fit at FW10b. This work to be carried out by specialist stained glass contractor. Chase walls where required by new service runs, generally re-using existing routes where possible. Repair plaster with new lime plaster. Take down ceiling. Install new plasterboard ceiling with insulation above. Provide new decorative plasterwork to design informed by extant example elsewhere on this level. Repair skirting, retaining in-situ where possible, where there were sockets, and provide new skirting to match. Carefully lift floor boards and upgrade fire and sound resistance (see general note). Remove accumulated layers of paint/varnish where applicable. Install mechanical and electrical services, including radiators and boiler. Fire seal all service penetrations through Fire resistant floors/walls. Re-fix floorboards. Rub down original door and joinery. Install kitchen cabinetry and appliances. Apply protective coatings to floorboards. Decorate. Fit new door ironmongery.

APPENDIX 4 SPECIFICATIONS

SPECIFICATION FOR RECONSTRUCTION OF THE WALLS TO THE LODGE

The works below shall only be undertaken by experienced and skilled craftsmen, familiar with traditional stone masonry techniques.

Deconstruction

Erect scaffolding to enable access to the walls of the building. Do not fix to original fabric.

All existing render and internal plaster shall be hacked off by hand, and the debris removed from site twice daily. Samples of both shall be sent for analysis.

Prior to any works being undertaken a detailed map and numbering system shall be implemented so that the wall can be reconstructed to its original detail.

Each individual stone is to be numbered and labelled in preparation for dismantling. See Figure 1



**Recording prior to deconstruction.
Photo courtesy of Nolan Conservation**

Particular care is to be taken in the removal of cut stone elements, namely the plinth and window cills.

A detailed photographic record of the wall to be taken and submitted to the Conservation Architect to be referred to again throughout the course of reconstruction.

All dimensions and levels of the structure should be accurately recorded on a CAD drawings prior to deconstruction.

Cut a groove in each individual joint using a 125mm grinder, and taking care to cause no damage to the arises of the stones.

Manually break away each individual stone, taking care to set aside the pinnings. Each stone is to be separated and the mortar cleaned off in preparation for reconstruction.

Carefully break away the core of the wall and de-bond the bedding from each individual stone. When deconstruction commences each individual stone will be dismantled and cleaned off

Stonework to be deconstructed in sections corresponding to the quantities stored on the transport.

The walls should be dismantled progressively in bands around the building so that no part of any wall is more than 600mm lower than any other part during the course of the works. The stability of the wall shall be constantly monitored, and any signs of movement reported to the structural engineer.

The retained masonry shall be carefully stored in agreed location. Stonework will then be removed to a numbered pallet or ton bag with a location marking on same.

The record drawings will be laminated in clear plastic and kept available to the masons on site at all times.

The main contractor, under the supervision of the Conservation Architect, will set out the building and construct the foundations and rising walls and all below-ground drainage. When the wall is at d.p.c level, the main contractor shall pour the floor slab on insulation on radon and damp-proof membranes and lay a damp-proof course.



Rebuilding of wall
Photo courtesy of Nolan Conservation

The walls will be reconstructed in rises of 600mm working cyclically around the building, using the material from the appropriate section of the dismantled structure. Completed work may have to be left for several days to allow for carbonation

Each section of stonework will be assembled and pointed to achieve the same “grain” and appearance as the original walls. Cut stone elements will be protected while works above progress.

Stonework will be reconstructed to the same format as the original construction using a natural hydraulic lime mortar which is anticipated to be NHL 3.5.

Joints shall be tapped off to expose aggregate and ensure pores are left open for breathability of lime mortar.

If the mason s of the opinion that some of the salvaged material is not suitable for reuse, he shall bring this to the attention of the Conservation Architect, who may at his absolute discretion assess the suitability of the material

The contractor shall protect the works during their progress by covering the tops of unfinished walls in an impermeable membrane, and covering the sides of the walls in a damp hessian sheeting, so as to prevent the walls from drying out too quickly.

SPECIFICATION FOR WORKS TO THE ROOF

Introduction

There are two roofs. That of the main house is to be recovered, generally with natural slates and lead sheeting on its existing structure, while that of the lodge is to be recovered with natural slates, on the reassembled components of the original roof, in a new location. The methodology for carrying out the slating works, is the same for both

It is imperative, in the case of the main house which contains much valuable decorative plaster works, that temporary over roof is constructed for the duration of the works. Where possible existing timber members will be retained in-situ. In this it is proposed to re-use as far as is practicable the existing rafters. The battens will be replaced together with substantial sections of wall plate, valley boards and lead flashing. It is not proposed to re-parge the underside of the slates, because the ceilings must be retained in-situ and so breathable roofing membranes will be used instead. Care must be taken to ensure that an ultra-violet resistant membrane is used where it is exposed at the eaves.

GENERAL

All roofing work shall comply with the following;

BS EN 12326-1:2004

Specification for slate and stone products for discontinuous roofing and cladding.

BS 747:2000

Specification for roofing felts.

BS 4016:1997

Specification for flexible building membranes (breather type).

BS 5534:2003

Code of practice for slating and tiling.

BS 8000

Workmanship on building sites:
Part 6:1990, Code of practice for slating and tiling of roofs and claddings.

BS 1202:1974

Specification for nails.

BS 6399

Part 2:1997, Code of practice for wind loads.

Part 3:1988, Code of practice for imposed roof loads.

BS 5250:2002

Code of practice for control of condensation in buildings.

BS 8104:1992

Code of practice for assessing exposure to wind-driven rain.

All work involving Lead shall comply with Code of Practice CP 143 Part II and the Guidance issued by The Lead Development Agency.

Any loss/theft of slates from site shall be made good at the contractor's expense.

No slates shall leave the site without the express agreement of the owner/agent.

Make a full photographic record of the roof to include all items of detailing.

Check source of fresh water supply for mixing mortar on site and cleaning down.

Check access and agree working arrangements and times with client/agent Check site security to ensure especially that slates can be securely stored on site.

Provide all necessary protection, tarpaulins, dustsheets etc, for the duration of the work.

The contractor shall be responsible for maintaining the building(s) in a weathertight condition at all times.

The contractor shall protect new work from extreme temperature conditions to prevent adverse effects from frost or rapid drying. No new work involving mortar shall take place in temperatures below 5°C on a falling thermometer.

Special care shall be taken in the erection of scaffolding to avoid any damage to the fabric of the building.

Entire perimeter of roof to be provided with scaffolding of 1.2m width, and with continuous boarding at level 300mm below eaves. Scaffolding to be provided with kick-board at outer edge and hand rail, and to be of sufficient load-bearing capacity to support slates from entire roof when stacked at outer edge. All pole ends to capped. Scaffolding to be erected independent of structure and no mechanical fixings to be made to existing structure. Minimum of two no fixed ladders each, canted at 70° to be provided at both sides of buildings.

Scaffolding to be by independent licensed contractor with required Health and Safety Notices and Certificate attached.

No traffic is permitted on the roof. Walking, kneeling or imposing other non-design loads on the slates will not be accepted. The contractor is to fully equip the site with purpose built roof ladders or platforms such as the Acro roof bracket available from Joejenkins.com.

Any damage to property or the occupier's goods as a result of contract works shall be made good at contractor's expense.

Defects in the roof structure or ancillary brickwork and/or stonework, shall be brought to the attention of the agent/client for a decision on remedying them, as soon as they become apparent.

Any historically interesting nails, fixings, features, artefacts or dated elements to be brought to the attention of the architect.

Cleaning:

Upon completion: -

All internal roof spaces shall be cleared of fallen debris and left in a clean state.

All gutters and hopper heads, hidden valleys and flat areas shall be cleared of debris and washed down and left in good free-running order.

All loose mortar, dust and debris shall be cleaned from the wall faces and cills of all elevations affected by the contract and be left in the same state as found or better.

All ground beneath the scaffold and any other site works shall be cleared and left in a clean state, within 48 hours of the dismantling and taking from site of the scaffolding, unless otherwise agreed by the client/agent.

TIMBER

Timber shall be sound, well-conditioned, to suit the particular use, and free from defects or combination of defects rendering it unsuitable for the purpose intended. Structural timber shall be strength graded to comply with IS 127 or EN 519; All timbers should be legally logged and forest managed under principles of sustainability in accordance with international guidelines.

Note: All dimensions on architect's drawings are finished dimensions.

Softwood

The following defects shall not be permitted: pith shown on the surfaces, sloping grain exceeding one in eight, checks, splits and shakes, knots, excepting isolated sound tight knots of less than 20 mm diameter, any evidence of beetle attack or rot. Softwood not exposed to view will be accepted with minor defects with the exception of active beetle attack or rot.

Moisture Content

The moisture content of woodwork after manufactured and/or kilning shall comply with EN 942 or BS 5268 Part 2. Unless specified to the contrary, moisture content of timber at time of erection or assembly shall be not greater than 20%

Timber shall be specified by the target size and tolerance class (to I.S. EN 336). Any timber that is regularised, planed or otherwise altered shall be redesigned with a new target size and tolerance class.

Preservative treatment methods and timber to be treated

Double Vacuum organic solvent wood preservative treatment shall comply with B.S. 5707 Part 1, class F/N; i.e. fungicide plus insecticide and timber should be treated in accordance with BS 8417 Table 6.

Double vacuum schedules

Refer to BS 8417

Treatment charge sheets

Treatment schedule charge sheets shall be provided with all deliveries, copies of which shall be sent to the architect. A treatment docket is not acceptable unless specifically agreed beforehand with the architect. A full treatment charge sheet with complete information is required to be provided to the satisfaction of the architect.

Hazard class/service situation

Hazard Class 3A

External cladding, joinery, fascias, bargeboards, soffits and valley gutter timbers (coated).

Re-treatment of cut surfaces

All cutting, machining, profiling and notching must be completed prior to assembly. Any cutting of treated surfaces must have the architect's approval. Where the architect gives such approval, all exposed surfaces shall be retreated with a liberal brush or spray application of a suitable preservative. Ripsawing, planing and heavy sanding will not be permitted unless the timber is returned for re-treatment.

Fixings

Screws and nails

Screws shall comply with BS 1210 and nails with I.S. 105 or BS 1202. In every case the size and material of screws and nails shall be as specified or and appropriate to the nature of the fixing and of the materials involved. Screws, nails or metal fastenings in hazardous locations or conditions must be non-ferrous, e.g. austenitic stainless steel, silicone bronze, no other screws or nails are permitted. The fixing of external cladding, joinery or window beads with non-stainless steel or silicon bronze screws, nails or fixing pins shall not be allowed.

Bolts

All bolts, nuts and washers described on drawings as galvanised shall be hot-dipped galvanised, and those of stainless steel as austenitic stainless steel. Bolt holes shall be drilled to diameters as close as possible to the nominal diameter of the bolt and in no case more than 2.0 mm larger than the bolt diameter. A minimum of one complete thread shall protrude from the nut. Care shall be taken to avoid placing a bolt in any end split. The washer size shall comply with BS 5268 Part 2. Generally the smooth load bearing element of the shank shall be in full contact with the jointed members across the full width of the joint. All metals used in a joint must be compatible with each other to avoid electrical corrosion

Connectors

All toothed-plate connectors are to comply with BS 1579. All toothed-plate connectors together with bolts and washers are to be hot-dipped galvanised to EN 1461 or austenitic stainless steel or/and as specified. The connectors shall be fitted and embedded as described in BS 5268 Part 2. The washer size and thickness shall comply with BS 5268-2 and/or BS 1579.

Brackets, joist hangers, plates

All proprietary brackets, joist hangers, plates and the like must be approved by the architect or the engineer before any assembly commences. All brackets, joist hangers plates, etc. must be hot-dipped galvanised using double-dipped process to EN 1461 or stainless steel as described in drawings.

Tightening of bolts or connectors Care must be taken to avoid the over-tightening of bolts in bolted or connector joints such that no crushing of the wood occurs under the washer.

Storage

Timber on the site shall be stored under cover, clear of the ground and protected from dampness. Timber shall be stored on level bearers located at centres sufficiently close to prevent distortion. Timber that is not stored in this manner shall be rejected.

General

Wall plates, ceiling joists, etc., shall be in one length where possible. All joints shall be made directly over supports and these shall be scarfed and spiked where required.

Unless timber is impregnated with preservative, the backs of frames etc., to be fixed to walls and all other bedding surfaces are to be painted with two coats of preservative before priming. All work to be painted is to be treated with knotting as necessary and given one brush coat of priming to all faces. Surfaces to be joined are not to be primed. The number of coats and methods of application of all finishes are to be as specified.

Make good defective work

Should any shrinkage and warping occur or any other defects appear in the joinery work before the end of the Defects Liability Period, such defective work is to be taken down and renewed to the architect's satisfaction, and any work disturbed in consequence must be made good at the contractor's expense.

NATURAL SLATING

Removing existing slating

Carefully remove all ridge tiles, clean as for slates (see below) and set aside for re-use. Carefully remove all slates, using slater's ripper and taking care to cause minimal damage. The roof shall be protected in a weather-tight condition at all times when work is not in active progress. Wash all slates with soft car-wash brush and hose. Do not use pressure washer or any form of acid or other substance other than mild soap. Do not sand-blast. Allow slates to dry. Sort and grade slates on removal, and stack on ground, and protect from weather. It is essential to minimise handling. Slates must not be stored flat, but on end on battens with battens between layers, and sorted by length. This should not be done on the scaffolding. Chutes shall not be used to get slates to the ground. No slates shall leave the site without the express permission of the architect

Calculate number of slates to be replaced and obtain at least three (total) alternative samples with at least one each newly quarried and salvaged for approval by architect. Slates which are defective only at the edges, may be cut down and used in the small area of roof where required. Other salvageable slates which are required to be cut down may be use as a part swap for salvaged slates where such are accepted as the general roofing material, or must otherwise be stacked on site at a location to be agreed, for future possible use by the client.

Do not reuse fibre cement slates. Old fibre reinforced cement slates contained asbestos fibres and whilst generally they are encapsulated within the slate matrix care should always be taken when removing and disposing of these types of roof coverings. Dispose of asbestos cement slates through licensed asbestos contractor and provide written evidence of proper disposal. Reference should be made to all relevant and current Regulations

Defective Timbers

Mark all areas of suspected timber decay/insect attack/structural displacement or other defect, for inspection by architect. Allow time for any recording of constructional details by others.

Architect will direct exact extent of removal of defective timbers which will be recorded on plan of roof timbers and issued as an Architect's Instruction. No timbers other than those so marked are to be removed or damaged in any way.

Clean down and inspect roof structure for defects, rot and insect attack. No timbers shall be removed without required permissions.

Allow time and access for any timber treatment and timber repairs as agreed by architect.

Defective timbers shall be replaced on a strict like for like basis, matching both size and species.

Defective Masonry

Any defective stone or brickwork shall be repaired and allowed to go off before any adjacent slates are re-laid. All work to be carried out using matching materials and mortar brought to a brushed finish.

New barge boards and fascia boards shall not be introduced.

Remove Battens

Generally, do not remove all battens from any section of roof, as the stability of the rafters may be compromised.

New battens to be fixed in position, over 50% of each section, prior to the removal of the remaining battens and their replacement. Every other batten is to be staggered by half its length relative to the battens above and below.

New Slating

Substrate: Existing Rafters at 300mm centres. Defective rafters to cut back and have new sections spliced in. New parts to have identical cross-section as old.

Pitch: 30.0°

Rigid sarking: None

Underlay: Breathable membrane conforming to Annex ZA of EN 13849 – 1

Parging: Not applicable

Fixing: Battens: 38 x 19mm Irish Douglas Fir of Strength Class C18 to IS444/EN338. Note: battens of this size are not graded, so it will be necessary to machine the required sizes from larger graded members.

Fixing: As below, using Copper Batten Nails 30mm x 3.35mm x 10mm dia head, min.

Manufacturer: All existing sound slates from the roof shall be re-used for the new roof. All shortfalls to be made up with sound, good quality, natural slates of the same general size range, thickness, texture and edge finish as those of the existing roof.

All shortfalls shall be made up with new slates wherever possible, rather than those reclaimed from another site, unless satisfactory evidence can be given of their source.
All undercloaks shall be of natural slate, unless otherwise agreed.

Natural Slate

Reference: Canadian Heather or Del Carmen
Shape: Rectangular
Colour: Blue-black-purple
Size: 500 x 300 x 8 mm thick
Min headlap: 110.0mm
Fixing: Using two nails per slate. Note slates to be set 75mm apart as per sample panel.
Standards All slates comply with S1 (75 – 100 years) and T1 classification. Testing to BS EN 12326-2004. Certificates of compliance to be provided

Re-used slates shall not be "turned", that is, slates shall be fixed to their original orientation (top face up, top edge up)
Eaves course shall be laid using the same size slates as the previous roof.
The under-cloak shall be of slate. The use of continuous sheet material is not acceptable.

Sorting

Sort and hole slates where required. Slates should be holed from the underside to the correct gauge measured from the tail of the slate using a threaded action slate holing machine. At the same time the slates should be sorted into groups of equal thickness where required

Ridge Tiles

All existing sound ridge tiles shall be re-used on the new roof, with any shortfall made good with tiles to match the existing, in material, size, colour and profile.
No modern ridge ventilation tiles to be introduced.

Workmanship

Keep slates clean and dry until laid.
Carry out all slating work in accordance with BS 5534: 2003.
Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features.
Fix slate roofing to make the whole sound and weather-tight at the earliest opportunity.
Repair any defects as quickly as practicable to minimise damage and nuisance.
Keep gutters and pipes free of debris and clean out at completion.

Substrate

Before commencement of slating, survey supporting structure / base, checking line, level and fixing points. Report immediately to Architect if the structure / base is unsuitable to receive slating.

Underlay

Breathable membrane conforming to Annex ZA of EN 13849 – 1

Battens

Mark out the roof to the correct battening gauge. This should be the same as the existing roof.
To be in straight horizontal lines, aligned on adjacent areas, spanning over three supports, with no batten less than 1200mm long.
Joints to be square cut, butted centrally on supports and must not occur more than three times in any group of twelve battens on any one support.
Battens shall be fixed securely to every rafter with nails without splitting.
Nail penetration into rafters shall be minimum 50mm.

Fixing

Check the actual width of slates and mark out perpend on battens at correct centres allowing 7.5mm joint gaps as per original roof

Load out the slates on the roof so that the thickest slates are in the lowest courses and the thinnest near the ridge.

Fix under-eaves courses bed up and eaves course of slates with tails aligned and projecting 45mm (minimum) to 55mm

(maximum) beyond the wall face.
Longer slate nails may be required at the eaves courses.

Lay each course with tails aligned, to a half lap bond.

Fix the slates to perpend lines, cutting individual slates as necessary to fit hips and valleys. Each slate must be fixed with two nails.

In order to maintain adequate laps and allow proper fixing, slates must not be cut too narrow. In general no slates should be less than 150mm wide. At all verges and abutments, alternate courses must be started either with half-width slates or with slate-and-a half widths to maintain bond.

If the half-slate would be less than 150mm, slate and- a-half widths must be used. At valleys, hips and other places where slates must be cut on the rake, it is essential that slates are of an adequate width to accommodate secure fixings.

Use extra wide slates as necessary at ends of courses to maintain bond and ensure that cut slates are as large as possible. Do not use half slates.

Fix slates wider than slate and a third with three nails and two disc rivets. Punch– not drill - all additional holes on site before fixing.

Nails Copper: To BS 1202:Part 2

Mortar

All mortar used for repairs, re-laying the roof and torching shall be lime based without the inclusion of any Portland cement.

General mix for bedding shall be 1:3 mature lime putty: local sand, with some sharps.

For torching (underside of roof) mortar to be 1:3 mature lime putty: local soft sand plus 50-100gms goat hair per bucket of mortar.

Mix for re-bedding coping stones, relaying or re-pointing stonework and for flaunching at abutments – 1:3 mature lime putty:local sharp sand.

Do not use in wet or frosty weather or when imminent.

Tiles to be bedded must be wetted and surface water allowed to drain before fixing.

Finish neatly as work proceeds and remove residue.

Edges/Junctions

Ensure that all relevant preparatory information e.g. rigid sarking, ventilation openings, valley boards and fascias, is communicated to other trades.

Form all details using the specified and recommended fittings and accessories: do not improvise without approval.

Fittings and accessories to be supplied by the main supplier to match the slate colour and finish unless specified otherwise.

Cut slates only where necessary, with an appropriate tool, to give straight clean edges.

Fix edge slates and fittings securely to neat, true lines.

Ensure that all flashings (specified in another section) are fixed with or immediately after the slating, and are neatly dressed down.

Verge on Stonework (Not Applicable)

Ensure that under-cloak and underlay are well lapped. Bed under-cloak in mortar

fair face down, to a true line, projecting 38mm (minimum) to 50mm (maximum) beyond face of wall, and point neatly to match in with joints in walling. Cut verge slates as necessary and fix flush with under-cloak. Fill the gap between under-cloak and slates with lime mortar, and strike off to give a neat, flush joint. Mortar as above. Note: Use slate-and-a-half slates to alternate courses to form verges.

Mitred Valley

All lead which may discharge water onto slate, including soakers, should be treated with patination oil as it is fixed

Cut slates neatly and accurately and interleave with No 4 lead soakers to form a straight, close, weather-tight mitred junction. Fix soakers by copper nailing to battens at the top edge.

Lead roll Hip

Place lead tacks, 50mm wide at 600 centres underneath roll and and at laps.

Fix Douglas Fir tanalized wood roll to match exact profile of existing on site, with brass screws to hip rafter. Roll to stand clear of batten line

Prepare strips of No 5 lead covering not to exceed 2000mm in length. Calculate width of lead sufficient to dress slates

each side by 150mm and to cover roll and add 75mm to width. Trim long edges of strip by 38mm each side leaving clips 50mm wide projecting at 600 centres and at laps.

Fit lead strip over roll, copper nailing to roll at top and dressing under the roll and over the slates and forming laps of 150mm

Turn tacks and clips together.

Rainwater goods

All rainwater goods and fixings shall be carefully removed and inspected for possible re-use. Where deemed salvageable existing rainwater good shall be stripped of any remaining paint and rust, and prepared as for exposed metal below. Contractor to source matching cast iron goods from approved supplier, e.g. Messrs Hargreaves Ltd. Where entire new system is to be used, where there are insufficient quantities of existing material deemed salvageable, new rainwater goods to be in accordance with the specification set out below.

The cast iron rainwater and gutter systems shall comply to the dimensional requirements of BS460, and conform to a Board of Agreement certificate for standard half round gutter and fittings, and circular downpipe systems).

The cast iron rainwater and gutter systems shall be manufactured under a BS EN ISO 9001:2000 quality assurance scheme.

The gutter system should be jointed using a mechanical gutter clip.

Circular downpipes

65, 75 and 100mm rainwater downpipes shall be installed with a fixed/or loose socket head

Where the pipe is required to be projected from the wall, cast iron wall spacer plates shall be used.

The cast iron rainwater and gutter systems shall be supplied to site protected with a black primer coating, with factory applied top coat. Follow the manufacturers' painting instructions. It is the responsibility of the installer to examine and repair any coating damage prior to further primer coats being applied.

Final coatings should be applied prior to installation by the installer/purchaser *.

Where pipes and gutters are cut on site, the ends shall be cut clean and square with burrs removed. All cut ends shall be made good/re-coated strictly in accordance with manufacturer's recommendations.

The metal used for the manufacture of cast iron rainwater pipes, gutters and fittings shall meet the requirements specified for cast iron in BS1452 Grade 150.

The cast iron rainwater and gutter system shall be installed in accordance with the relevant health and safety regulations, to standard of workmanship BS 8000, and to the recommendations from the Classical Installation Guide.

Gutters to have factory applied coating. Where cut or exposed, metal to be painted with 1 primer, 1 undercoat and 2 gloss coats, (or 2 undercoats and 1 gloss coat) giving a minimum coating of 90 microns.

Sources

National Building Specification

Woodsource Ireland

Collyweston Stone Slaters Trust by Ann Bond,

Tegral Ireland

Lead Development Association

Garrett O'Neill

SPECIFICATION FOR LEAD ROOFING

Lead Roofing to be carried out in accordance with the traditional craftsmanship and methodologies described in Rolled Sheet: The Complete Manual published by the Lead Sheet Training Academy (London) 2018.

All lead to be to BS 12588: 2006

Lead Sheet for roofing to be Code 6 , 2.65mm thick, with a weight of 30.65 Kg/sqm

Low pitched flat roofs to be at a pitch of not less than 4° on construction to BS520 and BS 6229

Lead to be laid on dry building paper to BS1521, Class A,

Paper to be turned up at abutments but not turned down at downstands.

Paper to be laid in strips across the fall on

18mm exterior grade plywood, forming the top deck of a ventilated warm roof.

Sheets to be maximum 2250 long, with longitudinal joints at 600mm centres, formed over Sitka spruce rolls 45 x 45 tapered to 25 at base in accordance with Figure 2, P. 13.

Sheets to be nailed in two rows staggered at 75mm centres

Rolls to be formed as per Figure 89 P.46

Clips where used to be 0,38mm annealed stainless steel to BS EN 10088

Nails to be large headed annular shank, not less than 20mm long and 3.35 diameter to BS 1220 – 1

Screws to be brass to BS 14592 +A1 :2012, not less than 19mm long and 3.35mm diam.

SPECIFICATION FOR LIME RENDERS

Health and Safety

All lime and lime mortars and renders are caustic and can dehydrate the skin.
When using lime wear gloves, protective overalls and goggles.
If working with lime for prolonged periods, protect exposed skin with barrier cream.
Always wear goggles if there is a risk of splashing from say lime putty or limewash.

If using dry hydrated lime or quicklime wear goggles and a dust mask to prevent dust getting into the eyes and lungs.

Particles if inhaled can irritate the upper respiratory tract.

Quicklime is very hazardous reacting very violently when it comes into contact with water, moisture or sweat, generating boiling hot temperatures.

If slaking, wear protective clothing and PPE as indicated above.

Never handle with bare hands.

Never slake quicklime unless you know precisely what you are doing.

When mixed with water, the resultant paste is highly alkaline, having the potential to dry skin and mucous membranes in the event of prolonged contact.

Chromates present can be dissolved by water, which could cause allergic skin reactions in some hypersensitive individuals when exposed to lengthy and repeated contact.

Handle in ventilated areas and prevent dust diffusion.

Spillage – recover powder and dump small quantities as hazardous waste.

Have a supply of clean water at hand at all times.

Remove all lime from the skin immediately with clean water.

Wash out eyes with clean water and preferably distilled if available for at least 20 minutes.

Eye wash bottles will make this easier.

In severe cases see medical attention immediately.

Scope of work

The work will consist of the application of a three coat lime render to those areas indicated on the drawings.

General

Successful use of lime mortars and renders relies heavily on the use of good quality materials, on the application of appropriate preparation methods, on appropriate techniques of use and on adequate protection of the completed works.

Lime as a material is much less tolerant of poor or inappropriate work practice than cement.

It should be noted that it is common for preparation work, prior to placing of lime mortar / renders, to be more time consuming than the actual application of the new material. This should be included for when planning the works.

Samples:

The contractor should submit, for prior approval, clearly labelled samples of all materials to be incorporated into the work.

Field samples must be demonstrated, for prior approval, such as raking out, cleaning, wetting up, pointing, dubbing out, pinning, and various rendering as directed by the job Architect.

Scaffold

Where scaffolding is being used make sure that the scaffolding has adequate clearance from the face of the wall to allow application, avoiding unsightly lift lines. Scaffolding should project past all areas to be rendered to allow for protection of the new work against direct rainfall. Generally scaffolding should be capable of carrying the protective screens necessary to shade the work and prevent rapid uncontrolled drying and any covers needed to protect against frost.

Preparation

Subsequent to old render removal (by others), provide for removal of any ivy vegetation or organic growth.

Brush away loose organic debris and rake out loose pointing joints.

Provide for wire brushing off any residual old render from wall face.

Provisionally, include for 'Biocide' treatment of wall areas as directed.

Ensure 'Biocide' is neutral with a pH 7 value.

If 'Biocide' is used, leave for 24 hours.

Clean wash off by either 'power washing' or 'hot wash'.

Thoroughly wash down and remove all dust.

Apply water from the top of the structure down.

Note – loose stone or pinning material:

It is important to avoid gratuitously removing material that may be sound but adjacent to loose stone or decayed mortar. Site operatives doing this work should be shown clearly an agreed approach and method of work on site.

Movement cracks detected in the wall structure must be notified to the Structural Engineer. If directed, provide for stabilising cracks by tying, grouting, pinning and or pointing.

Existing loose pinning stones – re-bed and replace / repair any loose pinning stones and defective brick.

Re-pointing – partial re-pointing / consolidation may be required.

Protection

Ensure there is adequate protections to the windows, doors and any ground surfaces. Lay down plastic sheet to collect render droppings.

Inspection

Inspect all details, i.e. copings etc. Check gutters and down pipes and all forms of roof drainage, ground drainage and general ground conditions. Make sure all the above items are functioning properly and where remedial action is required, ensure it is completed before proceeding with render work.

Prior to application

The success of a render depends on ensuring good background preparation and suction control, the correct choice of a mortar and its application. Sample panels should always be carried out.

The durability of a render depends on mortars that will adhere to the background, are able to breathe and resist harsh climatic conditions that can and do occur even in relatively benign climate zones. A good bond to the substrate and between all coats is essential to the soundness of the render structure.

Bonding is both physical and mechanical:

A physical bond is achieved by controlling the suction correctly, such that a suction bond develops. The natural surface condition can also offer a good key.

Mechanical bonding is induced by the method of application. Ensuring good keying between layers, and especially the first coat, by casting/harling or spraying is by far the most successful method. To avoid potential de-bonding and cracking each coat should be not be richer in binder or thicker than the preceding one (thicker base coats are applicable on thin stipple/scratch coats).

If partial inspection of representative areas of exposed wall background indicates a very dry surface, thorough wetting of the background is required and prior to any pointing or pinning work commencing.

The wetting process should commence several days prior to dubbing out work.

Wet the walls thoroughly but not quite to the point of rejection.

Wet walls from the top of the structure down and several times if necessary.

Leave for 24 hours and inspect.

Re-wet / dampen again as required.

Controlling suction between background and new render and successive coats by dampening must be done sufficiently to prevent rapid suction / moisture draw but not to the extent that additional water becomes incorporated into the render mix.

Note:

The top of the structure will probably dry out before the bottom. For base coat work, scouring back and keying of the lower section of render might have to be done later than the upper section.

Natural Hydraulic Lime (NHL) Renders

The correct specification for any render should consider the nature and condition of the background, site exposure, time of the year (weather maps / rainfall and wind driven rain indices are available from the BRE) and type of finish required. All lime to be **St Astier** brand.

Rendering

A. Scratch coat (3 - 5mm) 1 volume of NHL3.5 : 1.5 volumes of sand.

B. Undercoat (15 - 20mm) 1 volume of NHL 3.5 : 2 volumes of sand (at this dosage the consumption is approx. 0.35kg of NHL3.5 per m² per each mm of thickness).

C. Finishing (5 - 10mm) 1 volume of NHL3.5 : 2.5 volumes of sand.

With very fine sands, possibly containing clays, the binder content may have to be reduced.

Sands for renders

In dubbing out, stipple coats and base coats the sands should be well graded, washed and free of clay/silt (particles below 0.075). Use sharp sands from 3 or 4mm, down to 0.075mm, with the bulk of the sand in the 1.18mm/0.6/0.3/0.15 range. Fine sands or monogranular sands (bulk in 1 or 2 grades only) must not be used. A courser aggregate may be required at the direction of the architect subject to approval of the sample panel.

Note: the finer sand particles are the ones mostly responsible for colour and therefore used for colour rendition. If the fines denote presence of clay (particles below 0.075) the NHL binder quantity should be reduced (clays are also binders!). A wet sieving analysis is recommended to check clay / silt content.

Check that any movement cracks are stable and where necessary ensure they are properly tied and if needed, grouted/pinned/pointed. Careful removal of existing renders will result in less remedial repairs prior to re-rendering.

Newly built walls should be allowed to dry properly, usually 1 month. This will not take place readily in winter conditions.

Dubbing out:

On defaced surfaces or in areas with a large amount of damaged joints it will be necessary to apply a dubbing out coat to provide a level surface. In most cases this will be sufficient with mortar, however very deep joints or hollows should be pinned to reduce the mass of mortar. When a dubbing out coat is used, let it set sufficiently (8-10 hours) before scraping it and keying it. Apply the first coat after approx. 2 days (more if very deep recesses have been filled) and depending on weather conditions. Dubbing out should leave a relatively flat surface, keyed as necessary, on which to render.

Suction control: if needed, apply sufficient water to reduce excessive suction, especially on porous stone. Apply water starting at the top of the structure. Over saturation of the background will result in loss of bond. Never render backgrounds that have standing water on the surface.

Always dampen preceding coats before applying next coat.

It should be noted that in the presence of different suction levels the degree of dampening will vary accordingly.

Keying

Provide adequate keying between background and base coat and between each coat. Crisscross patterns must be used, not combing. Make sure that keying does not cut too deeply.

Wet Dash

Prior to commencement of work, do sample areas as may be directed by the Architect.

Fix battens at edges of render to ensure sharp edge.

Work must not be carried out if temperatures are below 5° C for NHL 3.5 or below 8° C for NHL 2.

Do not commence work in temperatures exceeding 30° C in all cases.

Build up to an overall finished thickness of 20 – 25mm.

Apply first coat using traditional harling trowel.

Flatten first coat by pressing lightly with wooden float.

Complete the work in 3 coats, ensuring each subsequent coat being thinner than the previous.
Add only sufficient water to the mix to enable it to be thrown to the wall.
Prevent 'bunching' of the aggregate by obtaining as wide a spread as possible using an easy flicking wrist action.
Do not attempt to eliminate 'bunching' by spreading with a trowel. This will produce flat spots.
Execute the work systematically, covering as large an area as possible in one operation.
Throw the mix with sufficient force to fill the keyings.
Any joints should be left irregular (less noticeable on completed work).
However possible, it is best to attempt harling work in one go.
No attempt should be made to use the final harling coat to level up for fill in depressions or 'faults' in the wall surface, since this would result in the uneven thickness of material, drying at different rates and developing shrinkage cracks.

Harling initially adheres and stiffens up by suction from the background.
Good practice aims to control this suction so as to produce slow and consistent drying.
Dry porous backgrounds should be thoroughly wetted the day before harling and dampened again immediately prior to the application of the harling.

Each coat of harling should be kept slightly moist and allowed to cure for up to 10 days depending on local conditions.

Rendering should never come into contact with soil. Renders should be kept clear of the ground or finish at the base of a wall into free draining gravel.

Protecting NHL mortars and renders

The setting properties of NHL mortars require protection against adverse weather conditions.

Precautions are necessary and, if in doubt, obtain advice from the manufacturer.

Early exposure to rain will cause some moisture absorption in the first few millimeters of a fresh render. If frost occurs, there might be damage. The figures given above refer, therefore, to a render that has not been subject to water penetration in its early life.

The preferred form of protection is hessian covers that, with re-dampening, will also contribute to curing the mortar. Hessian covers are essential to protect against frost. Plastic sheeting is effective against rain but should be kept clear of fresh work. If too tight it will generate condensation leading to unsightly staining. It will not protect against frost. Frost protection should be provided even if frost is not occurring at the moment of finishing the day's work but is forecast during the early days of a mortar. Work should not start in frost conditions or when frost is forecast or with temperatures below 5oC. In working with NHL 2 or in rendering with fine finishing coats, this should be 8oC.

Protection from the quick drying effects of wind or direct strong sun should be provided by using shading sheets on scaffolding.

SPECIFICATION FOR THE REPAIR OF EXISTING WINDOWS

Important Note:

The over-riding principle in the repair of the historic windows is to maintain as much of the original material as possible, including the glass.

NO materials are to be removed from site without the express permission of the Conservation Architect

Do NOT use a blow torch anywhere in this building.

DESIGNATION

The windows are numbered as indicated on the plans. They are then numbered with a prefix for the relevant floor: B for lower ground floor, G for Ground, and F for first floor.

It will be a condition of tendering that the contractor will check the accuracy of this condition report and bring to the attention of the Architect any discrepancy or further defects which will in his estimation require repair or replacement.

GENERAL

It is assumed that all sashes will be removed from their frames and taken to the window contractor's workshop. Frames will be retained in situ save in exceptional circumstances, which must be agreed in advance with the architect.

TESTING THE TIMBER

Test timbers using awl which should penetrate 3mm. If awl penetrates 3 – 6 mm timber will require conditioning, see below. It is normal for a knife or awl to penetrate up to about 3mm into timber. Where the awl penetrates more than 6mm, that section of timber will be deemed to have rotted and will be cut out and new sections spliced in .

TIMBER REPAIRS

Repairs to be carried out by splicing with well-seasoned red deal or accoya to the sashes and frames, and oak to the cills.

Pine to be slow grown, cut in winter and to have eight to ten growth rings per centimeter. The planks are to be air dried for two years and dry-stored for one year.

Where localized attacks of furniture beetle are discovered these are to be treated.

Cut out the decayed timber, and a minimum amount of sound timber beside the decay, to obtain a strong spliced joint between the old and new timber.

Reinforce the joint by pegging or screwing using brass screws fixed from the interior. The joint is to be angled to throw water to the outside edge of the timber.

The new timber should match the grain density and direction of the existing. The profile of the old moulding should be carefully replicated.

A moulding cutter with the same profile should be used or a new one cut to match. For short sections, a moulding plane can be used.

Some repairs can be done with the glass in situ while others will require one or more panes to be taken out.

THE LIMITS OF REPAIR

Some sashes, casements, or frames may be in such poor condition that repair would effectively mean rebuilding them. If the corner joints and several glazing bars need new timber scarfed in, the joiner should advise if there would be a substantial loss of strength as well as a loss of old fabric.

The timber may be damp, but this does not mean that it is irreparable and it should be re-assessed when it is dry. The sash members may have warped. If the meeting rails do not meet, repairs can be tailored to fit the distortion. However, if the timber has warped to the degree that significant amounts of new material would be needed to make it weathertight (if, for example, the sash cannot be made to fit into the frame), it may be necessary to make a new sash. In this case the old sash should be stored safely.

LOOSE JOINTS

Where wedges have fallen out and, if the timber is sound, the stiles are to be cramped together and the joints thoroughly re-glued with powdered-resin glue and re-wedged. In pegged or dowelled joints, missing pegs should be replaced with a dense, impermeable timber dowel of a timber that does not twist.

REPAIRING RAILS OR STILES

Where a corner joint has failed and the timber is not in good enough condition to repair it, the corner can be cut out and a new corner spliced to fit and the joint repaired. This work may involve splicing either rail or stile, or if the joint is badly decayed new ends will be needed to both pieces. If a rail or stile is damaged in several locations, a new one should be made to a matching profile.

REPAIRING OR REPLACING THE BOTTOM RAIL

If all of a bottom rail has decayed, or if both corner joints are failing with loss of structural strength, then a new bottom rail is to be fitted, to an accurate profile.

AUGMENTING SASH STILES OR RAILS

If the bottom rail and timber sill do not fit together properly, an extra piece is to be glued and screwed with non-ferrous screws to the bottom face of the rail, matching the slope or steps to weather it against the sill. The joint must be very tightly done, without screw holes.

If there is lateral movement of the sash within the frame, equal timber sections are to be added each side

REPAIRING OR REPLACING PARTS OF GLAZING BARS

Sections or whole glazing bars are to be replaced if they have broken, or split, or are missing. The new piece is to have an accurate profile so the joints fit properly and the glass is not tight in the rebate.

SCARFING NEW ENDS TO FRAME STILES

The ends of the stiles that sit on the sill or masonry are vulnerable to moisture creeping up from below as well as from rain draining off. New ends can be scarfed on to the outer lining and/or stile, taking care to make a tight joint, and angled to discourage moisture creeping inwards. Make the cut at least 150mm above the stone sill, above the level prone to splashback from rain on the sill.

REPAIRING THE TIMBER SILL

Generally, leave the timber sill alone unless the outer surfaces are spongy, or it is badly cracked or split. Check also that the sill is adequately bedded to prevent rain being driven underneath. Bed the sill with putty and apply a sound paint finish, sealing the putty, to aid water run-off.

REPAIRS TO SHUTTERS

The shutter leaves and boxes and architraves are generally in good condition. Replace missing shutter leaves with new to match existing. Splice in new sections where shutters have been notched to clear radiator valves. Construct new shutter boxes with new to match details of other boxes on same floor of same building, where required.

Repair, where required, by splicing new rail or stile ends, gluing split timbers in the panel, tightening and wedging the joints, replacing badly damaged timber behind the hinges and repairing or refitting the hinges. Do not glue panels in position.

JACKING THE FRAME BACK INTO PLACE

Where a frame is out of line with the wall, it is to be proposed to keep square, and jacked back into place. Frames not held in a rebate should be fixed to the masonry internally using nonferrous fixings.

BRACKETS

Where metal brackets have been installed, usually at the junction of sash stile and bottom rail, there are to be removed where the strength of the joint allows.

REPLACING LINTELS

Where timber lintols are found to have rotted, these may be replaced with pre-cast concrete lintols to the

engineer's specification, bedded in lime mortar.

PAINTWORK PREPARATION

Remove all loose, flaking and cracked paint by light sanding

Where lead paint is identified by its characteristic snakeskin texture, it should be removed in strict accordance with **Lead paint Safety A Field Guide for Painting, Home Maintenance, and Renovation Work** Published by The US Department of Housing and Homes, March 2001, <http://www.epa.gov/lead/pubs/leadsafetybk.pdf>

Do not remove historic paint layers if the paintwork is in good condition.

Do not use a blow torch anywhere in this building.

Where paint is to be removed by heat use a hot air gun with a maximum setting of 50 degrees Celsius extremely carefully by someone expert in this work. Sweep the nozzle continually over the timber to avoid creating hot spots which can cause glass breakage. Warm the paint only enough that it expands to scrape off the loose layers more easily. Lift off the heated paint with a scraper, following the grain of the timber.

Carefully ease shutters which have been painted shut.

Nitromors or equal approved paint remover may be used but care must be taken to thoroughly rinse out all traces of the substance before decoration is applied

NO JOINERY IS TO BE ACID DIPPED

RECONDITIONING OR OILING TIMBER

Dried out timber should be reconditioned by a light application of Auson Tarinoil

PREVIOUSLY PAINTED SURFACE:

In Good Condition: Wash down with a suitable detergent, rinse with fresh water and allow to dry. Abrade with 280-320 grade (grit) paper.

In Poor Condition: Remove all previous coatings and prime the substrate.

PRIMING: Substrate preparation is covered separately on the primer datasheet.

BARE WOOD: Sand smooth with 80-180 and then 280 grade paper. Remove sanding dust by brushing, dusting and wiping. If wiping with solvent then allow to dry completely before applying products recommended for application direct to wood (see specific coating systems). Prime with Yacht Primer or Clear Wood Sealer Fast Dry.

GLASS

IDENTIFYING GLASS LOCATION AND CONDITION

Original glass is noted in the window schedule

Confirm the survey notes provided.

Do not remove panes unnecessarily.

Historic glass with corner cracks or scratches on the surface should not be replaced.

Where re-glazing, re-use the existing glass.

Panels must be re-glazed in their original place.

Number the removed panes with a water-soluble paint, not stickers or masking tape whose removal can damage the surface.

PUTTY

REMOVING PUTTY

Always be aware that glazing sprigs may be buried in the putty. These are tiny nails that help keep glass in place.

Use a hot air gun only with extreme caution (following health and safety requirements). A carefully controlled low heat of 50-60° Celsius, swept continually over the length of the putty to be removed, can soften it sufficiently without heating the glass to cracking point, allowing the putty to be scooped out and the glass to be removed.

An infra-red lamp may be obtained from www.fonsterhantverkarna.se/ of Sweden.

If the putty is in poor condition or the glass is cracked, modern or missing, very carefully hack out the putty with a chisel, avoiding the glazing sprigs and being careful not to cut into the narrow glazing bar tongues.

APPLYING PUTTY

Clean out the rebate and apply a coat of shellac or boiled linseed oil to it to prevent the oil in the putty leaching into the wood. Use coppered glazing sprigs, if they are needed. They should not touch the glass and must be fully covered by putty. Use best quality, fresh traditional linseed oil putty, well kneaded and applied with a putty knife. The back, or bedding, putty should be continuous and the finishing putty should form a clean triangular bead, sealing the glass. Trim the putty so it does not overshoot the edge of the glazing bar. Putty must be painted after the surface has set but not more than a month after applying it. When reputtying gaps in otherwise sound lengths of putty, clean the area and apply new back putty and/or finishing putty, smoothly sealing the junction with the old putty. Older putty which is all still sound but has some cracks can be refurbished by applying a slurry of putty.

NEW PAINT

REPAINTING

Paint must be applied, over sound timber or sound and clean existing coats of paint. Overlap the paint slightly onto the glazing to seal the putty. Protect the surroundings from splashes including other painted surfaces, masonry and glass, as well as the window furniture.

PAINTING OVER EXISTING COATS

Wash the painted surface with a non-alkaline soap, mild detergent in water, or sugar soap. Rinse it and run wet sandpaper over it. Do not paint over existing draught-proofing strips, as this will disable them. If existing coats have built up into tracks, sand the paint back to an even finish, checking that the sashes or parting beads are not damaged.

PAINTING OVER BARE TIMBER

If the paintwork has completely failed it should be removed and the surface prepared for new paint. Condition bare wood using Auson Tarinoil.
Fill defects in the surface and sand it.
Seal knots by applying shellac.
Prime all surfaces including end grain.

DEALING WITH HISTORIC IRONMONGERY

Historic ironmongery is to be retained in-situ, except where necessary and agreed in advance with architect. Where ironmongery is removed it is to be catalogued, cleaned, restored to working condition where possible, and re-fitted to its original windows.

MEETING RAIL CATCHES

Meeting rail catches are to be left in place as it can be difficult to line them up again if they are taken off, for example when draught-proofing is being fitted.

PULLEYS

Pulleys that are not working are to be taken apart, then cleaned and oiled to remove grime. New brass pins to be provided where necessary.
Cracked pulley wheels to be replaced with brass wheels in original housing. .

HINGES

Historic wrought iron and brass hinges are to be retained.

Where the mechanism is faulty, they are to be turned upside down and new pins fitted

Hinges are to be cleaned to remove old paint and lubricated.

Use brass screws to repair if required

Where hinges are historic but are beyond repair, they are to be retained and good quality new ones of an appropriate size and metal, installed alongside

NEW FITTINGS

New fittings are to be best quality copies of c.1860 designs, generally in brass.

FRAME POINTING

The joint between the frame and the masonry is to be pointed with a compound of boiled linseed oil putty (the same as for glazing) with burnt sand.

Voids behind the frame, if any, to be packed with a lime mortar (2:5, lime: sand).

HANGING THE SASHES

All cords to be replaced with Everlast waxed cotton cords by Lames Lever and Sons or equal approved.

Chains, where necessary, are to be replaced with brass chains to match the originals. Ensure that both sashes can open and close fully. If the weights are lying loose in the shutter box, the heavier ones should be connected to the upper sash.

Ensure sashes are well balanced. Weights for lower sash should be 1kg lighter than sash; for upper sash the weights should be 2kg heavier.

REPLACING PARTING BEADS OR STAFF BEADS

All parting beads to be replaced with timber parting beads with brush insert. Ensure removal of brush before decoration.

Staff beads to be retained and re-used where of the correct profile.

References:

Jacqui Donnelly (Ed) *The Repair of Historic Windows*, Advice Series, (Department of Environment, Heritage and Local Government, Dublin 2007).

Roger Mears. *The repair of sash Windows* (RMA + Borough of Islington, London)

APPENDIX 5

WINDOW SCHEDULE

WINDOW/DOOR NUMBER:	W.B.1
TYPE:	Later alum in timber frame. w/ top-hung opening sash
SIZE:	1865 x 1390
LOCATION:	B3
CILL:	Later granite with stools
WINDOWBOARD:	Yes
COUNTERWEIGHT SUPPORT:	n/a
LIFTING CORDS/HANDLES	n/a
IRONMONGERY	Alum
SHUTTERS:	No
GLASS:	Modern plate
CONDITION	Poor
DRAUGHT-PROOFED	No
COMMENTS:	Original granite cill has been removed and new granite cill with stools installed
WORKS	Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.
WINDOW/DOOR NUMBER:	W.B.2
TYPE:	Later alum in timber frame. w/ top-hung opening sash
SIZE:	1865 x 1390
LOCATION:	B3
CILL:	Later granite with stools
WINDOWBOARD:	Yes
COUNTERWEIGHT SUPPORT:	n/a
LIFTING CORDS/HANDLES	n/a
IRONMONGERY	Alum
SHUTTERS:	No
GLASS:	Modern plate
CONDITION	Poor
DRAUGHT-PROOFED	No
COMMENTS:	Original granite cill has been removed and new granite cill with stools installed
WORKS	Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.
WINDOW/DOOR NUMBER:	W.B.3
TYPE:	Later alum in timber frame. w/ top-hung opening sash
SIZE:	1865 x 1390
LOCATION:	B3
CILL:	Later granite with stools
WINDOWBOARD:	Yes
COUNTERWEIGHT SUPPORT:	n/a
LIFTING CORDS/HANDLES	n/a
IRONMONGERY	Alum
SHUTTERS:	No
GLASS:	Modern plate
CONDITION	Poor
DRAUGHT-PROOFED	No
COMMENTS:	Original granite cill has been removed and new granite cill with stools installed
WORKS	Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.4
 TYPE: Blocked up
 SIZE:
 LOCATION: B3
 CILL: Original granite
 WINDOWBOARD: N/a
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY N/a
 SHUTTERS: No
 GLASS: No
 CONDITION N/a
 DRAUGHT-PROOFED No
 COMMENTS: Opening has been blocked up but original cill remains
 WORKS: Install timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.5
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B3
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS: Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.6
 TYPE: Later alum door/screen
 SIZE: 2450 x 1390
 LOCATION: B4
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed. Remove and replace as below
 WORKS: Remove entire door frame and cill. Build up wall and install new granite cill and timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.7
 TYPE: None
 SIZE: n/a
 LOCATION: B5a
 CILL: N/a
 WINDOWBOARD: N/a
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY N/a
 SHUTTERS: No
 GLASS: N/a
 CONDITION N/a
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill and wall have been removed.
 WORKS: Reform new opening to align hoizintally and vertically with those adjacent. Install new granite cill and timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.8
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B5
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: D.B.9
 TYPE: Later door with fanlight
 SIZE:
 LOCATION: B5b
 CILL: N/a
 WINDOWBOARD: N/a
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: This may not be an original opening
 WORKS Block up

WINDOW/DOOR NUMBER: W.B.10a
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B6
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.10b
 TYPE: Later door
 SIZE: 2460 x 900
 LOCATION: B6
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: This is likely to have been originally a window
 WORKS Block up

WINDOW/DOOR NUMBER: W.B.10c
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B6
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: N/a
 LIFTING CORDS/HANDLES N/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.11
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B8
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.12
 TYPE: Later alum in timber frame. w/ top-hung opening sash
 SIZE: 1865 x 1390
 LOCATION: B8
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed and new granite cill with stools installed
 WORKS Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.13
 TYPE: Later alum door/screen
 SIZE: 2460 x 1390
 LOCATION: B9
 CILL: Later granite with stools
 WINDOWBOARD: Yes
 COUNTERWEIGHT SUPPORT: n/a
 LIFTING CORDS/HANDLES n/a
 IRONMONGERY Alum
 SHUTTERS: No
 GLASS: Modern plate
 CONDITION Poor
 DRAUGHT-PROOFED No
 COMMENTS: Original granite cill has been removed. Remove and replace as below
 WORKS Remove entire window/frame and cill. Build up wall and install new granite cill and timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units,

and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.14
TYPE: Blocked up
SIZE: 1865 x 1390
LOCATION: B10
CILL: Original granite
WINDOWBOARD: N/a
COUNTERWEIGHT SUPPORT: N/a
LIFTING CORDS/HANDLES: N/a
IRONMONGERY: N/a
SHUTTERS: No
GLASS: No
CONDITION: N/a
DRAUGHT-PROOFED: No
COMMENTS: Opening has been blocked up but original cill remains
WORKS: Install timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.15
TYPE: Later alum in timber frame. w/ top-hung opening sash
SIZE: 11865 x 1390
LOCATION: B10
CILL: Later granite with stools
WINDOWBOARD: Yes
COUNTERWEIGHT SUPPORT: n/a
LIFTING CORDS/HANDLES: n/a
IRONMONGERY: Alum
SHUTTERS: No
GLASS: Modern plate
CONDITION: Poor
DRAUGHT-PROOFED: No
COMMENTS: Original granite cill has been removed and new granite cill with stools installed
WORKS: Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.16
TYPE: Blocked up
SIZE: 1865 x 1390
LOCATION: B10
CILL: Original granite
WINDOWBOARD: N/a
COUNTERWEIGHT SUPPORT: N/a
LIFTING CORDS/HANDLES: N/a
IRONMONGERY: N/a
SHUTTERS: No
GLASS: No
CONDITION: N/a
DRAUGHT-PROOFED: No
COMMENTS: Opening has been blocked up but original cill remains
WORKS: Install timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.17
TYPE: Later alum in timber frame. w/ top-hung opening sash
SIZE: 1865 x 11390
LOCATION: B.10
CILL: Later granite with stools
WINDOWBOARD: Yes
COUNTERWEIGHT SUPPORT: n/a
LIFTING CORDS/HANDLES: n/a
IRONMONGERY: Alum
SHUTTERS: No
GLASS: Modern plate
CONDITION: Poor
DRAUGHT-PROOFED: No
COMMENTS: Original granite cill has been removed and new granite cill with stools installed
WORKS: Remove entire window/frame. Install new timber frame with sliding sashes, counterweights,

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brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B.18
TYPE: Later alum in timber frame. w/ top-hung opening sash
SIZE: 1865 x 1390
LOCATION: B10
CILL: Later granite with stools
WINDOWBOARD: Yes
COUNTERWEIGHT SUPPORT: n/a
LIFTING CORDS/HANDLES n/a
IRONMONGERY Alum
SHUTTERS: No
GLASS: Modern plate
CONDITION Poor
DRAUGHT-PROOFED No
COMMENTS: Original granite cill has been removed and new granite cill with stools installed
WORKS: Remove entire window/frame. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, slim profile double glazed units, and ironmongery all replicating detail of windows to upper floor. Splayed reveal to be formed in plasterboard. White deal window-board, painted.

WINDOW/DOOR NUMBER: W.B. 20
TYPE: Later alum in timber frame. w/ top-hung opening sash
SIZE: 1865 x 1050
LOCATION: B1
CILL: Later granite with stools
WINDOWBOARD: Yes
COUNTERWEIGHT SUPPORT: N/a
LIFTING CORDS/HANDLES N/a
IRONMONGERY Alum
SHUTTERS: No
GLASS: Modern plate
CONDITION Poor
DRAUGHT-PROOFED No
COMMENTS: Extend ope to floor to form door
WORKS: Remove entire window/frame and cill. Install new granite Threshold and timber frame with hardwood door to detail

WINDOW/DOOR NUMBER: W.B. 21
TYPE: Later alum in timber frame. w/ top-hung opening sash
SIZE: 1865 x 1050
LOCATION: B1
CILL: Later granite with stools
WINDOWBOARD: Yes
COUNTERWEIGHT SUPPORT: N/a
LIFTING CORDS/HANDLES N/a
IRONMONGERY Alum
SHUTTERS: No
GLASS: Modern plate
CONDITION Poor
DRAUGHT-PROOFED No
COMMENTS: Extend ope to floor to form door
WORKS: Remove entire window/frame and cill. Install new granite Threshold and timber frame with hardwood door to detail

WINDOW/DOOR NUMBER: G.W.1
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2920 x 1390
LOCATION: G.3
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes

COMMENTS: Serrated face of external window blind box remains. Blind removed.
WORKS Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: G.W.2
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2920 x 1390
LOCATION: G.3
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes
COMMENTS: Serrated face of external window blind box remains. Blind removed.
WORKS Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: G.W.3
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2920 x 1390
LOCATION: G.3
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes
COMMENTS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
WORKS Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: G.W.4
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2920 x 1390
LOCATION: G.3
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes
COMMENTS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
WORKS Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: G.W.5
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2920 x 1390
LOCATION: G.3
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good

DRAUGHT-PROOFED COMMENTS: WORKS	Yes Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER: TYPE: SIZE: LOCATION: CILL: PANEL UNDER COUNTERWEIGHT SUPPORT: LIFTING CORDS/HANDLES IRONMONGERY SHUTTERS: GLASS: CONDITION DRAUGHT-PROOFED COMMENTS:	G.W.6 Timber sliding sash one pane over one (1/1) 2920 x 1390 G.4 Granite Yes Brass chains, working Cotton cord through top pulleys with timber handles with rubber ring Recessed /flush handles to lower sash, rings to upper. Lever arm fastener Timber, three leaf. Diagonal flats and securing clasps. Original plate, bedded in putty Good Yes Serrated face of external window blind box remains. Blind removed. Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER: TYPE: SIZE: LOCATION: CILL: PANEL UNDER COUNTERWEIGHT SUPPORT: LIFTING CORDS/HANDLES IRONMONGERY SHUTTERS: GLASS: CONDITION DRAUGHT-PROOFED COMMENTS: WORKS	G.W.7 Timber sliding sash one pane over one (1/1) 2920 x 1390 G.5 Granite Yes Brass chains, working Cotton cord through top pulleys with timber handles with rubber ring Recessed /flush handles to lower sash, rings to upper. Lever arm fastener Timber, three leaf. Diagonal flats and securing clasps. Original plate, bedded in putty Good Yes Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER: TYPE: SIZE: LOCATION: CILL: PANEL UNDER COUNTERWEIGHT SUPPORT: LIFTING CORDS/HANDLES IRONMONGERY SHUTTERS: GLASS: CONDITION DRAUGHT-PROOFED COMMENTS: WORKS	G.W.8 Timber sliding sash one pane over one (1/1) 2920 x 1390 G.5 Granite Yes Brass chains, working Cotton cord through top pulleys with timber handles with rubber ring Recessed /flush handles to lower sash, rings to upper. Lever arm fastener Timber, three leaf. Diagonal flats and securing clasps. Original plate, bedded in putty Good Yes Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER: TYPE: SIZE: LOCATION: CILL: PANEL UNDER COUNTERWEIGHT SUPPORT: LIFTING CORDS/HANDLES IRONMONGERY SHUTTERS: GLASS: CONDITION	G.W.9 Original glazed door with fanlight and solid lower panel (1/1) G5b Granite step No No No Varies Timber, three leaf. Diagonal flats and securing clasps. Original plate, bedded in putty Good

DRAUGHT-PROOFED	No
COMMENTS:	New, higher floor will abut this. Turn down to earlier, lower, floor level at inside line of architrave/shutter-box.
WORKS:	Recondition but seal closed. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave shutters fully operational.
WINDOW/DOOR NUMBER:	G.W.10a
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 600
LOCATION:	G6a
CILL:	Granite
PANEL UNDER	No
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	none
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber,
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
WINDOW/DOOR NUMBER:	G.W.10b
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1030
LOCATION:	G6b
CILL:	Granite
PANEL UNDER	No
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber,
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.10c
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 600
LOCATION:	G6c
CILL:	Granite
PANEL UNDER	NO
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.11
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G8
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty

CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Secondary glazing fitted.
WORKS	Remove secondary glazing. Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.12
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G8
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Secondary glazing fitted.
WORKS	Remove secondary glazing. Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.13
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G9
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.14
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G10 Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.15
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G10 Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener

SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	2920 x 1390
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.16
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G10 Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
WORKS	Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.17
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G10
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Serrated face of external window blind box remains. Blind removed.
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.W.18
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2920 x 1390
LOCATION:	G10
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Serrated face of external window blind box remains. Blind removed.
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	G.D.19
TYPE:	Pair timber entrance doors with rectangular fanlight over
SIZE:	
LOCATION:	G1
CILL:	Granite step
PANEL UNDER	No
COUNTERWEIGHT SUPPORT:	No
LIFTING CORDS/HANDLES	No
IRONMONGERY	Retain original

SHUTTERS: No
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED No
COMMENTS:
WORKS Recondition.

WINDOW/DOOR NUMBER: G.W.20
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2185 x 985
LOCATION: G1
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: May have guillotine shutter from below. Investigate
GLASS: Original plate, bedded in putty
CONDITION Good, but painted shut
DRAUGHT-PROOFED No
COMMENTS: Serrated face of external window blind box remains. Blind removed.
WORKS Recondition but seal closed

WINDOW/DOOR NUMBER: G.W.21
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2185 x 985
LOCATION: G1
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains,
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: May have guillotine shutter from below. Investigate
GLASS: Original plate, bedded in putty
CONDITION Good, but painted shut
DRAUGHT-PROOFED No
COMMENTS: Serrated face of external window blind box remains. Blind removed.
WORKS Recondition but seal closed

WINDOW/DOOR NUMBER: F.W.1
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2760 x 1390
LOCATION: F2b
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes
COMMENTS: Serrated face of external window blind box remains. Blind removed.
WORKS Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.2
TYPE: Timber sliding sash one pane over one (1/1)
SIZE: 2760 x 1390
LOCATION: F3a
CILL: Granite
PANEL UNDER Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION Good
DRAUGHT-PROOFED Yes
COMMENTS: Serrated face of external window blind box remains. Blind removed.

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WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	F.W.3
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2760 x 1390
LOCATION:	F3b Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	F.W.4
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2760 x 1390
LOCATION:	F10 Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	F.W.5
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2760 x 1390
LOCATION:	F3 Bay window
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.
WINDOW/DOOR NUMBER:	F.W.6
TYPE:	Later aluminium framed window with central mullion
SIZE:	2760 x 1390
LOCATION:	F4a
CILL:	Granite
PANEL UNDER	No
COUNTERWEIGHT SUPPORT:	No
LIFTING CORDS/HANDLES	None
IRONMONGERY	Later aluminium
SHUTTERS:	No.
GLASS:	Later
CONDITION	Poor
DRAUGHT-PROOFED	N/a
COMMENTS:	Serrated face of external window blind box remains. Blind removed.
WORKS	Remove entire window/frame and cill. Install new timber frame with sliding sashes, counterweights, brass chains and pullies, antique plate glass, and ironmongery all replicating

detail of adjacent windows, including shutters and boxes

WINDOW/DOOR NUMBER: F.W.7
TYPE: Timber sliding sash one pane over two (1/2)
SIZE: 2760 x 1390
LOCATION: F5a
CILL: Granite
PANEL UNDER: Yes
COUNTERWEIGHT SUPPORT: Brass chains, working
LIFTING CORDS/HANDLES: Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY: Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: Original plate, bedded in putty
CONDITION: Good
DRAUGHT-PROOFED: Yes
COMMENTS: Remove frosted glass and vertical glazing bar to lower sash and re-glaze as for other windows on this floor.
WORKS

Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.8
TYPE: Fixed Clerestory light
SIZE: 2760 x 1390
LOCATION: F5a
CILL: Removed
PANEL UNDER: Yes
COUNTERWEIGHT SUPPORT: N/a
LIFTING CORDS/HANDLES: N/a
IRONMONGERY: N/a
SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
GLASS: N/a
CONDITION: n/a
DRAUGHT-PROOFED: N/a
COMMENTS: Original window and frame removed and blocked up. Modern high clerestorey window over. Remove later installation. Provide new cill if required and install new timber window to match other on this floor, with all new fittings, counterweights etc as required. Stain glass specialist to remove, clean and re-fit panels from F.W.14
WORKS

WINDOW/DOOR NUMBER: F.W.10a
TYPE: None, currently a wall opening
SIZE: 2760 x 600 (proposed)
LOCATION: F6b
CILL: Granite
PANEL UNDER: No
COUNTERWEIGHT SUPPORT: Chains (new)
LIFTING CORDS/HANDLES: None
IRONMONGERY: To match original elsewhere
SHUTTERS: None
GLASS: Antique plate
CONDITION: N/a
DRAUGHT-PROOFED: Yes, to be
COMMENTS: Later windows are shorter because of dropped ceiling. To be removed
WORKS: Remove and replace with new sashes and frames to match others on this floor, but narrower and without shutters.

WINDOW/DOOR NUMBER: F.W.10b
TYPE: Non-original timber sliding sash one pane over one (1/1)
SIZE: 2780 x 1030
LOCATION: F6b
CILL: Granite
PANEL UNDER: No
COUNTERWEIGHT SUPPORT: Chains, to be
LIFTING CORDS/HANDLES: None
IRONMONGERY: To match original elsewhere
SHUTTERS: None
GLASS: Antique Plate
CONDITION: To be new
DRAUGHT-PROOFED: yes, to be
COMMENTS: Later windows are shorter because of dropped ceiling. To be removed
WORKS: Remove and replace with new sashes and frames to match others on this floor, but narrower and without shutters.

WINDOW/DOOR NUMBER: F.W.10c
 TYPE: None, currently a wall opening
 SIZE: 2760 x 600 (proposed)
 LOCATION: F6b
 CILL: Granite
 PANEL UNDER No
 COUNTERWEIGHT SUPPORT: Chains (new)
 LIFTING CORDS/HANDLES None
 IRONMONGERY To match original elsewhere
 SHUTTERS: None
 GLASS: Antique plate
 CONDITION N/a
 DRAUGHT-PROOFED Yes, to be
 COMMENTS: Later windows are shorter because of dropped ceiling. To be removed
 WORKS: Remove and replace with new sashes and frames to match others on this floor, but narrower and without shutters

WINDOW/DOOR NUMBER: F.W.11
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F8a
 CILL: Granite
 PANEL UNDER Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty. Additional textured glass fitted inside lower pane
 CONDITION Good
 DRAUGHT-PROOFED Yes
 COMMENTS: Stained glass panels fitted inside original glass of upper and lower sash with internal glazing bead. Stained glass specialist to carefully remove stained glass panels and relocate to window F.W.9
 WORKS Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing. Remove textured glass and bead. Stain glass specialist to remove, clean and re-fit panels from F.W.16

WINDOW/DOOR NUMBER: F.W.12
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F8a
 CILL: Granite
 PANEL UNDER Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty
 CONDITION Good
 DRAUGHT-PROOFED Yes
 COMMENTS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.13
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F9
 CILL: Granite
 PANEL UNDER Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty
 CONDITION Good
 DRAUGHT-PROOFED Yes
 COMMENTS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.14
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F10 Bay window
 CILL: Granite
 PANEL UNDER: Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES: Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY: Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty
 CONDITION: Good
 DRAUGHT-PROOFED: Yes
 COMMENTS: Stained glass panels fitted inside original glass of upper and lower sash with internal glazing bead. Stained glass specialist to carefully remove stained glass panels and relocate to window F.W.9
 WORKS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
 Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.15
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F10 Bay window
 CILL: Granite
 PANEL UNDER: Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES: Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY: Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty
 CONDITION: Good
 DRAUGHT-PROOFED: Yes
 COMMENTS: Stained glass panels fitted inside original glass of upper and lower sash with internal glazing bead. Stained glass specialist to carefully remove stained glass panels and modify to fit, and then relocate to window F.W.10b
 WORKS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
 Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.16
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F10 Bay window
 CILL: Granite
 PANEL UNDER: Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES: Cotton cord through top pulleys with timber handles with rubber ring
 IRONMONGERY: Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
 SHUTTERS: Timber, three leaf. Diagonal flats and securing clasps.
 GLASS: Original plate, bedded in putty
 CONDITION: Good
 DRAUGHT-PROOFED: Yes
 COMMENTS: Stained glass panels fitted inside original glass of upper and lower sash with internal glazing bead. Stained glass specialist to carefully remove stained glass panels and relocate to window F.W.11
 WORKS: Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational.
 Provide new wooden handles to lifting cords with rubber rings to match existing.

WINDOW/DOOR NUMBER: F.W.17
 TYPE: Timber sliding sash one pane over one (1/1)
 SIZE: 2760 x 1390
 LOCATION: F10
 CILL: Granite
 PANEL UNDER: Yes
 COUNTERWEIGHT SUPPORT: Brass chains, working
 LIFTING CORDS/HANDLES: Cotton cord through top pulleys with timber handles with rubber ring

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IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Later 40 x 40 inner staff bead to be removed and replaced with new to original profile Serrated face of external window blind box remains. Blind removed.
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing
WINDOW/DOOR NUMBER:	F.W.18
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2760 x 1390
LOCATION:	F10
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS:	Later 40 x 40 inner staff bead to be removed and replaced with new to original profile. Serrated face of external window blind box remains. Blind removed.
WORKS	condition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing
WINDOW/DOOR NUMBER:	F.W.19
TYPE:	Timber sliding sash one pane over one (1/1)
SIZE:	2760 x 1390
LOCATION:	F2a
CILL:	Granite
PANEL UNDER	Yes
COUNTERWEIGHT SUPPORT:	Brass chains, working
LIFTING CORDS/HANDLES	Cotton cord through top pulleys with timber handles with rubber ring
IRONMONGERY	Recessed /flush handles to lower sash, rings to upper. Lever arm fastener
SHUTTERS:	Timber, three leaf. Diagonal flats and securing clasps.
GLASS:	Original plate, bedded in putty
CONDITION	Good
DRAUGHT-PROOFED	Yes
COMMENTS	Serrated face of external window blind box remains. Blind removed.
WORKS	Recondition and re-draughtproof. See window specification. Fit locks to prevent lower sash opening more than 95mm. Leave window and shutters fully operational. Provide new wooden handles to lifting cords with rubber rings to match existing.