

**Declaration**

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

| | | | |
|---|---------------|-------------------------------|-----------------------------|
| Applicant Name: | Mercelova Ltd | | |
| Status (i.e. Owner or Occupier): | Owner | | |
| Date of Request for Declaration: | 05/04/2023 | Date of Inspection: | 20 th March 2023 |
| Date of Issue of Declaration: | 27/06/2023 | Previous Declarations: | DB 22-02 |

| | | | | |
|--------------------------|------------------------|------------------------------------|---|---|
| Address: | | Location: | E | N |
| Name of Building: | 1 and 2 Paradise Place | National Grid co-ordinates: | | |
| Address 1: | William Street | O.S. Map Type: | | |
| Address 2: | Drogheda | Map Sheet: | | |
| Address 3: | Co. Louth | Site Number: | | |
| Eircode: | A92 FF10 | | | |



| | | | |
|--|----------|-----|-----------------|
| Protection Status: | Y | | Details: |
| Under the Planning and development Act 2000 (as amended) | | | |
| Record of Protected Structures: | Y ✓ | N | DB-203 & DB-204 |
| Architectural Conservation Area: | Y | N ✓ | |
| Under the Planning and development Act 2000 (as amended) | | | |
| Record of Monuments and Places: | Y | N ✓ | |
| Zone of Archaeological potential: | Y ✓ | N | ZAP 1: Drogheda |
| Preservation Order or Temporary P.O.: | Y | N ✓ | |

NIAH Registration No. (if applicable):

13619113

Introduction:

The referrer has sought a section 57 declaration as per the Planning and Development Act 2000 (as amended) in respect of works to a protected structure at Paradise Place, Drogheda. No. 1 and 2 Paradise Place were built 2no. properties but were the amalgamation in the nineteenth century.



Fig 1: Street elevation

**Protection Status:**

Under the Planning and Development Act 2000 (as amended), the Record of Protected Structures is set out in the Louth County Development Plan 2021-2027.

No. 1 and 2, Paradise Place (RPS DB-203/204) is described as two-bay, three-storey over basement rendered early 19th Century houses. Paradise Place was built as a terrace of four houses which was altered in the nineteenth century by the amalgamation of two houses into a single dwelling, forming a terrace of three.

Planning History:

There is no history of any planning applications pertaining to this property.

Under S57 Declaration (Ref. DB 22-02) significant works to renovate existing apartments in this property were deemed to be exempted development. This work is underway on site. As the work has been progressed, issues in relation to the stability of the chimney on the gable elevation have become apparent and the extent of remedial works required. The applicant was thus advised to seek a Declaration in relation to repair works proposed.

Description of the Structure:

The NIAH appraisal of this property includes –

- End-of-terrace four-bay three-storey over basement former house, built c. 1760, now in use as flats
- Formerly as pair of two-bay house, altered to form single four-bay house in nineteenth century
- Return to north, extension c. 1900 to east.
- Pitched artificial slate roof, clay ridge tiles, smooth rendered flat capped chimneystacks, cast-iron and uPVC gutters on corbelled eaves course, circular cast-iron and uPVC downpipes.
- Smooth rendered ruled-and-lined walling.
- Square-headed window openings, tooled limestone sills, tripartite windows to ground floor comprising painted timber two-over-two sliding sash windows flanked by one-over-one sliding sashes; six-over-six sliding sash windows to basement, north and east elevations; two-over-two sliding sash windows to south elevation; some replacement casement windows to north elevation, some windows boarded-up to north and east elevations.



- Round-headed door opening, painted stone Gibbsian surround, moulded keystone, plain-glazed fanlight, painted timber door with six raised-and-fielded panels, tooled limestone threshold, polychromatic tiled entrance platform bridging basement, door accessed by limestone steps; entrance covered by glazed porch supported by fluted cast-iron columns with foliate capitals c. 1900; square-headed door opening to return, painted timber vertically-sheeted door.
- Cobblestones to basement area, accessed by flight of tooled limestone steps; tooled limestone plinth wall surmounted by wrought-iron railings with urn newel posts bounds basement area. House fronts onto yard area to north of Paradise Place.

The NIAH appraisal of both properties includes –

'The classical form and proportions remain apparent and this terrace makes a fine addition to the architectural heritage of Drogheda. The retention of notable features such as the Gibbsian door surround and sliding sash windows contribute to its character'.

Referral Question:

Would works materially affect the character of the protected structure and as a result, require planning permission?

Repair to Paradise Place Gable Wall with the following Methodology.

1. Remove all cementitious materials.
2. The chimney stack material is numbered and deconstructed layer by layer.
3. The gable wall material is number and deconstructed level by level.
4. The gable wall is reconstructed to match existing, using the existing materials such as brick and stonework. No reclaimed brick from other sites may be used. Any damaged brick is to be replaced with engineering brick.
5. Helibars are to be installed to ensure the gable wall and the front & rear wall are all tied together.
6. Mortar samples are to be carried out and the new mortar mix is to match existing.
7. Samples panels are to be produced and assessed by the Building Conservation Accredited Surveyor. Please note; notice is to be given to the conservation officer of Louth County Council, to facilitate their assessment onsite.
8. The entire gable wall is to be rendered with a lime render upon completion of the reconstruction.

Existing internal chimney breast will not be affected during these works.

**Legislative Provision:**

Section 57(1) of the Planning and Development Act 2000 (as amended) states 'that notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of:

- a) the structure; or
- b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Assessment:

Under Question 10 of the Request form, works that are proposed are described as repair to Paradise Place Gable Wall with the following Methodology

This Declaration is accompanied by a report entitled Repair Methodology for Paradise Place – Gable Wall prepared by ACO Architectural Conservation Professionals and 2no. reports prepared by Mable Consulting Engineers.

The first engineer's report followed an inspection on the 17th February 2023 identified that the external chimney breast was not properly keyed into the overall chimney breast as a result at ground, first and second floor levels it is at risk of collapsing.

A second report dated 28th March 2023, follows on from the previous report and has identified further problems. Photographs of the structure have also been submitted.

This engineer's latter report concludes:

- Large sections of the gable wall should be considered 'failed' and the current condition is dangerous.
- The gable wall and the front wall at corner have been moving over years and several repair measures were carried out previously to make good.
- Brick in the vicinity timber beam has failed due to overloading and other brickwork is crumbling.
- Without intervention measures the gable wall and the front wall at the south east corner will continue to move and crack and will lead to sections of wall collapsing.

This poor condition of the structure is evident in the photographs attached to the said reports.



The Repair Methodology has prepared by ACO Architectural Conservation Professionals and details deconstruction and reconstruction works proposed. These are set in the description of the nature and scale of the development proposed under Section 10 above.

The works proposed are essential to safeguard the gable and front corner of this building from collapsing and hence the longevity of this protected structure. I am satisfied that the works are consistent with conservation principles and best practice guidance. The historic fabric of this building is to be re-used in the reconstruction of the chimney projection and gable. The proposed use of engineering brick where any existing brick is damaged is reasonable. It is stated that the internal chimney breasts will not be affected by the works proposed:

I am satisfied that the works proposed would not result in a material alteration to the character of this protected structure or would result in undue loss of historic material.

Any further documentation attached (maps, photographs, sketches, notes etc.)?

None

**Conclusion:**

I conclude, that WHEREAS a question has arisen as to whether the proposed development detailed under Section 10 of the Request for Section 57 Declaration, that is, Repair to Paradise Place Gable Wall with the Methodology detailed entitled Repair Methodology for Paradise Place – Gable Wall, prepared by ACO Architectural Conservation Professionals, would or would not materially affect the character of protected structures or any element of the structures which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at 1 and 2 Paradise Place,

AND WHEREAS Mercelova Ltd requested a declaration on the question from Louth County Council on the 5th April 2023,

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- (a) Section 2 of the Planning and Development Act 2000, as amended,
- (b) Section 3 of the Planning and Development Act 2000, as amended,
- (c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- (d) Section 57 of the Planning and Development Act 2000, as amended,
- (d) the Architectural Heritage Protection Guidelines for Planning Authorities,
- (e) the nature and extent of works set out in the referral question in respect of this structure,

AND WHEREAS Louth County Council has concluded that:

- (i) the stated works to the protected structure comprise of works that are development,
- (ii) the stated works would not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,
- (iii) the stated works would consist of the carrying out of works for the maintenance, improvement and alteration of this structure which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures,
- (iv) the proposed works would comprise development which comes within the meaning of 4(1) (h) and Section 57 of the Planning and Development Act 2000 as amended and would not therefore require planning permission.



NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by section 57 of the 2000 Act as amended, hereby decides that the proposed work, that is, Repair to Paradise Place Gable Wall with the Methodology detailed entitled Repair Methodology for Paradise Pace – Gable Wall, prepared by ACO Architectural Conservation Professional as detailed under Section 10 of the Request for a Section 57 Declaration at 1 and 2 Paradise Place, William Street, Drogheda, **constitutes development that is exempted development.**

Signed by Inspector

Patricia Hughes, Senior Executive Planner

Date:

6th April 2023

Signed by Planning Authority Officer

Joanna Kelly, Senior Planner

Date:

6th April 2023

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 57 Declaration – Works to a Protected Structure

Chief Executive's Order No: 228/2023

Reference No: S57 DB23-02

Date Application Received: 05 April 2023

Description:

1. Remove all cementitious materials.
2. The chimney stack material is numbered and deconstructed layer by layer.
3. The gable wall material is number and deconstructed level by level.
4. The gable wall is reconstructed to match existing, using the existing materials such as brick and stonework. No reclaimed brick from other sites may be used. Any damaged brick is to be replace with engineering brick.
5. Helibars are to be installed to ensure the gable wall and the front & rear wall are all tied together.
6. Mortar samples are to be carried out and the new mortar mix is to match existing.
7. Samples panels are to be produced and assessed by the Building Conservation Accredited Surveyor. Please note; notice is to be given to the conservation officer of Louth County Council, to facilitate their assessment onsite.
8. The entire gable wall is to be rendered with a lime render upon completion of the reconstruction.

Name of Applicant: Mercelova Ltd.

Location of Development No 1 & 2 Paradise Place, William Street,
Drogheda, Co. Louth A92 FF10

WHEREAS a question has arisen as to whether the proposed development detailed under Section 10 of the Request for Section 57 Declaration, that is, Repair to Paradise Place Gable Wall with the Methodology detailed entitled Repair Methodology for Paradise Place – Gable Wall, prepared by ACO Architectural Conservation Professionals, would or would not materially affect the character of protected structures or any element of the structures which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at 1 and 2 Paradise Place,

AND WHEREAS Mercelova Ltd. requested a declaration on the question from Louth County Council on the 5th April, 2023

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- (a) Section 2 of the Planning and Development Act 2000, as amended,
- (b) Section 3 of the Planning and Development Act 2000, as amended,
- (c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- (d) Section 57 of the Planning and Development Act 2000, as amended,
- (d) the Architectural Heritage Protection Guidelines for Planning Authorities,
- (e) the nature and extent of works set out in the referral question in respect of this structure,

AND WHEREAS Louth County Council has concluded that:

the stated works to the protected structure comprise of works that are development,

the stated works would not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,

the stated works would consist of the carrying out of works for the maintenance, improvement and alteration of this structure which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures,

the proposed works would comprise development which comes within the meaning of 4(1) (h) and Section 57 of the Planning and Development Act 2000 as amended and would not therefore require planning permission.

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the Planning and Development Act 2000 (as amended), hereby decides that the proposed work, that is, Repair to Paradise Place Gable Wall with the Methodology detailed entitled Repair Methodology for Paradise Pace – Gable Wall, prepared by ACO Architectural Conservation Professional as detailed under Section 10 of the Request for a Section 57 Declaration at 1 and 2 Paradise Place, William Street, Drogheda, **constitutes development that is exempted development.**

SIGNED:

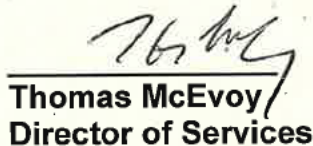

Joanna Kelly
Senior Planner

Dated: 6th April 2023

ORDER:

In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Section 57 Declaration of Exemption be Granted** for the works, as described above.

SIGNED:


Thomas McEvoy
Director of Services

Dated: 6th April 2023

To whom this function has been delegated in accordance with the provision of Sections 154 of the Local Government Act 2001 by Order no CE.S.335/22 dated the 01st day of September, 2022.



PLANNING AND DEVELOPMENT ACT 2000 (as amended) REQUEST FOR SECTION 57 DECLARATION

The above Act provides that notwithstanding section 4(1)(a), (h), (i), (j), (k), or (l) and any regulations made under section 4(2) of the Act, the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

As an owner or occupier of a protected structure you are entitled under the above Act to make a written request to the Planning Authority to issue a Declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element (as set out in Section 57(3) of the Planning and Development Act 2000 as amended) of that structure.

In order to allow for consideration of this request, please supply the following information:

| | |
|---|--|
| 1. Name of Applicant: | Mercelova Ltd |
| 2. Address of Protected Structure: | Eircode: A92 FF10 No 1 & 2 Paradise Place William Street, Drogheda, Co Louth |
| 3. Correspondence of Protected Structure: (if different from 2 above) | |
| 4. NIAH Ref. No. 13619112/13619113 | Louth RPS Ref. No. DB-204/DB-205 |
| 5. Is the structure owner occupied or rented? | Vacant |
| 6. If rented, state name and address of owner: | |
| 7. Use of structure (residential, commercial etc.) | Residential |
| 8. Has a Declaration been sought previously? | Section 57 2022 |
| 9. Are you aware of any (1) previous planning application/s or (2) enforcement proceedings pertaining to this site? (If so, please give details): | |
| Yes Section 57 Ref: DB22/02 | |



**PLANNING AND DEVELOPMENT ACT 2000 (as amended)
REQUEST FOR SECTION 57 DECLARATION**

10. Please provide a brief description of the nature and scale of the development proposed (both internal and external) in particular the works that you are seeking a declaration for

Repair to Paradise Place Gable Wall with the following methodology.

1. Remove all cementitious materials.
2. The chimney stack material is numbered and deconstructed layer by layer.
3. The gable wall material is numbered and deconstructed level by level.
4. The gable wall is reconstructed to match existing, using the existing materials such as brick and stonework. No reclaimed brick from other sites may be used. Any damaged brick is to be replaced with engineering brick.
5. Helibars are to be installed to ensure the gable wall and the front & rear wall are all tied together.
6. Mortar samples are to be carried out and the new mortar mix is to match existing.
7. Samples panels are to be produced and assessed by the Building Conservation Accredited Surveyor. Please note; notice is to be given to the conservation officer of Louth County Council, to facilitate their assessment onsite.
8. The entire gable wall is to be rendered with a lime render upon completion of the reconstruction.

N.B Existing internal chimney breast will not be affected during these works.

Please note that the accuracy and relevance of the Declaration made by the Planning Authority is informed by the information furnished by the applicant.
Any deviation from the information provided may require the re-consideration of the declaration.

11. Please provide a Site Location Map to the scale of 1:1000 clearly identifying the structure and boundaries to which this application refers. The subject structure should be outlined in **red** and overall landholding to be outlined in **blue**

I wish to apply for a declaration from Louth County Council as to the type of works as outlined above, which may or may not require permission in the above named structure.

Signed:

Date: 05.04.2023

Daytime contact telephone number:



**PLANNING AND DEVELOPMENT ACT 2000 (as amended)
REQUEST FOR SECTION 57 DECLARATION**

It should be noted that the Council is normally obliged to issue this declaration within three months (12 weeks) of a request being made.

You will be contacted within this period to arrange an appointment for a suitably qualified person to carry out a detailed survey of the internal and external features of the structure.

Please Return Completed Form To:

Conservation, Planning Dept., Louth County Council,

Town Hall, Crowe Street, Dundalk, A91 W20C

Email: conservation@louthcoco.ie

28th March 2023

By email to: [REDACTED]

Page: 1 of 3

Re: No 1 & 2 Paradise Place, Drogheda, Co. Louth – Gable Wall and Southeast Corner.

Mable Ref: [REDACTED]

Dear Jonathan,

In follow up to our Site Inspection Report dated 17/02/2023, copy attached, we note the following:-

Observations

- As part of the investigation and repair works, the builder has removed further sections of render at the southeast corner of the building and between the corner and the chimney projection, see Figure 1 below.
- The front wall at the southeast corner, above the "garden" wall, has bulged out of plumb more than 100mm.
- The blockwork "garden" wall is restraining the corner at ground floor level preventing this section of the corner from bulging. The garden wall appears to have been constructed to restrain the corner.
- The brickwork supporting the timber beam in the gable wall is cracked and failed. This is most likely due to overloading from the timber beam.
- There are large cracks in the gable wall over the timber beam, these have been filled over the years.
- There is a section of render on the gable wall between first and second floor. Based on other observations, it is likely that the wall structure at this location is in poor condition, the render may be acting as a "structural" repair.
- The gable wall has several different forms of construction, this discontinuity in construction materials has created a relatively weak structure. There are built-in timbers which are not continuous across the wall but have created weak spots exasperating the poor condition of the gable wall.

Conclusion

- Overall, it is our view that large sections of this gable wall should be considered as "Failed". The current condition of the wall is dangerous.
- The gable wall and front wall at the corner have been moving over the years and several repair measures were carried out to make good.
- The brickwork has failed in the vicinity of the timber beam due to overloading.
- Other brickwork is crumbling, possibly due to freeze-thaw water damage.
- The corner is out of line by more than 100mm; this is causing a "tearing" stress in the gable wall and is leading to further cracking and movement.
- Unless extreme intervention measures are taken, the gable wall and front wall at the southeast corner will continue to move and crack. This will eventually lead to sections of the wall collapsing.



Figure 1 Southeast corner and gable wall

Recommendation

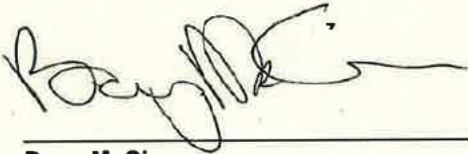
Subject to agreement with the Conservation Architect:-

- We recommend taking down the failed section of gable wall and the front wall at the southeast corner and reconstructing them.
- The built-in timbers which are not tying the wall together but weakening the arrangement should be removed as part of this work.
- We recommend correcting the out of line (bulged) corner – reconstructing it to make plumb.
- The materials used for this reconstruction work could be new blockwork / brickwork or alternatively salvage brickwork could be used.

End of Report

If you have any queries or require any further information, please do not hesitate to contact us.

Yours Sincerely,



Barry McGinn

Chartered Engineer

Mable Consulting Engineers, 30 Drumcondra Road Upper, Drumcondra, Dublin 9

Enclosed; [REDACTED]

Site Inspection Report



Project Name:

22779 - No 1 & 2 Paradise Place, Drogheda, Co. Louth

Client Name:

RDF Architecture & Planning

Description

Inspection of Gable Wall Chimney Breast at No. 1

Prepared By

Barry McGinn

Inspection Date & Time

17.02.2023

Inspection Number

008

Weather Conditions

Dry and overcast

Printed

16.03.2023 17:06

Findings

5 images / issues

Present During Inspection

Barry McGinn Mable Consulting Engineers

BCAR Team

Comments

Gable Wall Chimney Breast at No. 1 - Inspection Findings

1. The gable wall is in the main a random rubble built wall with sand cement render externally.
2. The chimney breast is brick built - it appears to have been altered and repaired several times over the years. The current arrangement has sections that do not appear to be "original" as their form of construction and key-in do not match the form of construction of the rubble wall.
3. The projecting section of the chimney outside the line of the gable wall appears to have been built / rebuilt / repaired several times due to ongoing cracking.
4. This projecting chimney breast is not properly keyed into the overall chimney breast - this is the case at ground floor, first and second floors, most notably on the LHS (looking to chimney from outside).
5. The chimney projection is separating from the gable and is at risk of collapsing - ground , first and second floor levels.
6. The condition of the chimney projection brickwork at ground floor level is extremely poor - the brickwork has failed on the LHS.
7. The front face of the projection at ground floor level has several cracks in the render indicating the brickwork beneath is in very poor condition.
8. Remedial works to retain and make safe the chimney breast projection was reviewed on site.

9. As a minimum - reconstruction of brickwork is required at ground floor level and strapping and crack stitching is required at first and second floor levels with some reconstruction.

10. Reconstruction at ground floor level is not possible without affecting the projection section overhead at first and second floor - collapse is a strong risk.

- (a) The projection overhead at first floor and second floor is at risk of collapse if the brickwork at ground floor is tampered with.

- (b) This projection at ground floor and first floor is at risk of collapse if the brickwork at second floor is tampered with.

11. Significant Temporary Works would be required to retain the chimney breast at first and second floor to allow works be carried out at ground floor.

12. Significant Temporary Works would be required to retain the chimney breast at ground and first floor to allow works be carried out at second floor.

Subject to Conservation Architect requirements, we recommend:-

Taking down the chimney projection, retaining the chimney stack and internal chimney and making good the gable and chimney

Materials to be used for the making good works should be agreed with the Architect - these could be new blockwork / brickwork (as "honest repair") or salvage materials.

Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter reference number 781-032

[Click here to view these issues in the contractor portal](#)



008 / 001



Comment

General Photograph of Front of Site

Current Status

Work In Progress

Location / Plan

Inspection Plan Element

008 / 002



Comment

Gable Works

Current Status

Work In Progress

Location / Plan

Inspection Plan Element

008 / 003



Comment

Cracking in render at Chimney Projection

Current Status

Work In Progress

Location / Plan

Inspection Plan Element

008 / 004



Comment

Brickwork has failed due to load from timber beam and / or wall settlement

Current Status

Work In Progress

Location / Plan

Inspection Plan Element

008 / 005



Comment

Brickwork not keyed into gable wall
Arrangement is dangerous and needs immediate
repair works

Current Status

Work In Progress

Location / Plan

Inspection Plan Element



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



Figure 2 - View of the top of the Gable Wall (East – North)



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021



Winners

J808 – Repair Methodology for Paradise Place Gable Wall.



Figure 1 – View of the top of the Gable Wall (East – South)



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



Figure 3 - View of the base of the wall (East – North)



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



Figure 4 - View of the gable wall (East - South)



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



Figure 5 - View of the base of the wall(East – South)



ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



It is proposed that the following works are carried out on the gable wall:

1. Remove all cementitious materials.
2. The chimney stack material is numbered and deconstructed layer by layer.
3. The gable wall material is number and deconstructed level by level.
4. The gable wall is reconstructed to match existing, using the existing materials such as brick and stonework. No reclaimed brick from other sites may be used. Any damaged brick is to be replace with engineering brick.
5. Helibars are to be installed to ensure the gable wall and the front & rear wall are all tied together.
6. Mortar samples are to be carried out and the new mortar mix is to match existing.
7. Samples panels are to be produced and assessed by the Building Conservation Accredited Surveyor. Please note; notice is to be given to the conservation officer of Louth County Council, to facilitate their assessment onsite.
8. The entire gable wall is to be rendered with a lime render upon completion of the reconstruction.

Description:
 =====
 Digital Cartographic Model (DCM)
 Publisher / Source:
 =====
 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 =====
 PRIME2
 File Format:
 =====
 Autodesk AutoCAD (DWG_R2013)
 File Name:
 =====
 v_50185842_1.dwg
 Clip Extent / Area of Interest (AOI):
 =====
 LLX,LLY= 708877.9229,775352.4685
 LRX,LRX= 709110.9229,775352.4685
 ULX,ULY= 708877.9229,775524.4685
 URX,URY= 709110.9229,775524.4685
 Projection / Spatial Reference:
 =====
 Projection= IRENET95_Irish_Transverse_Mercator
 Centre Point Coordinates:
 =====
 X,Y= 708994.4229,775438.4685
 Reference Index:
 =====
 Map Series | Map Sheets
 1:1,000 | 2319-12
 1:5,000 | 2319
 Data Extraction Date:
 =====
 Date= 16-Apr-2021
 Source Data Release:
 =====
 DCLMS Release V1.139.112
 Product Version:
 =====
 Version= 1.3
 License / Copyright:
 =====
 Ordnance Survey Ireland Terms of Use apply.
 Please visit www.osi.ie/about/terms-conditions.

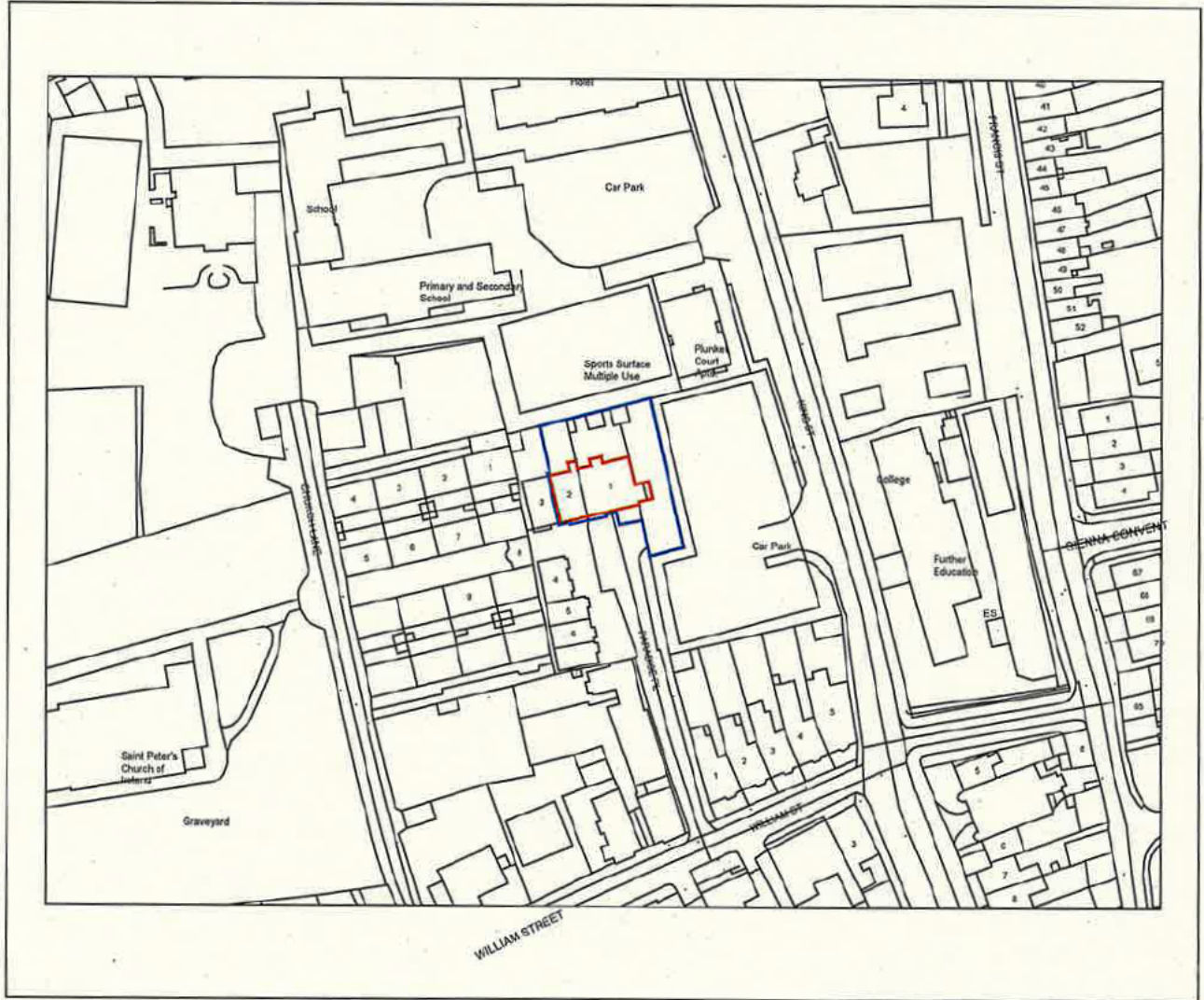
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The representation on this map of a road, track
 or footpath is not evidence of the existence of a
 right of way.

Ordnance Survey maps never show legal property
 boundaries, nor do they show ownership of physical
 features.



 Building Outline
 Overall Land Holding



| | | | | |
|---|------|--|--|-------|
| 21-088-001 | | Title Site Location Map | RDF Architects & Planning Ltd. Unit 19, Charleville Town Centre Charleville, Co. Cork  Tel 063 30917 E-mail: info@ocfpm.com Web Site: www.OCFPM.com | |
| Notes The straight of this drawing is verified with OCFPMISE. Compare and map will be reproduced with the OCFPMISE. Use any scale from this drawing. Use digital dimensions only. All dimensions must be verified on site. | | Date 13.04.21 | | |
| | | Scale 1:1000 @ A3 | Client Taaffe Egan Developments Ltd | |
| | | Drawn by B.M RDF Architects & Planning | | |
| | | Drawing No. 21-088 Paradise Place | Project Paradise Place, Drogheda, Co. Louth | |
| ISSUE | DATE | DRW | CHK | NOTES |