

CONSERVATION REPORT

Ballyglunin Railway Station



Commissioned by Ballyglunin Railway Restoration Project

Completed by Plan A Design, Architectural Design and Conservation.

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1.0 Introduction

This report was commissioned by Ballyglunin Community Development Company Ltd (BCDC) for inclusion with a planning application for partial demolition, upgrading works and alterations to Ballyglunin Railway Station for conversion to a visitor centre and community centre / meeting hall. The development will consist of:

- Conversion of existing north courtyard to toilets with new flat roof over
- Conversion of existing residential area to meeting rooms, team room, store and toilets
- Conversion of existing south courtyard to meeting room to include two no additional windows to east elevation and new flat roof over with
- Alterations to existing soffit and fascia to original profile and replacement of existing corroded rainwater pipes
- Repair and reinstate existing slate roof to main building including chimneys and flashings.
- Change of existing window to door to rear elevation of the waiting room
- To provide new car park and bus setdown area to include new entrance and demolition of existing stone wall
- To provide new treatment plant and soil polishing filter and associated services at Coolfowerbeg Td., Ballyglunin Railway Station, Ballyglunin, Tuam.

Ballyglunin Railway Station is a protected structure, RPS No. 796.

Consent from the property owner, Coras Iompar Eireann (CIE) has been sought for the submission of this application and completion of associated works. BCDC are currently negotiating a long term lease agreement with CIE which will be granted on approval of LEADER funding.

A detailed conservation report was previously completed by John Yates and Associates in relation to the property. The report investigated the historical background of the railway line and the station building. It contained a brief description of the station building, the signal box and the store discussing their architectural and heritage merit. The report also outlines a conservation philosophy for the proposed project and assesses the risks and vulnerabilities the property is subject to. The report highlights the protection status of the buildings and the associated requirement to apply for planning permission to carry out works. Options for reuse were examined and a detailed condition report of the signal box, store and waiting room were completed along with a summary of repairs required to allow the building meet the needs associated with its proposed reuse.

At the time of the report the committee then called the Ballyglunin Station Restoration Committee identified the consolidation and repair of the station and ancillary buildings in their current form as the most appropriate course of action to follow. This work was to be carried out in order to support the future usage as a functioning commuter station if and when CIE re-commission the line as part of their long term strategy for the Western Rail Corridor.

Since the previous report was completed the residential part of the building is no longer inhabited and has come under threat from vandalism. The building as a whole is now in danger of falling into disrepair due to lack of regular maintenance. Therefore BCDC have decided to consider the building as a whole and have developed

their brief to include the residential section of the building. The residential section of the building and the yard area is to become a community centre providing resources for local groups such as the active-elderly, youth club, drama society, mother and toddlers and musical society. The waiting area and associated rooms are to be restored to their original state providing interpretation, a genealogical service and a gift shop for visitors.

This supplementary report compiled by Plan A is to serve as an addition to John Yates and Associates report detailing the information required for submission with a planning application for the extended brief. The report will confirm the buildings protection status and outline the conservation principles to be followed throughout the project. Health and Safety considerations will be set out as well as a detailed condition report for the entire station building on a room by room basis. The condition report is to be read in conjunction with corresponding drawing no. 026.P.01 – 03 contained in Appendix 2 and the photographic report.

As a result of the condition report a detailed schedule of repairs required to make the building fit for use has been identified. Such repairs will not materially alter the character of the structure and proposed specification and methodology for execution of works are outlined in order to comply with best conservation guidelines, see section 7.0 below.

Finally in order to satisfy the committees brief a number of proposed alterations will be required and this report serves to assess impact of the current proposals upon the architectural heritage of the building. These works as outlined in section 8.0 will be subject to planning permission. Specialist craftsmen and a structural engineer with experience in building conservation were consulted during the preparation of this document. It was the aim of such consultation to agree a proposed solution of minimum impact on the building.

The planning application is being made by Mr Jerry Quirke, Chartered Engineer, who has prepared the proposed design layouts, the planning drawings and associated paperwork.

Please note: the inspection on which this report is based was visual only and therefore did not include covered or inaccessible work. Only preliminary visual investigations were carried out. The report does not purport to be a comprehensive structural appraisal of the building and no warranty on the condition of the building is given or implied.

It is in the nature of conservation work that all aspects cannot be foreseen, in the event of unforeseen changes and repairs being required, the Contractor / committee will contact the conservation consultant and any changes or additional works required will be agreed with the Conservation Officer at Galway County Council.

2.0 Core Data on the Buildings

- 2.1 Address: Ballyglunnin Railway Station,
Ballyglunin,
Co. Galway
- 2.2 Brief description of the structure (RPS list description):
Detached 5 bay single storey former Railway Station, c. 1880 with Platform to rear, signal box and roofless store of stone structure.
- 2.3 Location:
Historic Map Refs:
OS 1st Edition (6" Map) Sheet GY
OS 2nd Edition (25" Map) GY
National Grid Reference: 547260 742622
- 2.4 Details of statutory protection:
Record of Protected Structures Yes
Architectural Conservation Area No
Recorded monument No
Registered monument No
Zone of archaeological potential No
Preservation Order No
Ownership CIE / Iarnrod Eireann
- 2.6 National Inventory of Architectural Heritage:
RMP no: -
RPS no: 796 Galway County Council Development Plan 2009 – 2015
- 2.7 Report prepared by:
Síle Rice. Plan A. Bachelor of Design in Interior Architecture
Diploma in Building Repair and Conservation
- 2.8 Date of report: November 2012
- 2.9 Name of relevant Planning Authority: Galway County Council
- 2.10 Details of any Declarations issued: None
- 2.11 Pre-planning meetings held / Previous Planning Refs
Pre-planning meeting held 2011 & March 2012 – Ms Mairín Duddy Conservation Officer & BCDC
See Appendix 1 for notes of meeting.

3.0 Conservation Principles:

The accepted and established principles of conservation have been researched and used as reference to inform each intervention situation on its merits; the general principles contained the Department of Environment Heritage and Local Government's *Architectural Heritage Protection Guidelines, 2004 & 2011* have been consulted and considered in each situation. The following conservation strategy and principles for the proposal are directly referred to in the itemised impact assessment for each building as described below.

Keeping buildings in use & preventative maintenance: The building has been vacant for a period of time and is in danger of falling into disrepair due to vandalism, weathering and lack of maintenance. It is widely accepted that the best way to prolong the lifespan of an historical building or the character of an area is through preventative maintenance. This proposal seeks to find an acceptable solution to upgrade the building to modern standard whilst retaining the historic character and special interest, in this way the long-term maintenance and survival of the historic buildings can be secured.

Research and Analysis: Research and analysis was carried out to establish the condition of the structure and to identify the materials and building methods used as such identify the elements of special interest within the building. This information was used to guide the preparation of the methodologies and specifications associated with this report and the proposal drawings completed by JG Quirke & Associates.

Protecting the Special Interest: In this instance the building has a significant historic, social and cultural interest and has contributed greatly to the region over the years. There are also traditional building materials and techniques of interest employed in its construction. Therefore it is proposed to retain as much historic fabric as is practically possible and repairs are to be executed where possible with wholesale replacement of any elements to be avoided.

Minimum intervention: The conservation approach for this phase of works to this building is one of minimum intervention by carrying out only the essential repairs necessary to prolong the longevity of the structure. Only work which is necessary to achieve a suitably sensitive upgrade of the building has been included in the proposal on the advice of the specialist team. This minimum intervention approach will result in minimum impact on the protected structure and its character.

Maximum retention: Particular attention has been paid to the retention of the maximum amount of historic fabric possible whilst achieving a successful upgrade of the existing building. Works are only considered if they can be implemented in such a way as to cause the least amount of disturbance and damage possible to the historic fabric.

Repair rather than replacing: Proposed alterations to the fabric of the building have been kept to a minimum thus preserving the character of the building. Works to the roof, plaster, floors and windows are to consist of repairs only.

Promoting honesty of repairs and alterations: No attempt is being made under the current proposal to disguise or artificially age any element of the proposed works. Alterations will not be obtrusive or inappropriate but rather will contrast and compliment the existing building and not confuse the historical record. Many alterations have been carried out to the building through the years and interventions carried out in this era of the buildings life should be discernable to future generations (contemporary works will bear a contemporary stamp). This is the case with the contemporary flat roof extensions to the north and south which will be easily identifiable as modern construction through the materials to be used for the flat roof and the associated roof lights.

Materials: Materials are to be compatible with the existing fabric; new material introduced in the course of 'like for like repairs' and restoration should match the original materials as closely as possible. Identical material used in repair can initially present a raw appearance in its context but will weather-in over time. The use of architectural salvage from other buildings is not to be employed in this project so as to avoid confusion in relation to understanding and appreciating the building and to avoid damage to other historic buildings which are stripped of original fabric for reuse elsewhere.

Reversibility: Wherever possible the principle of reversibility or the ability to substantially deconstruct interventions contained within the application in the future have been employed.

Compliance with Building Regulations: Works are proposed under the scope of this application to improve the buildings compliance with Building Regulations and associated Technical Guidance Documents in particular those relating to Fire Safety and Disability Access.

4.0 Preliminaries:

Works should not commence on site prior to receipt of written approval from Galway County Council or receipt of full planning permission.

Prior to commencing works the contractor should provide the following:

1. Health & Safety Plan in accordance with Safety, Health & Welfare at Work (Construction) Regulations 1995 & have the expertise to fulfil the role of Project Supervisor for the Construction Stage as defined by the Regulations.
2. Risk assessments to cover working practices within dangerous structures
3. Evidence of Current Employers Liability (EL) & Public Liability (PL) Insurance & All risks Insurances.

5.0 Health and Safety

5.1 Preparation:

The contractor should prepare a health & safety plan and risk assessment to identify and manage risks. Adequate personal protective safety equipment must be provided for all personnel and in all works operations. Adequate warning signage must be erected for the duration of works at access to the site.

5.2 Working at a height:

Carrying out repair works or maintenance inspections at a height is hazardous. A properly designed mobile scaffold tower should be used to create a safe working platform. Works to roof should be carried out in accordance with the Health and Safety Authorities Code of Practice for Safety in Roofwork.

5.3 Working with lead paint:

There are serious health risks associated with lead paints where a painted surface is unsound or disturbed. Test kits should be used to give an indication of the presence of lead paint. The fumes created when applying lead paint or burning it off and the dust resulting from sanding it down are particularly hazardous. Sound lead paint should be left in place and if necessary can be sealed by over-painting it with modern paint. It should only be removed or reapplied in compliance with all relevant safety standards.

5.4 Use of Building Limes:

Natural hydraulic lime is not classified as a "dangerous substance" according to the rules of appendix VI of the 67/548/CEE directive. However, due to its alkaline qualities in solution, precautions must be taken while using it.

- Natural hydraulic lime is an irritant to the eyes, respiratory tract and mucous membranes - Risk of ocular lesions in the case of contact with powder or paste in the eye.
- Upon mixing, taking into account its raised pH, natural hydraulic lime can irritate and dry out skin & prolonged contact with the skin can cause sensitivity.
- In case of ingestion (of a significant quantity), Natural Hydraulic Lime is caustic to the digestive tract and may cause burns to the mouth, oesophagus and stomach.
- No significant risk to the environment. However, in case of an accidental spill in residual water, the powder can cause a small rise in the pH of the water.

6.0 Condition Report for the Station Building

Site Curtilage	1.1 Station		
	Construction & materials	Condition	Remarks
Boundary walls	Rubble stone work walls with cow & calf copings leading off main range & attendant yards parallel with track direction to north & south	G	Recent repair works completed
Gates	Cast Iron pedestrian gate to access to platform	F	Original fixture of late 19 th C station. Fair condition, needs to be cleaned and painted to prevent further corrosion.
Driveways	Gravel parking area to south of main station building.	F	Existing drainage of area needs to be assessed.
Paths	None		
Patios	None		
Outbuildings	Sheds abutting main station building to North gable	P	Single storey sheds: Original use outside toilets. Contains limestone urinals.
Steps / Ramps	None to front elevation, access to building is level with highway		
Septic Tanks	Not found		Proposed treatment system subject to this application
Drainage	Some evidence of drainage to south of station building		French drain required around the building
Other features	Signals	G	Repair works have been completed including removal of ivy, repointing of walls and repairs to roof. Much of the glazing has been since vandalised and broken, illustrating the need to keep the buildings in use and a presence on site.
	Platform	G	As original late 19 th C station platform.

Roof	1.2 Station		
	Construction & materials	Condition	Remarks
Roof location	Main station building range	F	Overall structure appears in fair condition: Ridge line distorted to RHS of range (from highway) and needs further investigation by structural engineer
Roof type	Double pitched gable roof		
Finish	Original welsh slate covering extant laid in set gauged courses with cut slate ridges	F	Numerous slipped slates allowing water ingress, evidence of earlier 'clipped' repairs.
Parapets	None		
Eaves	Replacement s/wood T&G close boarding to boxed out eaves at gables	G	Not original fabric – new works, considered inappropriate detailing giving bulky appearance to the structure.
Fascia			
Front & Side Elevations	Replacement s/wood fascia board to front elevation and gables painted green	F	Not original fabric, timber work suffering weathering
Rear elevation	Fascia board over platform canopy exposed to elements. Missing sections of guttering means truss rafter feet are completely exposed	P	Investigate detailing of fascia board and guttering. Missing sections of gutter causing exposure of truss rafter feet to weather / damp ingress

External walls	1.3 Station		
	Construction & materials	Condition	Remarks
Front Wall (facing road)	<i>Render finish with exposed dressed stone quoins (9 vertically)</i>	F	<i>LHS of building has original 'pebble-dash' render finish probably lime based – damaged in areas.</i> <i>RHS of building has modern cement based dash render. All is coated in masonry paint.</i>
Plinth	<i>Dressed stone quoins to match vertical quoins of walls</i>	G	<i>Very large size of original quoins a feature of exterior of building</i>
Windows	<i>4 x vertical sliding sash windows to main range: large pane size of 2 over 2 with horns</i> <i>& 2 x smaller vertical sliding sash (2 over 2 also) to flanks of entrance walls</i> <i>Stone sills to match quoins to all opening with drip rails carved to underside</i>	F	<i>Original mid 19th C cylinder sheet glass mostly in good condition, small cracks to corner of 2 panes – replacement required. One window frame has different horn moulding than others – possibly a later frame. Some peeling of paint work evident & some timber decay at bottom rails – repairs needed to splice in.</i>
External doors	<i>1 x double front door in closed boarded t&g softwood – painted green</i>	G	<i>Modern addition / replacement of original. An original door exists internally, possibly from this location - contained glass panels.</i>
Yard walls	<i>To each end of main range an exposed rubble stone yard wall with flat capping all in lime mortar</i>	F	<i>RHS (if facing front) range of stone walling encloses a residents rear yard.</i> <i>LHS (if facing front) range of wall contains site of original station toilets & has door opening facing front.</i>
Side Wall - South RHS (if facing front)	<i>As front wall – with modern cement based render</i> <i>New brick lean-to abuts below</i>	F	
Plinth	<i>None</i>		
Windows	<i>None on original wall</i> <i>Modern hardwood timber casement windows to brick extension.</i>		<i>No original fabric on this elevation</i>
External doors	<i>Original wall contains door which is now internal link door.</i>	F	<i>T&G hardwood timber door to modern brick extension, with external bolt and pull handle.</i>
Yard Wall	<i>Original rubble stone yard wall to eaves height</i>	F	<i>Yard enclosure original function likely to be storage</i>
Rear Wall (facing track)	<i>External wall fabric as front and sides</i>	F	<i>Most original lime render extant with patched repairs in cement. 1 x door opening in-filled with block work dwarf wall & window above</i>
Plinth	<i>As front</i>	G	
Windows	<i>6 x original vertical sliding sash</i>	P	<i>6 original mid/late 19th C sash</i>

	<p>windows (2 over 2 panes) with horn & sills in stone to match quoins</p> <p>1 x new replacement s/wood casement window to altered double door opening (has wall infill of block work & render finish below) & conc. sill</p>		<p>windows with much original cylinder float glass with characteristic blemishes. 22 panes of glass broken by vandals significant increase from 4 at time of last inspection. Highlights the urgency of this project, and the need to get the building brought back into use with a presence on site.</p> <p>Frames – some repairs needed to splice in bottom rails where weather damaged.</p>
External doors	1 x original external h/wood double door with 4 panels with moulding	G	Minor repair only required
Notice boards	4 x original wood notice boards for platform with frames	G	Minor repair only required
Yard walls	To each end of main range rubble stone work walls to create exterior yards	F	Structurally sound original stonework – minor repairs only
Other	South yard contains a brick lined well. Concrete yard and concrete access provide safe cover to the well.		Good standard of construction to be made a feature of the new scheme if possible.
Side Wall – North (lhs facing front)	Gable of main range lime rendered with cement patching	F	Abutting gable wall is range of single storey sheds – original use outside toilets. Outbuildings to be demolished under this application.
Plinth	None		
Windows	None		
External doors	<p>Door ope from room 2 to toilet under flat roof</p> <p>Door ope from lamp room to yard with direct access to front through door in yard wall.</p>		New timber door with glass panels

Roof Space	1.4 Station		
	Construction & materials	Condition	Remarks
Roof structure	<p>Unable to gain full access to inspect internal roof space. View into roof space from ladder within the lamp room was achieved. Therefore inspection was localised.</p> <p>The roof is a trussed rafter structure at approximately 400mm centres. A strut is used to tie the ceiling joists to the truss.</p>	F	<p>There are a number of holes in the roof as a result of slipped slates.</p> <p>Varying qualities of timbers are evident indicating that the timbers may have been previously replaced or upgraded.</p>
Roof covering	<i>Parging was used to the underside of the slates to provide a weather barrier</i>		<i>This lime mortar has largely come away from the slates and sits on top of the ceiling.</i>
Floor	<i>The ceiling is made of timber lath and lime plaster</i>		
Gable wall. South	<i>Unable to gain full access to inspect this element.</i>		
Gable wall. North	<i>Unable to gain full access to inspect this element.</i>		
Stairwell wall	<i>None</i>		
Chimneys	<i>Unable to gain full access to inspect this element.</i>		
Windows	<i>None visible from inspection at ground level</i>		
Access hatch / stairs	<i>Missing section of lath and plaster ceiling in lamp room allows for inspection from ladder. Ceiling joists prevent access at this point. No hatch uncovered</i>		
Storage tanks	<i>Unable to gain full access to inspect this element.</i>		
Pipe work	<i>Unable to gain full access to inspect this element.</i>		
Ventilation	<i>Unable to identify soffit vents as these have been boxed out in recent times. No evidence of ridge or slate vents</i>		<i>At present slipped slates and holes in the ceiling are providing roof ventilation.</i>
other			

Wall 4	match above 1 x single internal 4 panel door. Architrave to match widow mouldings. Handle missing	G	confirmed, possibly door to platform that was replaced with window Original door, minor repairs only. Door handle to be replaced.
Skirting / architraves	Moulded 8" skirting to all walls: all doors with architraves to match	F	Original fabric and location, minor repairs only. Some sections top moulding wearing away
Ceiling	Small cracking in centre of room, widespread flaking of paint. Isolated damp spot near entrance lobby highlighting slipped slate / leak in roof	G	Cracking requires repair, reason for peeling paint to be investigated.
Cornice	Deep ceiling cornice that has been painted in green to match other joinery		Visual inspection from ground only
Decorative features	None		
Fireplace	None		Behind non original ticket office partition see below. Part of this room originally
Stairs	None		
Handrail & balustrade	None		
Timber panels	None		
Fittings: Sanitary etc	None		
Fixtures: Shelves, wardrobes, units	Bench seating fitted to 2 sides of room Timber notice boards indicative of original waiting room	F G	This room was original passenger waiting room. Removed for safe keeping as building under threat from regular break ins. Area where boards removed shows dado rail was once at higher level.
Services: Hot & cold supply Electrical TV sockets Radiators	Surface mounted electrical fitting located on front wall or wall 4. Door bell or some such electrical fitting mounted to timber surround of windows		To be removed and disposed of and holes made good to plaster To be removed and disposed of and holes made good to timber

Room 2 Ladies Waiting Room	1.6 Station		
	Construction & materials	Condition	Remarks
Floor	<i>Approx 9" floor board as original, resting on floor joists, on wall plates, on rubble dwarf walls stone walls.</i>	F	<i>Visible signs of rot to timber floor boards around the hearth stone from rain entering through the chimney</i>
Wall 1 <i>(wall facing with back to front wall)</i>	<i>Original plaster finish extant. Paint flaking</i>	F	<i>Original plaster finish in concurrence with R1 yet poorer condition – signs of damp ingress to be investigated. See mortar analysis Appendix 3.</i>
Wall 2 <i>(wall to right with back to front wall)</i>	<i>As above</i>	F	<i>As above</i>
Wall 3 <i>(wall behind with back to front wall)</i>	<i>As above</i>	F	<i>As above</i>
Wall 4 <i>(wall to left with back to front wall)</i>	<i>As above</i>	F	<i>As above</i>
Windows Wall 1 <i>(platform)</i>	<i>1 x vertical sliding sash with original shutters & head boarding with matching mouldings</i>	F	<i>Extensive repairs now required due to vandalism. Centre glazing bar of bottom section has been broken as well as two bottom glazing panels. Weight boxes closed, assuming weights in tact.</i>
Doors / frames Wall 2 Wall 4	<i>1 x single internal 4 panel door leading to main room – room 1.</i> <i>1 x h/wood timber door with modern obscure glazing panels with curved detail to glazing sections leading to WC.</i> <i>Architrave appears to be original fabric</i>	G	<i>Original internal door & architrave of mid/late 19th C minor repairs only. Door handle missing.</i> <i>Non original fabric</i> <i>Indicating this was an original opening.</i>
Skirting / architraves	<i>Moulded 8" skirting to all walls except wall 4. All doors with architraves to match</i>	G	<i>Original fabric and location minor repairs only. New skirting required to wall 4</i>
Ceiling Cornice	<i>Lath & lime plaster – cracks to ceiling with large section of ceiling missing altogether</i>	F	<i>Signs of damp ingress, staining and cracking to plaster cause to be investigated and repairs made. Slipped / missing slates contributing to leak.</i>
Decorative features	<i>None</i>		
Fireplace	<i>Original Cast Iron fireplace on north gable wall Opening with steel lintol has been secured with block work to sides and back. Fire grate extant.</i>	G	<i>Not fixed in position but present on site.</i>
Stairs	<i>None</i>		

Handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary etc	<i>Stainless steel sink and draining board has been fitted on temporary timber frame under window</i>		<i>Non original to be removed for disposal</i>
Fixtures: Shelves, wardrobes, units	<i>None</i>		
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Water supply to sink Centre pendant fitting</i>		

Room 3 Ladies Toilet	1.7 Station		
	Construction & materials	Condition	Remarks
Floor	<i>Poured concrete floor</i>		
Wall 1 <i>(wall facing with back to front wall)</i>	<i>Yard wall rendered internally with cement render</i>	P	<i>Render to be removed for proposed scheme</i>
Wall 2 <i>(wall to right with back to front wall)</i>	<i>Original gable wall with poured concrete columns in the corners</i>	P	<i>Non original poor construction</i>
Wall 3 <i>(wall behind with back to front wall)</i>	<i>Appears to be brick construction from the outside rendered internally and externally in with cement</i>	P	<i>Poor construction</i>
Wall 4 <i>(wall to left with back to front wall)</i>	<i>Internal finish of wall slabbed out, assumed to be of similar construction to wall 3</i>	P	<i>Non original poor construction to be removed for proposed scheme</i>
Windows Wall 3	<i>Timber frame, single pane fixed panel window.</i>	P	<i>Non original poor construction to be removed for proposed scheme</i>
Doors / frames Wall 2	<i>1 x h/wood timber door with modern obscure glazing panels with curved detail to glazing sections leading to room 2</i> <i>Architrave appears to be original fabric</i>	G	<i>Non original fabric</i> <i>Indicating this was an original opening.</i>
Skirting / architraves	<i>None</i>		
Ceiling	<i>Under side of corrugated roof forms ceiling</i>		<i>Non original fabric</i>
Cornice	<i>None</i>		
Decorative features	<i>None</i>		
Fireplace	<i>None</i>		
Handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary etc	<i>Toilet only</i>		
Fixtures: Shelves, wardrobes, units	<i>None</i>		
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Plumbed toilet</i>		<i>Septic tank to be investigated. Treatment system and percolation area to be provided under the proposed scheme.</i>

Room 4 Lamp room	1.8 Station		
	Construction & materials	Condition	Remarks
Floor	Approx 9" floor board as original	P	This room used for storage so very little of floor was visible at time of inspection. Damage to floor boards inside the door where visible.
Wall 1 (wall facing with back to front wall)	Similar render finish to other rooms with hard chalk like finish. Painting peeling and flaking	F	Wall appears structurally sound with no major cracking Different colour scheme to waiting room and ancillary rooms here. Showing possible earlier schemes as per paint analysis see Appendix 3. High dado rail
Wall 2 (wall to right with back to front wall)	As above		As above
Wall 3 (wall behind with back to front wall)	As above. Brick lining to window surround. Damage to plaster work from removal of window surround.		As above
Wall 4 (wall to left with back to front wall)	Plaster hollow to tap		Areas where plaster is loose or blown to be cut back and repaired
Windows Wall 3	1 x vertical sliding sash to front elevation. With original shutters & head boarding. Matching mouldings or window surround have been removed.	P	Original mid / late 19 th C frames & shutters. This window has not been maintained like others in the building and requires repair work. New surround required.
Doors / frames	Vertical closed boarded door	P	Light construction
Skirting / architraves	Visual inspection not possible due to amount of furniture in room for storage.		
Ceiling Cornice	Lath and plaster ceiling with hole in corner which allowed for inspection of roof space. Hairline cracks to ceiling	F	Attic hatch to be provided at this location in order to avoid creating a new opening elsewhere.
Decorative features	Thin dado line in paintwork	P	Paint flaking and peeling
Fireplace	Fireplace with brick surround on wall 4.		View obscured with items in storage
Handrail & balustrade	None		
Timber panels	None		
Fittings: Sanitary etc	None visible		
Fixtures: Shelves, wardrobes, units	None visible		
Services:	None visible		

Room 5 Temp. Ticket Office	1.9 Station		
	Construction & materials	Condition	Remarks
Floor	Approx 9" floor board as original. Flag stone at fireplace	F	No visible signs of rot or decay in timber floor boards
Wall 1 (wall facing with back to front wall)	Paint flaking off render. Different colour scheme in this room. Timber panelling below	F	This might be masking damp / water ingress to be investigated
Wall 2 (wall to right with back to front wall)	This wall contains ticket hatch with original opening into the station house. Peeling and flaking paint. Large damp area over ticket hatch, source to be investigated. This wall also contains a fire place	P	Timber hatch doors in place, section cut out of one door panel. This is likely to be as a result of a leak in the roof.
Wall 3 (wall behind with back to front wall)	This wall contains double doors with glass panels	G	Originally this wall did not run all the way to the ceiling hence the ceiling cornice does not return along it.
Wall 4 (wall to left with back to front wall)	Recent studwork partition added. This wall intersects with wall 1 along the window surround.	G	Allow for ticket room function to be removed from residential section of station building and be situated within waiting room portion of the building.
Windows	1 x vertical sliding sash with original shutters & head boarding with matching mouldings		This windows could not be inspected from inside because of furniture stored in this room
Doors / frames	T&G door with horizontal bracing.	P	Thin construction
Skirting	Moulded 8" skirting to wall 2. No skirting visible because of timber panelling on wall 1.	F	
Architraves	Non original skirting and architrave to wall 4	P	
Ceiling	Large damp area to ceiling	P	Damp as a result of leak in roof, to be investigated
Cornice	Moulded cornice to wall 1 & 2		Original walls within this room
Decorative features	None		
Fireplace	Cast Iron fire place on wall 2.	F	Signs of corrosion on fireplace, in need of repair.
Stairs, Handrail & balustrade	None		
Timber panels	Small section of panelling under window. Untreated or unfinished board		It is thought this is used to hide damp area under the window
Fittings:	None		
Fixtures: Shelves, wardrobes, units	Timber desk, seat and shelving used within ticket office		To be disposed of off site.
Services: Hot & cold supply Electrical, TV sockets Radiators	Centre pendant light fitting		

Room 6 Entrance lobby	1.10 Station		
	Construction & materials	Condition	Remarks
Floor	<i>Approx 9" floor board as original.</i>	F	<i>No visible signs of rot or decay in timber floor boards</i>
Wall 1 <i>(wall facing with back to front wall)</i>	<i>Original plaster finish extant</i>	G	<i>In better condition than other Areas possibly due to ventilation at front door.</i>
Wall 2 <i>(wall to right with back to front wall)</i>	<i>Original plaster finish extant</i>	G	<i>Paint flaking and some minor cracking on this wall.</i>
Wall 3 <i>(wall behind with back to front wall)</i>	<i>Original plaster finish extant</i>	G	<i>Crack / damage to plaster over front door</i>
Wall 4 <i>(wall to left with back to front wall)</i>	<i>As wall 2 above</i>	G	<i>As wall 2 above</i>
Windows	<i>2 x vertical sliding sash with original shutters & head boarding with matching mouldings.</i>	G	<i>Original mid/late 19th C frames & surrounds, minor repairs only required.</i>
Doors / frames	<i>1 x vertical closed boarded double door with no bottom rail. Horizontal bracing internally. Vertical boards to fan light over. Stone threshold</i>	G	<i>Modern replacement.</i>
Skirting / architraves	<i>Moulded 8" skirting Door with architraves to match</i>	G	<i>Original fabric and location minor repairs only.</i>
Ceiling Cornice	<i>None</i>		
Decorative features	<i>None</i>		
Fireplace	<i>None</i>		
Stairs, handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary	<i>None</i>		
Fixtures: Shelves, wardrobes, units	<i>None</i>		
Services: Hot & cold supply Electrical TV sockets Radiators	<i>External lamp fittings in storage in this area</i>		<i>Condition to be investigated.</i>

Room 7 Front North	1.11 Station		
	Construction & materials	Condition	Remarks
Floor	Carpet over floor boards. Original floor boards remain along the external front wall approx 1m deep. Rotten original boards cut out and replaced with new timber floor boards	F	Full carpet to be lifted and disposed of to allow for complete inspection of floor boards. Boards were not lifted in this area and inspection was superficial only.
Wall 1 (wall facing with back to front wall)	Original wall with original plaster extant	G	Wall in relatively good condition with some small areas of paint flaking.
Wall 2 (wall to right with back to front wall)	As above	G	Some mould staining or condensation to the lower section of this wall.
Wall 3 (wall behind with back to front wall)	Front wall has been drylined		Unable to assess condition of wall behind dry lining
Wall 4 (wall to left with back to front wall)	As wall 1 above	F	Render hollow and blown in areas, probably due to damp from the chimney
Windows	1 x vertical sliding sash with original shutters & head boarding with matching mouldings.	G	Original mid/late 19 th C frames & surrounds, minor repairs only required.
Doors / frames	2 x single internal 4 panel doors	G	Ironmongery has been modernised on one door
Skirting / architraves	Moulded skirting to all walls: all doors with architraves to match	G	Original fabric and location, minor repairs only.
Ceiling	Paint flaking from entire ceiling area. Damage to ceiling from water ingress around chimney	F	Leak in roof and flashing to chimney to be repaired. Repairs required to lath and plaster ceiling
Cornice	None		
Decorative features	None		
Fireplace	Cast Iron Fire place		
Stairs, Handrail & balustrade	None		
Timber panels	None		
Fittings: Sanitary etc	None		
Fixtures: Shelves, wardrobes, units	None		
Services: Hot & cold supply Electrical TV sockets Radiators	Surface mounted electrics: Wall 1: double socket Wall 2: light switch Wall 3: double socket Central pendant light fitting		Electrics require full upgrade.

Room 8 Rear north	1.12 Station		
	Construction & materials	Condition	Remarks
Floor	Carpet over floor boards. Original floor boards, sections of original boards cut out and replaced with sheets of ply boarding.	P	Full carpet to be lifted and disposed of to allow for complete inspection of floor boards. Boards were not lifted in this area and inspection was superficial only.
Wall 1 (wall facing with back to front wall)	Damage due to water ingress at wall junction with ticket office Plaster around original window in poor condition Plaster work to reveal around new window has been repaired possibly with cement render	P	Same leak that is effecting ceiling of ticket office
Wall 2 (wall to right with back to front wall)	Original plaster extant. Flaking paint and condensation mould above dado line. Hole in render reveals brick wall with timber truss frame	P	Flaking paint to be investigated
Wall 3 (wall behind with back to front wall)	As wall 2		
Wall 4 (wall to left with back to front wall)	Original plaster extant. Peeling paint, revealing different colours to the surface of the render. Efflorescence at chimney. Render with hard chalk like final coat. Damage due to leak in roof as wall 1 above	P	Source of water ingress to be identified and repaired
Windows	1 x two over two vertical sliding sash, no shutters or head boarding 1 x four pane timber window to replace original door way.		Non original glass within the window frame Non original fabric. 1 pane openable
Doors / frames	2 x single internal 4 panel doors	G	Ironmongery has been modernised on one door
Skirting / architraves	Moulded skirting to all walls: all doors with architraves to match	G	Replacement section to cover where original door was
Ceiling	Paint flaking from entire ceiling area. Damage to ceiling from water ingress around chimney	F	Leak in roof and flashing to chimney to be repaired. Repairs required to lath and plaster ceiling
Cornice	None		
Decorative features	None		
Fireplace	Cast Iron Fire place		
Stairs, handrail & balustrade	None		
Timber panels	None		
Fittings: Sanitary etc	None		
Fixtures:	Access hatch in wall 4 for sale of		Section cut out of hatch door.

Shelves, wardrobes, units	<i>tickets to waiting room. Timber doors and surround.</i>		<i>Contains hooks for keys with timber architrave.</i>
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Surface mounted electrics: Wall 3: double socket & light switch Wall 4: double socket Central pendant light fitting</i>		<i>Electrics require full upgrade.</i>

Room 9 Corridor	1.13 Station		
	Construction & materials	Condition	Remarks
Floor	<i>Carpet over original floor boards.</i>	P	<i>Floor boards giving way under foot when carrying out survey</i>
Wall 1 <i>(wall facing with back to front wall)</i>	<i>Sash window takes up most of the width of the wall Flaking paint at upper level</i>	G	<i>See mortar analysis Appendix 3</i>
Wall 2 <i>(wall to right with back to front wall)</i>	<i>Original plaster and peeling paint with wall paper dado</i>	F	<i>As above</i>
Wall 3 <i>(wall behind with back to front wall)</i>	<i>As above</i>	F	<i>As above</i>
Wall 4 <i>(wall to left with back to front wall)</i>	<i>Original plaster and peeling paint with wall paper dado. Plaster hollow to tap.</i>	F	<i>As above Patch repair to plaster required</i>
Windows	<i>1 x vertical sliding sash with original shutters & head boarding with matching mouldings.</i>	F	<i>Original mid/late 19th C frames & surrounds, minor repairs only required. 3 panes of glass broken by vandalism requiring replacement</i>
Doors / frames	<i>Door to room 7 as above 1 x single 4 panel internal door to room 11</i>		
Skirting / architraves	<i>Moulded skirting to all walls: all doors with architraves to match</i>	G	<i>Minor repair only required</i>
Ceiling	<i>Plaster appears in good condition</i>	G	<i>No major repairs required</i>
Cornice	<i>None</i>		
Decorative features	<i>None</i>		
Fireplace	<i>None</i>		
Handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary etc	<i>None</i>		
Fixtures: Shelves, wardrobes, units	<i>None</i>		
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Surface mounted electrics: Wall 2: light switch Wall 4: fuse box Central pendant light fitting</i>		<i>Electrics require full upgrade.</i>

Room 10 Front South	1.14 Station		
	Construction & materials	Condition	Remarks
Floor	<i>New timber floor boards to entire room under carpet finish</i>	G	<i>Floor boards were not lifted to assess condition of sub floor. It is expected that replacement floor was required because of lack of ventilation</i>
Wall 1 <i>(wall facing with back to front wall)</i>	<i>Plaster appears sound, large area with condensation mould</i>	P	<i>Lack of ventilation to be investigated.</i>
Wall 2 <i>(wall to right with back to front wall)</i>	<i>Wall has been drylined</i>		<i>Unable to assess condition of wall behind dry lining</i>
Wall 3 <i>(wall behind with back to front wall)</i>	<i>As above</i>		<i>As above</i>
Wall 4 <i>(wall to left with back to front wall)</i>	<i>Damp area in corner at junction with front wall. Flaking paint</i>	F	<i>To be investigated at roof level</i>
Windows	<i>1 x vertical sliding sash with original shutters & head boarding with matching mouldings.</i>	F	<i>Original mid/late 19th C frames & surrounds, minor repairs only required.</i>
Doors / frames	<i>1 x single 4 panel internal door Condensation and mould on door</i>		<i>Crazing to paintwork, possibly due to high temperature of range in room 11</i>
Skirting / architraves	<i>Moulded skirting to all walls: all doors with architraves to match</i>	G	<i>Minor repair only required</i>
Ceiling Cornice	<i>Paint flaking none</i>		<i>No major repairs required</i>
Decorative features	<i>None</i>		
Fireplace	<i>Corner Cast Iron Fireplace with mould and damp spots</i>		
Handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary etc	<i>None</i>		
Fixtures: Shelves, wardrobes, units	<i>None</i>		
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Surface mounted electrics: Wall 1: light switch Wall 2: double socket Central pendant light fitting</i>		<i>Electrics require full upgrade.</i>

Room 11 Rear South	1.15 Station		
	Construction & materials	Condition	Remarks
Floor	Timber floor boards have been removed and concrete floor has been poured		Effects of removing this floor to be considered – impact of drilling on historic fabric
Wall 1 (wall facing with back to front wall)	Wallpaper has been applied to this wall and is peeling at upper levels	F	
Wall 2 (wall to right with back to front wall)	Wall paper, peeling over range	F	
Wall 3 (wall behind with back to front wall)	Wallpaper to this wall	F	Appears to be disguising uneven plaster work above dado level
Wall 4 (wall to left with back to front wall)	Wallpaper, dampness at junction with wall to room 9 and junction with rear external wall.	F	Dampness / water ingress to be investigated at roof level.
Windows	1 x vertical sliding sash with original shutters & head boarding with matching mouldings.	F	Original mid/late 19 th C frames & surrounds, crazing appearing in timber probably caused by raised temperature from range. 2 panes of glass broken.
Doors / frames	1 x vertical closed boarded door with horizontal bracing 2 x single four panel doors		
Skirting / architraves	Moulded skirting with architraves to match		None to door on wall 2
Ceiling Cornice	Paint peeling None		
Decorative features	None		
Fireplace	Painted brick surround to corner, with timber mantle, solid fuel range		Range recently stolen from site. Again highlighting threat building is subject to.
Handrail & balustrade	None		
Timber panels	None		
Fittings: Sanitary etc	None		
Fixtures: Shelves, wardrobes, units	Shelving to wall 1 with fixed cabinet		Low quality to be removed.
Services: Hot & cold supply Electrical TV sockets Radiators	Surface mounted electrics: Wall 1: double socket on architrave Wall 2: light switch Wall 3: sacred heart light Wall 4: double socket Central pendant light fitting		Electrics require full upgrade.

Room 12 L-Shaped Extension	1.16 Station		
Utility & WC	Construction & materials	Condition	Remarks
Floor	<i>Concrete floors</i>		
External walls	<i>Brick external walls with cement render internally</i>	G	<i>Later extension to original building.</i>
Windows	<i>Timber casement windows</i>	G	<i>Low quality</i>
Doors / frames	<i>2 x t&g doors 2 x flush internal doors</i>	F	<i>No historical importance</i>
Skirting / architraves	<i>3" flat modern skirting</i>	F	<i>No historical importance</i>
Ceiling / cornice	<i>None</i>		
Decorative features	<i>None</i>		
Fireplace	<i>None</i>		
Handrail & balustrade	<i>None</i>		
Timber panels	<i>None</i>		
Fittings: Sanitary etc	<i>Bathroom: Sink, WC & Bath Hot Press: Hot water cylinder Kitchen / utility: Sink and draining board</i>		<i>All modern non original fittings</i>
Fixtures: Shelves, wardrobes, units	<i>Bathroom: shelving Hot Press: Storage cupboard Kitchen / utility: Shelving & cupboard under sink</i>		<i>All modern non original fittings</i>
Services: Hot & cold supply Electrical TV sockets Radiators	<i>Water supply to all rooms with surface mounted pipe work. Light switches and sockets chased in.</i>		<i>All electrics require upgrade.</i>

7.0 Proposed Schedule of Repairs and Architectural Heritage Impact Assessment

7.1 Protection during works

It is essential that all items of architectural importance are protected against accidental damage and wear and tear during works.

Windows:

Adequate temporary protective barriers to be fixed to all windows in polycarbonate sheeting fixed to softwood timber sub-frames both internally and externally for the duration of works.

Floors:

Provide Pro-tec 3mm `Pro-plex` or similar proprietary flooring protection to all original floor boards for duration of works. Alternatively when floor boards are lifted consider putting down a temporary ply floor to allow for other works to be carried out without putting original floor boards at risk of damage.

Stone thresholds:

Provide suitable protective exterior ply boarding to all entrance steps with grip/safety finish & protect all existing door thresholds from damage.

External door:

Identify external doorway through which materials and tools will be carried. Remove door to safe keeping for the duration of works. Temporary door to be fitted for security. Alternatively use front door which is to be replaced.

Fireplaces:

Fireplaces to be protected with polythene sheeting during patch repairs to plaster and during painting and decorating.

Notice boards, skirting, architraves and other joinery:

Some have been removed for safe keeping until the building has been made safe. Those that remain are to be protected with polythene sheeting during patch repairs to plaster and during painting and decorating.

7.2 Repair works to Roof

Selection of specialist craftsmen:

All work to existing roof to be undertaken by a competent roofer experienced with traditional slate material and historic buildings in general. All roof work is to be carried out as per Structural Engineers Specification.

Assessment and record of the condition roof structure:

External inspection revealed the natural slates are in good condition, they are well laid but a number of slates are slipping due to fixing failure. A random selection of slates were inspected during site visit to inform condition report and there was little or no sign of delamination of slates. The slates are laid in set gauged diminishing courses with cut slate ridges. Internally the slates were once parged, this lime mortar has now slipped and is resting on the lath and plaster ceiling. This significant load which has built up over time is putting the ceiling below under pressure. Slipped slates have been refixed using mastic which will need to be cleaned off if possible. Safe working platforms to be provided for works to roof as outlined in section 5.2 above.

Historic photographs of the building show an overhanging verge, where the roof extended over the gable to give further protection and was finished with a barge board, which appeared to be painted. This feature is no longer visible as the verges and eaves have been boxed out in bulky timber detail. Opening up works are required to establish if the barge board is still in place. The eaves also have a deep overhang with a horizontal slab or soffit board fitted to overhang the top of the wall. The rafter feet were not boxed in but rather a timber eaves bracket covered the lower half of the rafter feet, and the cast iron guttering rested on this, see fig. 1. The lower half of the bracket formed a fascia protecting the lower half of the rafter feet.



Fig. 01

The three brick chimneystacks add to the architectural quality of the building with their slightly tapered design. Historically they do not appear to have had clay pots but were finished with a capping stone. In later years chimney cowls were added and the chimney to the southern end has been built up with a mortar capping sloped to prevent water ingress into the building.

A detailed inspection of the internal roof space was not possible due to restricted access. There are no access hatches to the attic space within the building. A small view of this space was possible through a hole in the ceiling in the lamp room (room 4 as per drawing no. 026.P.01, Appendix 2) but this is not sufficient for a full appraisal of the condition of the roof structure. Following grant of planning permission a full inspection is to be carried out by JG Quirke & Associates structural engineers. The construction method of the roof is of significance, it consists of rafters, with collar ties. The ceiling joists are tied to the collar ties with central struts. The main spine wall of the

house does not come all the way up through the roof space; however the brick chimneys are visible and as they taper down in width through the roof space.

Platform roof:

According to the Advice Series Guide to the Repair of Historic Roofs by the Department of Environment, Heritage and Local Government, corrugated iron (wrought iron) and corrugated iron (steel) were in use as roofing materials in Ireland in the late 1800s and early 1900s, by 1860 most of the sheet was galvanised corrugated steel rather than rolled sheet iron but was generically referred to as iron. Historically corrugated iron in Ireland has a regular wave pattern. Corrugated sheets allow for the overlapping of individual sheets by as little as one corrugation. The sheets were fixed to the structural framework using washers and galvanised bolts or nails driven through every third or fourth wave crest. The sheeting could tolerate low pitches such as the platform roof. An interview with past residents of the house and CIE line maintenance staff that worked in the area have both confirmed that the platform roof was clad in corrugated material since at least the 1950's if not since it was first constructed. It was also confirmed that patch repairs to the roof finish were carried out when required.

Identification of problems with roof:

Damage to the roof structure and the ceilings and walls below appears to be as a result of slipped slates leaving areas of the roof open to the elements. Roof slates are slipping as a result of failure of the fixings and lime parging underneath. Failure of lead flashing around chimneys is also the cause of much of the dampness inside the building. Missing sections of gutter to the rear elevation has resulted in the rafter feet remaining exposed to the elements and suffering from decay. There is no evidence of roof ventilation and the roof space appears to be vented through holes in the roof and ceiling at present. The roof appears to have been maintained over the years with some slipped slates put back in place with mastic securing them in position. However more regular maintenance is now required.

The following proposed repair works are now required to overcome the weak points identified within the main roof: Due to the extent of slipped slates and areas of the roof that have been left open to the elements for long periods of time it has been decided to strip and reslate the roof. It is considered that it is likely that other fixings are at the end of their life span and will fail over time if this is not carried out leaving the roof open to further damage. It is proposed to retain as much as possible of the historic fabric of the roof by carrying out simple repairs such as inserting new timber alongside damaged rafters or ceiling joists or splicing in new timber pieces. The timber to be used in such repairs is to match the existing timber type so that the physical performance and structural capabilities of the timber are compatible. As new timber will be placed in an area previously affected by timber decay, fungicidal or insecticidal pre-treatment of the timber should always be used. New timber is not to be placed in direct contact with damp masonry but should be isolated from it by supporting the timber on new brackets away from the wall or by placing a damp proof layer between the timber and masonry.

Proposed Repairs:

1. Record Roof Construction Details before carrying out works:

The slate pattern and lap / bond is to be recorded to ensure the roof is reinstated to its original condition. The existing roof structure and sizes of timber elements is also to be recorded when access is gained to the roof space.

2. Structural Repairs and roof covering:

- Carefully remove existing slates and ridge tiles from roof. Retain as much material as possible undamaged for re-use. Slates to be stacked according to size and thickness and left ready for reuse. Storage of slates at roof level minimises on handling of slates however the load on the scaffolding is to be considered first.
- When removing slates covering from the flush gable it is important to note if these were fixed previously by lime mortar. As this area is vulnerable to severe weather the use of lime mortar for repairs is of particular importance to ensure that there is sufficient tolerance for slates to move. Wind uplift in this area can wear the nail hold fixing and result in slate slippage.
- Clean and stack removed slates, re-drill fixings where appropriate. Slates to be cleaned with a wire brush and hose. Stainless steel washer system with counter sunk screw, to be used where possible. Due to the large circumference of the washer there is reduced requirement to drill new holes in the slates, thus reducing the amount of slates that will be broken during works. This system also allows for reuse of slates where nail hole has become enlarged from wind action and promotes maximum retention of original fabric.
- Structural repairs to be specified following opening up work and inspection by the structural engineer.
- Condition of battens to be assessed on removal of slates. If some battens require replacement it is likely that all of the battens will have to be replaced as modern battens are larger size than those used historically. This allows for secure nail fixing without puncturing the roof membranes beneath. New battens should be pre-treated and fixed to the roof rafters with ringed stainless steel nails. As this is not a terrace roof and there are no parapet features this will not impact negatively on the buildings appearance.
- Condition of rafters and collar ties to be assessed when roof is open, sister rafters or collar ties to be put in to take loading where existing rafters are defective as per engineers specification. Exposed rafter feet to rear elevation to be spliced and repaired as necessary. Avoid wholesale replacement of rafters, original fabric to remain in position.
- Check wall plate sections and repair/replace as necessary.
- Check timber at overhanging verge and repair as necessary
- Treat all remaining wood for woodworm infestation/rot, if required.
- Lime render and debris which has fallen and gathered on lath and plaster ceiling to be carefully removed and disposed of off site.
- Breathable roof felt is to be used such as Tyvek or similar approved to BS 747 IS 36.
- All replacement battens are to be pressure treated sawn softwood.

- Non original timber used to box in fascia and soffit and eaves details to be removed and disposed of off site.
- Decayed fascia and soffit to be removed and replaced with timber cut to similar profile to match original.
- Soffit vents are to be installed to the front and rear soffit line to prevent the decay of structural timber due to lack of ventilation within the roof space in the future. These are considered to have less of a visual impact than ridge vents or mushroom vents.
- To ensure the appearance of the building to the front is not altered replacement slates if required for the front are to be taken from the rear of the roof. New matching slates are to be added to the rear, which will weather in over time giving a continuous appearance. New slates are to match original in size and lapping. Slates to be fixed using copper nails. If using second hand slate, ensure that the salvaged slates were not taken from an otherwise usable building or that they have not previously been recycled.
- Replace missing ridge tiles to match existing to be bedded in lime mortar. A consistent ridge line is to be formed by tight well pointed joints.
- Insulation is to be min. 200mm knauf loft roll 44 or similar insulation at joist level to allow for ventilation of roof space.

3. Repairs to Chimneys:

- Roof rafters and trimmers either side of the stack to be investigated for water damage when the roof slates are removed.
- Specialist to be hired to carry out a visual inspection using testing apparatus where necessary to identify flue defects. If the chimney is lined with brick and lime it is likely that moisture will react with the sulphate content of soot deposits which converts it to an acid which erodes brick. Sulphate damage brick should be removed and replaced.
- Flues to remain in use are to be identified by BCDC following feedback from specialist inspection outlined above.
- If the flue is large in size and is to remain in use it should be lined as a precautionary measure, this will serve to prevent the escape of flue gases in the roof space. The following flue liners are considered acceptable:
 1. If the flue is straight a stainless steel double lined flue can be installed within the existing flue.
 2. A lightweight pumice liner with joints sealed at each section of liner. The sections of liner are fitted from the roof top and require the chimney pot to be removed. Internally support is needed to hold the flue liner and insulated backfill in place at the base of the chimney breast. This can be done using a concrete gash or aluminium plate.
 3. A flexible stainless-steel flue liner can be used, this would require access points if there is a significant change in direction which is not expected in this instance. A spirally wound double skin made of stainless steel with a smooth inner surface which is particularly resistant to corrosion, this can be used for all fuel types.
- Working platforms are required to inspect for spalling of bricks. Damaged bricks are to be replaced by suitably qualified or experienced craftsman.

- Repointing required to brick work externally to improve weathering, see Appendix 3 for methodology in relation to working with lime including preparation of surfaces and mixing of lime mortar and render. Mortar mix to be based upon NHL 5 (eminently hydraulic lime mortar) with medium - course aggregates to Spec. This is a suitable rendering mortar for stone or brick walls; for exposed weather situations (sets in presence of water) and chimney stacks- this is a site mixed mortar and is suitable for contractors with experience in building with limes- available in 30kg bags. Ratio- 1: 2 or 1: 2.5 Binder / Aggregate- use only well graded sharp medium to coarse sand 0-3mm (3 or 4mm down to 75 microns). Use well matured Lime only to avoid leaching of free lime
- Renew any defective flashings at abutment of chimney with new lead flashing. All lead work to current BS standard.
- When access platforms are in place inspect the stone copings for water ingress. Rake out defective mortar on the top of the chimney stack. Using the same mix as above repoint stone copings to direct water away from existing chimney flues.
- Redundant TV aerials are to be removed.
- Redundant flues, once identified by BCDC are to be capped and vented by using chimney cowls / vented pots. Chimney cowls to be fitted to chimneys not in use to prevent unnecessary water ingress while maintaining ventilation within the structure. Sample cowl to be approved by conservation consultant prior to fitting.

4. Platform Roof:

The platform roof is showing signs of corrosion. This roof is to be cleaned off to assess the condition of the roof finish to establish if it can be repaired and repainted or if wholesale replacement is required.

5. Record of Repairs:

Repairs to roof including splicing of timbers should be properly labelled or recorded to alert future generations to the date of the repair.

General Maintenance following repairs:

Regular maintenance and monitoring of the roof is essential to prolong its lifespan.

- Gutters should be cleaned out twice a year to prevent a build up of leaves which cause blockages.
- Chimneys should be cleaned regularly and cowls maintained on chimneys that are not in use.
- Condition of tiles, pointing of ridge tiles and render on chimneys should be monitored regularly and repairs carried out as necessary.
- Condition of attic space should be monitored regularly to ensure ventilation is adequate and to inspect for any possible leaks.

Statement of Architectural Heritage Impact

Due consideration has been given to the principles of preventative maintenance, minimum intervention and maximum retention. Proposed works to the roof consist of essential repairs in order to prevent further deterioration to the structure below and to prolong the life of the building as a whole. Existing fabric is to be

retained in position and supplementary structural timbers introduced for support if required. Decayed sections of timbers are to be spliced and repaired in situ, replacement of structural timbers is to be avoided. Slates are to be removed, cleaned and stacked to one side for reuse. The use of a washer system described above for refixing the slates will eliminate the need to redrill holes for fixings and as such will reduce the number of slates lost to breakages which are common during refixing work. As the roof is the main source of protection for the building from the elements its repair and maintenance is essential to the conservation of the historic character or special interest of the building.

7.3 Repair works to rainwater goods

Selection of specialist craftsmen

The craft skills to carry out competent repairs to historic ironwork still exist in Ireland. Careful research is to be carried out to select a craftsman with relevant experience for the project in hand. A blacksmith skilled in traditional techniques should always be used for the repair of traditional ironwork. A sample of repair work completed in the past is to be presented prior to appointing craftsman to the job.

Assessment and record of the condition of rainwater goods

Front elevation:

When looking at the front of the building to the right hand side, see *fig. 02*, a length of gutter runs along the porch at the front door, this then turns and runs along the front of the building. This is mirrored on the opposite side. It is difficult to tell if this is original without access but it appears to match the original profile however it ends at both gables with a gutter stop. In the historic photos it appears that the gutter once returned for approx 400mm around the gable. It is possible however that this return was cut off when the eaves were boxed out. The front gutter appears in good condition with only small areas suffering from corrosion. Some vegetation and growth is evident. Two non original down pipes are fitted on either side of the front porch. These are square in profile and end at the top of the stone plinth. These were probably put in position when the down pipes at the gables were removed.



Fig. 02

Rear Elevation:

The cast iron gutter to the rear elevation is in poor condition and is severely corroded in sections. Some sections are not secured in position and are resting on the platform canopy, thus leaving the rafter feet exposed, see *fig 03*. It appears that the gutters were fixed directly to the rafter feet and rest on a fascia board rather than being fixed to the fascia board. During site inspection it was noted that the gutters are fitted almost behind the slates and it is most likely in this position that rain running off the roof would over shoot the guttering altogether and land on the platform roof. As with the front elevation this gutter once returned around the gable before the eaves were boxed in.



Fig 03

There are no down pipes to the rear elevation, and as gutters are no longer connected to down pipes on the gable elevations, rainwater currently runs from the broken runs of guttering onto the platform canopy.

Platform canopy:

There is no rainwater goods associated with the platform canopy, see fig. 04. The corrugated roof covering extends over the timber work and water runs off this roof and onto the railway tracks.



Fig 04

North gable:

A section of cast iron pipe remains fixed horizontally to the north gable, see fig. 05 & 06, however since the boxing out of eaves this is no longer connected to the gable down pipes which have been removed. From historical photos, see fig 07 & 08, it is assumed that this cross pipe once took water from the front gutter and connected it to a down pipe at the platform end of this gable wall. The pipe has been maintained and appears in generally in good condition. The collars or holderbats and bolts that fix the cross pipe to the building façade are corroded and staining slightly.



Fig 05



Fig 06



Fig 07



Fig 08

South gable:

No rainwater goods exist on the south gable, these were probably removed at the time of construction of the lean to extension in the south yard.

Recording condition of Cast iron rain water goods:

The contractor must assess the iron works condition in detail following the provision of working platforms. The ironwork should be photographed to record its appearance and condition before any works start and should also be measured. More detailed method statements should be provided by the contractor at this stage for approval, if repair work required is not contained in this document.

Protection of surrounding surfaces:

Measures should be put in place for the protection of render during cleaning and repair works. Windows are to be covered with ply wood for duration of works.

Method for Cleaning Ironwork

Gutters and pipes are generally in good condition where they exist and do not require extensive repair works. Ironwork should be cleaned with water and a cloth, or a bristle brush if soiling is light to ensure that dirt does not accumulate on the surface and trap moisture. High pressure hoses should not be used as they drive moisture into small cracks and crevices. Ironwork should be thoroughly dried off after cleaning.

Localised areas of corrosion can be removed using a chisel, wire brush and sandpaper before painting over the cleaned metal. Good surface preparation is necessary to ensure that new paint layers adhere properly to the iron surface and perform well. Vulnerable points such as collars and fixings should be given special attention as if rust is not removed it will continue to develop underneath the paint.

Where corrosion or paint decay are more severe such as on the gutters to the rear elevation, it will be necessary to clean ironwork back to bare metal to provide the best base surface for fresh paint. The current international standard for cleaning, Swedish Standard with SA1/2 (very thorough blast cleaning) should be applied to severely corroded gutters only. This will destroy evidence of earlier paint schemes, however in this instance the cross pipe on the north gable which does not require severe cleaning can serve to maintain the historical record while necessary repair works are carried out to prevent total loss of the cast iron gutters.

If on closer inspection it is found that blast cleaning is required the gutters should be removed to the workshop. The contractor must ensure that they can provide adequate and secure workshop facilities. Appropriate protection of gutter sections should be used during transportation. It is essential that appropriate personal protection equipment is worn and all other appropriate precautions are taken due to the health hazard posed by surviving layers of lead paint, which might be disturbed and become airborne during the cleaning process. This process involves blasting grit under pressure on the ironwork surface. It is best to start at low pressure and gradually increase it. Sand should NOT be used as the blast medium. Glass beads, plastic pellets or walnut shells should be used. Lead paint should only be removed in compliance with relevant safety standards. Cleaned ironwork should be stored in dry conditions to prevent moisture from being trapped beneath fresh coats of paint which might cause damage to paint coatings at a later time.

This method of cleaning should only be carried out by an expert craftsman and the gutters should be removed off site for the duration of the procedure due to waste disposal and health and safety issues.

Analysing existing coatings and paint layers

Original layers of paint often survive beneath modern coatings. Underlying paint and coatings provide valuable information on historic paint schemes such as the decorative history of the element and the paint technology used. Colours used should be noted while carrying out works to down pipes and recorded in a conservation log on completion of the project. It is believed that the extent of the cast iron work associated with this protected structure is not significant enough to justify the expense associated with paint analysis.

Painting Ironwork

Due to the toxicity of traditional lead based paints it is proposed to treat the cast iron work with a modern paint system. This will also allow the current owner to maintain the cast iron work in the future. Current best practice recommends the following system:

- Two coats of a zinc-based primer
- One or two base coats of micaceous iron oxide (MIO)
- One or two top coats of gloss paint.

A dry film thickness of no more than about 250 microns is generally recommended.

Hard-shell epoxy paints are not recommended as these are not flexible enough to allow for the natural thermal expansion and contraction of iron.

It is essential that ironwork is dry before paint is applied. If there is any moisture present due to rain, dew or high relative humidity this will be trapped beneath fresh layers of paint and is likely to cause corrosion within a short period of time. Ironwork should not be painted between December and February due to low temperatures and damp conditions. Painting should not be carried out in windy conditions.

Hand application of paint by a brush is recommended. A minimum of two coats of primer, followed by at least one base coat and one top coat should be applied. Several coats of primer can be as effective as a top coat. Coats should be applied in thin layers allowing each to dry thoroughly before the next coat is applied.

Repairing Ironwork

This methodology may need to be reviewed and amended following the cleaning of the gutters. Ironwork should be repaired using the same material as the original.

Proposed repairs

Braze welding using an alloy rod either brass or bronze is proposed if it is established that a repair is required. Modern welding techniques should be avoided as the introduction of a different metal to form the weld joint may lead to galvanic corrosion in the future.

Sections to be replaced

If sections of guttering to rear have become too damaged to repair they may need to be replaced *see Fig 09*. Fixing of gutters require closer inspection following installation of working platforms as gutter brackets do not appear to have been used, this is to be agreed on site.

If full sections of gutters require replacement it is important that the new material is in keeping with the original to prevent the risk of galvanic corrosion. Traditional techniques should be used to shape and assemble new sections to ensure a like for like replacement, which can be date-stamped to distinguish them from original material. New castings should be cast using traditional green sand mould technique. Original ironwork can be used to create a template for a new pattern to be made in timber or resin. Surface finish and detailing should be of good quality. Replacement subject to approval of sample by conservation consultant.



Fig 09. Section of missing gutter to rear requiring 'like for like' replacement.

Recreating original detail:

In order to remove the bulky timber boxes created around the eaves some replacement of previously removed rainwater goods will be required.

Two non original down pipes either side of the front door that expel water onto the stone plinth are to be removed. The front gutters are to drain around the gable as was originally the case. However once the gutters return

around the gable they are to join a down pipe that will sit in the corner outside the stone yard walls to the front and back and will feed into the proposed drainage system. The horizontal pipe to the north gable is to be reused as one of the proposed down pipes

General Maintenance following repairs:

Following completion of repair works routine maintenance should be carried out to prevent deterioration of ironwork. This maintenance should include cleaning out gutters twice a year to ensure they do not become blocked. Leaks and blockages are easy to spot during heavy rainfall. Ironwork should be cleaned with water and a cloth, or a bristle brush if soiling is light to ensure that dirt does not accumulate on the surface and trap moisture. High pressure hoses should not be used as they drive moisture into small cracks and crevices. Ironwork should be thoroughly dried off after cleaning.

Localised areas of corrosion can be removed using a chisel, wire brush and sandpaper before painting over the cleaned metal. Good surface preparation is necessary to ensure that new paint layers adhere properly to the iron surface and perform well. This cleaning and repainting to prevent corrosion should be carried out periodically.

Note: methodology may need to be reviewed and amended once ironwork has been cleaned, as this can often reveal further problems that were not visible during the initial inspection.

Statement of Architectural Heritage Impact:

Due consideration has been given to the principles of preventative maintenance, minimum intervention and maximum retention. Architectural Heritage Protection Guidelines section 9.4.26 (*AHP*) states that the character of the structure will be altered by the removal of early rainwater goods and this is far from the intention of the project team. Based on visual inspection carried out the proposed works to the rainwater goods constitute largely routine maintenance and reinstatement of the original system by bringing back the return of the gutters around the gable. Regular maintenance to keep a building water tight including the clearance of gutters and downpipes; repainting of previously painted surfaces; is acceptable (*AHP* 4.13.5) if carried out in accordance with the DoEHLG conservation guidelines. If repair works are carried out these will arrest the process of decay and prolong the life of the element without damaging its character or special interest (*AHP* 7.9.1). The proposal for maintenance and repair of the rainwater goods would not have a negative effect upon the historic character or special interest of the building. On the contrary such works are essential to prevent the loss of this element in the future. Proposals to remove the bulky eaves boxes and non original down pipes that conflict with stone plinths and return to the original detailing is considered to improve the overall visual appearance of the building.

7.4 Treatment of Existing Internal Walls & Ceilings: Repairs to lime render

Selection of specialist craftsmen

All work to be undertaken by a competent plasterer with experience in working with lime mortar and historic buildings in general. Examples of previous work should be provided.

Protection of surrounding surfaces

Carpet is to remain in situ within the station house for duration of works, protective sheeting or ply boarding is to be provided to the floors in the waiting room and associated rooms. Saddle boards are to be protected with ply sheeting. Windows are to be protected with boarding and all joinery is to be covered with polythene sheeting.

Assessment and Record of condition of internal walls and ceilings

A detailed record of the condition of the internal walls and ceilings on a room by room, wall by wall basis is contained in section 6 above. In general it is found that paint is flaking on most internal wall and a mortar analysis was carried out by Stoneware Studios to try to establish the cause of this wholesale peeling of paint, please see Appendix 3, for the full report. In summary the analysis describes the existing plaster and paint finish as follows:

Paint: *There are seven coats of paint, primarily oil and acrylic and earlier oil bound distemper. The colours of the paints range from green top coat, to olive, cinnamon, brown and cream. The paint has lost most of its elasticity and is brittle and prone to cracking.*

Mortar, top layer: *This layer comprises of high calcium lime putty gauged with a small quantity of Plaster of Paris / Gypsum. This layer is brittle and shows signs of softening. Adding gypsum or Plaster of Paris can cause problems when this material comes into contact with moisture.*

Mortar, base layer: *The analysis describes this as a grey/buff mortar, robust in nature with visible dark grey angular aggregates and a variety of lime inclusions including under and over burnt lime from the kiln. The mortar shows signs of a hybrid mix with some pockets of hydraulicity surrounding weaker areas. No animal hair was used.*

Aggregates: *Size ranges from 10mm – micron size. Classified as ranging from Medium pebbles to fine/medium sand. Consists of small amounts of quartzite and milky quartz, silica and clay. The bulk of the aggregate is calcareous nature: crushed limestone sand and the remains of the burning process.*

Proposed Repair:

Preparation of walls:

All existing paint that has blistered and cracked to be removed. All wallpaper which has no historic value is to be removed. Walls are to be assessed at this stage. The recommendation in the report carried out by Stoneware Studios recommends that the thin white lime/gypsum coat is removed entirely. However it is now proposed as a first step that this layer be removed only where it is perished, failing (loose / powdery) or soft. Such plaster is to be removed with hand / raking tools only. Following removal of failing plaster the walls are again to be assessed. A decision is to be made at this stage whether or not to proceed with removing this entire outer layer. The damage to the base layer by its removal is to be evaluated at this stage and considered in the decision of how best to proceed. Every attempt is to be made to avoid wholesale replastering of complete walls, repairs to be carried out in localised areas where justified by necessity and decay only.

Record of Areas to be treated:

Once the level of repairs required has been agreed proposed areas for patch repair on internal walls are to be recorded on a survey drawing and corresponding photographic report.

Patch Repairs:

Patch repairs should be carried out to backing coat where necessary as well as to the finishing coat. Such repairs should be carried out with a well mixed lime mortar. Sample areas of plaster are to be completed to agreed specification for approval prior to making good of walls. Lime preparation and mixing to be carried out as per methodology outlined in Appendix 3.

Lime mix for base coat:

The mortar should comprise of 1 part NHL 3 : 2.5 parts 3mm down washed sharp sand. Fibre or hair should be added for tensile strength.

Application:

- The scratch coat of first coat should be applied about 10-12mm thick. This coat should be well haired and not overly wet.
- After an hour or two it should be scratched with a lath scratcher, diagonally to create a diamond pattern.
- Work should not be allowed to dry too quickly and a fine mist spray may be applied as necessary.
- The float or second coat should be applied about 8 – 10 mm thick and also contains hair.
- Scratch coat is to be wetted prior to application of float coat.
- Once applied it should be scoured with a wooden float to condense and counter the effects of shrinkage and cracking.
- The finish coat is to be applied while the float coat is still damp.

Lime mix for finishing coat:

Apply 3mm thick of 'setting stuff' - lime putty and silica sand ready mix plaster.

- Lime putty and sand to be mixed 24 hours before work commences.
- Finish coat to be applied in two coats the second while the first still moist.
- Finish with a steel trowel.

Painting and Decorating:

Decoration to be carried out to agreed scheme using breathable paint such as Earthborn Claypaints in two coats. This should help to avoid the flaking of paint again in the future.

Ventilation:

Adequate ventilation should be maintained within the building to avoid a build up of moisture and dampness on the internal walls. This is to be achieved through natural ventilation by opening windows but also through the mechanical ventilation system proposed and described in detail in section 8.8 below.

Statement of Architectural Heritage Impact:

Due consideration has been given to the principles of preventative maintenance, minimum intervention and maximum retention. The proposed solution addresses the cause of the problem and provides a long term solution

using like for like materials and techniques. Works are to be carried out in accordance with this methodology and specification and will have a positive affect on the historic character and special interest of the building by improving the condition of wall finishes and the comfort level of the internal spaces. Painting and decorating proposal serves to improve the problem of flaking paint evident in all rooms within the building.

7.5 Floor Structure and Floor Finish.

Selection of specialist craftsmen

Works to any element of a protected structure should be carried out by craftsmen experienced in working with historic buildings. All works to be carried out in accordance with this document and as per Structural Engineers Specification.

Assessment and record of the condition of the sub floor and floor finish:

An inspection of the sub floor area was carried out in two locations within the waiting room. It was noted that the floorboards are sitting directly on timber joists which appear largely in good condition. In some areas they were damp to touch, a moisture reading was not carried out. The joists are resting on wall plates which sit directly on rubble stone dwarf walls. The wall plates are completely rotten, crumbling under touch they require complete replacement. There was no evidence of sub floor ventilation or floor vent covers on the external walls. In the waiting room area, small holes in the timber floor boards and broken window panes appear to be assisting accidental ventilation of the floor spaces in this area.

Recording condition of timber floors:

A full record of the condition of the floor finishes on a room by room basis within the station building is contained in the condition report see section 6 of this report. In summary it appears that the timber floors in the waiting room, the entrance lobby, the side room and the lamp room will be suitable for the treatment described in this section. Generally in this half of the building floorboards are in good condition with no evidence of rot or insect infestation in areas inspected. This is probably as a result of 'accidental' ventilation through external doors of the waiting room which would have been open for a large portion of each day.

Within the residential section of the building the lack of ventilation of the floor space, together with increased temperatures and humidity appears to have created far greater problems with the floor boards rotting or having been replaced to some extent in all rooms. Floors are covered in carpet small areas of which were lifted during condition inspection and it was revealed that in most rooms original floor boards have been replaced with new floor boards, ply wood sheeting or poured concrete floors. Where original boards remain they are to be inspected and boards fit for reuse are to be stacked to one side and re-laid where appropriate.

Identification of cause of problems:

Lack of ventilation of the sub floor space appears to be the cause of the deterioration of the floor boards, joists and wall plates. It is difficult to introduce ventilation to this space as the base of the front and rear wall contains a decorative stone plinth. To open vents through this would be invasive on the original fabric of the building. The lack of drainage around the perimeter of the building could also be contributing to dampness within the floor structure.

Proposed Repairs:

The following repairs are proposed in order to preserve as much original fabric as possible in position whilst providing a safe sub floor structure able to withstand loading from above, with improved ventilation to prevent further deterioration of floor timbers as well as conserving any floor boards fit for reuse:

1. Record Construction Details before carrying out works to the floors:

A superficial inspection of the floor was carried out as outlined in section 6.0 above. However on lifting of carpets a photographic and drawn record of the floor finishes is to be completed. Also on lifting floor boards any unusual details or features are to be recorded.

2. Structural Repairs:

- Carpets are to be lifted and disposed of off site.
- Temporary floor finishes such as ply sheets to room 8 to be removed and disposed of off site.
- Original floorboards to be carefully lifted and moved to workshop to be de-nailed, cleaned & sanded. Stack for re-use where condition allows. Treat all with Protim or similar preservative spray treatment.
- Number all joists and cross reference on plan drawing for reinstatement of floor structure.
- Remove existing joists & clean & stack & treat with proprietary Protim or similar preservative treatment. Decayed sections to be spliced / repaired. Wholesale replacement of joists to be avoided in order to preserve as much original fabric on site as possible. Additional joists to be placed next to originals if required for additional support to minimise loss of original fabric.
- Wall plates to be examined on lifting floor boards however as a result of initial inspection it is expected that all wall plates will require replacement. Decayed wall plates to be lifted and disposed of off site.
- Existing timber joists are resting on rubble stonework or similar masonry central dwarf walls. Full details of these walls are to be recorded following lifting of floor structure.
- Fireplace hearth slabs were built directly on top of joists which can cause charring within the floor structure and is of particular concern. Old charred timbers are susceptible to catching fire. When floor finish is lifted this area is to be inspected by engineer and conservation consultant and appropriate intervention to be agreed if required.
- Clean out floor void of debris or rubbish that has built up over time.
- Consolidate/rebuild/cap existing stonework dwarf walls with lime mortar where necessary.
- Concrete floor in kitchen / room 11 to be removed and replaced with timber joists and floor boards.
- Layer of DPC to be fitted along the top of the dwarf wall so that the new timber wall plates are not sitting directly on stone.
- Radon membrane/DPM (1200 gauge polythene) to be installed within the floor void as per Engineers specification / recommendation. To be lapped by 300mm under DPC at dwarf walls. This is to be fixed in position with double sided radon tape. A radon sump and pump is also to be introduced to the floor void.
- DPC to be returned up external walls by 6" above joists

- Replace treated joists with existing from storage & augment with matching where condition requires. Joists to be laid 20mm back from the external wall with the DPC providing a barrier between the timber and the external walls which could potentially be damp.
- Polypropylene netting to be laid across joists to maintain the floor void under while supporting 150mm Rockwool Flexi between joists.
- Replace treated floorboards from storage & augment with new matching boards where required.
- Skirting to be replaced if damaged when lifting floor.

Ventilation:

- Sub floor ventilation to be created by means of mechanical ventilation, please see engineers proposed drawings. A 100mm intake and extract pipe is to be located in the proposed toilets (room 10) within the station house. These are to be boxed out and will run vertically between the floor and the attic space. Openings are to be created at regular intervals within the dwarf walls to allow for ventilation pipe to run the length of the building. Pipes are to be fixed through openings in the dwarf walls to maintain air flow. The pipes will then rise from the floor void in the lamp room / shop (room 4) and into the attic space where associated plant will be located.

3. Treatment of existing Floor boards to be retained:

- Floor boards should be sanded to prepare surface for application of teak oil.
- Following cleaning of boards rub a rag soaked in mineral spirits over the floorboards to eliminate dust.
- Apply teak oil to surface. Teak oil has traditionally been used to finish timber floors it is suitable for both hardwood and softwoods and gives the wood a natural looking finish, slightly darkening the timber while enhancing the grain. Its use today is reduced, as it tends to trap dust although it hardens the surface fibres of the floor and improves durability.

4. French Drain:

A French drain is to be created around the perimeter of the building in areas where one does not already exist, this drain should be lined with a suitable membrane to protect the foundations as per the engineers specification and filled with pea gravel. This is to be linked into the overall proposed drainage scheme as per engineers drawing.

5. Record Repairs:

Repairs to floor structure including splicing of timbers should be properly labelled or recorded to alert future generations to the date of the repair.

General Maintenance following repairs:

It is important to ensure that the proposed ventilation system is monitored regularly and filters are cleaned as required. Drains should be maintained clear from any blockages and vegetation should be cleaned regularly. Looking after an oil floor is fairly straight forward, rubbing in some more oil will bring back the shine. Such routine maintenance should be carried out annually in rooms with high traffic.

Statement of Architectural Heritage Impact

Consideration has been given to the principles of preventative maintenance and maximum retention in relation to both the structure and the floor finish. The proposal relating to the structure of the sub floor suggests only the replacement of the decayed wall plates. The floor joists are to be maintained in position where possible and spliced or repaired as required. However some replacement will be required to joists within the house in particular. Secondary joists are to be inserted as required to supplement the original thus ensuring a stable floor and maximum retention of original fabric. Non original floor coverings are to be removed and replaced with a more appropriate finish.

A variety of solutions for ventilation of the subfloor area were investigated such as the provision of floor vents to the outside, however this would require creating holes in high quality stone plinths to insert vent covers thus impacting on important historic fabric. To run vents in the opposite direction through the gables would be too great a distance to ensure central airflow and would require more holes in the dwarf walls than the proposed solution. Internal vents in floor boards venting into rooms was looked at but would create a draft and uncomfortable atmosphere for occupants. Therefore it is considered that the proposed solution is the most effective available to ensure the life of the timber floor structure with the least impact on the existing fabric of the building.

The proposal relates to retention of original floorboards (*AHP 11.2.7*) and the treatment of the floor finish to the entrance lobby, waiting room, side room and lamp room only. Careful consideration has been given to select the proposed finishing product, which is sympathetic to the permeability and movement properties of timber and which is historically appropriate. Original floors and floor levels are being retained where they survive (*AHP 11.2.10*) and therefore it is considered that this proposal would not have a negative effect upon the historic character or special interest of the building.

7.6 Treatment of existing timber windows, shutters, skirting, doors and architraves:

Selection of specialist craftsmen

Works to any element of a protected structure should be carried out by craftsmen experienced in working with historic buildings. Works to be carried out in accordance with method statements.

Assessment and record of the condition of internal joinery

A record of the condition of all internal joinery is contained in the condition report in section 6.0 above. A more detailed record to correspond with photographs or drawings is to be completed by the nominated specialist joiner as outlined below.

Protection of surrounding surfaces

Existing carpet is to be left in place to provide protection to timber floor for duration of works and to be disposed of on completion. For work to the base of doors and architraves carpet may need to be pulled back. Where there is no existing carpet ply board or polythene sheeting to be used to protect the floorboards from damage or paint splashes.

Method for cleaning internal joinery

Windows, doors, architraves, skirting and shutters are to be cleaned with a non-alkaline soap, mild detergent in water or sugar soap to remove dust and grease. Change cloth regularly. Rinse and run wet sandpaper over it. All joinery is to be lightly sanded back to an even finish to prepare surface for repainting.

Analysing existing coatings and paint layers

A record of the paint scheme evident on the joinery is to be noted and entered into the record of works on completion of the project. Note it is not proposed to strip joinery back to bare surfaces, therefore historic paint schemes may only be evident where paintwork has been damaged.

Proposed general repairs

Only minor repairs are required to doors, skirting and architraves. Following removal of redundant locks, curtain rails, redundant wiring and electrical fittings holes are to be filled and made good. Repairs to hinges and timber work is to be carried out with like for like materials. All repair works are to be carried out on site.

Window repair

Minor repairs required to all sash windows. Inspection and repair works only to be undertaken by a specialist joiner with suitable experience of conservation and repair of historic sash windows. Specialist joiner to prepare a schedule or report of condition and a full schedule of proposed repairs for approval. Windows and shutter boxes must be protected by ply wood casings during works particular care to be taken in preserving original historic glass. Repairs to be undertaken in-situ wherever practicable by cutting out and splicing new scarfed sections in frames and sections. Repairs are mainly required to replace damp and decayed base rails and sills. The two moving sash components are to be removed to examine the condition of the parting bead and the baton rod which may require repair. Care to be taken to match original window detailing of glazing bars where complete sections

are missing and require complete replacement. Where necessary carefully record and remove glass and replace after repairs. Replace broken glass panes with equal weight modern float glass, NOT artificial or salvaged rippled/wavy glass to make clear where replacement has taken place, 22 panes of replacement glass are required. Glazing is to be held in position with linseed putty and not timber slips which alter the profile of the glazing bars. Replace all sash cords and balance windows with original or new weights as required. Most original weights are still present inside weight boxes. Free-up and repair shutters, head boarding, internal moulding and panelling and fit internal security locks and bolts. Sash fasteners, sash lifts and sash locks are to be replaced where missing, all to be finished in brass.

Proposed works external to doors:

External doors are to be altered to open outwards in the direction of travel or escape in order to comply with current building regulations. This will result in the alteration or loss of the original frame. The existing frame is to be removed, turned and refitted, however if the frame is damaged in this process a replacement frame is to be made from a similar timber to match grain and strength. These doors are to be fitted with brass push bar with non original redundant ironmongery to be removed and holes made good.

The non original door to the front elevation is to be replaced with a 54mm rebated hardwood double door. The style of the door is to match the panelled door to the platform. This door is to open outwards in the direction of escape and is to be fitted with push bar mechanism and emergency signage.

Proposed works internal to doors:

As outlined in subsequent sections it is proposed to remove some internal walls in order to make the existing spaces more usable and satisfy the committees needs or brief. Any doors contained in such walls are to be modified for reuse within the proposed toilets to the north extension. This will ensure the minimum loss of historic fabric from the building.

Painting joinery

The paint system used should combine a primer, undercoat and topcoat. Paint is to be applied by brush taking care not to cause streaking. Shutters should be removed for painting to ensure they move freely when re-hung. All other elements are to be cleaned and painted in position.

General Maintenance following repairs

All joinery should be cleaned down and sanded and painted every five to seven years depending on wear and tear. Care should be taken not to paint the window or its working pieces shut.

Statement of Architectural Heritage Impact

The principles of minimum intervention and maximum retention have been considered in relation to the conservation of this element of the Protected Structure. (AHP 11.3.4) elements of internal joinery often survive in large quantities in historic buildings. They can include doors, door cases, windows, window cases, skirting, dado rails, panelling, staircases and fireplaces. The door cases and window cases can consist of architraves, plinth

blocks, door leaves, panelled reveals and window shutters. Surviving door and window furniture such as hinges, locks, lock cases, door handles, shutter bars and the like should be preserved even when redundant. The above method statement allows for the careful repair and maintenance of this element of historic fabric to be carried out with an emphasis on the conservation of as much as possible of the old material. In repairing joinery only the minimum amount of timber should be replaced using timber of a matching species and grain type. New pieces where required should be carefully jointed in. The profiles of decayed sections of moulded work should be copied exactly and spliced precisely into the existing work. Existing external doors are to be refitted to open outwards as per building regulations rather than be replaced. Internal doors that are to become redundant as a result of proposed works are to be reused elsewhere in the building ensuring maximum retention of historic fabric. Due to the minimum intervention and maximum retention approach to this element it is considered that the proposal would not have a negative effect upon the historic character or special interest of the building.

8.0 Proposed Alterations and Architectural Heritage Impact Assessment

8.1 Impact of Proposed Change of Use

Record of original and current use:

The building once served as a railway station between Athenry and Tuam on the Sligo to Limerick railway line as well as home to the station master and his family. The station facilities also included a signal box and large stone store both of which have been consolidated and conserved in recent years. The railway line has not been in use since 1976 and the station portion of the building has been redundant since. The residential section of the station building was in use until 2007. Since 2007 the entire building has remained unoccupied and is falling into disrepair.

Risks and vulnerabilities:

The station building is now open to some serious threats, the most obvious being vandalism and theft. At the time of the initial report on the building by John Yates & Associates in 2006 four panes of original glazing in the sliding sash windows had been broken, this has increased to 22 panes at the time of preparation of this report in 2012. As a result access is easily gained through the broken windows leaving the building open to theft. A number of features have been removed by the committee for safe keeping such as notice boards. However there are a number of items that remain in a vulnerable position such as original fire places, external lamp fittings and internal and external doors. A recent break in resulted in the theft of the solid fuel range and pipework.

As well as the above the vacant building is suffering decay as a result of lack of maintenance. Slipped slates in the roof are allowing water ingress which is causing damage to lath and plaster ceilings, lime plaster on walls, timber in floors and windows. Missing rainwater goods are leading to decay of rafter feet and structural timbers. Lack of heating and ventilation which would achieve a stable internal climate has cause extensive peeling of paint and wall paper as well as damage to render underneath. Floor boards are rotting due to leaks at roof level and lack of ventilation. The overall building is in a very vulnerable position, if left vacant any longer it could fall into further disrepair leading to extensive loss of original fabric and potential loss of the building altogether.

Proposed use:

Following a consultation process BCDC established their brief requesting that the Railway Building be conserved to become a flexible multifunctional space which will benefit the community as a whole. They envisage the station building as:

1. A Community Resource Centre for the people of Ballyglunin and the surrounding areas.
2. A Tourist Attraction based on the stations previous life as:
 - a. A place where hundreds of emigrants left Ireland to seek their fortune
 - b. A place where the film 'The Quiet Man' was filmed in 1951.
3. A Learning Facility to provide interpretation of the past
4. A film location for Irish and International film makers.

The community resource centre is to be housed in the residential section of the building and is to provide meeting spaces for local groups such as the elderly, mother and toddler groups, unemployed, drama groups and music groups. In addition to this it could provide a meeting place for general interest groups that create and realise action

plans for the benefit of the community as a whole such as birdwatchers, conservation groups, tidy town committees etc. Services or classes could also be provided from the space such as yoga, art classes, computer and internet lessons etc.

As such two open plan rooms with direct external access are proposed under the current layout. These are to be served with centrally located toilet and kitchen facilities which can easily be shared without crossing over circulation paths or infringing on other occupants of the building.

The waiting room is to be conserved as such and can be used as a venue for interpretation of the past as well as a tourist destination for film enthusiasts. The proposed shop space is to enhance this tourist destination.

Statement of Architectural Heritage Impact

The building originally functioned as a railway station and was once the focal point of the community providing a vital service used by all. With the proposed use the building will still remain a focal point of the community providing a different range of essential services. For this reason it is thought that the proposed use which was arrived at following detailed consultation is appropriate.

The building currently is on the brink of falling into total disrepair. The majority of the proposed works to achieve the new use consist of repairs to be carried out in accordance with accepted conservation guidelines using like for like techniques and materials. Where possible repairs are being carried out rather than replacements insuring minimum loss of original fabric.

A few minor alterations are required to make the building fit for its proposed use such as opening up internal walls. It is considered that such alterations are of acceptably low impact when balanced with the level of repair and maintenance that will be carried out. The proposed use is thought to be achievable without compromising the integrity of the building or the legibility of the original layout. As such bringing the building back into use as a community facility and ensuring its future through preventative maintenance is considered the best option for the building as a whole.

It is considered that the proposed layout, which fully satisfies the communities brief, is a well thought out design requiring minimum alterations to the fabric of the structure while satisfying current building regulations and safety standards in so far as possible.

8.2 Demolition & disposal of existing extensions & replacement with proposed extensions.

Assessment and record of the condition existing extensions:

South Yard:

The existing rubble stone yard walls form part of the external walls of the existing extensions. The south yard contains an L-shaped extension which houses a bathroom, hot press and kitchen - utility room all for the ancillary use of the residential house. The external walls of the extension are of brick construction with cement render internally. The windows are timber casement. The roof is a lean to off the south gable and is finished in tile. There is a line of lead flashing chased into the original gable wall to provide weather proofing at the join between old and new, this is located under the boxed out eaves detail. The wall above gable wall has been re-rendered with cement render.

North Yard:

A central doorway on the gable end of the stone wall gives access to the north yard. The front / roadside rubble stone yard wall forms one of the walls of the rear north yard extensions. The outer yard wall turns and forms the side wall of the extension also. The other two sides of the extension are constructed of older brick which is unrendered. A galvanised lean to off the front wall forms the roof of the extension. A timber lintel forms the door ope. The passageway between the lamp room and the north yard have been closed in using blockwork. An interview with a member of the Niland family who were the last residents in the stationhouse confirmed that they used this extension for housing hens and fuel.

On the opposite side of the yard, off the rear or platform wall there is a ladies toilet, room 3, which was accessed off the ladies waiting room, room 2, within the main building. This is constructed of brick with cement render over. A galvanised lean to again forms the roof. Another cubicle is accessed off the north yard externally and this housed the mens toilets. Adjacent to this a row of limestone slabs form the mens urinals.

Demolition and Disposal of existing extensions:

South Yard:

The existing non original extension is to be removed and disposed of off site in accordance with current waste disposal guidelines. Care is to be taken so as not to damage original yard walls or gable walls of the station building.

North Yard:

The brick extensions creating the storage shed and the outdoor toilets are to be dismantled in a piecemeal fashion using hand tools only. The old brick is to be stacked for reuse in the construction of internal toilet feature wall. Galvanised roof material and low quality windows are to be disposed of off site. The limestone urinals are to remain in position as it is proposed that they be made a feature of under the current scheme.

Proposed Replacement Extension – South Yard:

Proposed Accommodation:

The extension to the south yard is to provide a large open plan room that can be adapted to a variety of uses. A large storage unit along the gable wall will provide storage for equipment allowing for flexibility of use within the

new room. The existing brick lined well is to be made a feature of within this space, by providing a glass floor over it with lighting.

Walls:

It is proposed that the existing rubble stone yard walls will form the external walls of the proposed south extension. Sections of the original stone work are to be left exposed to the inside of the room. Remaining sections are to be battened out and plastered providing a level of insulation to the room and relief from the stone work. The exact make up of this batten system is to be agreed on site but the following is a proposed possible solution:

- Damp proof membrane to run behind the battens only. This will prevent the timber battens coming in contact with dampness from the wall but will allow the remainder of the wall to dry out.
- 25mm vertical battens with gap to provide air flow. This is essential to allow the wall to dry out and prevent a build up of condensation. In order to achieve this the vertical battens could be staggered to provide horizontal air flow, alternatively the batten zone could be counter battened.
- 30mm insulation PIR board insulation (Kingspan, Xtratherm or similar)
- Vapour check membrane intello, siga or similar.
- Plaster board and skim.

It is proposed to create two new openings in the yard wall at the platform side to provide natural day light and ventilation and improve the comfort level within this new space. A stone lintol will be used. Timber hardwood windows are proposed of smaller scale but of similar proportion to the sliding sash on the rest of the building.

Roof:

The entire yard area is to be covered with a flat roof finished with contemporary roof covering. At present there is a line of chasing into the existing gable wall to accommodate lead flashing to the existing lean to extension. When designing the new flat roof extension attempts were made to reuse this line of chasing thus reducing impact on the gable wall. However levels and head heights on site did not allow for this and a new line of chasing will be required on the existing gable wall. The flashing of the roof along the stone yard walls is to be tied in under the existing stone capping so as to avoid the need to chase a line into the original stone work as such the capping will be removed and refitted over the flashing. A large roof light will be positioned over the proposed meeting room providing natural light into the space.

Well:

There is an existing brick lined well within this space. It is now proposed to create a glass floor over this so that the feature is visible from within the proposed extension. This feature will also be accentuated with feature lighting.

Proposed Replacement Extension – North Yard:

Proposed Accommodation:

The extension to the north yard is to house toilet facilities including: two ladies cubicles, one wheelchair accessible toilet with baby changing facilities, one male cubicle and three urinals, all of which are to be connected to the proposed drainage and waste water treatment system as indicated in JG Quirke & Associates drawings. The

remainder of the extension is to provide circulation space while maintaining the limestone urinals in position as a feature.

Walls:

It is proposed that the existing rubble stone yard walls will form the external walls of the proposed north extension. The treatment of the internal face of the walls is to be as described in the south extension above. The partition walls creating the toilet cubicles are to be constructed in block work. A feature wall is to be created in the corridor within the extension using the old brick which will be salvaged from site following the dismantling of the external sheds and the internal walls between room 7, 8 & 9. A new hardwood door and frame is to be fitted within the existing opening on the external gable wall leading to the platform. All works are to be reversible or demountable. The urinals are to remain as a feature within the space.

Services

Sanitary ware is to be provided as per proposed drawings and again is demountable. Connection to waste water system is described in section 7.7. Instant hot water units are to be provided at wash hand basins to avoid the requirement for hot water storage and the associated plumbing and ducting, thus reducing the impact on the structure of the building.

Roof:

As for south extension above. A rooflight is proposed in the circulation space at urinals to provide natural daylight and ventilation.

Design Statement and Statement of Architectural Heritage Impact

Demolition of the existing extensions are considered essential in order to achieve the schedule of accommodation required to satisfy the communities brief and make the project worthwhile thus bringing the building back into use. Provision of toilet facilities within the north extension reduces the requirement to house them within the existing building which would have resulted in interventions to smaller rooms or alterations to the layout of important original rooms such as the waiting room. Demolition work can be carried out and waste removed from the site without any damage to the original fabric of the building, any fabric of interest such as the brick work is to be retained on site for reuse. Proposed connection to the proposed drainage and waste water treatment system as designed by JG Quirke & Associates are to run under the yard walls avoiding any damage to the existing building fabric. The most suitable location for the wastewater treatment system and percolation area has been proposed under the scope of this application.

The proposed extensions are to be constructed within the parameters of the existing yard walls and proposed layouts have been designed to maximise on space available while respecting features of interest such as the brick lined well and the lime stone urinals. The flat roof and roof lights will be of contemporary design and construction and will be easily distinguishable as new additions. There is adequate height inside the yard walls to allow for creating the flat roof extensions, with flashing under the wall capping, as such flashings or joins between old and new have been designed at locations of least impact.

Access points to the proposed extensions both externally and internally from the station building exist and so the provision of the extensions does not require the opening of new door ways. It is proposed to introduce two new windows to the south extension these will be of similar proportion to the existing sliding sash windows within the station building.

There is an element of honesty to the approach for the design in that the extension does not pretend to be of an age that it is not, allowing the original building to remain completely legible. It is considered that the contemporary design of the proposed extension adds to this protected structures usability without detracting in any way from its architectural heritage significance. On the contrary the provision of a contemporary extension adds another chapter to the history of the building.

8.3 Opening of link from room 2 Ladies Waiting Room to room 4 Lamp Room.

Assessment and record of the condition of existing wall

It is proposed to create an opening between room 2 (ladies waiting room) and room 4 (lamp room), see appendix 2, drawing no. 026.P.01 for room reference numbers. Opening up works have not been carried out on this wall. It is assumed that the wall is of similar construction to that of the wall in room 8 as described in section 6. 1.12 above, with a timber structural system and brick infill. As this wall appears slightly thicker on the survey drawings it is possible that it consists of a rubble infill wall.

Protection of surrounding surfaces

Adequate temporary protective barriers to be fixed to all windows in polycarbonate sheeting fixed to softwood timber sub-frames for duration of works. Window shutters, architraves and skirting to be covered with protective polythene sheeting. Plastic sheeting and ply wood boards are to be used to protect timber flooring and prevent scratching. Alternatively carpet can be removed from room where works are complete if protection provided is deemed adequate.

Creating new ope between room 2 and room 4

- Chase or cut back plaster using hand tools only to the dimensions of proposed ope.
- Sandwich beam to be inserted as per Structural Engineers recommendation as he has a proper knowledge and understanding of the structure. Beam to be installed as per structural engineers specification to carry load of upper floors and to ensure no disturbance on the existing structural system.
- Removal of rubble stone wall or brick infill and cutting of timber truss structural system to be carried out in accordance with structural engineers specification and under his supervision only.
- If present brick is to be cleaned and stacked to one side for reuse on the site.
- Lintol and beam to be installed as per structural engineers specification to carry load of ceiling and roof and to ensure no disturbance on the existing structural system.
- Make good to plaster as per section 7.4 above.

Installation of frame and architrave:

A suitably qualified joiner with experience in working with protected structures is to fabricate a surround and architrave of similar but not identical profile and moulding to the existing joinery. This will indicate that the new ope is not original and has been added with this phase of works.

Painting Joinery

The paint system used should combine a primer, undercoat and topcoat. Paint is to be applied by brush taking care not to cause streaking.

Statement of Architectural Heritage Impact

Due consideration has been given to the principle of keeping the building in use and preventative maintenance, together with reversibility, maximum retention and minimum intervention in relation to this element of the works.

The proposed opening between room 2 & 4 is required to create an increased shop in which tourists can circulate comfortably and in which merchandise can be stored under display units.

The internal alterations required can be achieved with an acceptably low impact, without changing the proportions of prominent spaces. The original footprint of the building which also contributes to the historic character of the building is to remain legible following the linking of these two rooms by the proposed new opening as nib walls will remain. The new opening will not go all the way to the ceiling height, it will be in line with the head of the existing windows. The provision of a new architrave and frame to match the existing will on close examination be identifiable as new allowing for an honesty with proposed works.

If present any handthrown brick within the existing partition wall which contributes to the historic character of the building is to be retained and these bricks are to be used on site as part of a focal point allowing them to be visible to and appreciated by all who visit the property. It is proposed to reuse the bricks in a feature wall of the proposed toilets in the north extension see. The existing wall will be recorded before during and after works as part of a historical record.

It is recognised that the best method of conserving a historic building is to keep it in active use (AHP 7.3.1) and therefore the proposed alterations required to allow for improved functionality will not have an undue adverse affect upon the historic character and special interest of the building.

8.4 Removal of non original timber stud to ticket office:

Assessment and record of the condition of existing timber stud wall, room 5 wall 4.

Wall No. 4, Room No. 5 as per drawing No. 026.P.01 Appendix 2, Photographic report pg 28 & 42.

An interview with a member of the Niland family who were the last residents in the stationhouse confirmed that room 8 which was originally used as the ticket office contained a double door that opened onto the platform. As the Niland family grew in size this room was required to act as a bedroom and permission was secured by the station master to remove the door and replace it with a window so that it could become part of the residential section of the building. A stud partition was then constructed in the waiting room to contain the ticket office.

Wall 4 room 5 forming the ticket office is lightweight in construction and is of a temporary nature. An original screen wall or partition exists parallel to the front door (wall 3, room 5). This screen wall contains two glazed panels. It is thought that this screen wall existed to provide screening or shelter to the fireplace within the waiting room from the winds coming through the front door. With both the front door and the platform door open there would have been a considerable draught through the waiting room. The timber stud wall (wall 4) was simply constructed from the corner of the original screen wall (wall 3) to the rear external wall. This closed off an area large enough to be a ticket office and as a result the original fireplace was cut off from the main waiting room. The original ticket hatch still exists in wall 4 of room 8. The stud wall contains a small hatch through which tickets could be bought and a light weight flush panel door. The timber stud wall runs all the way to the ceiling and is moulded around the ceiling cornices. The section above the original screen wall was also infilled to the ceiling. Interview with a member of the Niland family, the last tenants of the building also confirmed that this timber screen did not go all the way to the ceiling and the ledge on top of it was used for storing record books. On occasion when playing ball in the waiting room the ball would get stuck on this ledge!

Analysing existing coatings and paint layers

When the stud wall is removed from up against the rear / platform wall an opportunity will be given to analyse any original paint schemes that might have existed behind it. A different paint scheme to the house and the waiting room is evident in this non original ticket office.

Protection of surrounding surfaces

Adequate temporary protective barriers to be fixed to all windows in polycarbonate sheeting fixed to softwood timber sub-frames for duration of works. Window shutters, architraves and skirting to be covered with protective polythene sheeting. Timber floor boards are to be protected.

Removal of timber stud wall

- Original screen wall (wall 3) is to remain in position. Removal of the stud wall is to be carried out with hand tools in a piece meal manner to avoid damage to the floors, screen wall, the ceiling and the rear platform wall.
- Timber stud work and non original doors and architraves are to be removed and disposed of off site in accordance with current waste disposal guidelines.

- Evidence of historic paint schemes are to be recorded at this stage.
- Damage to plasterwork at walls and ceiling is to be made good as per section 7.4.
- Damage to timber floor boards or original screen wall to be repaired by experienced joiner only.
- Furniture within the ticket office consisting of a bench and storage unit are to be disposed of off site.

Statement of Architectural Heritage Impact

It is important to respect earlier alterations of interest to any building (*AHP 7.8*). Such alterations and additions can form an irreplaceable part of the unique history of a building, informing its social and architectural history. Having given consideration to the contribution of different stages of historical development in relation to Ballyglunin Railway Station it is proposed that undoing this later alteration and restoring the character of the original waiting room would be appropriate. In doing so the original ticket hatch, fire place and screen wall would be brought back into the waiting room area. Due consideration has been given to the principle of keeping the building in use and preventative maintenance in relation to this element of the works. One of the main attractions to this portion of the building is the filming of a scene from *The Quite Man* with John Wayne. In the scene in the film the temporary ticket office does not exist and therefore its removal would add to the experience for the visiting movie fanatics.

The very nature of the wall and its temporary construction makes it easily demountable and this would result in a large open space suitable for use by the community. The temporary ticket office and the reason for its construction has been assessed and recorded and removal of this wall is to be carried out by hand to ensure maximum retention of surrounding historic fabric. The principle of minimum intervention is applicable in terms of this element of the proposal. The alterations proposed are acceptably low impact owing to the fact that they consist of a reversal of a previous alteration and so there is minimal loss or disturbance to original, historic building fabric.

Consideration in relation to the principle of maximum retention has been given in relation to original footprint and building materials. The removal of this non original internal alteration can be achieved with an acceptably low impact, and will restore the proportions of this prominent space. The existing wall will be recorded before during and after works as part of a historical record.

8.5 Alteration of existing window to doorway onto platform

Assessment and record of the condition of existing window and wall

Main window, Room No. 8 as per drawing No. 026.P.01 appendix 2, photographic report pg 51.

From the external view of the rear façade it is obvious that a double door was once positioned within the existing opening which would contribute to the symmetry of the elevation. An interview with a member of the Niland family who were the last residents in the stationhouse confirmed that this room which was originally used as the ticket office contained a double door that opened onto the platform. As the Niland family grew in size this room was required to act as a bedroom and permission was secured by the station master to remove the door and replace it with a window so that it could become part of the residential section. A stud partition was then constructed in the waiting room to contain the ticket office as described in section 8.4 above. A poor quality single glazed timber window with no shutters was put in the current opening looking onto the platform. The new window was wider in size than the other windows within the building, however attempts were made to tie it in with glazing bars breaking the glass up into similar proportions as the sliding sash windows. One bottom pane is openable on a hinged system. The area under the window was infilled with stone or block work and rendered in cement render. The original door with glass panels still exists on site.

Opening up works to wall

It is now proposed that the non original window be removed by hand and disposed of off site in accordance with current waste disposal guidelines. The stone or block infill used is to be removed in a piece meal manner so as not to cause damage to the original fabric adjacent to it. The sill is a concrete sill of little value and is to be disposed of off site. Existing lintel to be inspected by structural engineer for approval. Plaster repairs to be carried out as outlined above in section 7.4 in order to prepare surface for installation of proposed door.

Proposed installation of replacement door

The original door still exists in storage on site. It is proposed that the door is altered by specialist joiner nominated to carry out other joinery work on site. Alterations are to consist of the replacement of single glazed panels with toughened glass to ensure security on site. This will allow natural light into the room which would be otherwise dark. Timber is to be cleaned, primed, and painted to match surrounding architrave and shutters. A new frame is to be provided to accommodate the doors opening outwards in the direction of escape as per building regulation requirements. A brass push bar is to be fitted for escape.

Statement of Architectural Heritage Impact

It is important to respect earlier alterations of interest to any building (*AHP 7.8*). Such alterations and additions can form an irreplaceable part of the unique history of a building, informing its social and architectural history. Having given consideration to the contribution of different stages of historical development in relation to Ballyglunin Railway Station it is proposed that undoing this later alteration of little interest and restoring the original opening would be appropriate as the character of the architectural composition of the rear elevation can be restored. This restoration of the balance and rhythm of the rear elevation is considered as a positive alteration.

The un-blocking of previously blocked-up opening is required to improve circulation into the building and to improve natural lighting within the building. The *AHP Guidelines*, Ref: 7.8.2 and 10.4.22 make it clear that where such material does not contribute to the special interest of the building its careful removal can be considered. The ope in question has been fully assessed and recorded (*AHP* 10.4.9) and unblocking of the ope is to be carried out by hand to ensure maximum retention of surrounding historic fabric.

In practical terms it is proposed that rooms within the building could be used by different groups at the same time. Reopening the access point is key to this and would mean that the activity taking place in the proposed extension accessed from the south gable would not be disturbed by a group wanting to access the new meeting room in place of room 7, 8 & 9. Restoring this access point gives greater flexibility in terms of usage and access to the building. Increasing the buildings usability in this way will ensure its viable use as a multipurpose community resource and will secure its future through preventative maintenance.

The principle of minimum intervention is applicable in terms of this element of the proposal. The alterations proposed are acceptably low impact owing to the fact that they consist of a reversal of a previous alterations and so there is minimal loss or disturbance to original, historic building fabric.

The principle of maximum retention is being practiced as it is proposed that the original door that contributes to the historic character of the building will be brought back into use on site allowing it to be visible to and appreciated by all who visit the property.

8.6 Removal of internal walls between room 7, 8 & room 9.

Assessment and record of the condition of existing wall

Wall No. 2 & 3, Room No. 8 as per drawing No. 026.P.01 Appendix 2, Photographic report pg 51 & 52.

On wall 2 of room 8 there is a small section of plaster missing, this allowed for assessment and recording of the make up of the existing wall revealing that it is constructed of brick. It is expected that there is a structural timber stud frame to hold this brick infill however the existing hole in the plaster is too small to confirm this. This can only be confirmed by the opening up of other areas of plaster work and this has not been carried out at this stage until full planning permission has been secured. The plaster is about 20mm thick with a hard outer layer as described in section 7.4 above. The finish coat could be original but its hardness could indicate that it is more recent and could be 50 – 60 years old. There are two four panelled doors and architraves within the walls to be removed, it is proposed to refit these doors to the toilet cubicles in the north extension retaining the original fabric on site.

Analysing existing coatings and paint layers

The colour scheme in the residential section is different to that in the waiting rooms. There is no dado feature and the walls are painted a magnolia colour. The paint is flaking extensively revealing the finishing coat of the plaster below. There is no evidence of historic layers of paint to be recorded here this indicates that historic schemes have been stripped or that the finish coat is not original and has covered over previous schemes.

Protection of surrounding surfaces

Adequate temporary protective barriers to be fixed to all windows in polycarbonate sheeting fixed to softwood timber sub-frames for duration of works. Window shutters, architraves and skirting to be covered with protective polythene sheeting. Carpet is to remain in situ to protect timber floor and is to be removed and disposed of on completion of works.

Removal of Section of wall

- Doors and architraves are to be removed for reuse within the proposed toilets in the new north extension.
- Nib section of walls, as per engineers proposal drawings, are to remain to allow for layout of original walls to remain legible. Sections of wall will remain at ceiling level also creating a bulk head effect but confirming original line of the internal wall.
- Chase or cut back plaster using hand tools only to the location of the nibs to remain.
- Condition / make up of wall to be recorded at this point.
- Sandwich beam to be inserted as per Structural Engineers recommendation as he has a proper knowledge and understanding of the structure. Beam to be installed as per structural engineers specification to carry load of roof and ceilings and to ensure no disturbance on the existing structural system. As a section of wall is to remain either side of the new ope it is unlikely that structural columns will be required, again consult the structural engineers specification.
- Removal of brick and cutting of timber truss structural system if extant to be carried out in accordance with structural engineers specification and under his supervision only.

- Brick is to be cleaned and stacked to one side for possible reuse on the site.
- Make good to plaster as per section 7.4.

Statement of Architectural Heritage Impact

Due consideration has been given to the principle of keeping the building in use and preventative maintenance in relation to this element of the works. In order to bring the existing building back into viable use as a multi purpose community facility and to secure its future through preventative maintenance the creation of an opening between the proposed rooms are now required. It is intended by creating this opening to create a larger meeting space to satisfy the communities needs and improve circulation and functionality for everyday use.

Consideration in relation to the principle of maximum retention has been given in relation to original footprint and building materials. The internal alterations required can be achieved with an acceptably low impact; The original footprint of the building which also contributes to the historic character of the building is to remain legible following the linking of these two rooms. This is to be achieved by merely removing a section of wall and leaving a nib either side of the opening to indicate the path of the previous wall. The path of the previous walls will also be traceable at ceiling level as a bulk head will be left above the supporting beam.

The handthrown brick within the existing partition wall contributes to the historic character of the building and therefore it is proposed to retain these bricks on site as part of a focal point allowing them to be visible to and appreciated by all who visit the property. It is proposed to reuse the bricks in the feature wall of the proposed toilets in the north extension. The existing wall will be recorded before during and after works as part of a historical record.

It is considered that the proposed alterations required to allow for improved functionality will not have an undue adverse affect upon the historic character and special interest of the building.

8.7 Provision of toilet and tea station facilities to Room 10 & 11.

Assessment and record of the condition of the existing rooms and their current use.

Room No. 10 & 11 as per drawing No. 026.P.01 Appendix 2, Photographic report pg 54 - 57. A full condition report recording the condition of walls, ceilings, floors, doors, windows, skirting and fire places in both rooms is contained in section 6.0 above.

Summary of condition of room 10 the Front South Room:

New floor boards have been fitted with carpet over them, floor boards were possibly replaced due to failure / rotting of original floor boards because of lack of ventilation of the floor space and high relative humidity. Wall 2 & 3 have been drylined indicating a previous problem of dampness due to water ingress or condensation due to lack of ventilation. This is possibly as a result of the cement render that has been put on the external section of this wall preventing the walls from breathing. It is not proposed to undue this earlier intervention at this stage. Walls 1 & 4 show signs of condensation mould and flaking paint as a result of high relative humidity and lack of ventilation. 1 over 1 vertical sliding sash window with shutters and head boarding remain in tact. Internal door, architrave and skirting remain in position showing signs of mould and crazing of paintwork possibly due to high temperatures of solid fuel range in the next room. The cast iron fire place also remains in the corner. All electrics are surface mounted and require upgrading for safety.

Summary of condition of room 11 Rear South Room:

The timber floor has been removed and a solid concrete floor has been poured. Wall paper has been applied to all walls and is peeling to various degrees due to dampness. 1 over 1 vertical sliding sash window with shutters and head boarding remain in tact. 2 internal doors, architrave and skirting also remain. Ceiling shows signs of peeling paint. A brick surround corner fire place with timber mantle frames a solid fuel range. All electrics are surface mounted and there is some shelving fixed to the external wall.

Both rooms last had a residential use, it is unconfirmed how room functions were divided up. It is assumed that room 11 with the range functions as a dining / living off the kitchen in the old south extension. Room 10 possibly functioned as a living room or bedroom.

With the current layout within the residential section many of the rooms are 'internal rooms' i.e. to get from one end of the house to the next one must travel through other rooms rather than corridor or circulation space. For example to get to the toilet from room 8 one must travel through room 7, then the short corridor then room 11. This is unacceptable for a multifunctional public building as it is not practical in terms of privacy or concentration for occupants to disturb other occupants to travel through the building. Proposed revisions to the layout help to improve this by providing shared services in a central location accessed either side from the two main rooms.

Proposed alterations required to form toilet facilities

In order to provide the proposed toilet facilities the existing doors and windows to room 10 would remain in position and be repaired as required. Patch repair to plaster is to be carried out where necessary to walls and

ceilings as described in section 7.4 with existing dry lining being left in position, unless site inspection reveals that replacement is required.

A mechanical ventilation system to vent the proposed toilets will be required. Ducting from this system would run through the attic to the outside via an opening in the gable wall created with a core drill and covered with a suitable vent cover. Such a vent will be positioned over the flat roof extension so as to have the least possible visual impact. It will be required to connect the proposed toilets and wash hand basins to the existing drainage system as per the drainage layout, which will then connect to the proposed waste water treatment system as indicated in JG Quirke & Associates drawings. This is to be done when the non original floors are lifted, core drilling will be required through the lower section of the front wall in order to connect into the foul water drainage system. This will be carried out under the stone plinth taking care not to damage or impact on the stone work.

Proposed internal stud walls are to be lightweight and temporary in nature and easily demounted or reversed. Installation of sanitary ware is also reversible with the wash hand basin fixed to new stud partition with minimum impact on the original fabric. Instant hot water units are to be provided at wash hand basins to avoid the requirement for hot water storage and the associated plumbing and ducting, thus reducing the impact on the structure of the building. The original fire place is to be left in position and covered over if required.

Proposed works required to form tea station facilities

The non original concrete floor is to be removed and replaced with a vented suspended floor space as described in section 7.5 above. Stripping of flaking paint to ceilings and peeling wall paper will be required. Patch repair to plaster is to be carried out to walls as per section 7.4 above following detailed recording of the condition of the walls.

Original window and door to room 10 are to remain in place and to be repaired as required. The door to room 9 and room 12 are to be removed for reuse within the proposed toilet cubicles of the north extension. These doors are to be replaced with 1 hour fire doors. The ironmongery fitted to these doors must ensure that they are NOT lockable guaranteeing that escape routes do not become obstructed.

The range of little historic importance has recently been stolen from site. Simple timber units and worktop are to be fitted as per engineer's drawings to create the tea station. A moulded door is to be used to match existing joinery. Waste water is to be connected to the proposed drainage system as described above.

A suspended ceiling will be required in this area to provide a fire rating. This is to be fixed to the walls rather than the existing lath and plaster ceiling. This should be fixed using screws rather than nails to reduce the impact on the ceilings above.

Protection of surrounding surfaces

Adequate temporary protective barriers to be fixed to all windows in polycarbonate sheeting fixed to softwood timber sub-frames for duration of works. Window shutters, architraves and skirting to be covered with protective polythene sheeting.

Statement of Architectural Heritage Impact

These rooms are currently empty with no alterations or items to be removed to accommodate the proposed layouts. All original fabric that remains is to be repaired where required as per details contained in this report. This will ensure maximum retention of original fabric and will prolong the life of the building in general.

Proposed works involve installation of fixtures and fittings that are considered to be reversible. As such all fittings could be easily demounted. The only impact on the original fabric is for the provision of links to the proposed drainage system. This will involve the drilling of holes in the external front wall below the plinth avoiding any damage to the existing building fabric. In order to access this original floor boards are not being disturbed as they have already been removed and care will be taken not to damage skirting. The most suitable location for the wastewater treatment system and percolation area has been proposed under the scope of this application. Mechanical ventilation is to be introduced to room 10 requiring a small opening in the ceiling to run proposed ducting through. As outlined earlier the external wall in this area has been rendered with cement render, thus obstructing the breathability of the external wall possibly resulting in the need for dry lining now evident in this room. Lack of ventilation in the past has caused decay of floor boards and condensation on walls. Therefore this intervention can only be seen as a positive. A suspended ceiling is required in room 11 which will serve to achieve an improved fire rating where tea station facilities are proposed, as this is in the interest of protecting the building it is also be seen as a positive. Ceilings are to be fixed to walls and not directly to existing lath and plaster ceiling thus avoiding damage to the historic ceiling. Any such works are to be carried out using screws in place of nails again reducing impact on the ceilings.

The location of the tea station in room 11 is appropriate as a kitchen / dining function was associated with this room. The provision of the toilets to room 10 is considered acceptable as minimum disruption to the original fabric and features are required to achieve the proposed layout. This room would otherwise be difficult to use within the remit of the groups brief. Positioning such services between the new meeting rooms either side will promote flexibility of use as both meeting / multifunction rooms can be of maximum size. The central location of the toilet facilities accessed off a corridor / circulation space eliminates the problem of 'internal rooms' and cross circulation described earlier and improves use of the rooms in terms of privacy and safety.

8.8 Upgrading of Electrics and Provision of Heating and Ventilation System

Selection of specialist contractor

A suitable contractor with experience in working with historic buildings should be selected to carry out works. When works are being carried out the nominated specialist joiner should be on site to carry out opening up works such as the lifting of floorboards or skirting required by the contractor. This will ensure the minimum loss of historic joinery during upgrading works to the electrics.

Record of condition of current electrical and heating system

A full record of electrical fixtures and fittings contained in each room is outlined in section 6.0 above. Wiring for the most part is surface mounted and does not comply with current building regulations and standards and a complete upgrade is required.

The building is not currently plumbed for a central heating system however it contains a fireplace in varying condition in almost every room as recorded in section 6 above. All chimneys are to be inspected to establish if a flue liner is required as outlined in section 7.2.

Proposed upgrading of electrics:

A complete upgrade of the electrical system is required to provide lighting, power sockets, fire alarm, intruder alarm, thermostatic controls for heating, TV points and CAT 6 cables that are safe for use and that comply with current building regulations. Cabling for this is to be laid when floorboards are lifted for repairs to sub floor structure. From these locations it is proposed to chase wires using a 15mm x 20mm deep chase. All walls are to be made good using a lime plaster of suitable mix to match existing as per section 7.4 above and methodology contained in Appendix 3. Existing holes for pendant light fittings to be reused where possible. Within the proposed new meeting room existing locations for light fittings will not be suitable as they are centred on previous rooms 7, 8 and 9, therefore a new hole will be required. The main ESB distribution board is to be located on the side of the external wall of the north extension accessed off the platform.

Provision of heating and ventilation system:

When designing the proposed heating system a number of options were discussed and investigated in order to arrive at a system that would cause the minimum impact on the protected structure. Potential boiler location, manifold location, water cylinders, pumps, plant room and all pipe and cable runs associated with each option were given individual and careful consideration in order to reduce disruption required to install the proposed system and eliminate any negative impact on the structure.

After careful consideration the following system was designed by JG Quirke in order to meet the needs of the building as well as the building users. This building will be used at irregular times and therefore a low level of constant heat is recommended to maintain a stable internal climate with the option to instantly boost the heat output as required. A 1.5KW storage heater is to be located within each toilet space; these are capable of providing the required low level of heat and can be easily boosted when required. Extensive plumbing is not

required. Instant hot water heaters are to be fitted to each sink to eliminate the need for hot water storage and associated plumbing.

An air condensing unit is to be positioned on top of each flat roof extension, these are to be boxed out or clad so as not to be visually obtrusive. These will be connected to the attic space through a duct in each gable wall. Ducting is to run through the insulated attic space which is to be vented using soffit vents. An extract and output grill is to be fitted within the ceiling of all main rooms namely the shop, waiting room, meeting room and south extension meeting room. The grills are to be sized to be the minimum possible for each spaces heat demands and are to be white in colour to blend in with the ceiling reducing the visual impact. Ceiling grills were chosen in favour of the more bulky wall mounted units which are visually inappropriate in this historic setting. As well as this extensive repairs are required to the existing ceiling. This system will provide ventilation as well as heating by conditioning the air or removing moisture from the internal atmosphere. It is expected that this will benefit the building by creating a stable internal climate eliminating the problem of dampness which has caused damage to the paint, plaster and floor boards within the building.

Statement of Architectural Heritage Impact

Principles of minimum intervention and reversibility were considered in much detail in relation to this element of the works. In order to bring the existing building into viable use and secure its future one of the principle interventions required is the upgrading of services to comply with current building regulations and safety requirements. The current electrical system which has been added to over the years is dangerous and is poorly executed therefore detracting from the significance of the building. Much care and consideration was given to ensure the design of the proposed electrical and heating system involves the least disruption to the protected structure. Meetings were held with the client, the conservation consultant and the engineer in order to reach the most appropriate solution for both the building and the occupants needs.

It is acknowledged that exposed runs of electrical trunking or pipework and ducting can be detrimental to the character and appearance of a good interior. Chasing-in of electrical wiring will be designed at tender stage to be kept to a minimum also (*AHP11.3.2*) no decorative plasterwork of particular importance or rarity, will be disturbed under the proposed scheme.

All fireplaces, grates, hearths and chimneypieces that form the central element of design within the rooms (*AHP 11.4.6*) are to be left in tact to complement the proposed heating system. When designing the proposed heating system a number of options were discussed and investigated in order to arrive at a system that would cause the minimum impact on the protected structure. Potential boiler location, manifold location, water cylinders, pumps, plant room and all pipe and cable runs associated with the different systems were given individual and careful consideration in order to reduce disruption required to install the proposed system and eliminate any negative impact on the structure.

A combination of storage heaters and air condition units are proposed to provide a low level of constant heat with the option to instantly boost the heat output as required. An extract and output grill is to be fitted within the ceiling

space of all main rooms namely the shop, waiting room, meeting room and south extension meeting room. The grills are to be sized to be the minimum possible for each spaces heat demands and are to be white in colour to blend in with the ceiling reducing the visual impact. Ceiling grills were chosen in favour of the more bulky wall mounted units which are visually inappropriate in this historic setting.

It is considered based on the level of forward planning and design in relation to this element of the works that the proposal for upgrading of electrics and the provision of heating and ventilation system would not have a negative effect upon the historic character or special interest of the building. The opposite in fact is true, as such works will ensure the building is occupied and maintained and prevented from falling into disrepair thus prolonging the lifespan of the building. Establishing and maintaining a stable internal climate through heating and ventilation will also serve to protect the building from decay associated with dampness such as peeling paint, failing plaster and rotting timberwork which the building has been previously subject to.

The introduction or alteration of services within the interior of a protected structure has been given careful consideration in advance. (*AHP11.5.1*) It is the intention of this document to illustrate that detailed consideration has been given to the location and design of all proposed cabling, pipework, ductwork, and all other new items to be installed. In so far as possible service installations will be reversible (*AHP 11.5.2*) and will not involve the loss or damage of features such as floor finishes, skirting, dados, panelling or doors.

8.9 Proposed works to comply with Fire Safety requirements

Assessment of condition of relevant elements:

A full condition report relating to all elements of the building is contained in section 6.0 above. Currently the building is not compliant with modern fire safety requirements and some alterations are required to improve its safe use. A fire prevention strategy should be put in place by the management. Adequate provision is to be made so that in the event of fire all occupants of the building are able to leave the building safely by their own unaided efforts. Procedures are to be put in place to ensure that damage to the building and its contents are to be controlled in the aftermath of a fire, with as much original material as possible to be salvaged. The measures intended to achieve these objectives must take account of the need to maintain the architectural and archaeological integrity of the building. It is normal procedure that fire safety requirements are not considered until planning permission is secured at which time a fire safety cert is applied for. However as this application relates to a protected structure some general works that are normally required to upgrade the safe use of the building are listed below.

General works that are expected to be required to comply with Fire Safety requirements:

1. Signage and Emergency lighting

Exit signs with emergency lighting will be required above all main exit doors. It is proposed to use brass blade style signage rather than box signs. These are less visually obtrusive and require two fixings directly to the external walls.

2. Push bar mechanism to existing and proposed external escape doors

External doors which are identified as escape doors will need to be altered to open outwards in the direction of travel / escape. This is to be achieved by turning the existing frame or providing a new frame for the existing doors. Such doors are to be fitted with push bar escape mechanisms, again brass finish is proposed. Doors that need to be opened from the outside will require an additional brass handle feature that work with the push bar system. Redundant locks and bolts on doors are to be removed and doors to be made good. These alterations to existing doors are to be carried out by experienced joiner only.

3. Alarm system including heat and smoke detectors

In order to comply with fire safety regulations and ensure the safety of the building and its occupants in the future a fire alarm will need to be installed with heat and smoke detectors in the main rooms. These detectors are to be fitted to the ceiling, this will require a small hole in the ceiling for cables and a small screw fixing for the detector unit. The fixing of these fittings are to be reversible due to the small openings required. It is proposed to locate the detectors where patch repairs are already required to the ceilings in so far as possible, thus reducing the impact of their installation. Sample fittings are to be approved by the conservation consultant prior to carrying out works.

4. Fire lining to ceilings:

Fire lining to the ceiling is required in room 11 only due to its proposed use as a tea station. It is proposed that a suspended ceiling is created and double slabbed to give the required fire rating. This ceiling is to be supported off the walls with no impact on the ceiling above. The original ceilings is to be preserved in situ.

5. Provision of new fire doors

Existing doors between rooms 9 & 11 and 11 & 12 are to be removed for reuse within the proposed toilet facilities in the north extension. Replacement doors and frames will be required to have a one hour fire rating and ironmongery fitted to the doors must NOT be lockable to ensure that the path of escape in both directions cannot be obstructed at any time.

Statement of Architectural Heritage Impact

When upgrading a Protected Structure there is always a conflict between meeting current fire safety requirements and complying with conservation best practice guidelines which follow a philosophy of minimum intervention and maximum retention. However in order to ensure the protection of an historic building and its contents against loss of original fabric from fire damage it is essential to carry out some upgrading works. As well as this the safety of the buildings occupants is essential. Therefore this proposal outlines the minimum measures required to make the building safe for use. Such measures are largely reversible and are considered acceptable in order to maintain the building in use which is the best way of ensuring its long term maintenance thus increasing the life span of the building. Little or no original fabric will be lost while carrying out the interventions as external doors are to be altered to comply with regulations rather than be replaced, position of smoke and heat detectors is to be where patch repairs are required to ceilings in so far as possible, fire lining to ceilings are required in one room only and are to be fitted off the walls and non compliant doors are to be reused in toilet cubicles where a fire rating is not required.

Bringing a building back into use and encouraging regular maintenance, constant heating and prevention of vandalism is the first step towards prolonging its future. Ensuring that the building is protected from risks associated with potential use such as fire further guarantees against loss of original fabric, a second step towards prolonging its future. The provision of a fire prevention strategy put in place by the management as well as the above measures will ensure adequate provision is to be made so that in the event of fire all occupants of the building are able to leave the building safely by their own unaided efforts. Procedures are also to be put in place to ensure that damage to the building and its contents are to be controlled in the aftermath of a fire, with as much original material as possible to be salvaged.

8.10 Proposed Provision of Car and Bus Parking facilities:

Assessment of current car and bus parking facilities:

The existing tarmac area beside the existing walled south yard extension is currently used for car parking. It is considered that this will be inadequate to cater for parking requirements if an event was being held within the proposed community centre / meeting hall, therefore additional safe parking is now required.

Proposed Works:

It is now proposed that car and bus parking will be provided beyond the current stone building which has been recently conserved. In this area ample parking can be provided as well as turning circles and satisfactory sight lines in both directions. A gravel finish is proposed to the parking area with a raised kerb path leading along the platform to the station building. A section of the existing stone wall will need to be dismantled to provide access to the proposed car and bus parking area.

Statement of Architectural Heritage Impact

In the interests of safety this area within the curtilage of the Protected Structure has been identified as the most appropriate location for the provision of car and bus parking facilities. The distance of the proposed car park from the station building ensures that it does not affect the character of the Protected Structure. Its position on the bend on the road allows for adequate sight lines in both directions. The generous space allows for assembly of groups getting on and off buses. Safe footpaths can be provided within the site from the car park to the building without pedestrians being exposed to the road side. The use of gravel in place of tarmac is a softer finish reducing the visual impact of the car park in this rural setting. The location of the access point to the car park has been given careful consideration in order to reduce the amount of the existing stone wall to be removed. As only a central section of wall is to be dismantled the line of the existing wall off the store building will remain legible.

Therefore it is considered that a balance has been reached with the proposed alterations being the minimum required to ensure the safe use of the building and the site. The proposed car park does not interrupt the relationship between the existing station house and ancillary buildings such as the signal box and store as it is located past these buildings behind the stone wall. The proposed car park does not damage the relationship between the protected structure and the street or roadway and there is no adverse impact on views of the principal elevation of the protected structure as a result of the provision of the car park. AHPG 13.5.2.

If car parking was poorly provided or neglected the building could not be used and so the proposed repairs would be pointless. Considering the functionality of the building and site and ensuring the space is usable for the community and visitors will ensure the building will remain in use and will avoid falling back into disrepair.

9.0 Summary and Conclusion.

This report was commissioned by Ballyglunin Community Development Company Ltd (BCDC) for inclusion with a planning application for partial demolition of existing extensions; upgrading works and alterations to Ballyglunin Railway Station for conversion to a visitor centre and community centre / meeting hall.

The station building is currently vulnerable to a number of serious threats, the most obvious being vandalism and theft. As well as the above the vacant building is suffering decay as a result of lack of maintenance. Slipped slates in the roof are allowing water ingress which is causing damage to lath and plaster ceilings, lime plaster on walls, timber in floors and windows. Missing rainwater goods are leading to decay of rafter feet and structural timbers. Lack of heating and ventilation which would help to achieve a stable internal climate has caused extensive peeling of paint and wall paper as well as damage to render underneath. Floor boards are rotting due to leaks at roof level and lack of ventilation of the subfloor void. The overall building is in a very vulnerable position, if left vacant any longer it could fall into further disrepair leading to extensive loss of original fabric and potential loss of the building altogether.

Therefore BCDC have taken on the challenge of conserving the building as a community and visitor centre. Numerous meetings and public consultation have taken place to establish the brief or 'wish list' of the greater community and to establish the needs of potential tourist visitors to the area. The proposed alterations attempt to create a multifunctional building that can be adapted to satisfy the communities and visitors needs at any given time thus ensuring the proposed alterations are both essential and worthwhile and result in the building being used in the future by improving its functionality.

The community centre is to be housed in the residential section of the building and is to provide meeting spaces for local groups such as the elderly, mother and toddler groups, unemployed, drama groups and music groups. In addition to this it could provide a meeting place for general interest groups that create and realise action plans for the benefit of the community as a whole such as birdwatchers, conservation groups, tidy town committees etc. Services or classes could also be provided from the space such as yoga, art classes, computer and internet lessons etc. As such two open plan rooms with direct external access are proposed under the current layout. These are to be served with centrally located toilet and kitchen facilities which can easily be shared without crossing over circulation paths or infringing on other occupants of the building. The waiting room is to be conserved as such and can be used as a venue for interpretation of the past as well as a tourist destination for film enthusiasts. The proposed shop space is to enhance this tourist destination.

The building originally functioned as a railway station and was once the focal point of the community providing a vital service used by all. With the proposed use the building will still remain a focal point of the community providing a different range of essential services. For this reason it is thought that the proposed use which was arrived at following detailed consultation is appropriate.

The building currently is on the brink of falling into total disrepair. The majority of the proposed works to achieve the new use consist of repairs to be carried out in accordance with accepted conservation guidelines using like for

like techniques and materials. Where possible repairs are being carried out rather than replacements insuring minimum loss of original fabric. A lengthy period of research and analysis has been undertaken and the expert advice of specialists in each discipline obtained in order to make informed decisions regarding the conservation, repair, restoration and extension of the protected structure. Each individual element of proposed work has been given appropriate consideration on a detailed item by item basis to provide solutions which are both acceptable in terms of accepted conservation principles, whilst satisfying modern accommodation requirements. In this way the vacant building which is at risk of vandalism and decay can be brought back into viable use hence securing its long term future. It is widely accepted that the best way to prolong the life of a protected structure is to keep it in active use; the proposed scheme will achieve this whilst having an acceptably low / minimal impact upon the special historic and architectural interest of the building.

A condition report for the entire building was carried out and a detailed schedule of repairs required to make the building fit for use has been identified. Such repairs will not materially alter the character of the structure and proposed specification and methodology for execution of works have been outlined in order to comply with best conservation guidelines.

Proposed works to the roof consist of essential repairs in order to prevent further deterioration to the structure below and to prolong the life of the building as a whole. Existing fabric is to be retained in position and supplementary structural timbers introduced for support if required. Decayed sections of timbers are to be spliced and repaired in situ, replacement of structural timbers is to be avoided. Slates are to be removed, cleaned and stacked to one side for reuse. The use of a washer system described above for refixing the slates will eliminate the need to redrill holes for fixings and as such will reduce the number of slates lost to breakages which are common during refixing work. As the roof is the main source of protection for the building from the elements its repair and maintenance is essential to the conservation of the historic character or special interest of the building.

Proposed works to the rainwater goods constitute largely routine maintenance and reinstatement of the original system by bringing back the return of the gutters around the gable. Proposals to remove the bulky eaves boxes and non original down pipes that conflict with stone plinths and return to the original detailing is considered to improve the overall visual appearance of the building.

In general it is found that paint is flaking on all internal walls with plaster failing in some areas and as a result a mortar analysis was carried out by Stoneware Studios to identify the cause of the problem. Following this a specification and methodology for patch repairs to the base coat and top coat was prepared. The introduction of adequate heating and ventilation within the building will help to avoid a build up of moisture and dampness on the internal walls thus creating a stable environment preventing further deterioration of lime render. The proposed solution addresses the cause of the problem and provides a long term solution using like for like materials and techniques.

Due to lack of ventilation the subfloor area is suffering from decay and replacement of all wall plates is now required. New wall plates are to be fitted on dpc on repaired dwarf walls. Floor joists are to be retained where

possible with secondary joists inserted as required to supplement the original thus ensuring a stable floor and maximum retention of original fabric. Non original floor coverings are to be removed and replaced with a more appropriate finish. Original floor boards are to be cleaned, sanded, refitted and treated with teak oil. Following investigation of numerous solutions and considering site conditions it is proposed to mechanically ventilate the subfloor structure to preventing decay of the subfloor space.

Historic joinery is to be carefully repaired and maintained with an emphasis on the conservation of as much as possible of the original material. In repairing joinery only the minimum amount of timber is to be replaced using timber of a matching species and grain type. New pieces where required are to be carefully jointed in. The profiles of decayed sections of moulded work should be copied exactly and spliced precisely into the existing work. Existing external doors are to be refitted to open outwards as per building regulations rather than be replaced. Internal doors that are to become redundant as a result of proposed works are to be reused elsewhere in the building ensuring maximum retention of historic fabric.

In order to satisfy the communities brief a number of proposed alterations to the building are required, design layouts were completed by JG Quirke and Associates and a number of meetings with the design team were held during the preparation of such layouts in order to agree a proposal that has the least possible impact on the existing building fabric and the architectural heritage of the building which maximising on the potential functionality of the building.

Demolition of the existing extensions are considered essential in order to achieve the schedule of accommodation required to satisfy the communities brief and make the project worthwhile thus brining the building back into use. Provision of toilet facilities within the north extension reduces the requirement to house them within the existing building which would have resulted in interventions to smaller rooms or alterations to the layout of important original rooms such as the waiting room. The south extension meeting room is required to meet the communities brief and ensure the functionality of the scheme. The proposed extensions are to be constructed within the parameters of the existing yard walls and proposed layouts have been designed to maximise on space available while respecting features of interest such as the brick lined well and the lime stone urinals. The flat roof and roof lights will be of contemporary design and construction and will be easily distinguishable as new additions. No attempt is being made to blend in new extensions to look original. Design proposals have been thought out to mitigate against impact on original building fabric. It is considered that the contemporary design of the proposed extension adds to this protected structures usability without detracting in any way from its architectural heritage significance, the provision of a contemporary extension adds another chapter to the history of the building.

The proposed opening between room 2 & 4 is required to create a shop in which tourists can circulate comfortably and in which merchandise can be stored under display units. The opening between rooms 7, 8 & 9 is required in order to improve the functionality of the building and bring it back into viable use as a multi purpose community facility thus securing its future through preventative maintenance. It is intended that by making this ope a larger meeting space will be created to satisfy the community's needs and to improving circulation and functionality for everyday use. In both instances the internal alterations required can be achieved with an acceptably low impact,

without changing the proportions of prominent spaces. The original footprint of the building which also contributes to the historic character of the building is to remain legible following the linking of these two rooms by the proposed new opening as nib walls will remain. The new opening will not go all the way to the ceiling height; it will be in line with the head of the existing windows. If present any hand thrown brick within the existing partition walls which contributes to the historic character of the building are to be retained and these bricks are to be used on site as part of a focal point allowing them to be visible to and appreciated by all who visit the property.

Originally room 8 was used as the ticket office and contained a double door that opened onto the platform. However this room was required to function as part of the residential section of the building. Therefore a stud partition was then constructed in the waiting room to contain the ticket office and the double door to the platform from room 8 was replaced with a window.

It is acknowledged that it is important to respect earlier alterations of interest to any building (*AHP 7.8*). Such alterations and additions can form an irreplaceable part of the unique history of a building, informing its social and architectural history. Having given consideration to the contribution of different stages of historical development in relation to Ballyglunin Railway Station it is proposed that undoing this later alteration and restoring the character of the original waiting room would be appropriate. In doing so the original ticket hatch, fire place and screen wall would be brought back into the waiting room area. One of the main attractions to this portion of the building is the filming of a scene from *The Quite Man* with John Wayne. In the scene in the film the temporary ticket office does not exist and therefore its removal would add to the experience for the visiting movie fanatics. The temporary construction makes it easily demountable and this would result in a large open space suitable for use by the community. The replacement of the window with the original double door would restore the balance and rhythm of the rear elevation and is considered as a positive alteration. The un-blocking of previously blocked-up opening would also improve circulation into the building and to improve natural lighting within the building. The alterations proposed are acceptably low impact owing to the fact that they consist of a reversal of a previous alterations and so there is minimal loss or disturbance to original, historic building fabric.

Works required for the provision of toilet facilities and tea station involve installation of fixtures and fittings that are considered to be reversible. Connection to waste water treatment systems is to be carried out without impact on original building fabric. Proposed mechanical ventilation will improve the existing damp and moulding conditions within the space. Positioning such services between the new meeting rooms either side will promote flexibility of use as both meeting / multifunction rooms can be of maximum size. The central location of the toilet facilities accessed off a corridor / circulation space eliminates the problem of 'internal rooms' and cross circulation which were associated with the existing layout and improves use of the rooms in terms of privacy and safety.

In order to bring the existing building into viable use and secure its future one of the principle interventions required is the upgrading of services to comply with current building regulations and safety requirements. The current electrical system which has been added to over the years is dangerous and is poorly executed therefore detracting from the significance of the building. Much care and consideration was given to ensure the design of the proposed electrical and heating system involves the least disruption to the protected structure while meeting

the needs of the building and its occupants. It is acknowledged that exposed runs of electrical trunking or pipework and ducting can be detrimental to the character and appearance of a good interior. Chasing-in of electrical wiring will be designed at tender stage to be kept to a minimum also (AHP11.3.2) no decorative plasterwork, will be disturbed under the proposed scheme.

All fireplaces, grates, hearths and chimneypieces that form the central element of design within the rooms (AHP 11.4.6) are to be left in tact to complement the proposed heating system. A combination of storage heaters and air condition units are proposed to provide a low level of constant heat with the option to instantly boost the heat output as required. Works will ensure the building is occupied and maintained and prevented from falling into disrepair thus prolonging the lifespan of the building. Establishing and maintaining a stable internal climate through heating and ventilation will also serve to protect the building from decay associated with dampness such as peeling paint, failing plaster and rotting timberwork which the building has been previously subject to.

When upgrading a Protected Structure there is always a conflict between meeting current fire safety requirements and complying with conservation best practice guidelines which follow a philosophy of minimum intervention and maximum retention. However in order to ensure the protection of an historic building and its contents against loss of original fabric from fire damage it is essential to carry out some upgrading works. Therefore this proposal outlines the minimum measures required to make the building safe for use. Such measures are largely reversible and are considered acceptable in order to maintain the building in use which is the best way of ensuring its long term maintenance thus increasing the life span of the building. Little or no original fabric will be lost while carrying out the interventions as external doors are to be altered to comply with regulations rather than be replaced, position of smoke and heat detectors is to be where patch repairs are required to ceilings in so far as possible, fire lining to ceilings are required in one room only and are to be fitted off the walls and non compliant doors are to be reused in toilet cubicles where a fire rating is not required.

Bringing a building back into use and encouraging regular maintenance, constant heating and prevention of vandalism is the first step towards prolonging its future. Ensuring that the building is protected from risks associated with potential use such as fire further guarantees against loss of original fabric, a second step towards prolonging its future. The provision of a fire prevention strategy put in place by the management as well as the above measures will ensure adequate provision is to be made so that in the event of fire all occupants of the building are able to leave the building safely by their own unaided efforts. Procedures are also to be put in place to ensure that damage to the building and its contents are to be controlled in the aftermath of a fire, with as much original material as possible to be salvaged.

In the interests of safety this proposed area within the curtilage of the Protected Structure has been identified as the most appropriate location for the provision of car and bus parking facilities. The distance of the proposed car park from the station building ensures that it does not affect the character of the Protected Structure. Its position on the bend on the road allows for adequate sight lines in both directions. The generous space allows for assembly of groups getting on and off buses. Safe footpaths can be provided along the platform from the car park to the building without pedestrians being exposed to the road side. The use of gravel in place of tarmac is a softer

finish reducing the visual impact of the car park in this rural setting. The location of the access point to the car park has been given careful consideration in order to reduce the amount of the existing stone wall to be removed. As only a central section of wall is to be dismantled the line of the existing wall off the store building will remain legible. The proposed car park does not interrupt the relationship between the existing station house and ancillary buildings such as the signal box and store as it is located past these buildings behind the stone wall. The proposed car park does not damage the relationship between the protected structure and the street or roadway and there is no adverse impact on views of the principal elevation of the protected structure as a result of the provision of the car park. AHPG 13.5.2.

It is considered that the proposed layout, which fully satisfies the communities brief, is a well thought out design requiring minimum alterations to the fabric of the structure while satisfying current building regulations and safety standards in so far as possible. The proposed use is thought to be achievable without compromising the integrity of the building or the legibility of the original layout. As such bringing the building back into use as a community facility and ensuring its future through preventative maintenance is considered the best option for the building as a whole. Having considered all of the above information it is concluded that the proposed development will not negatively impact on the existing building fabric or the character of the protected structure.

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Appendix 1: Notes from site meeting with planning authority March 2012.

Notes provided by BCDC, meeting not attended by Plan A. .

Members of the project committee met with the Conservation Officer from Galway County Council on two occasions at the Ballyglunin Railway Station. Firstly in 2011 and more recently on March 2012 where Jerry Quirke of JG Quirke was also in attendance. Ms Doddy was very supportive of the project. She advised that the philosophy of repair and replace (where necessary) should be adopted. If structural changes or modernisation works are taking place, a solid justification should be provided for such works. She also advised that where additions are made to the building that they should not be blended in with the existing structure. She also advised that there is no point conserving a building without considering its functionality i.e. the building must be designed so that there is a useable space for the community and visitors. If this is not achieved the building will not be used and will become redundant and runs the risk of falling back into dilapidation.

Appendix 2: Drawing No. 026.P.01 – 03: Room Nos. & Photo Reference

Appendix 3: Mortar Analysis
Working with Lime methodology