Repair & Refurbishment Works,
Carnegie Library Swords Co. Dublin- Fingal County Council
Architectural Heritage Impact Assessment

By: **Fitzgerald Kavanagh & Partners**
1 Mount Street Crescent,
Dublin 2
For: Fingal County Council
Date: **February 2021**
Job Ref: **20-18**
Issue: **Planning Application**

Contents:

Fig 1: Site Location

1. Introduction

1.1 Building Details:

Address:	Carnegie Library Swords North Street, Townparks, Swords, Co. Dublin
Description:	Early 20th century yellow and red brick former library building with projecting central canted bay
National Grid Reference:	X,Y = 318391, 247179
Record of Protected Structures:	0346
ACA Designation:	-
Conservation Area:	-
Recorded Monument Reference:	-
Zone of Archaeological interest:	-
Site of Archaeological interest	-
Planning Authority:	Fingal County Council
Zoning:	Z2 - To protect and/or improve the amenities of residential conservation areas.
Registered Monument Reference:	-
Preservation Order:	-
Declarations:	-
NIAH Registration Number:	NIAH - 11335007
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Social

Fig 2: Fingal County Council Development Plan 2017-2023 Sheet 8 Swords

Zoning Objective Type *MC - Major Town Centre*
Zoning Objective Description *Protect, provide for and/ or improve major town centre facilities*
Zoning Objective Vision:
Consolidate the existing Major Towns in the County, (Blanchardstown, Swords and Balbriggan). The aim is to further develop these centres by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic and enhance and develop the existing urban fabric. In order to deliver this vision and to provide a framework for sustainable development, masterplans will be prepared for each centre in accordance with the Urban Fingal Chapter objectives.

1.2 Purpose of the report

Fitzgerald Kavanagh & Partners have been commissioned by Fingal County Council to oversee repair works to refurbishment & extension works to the Carnegie Free Library, North Street, Swords, Co. Dublin. The proposed scope of works are to refurbish the existing Carnegie Library building located on North Street, Swords and construct a new 2-storey extension to the side of the building (at north gable wall) to facilitate new toilets and a lift to the first floor to improve universal access, and all associated site works & services. The refurbished and extended building will provide flexible spaces for a range of suitable uses in line with the objectives for the delivery of the Swords Cultural Quarter (SCQ).

The report is to accompany a planning application for the works and provides an overview of the history & development of the building along with a detailed description of the building fabric & condition to which the application refers. The purpose of the report is to examine and record the historical and architectural character and to assess the impact of the current proposals on the historic building fabric and character.

1.3 Description of the building – As noted in the national Inventory of Architectural Heritage

Detached three-bay two-storey yellow and red brick, with projecting canted central bay built in 1908. Now in use as museum.

ROOF: Hipped roof; projecting hipped roof running perpendicular to main roof; slate; terracotta ridge tiles; cast iron pipes & gutters. Two number gusset roof connection at hips to chimneys and semi-octagon hipped roof above projected bay at stairs. Yellow brick chimney stacks with clay pots.

WALLS: Limestone plinth course; yellow brick laid in English garden wall bond, with red brick dressings; central canted bay faced in red brick in English garden wall bond; limestone string course & stone plaque; rear walls of pebble dash.

OPENINGS: Semi-circular headed moulded stone arch with quoining & projecting key stone; continuous limestone cills, windows 6/1 & 9/1 single pane sashes; centrally-placed window over door is tri-partite with central section round headed; segmental headed window openings to sides of canted entrance bay at ground floor; two leaf tongue & grooved timber door, with glass panels in upper sections; stone door step.

INTERIOR: Open well timber staircase; stone fire place first floor front room; open timber truss roof; terrazzo floor in hall; original library fittings, including glazed timber counter/screen.

EXTERNAL SPACES: The area to the front of the building consists of sections of insitu concrete laid in regular bays. The railings to the front of the building consist of wrought iron bars with a semi-circular “horseshoe” style detail, fitted to a limestone plinth with a chamfered edge. There are two masonry flanking walls, one to the south and one to the north of the west elevation. The area to the rear of the building consists of a raised section of soil which abuts the rear wall of the building and it is not original to the building and compromises the raised timber floor and lower walls.

2. Historical background & development

2.1 Description of Building

DISTRICT COUNCIL	Balrothery RDC
ARCHITECT	Anthony Scott
OPENED	1908
ACCOMMODATION	Ground floor: hall two rooms Librarian Counter and Lavatory
	First floor: originally one large room , later subdivided to three rooms
EXTERNAL	Two single storey lean to structures containing 2 lavatories and store
MATERIALS	Yellow and red brick Limestone entrance door surround and inscription tablet; roof slates

This plan is similar to Scott’s plan for Skerries Library. One of the rooms on the ground floor was intended as a reading room, and the other room used for stacking the books and for the librarian. The counter, located in a primary position at the entrance with a full view of the door and stairs has a glass screen and access panels over it. Books for lending were dispensed over this counter by the librarian, with direct access from behind the counter to both rooms on the ground floor. It may also be possible that the second room was a ladies reading room. The WC accessible directly from the room was a common feature in ladies' reading rooms. According to Brendan Grimes, apart from Balbriggan there is no reference to ladies' rooms for the Balrothery libraries in any of the documentary sources. The library committee minute book refers to a 'smoking room' in the library which was probably one of the ground-floor rooms. The committee minute books also note that the upper room was frequently used for dances, concerts, and other community activities. This use of the library as a community facility or town hall was something that James Bertram (refer to Section 2.4.2) was anxious to prevent in his assessment of applications.

The reader enters the building through a bay that projects forward of the main facade. The bay is built of red bricks, which may be a local Portmarnock brick and has smooth limestone dressing around the window, a large limestone tablet over the door with the date and name carved in relief, and a venetian window over the door at first-floor level. The bay is treated with limestone string courses. The windows are sash windows, and retain their original fenestration, the lower sashes glazed with single sheets and the upper ones glazed in smaller sections, in an Arts and Crafts style fenestration.

The remainder of the main facade is finished with yellow brick and red brick dressings to the windows. The front door and ironmongery are original.

2.2 Cartographic Study

1. The OSI Historic 6" First Edition 1843- indicates the street at Town Parks area to the north of Swords with a row of cottages lining the road.
2. The OSI Historic 25" 1888 - indicates that the semi-detached three-bay two-storey former school residences and the original school to the rear were in position at this time
3. The Historic 6" 1912- indicates that the Library was in position at this time.
4. The 1937 OS 6 Inch Series- shows further development to the area around North Street
5. The 2021 OSi map shows the Library with the residential development now known as Carnegie Court to the rear and north. Planning Permission was granted for this development in 1999 by Fingal County Council (Reg. Ref. F98A/0201). It represents a significant scale development of 7,375 square meters and consists of 74 no. apartments and 15 town houses.

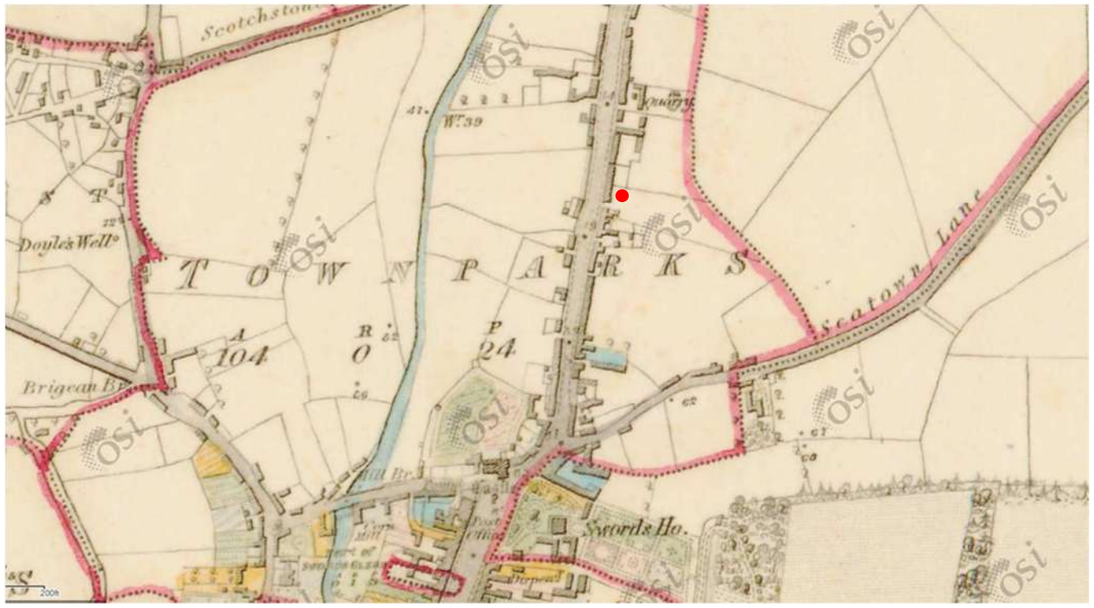

Fig 3 - Historic 6" First Edition Colour- 1843

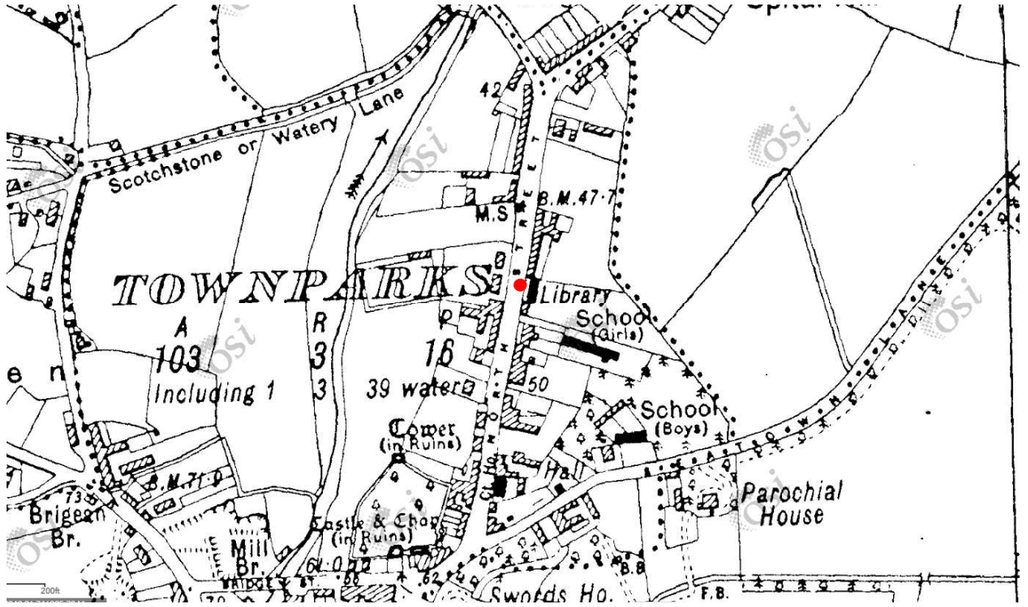

Fig 5 - Historic 6" 1912

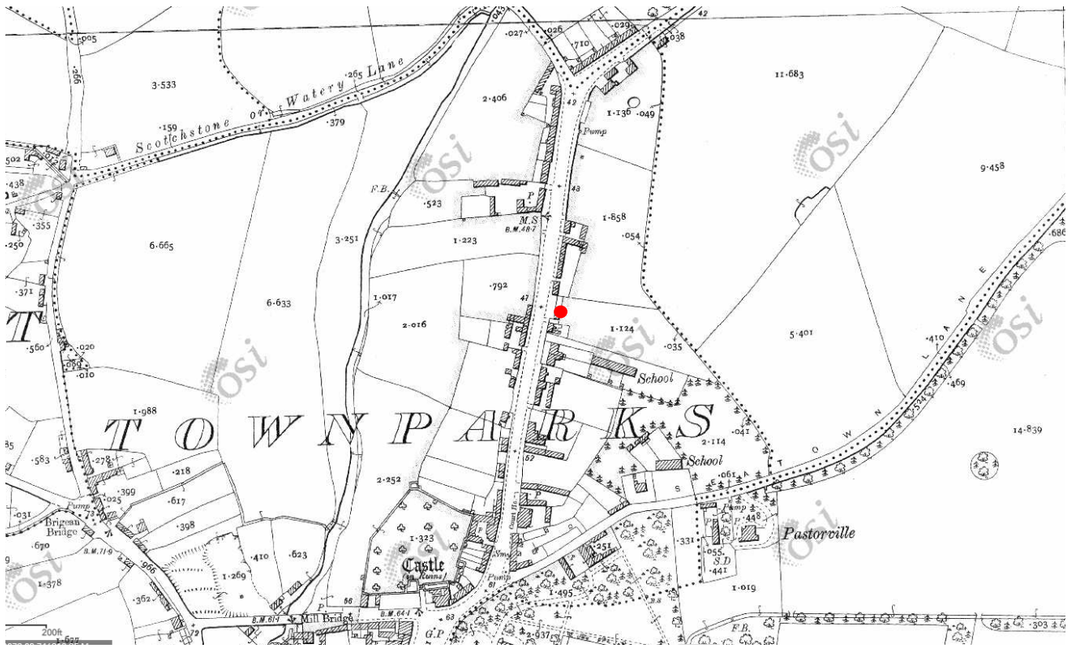

Fig 4 - Historic 25" 1888

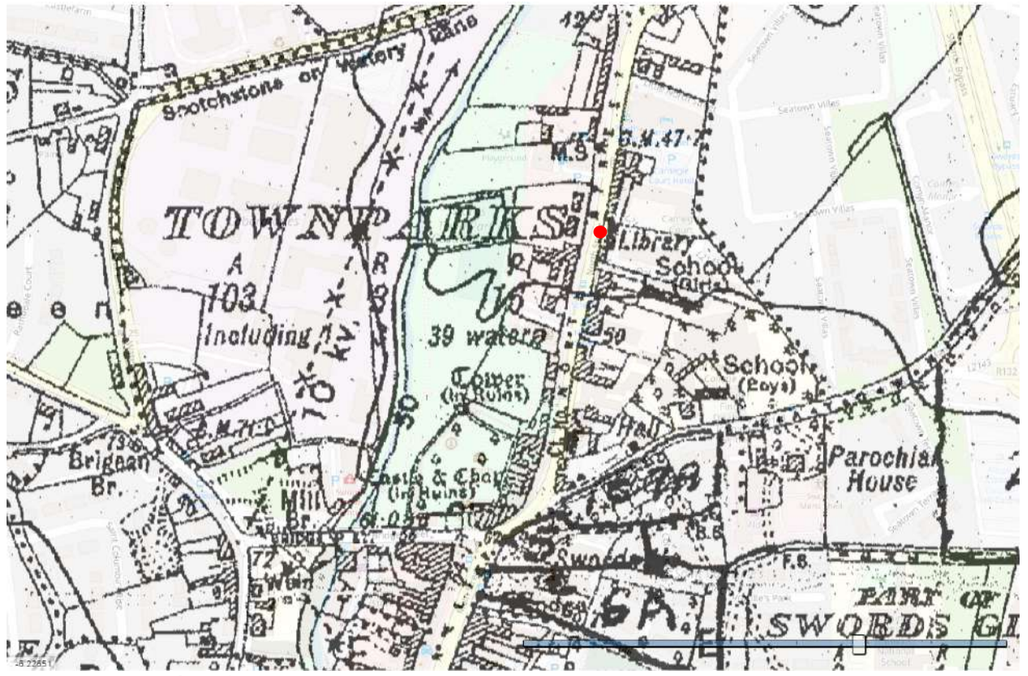

Fig 6 – 1937 OS 6 Inch Series

Fig 7 – 2012 OSi

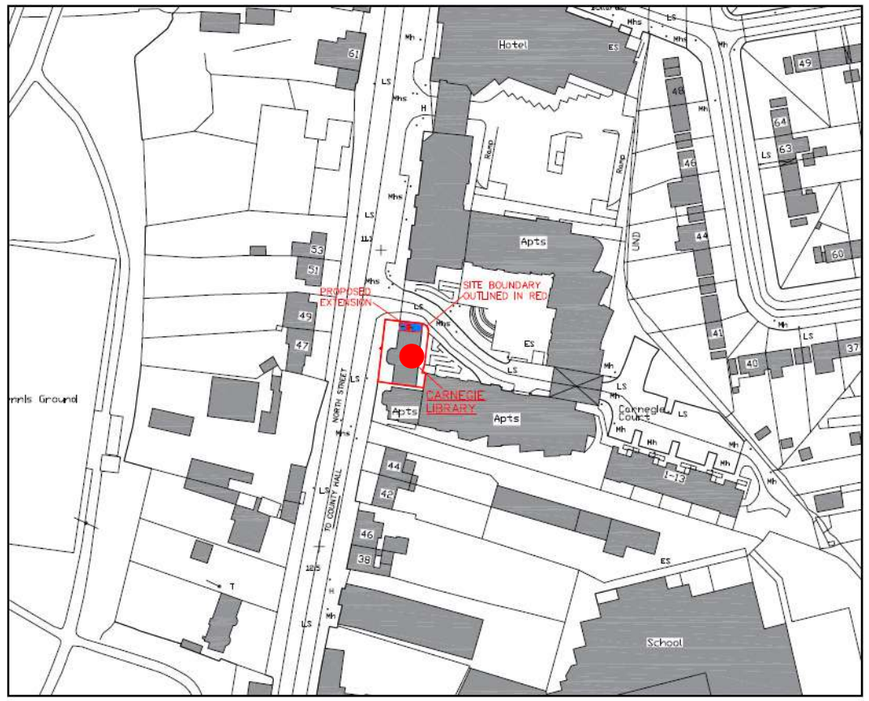

Fig 8 – 2021 OSi

2.3 The Library Movement in Ireland

The 'library movement' refers to the efforts made to create and provide a free public library service available to the general population. It reflected a desire among working people in Britain and Ireland to improve themselves by reading. Brendan Grimes notes in his research on Irish Carnegie Libraries that "The benefits of libraries and mass education were advocated by Thomas Davis, T. W. Lyster, Thomas O'Donnell, John P. Boland, and others in Ireland, and in England by Edward Edwards and Thomas Greenwood. The movement was advanced by parliamentary debates and legislation. It became the conduit for the building of public libraries. In Ireland, the movement can be traced to the eighteenth century, with Marsh's Library as a public library and the Dublin Society Library (Royal Dublin Society) as a society library.

By 1880 there were only two public libraries established under the Act in Ireland: Dundalk in 1858 and Sligo in 1880. The Young Ireland League was founded in 1893 and it's emphasise on Irish literature and self-improvement had significant influence on the development of the library movement during the 1890s.

The Public Libraries (Ireland) Act 1894 allowed the earlier 1855 Act to be adopted in any urban area regardless of size. The Act allowed district councils to combine and share funding for the purpose of establishing and running a library. The Act also allowed the local authority to charge a fee for the use of the library to people who lived outside the council's district. The Public Libraries (Ireland) Act 1902 allowed the smaller Rural District Councils to establish libraries. The Act played an important role in the development of Irish rural libraries. It permitted County Councils to make grants for book purchases for technical education with the result that many public libraries were associated or close to the technical colleges.

2.4 Carnegie Libraries

The most authoritative account of Andrew Carnegie's legacy in Ireland is "Irish Carnegie Libraries- A Catalogue & Architectural History" by Brendan Grimes published in 1998. Between 1897 and 1913 Carnegie donated a sum of $11,848,547 out of a total of $56,680,458 to fund 660 libraries in Great Britain and Ireland. Although the money that Carnegie gave for Irish libraries was small in proportion to his total expenditure on libraries, it helped the library movement in Ireland enormously. His financial contribution, intended for the betterment of Irish people through the provision of libraries, was significant. To provide some context to the Carnegie Library in Swords and the other Carnegie libraries across Ireland and the English Speaking world, it is worth noting the two significant people involved, Andrew Carnegie and his private secretary James Bertram.

2.4.1 Andrew Carnegie

Andrew Carnegie, born in 1835 – and died in 1919 - was a Scottish-American industrialist and philanthropist. Carnegie was born in Dunfermline, Scotland, and emigrated to the United States with his parents in 1848 at age 12. From humble beginnings Carnegie advanced through the various positions in the steel industry and by the 1860s had investments in railroads, bridges, and oil derricks. He had a significant role in the expansion of the American steel industry in the late 19th century and became one of the richest Americans in history. In 1889 he published an article proclaiming "The Gospel of Wealth" where he called on the rich to use their wealth to improve society. He became a leading philanthropist in the United States and in United Kingdom. During the last 18 years of his life, he gave away almost 90 percent of his fortune to a variety of charities, foundations, universities. This amounted to approximately $350 million, which would equate to $5.2 billion in 2020 terms. His philanthropy had a special emphasis on local libraries, education, and scientific research.
The formal beginning of his philanthropic career was a donation of $5,200,000 to New York City for the construction sixty-five branch libraries. By early 1905 he had pledged $39,325,240 for 1,200 libraries in English speaking countries, and of this $598,000 went to Ireland. By the time the library building programme came to an end it is estimated that the number of libraries he paid for varied between 2,500 and 2,509 .

2.4.2 James Bertram

James Bertram (1872 - I934) is an important figure in the history of the Carnegie Trust, he was Carnegie's private secretary and secretary to the Carnegie Corporation between 1897 and I934. All the correspondence concerning libraries was directed through him and he had a significant influence in the planning of libraries and the approval process. Applications for library grants were submitted to Bertram and in return he would reply with a form seeking information on a range of issues such as the local population, if there was a library already, how it was housed, and how much money was given for its support. He wanted to know whether the Libraries Act had been adopted and if not when it would be. He also wanted to know whether a site had been obtained and how much money had already been collected towards the building. He was concerned with potential attempts to secure grants for buildings which were not libraries, or had little library accommodation. There was an issue with libraries in Ireland that too much space was being allocated to Newspaper

Reading Rooms and rooms used for meetings and community facilities. He was quick to advise on the difference between a library and a town hall. In one application for a library in Downpatrick he is noted as advising that "the money should be spent in providing for the storage of books and accommodation for their being read. A Lecture Room is a proper part of such a Library Building, but a Town Hall or such like thing in the guise of a Lecture Room is not permissible." And in the same letter: "Provided a plain, dignified building is erected in accordance with these suggestions, we do not interfere in the design or arrangement."

2.4.3 Carnegie Libraries in Ireland

1897, the library in Newtownards Co. Down received a grant of £100 in and was the first in Ireland to receive a grant from Carnegie. James Bertram was appointed by Carnegie in the same year to oversee the library scheme and organised the scheme on a more formal basis. The scheme started properly in 1900 and gained momentum in 190I, reaching its peak in 1903, when gifts totalling over £49,000 were promised. Carnegie continued to pay grants for libraries until 1913, when the "Carnegie United Kingdom Trust" was set up. The trust focused on fulfilling Carnegie's commitment to building libraries in the 1910s and 1920s. The Trust also supported the arts, including the restoration of the Book of Kells in the 1920's .

There was no formal advertisement of the scheme by Carnegie, initial enquires were made directly to James Bertram, who in turn would write back seeking information as part of a formal application. If the form was completed in a satisfactory manner, and there were no further questions, a sum of money was promised on condition that the Libraries Act was adopted, the rate of one penny in the pound struck for library maintenance purposes, a free site provided, and a satisfactory design for the building produced. Grants were only given for libraries which were to be owned, maintained by and for the use of the community. Carnegie believed in helping those who helped themselves and did not initiate an offer to establish a library. As a result, the libraries in Ireland are unevenly distributed and do not reflect the needs of the whole of the population. Libraries are concentrated in the Dublin area, the Belfast area, Waterford, east Cork, Kerry, and west Limerick. There are no Carnegie libraries in twenty one of the thirty-two counties in Ireland. The greater number of libraries are in the Dublin area.

APPENDIX I: Floor Areas and Grants

TABLE A1 shows floor areas in square metres, grants, grants per square metre, and architects. The table gives some idea of costs but should not be taken too seriously, as the buildings did not necessarily cost the amounts granted. Councils obtaining grants for several libraries may have borrowed from one library to pay for the extra cost of another, or may have added their own money to provide for extra accommodation not covered by the grant, as, for example, at Bangor, which cost £3,600 to build. The grant for Dingle was intended to include the cost of a library at Castlegregory, which does not seem to have been built. The areas of basements are not included.

TABLE A1: *Floor areas, grants, and grants per square metre*

Library	*Area (m²)*	*Grant £*	*Grant £/m²*	*Architect*
Askeaton	141	300	2.13	Hartigan
Athea	35	n.a.	–	Orpen
Balbriggan	236	2,000	8.47	O'Connor
Ballyboden	207	1,250	6.03	Byrne
Ballyduff	64	345	5.39	Sheridan
Ballyhahill	67	320	4.77	Hartigan
Ballysteen	67	320	4.77	Hartigan
Banbridge	186	1,000	5.37	Hobart
Bangor	586	1,500	2.55	Woods
Blackrock	454	3,000	6.60	O'Connor
Bray	225	2,200	9.78	Wilmot
Broadford	43	n.a.	–	Orpen
Cabinteely	164	1,000	6.10	Butler
Cahirciveen	442	2,000	4.52	Butler
Cappoquin	118	524	4.44	Sheridan
Castleisland	n.a.	n.a.	–	Butler
Charleville Mall	n.a.	n.a.	–	McCarthy
Cloncagh	35	n.a.	–	Orpen
Clondalkin	357	1,600	4.48	Byrne
Cork	n.a.	11,000	–	Cutler
Croagh	58	320	5.52	Hartigan
Dalkey	n.a.	592	–	n.a.
Dingle	172	2,100	12.21	Orpen
Donegall Road	710	5,000	7.04	Graeme-Watt & Tullock
Downpatrick	n.a.	2,000	7.49	Blackwood & Jury
Drogheda	380	2,450	6.45	Tallon
Dundrum	339	1,500	4.42	Butler
Enniskerry	119	600	5.04	Butler

TABLE A1: CONTINUED

Library	*Area (m²)*	*Grant £*	*Grant £/m²*	*Architect*
Falls Road	711	5,000	7.03	Graeme-Watt & Tullock
Feenagh	34	n.a.	–	Orpen
Garristown	76	400	5.26	Scott
Glencullen	136	600	4.41	Butler
Great Brunswick Street	1,062	9,997	9.41	McCarthy
Greystones	175	800	4.57	Butler
Kenmare	468	1,500	3.20	Butler
Kilcolman	63	320	5.08	Hartigan
Kildimo	57	320	5.61	Hartigan
Kilkenny	267	2,084	7.80	Tyars & Jago
Killorglin	357	2,100	5.88	Butler
Kingstown	375	3,784	10.09	O'Callaghan & Webb
Larne	368	2,500	6.79	Fitzsimons
Limerick	925	7,000	7.57	Sheridan
Lismore	151	631	4.18	Sheridan
Listowel	n.a.	1,500	–	Butler
Lurgan	352	2,000	5.68	Hobart
Lusk	173	400	2.31	Scott
Malahide	239	1,000	4.18	Scott
Millstreet	301	2,000	6.64	Butler
Naas	112	600	5.36	Inglis
Newcastle West	408	n.a.	–	Orpen
Oldpark Road	673	5,000	7.43	Graeme-Watt & Tullock
Pallaskenry	69	320	4.64	Hartigan
Pembroke	290			Kaye Parry & Partners
Portadown	263	1,000	3.80	Walby
Rathkeale	376	1,500	3.99	Hartigan
Rathmines	654	8,500	13.00	Batchelor & Hicks
Rush	n.a.	400?	–	Scott?
Sandyford	136	600	4.41	Butler
Shanagolden	82	320	3.90	Hartigan
Shankill	165	1,000	6.06	Butler
Skerries	179	1,000	5.59	Scott
Swords	217	1,000	4.61	Scott
Tallow	67	n.a.	–	Sheridan
Tralee	341	3,000	8.80	O'Callaghan & Webb
Waterford	554	5,200	9.38	Murray
Youghal	143	700	4.90	Levie

Fig 8 –Table 1- "Irish Carnegie Libraries- A Catalogue & Architectural History" by Brendan Grimes : showing floor areas in square meters, Grants per square meters and names of Architects of 66 Carnegie funded libraries in Ireland .

2.4.4 Library Planning and Layout

In terms of the internal planning of libraries James Bertram of the Carnegie had string ideas on layouts and internal planning, which were set out in his instructional pamphlet "Notes on Library Bildings" in 1911. However it was too late for many of the Irish Libraries and the Library in Swords which was built in 1908. It was revised and expanded over the next eight years and grew from a one-page text to a document that included six possible floor plans. The ideal Carnegie library, according to Bertram, was "a one-story rectangular building with a small vestibule leading directly to a single large room; where necessary, this room was subdivided by low bookcases that supplemented the bookshelves placed around its perimeter to hold the library's collection" (Van Slyck, 1995). It noted that the circulation desk should be located close to the entrance as is the case in Swords.

Bertram's "Notes on Library Bildings" give examples of plan layouts and the following advice:
"The building should be devoted exclusively to (a) housing of books and their issue for home use, (b) comfortable accommodation for reading them by adults and children, (c) lecture room, when introduced as a subordinate feature and not adding disproportionately to the cost of the building, (d) necessary accommodation for heating plant and service, without which the building could not be used."
He recommended that the windows to the side and rear be kept seven feet above floor level to allow space for shelving advice that was not generally followed in Ireland). He made no suggestions for elevations other than saying that they should be kept 'to a plain dignified structure and not aiming at such exterior effects as may make impossible an effective and economical layout of the interior'.

Another source of information for architects at the time was F. J. Burgoyne's "Library construction: architecture, fittings, and furniture, published in London "in 1897, which was written for those involved in the planning and running of libraries. However, the libraries referenced in the book are much larger and include the Library of Congress in the US, the British library and the National Library of Ireland. Therefore it is unlikely that this book had a particular influence on the design of the library at Swords. James Duff Brown's "Manual of Library economy" was first published in 1903 and was regarded by librarians as the standard textbook on library planning and management. It contains some examples of plans of libraries but again they are much larger than the local libraries.

The plans of Irish libraries suggest that they followed a "closed system" of book lending where the reader selected a book from a catalogue and the librarian would bring the books and deliver to the reader at a counter. Around the turn of the century, the "open-access system" was becoming popular. It allowed the reader to choose the books from the shelves directly. According to Brendan Grimes almost all the Irish libraries were planned to operate the old "closed system". In this situation the small libraries operated a system of closed access by keeping the books in locked bookcases. The librarian did not require a separate room in these small libraries they either worked behind the counter dispensing books or in the public spaces. The counter at the Swords library is placed in a commanding position in the entrance area with direct access to the two reading rooms and substantial passive surveliance of the entrance and stairs.

Some of the libraries in small towns were built in architectural styles and scale very different to the local indigenous architecture. The Skerries Library was sited in a street of single-storey thatched cottages. The Ordnance survey maps of North Street, indicates that Swords Library was built on a street consisting largely of small cottages at the time. It is worth noting that there was a small single storey school and two storey houses for teachers close by.

According to Grimes there was a building depression from 1902 to 1912 in Ireland and commissions to design libraries were important to established architects. Some architects were selected by clients for their ability to produce plans that would be passed by Bertram without too much difficulty. Also, many of the designs for the libraries were the result of an architectural competition. As a result, the architectural quality of most of the libraries is good, providing positive contributions to the local townscape and heritage**.**

2.4.5 Books and Newspapers

The libraries allocated a large amount of space to the newspaper room, and it is reported that some of the smaller libraries were almost exclusively used as newspaper reading rooms. In line with this, more money was generally spent on newspapers than on books. A survey in 1904 on the running costs of libraries in the north of Ireland noted that the library in Lurgan spent £10 a year on books and £27 a year on newspapers, Portadown spent £200 on books and newspapers, Banbridge spent £25 a year on books and £12 on newspapers and Newtownards spent £I5 a year on books and £25 on newspapers. The library in Listowel did not hold newspapers as according to Matthew Byrne a scholar of the time, 'They collect idlers, distract readers, and serve no purpose of a library, until they have passed into history, when no one but the most earnest student will read them.''

The purchase of books was important task and according to the Swords library committee minute book of July 1913, the Swords committee members were called to a special meeting to consider the purchase of eighteen new books (four of which they rejected). The I920s minute books indicate that some committees were interested in promoting a Gaelic Irish Literature. The Swords committee decided that Irish books were to be bought for the library, while at the same time the Skerries committee decided to buy an Irish dictionary for the library.

The purchase of books appears to have continued to be an issue up to 1925, where the Skerries library committee minute for September noted that they had not received any new books for nine years and that the stock was seriously depleted. Most of the libraries had little money to spend on books and the committees had to practise extreme economy. Readers in Balbriggan Library were asked to make voluntary subscriptions towards the cost of books. In a review of the rural library in Ireland by the Carnegie UK Trust, Lennox Robinson reported that Bangor, Youghal, Lurgan, Portadown, Banbridge, Lusk, Greystones, and Swords had no money to spend on books.

2.4.6 Library Equipment

The fitting out of the Irish rural libraries was simple and the furniture used consisted of a few tables, chairs, and bookcases. The furniture for these small libraries was usually made locally. Brendan Grimes notes that the Malahide Library committee specified that their furniture was to be Irish made. Town gas was available, in the larger towns such as Drogheda, however the smaller towns did not have gas and here the libraries used proprietary systems of generating gas. Brendan Grimes notes that the Skerries committee accepted a tender for a lighting system from Maguire and Gatchell, Dawson Street, Dublin, and they installed the 'Erin Petrol Gas Lighting System'. The lighting was in working order by March 1912.

Fig 10 – Lusk Library

Fig 11 – Malahide Library

2.5 Architect - Anthony Scott (1845-1911)

The library at Swords was designed by Anthony Scott (1845-1911) in 1908. He was also responsible for the design of a number Libraries in the north County Dublin area including Lusk (1908), Malahide (1911), Skerries (1910). He submitted a design proposal for the library in Garristown (1912) but it is not thought that this design was finally used. It is also thought that his design for the library in Skerries, was originally prepared for Malahide. The plans had been rejected by Carnegie's Secretary 'Bertram, and were later used without his approval for the Skerries Library.

Anthony Scott was born in Easkey, Co. Sligo circa 1845. He later attended the Royal Dublin Society's School of Art and worked initially with the Bord of Works and was Clerk of Works on a number of National Monuments under Thomas Newenham Deane. In 1888 he had established a private practice at Navan, Co. Meath, and in 1892 he opened a second office in Drogheda Co Louth with his eldest son, William Alphonsus Scott (1871-1921), under the name of Anthony Scott & Son. He had two sons both of whom had worked in the practice a various stimes. William Scott had worked in London and Scott returned to Ireland influenced by the Arts & Crafts movement. His influence is noted in the Swords and Skerries Libraries. The Navan office was closed prior to 1902 and at this time Scott transferred the practice from Drogheda to Dublin. A notice in the Irish Builder in December 1902 announcing the move, names the firm as 'Anthony Scott & Sons', which suggests that his younger son, Anthony Colman Scott, had joined the practice.

Fig 12 – Cavan Town Hall

The practice carried out work for the Catholic church and for Local Authority housing schemes. According to his obituary in the Irish Builder, he 'probably designed and superintended the building of far more houses for the working classes than any other architect in Ireland'. In 1906 he was elected architect to Balrothery RDC and was active in promoting improved housing schemes including labourers' housing in Dunshaughlin and Navan Rural Districts, he also worked for the local authorities in Kells and Drogheda. His later work tended towards a classical style such as Wynn's Hotel, Lower Abbey Street, Dublin (1919). It the Hotel design he used a smooth granite facade, Ionic pilasters, an attic storey over a strongly emphasised cornice, and a mansard roof, very different to the Arts and Crafts style of the Swords Library.

2.6 Swords Library

As Scott was working on the design of a number Libraries in the north County Dublin such as Lusk, Malahide, Skerries and Garristown he could have produced a standard design for his libraries as the accommodation required and the money available were the same for all. However. he appeared to enjoy the challenge of trying new ideas, and all of the libraries are unique. However there are some reoccurring motifs and design treatment. The projecting tower, the Diocletian window over the door, and the pilasters are features that can be found in many of William Alphonsus Scott works, including Cavan Town Hall (1908) and St Mary's College, Galway (1912).

Fig 13 – Skerries Library

Fig 14 – Former St Patrick's School Skerries

The venetian window is a recurring motif and he used different versions on all his libraries, except that at Skerries. The venetian window allowed plenty of light into a building, as well as providing visual emphasis to an entrance such as his Library at Swords and in St Patrick's National School, Skerries (1912).

2.7 Interior

The interiors of the libraries at Skerries, Malahide, and Swords have one large room on the upper floor. Here timber trusses and timber-boarded ceilings are used to provide high ceilings and well-lit spaces. The trusses are all different in each building and are carefully detailed and executed. The interior timber is left stained or varnished and choice of timber was important. It is reported that he persuaded the Skerries library committee to provide extra money for pitch pine sheeting for the dado and wainscotting, instead of the cheaper white deal

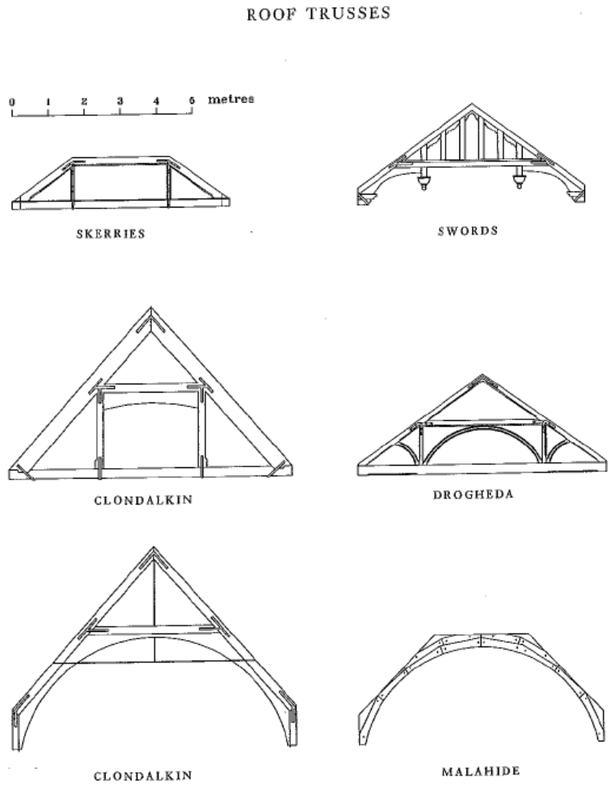

Fig 15 – Timber Trusses in six Irish Carnegie Libraries

2.8 Plan Form - 1908

- Ground floor: Entrance hall, stairs, two rooms Librarian Counter and Lavatory
- First floor: Originally one large room , later subdivided to three rooms
- External: Two single storey lean to structures containing 2 lavatories and store, forecourt with railings

One of the rooms on the ground floor was intended as a reading room, and the other room used for stacking books and for the librarian. The counter, located in a primary position at the entrance with a full view of the door and stairs has a glass screen and access panels over it. Books for lending were dispensed over this counter by the librarian, with direct access from behind the counter to both rooms on the ground floor. It may also be possible that the second room was a ladies reading room. The WC accessible directly from the room was a common feature in ladies' reading rooms.

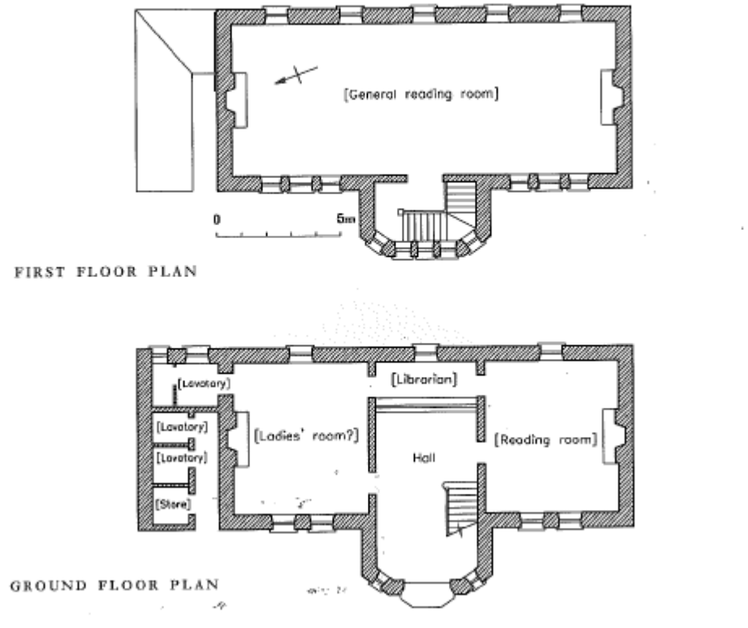

Fig 16– Ground and First Floor Plans : 1908

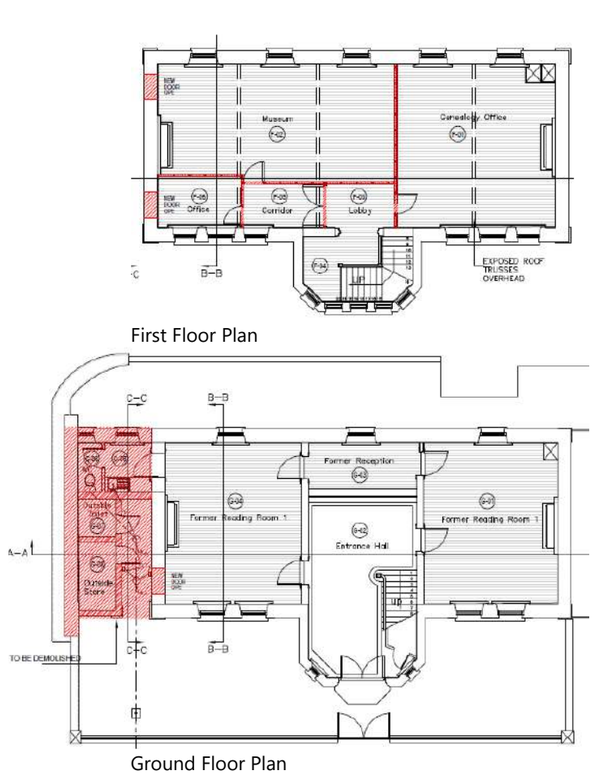

Fig 17– Ground and First Floor Plans : 2020

3. Assessment of Significance

3.1 Assessment Criteria

The assessment criteria are those as set out in The Architectural Heritage Protection Guidelines for Planning Authorities; Guidance on Part IV of the Planning and Development Act 2000 (DoAHG 2011) as issued under Section 52 of the Planning & Development Act 2000 which states that:

"The assessment of significance is based on any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest."

The building is listed on the NIAH survey as Reg Number 11335007, as is noted as being of Regional Importance and the Categories of Special Interest are "Architectural Artistic Social"/ The building is considered of regional importance given its unique architectural design & detailing, its contribution to the streetscape of North Street, Swords as well as the social and cultural significance relating to its use as a Library and its associations with the Carnegie Trust.

3.2 Architectural Significance

The building is unique in its external material treatment, design and setting and is unusual in the context of having been built with grants from the Carnegie Trust. It forms part of a cluster of similar libraries designed by 'Anthony Scott & Sons', influenced by the Arts & Crafts movement. The two colours of brick work appear to be local brick from Portmarnock and the Limestone appears to be a local limestone from the Skerries area. Apart from some light weight partitions on the first floor the building layout and detailing are largely intact. The windows, external door, counter and screen, fireplaces, doors and wainscotting survive.

3.3 Historical, Cultural and Social Significance

The early history of the building, the association with Carnegie and work of a local architect are of local social and historical interest. As a library building for the best part of 100 years it played a significant role in the cultural life of the town. The minutes of the library committee also note that, similar to the Library at Skerries and Malahide, the upper room of the Swords Library was used for non-library purposes. The Committee held a special meeting in 1911 to discuss entrance charges for functions in the library and agreed the following: "*As the Swords Library is a Free Library – That all Functions, Concerts , Lectures etc. to be Held in Swords Free Library are to be absolutely free of charge to the Public now, and in any future of time*". It was also noted that the library was being used for dancing up to the 1920's and that it was one of the duties of the librarian to make sure that the first floor was washed after each dance or concert. On the 10th of March 1923 the committee carried a motion "*that in future promiscuous Dancing in the Swords Library is prohibited, but Irish Dancing can be carried on as usual*".

3.4 Technical Significance

The brick work appears to be local brick from Portmarnock. It is formed in two contrasting colours and to an unusual brick bond " English Cross or Dutch Bond and the Limestone plinth and surround to the entrance appears to be a local limestone from the Skerries area. The decorative terracotta cresting to the ridge are not typical of the region and together with the window fenestration form part of the Arts and Crafts influence .

Fig 18 – Brick bond
This alternates courses of stretchers and headers, with the alternating stretcher course being offset by half a brick. The stretchers are centred on the joins between the stretchers below them, so that the alternating stretcher courses are aligned.

4. Overview of Proposed Works

The Design Team are engaged by Fingal County Council to provide Conservation Services for Carnegie Library, where it is intended to refurbish the existing Carnegie Library building located on North Street, Swords, and construct a new 2-storey extension to the side of the building (at north gable wall) to facilitate new toilets and a lift to the first floor to improve universal access, and all associated site works & services. The refurbished and extended building will provide flexible spaces for a range of suitable uses in line with the objectives for the delivery of the Swords Cultural Quarter (SCQ).

Proposed refurbishment works to include the following:

4.1 Roofs and associated elements

- Carefully remove existing natural slate and clay ridge and hip pieces.
- Strip off existing slates, battens back to the timber decking. Put aside the salvaged slate and ridge/ hip pieces for re-use.
- Provide roof insulation; 2no. options for installation:
    - **Install insulation above rafters:** Fit a vapour barrier above the joists followed by 100mm rigid roof insulation, with a breathable membrane above, followed by 35mm battens running the length of the roof from apex to eaves with 50mm cross battens for the refixing of the salvaged slate. Allow for proprietary eaves and ridge ventilation, "Glidevale" or equal approved.
    - **Install rigid insulation between rafters:** Fit 100mm rigid insulation to agreed specification between rafters, maintaining 50mm ventilation gap, with proprietary eaves and ridge ventilation and re-slate with existing slates or with new Penrhyn slate of appropriate size and thickness where insufficient salvage remains. Allow for new breathable membrane, treated timber battens and proprietary eaves and ridge ventilation, "Glidevale" or equal approved.
- Re-slate with existing slates or with new Penrhyn slate of appropriate size and thickness where insufficient salvage remains.
- Reinstate original decorative ridge and hip pieces. Remove any rust and repaint original hip Irons allow for reinstatement.
- Carry out traditional repairs to rainwater goods throughout
- Relocate 2no down pipes in new locations on north and south gables.

4.2 Facades & Chimneys

- Replace lead flashings and cover flashings at parapet to roof above stairs and at abutment with chimneys using traditionally detailed metal flashings
- Clean and repoint brickwork where required.
- Repair limes wet -dash or Harling render at rear of building where required.
- Remove all redundant cables to the front façade, carry out localised repairs to brick pointing in lime to match existing. Localised repair mortar to lime stone, with a light cleaning of the lime stone to remove localised staining. Allow for localised repairs of cement-based flaunching to brick string course to upper levels of stairs out break below parapet.

4.3 Windows & External doors

- Original sliding sash windows, to be repaired in line with recommendations made in specialist window condition report.
- Upgrade thermal and acoustic performance of existing glazing – 2no. options:
    - Replace single glazing in existing frames with a proprietary slim double-glazed system.
    - Install new single glazed, powder coated aluminium secondary glazing units to align with opening sections of existing sash widows.
- Original joinery including doors, skirtings and dados to be retained, refurbished and reinstated where possible.
  It is noted in the timber specialist report that that the majority of timber to the ground floor has been affected by a combination of wet rot and insects and it is not recommended to retain these in situ. These can be replicated on a like for like basis. It is also noted that five of the existing doors are original to the building and should be retained , however it is unlikely that these can be upgraded to 30 min fire doors to a standard acceptable to the Fire Offcer. These doors can be used for WC areas and where fire doors are not required.
- Ground floor counter and glazed screen to be retained and repaired where required. it is proposed to fit a 60 min fie rated roller shutter to the rear of the counter to avoid the loss of historical glass and other features resulting from an upgrade of the existing screen to meet fire safety regulations standards

4.4 Structural repairs

- Ground floor suspended timber floor: the existing floor has been structurally investigated, and found to be heavily affected by wet rot and damage caused by insects. It is not possible to retain the badly decayed timber it is recommended to replace these with a solid concrete floor.
- First floor timber floor structure: the weight bearing capacity has been assessed by the structural for floor loadings with the introduction of a 18mm layer of ply-wood above the joists it will provide the required 5kn/m2
  This layer of plywood is also required as part of the preferred option to provide a 60min fire compartment at the ceiling level. This is to consist of two layers of plaster board fitted to the underside of the existing lath and plaster ceiling.
- Internal timber cut roof sections and timber plank finish have been investigated and found to have rafters of approximately 150mm thick and timber sheeting approximately 18mm thick. It is possible to place 100mm of insulation and retain the required 50mm air gap within the depth of the rafters as par of a comprehensive replacement of the roof finish.

4.5 Finishes

- Provide new timber floor finish to 2no. existing ground floor rooms
- Provide new stone floor finish to WC areas, Tea-Station and floor to lift area.
- Refurbishment / retention of existing terrazzo floor finish to Entrance Hall.
- Fireplace surrounds to be carefully refurbished and paint removed where possible.
- Apply surface treatment to first floor timber sheeted ceiling to upgrade surface fire spread performance to Class 0

4.6 Building Services

- Install new electrical and lighting services.
- Provide new heating system – electric radiators are deemed an acceptable cost-effective solution. Wall mounted panel radiators are acceptable in this instance due to the level of existing wainscotting to be replaced and the fact that this approach can be easily reversed.
- Provide new fire detection and alarm system, emergency lighting and signage, and
- Provide intruder alarm and cctv.
- Provide sympathetic external façade lighting.

4.7 Fire Safety & Accessibility

- Develop Fire Safety Strategy to meet requirements of TGD Part B, including Fire compartmentation where necessary
- Develop Accessibility Strategy to meet requirements of TGD Part M
- Adjustment to existing wall ope between F-04 Stairwell landing and F-03 Lobby to allow for provision of disabled refuge area for escape purposes in the event of an emergency

4.8 Building Fabric Improvements

- Carry out remedial works to address all damp ingress issues.
- Insulate inner face of external walls with calcium silicate climate board, or cork board.
- Apply moisture-regulating smooth lime plaster over with breathable paint finish.

4.9 New Two Storey Extension

- The existing single storey structures to the north gable are original to the building but are in poor condition. They consist of a toilet and tea station with direct access to the north reading room and two outdoor toilets in very poor condition. These structures are to be removed as part of the Architectural Proposal.
- It is proposed to construct a new 2-storey extension to the north of the building. The construction of the extension will include a two-storey structure with flat roof, with cladding to the north and east and curtain walling to the west, to accommodate a new entrance, lift, toilets in two floor and service / storage areas. See Architectural Proposal drawings for details.

4.10 External Works

- **Front:** The proposal is to remove the concrete paving, relocate drainage to accommodate the new extension and resurface the area with new permeable paving and soft planting. Remove section of concrete abutting external walls at West Elevation, Install new perforated pipe or "French drain" at external perimeter, connected to the drainage system to lower the water table in this area. Fit area with pea gravel to match the appropriate internal level. See Architects details for layout, materials and finishes.
- New Part M compliance gently sloping access route (1:21) to extension entrance; and Part M compliant stepped access at entrance to existing building. See Architects details for layout, materials and finishes.

- **Rear:** The soil and planting at the rear of the building needs to be removed and the ground level reinstated below the floor level. A new perforated pipe or "French drain" is to be incorporated in this area and connected to the drainage system to lower the water table in this area.
- Refurbish external railings and provide new entrances, signage and flagpole positions.
- It is proposed to relocate the existing gates to the south of the entrance to the main building. A new and additional entrance gate is to be installed in front of the new two storey extension. See Architects drawings and details.
- There are two masonry flanking walls, one to the south and one to the north of the west elevation. The wall to the North which extends to the East boundary is to be taken down and replaced as part of the Architectural Proposal.

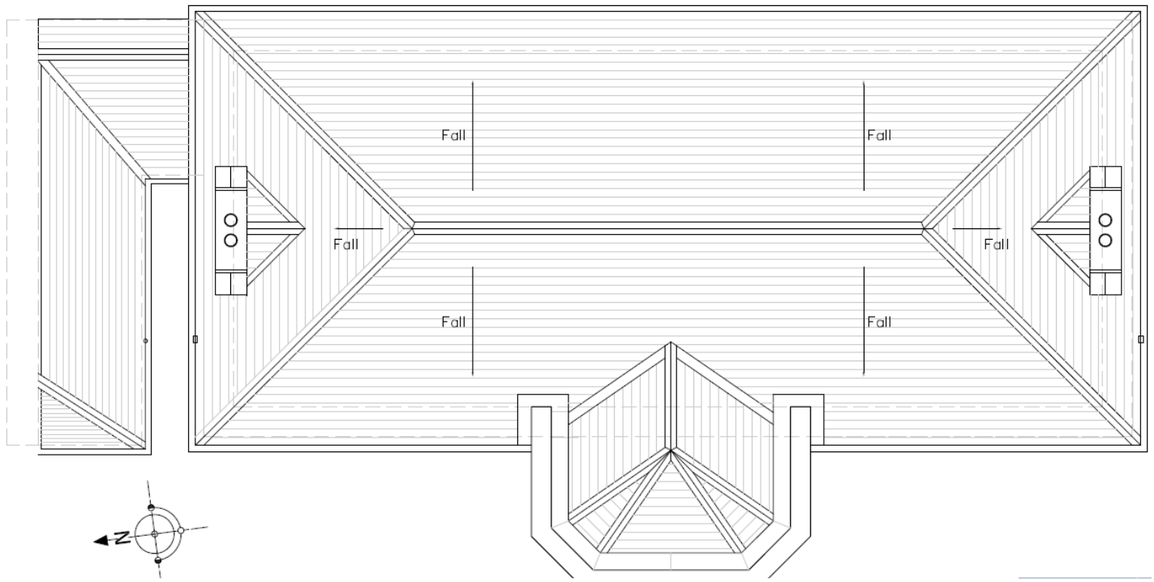

Fig 19– Existing Roof Plan

5. Detailed Scope, Methodology & Impact Assessment of proposed interventions

GROUND FLOOR	Summary Description & condition - refer to detailed surveys in addition	Proposed scope of Works & Methodology	Impact / Mitigation
0.1 Ground floor external walls	**Description:** External walls are approximately 457mm to 508mm thick and are generally brick work. However, following opening-up work there is evidence of random rubble stone to the south gable wall adjacent to the book hoist. Solid walls throughout, painted plaster finish. Wainscoting & ventilation opes to walls as noted in condition survey, **Condition:** Sections of boasted plaster, wainscotting skirting and dado rails affected by timber decay and wood work – to be removed	**Essential repairs as follows:** The external ground level to the east of the building has ben built up higher than the internal floor level. This has ben identified as a possible source of water ingress that has resulted in the timber decay. The ground level should be reinstated at its original level. If this cannot be achieved then the internal face of the east wall needs to be addressed as a semi-basement wall with allowances made to accommodate a "platon system". Remove existing lime plaster only where boasted or spawled - Remove all timber wainscotting skirtings, dado rails and architraves and all embedded timbers observed within plasterwork Make good lime plaster finish in preparation for insulation. Install new 80mm Calcitherm lime board insulation system to manufacturers specification, using Calsitherm products only. Carefully number, record and remove timber surrounds to windows and retain for replacement. Fit 15mm Calcitherm climate soffit board, applied as above, to wall to head of windows and to wall side of window liners. Main Contractor is free to put forward an alternative, equal and approved product which will be assessed against the performance of the above product. Replace damaged or rejected wainscotting and joinery, matching new with existing on a like for like basis, to match historical detail and form. Refit all existing window joinery matching in new where fabric has been damaged beyond reuse in removal. Otherwise replace on a like for like basis, to match historical detail and form. Prepare new lime plaster finishes for painted finish. Apply two coats of breathable paint finish – "Keim Mineral Paint" to selected colour. Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above product. Paint work to new and refurbished wainscotting to consist of a primer coat, undercoat, and satin wood finish.	POSITIVE Damaged plaster and timber needs to be removed to protect the building from further decay. The works are to address the source of the problem to precent reoccurance. The removal of the timber wainscotting presents the opportunity of installing an appropriate inside wall insulation. All joinery including wainscotting will be reinstated on a like for like basis. NEGATIVE Loss of original historic material. The fitting of 80mm insulation will have an effect on the size of the room. Junctions with windows and doors need to be carefully considered.
0.1A Ground floor Alterations	**Description:** Works in relation to new layout: **Condition:** New intervention required as part of new extension	**Proposed intervention** Form two opening in north gable wall at GO4 Reading Room no 2 to connect to new two storey extension, as per architects drawing. Remove single storey lean-to structures forming G-05 (Tea Station); G-06 (W.C.); G-07 (Outside Toilet) and G-08 (Outside Store). Form New openings at north gable end of building and either side of chimney breast at G-04 (Former Reading Room 2) and F-02 (Museum) and F-06 (Office). New two storey Extension at north gable to provide a new Lift Lobby; Platform lift, 2 Accessible W.C.s and 2 stores. As per accompanying design proposal.	POSITIVE The construction of the two storey structure will provide essential access and sanitary services which cannot be provided within the building with out significant intervention. These services will ensure the viability of the building and its use in to the future. The structure can be removed aa later date with minimum intervention and loss of historic fabric. NEGATIVE The removal of the single storey structures to the north is a loss of historic fabric.
0.2 Ground floor internal walls	**Description:** Solid walls between rooms G-01/G-02 and G-02 / G-04 **Condition:** Main partitions on the ground floor consist of masonry support walls of with lime plaster "on the hard" on brick work	**Proposed intervention** Issues with Damp & rot at masonry partition walls Remove existing lime plaster only where boasted or spawled - Remove all timber wainscotting skirtings, dado rails and architraves and all embedded timbers observed within plasterwork Replace damaged or rejected wainscotting and joinery, matching new with existing on a like for like basis, to match historical detail and form. New lime plaster finish, type and mix TBC on analysis of existing to areas noted above, and to areas where plaster had been removed. Apply two coats of paint breathable paint finish to Lime plaster walls – "Keim Mineral Paint" Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above product. Paint work to new and refurbished wainscotting to consist of a primer coat, undercoat, and satin wood finish.	POSITIVE Damaged plaster and timber needs to be removed to protect the building from further decay. The works are to address the source of the problem to precent reoccurance. The removal of the timber wainscotting presents the opportunity of installing an appropriate inside wall insulation. All joinery including wainscotting will be reinstated on a like for like basis. NEGATIVE Loss of original historic material. However this is no longer suitable for use.
0.3 Ceilings	**Description:** Ground floor: Flat Lath and plaster. ceiling throughout, Decorative plaster coving to ceiling of stairs/landing at first floor only. **Condition**	**Proposed intervention** Carefully lift existing timber floor and put aside for re-use. fit 22mm t&g1 (softwood or plywood) floor boarding over existing timber joists. (minimum 195mm x 38mm timber joists at 600mm centres) allow for alterations to existing joists ad recommended by structural engineer. Fit two layers of Gypsum board "Gyproc Wall Board" (inner layer) + "Gyproc Fireline" (outer layer) 1 x 12.5 + 1 x 15 or equal approved to underside of existing lath and plaster ceiling. Provide a 50mm void to facilitate electrical services below the fire rated ceiling, with timber battens to the underside and finished in 1 no layer of 12.5mm gypsum plaster board. This is the recommended option.	POSITIVE The provision of a 60min fire compartment will safe guard users The 50mm gap will allow all services to be concealed The original lath and plaster will remain in place NEGATIVE The floor to ceiling height will be reduced ay approximately 75mm and this will marginally affect the window surrounds.

	Some hairline cracks to ceilings		
0.4 Floors	**Description:** Raised timber floor - Timber boards on Joists on brick tassel walls Suspended timber floors formed with 50x127mm joists at 305mm centres to the room to the north and 50x152mm joists at 305mm. Joists are supported by brick tassel walls at 1800mm centres. The ground cover consists of approx. 50mm of an over site slab, limecrete or equivalent with Portland cement. Solid floor substrate with terrazzo finish to entrance **Condition** Issues with Damp & rot at Raised timber floor to ground floor. Works to address rot subject to recommendation by Timber Specialist.	**Proposed intervention** **Option 1 – replace on a like for like basis –** *normal conservation approach may not be appropriate in this instance* • Remove all timber floor coverings, timber boarding, joists and tassel walls below. • Rebuild new Raised timber floor with new brick tassel walls on foundations to engineers' details, with dpc and adequate cross ventilation to external walls, fit new timber joists to engineers' details, with insulation fitted between joists. • Fit new T&G hardwood flooring with varnish finish to architect's detail. **Option 2– replace with Concrete floor and underfloor heating** *Although not ideal from a conservation perspective it may be appropriate in this instance* • Remove all timber floor coverings, timber boarding, joists and tassel walls below. • Excavate down to appropriate level to provide 150mm hardcore. 50 mm sand blinding, DPM/ radon barrier and radon sump. Fit 150mm insulation with 150mm concrete slab, with reinforcement, above fit 75 mm screed with underfloor heating within screed. **Option 3– replace with Concrete floor no underfloor heating** *Although not ideal from a conservation perspective it may be appropriate in this instance* • Remove all timber floor coverings, timber boarding, joists and tassel walls below. • Excavate down to appropriate level to provide 150mm hardcore. 50 mm sand blinding, DPM/ radon barrier and radon sump. Fit 150mm insulation with 150mm concrete slab, with reinforcement. **This is the recommended option.** Fit new T&G hardwood flooring with varnish finish to architect's detail. Existing terrazzo finish to G-02 to be retained and polished and repaired by specialist sub-contractor**.**	POSITIVE Replace on a like for like basis is the normal conservation approach, however this is appropriate in this instance due to the underlying ground conditions and the lack of adequate cross ventilation. NEGATIVE The replacement of the timber floor with a concrete slab is a modern intervention and requires careful detailing to ensure water does not become trapped in masonry wall. The proposed perimeter drainage system has been recommended to mitigate this risk.
0.5A Existing Windows and doors	**Description:** Historic single glazed timber sliding sash windows in arts and crafts style Historic timber Entrance Door. **Condition-** see attached specialist report Generally bottom sash in poor condition and needs to be repaired, very little historic glass remaining	**Proposed intervention** Repair all existing timber sliding sash windows in main building as per specialist contractors repair schedule**.** To include timber repairs, replacement of sash cords, draft proofing and replacement ironmongery. Options for upgrading the thermal performance of the windows are: 1) Replace single glazed sections with proprietary system thin double-glazed units to fit in to existing mullions, or 2) Install secondary glazing system	POSITIVE Improved energy efficiency and noise reduction; 1) Replacement of single glazing with slim-line secondary glazing within existing frame and mullions – acceptable approach due to lack of historic glass within existing windows, as noted in window specialist survey. 2) Use of a secondary glazing system allows the original windows to be retained unaltered; the procedure is also easily reversed. NEGATIVE 1) Original window design to be altered / modernised 2) Visual appearance of 2no. window systems
0.5B New Windows and doors	**Description:** Entrance Screen to New build section: **Condition**	**Proposed intervention** install new double glazed, powder coated, thermally broken and full drained, aluminium curtain walling glazed screen system and entrance door to two storey new build extension approx. 6500mm high and 2900mm.	POSITIVE This is a modern intervention to contrast with the original building NEGATIVE It has an impact on the integrity of the original design
0.6 Window Surrounds	**Description:** Profiled painted timber liners and window surrounds **Condition** Ground floor window cills and surrounds may be affected by dry rot/ timber decay and some may need to be replaced.	**Proposed intervention** Where necessary, remove only fabric, which is decayed or damaged beyond reuse, otherwise remove to accommodate airtightness / insulation detail and replace existing in original locations throughout. Allow for modifications required and carry out repairs in situ to damaged sections. Where timber is beyond salvage allow for installation of new to match original size and profile.	POSITIVE Reuse of historic material. An increase in thermal efficiency. NEGATIVE There may be some loss of timber in the process The proportion of the windows will be altered slightly

0.7 Internal Doors	**Description:** 5 no panel doors GD01, GD03, GD04, GD05 & FD02 otherwise modern doors **Condition** Original timber panel doors not fire doors It may be possible to upgrade theses to a modified half hour fire door.	**Proposed intervention** **Salvage Doors:** Take down Doors GD01, GD03, GD04, GD05 for, record, number, repair, and store for future use at suitable location within Building where non-fire rated doors are required. i.e., Wc areas. It may be possible to upgrade theses to a modified half hour fire door. **New Doors:** Take for new timber panelled doors match original to all locations indicated on architect's plan, new frames, and architraves all to Architects specification. **Ironmongery:** Remove existing ironmongery on salvaged doors and replace with ironmongery to architect's specification to include Stainless steel hinges, in-line door closers, euro-cylinder locks (with master key) escutcheon, with thumb turn on inner face, lever handle and allow for Clients access control system.	POSITIVE It may be possible to reuse the existing doors as modified half hour doors Otherwise they can be used where fire doors are not required NEGATIVE New fire rated doors may be required leading to a loss of historic fabric
0.8 Other Joinery Book Hoist	**Description:** Timber clad Book Hoist from reading room no 1 to genealogy room **Condition** Ground floor section may be affected by timber decay wood worm-	**Proposed intervention** Removal and repair of existing floor will likely necessitate removal of timber surround and structure to book hoist located at G01 and F01. Carefully remove record, label, and dismantle existing timber surround and structure and put a side for reuse in existing location following treatment for dry-rot and the fitting of insulation to the inner face of external walls. Allow for minor modifications to allow for insulation and lime plaster finish. The hoist is not fire rated and passes through a fire compartment – this need to be addressed in the Fire Safety Cert application.	POSITIVE The hoist is to be reinstated as an integral part of the building NEGATIVE It needs to be taken apart and re-constructed Some of the timber may be decayed, the wall insulation thickness will place the hoist further in to the room.
0.9 Other Joinery Glazed screen to Reception.	**Description:** Existing consists of three elements as follows: Lower section; Timber reception desk Mid-section glazing: 5 number sections of glazing -sub-divided in to 4 panes. And hatches Upper section glazing: 5 number sections of glazing -sub-divided in to 4 panes. **Condition** All glass is clear and appears to be original and in good condition.	**Proposed intervention** The fixture is original to the building and is of historic interest, however it is not fire rated and does not provide adequate fire rating to the entrance area escape route in its present form Fit Fire Rated Roller Shutter to inner face at ceiling level, activated by the Fire alarm system. This allows the retention of the historic fabric in full. Scope of Repairs: 1. Strip back and repaint existing timber to lower section and countertop. 2. Remove paint to glazing on mid-section. Rehang and fit new roller system to central sliding door and new ironmongery to two number hatches next to walls. Paint all timber joinery to doors and glazing. Paint all timber joinery to glazing.	POSITIVE This is the least damaging method of achiving a 60min fire compartment and will not require alterations to the historic glazed screen NEGATIVE The bulkhead to the roller shutter will be below the ceiling line with in the tea station
0.10 Stairs	**Description:** Hardwood open string stair with turned balusters & newel post, hardwood handrail 950mm high. Treads typically 270m, risers 180mm, width 1130mm Goings= 270mm Risers=180mm Width=1130mm Handrail= 950mm Space between balusters <90mm **Condition:** Winders on half landing are not to building regulations Part K or Part M. Handrail at top of landing is 950mm and is lower than 1100mm in building regulations.	**Proposed intervention** Remove the winder from the stairs by dismantling the lower flight consisting of 13 risers and reconstructing this 270mm further to the east to accommodate an additional riser and going. This will have an impact on the handrails, landing area and newal post. It will also affect the border to the terrazzo floor to the ground floor entrance area where it sweeps around the existing first step. Once relocated complete the scope noted below. New guarding to extend height of rail at landing to 1100mm. Fit structural glazing to outer face of landing extending to 1100m height. Fixed at bottom with stainless steel fixings. New 50mm diameter stainless steel Handrail to be placed on inner wall to form continuous handrail with 300mm over run at top and bottom. Additional handrail consisting of 50mm diameter stainless steel, to be placed at existing balustrade to form continuous handrail with 300mm over run at top and bottom. Required where stairs are over 1000mm in width.	POSITIVE Winders on half landing are not to building regulations Part K or Part M. The winder to the stairs is not a full winder and there is a substantial half landing. However, as this is the only stairs serving the building, it remains a potential trip hazard which needs to be addressed It may be possible to seek derogation in fire safety cert and disability access cert to retain existing arrangement with winder on the basis that it is a protected structure. NEGATIVE Altering the stairs to remove the winder will affect the timber fabric and the terrazzo floor.
0.11 Fireplaces	**Description:** Two Number Fireplaces at ground floor level **Condition:** safe in Fireplace at GO1 is blocking the ventilation to the chimney	**Proposed intervention** Sweep existing chimney flues to remove all debris and Install new ventilation grilles at low level to all fireplaces. Remove existing safe in Fireplace at GO1. Clean down existing marble/stone fireplace surrounds.	POSITIVE Fire places are to be retained and restored NEGATIVE They will not be used as a source of heating

FIRST FLOOR	Summary Description & condition - refer to detailed surveys in addition	Proposed Intervention & Methodology	Impact / Mitigation
1.1External Walls	**Description:** Solid walls throughout ground floor, painted plaster finish. Wainscoting & ventilation opes to walls as noted in condition survey, Light weigh partitions at first floor **Condition:**	**Proposed intervention** Remove existing lime plaster only where boasted or spawled - locations as noted in condition survey Remove non-original light weight partitions dividing room Carefully number & record then remove to storage t&g wainscotting dado rails, window cill and surrounds skirtings and architraves at stairs and First floor areas. Inspect for timber decay/wet rot/ woodworm. Retain for reuse. Put aside for future reinstatement in agreed locations to throughout First floor. Make good lime plaster finish in preparation for insulation. Install new Calcitherm lime board insulation system with lime plaster levelling coat to all walls, then 6mm Calsitherm adhesive mortar to wall. Fix 80mm thick Calsitherm Climate board to adhesive. Apply 4mm Calsitherm KP Kalkglätte KP lime plaster applied to internal face of climate board, thickness max . Carefully number, record and remove timber surrounds to windows and retain for replacement. 15mm Calsitherm climate soffit board applied as above to wall below window and to wall within window liners. Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above. Refit all existing window joinery matching in new where fabric has been damaged beyond reuse in removal. Otherwise replace on a like for like basis, to match historical detail and form. Prepare newly repaired lime plaster finishes for painted finish. Apply two coats of breathable paint finish – "Keim Mineral Paint" to selected colour. Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above product. Apply paint work to new and refurbished wainscotting to consist of a primer coat, undercoat, and topcoat satin wood finish.	POSITIVE The removal of the timber wainscotting presents the opportunity of installing an appropriate inside wall insulation. All joinery is to be re0nstated where possible any damaged sections including wainscotting will be reinstated on a like for like basis. NEGATIVE Loss of original historic material. The fitting of 80mm insulation will have an effect on the size of the room. Junctions with windows and doors need to be carefully considered.
1.2 first floor internal walls	**Description:** Wall between F01 & F02 is TG&V timber sheeting at lower level and PLY wood sheeting between roof trusses. opening up required to establish build up. **Condition:** Generally in good condition but non-original to layout	**Proposed intervention** All first-floor partitions to be removed to facilitate new building layout. Clean down existing wall surface to remove existing mould, Product & methodology subject to testing on site.	POSITIVE These are not original to the building and allow the original plan to be reinstated NEGATIVE The location of the door from the stairs to the large room needs to be considered in light of the location of a disabled refuge required in Part B of the building regulations.
1.2A (North Gable Wall)	**Description:** New Openings in Gable wall **Condition:**	**Proposed intervention** All first-floor partitions to be removed to facilitate new building layout. Existing First floor partitions consist primarily of timber stud work with gypsum plaster board finish. the walls to Lobby F03 and Wall between F01 & F02 are TG&V timber sheeting at lower level and plywood sheeting between roof trusses. Carefully remove Double Door between F-03 and F-05 for possible re-use elsewhere. subject to fire certification.	POSITIVE These are required to access the new facilities in the extension NEGATIVE They will be a change to the historic plan and a loss of historic building fabric.
1.2B First Floor Internal Wall at Stairwell	**Description:** Amendments to existing opening in internal wall **Condition:**	**Proposed intervention** Existing ope between F-04 stairwell lobby and F-03 Lobby to be amended to facilitate the provision of a disabled access refuge area within the protected stairwell. Carefully remove existing timber architrave and retain for re-use; amend ope with propping and lintel as specified by structural engineer; reinstate existing architrave with spliced in new sections to match.	POSITIVE Intervention required to ensure safe egress for all building users and comply with TGD Parts B & M. NEGATIVE Change to the original design intent and a loss of historic building fabric.
1.3A First Floor Ceilings; Main Room	**Description:** The roof structure consists of 50x124mm timber rafters at 305mm centres spanning from wall plate to apex and resting on square purlins fitted midway to exposed decorative timber truss. The finish to the underside of the exposed roof is TG&V boarding approximately 150mm wide and 18mm thick. **Condition:**	**Proposed intervention** Works to ceilings to and First floor area s, F-01, F-02, F-03, F-04, F-05, and F-06. Depending on approach to achieving insulation to roof as follows: **Option1 – place insulation between rafters from below**- Carefully number remove and put aside T&G Sheeting to ceiling throughout and retain for reuse. Fit 100mm rigid insulation to agreed specification between rafters, maintaining 50mm ventilation gap. Refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains. **Option2- place insulation between rafters from above-** Carefully Remove existing natural slate and clay ridge and hip pieces. Fit 100mm rigid insulation to agreed specification between rafters, maintaining 50mm ventilation gap, with proprietary eaves and ridge ventilation and re-slate with existing slates with new Penrhyn slate of appropriate size and thickness where insufficient salvage remains. Allow for new breathable membrane, treated	POSITIVE This is required to improve thermal efficiency NEGATIVE Insulating from below will require the existing timber to be removed and reinstated and may result in damaged timber Insulating from above will require the roof to be re-slated and result in the loss of a % of the original slates.

	Generally in good condition , however there has been no opening up at wall plate level to determine if water ingress from gutters has occurred.	timber battens and proprietary eaves and ridge ventilation, "Glidevale" or equal approved. Timber TG+V sheeting unlikely to be affected in option 2. Apply surface treatment to existing timber sheeted first floor ceiling & exposed timber trusses to upgrade surface fire spread performance to class 0 / class B-s3, d2 fire classification.	
1.3B First Floor Ceilings; Stairs	**Description:** Flat Lath and plaster ceiling with paster coving to perimeter to room F-04 above stairs. **Condition:**	**Proposed intervention** **Ceiling above stairs,** F-04, remove damaged section of ceiling and coving due to water ingress from roof above, repair ceiling with lime plaster and riven laths to match existing. Run new section of coving in lime to match existing. Apply two coats of paint breathable paint finish – "Keim Mineral Paint" Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above.	POSITIVE The ceiling to the stairs needs to be repaired to ensure it does not collapse This proposal in the scope of work is a standard conservation repair methodology. NEGATIVE No negative it is required
1.4 Floors	**Description:** Structure consists of 50x280mm timber joists at 305mm centres spanning from gable walls on to loadbearing cross walls in line with the stairs out crop. The structure above the entrance area stairs consists of 50x228mm at 305 mm centres. Finishes are a mixture of carpet and exposed timber flooring. **Condition:** Generally in good condition the addition of a 12mm plywood skin above the joists will add to the fire protection and will increase the floor loading above 5.0Kn/M2	**Proposed intervention** First floor is not a fire Compartment: a 60min Fire Compartment is required There are two main options to provide 60min Fire Compartment between ground and first floor at ceiling level. Filling the voids between the existing floor surface and ceiling below, or between the floor joists, with a suitable material. There are several proprietary systems available which are based on this method one of which is described in option 2 below. **Option1**- carefully lift existing timber floor and put aside for re-use. fit 22mm t&g1 (softwood or plywood) floor boarding over existing timber joists. (minimum 195mm x 38mm timber joists at 600mm centres) allow for alterations to existing joists ad recommended by structural engineer. Fit two layers of Gypsum board "Gyproc Wall Board" (inner layer) + "Gyproc Fireline" (outer layer) 1 x 12.5 + 1 x 15 or equal approved to underside of existing lath and plaster ceiling. Provide a 50mm void to facilitate electrical services below the fire rated ceiling, with timber battens to the underside and finished in 1 no layer of 12.5mm gypsum plaster board. **Option 2**- To increase the fire resistance of existing timber floors to 60min Carefully lift existing timber floor and put aside for re-use. Fit "Siderise" (previously called Lamatherm) Firefloor Systems . 90mm thick FF-NPC60 and laid between the joists, as there is no fire resistance contribution from the lath and plaster ceiling layer below which are considered as a sacrificial ceiling in terms of fire protection. 90mm thickness provides 60 minutes fire resistance for joist centres up to 450mm. 120mm thick FF-NPC60WJ is required to provide 60 minutes fire resistance for joist centres 451 - 610mm. as there is herringbone cross braces fitted to the timber floor, sections of "Siderise" fire floor are to be cut to fit above and below the struts. These are held in place with high temperature adhesive to the mineral fibre surfaces. Opening up is required to confirm the joist centres and type of bridging. Replace existing timber boarding above the joists. Void below ceiling for electrical services: Similar to Option 1- Provide a 50-75mm void to facilitate electrical services below the fire rated ceiling, with timber battens to the underside and finished in 1 no layer of 12.5mm gypsum plaster board. The depth of the void is dependent on the type of services required to be accommodated and whether recessed down lights are required. Install Acoustic / Fire barriers to full height of voids between floor joists under & above line of new / retained stud walls to rooms above and below. Carefully Lift original timber floorboards throughout all rooms and remove to storage for reuse. Inspect for timber decay/wet rot/ woodworm. Re-instate timber floor upon completion. Sand and apply a commercial grade matt finish two pack waterborne polyurethane coating.	POSITIVE The work is required to provide a 60 min fire compartment and safe guard users in the event of a fire. NEGATIVE The floor to ceiling height in the ground floor will be altered slightly The timber first floor needs to be lifted to facilitate the plywood and then reinstated There could be some damage in the process
1.5 Windows	**Description:** Historic timber sliding sash windows throughout. **Condition:** The existing windows are in poor condition with no historic glass remaining. A full condition report with recommendations has been completed by a specialist.	**Proposed intervention** Repair all existing timber sliding sash windows in main building as per specialist contractors repair schedule**.** To include timber repairs, replacement of sash cords, draft proofing and replacement ironmongery. Replace single glazed sections with proprietary system thin double glazed units to fit in to existing mullions	POSITIVE The original windows are still in place and although in poor condition can be repaired. The lack of historical glass provides the opportunity to reglaze in a double glazed units to fit in to existing mullions NEGATIVE Unfortunately there is no historic glass remaining

1.6 Window surrounds	**Description:** Profiled painted timber liners and window surrounds **Condition:** Ground floor window cills and surrounds may be affected by dry rot/ timber decay and some may need to be replaced.	**Proposed intervention** Where necessary, remove only fabric, which is decayed or damaged beyond reuse, otherwise remove to accommodate airtightness / insulation detail and replace existing in original locations throughout. Allow for modifications required and carry out repairs in situ to damaged sections. Where timber is beyond salvage allow for installation of new to match original size and profile.	POSITIVE Reuse of historic material. An increase in thermal efficiency. NEGATIVE There may be some loss of timber in the process The proportion of the windows will be altered slightly
1.7 Internal Doors	**Description:** Existing panel door FD02 is an original all other doors are modern **Condition** Reasonable condition however not a Fire Door	**Proposed intervention** Majority of doors at first floor level are non-historic doors and are to be removed with removal of partitions. Salvage Door FD02 for at suitable location within Building where non fire rated doors are required. It may be possible to upgrade this to a modified half hour fire door. Take for new doors indicated on new plan, new frames, and architraves all to Architects specification	POSITIVE Reuse of historic material. An increase in thermal efficiency. NEGATIVE There may be some loss of timber in the process The proportion of the windows will be altered slightly
1.8 Other Joinery	**Description:** Timber Book Hoist: as noted in condition survey **Condition** Timber at upper level appears in reasonable condition however hoist is to be made operational	**Proposed intervention** Removal and repair of existing floor and work to insulate external walls will likely necessitate removal of timber surround and structure to book hoist located at G01 and F01. Carefully remove record, label, and dismantle existing timber surround and structure and put a side for reuse in existing location following treatment for dry-rot and the fitting of insulation to the inner face of external walls. Allow for minor modifications to allow for insulation and lime plaster finish. The hoist is not fire rated and passes through a fire compartment – this need to be addressed in the Fire Safety Cert application.	POSITIVE The hoist is to be reinstated as an integral part of the building NEGATIVE It needs to be taken apart and re-constructed Some of the timber may be decayed, the wall insulation thickness will place the hoist further in to the room.
1.9 Plasterwork	**Description:** Lath and plaster ceilings to stairs/landing at first floor. **Condition:** Hairline cracks in ceiling and evidence of moisture ingress	**Proposed intervention** Decorative plaster coving to ceiling of stairs/landing at first floor only. Prepare existing and new lime plaster finishes. Apply two coats of paint breathable paint finish to lath and plaster ceiling– "Keim Mineral Paint" Main Contractor is free to put forward an alternative, equal, and approved product which will be assessed against the performance of the above product.	POSITIVE The ceiling to the stairs needs to be repaired to ensure it does not collapse This proposal in the scope of work is a standard conservation repair methodology. NEGATIVE No negative it is required
1.10 Stairs	**Description:** Hardwood open string stair with turned balusters & newel post, hardwood handrail **Condition:** Generally in good condition however height of guarding at landing level is less than the 1100mmm required	**Proposed intervention** New guarding to extend height of rail at landing to 1100mm. Fit structural glazing to outer face of landing extending to 1100m height. Fixed at bottom with stainless steel fixings. New 50mm diameter stainless steel Handrail to be placed on inner wall to form continuous handrail with 300mm over run at top and bottom. Additional handrail consisting of 50mm diameter stainless steel, to be placed at existing balustrade to form continuous handrail with 300mm over run at top and bottom. Required where stairs are over 1000mm in width.	POSITIVE It will allow the existing stairs at the upper section to remain as close a s possible to the original design intent The modern intervention is a contemporary expression in contrast with the original NEGATIVE There is some alteration to the original appearance
1.11Other features Fireplaces	**Description:** Two number stone/marble features at gable walls with cast iron insert **Condition:** Cast iron insert heavily overpainted Minor damage to stone detail at F01 and F02	**Proposed intervention** Install new ventilation grilles at low level to all fireplaces. Fireplace surrounds to be carefully refurbished and paint removed where possible. Minor damage to stone detail at F01 and F02 to be repaired	POSITIVE Fire places are to be retained and restored NEGATIVE They will not be used as a source of heating

2.0 EXTERNAL WORKS	Summary Description & condition - refer to detailed surveys in addition	Proposed Intervention & Methodology	Impact / Mitigation
2.1 ROOF COVERING	**Description:** Natural slate finish with decorative terracotta/clay ridge cresting and terracotta/clay hips. **Condition:** Evidence of numerous slipped and previously repaired slate. From the visual inspection it appears that about 25% of the roof has either been repaired or requires further attention.	**<u>Proposal:</u>** The three options for insulation to the roof to be considered are as follows: 1. **Option 1 – place insulation between rafters from below- This does not affect the roof finish** - Carefully number remove and put aside T&G Sheeting to ceiling throughout and retain for reuse. Fit 100mm rigid insulation to agreed specification between rafters, maintaining 50mm ventilation gap. Refit existing T&G sheeting / fit new sheeting to match where insufficient salvage remains. This has the potential for the loss of a significant amount of historic timber boarding and the potential cost associated with the taking down and reinstatement of the existing timber boarding. The option of fitting insulation below the boarding would have a negative impact on the junction with rood trusses and purlins. **2.** **Option 2- place insulation between rafters from above- Timber TG+V sheeting unlikely to be affected-** Carefully Remove existing natural slate and clay ridge and hip pieces. Fit 100mm rigid insulation to agreed specification between rafters, maintaining 50mm ventilation gap, with proprietary eaves and ridge ventilation and re-slate with existing slates or with new Penrhyn slate of appropriate size and thickness where insufficient salvage remains. Allow for new breathable membrane, treated timber battens and proprietary eaves and ridge ventilation, "Glidevale" or equal approved. Reinstate original decorative ridge and hip pieces. Remove any rust and repaint original hip Irons allow for reinstatement. **This is the recommended option.** 3. **Option 3 - Warm Roof (insulation above rafters):** Carefully Remove existing natural slate and clay ridge and hip pieces. Strip off existing slates, battens back to the timber decking. Put aside the salvaged slate and ridge/ hip pieces for re-use. Fit a vapour barrier above the joists followed by 100mm rigid roof insulation, with a breathable membrane above, followed by 35mm battens running the length of the roof from apex to eaves with 50mm cross battens for the refixing of the salvaged slate. Allow for proprietary eaves and ridge ventilation, "Glidevale" or equal approved. Re-slate with existing slates or with new Penrhyn slate of appropriate size and thickness where insufficient salvage remains. Reinstate original decorative ridge and hip pieces. Remove any rust and repaint original hip Irons allow for reinstatement.This option will slightly raise the height of the roof by the height of the insulation and will therefore affect all parapet gutters, chimney flashings, gusset roofs and eaves detail. It will influence appearance, but this will not be significant, and this will have to be considered with respect to the gain in energy efficiency.	POSITIVE The preferred option is to insulate from above (Option 3) for the following reasons: 1. No risk of damage to existing first floor timber panelled ceiling 2. The roof is 115 years old and approaching the end of the life span for welsh slates. The existing roof slates are showing sign of many previous repairs and both cracked and missing slates. The clay ridge and hip sections need to be re-laid. Fully re-slating (with both salvaged and new) allows for both efficient installation and long-term protection of the historic building. Note: Insulation will improve the thermal efficiency but needs to be detailed correctly to allow for ventilation and to prevent interstitial condensation. NEGATIVE The loss of a % of original slates.
2.2 LEAD FLASHINGS	**Description:** **Flashings** are in lead with lead flashings at abutments to chimneys, lead valleys at interface with stairs roof and gusset roofs to side of chimneys. **Parapet gutter** to the roof above stairs **Valley gutters** at the roof above the stairs and at the gusset roof connections to the chimneys **Condition:** Appear to be in good condition with no obvious loose sections or tears or cracks to the lead sheets.	**Proposed intervention** **Flashings** are in lead with lead flashings at abutments to chimneys, lead valleys at interface with stairs roof and gusset roofs to side of chimneys. **Parapet gutter** to the roof above stairs **Valley gutters** at the roof above the stairs and at the gusset roof connections to the chimneys Appear to be in good condition with no obvious loose sections or tears or cracks to the lead sheets. **<u>Proposal:</u>** **Option 1- localised repairs to roof:** If the roof is being repaired locally these can be retained in position with allowances made for some repairs / replacement discovered on closer inspection. **Option 2- Re-slating of roof:** If the roof is being re-slated, allow for replacement of all lead work with code 5 lead and 150mm upstand and cover flashings to comply with new codes.	POSITIVE All slates need to be reviewed in detail to ensure there are no cracks which could lead to water ingress. NEGATIVE
2.3 CHIMNEYS	**Description:** Two chimneys built in two sections with brick. The transition consists of a concrete section and there are in-situ concrete cappings. There are metal vent covers in the side of the chimney stacks. **Condition:** The original mortar to brick work has been affected by weathering and is allowing buddleia to take hold and damaging brick.	**Proposed intervention** Repairs to cracked concrete capping, raking out of existing pointing. Repoint in new lime mortar, mix and proportions subject to testing of existing and assessment of degree of expose of the chimneys. Install new soakers at base, with slate counterflashing over. Fit wire covers to existing chimney caps – 4 number	POSITIVE The chimney stacks need to be repaired to prevent further decay NEGATIVE

2.4 RAINWATER GOODS	**Description:** Profiled cast iron gutters and circular section rainwater pipes with 2 number rainwater pipes located on north and south elevations. These take rainwater from the stairs out-crop and the rear elevation. The rainwater pipe to the south wall is broken. The gutter to the rear is damaged and leaking, the gutters have a 90-degree bend at the corners. **Condition:** There are sections of the gutters showing signs of displacement at the junctions. The rainwater pips ear to the gable end and need to be relocated as the one to the north will be affected by the new extension and the one to the south is located on property outside site.	**Proposed intervention** **Option 1- Retain in situ and carry out repairs.** Retain all sound cast iron fabric in place and replace only where required with new or salvaged cast iron to match. Repairs are to consist of a thorough cleaning with wire brush and re-painting with an appropriate primer and finish coat with allowances for re-sealing all joints. Note: The gutters are square to the back and it is not possible to pain the rear in situ. **Option 2- Remove off site for full repair and repainting.** Remove all rainwater goods from site, carry out repairs in a workshop environment including removal of all rust for all surfaces, cleaning, and new paint finish throughout. Assess lengths & falls to current gutters, consider installation of new downpipes & gullies at agreed locations to limit risk of overflow and failure of gutters.	POSITIVE The rainwater goods are to be retained and repaired NEGATIVE The rainwater pipes at the gable ends need to be repositioned to allow for the new extension and to relocate from the laneway
2.5 WINDOWS	**Description:** 25 number sliding sash timber windows, single glazed, of various proportions and fenestration. The windows are original historic fabric. **Condition:** However, the lower panes of the windows to the ground floor front section have been replace with "Macrolon". Bars to the lower floor rear windows	**Proposed intervention** All windows, to be carefully removed and the opes to be temporarily weathered. Repairs to be carried out as per recommendations from windows conservation specialist as follows; (see attached). All rot is to be carefully cut away from glazing bars, top/bottom/meeting rails, and stiles, retaining the maximum amount of historic fabric, particularly historic glass where found to be present. New timber should be spliced in to match the dimensions and profile of the existing. All new timber should be of sapele hardwood, red deal or similar. The remaining timber should be sanded and treated with a waterborne timber preservative. Sash cords should be replaced with new braided nylon cords where required, and new sash weights fixed. Install new draught-stopping brushes at parting bead, stop beads and meeting rails. Apply oil-based primer to bare timber. Repaint with 3 no. coats of external enamel paint. The existing ironmongery is a combination repair or replaced only were damaged beyond reuse. All internal shutters to be repaired to operate correctly. **Optional Double Glazing:** Where there is no historic glass only- replace single glazed sections with proprietary system thin double glazed units to fit in to existing mullions **Optional Secondary Glazing:** Install new single glazed, powder coated aluminium secondary glazing units to align with opening sections of existing sash widows, though out. (see attached quotation). Client to confirm if these are to be to the front only or throughout**.**	POSITIVE The original windows are still in place and although in poor condition can be repaired. The lack of historical glass provides the opportunity to reglaze in a double glazed units to fit in to existing mullions NEGATIVE Unfortunately there is no historic glass remaining
2.6 EXTERNAL WALLS	**Description:** **Front** and gable end façades are generally brickwork, two contrasting colours with decorative brick string course and window hoods and stone string course at entrance. Coping stone to stairs breakout is concrete and there is cement based haunching to the top of the brick string courses. There is a limes stone plinth and decorative door surround and name plate with string course above the entrance. The window cills to the front and rear are limestone. **Rear façade** is generally a lime harling or rough cast coat, with some spalled sections below windows cills and other localised areas due to weathering There are horizontal metal bars to the ground floor windows at the rear which are rusting. There are galvanised wire	**Proposed intervention** **Front:** allow for removal of all redundant cables to the front façade, localised repairs to brick pointing in lime to match existing. Localised repair mortar to lime sone, with a light cleaning of the lime sone to remove localised staining. Allow for localised repairs of cement-based flaunching to brick string course to upper levels of stairs out break below parapet. There are several horizontal fissures in the limestone which should be repaired with a "Remmers repair mortar" or equal approved repair mortar. **Rear:** Allow for localised repairs to lime harling or rough cast render (*Note: it may not be possible to achieve a colour or texture match*) Allow for either a repainting of the horizontal bars to the lower-level windows or their removal with corresponding repairs to the window reveals. Allow for the removal of the wire mesh on first floor windows to facilitate window repairs and their reinstatement if required by the client.	POSITIVE Minimal repairs are being recommended to ensure there is no loss of character or patina of age NEGATIVE

	mesh sheets to the outer face of the first-floor windows at the rear. **Condition:** The external walls throughout are generally on good condition. Typical defects throughout include water and ferric staining at gutters and downpipes, corrosion to rainwater goods, minor damage to stone elements. Some limited cracking exists to the rear or east façade.Several areas of spawled and damaged brickwork exist, also areas where the lime mortar to brickwork is lost.		
2.7 EXTERNAL STEPS /RAMPS	**Description:** The main entrance door has two steps, consisting of a lower-level step in two pieces of limestone approximately 900mm deep, 150mm high and with splayed corners. The upper step is at the door threshold and is approximately 150mm high. the door is fitted with an overhanging door flap. **Condition:** Generally in good condition- however not accessible to wheelchair users	**Proposed intervention** The proposal is to provide a new Part M compliance gently sloping access route (1:21) to extension entrance; and Part M compliant stepped access at entrance to existing building. See Architects details for layout, materials and finishes.	POSITIVE This is required to ensure access for people in wheelchairs and mothers with buggies. NEGATIVE The loss of the limestone step
2.8 EXTERNAL PAVING	**Description:** **Front:** The area to the front of the building consists of sections of insitu concrete laid in regular bays.. **Rear:** The area to the rear of the building consists of a raised section of soil which abuts the rear wall of the building and compromises the raised timber floor and lower walls. **Condition:** **Front:** The concrete is cracked and uneven with areas of moss and vegetation suggesting the surface is not laid to falls and water is ponding **Rear:** The extent of wet rot to the timbers in the raised timber floor and lower level is likely to be as a consequence to this ground level.	**Proposed intervention** **Front:** The proposal is to remove the concrete paving, relocate drainage to accommodate the new extension and resurface the area with new permeable paving and soft planting. See Attached Architects details for layout, materials and finishes. **Rear:** The soil and planting at the rear of the building needs to be removed and the ground level reinstated below the floor level. A new perforated pipe or "French drain" is to be incorporated in this area and connected to the drainage system to lower the water table in this area. The are can be fitted with soil for localised zones of planting and the remainder section filled with pea gravel to match the appropriate internal level, depending on whether a raised timber floor is reinstated or a concrete floor.	POSITIVE The existing paving is not permeable and is affecting the water table at the external wall the proposal will address this issue The new paving will be more appropriate to the setting NEGATIVE
2.9 RAILINGS	**Description:** The railings to the front of the building consist of wrought iron bars fixed to a bottom horizontal flat plate and with a horizontal top rail with a semi-circular "horseshoe" style detail and vertical bars extruded above. These are fitted to a 400mm high limestone plinth with a chamfered top. There are additional metal back stays to the railings. There are a set of double pedestrian gates to the centre of the main entrance. **Condition:** The railings and gates are generally in good condition but in need of painting and decoration**.** The footpath to the north section	**Proposed intervention** The Architectural Proposal is relocate the existing gates to the south of the entrance to the main building. A new and additional entrance gate is to be installed in front of the new two storey extension. See Architects drawings and details. Repairs are to consist of a thorough cleaning with wire brush and re-painting with an appropriate primer and finish coat with allowances for re-sealing all joints. Check all fixings and repair where necessary, in particular at gate supports. The limestone plinths require repointing of the joints with an appropriate lime mortar, the gap between the stone plinth and the pavement should be raked out and sealed with a lime render coat.	POSITIVE The existing railings and gates will be repaired , repainted and retained NEGATIVE The alterations will relocate the gate from its present location.

	falls below the plinth level leaving small sections of rubble masonry with a cementitious render, which is damaged in sections.		
2.10 BOUNDARY	**Description:** There are two masonry flanking walls, one to the south and one to the north of the west elevation. The wall to the south is approximately 1700mm high and is a cementitious rendered wall on a brick structure, with an integral curved capping and terminated at the junction with the railing with a square pier. The pier is approximately 2000mm high and is finished with a projecting concrete capping. The wall to the north is approximately 1600mm high. It appears to be a rubble masonry wall rendered in a rough cast render and finished with a precast concrete capping. At the building line it extends to a two-storey height and forms part of the external wall of the out-house buildings. The section at the change in height is constructed with in-situ concrete. There is a square pier at the junction with the railing. **Condition:** There are hairline cracks to the cementitious render to the south wall. This is to be repair with a two-part epoxy repair to prevent water ingress and further deterioration.	**Proposed intervention** The wall to the North which extends to the East boundary is to be taken down and replaced as part of the Architectural Proposal.	POSITIVE These walls are in poor condition and require repairs NEGATIVE Extensive repairs may result in a loss of historic fabric.
2.11 NEW EXTENSION	**Description:** The existing single storey structures to the north gable are original to the building. They consist of a toilet and tea station with direct access to the north reading room and two outdoor toilets in very poor condition. **Condition:** The existing single storey structures are in poor condition.	**Proposed intervention** These structures are to be removed as part of the Architectural Proposal and replaced with a two-storey structure with flat roof, cladding system to the north and east and curtain walling to the west. It is to accommodate a new entrance, lift, toilets in two floor and service / storage areas. See Architectural Proposal drawings for details	POSITIVE The construction of the two storey structure will provide essential access and sanitary services which cannot be provided within the building with out significant intervention. These services will ensure the viability of the building and its use in to the future. The structure can be removed at a later date with minimum intervention and loss of historic fabric. NEGATIVE The removal of the single storey structures to the north is a loss of historic fabric.

5.9 Conservation Principles:

All works to the building to be carried out in accordance with DoEHLG Guidelines and best Conservation Practice. The following principles will be followed at all times:

- Any alterations will be carried out using the principle of minimal intervention
- Historic fabric will be retained using conservation & restoration techniques. Repair will be favoured over replacement.
- Works are to be carried out using traditional materials and techniques where appropriate, by skilled craftspeople.
- Where replacement or remaking of elements is required this will based on historic research
- Upgrade interventions where required will be concealed
- Modern interventions are to be identifiable and to be reversible
- Detailed surveys and method statements of existing fabric to be carried out before any intervention takes place
- Demolition works are to be carried out such that risk of accidental damage to the existing building fabric is minimised. In general any demolition or removal of fabric attached to the walls floor or roof of the existing building is to be removed by hand.
- Only features listed for demolition are to be removed. Where opening up uncovers previously unidentified historic building fabric this must be retained in place until inspected by the conservation architect.
- Where the era or significance of building fabric is not known the contractor should retain fabric in place and request confirmation from the conservation Architect before carrying out any works.

3. Summary & Conclusions

The works as proposed can be broken down in to three categories as follows:

1. Those required as a result of the detailed condition report in to the present condition of the building fabric.
2. Those required to meet current building regulations in particular Part B fire, Part E Sound, Part G Hygiene, Part J Heat Producing Appliances, Part K Stairways and Part M access.
3. The provision of a two storey structure to the north gable to accommodate additional services in a structure which is in contemporary in design and contrasts with the original design as a clear architectural expression.

It is predominantly intended to address ongoing issues with timber decay at ground floor level. The provision of internal wall insulation, repairs to windows and doors, roof finishes and chimneys. Much of the existing building fabric is now nearing the end of its life expectancy, resulting in a continual requirement for reactive emergency repair works, as well as concerns over health & safety issues in accessing the roof for routine maintenance. The proposed repairs to the slate roofs are on a like for like basis, as are those to rainwater goods and chimneys.

The refurbishment, extension and change of use presents the opportunity and the requirement to improve the building in terms of fire compartmentation, fire safety , universal access as well and mechanical and electrical installation.

The construction of the two storey structure to the north will provide essential access and sanitary services which cannot be provided within the building with out significant intervention. These services will ensure the viability of the building and its use in to the future. The structure can be removed at a later date with minimum intervention and loss of historic fabric.

The brick and stone façade and lime harling finish to the rear are in reasonable condition and require only the lightest of touches. Minimal repairs are being recommended to ensure there is no loss of character or patina of age.

The repairs & draft sealing of the windows is necessary to ensure ongoing protection of the timber fabric, useability of the windows and user comfort in the building. There is a desire to increase the overall thermal efficiency of the building where possible. The proposal to reglaze a number of windows which do not have historic glass has been carefully considered, including consultation with a specialist window repair contractor to ensure that this work can be carried out without damage of loss of character to the existing sash construction. It is proposed that specialist slimlite “hand drawn” effect glass be used where the windows are adjacent to those with the original historic hand drawn glass in place.

The mechanical upgrades proposed generally will have limited impact on the building fabric and are considered necessary to improve user control and comfort.

In our view, the proposed interventions represent an appropriate response based on the detailed assessment of the building fabric and condition undertaken. The works package is considered necessary for the long-term protection of the building fabric and ongoing use of the building as residence. The strategy has been carefully considered taking cognisance of ICOMOS Conservation charters & the practices set out in the Architectural Heritage Protection Guidelines for Planning Authorities.

4. Sources

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