



## 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.

<b>Applicant Name:</b>	Martin McCourt & Mark Meehan		
<b>Status (i.e. Owner or Occupier):</b>	Un-occupied		
<b>Date of Request for Declaration:</b>	24 <sup>th</sup> March 2023	<b>Date of Inspection:</b>	4 <sup>th</sup> April 2023
<b>Date of Issue of Declaration:</b>	05 <sup>th</sup> April 2023	<b>Previous Declarations:</b>	None

**Address:**

The Widows Houses

**Location:**
**Name of Building:**

National Grid co-ordinates:

**Address 1:**

Southgate

**O.S. Map Type:**
**Address 2:**

Castlebellingham

**Map Sheet:**
**Address 3:**

Co. Louth

**Site Number:**
**Eircode:**

A91 K682

**Protection Status:**

Y / N

**Details:**

Under the Planning and development Act 2000  
(as amended)

**Record of Protected Structures:**

Y ✓

N

LHS015-010 & LHS015-011

**Architectural Conservation Area:**

Y ✓

N

Castlebellingham ACA

Records of Monuments and  
Places:

Y N ✓

Zone of Archaeological  
potential:

Y N ✓

Preservation Order or  
Temporary P.O.:

Y N ✓

NIAH Registration No. (if applicable):

13826012



**Survey Data**

Reg No	13826012
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Historical, Social
Original Use	Worker's house
In Use As	House
Date	1825 - 1830
Coordinates	305865, 295271
Date Recorded	06/07/2005
Date Updated	--/--

**Description of the Structure:**

Pair of semi-detached multiple-bay single-storey with half-dormer attic former estate worker's houses, built 1826/7, now in use as private houses. Gabled projecting bay to east, gabled breakfront central bay, porch extension to west gable built 1864, dormers to north elevation, half dormers to south. Pitched slate roofs, clay ridge tiles, red brick Tudor style chimneystacks with diamond corbelled flues, cast-iron moulded gutters on painted timber projecting fascias, painted timber bargeboards, finials to east and west gables and to gable of projecting bay. Uncoursed rubble walling, projecting tooled limestone plinth, recess in north elevation of projecting bay with tooled limestone surround and decorative modillions with religious Della Robbia-revival plaque. Pointed arch and round-headed window openings, red brick block-and-start jambs, brick arches, painted timber hood mouldings, painted tooled stone sills, cast-iron Y-traceried casement windows. Round-headed door opening to main entrance, red brick block-and-start jambs, brick arch, painted timber hood moulding, painted timber vertically-sheeted double doors, Y-traceried fanlight, approached by tooled limestone steps; pointed arch door opening to east elevation of projecting gable, painted brick block-and-start surround, painted timber vertically-sheeted and half-glazed door c. 1975, Y-traceried fanlight; square-headed door opening set in round-headed recess to west elevation, painted timber vertically-sheeted double doors. Single-storey brick porch extension to west elevation dated 1864, pitched slate roof with fish scale patterning, lead-capped ridge, painted timber decorative bargeboard to gable over doorway, cast-iron gutters, cast-iron downpipes; red brick walling with projecting tooled limestone plinth, red brick corbel course to eaves; square-headed window opening on west elevation with fixed light to six-pane timber window; square-headed door opening surmounted by flush limestone pediment with triangular overlight and carved inscription "John III.16, John XIV. 6, Acts IV.12", painted timber vertically-sheeted door, limestone threshold. Approached by cobbled path, adjacent to church to south; garden to east, west and north of building, yard to rear south) abutting church boundary wall.



### **Appraisal**

Two of a group of similar houses, possibly designed by William Vitruvius Morrison and known as the Widow's Houses, this group was built to accommodate the widows of Castlebellingham estate employees. The finely executed detailing in this exquisite pair remains largely intact. The high quality design and craftsmanship is indicated by details like the Gothic windows, lattice glazing, decorative bargeboards and finials. A unique and valuable contribution to the architectural heritage of County Louth.

### **Site & Description of Proposed Works**

The site comprises of a pair of semi-detached multiple-bay single-storey with half-dormer properties situated immediately to the north of a church and associated graveyard. The site is situated within Castlebellingham ACA on lands zoned B1 Town/Village Centre as per the Louth County Development Plan 2021-2027, as varied, which has the objective "To support the development, improvement and expansion of town or village centre activities."

The works proposed, which are the subject of this Section 57 Declaration include:

- Remove existing 24x12" Bangor blue slates, repair any roof joinery, install timber battens and new lead where required, install breathable felt and re-install slates with 24x12" Bangor blue slates, re-using existing slates where possible;
- Remove existing chimney stacks and re-build chimney stacks with yellow and red brick as per historic photograph and as per submitted design details prepared by Emmett Holland Architect
- Existing timber on eaves to be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Timber fascias to be reconstructed to match existing and/or previous ornate fascia from historic photographs.
- Install half round cast iron rainwater goods, joints sealed with linseed oil putty
- Restoration works to windows and doors where possible. Specialist stained glass contractor to paint and repair any glazing.

### **Assessment**

The Planning Authority has considered the works to The Widows Houses, Castlebellingham which involve the works outlined above with 'Description of Proposed Works'. The applicant has also submitted a Conservation Method Statement and detailed drawings for the proposed chimney works, both of which have been prepared by Emmet Holland Architect, Grade 3 Conservation Architect.

In relation to the repair works to the roof, eaves, windows and doors and provision of cast iron rainwater goods, I am satisfied, based on the information contained within the Conservation Method Statement, that these works would not materially affect the character of the protected structure.

In relation to the removal of the existing chimney stacks and replacement with reconstructed chimney stacks, the applicant has demonstrated that the existing chimney stacks are not original and has included a historic image of the building in question to illustrate the original chimney stacks. Detailed drawings have been submitted to illustrate the design of the chimney works to reflect the design of the original chimneys. Given that the new chimney stacks will reflect the chimneys which were originally at this building, I am satisfied that these works would not materially affect the character of the protected structure.

### **Schedule of Works:**

Work which would not materially affect the character of the protected structure are outlined as follows:

- Remove existing 24x12" Bangor blue slates, repair any roof joinery, install timber battens and new lead where required, install breathable felt and re-install slates with 24x12" Bangor blue slates, re-using existing slates where possible;



- Remove existing chimney stacks and re-build chimney stacks with yellow and red brick as per historic photograph and as per submitted design details prepared by Emmett Holland Architect
- Existing timber on eaves to be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Timber fascias to be reconstructed to match existing and/or previous ornate fascia from historic photographs.
- Install half round cast iron rainwater goods, joints sealed with linseed oil putty
- Restoration works to windows and doors where possible. Specialist stained glass contractor to paint and repair any glazing.

#### Special Remarks:

The structure was built between 1825-1830, with a regional listing status and falls within four categories of special interest: Architectural, Artistic, Historical and Social.

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

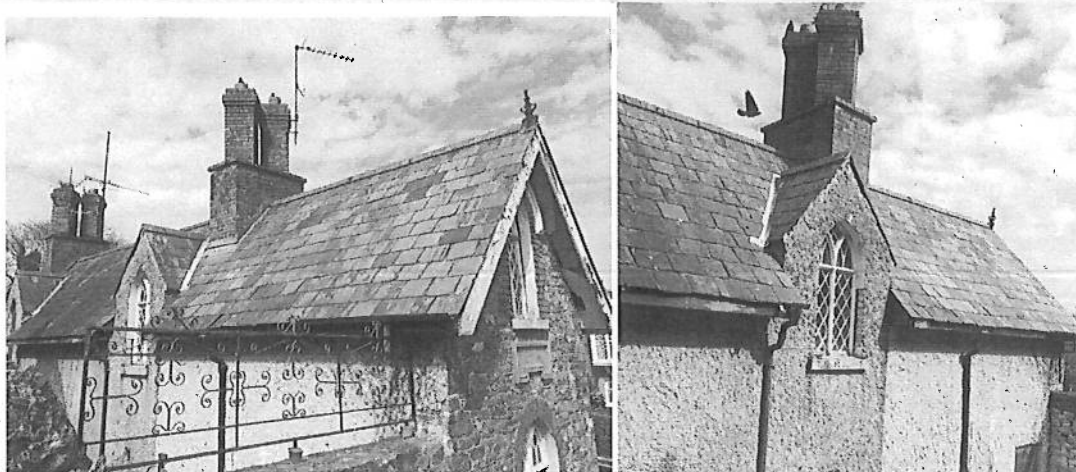
- Map,
- Declaration form
- RPS Extract
- Conservation Method Statement prepared by Emmet Holland Architect
- Chimney Reconstruction Elevations & Sections (Drawing No. 2304-SK01)
- Chimney Base Plan (Drawing No. 2304-SK02)
- Site photos taken by Planning Authority inspector 4<sup>th</sup> April 2023



Above: 17 Euston Street with light green door



Above: front elevation



**Recommendation:**

I hereby recommend that a Declaration of Exemption be granted for the development described above, for the reason(s) set out hereunder.

**WHEREAS** the question has arisen as to whether the proposed works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at The Widows Houses, Castlebellingham, Co. Louth, A91 K682.

**AND WHEREAS** Martin McCourt & Mark Meehan requested a declaration on the question from Louth County Council on the 24<sup>th</sup> March 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,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of works set out in the referral question.

**AND WHEREAS** Louth County Council has concluded that –

- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) The stated works would not materially affect the character of the protected 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 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 and
- (iv) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended).

**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 works to the property at The Widows Houses, Castlebellingham, Co. Louth, A91 K682 as detailed above, **constitutes development that is exempted**



development.

Signed by Inspector

Signed by Planning Authority Officer

*Anne McCormick*

*J. Kelly*

Date

Date

05/04/2023

5th 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:** 227/2023

**Reference No:** S57 LHS23-02

**Date Application Received:** 24 March 2023

**Description:** Remove existing 24x12" Bangor blue slates, repair any roof joinery, install timber battens and new lead where required, install breathable felt and re-install slates with 24x12" Bangor blue slates, re-using existing slates where possible;  
Remove existing chimney stacks and re-build chimney stacks with yellow and red brick as per historic photograph and as per submitted design details prepared by Emmett Holland Architect;  
Existing timber on eaves to be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Timber fascias to be reconstructed to match existing and/or previous ornate fascia from historic photographs;  
Install half round cast iron rainwater goods, joints sealed with linseed oil putty;  
Restoration works to windows and doors where possible. Specialist stained glass contractor to paint and repair any glazing.

**Name of Applicant:** Martin McCourt & Mark Meehan

**Location of Development** The Widows Houses, Southgate,  
Castlebellingham, Co. Louth A91 K682

**WHEREAS** the question has arisen as to whether the proposed works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at The Widows Houses, Castlebellingham, Co. Louth, A91 K682.

**AND WHEREAS** Martin McCourt & Mark Meehan requested a declaration on the question from Louth County Council on the 24<sup>th</sup> March 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,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of works set out in the referral question.

**AND WHEREAS** Louth County Council has concluded that –

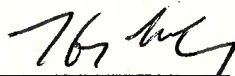
- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) The stated works would not materially affect the character of the protected structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,
- (iii) The stated works 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 and
- (iv) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended).

**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 works to the property at The Widows Houses, Castlebellingham, Co. Louth, A91 K682 as detailed above, **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.

# The Property Registration Authority An tÚdarás Clárúcháin Maoiné



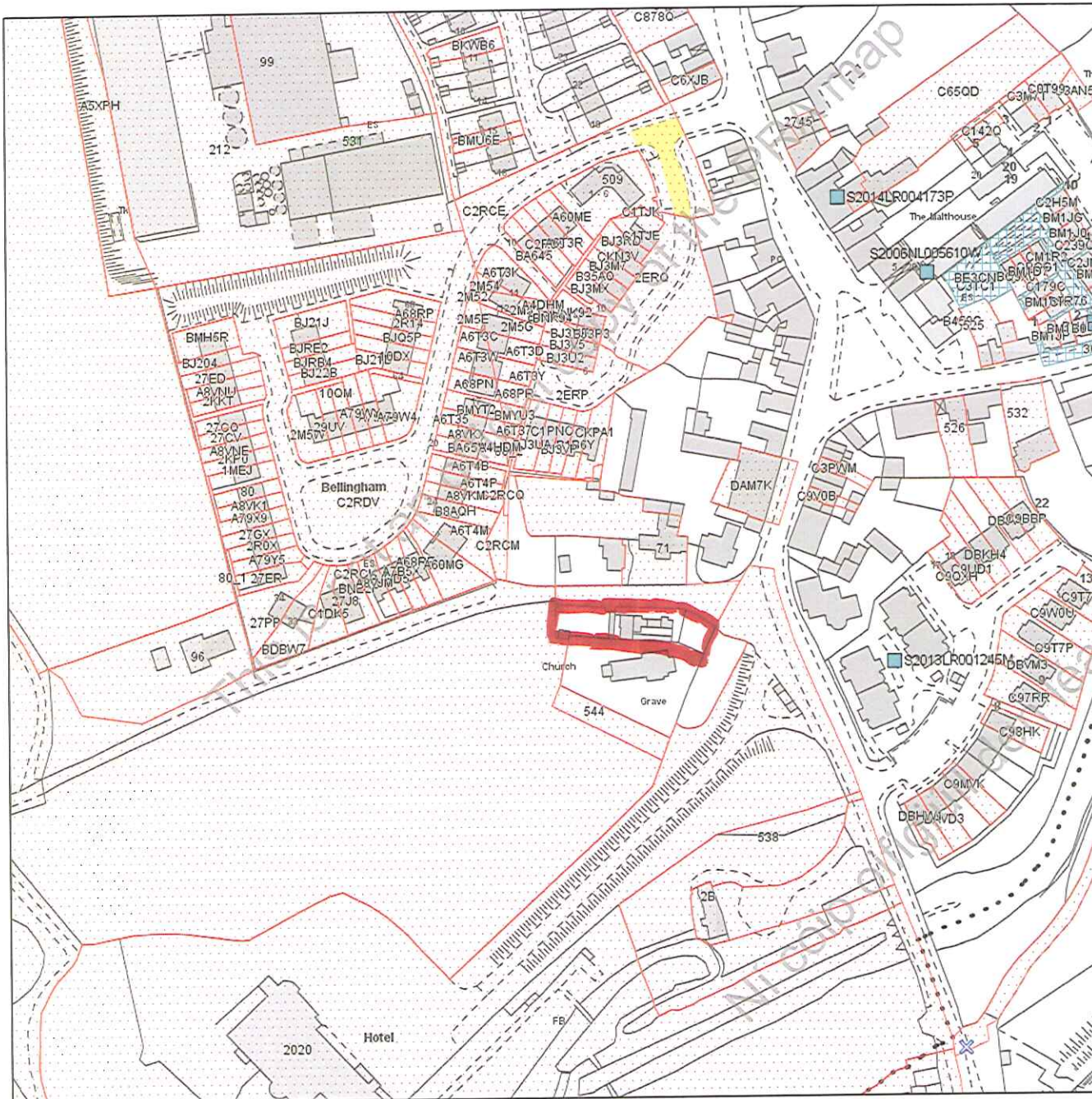
Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.prai.ie](http://www.prai.ie).

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(II) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▭ Soak Pit

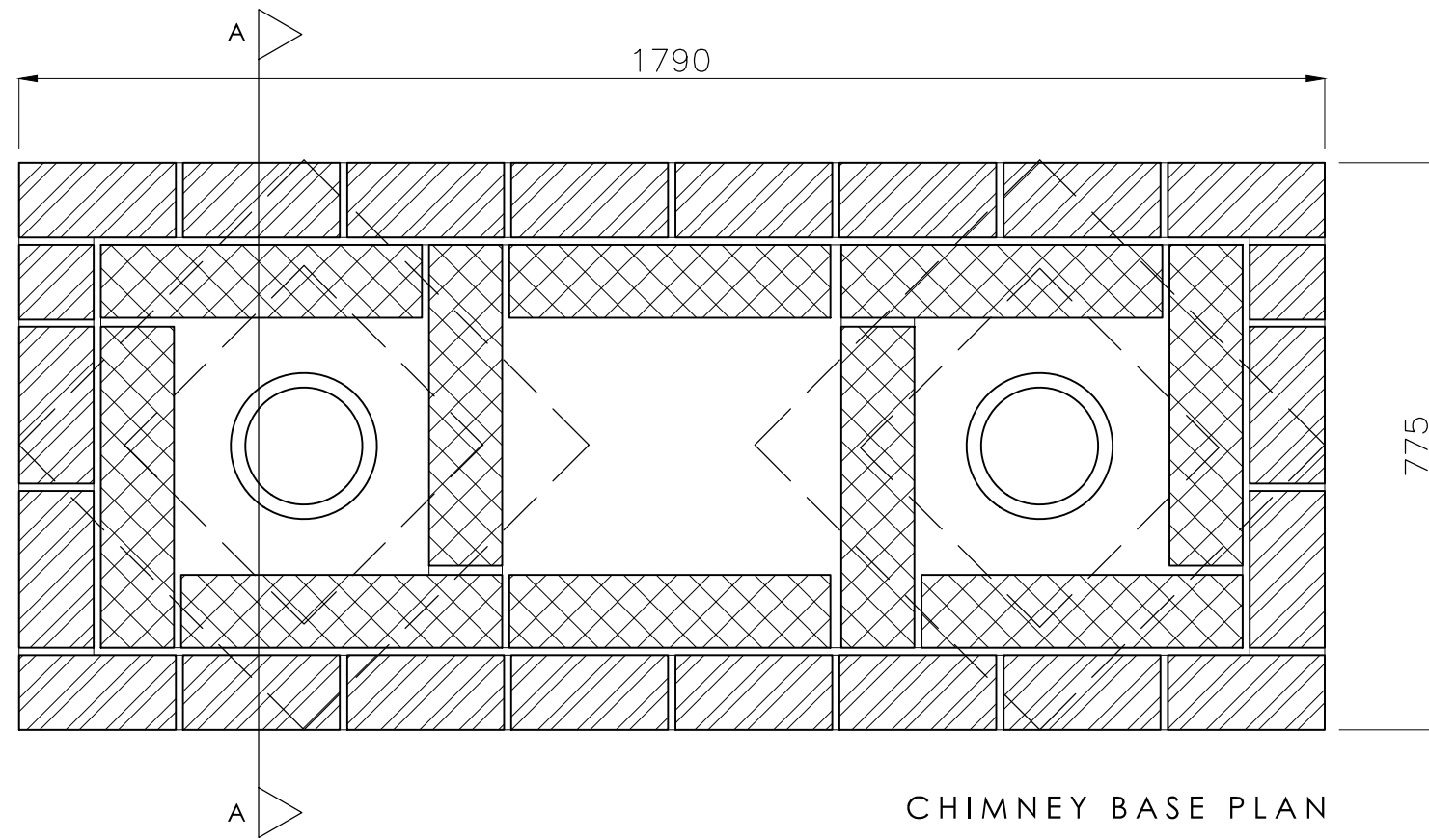
A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As Inserted by Section 62 of the Registration of Deed and Title Act 2006.

Creation Date: 15 April 2016 10:38:44





The Lawrence Photograph Collection 1880 - 1900



**Emmet Holland**  
— Architect 

a.: Unit 7, Adelphi, Dundalk, Co. Louth w.: [www.emmethollandarchitect.ie](http://www.emmethollandarchitect.ie)  
t.: 087 6293845 e.: [emmet@emmethollandarchitect.ie](mailto:emmet@emmethollandarchitect.ie)

CLIENT  
Bellingham Estate

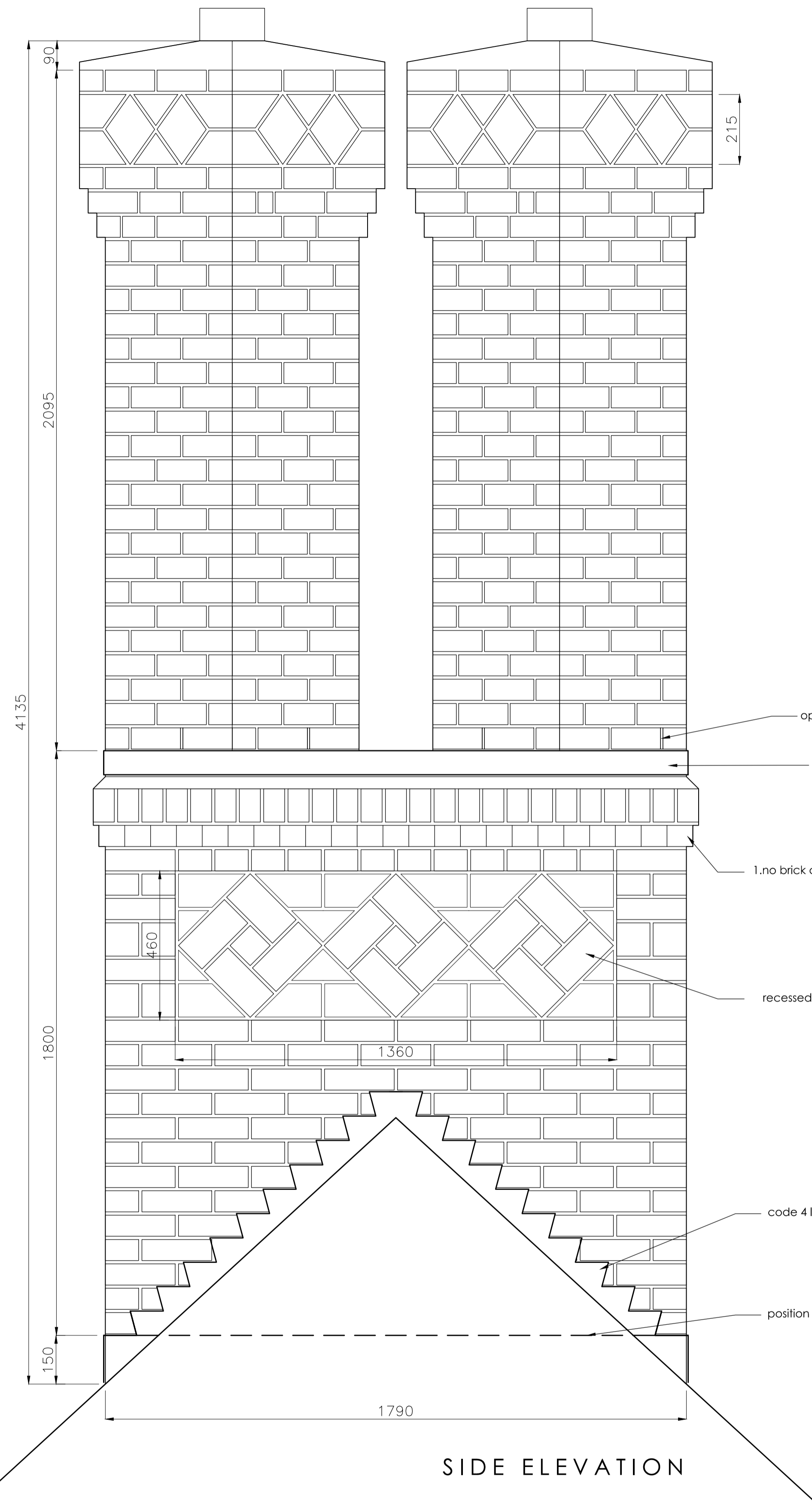
PROJECT  
2304 - Widows Houses

DRAWING  
Chimney Base Plan

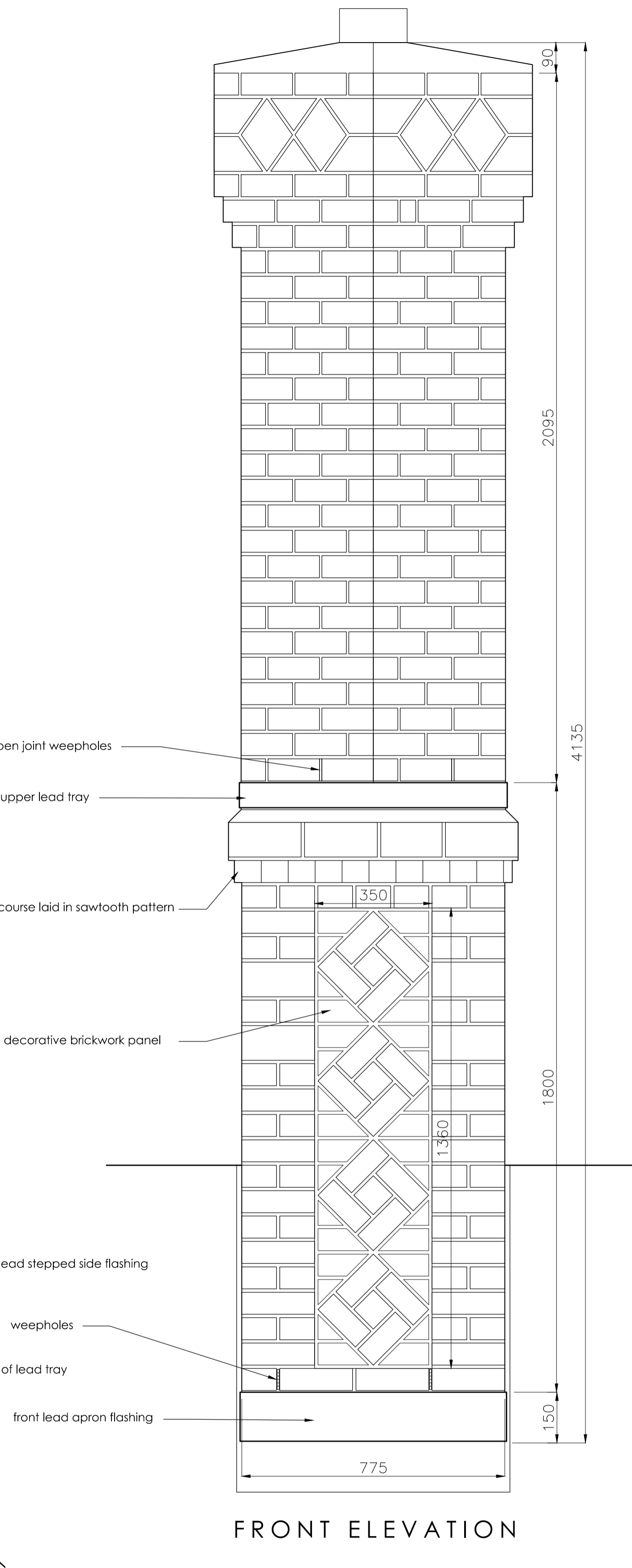
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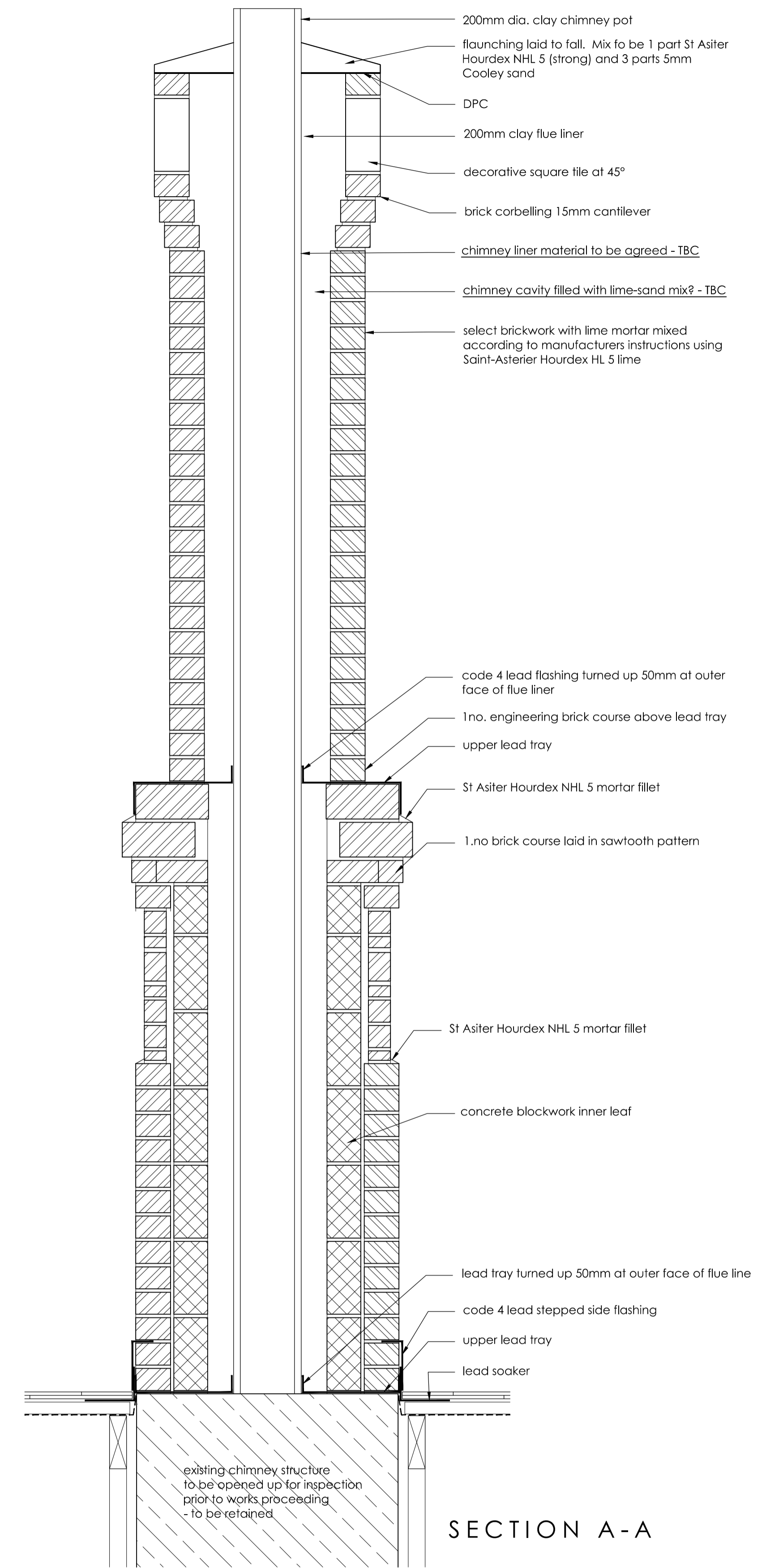




SIDE ELEVATION



FRONT ELEVATION



SECTION A-A

**NOTES**

Before commencing work, employees carrying out brickwork are to produce evidence of a successful experience in the use of lime mortar and bricklaying to a protected structure.

Structural stability:  
a) The contractor shall be entirely responsible for structural stability during the works and shall arrange that sufficient temporary supports be used as work proceeds to keep the structure stable until work is completed.

b) In places where the contractor considers temporary bracing to be necessary he shall design it himself making sure that it does not interfere with work on site or in any way weaken or impair the serviceability of the structure.

c) The contractor is to submit full details of his temporary work proposals to the Architect prior to the commencement of works.

Brickwork:  
Provide new lead trays installed in accordance with Manufacturers instruction.

Use samples to ensure that new bricks match closely all visual characteristics and features of the existing/original. The Conservation Architect is to approve samples of bricks, in writing, before work is started.

Mixing pointing and bedding mortar using hydraulic lime:  
Generally comply with BS 5628 Part 3, Section 4 in respect of batching, mixing and use of mortar. Lime and sand are to be protected and kept dry before use. Once opened, a bag of lime exposed to air will weaken the hydraulic set. Use an approved colouring agent, if necessary, to achieve a mix to match the colour of adjacent work. Mix lime and sand in the proportion of 1:3 unless specified otherwise.

After mixing, hydraulic lime mortar should be treated similarly to cement mortar and used within an hour or so.

All batching is to be carried out by volume, using clean containers and ensuring that contents are levelled with a clean straight edge across the top of the containers. Allow for bulking if the sand is wet.

Mixing is preferably carried out using a roll pan or paddle mixer. If a conventional cement mixer is to be used the mortar will be prone to balling. The following procedure will reduce the risk of balling.

- Put a small amount of water into the mixer whilst not rotating and then add the appropriate quantity of lime.
- a) Switch on the mixer and allow the lime to be turned to wet slurry.
- b) Add sand to the slurry, together with more water and mix for 15 - 20 minutes. Do not overfill the mixer as this will prevent proper mixing. At first the mix should appear to be rather dry but will become "fatter" as mixing time lengthens.
- c) After 20 minutes have elapsed the final water can be added to obtain the correct workability.

Cold weather protection:  
No work involving the preparation of mortar or the laying of brickwork or stonework shall be undertaken when the temperature is 5 degree centigrade falling or below 4 degrees centigrade when the temperature is rising.  
Water to be clean and uncontaminated.

Protection:  
All work is to be protected from the frost and rain with hessian sheets for a minimum of 7 days or until the mortar has cured if longer. In warm weather the work is to be protected with hessian sheets which should be kept moist at all times to avoid curing occurring too quickly.

Damage due to weather:  
Any work affected by the weather is to be cut out and replaced at the contractor's expense

Safety:  
Pay regard to the Health & Safety requirements by wearing gloves, goggles and protective clothing when working with lime.

All work is to be carried out in accordance with the current codes of practice & building regulations. The contractor shall verify all information on site and report any discrepancies immediately to the architect.  
All dimensions and positions of existing services to be checked on site and any discrepancies brought to the attention of the client and the architect.

All dimensions are in millimetres unless stated otherwise.  
All dimensions are to be checked on site. Site dimensions are to be given preference over scaled dimensions from drawings.  
Figured dimensions are to be taken in preference to scaled dimensions.  
All assembly details to be compared with design details and referred to structural engineer's drawings, details and calculations.

If in doubt ask. The contractor shall notify architect in good time to allow inspection of each work stage that requires notification.

Workmanship and materials are to be the Highest standards and to comply with the relevant standards and/or codes of practice where applicable.

Materials suggested as alternatives to specified items /components are to be approved by the architect prior to being incorporated into the works.

**Emmet Holland — Architect**

a. Unit 7, Adelphi, Dunelm, Co. Louth. w. www.emmethollandarchitect.ie  
t. 087 6203845 e. emmet@emmethollandarchitect.ie

CLIENT  
Bellingham Estate

PROJECT  
2304 - Widows Houses

DRAWING  
Chimney Reconstruction  
Elevations & Section

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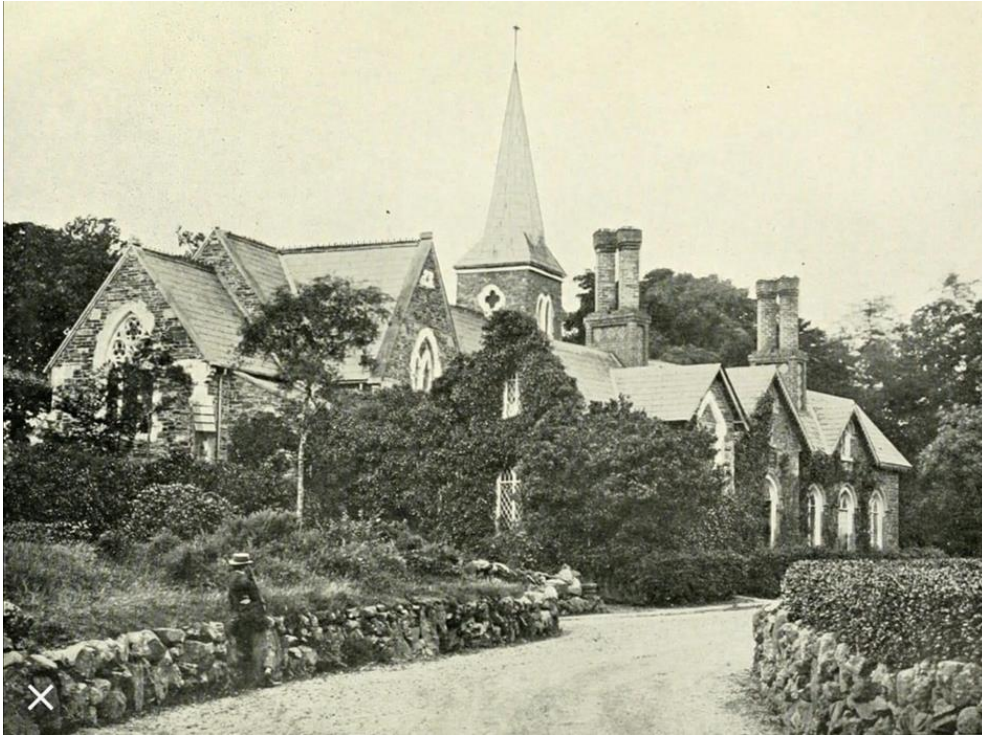
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SK01

Registered Architect  
2023

Architect Accredited in Conservation  
63

# Conservation Method Statement

## The Widows Houses, Castlebellingham, Co. Louth



*Photograph dated 1880 -1917 - Lawrence Collection, National Library of Ireland*

**Prepared for** Mark Meehan  
**Project** Restoration Works  
**Site Address** The Widows Houses, South Gate, Castlebellingham, Co. Louth  
**Prepared By** Emmet Holland  
Emmet Holland Architect Limited  
Unit 7, Adelphi Blvd., Dundalk, Co. Louth

**Date of issue** January 26th 2023



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1.0	Purpose of the method statement
2.0	Introduction
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3.4	Chimneys
3.5	Windows & External Doors
4.0	On-site supervision and monitoring
5.0	Outline Programme of Works
6.0	Outline Project Costs

### 1.0 PURPOSE OF THE METHOD STATEMENT

This Method Statement has been prepared to accompany a 2023 Historic Structures Fund Application. The application refers to the following proposed conservation works:

1. Repairs to Existing Roof to include roof cover, eaves (fascia & soffit) & rainwater goods.
2. Removal of existing chimneys (not original to structure) and their replacement.
3. Repairs to existing external doors & windows.

The report has been prepared by Emmet Holland, an Architect accredited in Conservation at Grade 3 with the Royal Institute of the Architects of Ireland (Membership Number: 15016).

#### Planning Approval

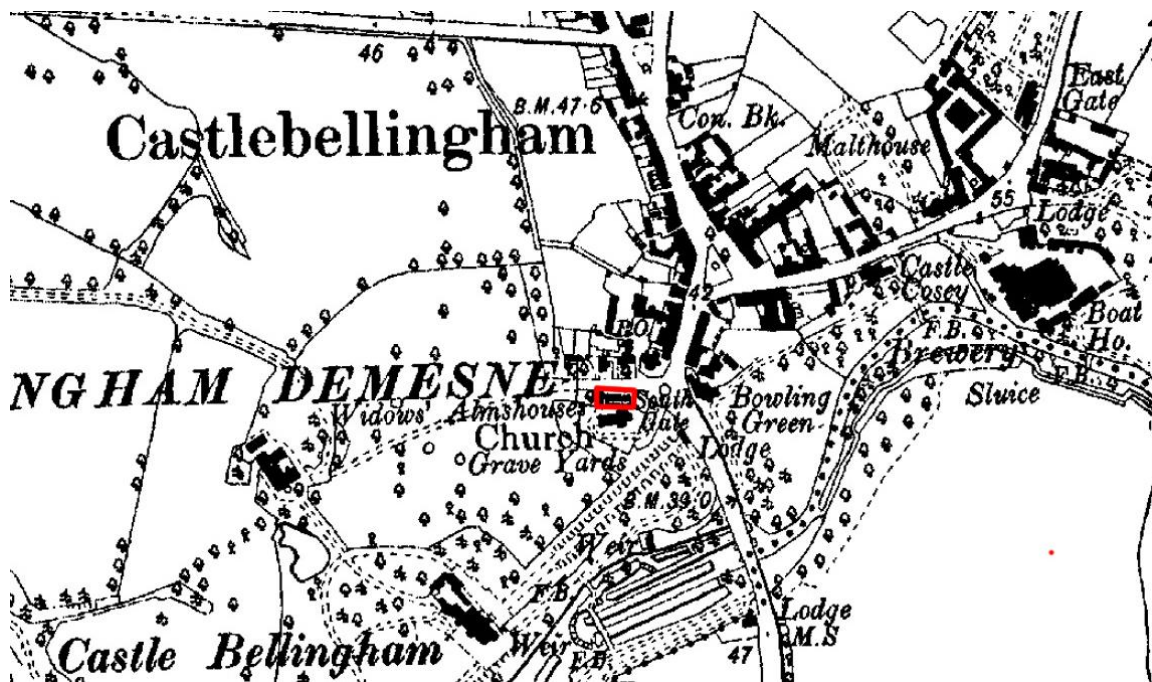
Planning approval for development at this site, including works proposed within this report, was granted under Application Ref. 18753. Planning conditions attached to the Approval relate to the conservation of the existing building. This method statement is for the purposes of the 2023 Historic Structures Fund Application, and while it takes cognizance of the Planning Approval and conditions therein, it is not intended to serve as a method statement for the purposes of compliance with the planning conditions. Compliance with the conditions of the Planning Approval must be agreed separately with the Local Authority.

#### Date of assessment and limitations of the Method Statement:

The exterior of the building was assessed and photographed on 20th January 2023. Inspection was undertaken from the exterior at ground level only, there was no access available to the higher levels (no scaffold in place). Internal access was not available at the time of inspection. Further assessment of the roof & upper windows is to be undertaken once scaffold access is possible.

### 2.0 INTRODUCTION

The building was constructed in 1826/7 by Sir Henry Bellinham to accommodate the widows of Castlebellingham estate employees. The Widows Houses are a terrace of four small stone-built houses, storey-and-half in height, with a double-pitched slated roof, dormer windows and a number of projecting bays to the north and east (which appear to be later additions). This is a delightful building with many fine details largely intact. The building is a protected structure under LHS-015-010 & LHS-015-011.



*Extract from Historic 6" Ordnance Survey, surveyed 1835. Widow's House outlined in Red.*

The proposed works seek to ensure the continued preservation of the building. In the first instance the aim is to restore vulnerable elements of the structure, to ensure that the building is weathertight and protected from the deleterious effects of moisture ingress. The owners are determined to bring the building back into viable use in line with conservation principles.

### 3.0 PROPOSED WORKS

#### 3.1 ROOF

##### Existing condition:

The roof is approx. 45° pitched, and slated in Bangor Blue slates or similar in a 12' X 24' format. There is an appealingly complex roof geometry with numerous valleys at the projecting bays and dormer windows.

On the southern pitch, in recent times many of the slates have been drilled and screwed to ensure that they remain in place, indicating rotting of the older fixings. The new screw fixings appear to be sealed by a washer. This stopgap solution, while perhaps serving to maintain the integrity of the roof in the short term, is not a sympathetic treatment and further deterioration of the fixings and resulting water ingress is likely to continue.

There are many slipped, broken and missing slates throughout and together with slates which have been drilled and screwed the number of defective slates is in excess of 30% of the roof cover. This represents widespread failure of the roof cover, and therefore a complete re-covering of the roof is recommended.

In areas where slates are missing it is possible to see parts of the cut roof construction beneath which appears to be of approx. 100mm x 38mm rafters. It is safe to assume that some of the roof timbers will show the effects of rain and moisture ingress, including wet rot, decay and insect attack.



*Southern pitch – cracked & slipped slates, numerous drilled holes, tings, portion of cast iron gutter*

Roofers:

Before commencing work, employees carrying out roofwork are to produce evidence of a successful experience in slate roofing to a protected structure.

Structural stability:

- a) The contractor shall be entirely responsible for structural stability during the works and shall arrange that sufficient temporary supports be used as work proceeds to keep the structure stable until work is completed.
- b) In places where the contractor considers temporary bracing to be necessary he shall design it himself making sure that it does not interfere with work on site or in any way weaken or impair the serviceability of the structure.
- c) The contractor is to submit full details of his temporary work proposals to the Architect prior to the commencement of works.

Works:

Carefully remove existing clay ridge tiles and set aside for re-use.

Carefully remove existing slates, salvaging slates where possible. Reroofing to be undertaken in a sequential manner, in sections, to limit the duration of exposure to the elements and to protect the lathe and plaster ceilings below. Underlay to be installed in a timely manner.

Carefully remove all existing battens and dispose off site, taking note of existing batten gauge.

Inspection of roof timbers and wall plate. Roof timbers to be repaired rather than replaced where possible.

Provide hygroscopic, vapour permeable insulation between rafters, eg. sheepswool.

Provide breathable roofing underlay with a very low vapour resistivity, eg. Tyvek Supro or equal.

Provide new pressure treated battens and counterbattens (25 x 50mm) to same batten gauge as previously. The counter battens are to ensure airflow in light of additional insulation, and will have negligible effect on appearance of roof. They will be clearly identifiable as new material and are a reversible addition.

Re-cover roof with slates, reusing existing slates where possible. Use samples to ensure that new slates match closely all visual characteristics and features of the existing. The Conservation Architect is to approve samples of slates, in writing, before work is started. Slates to be fixed with copper nails.

### 3.2 EAVES

The photograph from the Lawrence Collection shows an ornate decorative fascia along the southern elevation of the earlier part of the building, which has since been replaced with a simple fascia board. In some locations, particularly at the eastern gable, it is evident that the soffit is formed in lath and plaster some of which has deteriorated exposing the lath. The woodwork is in a poor state in many locations and requires further inspection. It is likely, given the lack of guttering in many areas, that the fascia is in a poor condition and suffering from wet rot.



*Timber fascia with lath & plaster soffit*

Works:

It is proposed that existing timber be assessed and repaired where possible. Badly damaged and decayed timber to be removed. Samples of existing fascia to be retained onsite.

New timber to be hardwood obtained from sustainably managed forests, with the contractor providing appropriate certification.

Timber fascias to be reconstructed to match existing, and/or previous ornate fascia. The Conservation Architect is to approve samples of Fascia, in writing, before work is started.

Fascia to be suitably finished in a microporous preservative painted finish to be agreed in writing with the Conservation Architect.

Lath and plaster soffits where existing to be retained and repaired like with like.

### 3.3 RAINWATER GOODS

A substantial quantity of the original half round cast iron gutters remains on the north elevation, in a poor state of repair being rusted and disjointed in many areas, with missing gutter ends. Half round aluminium gutters have replaced some of the missing sections of cast iron gutter and they too have deteriorated.

All of the south side gutters are missing. The downpipes are cast iron round section, only a few downpipes remain.

An effective system of rainwater drainage is essential for the continued conservation of the building.

Works:

Fit new/renewed/salvaged cast iron type gutters and downpipes throughout.

A new network of gully traps positioned below downpipes will be necessary. This will also require a new network of surface water drains leading to an approved soakaway.

Conservation Architect is to approve samples of rainwater goods, in writing, before work is started.

### 3.4 CHIMNEYS

There are two pairs of chimneys stacks which have been reconstructed. There is good photographic evidence dating from between 1880 -1917 showing how these chimneys would originally have appeared, much taller and more ornate than the current iteration and with intricate brick detailing. Similar characteristics are evident also at the chimney stacks of the slightly later group of buildings opposite the subject site.



*Original chimneys and fascia detailing - Lawrence Collection, National Library of Ireland*

It is proposed that the existing chimneys be removed and be reconstructed to reflect the appearance of the original chimneys. The quality of the photographic documentation available along with the adjacent examples of similarly constructed chimney stacks will enable the chimneys to be reconstructed based on sound physical and historical evidence. This is an appropriate measure for the building which will restore an important characteristic and reinforce the relationship with the surrounding group of buildings.

#### Method Statement – Chimneys

Detailed drawings of proposed chimneys to be prepared by a suitably qualified person, informed by photographic evidence of the building and study of neighbouring associated protected structures.



*existing chimneys, not original*



*chimneys & fascia at adjacent dwelling*

#### Bricklayers:

Before commencing work, employees carrying out brickwork are to produce evidence of a successful experience in the use of lime mortar and bricklaying to a protected structure.

#### Structural stability:

- a) The contractor shall be entirely responsible for structural stability during the works and shall arrange that sufficient temporary supports be used as work proceeds to keep the structure stable until work is completed.
- b) In places where the contractor considers temporary bracing to be necessary he shall design it himself making sure that it does not interfere with work on site or in any way weaken or impair the serviceability of the structure.
- c) The contractor is to submit full details of his temporary work proposals to the Architect prior to the commencement of works.

#### Brickwork:

Provide new lead tray installed in accordance with Lead Sheet Association Manual.

Use samples to ensure that new bricks match closely all visual characteristics and features of the existing/original. The Conservation Architect is to approve samples of bricks, in writing, before work is started.

Works:

Mixing pointing and bedding mortar using hydraulic lime:

Generally comply with BS 5628 Part 3, Section 4 in respect of batching, mixing and use of mortar. Lime and sand are to be protected and kept dry before use. Once opened, a bag of lime exposed to air will weaken the hydraulic set. Use an approved colouring agent, if necessary, to achieve a mix to match the colour of adjacent work. Mix lime and sand in the proportion of 1: 3 unless specified otherwise.

After mixing, hydraulic lime mortar should be treated similarly to cement mortar and used within an hour or so.

All batching is to be carried out by volume, using clean containers and ensuring that contents are levelled with a clean straight edge across the top of the containers. Allow for bulking if the sand is wet.

Mixing is preferably carried out using a roll pan or paddle mixer. If a conventional cement mixer is to be used the mortar will be prone to balling. The following procedure will reduce the risk of balling.

Put a small amount of water into the mixer whilst not rotating and then add the appropriate quantity of lime.

- a) Switch on the mixer and allow the lime to be turned to wet slurry.
- b) Add sand to the slurry, together with more water and mix for 15 - 20 minutes. Do not overfill the mixer as this will prevent proper mixing. At first the mix should appear to be rather dry but will become "fattier" as mixing time lengthens.
- c) After 20 minutes have elapsed the final water can be added to obtain the correct workability.

Cold weather protection:

No work involving the preparation of mortar or the laying of brickwork or stonework shall be undertaken when the temperature is 5 degree centigrade falling or below 4 degrees centigrade when the temperature is rising.

Water to be clean and uncontaminated.

Protection:

All work is to be protected from the frost and rain with hessian sheets for a minimum of 7 days or until the mortar has cured if longer. In warm weather the work is to be protected with hessian sheets which should be kept moist at all times to avoid curing occurring too quickly.

Damage due to weather:

Any work affected by the weather is to be cut out and replaced at the contractor's expense

Safety:

Pay regard to the Health & Safety requirements by wearing gloves, goggles and protective clothing when working with lime.

### 3.5 WINDOWS & EXTERNAL DOORS

Windows generally consist of small diamond shaped glass panes held by putty within an iron framework bounded by timber frames. The windows appear to be generally in good condition

throughout, although a decayed bottom rail, and a number of broken and missing panes were evident during the site visit.



*Decayed bottom rail*

*broken glass*

Glaziers:

Before commencing work, employees carrying out restoration works to existing windows and external doors are to be specialist glaziers and window restorers. Evidence of successful experience in the window restoration to a protected structure to be provided.

Works:

Remove any loose paint, putty & dirt from the cast iron window frames.

Repair in-situ and replace decayed or damaged timber.

Lightly sand the metal frame.

Wash the frame and glass with a non-ionic detergent.

Once the frame has dried out, paint the frame with a white metal primer.

Cut & glaze the missing panes with Cylinder restoration glass & metal casement putty.

Apply new putty to the external side where it is missing to ensure a weatherproof seal.

Front door and frame to house 1 is to be removed carefully, repaired and reinstalled with a revised door to match that to Houses 2 and 3

Front door and frame to houses 2 and 3 are to be inspected, removed carefully, repaired and reinstalled

#### **4.0 ON-SITE SUPERVISION AND MONITORING**

Monitoring of the works to be undertaken by an appropriately qualified and experienced building conservation professional. An inspection plan to be agreed in writing with the building owner and communicated to the relevant contractors. Inspection and monitoring will be undertaken at the following critical stages for each element (eg. roof, eaves & rainwater goods) :

- Inspection/Assessment at initial opening up/preparation of the element of works.
- Monitoring of works to each element.

- Inspection of completed works to each element.

The building owner is to provide adequate notice of the above stages to the conservation architect that they might arrange inspection.

General ongoing onsite supervision relative to each element of the works is to be provided by competent persons from within each relevant specialist contractor.

As detailed throughout the method statement above, samples of proposed materials to be provided to the Conservation for approval, in writing, prior to works commencing.

## 5.0 OUTLINE PROGRAMME OF WORKS

DATE	STAGE
March 2023	Provisional approval granted by Local Authority
April 2023	Mobilisation and commencement
May 2023	Chimneys removed and reconstruction commenced. Works to windows and external doors underway. External Doors removed for repair work.
June 2023	Works to roof proceeding in sections, in a sequential manner.
July 2023	Works to roof continuing. Works to eaves commencing. Works to windows and external doors complete.
August 2023	Chimney & Roof works complete. Rainwater goods and drainage system installation proceeding.
September 2023	Works complete.

## 6.0 ESTIMATED PROJECT COST

<b>Works</b>		<b>Approx. cost € ex. VAT</b>
<b>Chimney</b>		
Remove existing chimneys to roof level & insert lead tray	2000	<b>€12,000</b>
Construct ornate brickwork, lime mortar, flue liners	10000	
<b>Roof</b>		
Strip existing slates		
Provide breathable roofing underlay		
Undertake repair &/or replacement of structural roof members		<b>€25,000</b>
Re-slate roof		
<b>Gutters</b>		
Cast iron gutters	9,000	<b>€9,000</b>
<b>External Doors &amp; Windows</b>		
Repair to existing external doors and windows	10,000	<b>€10,000</b>
<b>Eaves</b>		
Works to Soffitt & Fascia	5000	<b>€5,000</b>
<b>Painting &amp; Decorating</b>		
	2000	<b>€2,000</b>
<b>Scaffolding</b>		
	5000	<b>€5,000</b>
<b>Preliminaries</b>		
	5%	<b>€3,400</b>
<b>SUBTOTAL</b>		<b>€71,400</b>
<b>Contingency</b>		
	10%	<b>€7,140</b>
<b>TOTAL CONSTRUCTION</b>		<b>€78,540</b>
Vat @ 13.5%	13.5%	<b>€10,603</b>
<b>TOTAL CONSTRUCTION INCL VAT</b>		<b>€89,143</b>
<b>Professional Services</b>		
Architect Services		€6,000
Structural Engineer Services		€1,500
PSDP Services		€400
VAT @ 23 %		€1,817
<b>SUBTOTAL</b>		<b>€9,717</b>
<b>GRAND TOTAL</b>		<b>€98,860</b>
<b>BUDGET COST ESTIMATE</b>		<b>€98,860</b>

Prepared by:

A handwritten signature in black ink that reads "E. Holland". The signature is written in a cursive style with a large initial 'E'.

Dated: 26.01.2023

Emmet Holland MRIAI



Louth County Development Plan 2009 - 2015.  
Record of Protected Structures.

I. D. No.	Map Sheet	Address	Name	Description	Notes	NIAH No. see buildingsofireland.ie
Lhs015-001	15	Bawn	St Mary Mansfieldstown	Church	Ruined in 1640, rebuilt 1691, single cell rubble stone church.	
Lhs015-002	15	Stabannan	Catholic Church	Church	Mid C19 gothic revival church by W/H Byrne, Freestanding gable-fronted Roman Catholic church, built 1887. Rectangular-plan, three-stage tower to south-east with broached spire, gable-fronted porch to west, single-storey sacristy to north-east, gabled chancel to north.	13901502
Lhs015-003	15	Williamstown	Williamstown House	Country House	1856-1860, Italianate house by William Caldbeck, five-bay, two-storey on semi-basement.L-plan, single-bay three-storey over basement return to north, broken pedimented breakfront over projecting portico to south, lean-to single-storey return to north-east	13901511
LHS015-003B	15	Williamstown House Farmyard Complex, Kilsaran	Williamstown House Farmyard Complex	Farmyard Complex	Ranges of brick and stone former outbuildings, built c. 1860, now in domestic use. Multiple ranges of one- and two-storey buildings incorporating multiple-bay two-storey house to north-west, extension to south elevation south range	13901512
Lhs015-004	15	Castlecourt, Castlebellingham	Castlecourt	Office	Detached five-bay two-storey former stableyard, built c. 1730, now used as outbuildings to hotel. Originally U-plan, courtyard infilled with single-storey lean-to buildings, single-bay central pedimented breakfront.	13826004
Lhs015-005	15	Castlebellingham	Bellingham Castle	Hotel	Castellated house, from 1712, remodelled 1798, 1834, 1843, and late 19thC, Detached multiple-bay two-storey over basement former country house, now in use as hotel.	13826003
Lhs015-006	15	Castlebellingham	The Widows Houses - House 3	House	Detached multiple-bay single-storey with half-dormer attic gabled former estate worker's house, built c. 1830, now in use as private house. Rectangular main block, gabled projection to east with single-storey hipped-roof bay window, gabled porch projection.	13826011
Lhs015-007	15	Castlebellingham	The Widows Houses - House 4	House	Detached two-bay single-storey with half-dormer attic stone former estate worker's house, built c. 1830, now a private house. Neo tudor with diagonal set stacks, oriel diamond pane window and ornate bargeboards. L-plan, single-storey gabled porch to west.	13826010
Lhs015-008	15	Castlebellingham	The Widows Houses - House 5	House	Detached neo-tudor, multiple-bay two-storey over basement former estate worker's house, built c. 1830, now in use as private house. Rectangular-plan main block, projecting gable-fronted bay to south, two-bay north wing with single-storey gable-fronted entrance porch to east.	13826009
Lhs015-009	15	Castlebellingham	Bellingham Castle Gate House	Gate Lodge	Freestanding castellated entrance gate screen, built c. 1820. Identical east and west elevations, central single-bay two-storey castellated block with carriage arch, flanked by single-bay three-storey castellated towers and single-bay single-storey castellated screen walls to north and south.	13826005
Lhs015-010	15	Castlebellingham	The Widows Houses - Terraced Cottage 1	House	Pair of semi-detached multiple-bay single-storey with half-dormer attic former estate worker's houses, built 1826/7, now in use as private houses. Gabled projecting bay to east, gabled breakfront central bay, porch extension to west gable built 1864.	13826012
Lhs015-011	15	Castlebellingham	The Widows Houses - Terraced Cottage 2	Cottage	Neo tudor, one of a pair of semi-detached multiple-bay single-storey with half-dormer attic former estate worker's houses, built 1826/7, now in use as private houses.	13826012
Lhs015-012	15	Castlebellingham	Striped Brick House	House	Detached single-bay two-storey gable-fronted house, built c. 1900, yellow and red brickwork in striped patterns on ground floor. Ornate bargeboards.	13826019