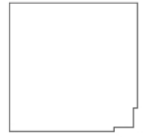


MESH



architects



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**Grange Cottage (Beattie's Cottage), Grand Canal Way, Newcastle Road, Lucan, Co. Dublin K78 RW26**

**Architectural Heritage Impact Assessment**

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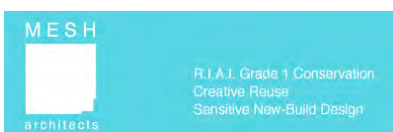
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### **APPENDIX A: PHOTOGRAPHIC SURVEY**

### **APPENDIX B: GENERAL ARRANGEMENT FLOOR, WALL AND ROOF DETAILS FOR REMEDIAL WORK TO GRANGE COTTAGE AND OUTBUILDINGS**

## **1.0 Introduction**

This Architectural Heritage Impact Assessment has been prepared by Thomas McGimsey, of MESH Architects, a Grade 1 Conservation practice, for a development falling under Part 8 the Planning and Development Regulations 2001, as amended, for South Dublin County Council in relation at Grange Cottage, Grand Canal Way, Lucan, Co. Dublin. Mesh Architects were appointed by the lead consultant Stephen Foley, of Stephen Foley Architects, to prepare this report .

The C19th Grange Cottage, and the outbuildings to it's north, were surveyed as part of the National Inventory of Architectural Heritage and are included in the NIAH database reg. 11204057 (Grange Cottage) and reg. 11204058 (outbuilding). Grange Cottage is included on the Record of Protected Structures for South Dublin County Council RPS ref. no. 120. The site was inspected for the purposes of preparing this report on 25<sup>th</sup> July, 2023, on which date most of the photographs included in the report were taken, and the site examined by the author.

The proposed development works at the Grange Cottage Site seek to re-develop the existing cottage and outbuildings as part of the larger 12<sup>th</sup> Lock Masterplan. The aim of the new masterplan is to bring vacant properties into functional use and enhance the economic, amenity and tourist value for the area. The development at Grange Cottage proposes the refurbishment and extension of the existing structures as new contemporary structures which will accommodate a multi-purpose event space, cafe, creche, local shop, kayak facilities and artist studio space.

The report is limited by the information that was available to the author at the time of writing.

## **2.0 Historical Background:**

### **Background History of the Property**

- 1751 - 1760: The Grand Canal is built at the north of the site.
- 1760 - 1816: Two agricultural buildings are constructed adjacent to the Grand Canal which are recorded on Taylor's map in 1816.
- 1816 -1821: On Duncan's map of 1821, the north range of the courtyard is extended to the south.
- 1821 -1837: Grange Cottage is built and is recorded on the first Ordnance Survey.
- 1837 - 1913: The mill building at the west side of the site is demolished and substantial new construction works are completed to the cottage and outbuildings. Further out-buildings are built to the east side of Grange Cottage courtyard during this period.
- 1901 -1911: John Beattie and his wife Matilda-Anne Beattie move to Grange Cottage with their eight children from Coolgreney, Gurteen upper in Co. Wexford. The Beatties are recorded as farmers in the 1911 census and maintain the extended lands as working farm until the late 20<sup>th</sup> Century.
- 1996: development of lands to the east for new Grange Castle Sub-station.
- 1999 - 2000: Expansion of the original footprint of IDA Grange Castle Business Park to its current scale of 500 acres which subsumes the existing Grange Cottage Farm.
- 2002: The site to the immediate south of the house is developed by Takeda API (Active Pharma Ingredient).
- 2021: Upon the passing of Elizabeth Beattie, ownership of Grange Cottage passes to South Dublin County Council.
- 2022: Masterplan for the sites at the 12<sup>th</sup> Lock begin.
- 2023: Grange Cottage is included as part of the Part 8 process for the development of a new public amenity which will include multi-purpose event space, cafe, creche, local shop, kayak facilities and the artist studio space.

## 2.2 Cartographic Sources

The existing farmhouse is an assembly of a variety of building developments which have grown incrementally since the late eighteenth. Cartographic sources, which include ordnance survey maps and earlier map made by earlier cartographers, are included in the pages to follow for reference. John Roque's Map of 1760 is one of the earliest maps of the site. The Grand Canal was built at the time Roque's map was in production and there is no buildings on the site at the time Roque's survey of the area was carried out.

Taylor's Map of 1816 shows the first developments at the Grange Cottage site in the early nineteenth century with the construction of two new blocks, one parallel and the other perpendicular to the new canal. A new road is recorded on the north bank of the canal which intersects the canal path at the north bank directly opposite the Grange Cottage site. Two small buildings are recorded at the junction between the new road and the canal path on the north bank. Taylor's map also shows the development of the new mill building at the south of Grange Cottage site. In Duncan's map of 1821, a new extension is recorded on the west side of the block that is parallel to the canal on the Grange Cottage site. Grange Cottage has not yet been built and the outbuildings at this time may have been ancillary accommodation for the mill or a small farm holding at this time. Duncan's map also shows the mill building. Interestingly the block is shown to the south of the two buildings which are believed to be the north and east ranges of the existing Grange Cottage Site.

The first record of Grange Cottage, from the cartographic sources that were available, is on the first edition ordnance survey map (1829 - 1837). The cottage plan is noticeably shorter than the current arrangement and a garden enclosure is recorded at the east side of the cottage. The mill building is recorded at the west side of the house. In the next ordnance survey map (1897 -1913) extensions are recorded at the east side of the cottage and the courtyard is nearly fully enclosed. Substantial building works are carried out to the cottage and outbuilding at this time. It is believed that much of the roofing on the cottage and outbuildings that can be seen on site today were most likely carried out at this time. The north range of the courtyard has been extended and infilled. A new outbuilding has been built at the east end of the Cottage and another barn building is visible on the east boundary of the of the garden area. Interestingly, the mill building which was recorded to the east of the cottage in the 1829-37 ordnance survey map has been demolished. It is most likely that the previous owners of the cottage, prior to the purchase of the cottage by the Beattie family, carried out these works and the stone and timber from the mill structure may have been used to extend the cottage and complete the infill construction works to the outbuildings.

In the ordnance survey map of 1938, the south boundary of the cottage has moved to the south and a new entrance drive is recorded on this map. This most likely coincides with the reorientation of the house where the new bays were added to the south elevation to make the new formal front entrance to the house. The agricultural building on the east boundary can still be seen on the ordnance survey map of 1938.



**Fig 1:** Site plan of Grange Cottage showing chronological development of site

- C1** Grange Cottage
- C2** Grange Cottage Courtyard Outbuilding - East Range (south)
- C3** Grange Cottage Courtyard Outbuilding - West Range
- C4** Grange Cottage Courtyard Outbuilding - North Range
- C5** East Courtyard - South Agricultural Building
- C6** East Courtyard - North Agricultural Building
- C7** Grange Cottage Courtyard Outbuilding - East Range (north)



**Roque 1769** - © Source : South Dublin County Council Mapping  
<https://sdublin.coco.maps.arcgis.com/apps/webappviewer/index.html>



**Taylor 1816** - © Source : South Dublin County Council Mapping  
<https://sdublin.coco.maps.arcgis.com/apps/webappviewer/index.html>

**Figs. 2 & 3:** Top: Roques map dated 1769 and bottom: Taylor's map dated 1816. Grange Cottage Site is circled in red in each map



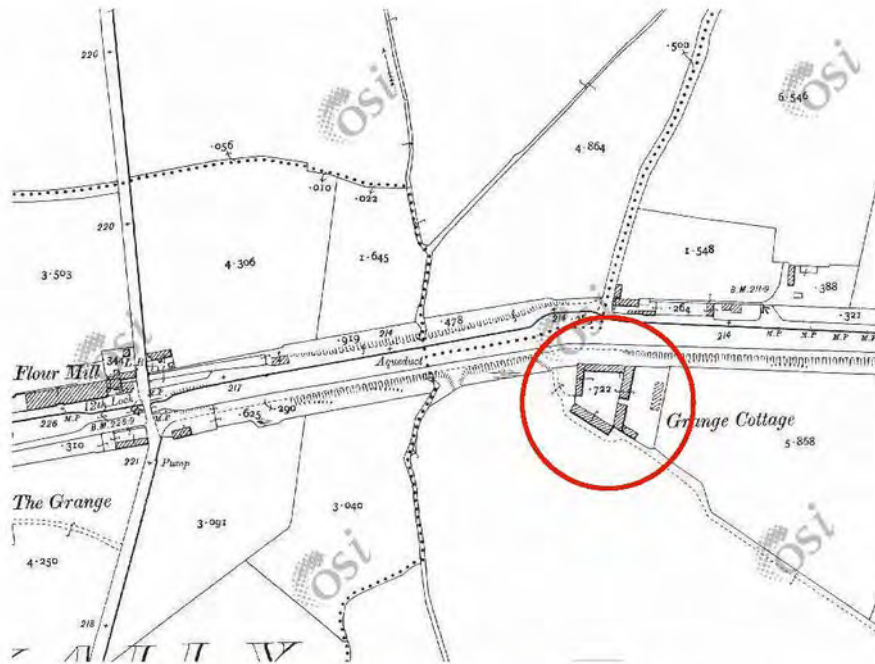
**Duncan 1821** - © Source : South Dublin County Council Mapping  
<https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html>



**Ordnance Survey 1829-37** - © Source : South Dublin County Council Mapping  
<https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html>

**Figs. 4 & 5:** Top: Duncan's map dated 1821. Bottom: Ordnance survey map dated 1829-37. Grange Cottage Site is circled in red in each map





**Ordnance Survey 1897-1913** - ©Source : South Dublin County Council Mapping  
<https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html>



**Ordnance Survey 1938** - ©Source : South Dublin County Council Mapping  
<https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html>

**Figs. 6 & 7:** Top: Roques map dated 1769 and bottom: Taylor's map dated 1816. The Grange Cottage Site is circled in red in each map

### **3.0 Architectural Description**

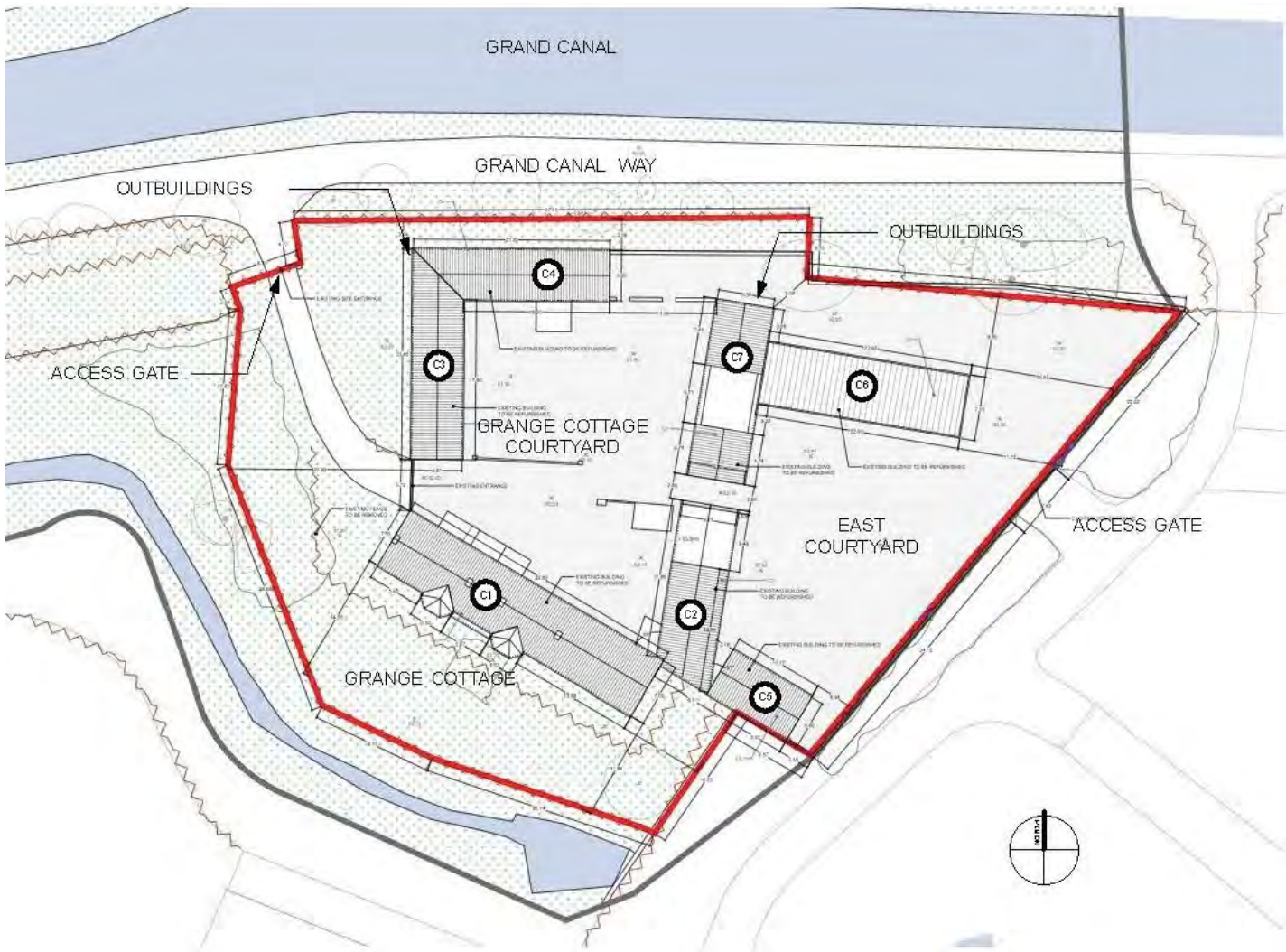
The development consists of Grange Cottage and the associated farm outbuildings which enclose two courtyards to the north and the east of the house. In this section each of the building will be covered separately. Each of the buildings will be referred to by the respective numbers that are shown in the site plan on the facing page. Internal and external design features will be covered in each of the sections to follow.

#### **3.1 Grange Cottage (C1)**

Built of stone and brick masonry, the single storey house has a slated roof with pitched gables, brick chimneys, and dashed rendered external walls. The roughcast external render is relieved by the smooth rendered door and window surrounds and smooth plinth. Two single storey extensions, which are later additions to the original house, have been built at the front. The first extension is a single storey lean-to extension, comprising corrugated metal walls and roof and walls. The second extension is a flat roof concrete structure. The front elevation of the building is an otherwise modest rural vernacular design. To the rear, a central glazed porch is flanked by two projecting canted bays with hipped roofs. The central glazed porch is a lean-to structure with corrugated plastic roof sheeting and a timber framed glazed screen. The windows throughout the house consist of single glazed, one-over-one, timber sash windows. Many of the existing windows appear to retain their original timber sashes. The external porch doors are are sheeted timber doors in the front entry porch. At the wall heads, the overhanging eaves are supported on pairs of console brackets, an attractive feature on an otherwise rather plain structure. Supported on the projecting box shaped eaves are cast iron gutters. The hipped roof is finished in natural Welsh slates, and the hips and ridges are lined with red terra-cotta ridge tiles. The chimney stacks are rendered with patent cement, with a moulded cap and terra cotta chimney pots.

##### 3.1.1 Grange Cottage (C1) : Internal Design and Features

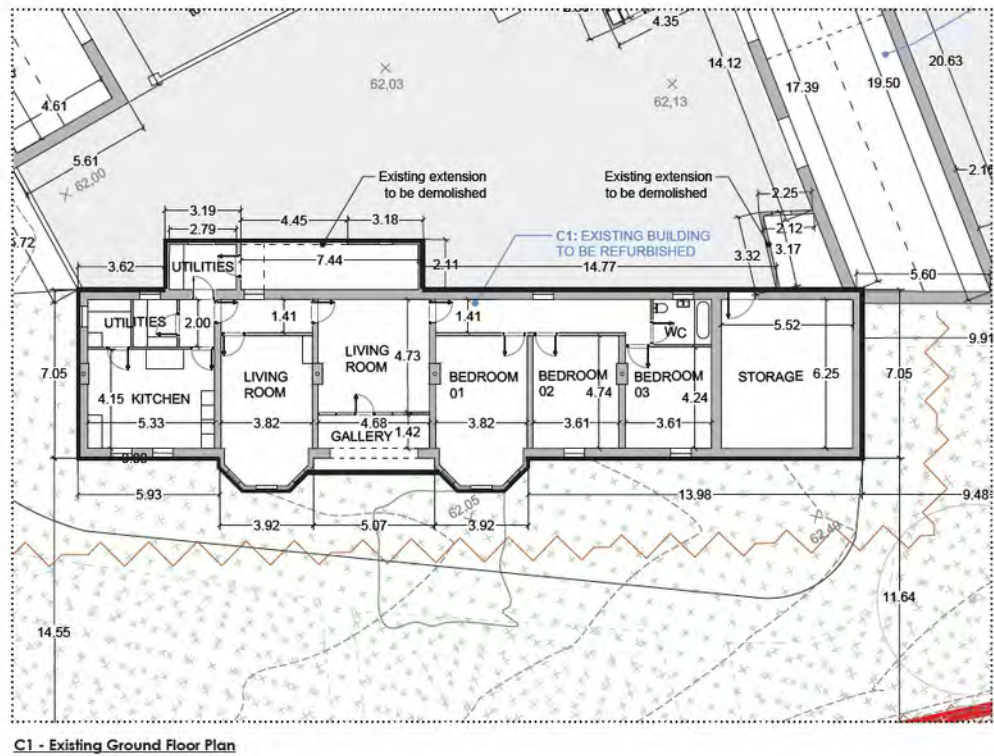
The house is an elongated plan and comprises three bedrooms, two living areas, a kitchen, toilet, ancillary storage and utility storage areas. The main circulation route through the house runs at the north wall of the cottage and the living rooms and bedrooms of the house face south. The house is entered through a small porch at the west end of the north elevation of the cottage which leads to a small lobby. The lobby gives entry to small utility room, the kitchen and a corridor on the left hand side which gives access to the two living rooms of the house. Moving east through the house, a short corridor gives access to two living rooms. Access to the three bedrooms and toilet is through the second living room which gives access to the second corridor off which all remaining rooms are accessed. A generous storage room is located at the east end of the house and only accessible from the courtyard.



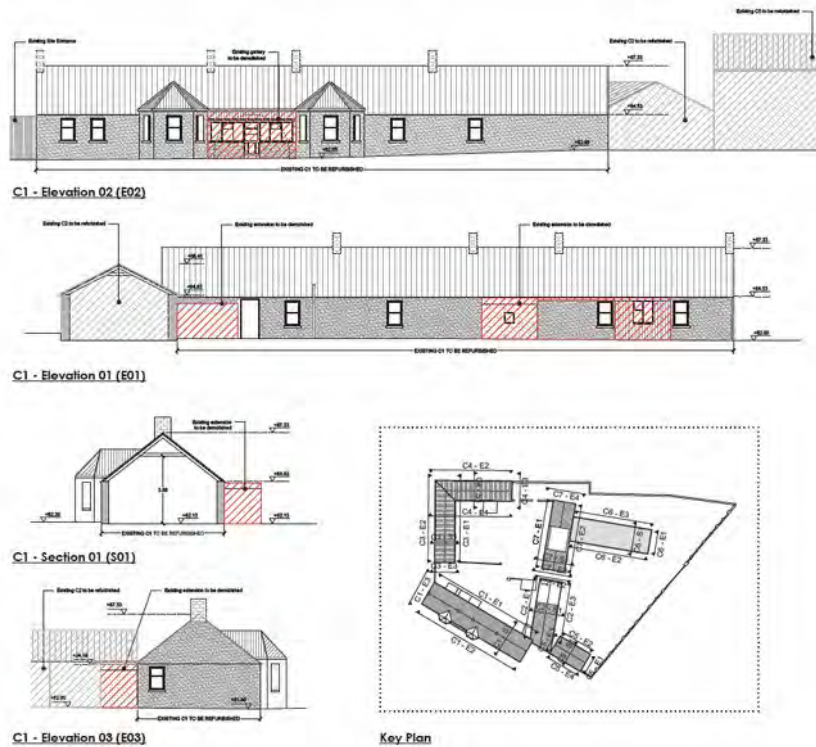
**Fig 8:** Site plan of Grange Cottage of and associated outbuildings

**Site Key: Existing Site Layout** (Site boundary in red)

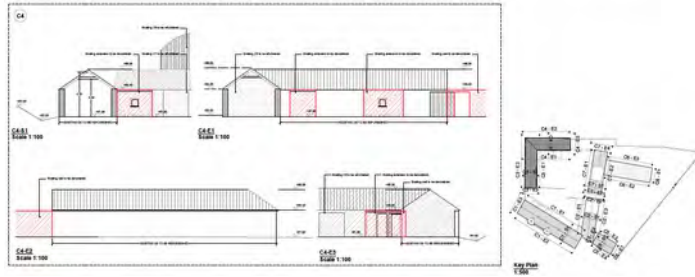
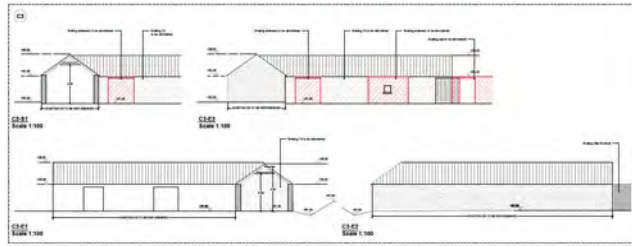
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- C7** Grange Cottage Courtyard Outbuilding - East Range (north)



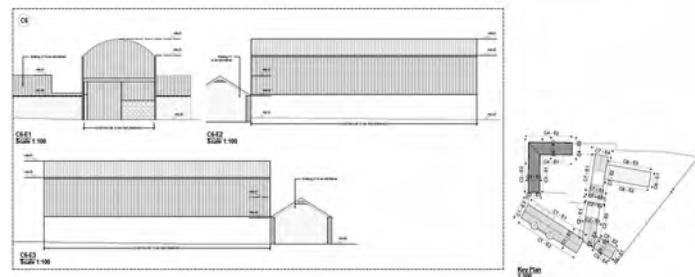
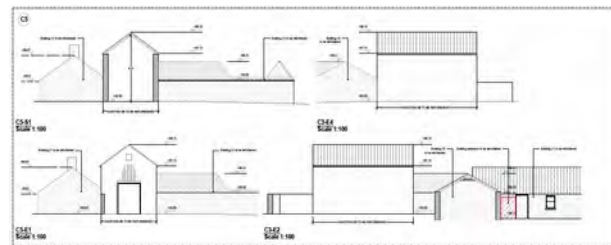
**Fig 9:** Existing Grange Cottage - ground floor plan. Source: Stephen Foley Architects



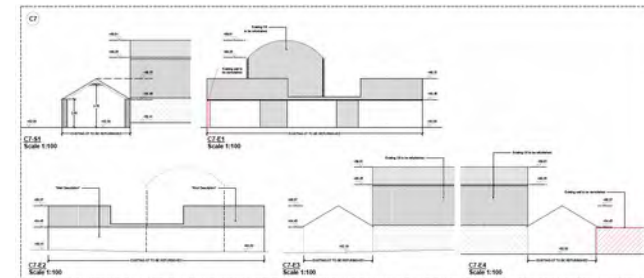
**Fig 10:** Existing Grange Cottage - existing elevations. Source: Stephen Foley Architects



**Fig 11:** Existing Outbuildings - C3 & C4. Source: Stephen Foley Architects



**Fig 12:** Existing Outbuildings - C5 & C6. Source: Stephen Foley Architects



**Fig 13:** Existing Outbuildings - C7. Source: Stephen Foley Architects

3.1.2 Front Porch: The entrance porch is a small, single storey extension and is a later twentieth century extension to the house. It is a simple lean-to timber framed structure with a corrugated roof and walls and dates from the mid-late twentieth century. It has timber framed window with two casement openings. The internal walls comprise painted plywood fixed to a timber frame. Built-in timber cupboards are located on the west and north walls which comprise melamine doors and shelving. The external door is a simple ledged and sheeted timber door. The floor is tiled in a grey engineered floor tile with white border which would appear to date from the late twentieth century.

3.1.3 Entrance Lobby: The lobby is a small internal room giving access to the kitchen and a small utility. The front door and the kitchen door have both been removed and are now in storage in the kitchen. The doors retain their original timber architraves and ironmongery. The floor comprises red and black, square, 6 inch Victorian floor tiles. The walls are finished in coarse lime plaster finish with curved corners which are covered in wallpaper. The ceiling skimmed painted plywood.

3.1.4 Ancillary Washing Room: The ancillary storage room is a small room with a sink and timber shelving on the west wall. There is an original timber framed, one over one, single glazed, sliding sash window on the north wall. The north, south and east walls of the room are finished with plywood up to approx one meter above floor level. The wall above the sink is tiled with ceramic tiles to a level of approximately half a metre above the level of the sink. There is no sink in the kitchen off the dining room and this room was the main ancillary washing area for the house. The floor is tiled in red and black Victorian tiles. The internal walls are finished in lime plaster and the door is a ledged timber sheeted door. The ceiling comprises skimmed and painted plasterboard.

3.1.5 Dining Room: The dining room is a large room with several cupboards and storage installations. The floor is tiled in red and black Victorian tiles. There are two window uPVC on the south wall and storage. The windows are non-original aluminium framed windows which date from the late twentieth century. The internal walls are finished in lime plaster with a wall paper finish. The cupboards on the east wall date from the late twentieth century and the storage units housing the heating water tank on the west wall date from earlier in the twentieth century. The dining room ceiling is approx three meters from floor level and extends to the underside of the collar ties which are placed high on the roof rafters. The ceiling is finished in skimmed and painted plasterboard. A door on the north dining room wall gives access to the kitchen off the dining room. The fireplace on the west wall is covered in a timber framed enclosure.

3.1.6 Kitchen: The kitchen is a small room off the east end of the dining room. The floor is tiled in red and black Victorian floor tiles. Timber shelving is installed on the south and west walls. An aluminium framed window is installed on the west wall. The walls appear to be lime plaster masonry walls. The ceiling is a dropped skimmed plasterboard ceiling. The walls and door retain joinery dating from the early twentieth century which includes architraves and skirting. The door of the kitchen is a small sheeted and ledged timber door which dates from the early twentieth century.

3.1.7 Corridor 1: The first corridor is accessed from the entrance lobby. The floor is a continuation of the Victorian tiled floor from the lobby. The walls are finished in lime plaster with a wallpaper finish. The doors to the living rooms and entrance lobby retain joinery, which comprise hardwood timber architraves and skirting boards, which appear to date from the late 19<sup>th</sup> early 20<sup>th</sup> century. There is an existing timber framed, single glazed, sliding sash window on the north wall. The ceiling comprises a dropped, skimmed and painted plasterboard ceiling.

3.1.8 Living Area 1: The first living area is accessed off the entrance corridor. The floor is raised timber floor approximately 100mm above the floor level of corridor 1 and is finished in carpet. A canted bay window, comprising three, single glazed, sliding timber sash windows with timber architraves and plain bullnose solid timber window boards, is located on the south wall. The bay window is a twentieth century extension and required the installation of a large structural beam to create the opening. The fireplace, which is located on the east wall in constructed in buff brick masonry and the mantle and hearth have been permanently removed. A timber framed, built-in storage enclosure, comprising laminated chipboard doors and timber framing, is located in the north-east corner of the room adjacent to the chimney breast and extends from floor to ceiling. A copper tank is installed at low level of the storage enclosure and slatted timber shelving is arranged over several levels to create storage above. The dining room ceiling is approx three meters from floor level and extends to the underside of the collar ties which are placed high on the roof rafters. The living room ceiling is a skimmed plasterboard finish and the walls are masonry with wallpapered finish on lime plaster.

3.1.9 Living Area 2: The second living area extends the full width of the house and is an unusual arrangement in terms of its use and layout. The floor is a raised timber floor and finished in carpet. This room is the main point of access to the rear of the house and incorporates a timber and glass panelled screen on the south elevation which was most likely installed when the canted bay windows were added to the south facade of the house in the twentieth century. The timber and glass screen in offset from the rear wall of the house into the room. A large curved masonry arch extending the width of the room was constructed in the south wall in the twentieth century. The fireplace, which is located on the west wall is back to back with the fireplace in living room 1 and is constructed in buff brick masonry. The mantle and hearth have also been permanently removed from this room. The living room ceiling is a skimmed plasterboard finish and the walls are masonry with wallpapered finish on lime plaster.

3.1.10 Rear Porch: The rear porch is a single storey lean-to structure which runs between the two canted bay windows on the south elevation of the house. The porch wall comprises a single, solid, timber panelled, half glazed door flanked by timber framed, glazed windows at either side. The windows are divided by three vertical mullions and incorporate an opening top casement in the central bay. The windows sit on a masonry wall approximately one meter high. The wall is skimmed and painted. The floor is a concrete slab and steps down from the level of the living room. The roof is transparent corrugated plastic. The extension is a late twentieth century structure.

3.1.12 Corridor 2: The second corridor is accessed off living area 2 and gives access to the three bedrooms and toilet. The floor is carpeted and the corridor retains original joinery which consists of moulded timber architraves and skirting. There is a single timber framed, sliding sash window on the north wall and the three bedroom doors are on the south wall. The walls are covered in wallpaper and the ceiling is a flat skimmed plasterboard.

3.1.13 Bedroom 1: The first bedroom is the largest and has carpet finish to the floor. The ceiling is approx three meters from floor level and extends to the underside of the collar ties which are placed high on the roof rafters. The walls are finished in wallpaper and the ceiling is a skimmed plasterboard finish. The canted bay window on the south elevation is similar to that in Living room 1. A fireplace is located on the west wall and is constructed in buff brick masonry.

The mantle and hearth have also been permanently removed. The bedroom door is a simply detailed panelled timber door with plain mouldings and a large rim lock with timber knob which dates from between the late nineteenth and early twentieth centuries. The timber architraves and skirting date from the same period and are retained on all four bedroom walls.

3.1.14 Bedroom 2: This the second largest of the three bedrooms. The general wall and ceiling arrangements of bedroom two are similar to those of bedroom one. The mantle and hearth of the fireplace have been permanently removed from the east wall of the room. The window on the south elevation is a timber framed, one-over-one sliding sash window with single glazed panels and a simply moulded timber joinery which most likely dates from the early twentieth century. The bedroom door is a similar arrangement to that off bedroom 1. The timber architraves and skirting date from the same period and are retained on all four bedroom walls.

3.1.15 Bedroom 3: The third bedroom is the smallest of the three bedrooms and has a carpet finish to the floor. The mantle and hearth of the fireplace have been permanently removed from the west wall which is built back to back with the fireplace in bedroom two. The general wall and ceiling arrangements of bedroom two are similar to those of bedroom one. The window on the south elevation is a timber framed sash window with single glazed panels and a simply moulded timber architrave. The bedroom door is a similar arrangement to that of bedrooms one and two. The timber architraves and skirting date from the same period and are retained on all walls.

3.1.16 Bathroom: The bathroom is located at the end of the second corridor and has the only toilet in the house. The floor is finished in laminated timber and the skirting appear to be a later twentieth century additions in this room. The walls are half tiled to a height of approximately 1.2m above the floor level. Sanitary ware is installed on the north and east walls. The window on the north wall is a timber framed sash window with single glazed panels and a simply moulded timber architrave. The bedroom door is a simply detailed panelled timber door with plain mouldings and a large rim lock with timber knob which dates from between the late nineteenth and early twentieth centuries.



**3.1.17 Storage:** The storage room was a later addition to the cottage and dates from the late nineteenth century to the early twentieth century. The room is accessed directly from the courtyard and is not accessible from the house. The floor is compacted earth and the walls are rubble stone with a lime wash finish. There are narrow slit windows (approx 600 high X 100mm wide) with reveals which taper out into the room on the south elevation walls. The roof comprises cut timber rafters which abut at a central timber ridge board and are fixed at a timber wall plate at the external walls. The roof is finished in natural slates which are fixed to timber battens. Remnants of the original lime torching is visible on the underside of the slate. Much of the original torching has been removed which may have been removed with when the roof was replaced at an earlier stage. A square window is located at high level on the east gable. The oil tank for the house is located at the end wall of the house and the boiler flue rises from the side of the boiler to penetrate the slate roof. Refer to plate 9 for details.

### **3.2 Grange Cottage Courtyard Outbuilding - East Range (south) (C2) :**

The existing building is a single storey structure with a pitched roof and was constructed in the period between 1837 and 1913. The roof assembly is similar in arrangement to the other courtyard outbuildings. The roof comprises a cut rafter roof with natural slates to finish. A large section of the original roof has collapsed and the building has become heavily overgrown as a result. The walls are constructed in a mixture of rubble stone and clay brick for the wall openings. The west wall is constructed in rubble stone and the east and north gable walls are constructed in brick. The external walls are finished in lime plaster. The internal floor is compacted earth.

### **3.3 Grange Cottage Courtyard Outbuilding - West Range (C3) :**

The west range of the courtyard was constructed in the early part of the nineteenth century between 1816 and 1821 and is an extension to the northern range of the block which was originally built in the mid-eighteenth century. It is a single storey block with a pitched roof and a pitched gable. The roof comprises natural slate fixed on timber battens with cut rafters which abut at a central ridge board. The timber rafters have face fixed collar ties which are placed high on the rafters. The rafters timber wall plate at the external walls. The rafters have remnants of limewash on their faces.

The enclosing walls are rubble stone with a lime wash finish to both the internal and external faces. Two large full height openings are located on the east elevation of the block accessed from the courtyard. Small slot ventilation opes are located on the west wall. The original doors on the existing large openings have been removed. A cast iron hay rack is mounted on the west wall which would have been used for feeding horses. The opes on the east elevation are formed with timber lintels. Internally the floor is compacted earth with cobble stone in places. A small door at the northern end of the block which gives access the northern range. Refer to plate 11 for details.

### **3.4 Grange Cottage Courtyard Outbuilding - North Range (C4) :**

The north range is one of the first buildings to have been built on the site in the late eighteenth century. The roof over the western half of the north range remains largely intact and dates from the late nineteenth century. A large section of the eastern end of the roof structure is missing and appears to have been missing for an extended period. Piped services are fixed to the internal face of the south wall and traverses to the north wall in the middle of the block. A single storey flat roof extension rendered concrete blockwork extension is built on the south elevation. The structure and assembly of the walls and roof is similar to that of the other courtyard buildings. The door openings are formed in red brick. The eastern side of the building is roofless and the original north and south rubble stone walls remain. Refer to plate 12 for details.

### **3.5 East Courtyard - South Agricultural Building (C5) :**

The existing building is a double height structure with a pitched roof and was constructed between 1836 & 1913. There is a large door opening on the east elevation and tall, brick formed, vertical slot windows on the north and south elevations. A round headed window opening is located above the metal beam which forms the head of the main door opening. This window is covered with corrugated metal sheeting. A square window opening is located at high level above the round headed window. The original roof finishes have been removed and corrugated asbestos roof sheeting now covers the existing roof. The roof structure comprises thick cut timber rafters which abut a central ridge board and are fixed to a timber wall plate. The existing timber rafters are notched to receive the purlins which are fixed to the top. This roof assembly is not original. The walls are constructed in brick with a lime wash to the internal and external faces. The original door of the building has been removed. The ground floor construction comprises compacted earth. Refer to plate 13 for details.

### **3.6 East Courtyard - North Agricultural Building (C6) :**

The existing building is a double height structure and was constructed between 2006 & 2013 and is not a protected structure. The building is a modern agricultural steel portal framed structure enclosed with concrete walls at low level and corrugated steel sheeting on the upper level. A large sliding opening is located on the east elevation. The existing floor is concrete. Refer to plate 14 for details.

### **3.7 Grange Cottage Courtyard Outbuilding - East Range (north) (C7) :**

The roof of the north end of the north range remains intact but the middle section of the existing roof has collapsed and is currently open and heavily overgrown. A large double opening formed with a timber lintel and opens into the Cottage Courtyard. The walls are rubble stone. The original doors have been removed. Refer to plate 15 for details.

### 3.8 External Site :

Grange farm once extended to occupy much of the business park that now surrounds the cottage. There are two entrances to the site, the first is through a palisade gate from the canal pathway and the other is via a large timber gate on the east boundary. A tarmac access road leads from the Canal path at the north boundary to the Grange Cottage. A large concrete hardstanding provides parking in Grange Cottage Courtyard. Two concrete blockwork walls, running parallel to Grange Cottage, extend from the gable of blocks C2 and C3. Steel palisade fencing encloses the site at the north, west and south boundaries. The lands at the north of blocks C4 and C7 are overgrown and inaccessible at present. A high rendered concrete blockwork wall encloses the site at the east side. An extensive concrete hardstanding is also provided in the east courtyard for parking. A small river runs along the south-east boundary. Refer to plate 16 for details.

### 4.0 Assessment of Significance:

The Burra Charter (section 2.1) defines significance as elements or features which provide *"aesthetic, historic, scientific or social value for past, present or future generations.....the places that are likely to be of significance are those which help an understanding of the past or enrich the present and which will be of value to future generations"*. The Irish Planning and Development Act 2000 expands on the four categories of the Burra Charter by identifying several other areas of significance which include; *'architectural, historical, archaeological, artistic, cultural, scientific, technical and social'*. The protected structures of Grange Cottage have been assessed as follows;

**Architectural:** The building was built to meet the needs of a large family with a small farm holding and is modest in scale and in its architectural features. The building is an unusual grouping of vernacular architecture but cannot be deemed to have any unique or rare values.

**Historic:** Few historical documentary sources or publications about Grange Cottage were to be found and this has limited the research on the people and place. The house does not appear to have associations with any special person or event.

**Artistic:** The building does not retain any significant decorative details of artistic value.

**Archaeological, Cultural, Social, Technical or Scientific:** The building does not appear to be of archaeological, cultural, social, technical or scientific significance.

The NIAH classifies both Grange Cottage and the Cottage Courtyard outbuildings of regional importance. Grange Cottage is an interesting and unusual variety of different vernacular building types which have evolved throughout three centuries at this site. The earliest buildings on the site date from the late 18<sup>th</sup> century and these structures are some of first developed in the early industrial age in Ireland. The significance in these

buildings lies in the fine rubble stone wall construction and in the simple vernacular forms they possess. Grange Cottage has strong associations with the industrial heritage and milling was a feature at the site at the beginning of the nineteenth century where new forms of gearing technology supported mechanised milling. It is unclear if the mill was property of the owners of Grange Cottage but it may have been a small family run enterprise at the time. The mill located at the west of the site stayed was a water powered mill and remained a feature in the landscape for most of the nineteenth century. The development and expansion of the mill complex at the 12<sup>th</sup> Lock may have resulted in the closure and demolition of the mill at Grange Cottage.

Grange Cottage dates from the late nineteenth century. The cottage retains simple form with modest original architectural features. The elongated form, the natural slate roof, the simple cast iron water goods, the timber framed sliding sash windows and the brick chimneys contribute to the external character of the building. The later projecting window bays and the large arch in the centre of the south elevation, are later additions to the original plan but add and compliment to the character of the house. These later and grander gestures were a statement of prosperity and confidence of the owners as a middle class family of their time. These elements also add to the grandeur of the house and the rich story of the place. Grange Cottage and outbuilding are a rare assembly of rural vernacular buildings and they add to the significance of the place.

## **5.0 Architectural Heritage Impact Assessment**

The masterplan for the site proposes several new uses for the existing cottage, courtyard buildings, courtyards and greater site. Within the cottage courtyard, the masterplan proposes a new crèche in the existing cottage, a new café/restaurant in the north and west ranges of the cottage courtyard, a new multi-function space in the east range (north) and a shop in the east range (south) of the cottage courtyard, New accommodation comprising a new studio space for artists and open plan office accommodation is proposed in the existing barrel vaulted agricultural building at the north side of the east courtyard. A new Kayak Club is proposed for the agricultural building in the south end of the east courtyard.

### **5.1 Architectural Heritage Impact Assessment Methodology**

This Heritage Impact assessment has been prepared with reference to the Department of Arts, Heritage and the Gaeltacht's Architectural Heritage Protection Guidelines for Planning Authorities. This assessment of the proposed impacts on Architectural Heritage has regard to the Guidelines on the information to be contained in Environmental Impact Assessment Reports prepared by the Environmental Protection Agency (2017 Draft), and to Directive 2011/92/EU (Directive 2014/52/EU as amended) on the assessment of the likely effects of development projects of a particular type on the environment. The list of definitions that are outlined on the facing page reference Table 3.3: titled "*Descriptions of Effects contained in the Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*" prepared by the EPA. Commentary is also given as to what these definitions may imply in terms of the relevant impacts on architectural heritage. Definitions reference from the EPA document are outlined in italics in each of the headings on the facing page.

**Imperceptible:** *An effect capable of measurement but without significant consequences.* The implied meaning of the definition suggests would appear to suggest that there would be very minor change in the heritage interest of a place or structure. It may be a change that would materially alter the overall heritage interest of the structure but not a change that would be evident to the casual eye.

**Not Significant:** *An effect which causes noticeable changes in the character of the environment but without significant consequences.* The implied meaning of the definition would appear to suggest that the changes to the heritage interest of a structure would be capable of being determined by persons assessing the effects of changes to the heritage interest of a structure or place for the purposes of planning consent. In this instance there may be changes to aspects of the heritage interest of a structure or place but, these changes would not be considered material in the context of statutory consent in terms of planning.

☐

**Slight:** *An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.* The implied meaning of the definition would appear to suggest that there would be changes to aspects of the heritage interest of a structure or place. However, apart from such changes, the overall heritage interest of the structure, and/or its contribution to its surroundings, would remain substantially intact☐

**Moderate:** *An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.* The implied meaning of the definition would appear to suggest that material changes to the heritage interest of a structure or place; and these changes must be consistent with change patterns that are already occurring, are considered acceptable, and are envisaged by policy.☐

**Significant:** *An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.* The implied meaning of the definition would appear to suggest that there would be material changes to aspects the heritage interest of a structure or place; and these changes would not be consistent with acceptable patterns of change that are already occurring, and are not envisaged by policy.☐

**Very Significant:** *An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.* The implied meaning of the definition would appear to suggest that the heritage interest of a structure or place would be changed considerably and that these changes would not be consistent with an acceptable patterns of change that is already occurring, nor are envisaged by policy.

**Profound:** *An effect which obliterates sensitive characteristics.* The implied meaning of the definition would appear to suggest that a development would result in the loss of the structure or destruction of the place, or all of its heritage significance. This assessment relates solely to effects on Architectural Heritage, and does not concern itself with other effects, adverse or beneficial. ☐

## **5.1 Grange Cottage (C1) : (Moderate Impact)**

The proposal for Grange Cottage is for the development of a new creche in the existing cottage with a new entrance extension between the cottage and east. The proposed scheme aims to retain much of the existing house layout as possible.

5.1.1 Layout Alterations: Existing non-original lean-to extensions at on the front and rear elevation are proposed for removal. Non original aluminium framed windows are to be removed and replaced with hardwood timber framed windows. The existing timber door and glass panel screen in living room 2 is to be removed and a large new timber framed semi-circular window is proposed in its place. New toilets are proposed in the east end of the house.

5.1.2 Structure:The roof structure is to be inspected and like for like repairs are to be carried out where required. Strengthening works can be carried out by doubling up of the existing structure as may be required.

5.1.3 Services: The existing house is plumbed and wired for water and electrical services. The house is served by a hot water heating system with an oil tank and boiler located in the storage area at the east end of the cottage. The existing water services and electrical services are to be removed and replaced. New plumbing and rewiring is to be surface mounted or routed behind internal wall cladding assemblies.

5.1.4 Thermal Upgrade: New roof works are proposed to the cottage roof to improve the thermal performance. The existing natural slate is to be removed and relaid on a new roof buildup. The existing bitumen sarking felt is to be removed and disposed. Unlike the outbuildings, it is not proposed to express the roof structure internally so new plasterboard lining will be fixed to the underside of the existing rafters. New rigid roof insulation is proposed within the depth of the existing rafters in the area between the collar ties and wall plate. Mineral wool insulation is proposed in the flat section of roof within the depth of the collar ties and above.

New breather membrane and vapour control linings will be fitted above and below the proposed insulation. Acoustic plasterboard will be fitted to the underside of the ceiling. It is proposed that the existing plaster finish is to be removed off the inside face of the external walls. A lime based internal plaster is proposed to the inside face of the existing walls. The existing floors are to be broken out and replaced with a new floor construction which will comprise a new damp proof course, new insulation, a new concrete slab and structural screed, and new floor finishes. Detail of the existing and proposed floor and wall general arrangement details are illustrated in drawings TLL-A-603 & TLL-A-604 which are attached at the end of this report in Appendix B.

5.1.5 Window and door repairs: Non-original windows on the rear elevation will be removed and replaced with timber framed windows to match the existing. The existing windows are to be serviced, repaired, repainted and resealed as required.

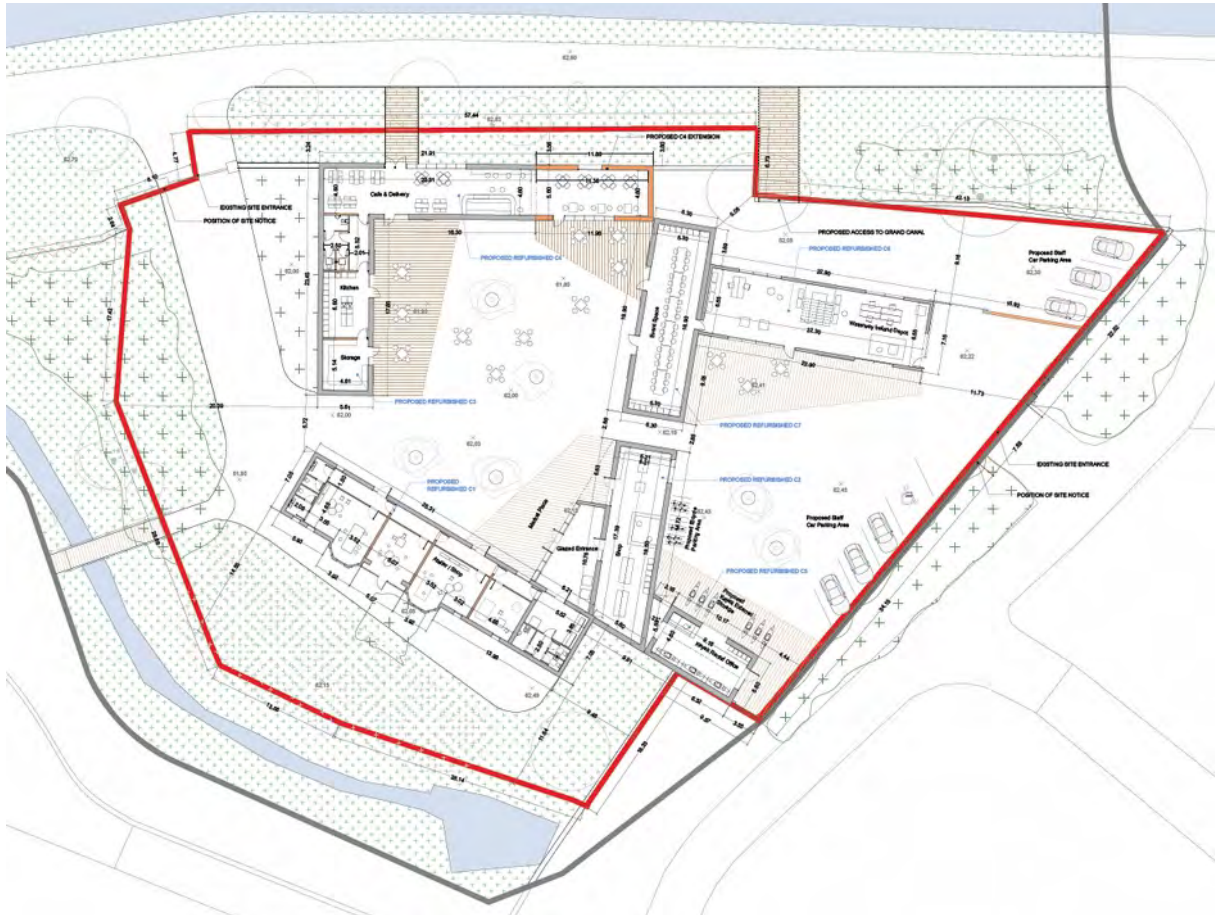
5.1.6 Internal dividing walls: The existing wall finishes are to be removed back to the wall plaster in all areas. All of the hearth and fireplace mantles have been removed from the property so the existing fireplaces are to be blocked up with brick and existing flues should be maintained to encourage some passive purge ventilation in the rooms. New internal wall finishes which comprise vertical timber wall cladding assemblies are to be arranged throughout the internal walls.

5.1.7 Site drainage and Wastewater treatment: Grange Cottage will be part of the wider site drainage systems which will include stormwater and wastewater management systems. Details in relation to the site drainage are outlined in the documents prepared by CORA engineers and site proposals are referred to in more detail in section 5.2 below. Existing cast iron rainwater goods will be retained where it is feasible to do so and new cast iron rainwater goods will be introduced where they are required as part of the new scheme. The impact of the proposed site drainage development works will not be significant.

5.1.8 Roof: Raising the roof level will visually alter the appearance of the outbuildings and will have a moderate impact on the outbuildings. The new windows and doors are material changes to the elevations that would also be considered moderate impacts. Changes to the internal arrangement of the outbuildings would materially alter original fabric through the introduction of new floor constructions and servicing installations. This changes would also be deemed moderate changes in the context of the new development. Detail of the existing and proposed TLL-A-600, TLL-A-601 & TLL-A-602 which are attached at the end of this report in Appendix B.



**Fig 14:** CGI of central play area in the proposed creche located in the middle of the cottage  
(Source: Stephen Foley Architects)

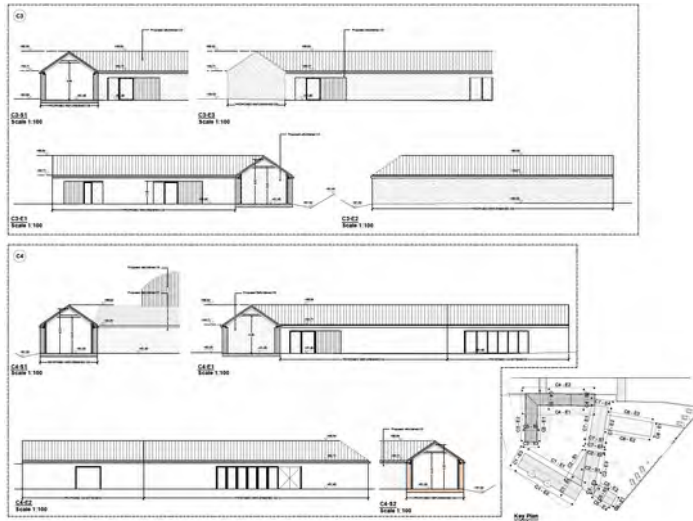


**Fig 15:** Proposed site plan. Source: Stephen Foley Architects

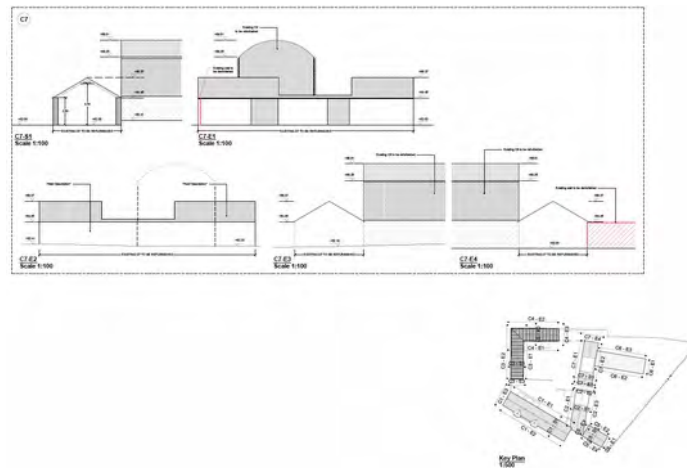


**Fig 16:** Proposed elevations C1 and C2. Source: Stephen Foley Architects

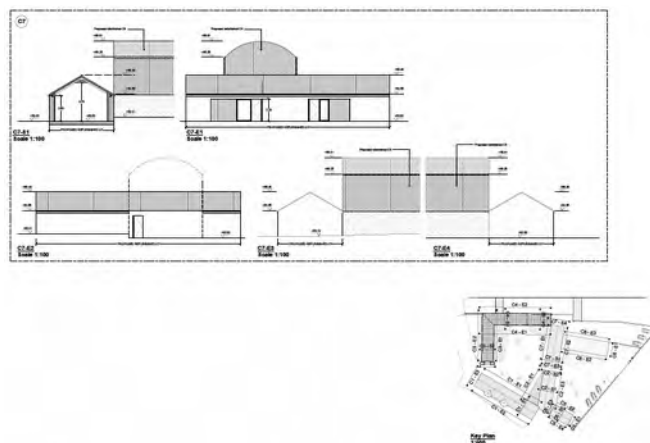




**Fig 17:** Proposed elevations C3 and C4. Source: Stephen Foley Architects



**Fig 18:** Proposed elevations C5 and C6. Source: Stephen Foley Architects



**Fig 19:** Proposed elevations C7. Source: Stephen Foley Architects

## 5.2 Courtyard Outbuildings (C2, C3, C4 & C7) : (Moderate Impact)

A new plywood deck and vapour control layer is to be laid below the proposed roof insulation. New treated timber cross battens will be fixed through the proposed wood fibre insulation into the existing rafters. Plasterboard panels, to the required fire and acoustic specifications, will be fixed to the underside of the new plywood layer and between the existing rafters. The existing eaves detail will be raised to accommodate the new roof build-up. The existing floors of the building will be replaced with a new floor build-up. The proposed floor will incorporate a new radon barrier/damp proof course, new concrete slab, a new layer of rigid insulation, a new concrete floor screed and a new floor finish.

Cobble stones that are removed from the existing floor will be proposed for reuse in some feature floor areas in the refurbished outbuildings. The internal face of the existing walls will be cleaned back to leave a clean substrate and will be repointed with NHL based mortar. New cork and lime insulation is proposed to the internal face of the existing walls. New window and door openings are proposed in the existing walls at north side of the north range and new 'A' rated doors and windows are proposed at new entrances and where new casement windows are proposed. New walls will be finished with lime based plaster finish which will allow the new wall constructions to breathe.

Structure: Remedial works are required to the existing rafters and wall plates. New structural support is required to the existing roof as the existing roofs do not align with modern standards and regulations.

Services: The existing buildings are without services and will require full heating, plumbing, mechanical and electrical installations servicing. New services are to be housed in galvanised circular conduit and will be fixed to the external walls. New internal sockets and wall services will be surface mounted.

Window and door repairs: Existing hardwood window frames are to be retained, repaired and repainted where required. Existing ledged and braced external doors are to be refurbished and retained. Internal doors are to be retained, repainted and reused. Internal window panels are to be retained, repaired where required and repainted as part of the new scheme.

Wastewater treatment and stormwater management on site: There is an existing wastewater connection to the Uisce Eireann Network into which the proposed connections will be connected. Stormwater will be collected in underground geo-cellular sub-base replacement system which slowly releases run off from the hard surfaces and roofs into a series of swales which are to be situated to the north, west and south of the existing buildings. New planting solutions are to be introduced at the locations of rainwater downpipes which will slowly release the run off from the roof areas into the underground system.

Raising the roof level will visually alter the appearance of the outbuildings and will have a moderate impact on the outbuildings. The new windows and doors are material changes to the elevations that would also be considered moderate impacts. Changes to the internal arrangement of the outbuildings would materially alter original fabric through the introduction of new floor constructions and servicing installations. These changes would also be deemed moderate changes in the context of the new development.



**Fig . 20** CGI in the proposed courtyard looking south towards Grange Cottage



**Fig . 21** CGI in the proposed courtyard looking west towards buildings C2 & C7



**Fig . 22** CGI in the proposed Courtyard looking north towards buildings C3 & C4  
(Source : All CGI images above: Stephen Foley Architects)

### **5.3 East Courtyard - South Agricultural Building (C5) : (Slight Impact)**

The south agricultural building is to become a new Kayak Club as part of the proposed development. The building is proposed for use as ancillary storage and will be unheated, uninsulated, and heavily ventilated. The existing roof is covered in asbestos sheeting which is not an original roof finish and is to be removed. A new roof comprising a new cut timber rafter assembly with salvaged slates is to be constructed. The new roof will facilitate a large amount of natural ventilation. There are no existing rainwater goods on the building and new painted cast iron rainwater goods are proposed.

The plaster finish on the existing brick walls both internally and externally will be removed and replaced with new hydraulic lime based plaster. Structural repairs will be carried out on structural cracking on the east elevation. New double glazed slot windows will be installed in the vertical opens to provide light into the space. Two new double glazed windows are proposed at high level on the east elevation in the existing window openings. A large sheeted timber is proposed to the existing open on the east elevation. A new concrete floor slab and aluminium.

The impact of the proposed works on the south agricultural building will be slight. The new door and windows will visually alter the elevation but the main characteristics of the building will remain unchanged.

### **5.4 East Courtyard - North Agricultural Building (C6): (Slight Impact)**

The north agricultural building is to be converted into new artists studio with an element of open plan offices for a proposed future tenant. The existing corrugated metal sheeting is to be removed from the upper level of the structure and roof. The existing footprint, height and building section is to be retained. New structural columns and arched beams are required to support a new roof assembly that is required to bring the current building up to regulations standards. New insulated walls and roof comprising corrugated steel sheeting and rigid insulation are proposed.

A new intermediate floor and internal stair is proposed with toilets, artists studio space and open plan office accommodation on the ground floor and artists studio space at the mezzanine level. The existing building is unserviced and new services provisions are proposed throughout. New aluminium framed windows are proposed to the north and east elevations on the upper floor. The proposed artists' studio will incorporate a new insulated floor and insulation on the walls.

The proposed works will have slight impact on the site in that the new arrangement will materially alter the elevations through the addition of new window openings and doors. The building is not a protected structure and the proposed changes to the internal arrangements will have a significant impact on the other protected structures on the site.

## **6.0 Architectural Heritage Impact Statement:**

The proposed development works to Grange Cottage and the associated outbuildings will be moderate in terms of their impact on the existing buildings. The adaptive reuse of the buildings will have a positive affect not just on the building themselves but in the area that they are planned. The new development will provide desperately needed amenities for the locality and a sustainable use for Grange Cottage into the future. The proposed design by Stephen Foley Architects is a series of considered contemporary architectural insertions into the historic fabric which complement and enhance the historic fabric and setting. The proposed new build element within the scheme reflect the agricultural language of a working farm. The external works will also complement and enhance the stone outbuildings and Grange Cottage.

MESH Architects consider the proposed work by Stephen Foley Architects at Grange Cottage and its associated outbuildings, will have a positive influence and low impact on the place. The proposed design has already been recognised in the national RIAI award prior to any development works being carried out. The new proposals are considered wholly suitable to the fabric and character of the structures and that they will constitute permanent, sustainable interventions that will improve and protect the condition of the Protected Structures into the future.

Mitigation: All works will be carried out according to conservation best practice and will be in keeping with principles of minimal intervention, like-for-like or compatible repairs and materials, reversibility, and conserving as found wherever practical. No works will be conjectural, but based on existing evidence found on site. All works are designed to prevent additional, further loss of salient historic fabric and to protect the condition and character of the Protected Structure. These works will catch the disrepair when it is on the cusp of rapid acceleration and before it can cause further damage to internal fabric.

All specifications will be set out in a detailed Schedule of Works and agreed with the SDCC Conservation Officer on site prior to works commencement. Inspections and site supervision shall be arranged on a bi-weekly basis to ensure works are completed according to the agreed specification documents and that any anomalies are addressed and mitigated as they arise. Careful site notes will be kept by all parties to document the decisions and works undertaken.

All works will be carried out by experienced conservation professionals, including conservation specialists with demonstrated knowledge of conservation best practice, and will be overseen by MESH Architects, a Grade 1 architectural conservation practice, and by CORA, Consulting Structural Engineer. Both parties have extensive experience with and knowledge of this property, which is a significant mitigation measure in itself, as they are aware of the behaviour, date, traditional materials and history of the site which will enable appropriate treatment during repair.

## **Appendix A - Photographic Survey**



**Plate 1:** Clockwise from Top: North elevation of Grange Cottage, typical window arrangement, glazed extension to south elevation and south elevation



**Plate 2:** Clockwise from top left: East elevation, entrance to store at east end of Grange Cottage, view into main entrance open lobby area, typical brick chimney detail, west elevation

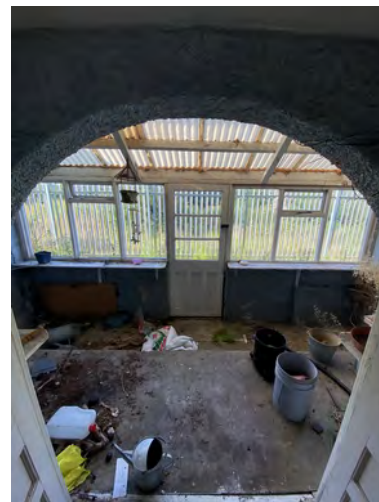




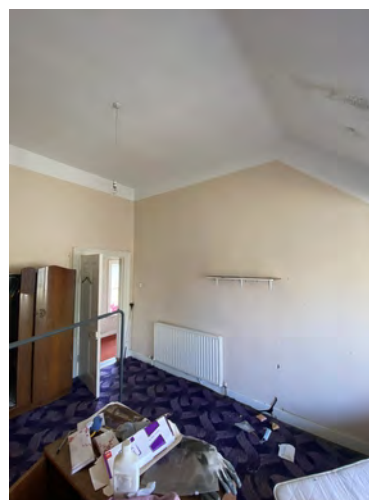
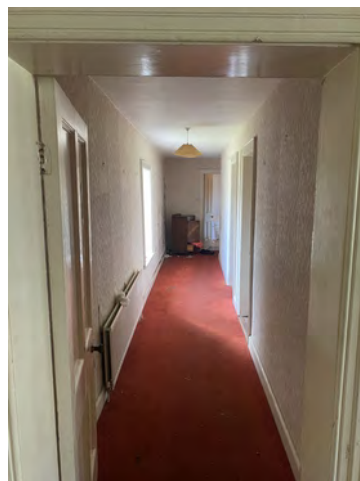
**Plate 3:** Top: Internal views of entrance lobby. Centre: Internal views of wash room and entrance corridor. Bottom: View of main dining area and kitchen.



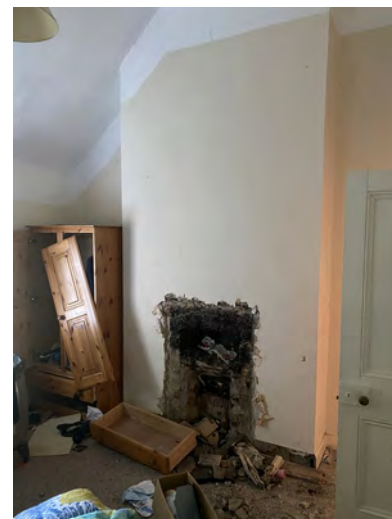
**Plate 4:** Clockwise from top left: Internal views of living room 01 – bay window, fireplace, dividing wall with kitchen, view of corridor 1 and view of corridor wall of living room.



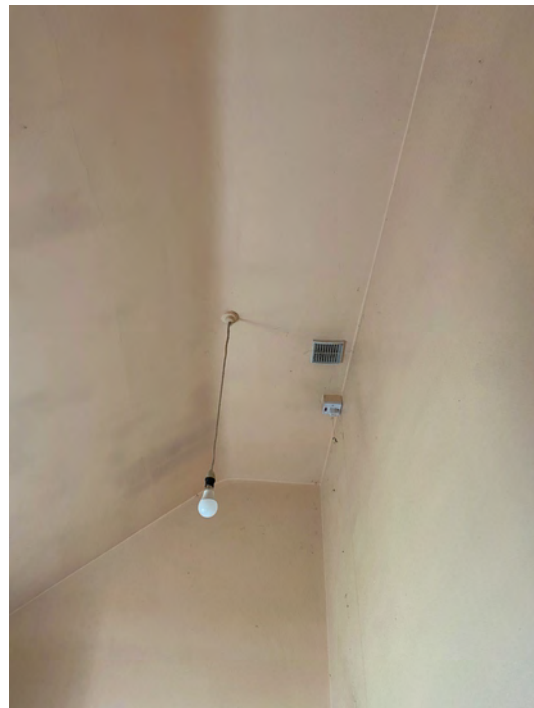
**Plate 5:** Clockwise from top left: Internal views of the second living room 02 - East dividing wall, fireplace, masonry arch into glazed porch, door to corridor 02, timber and glass panelled screen into porch



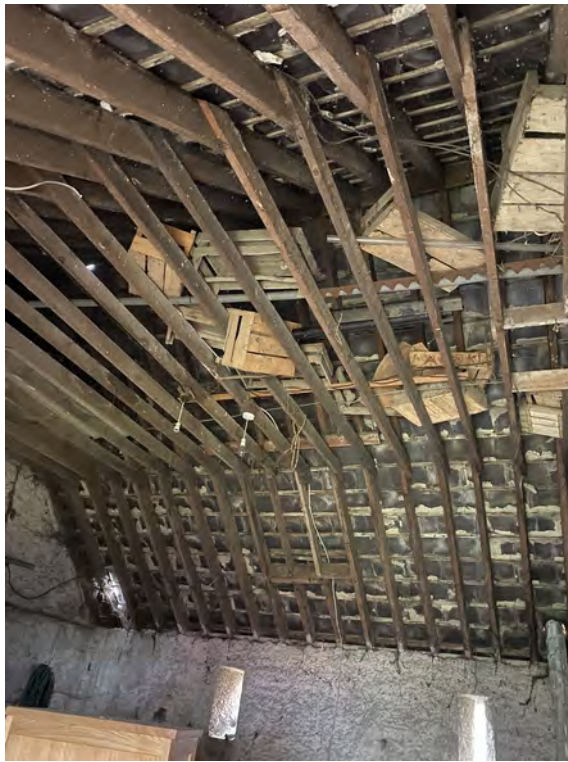
**Plate 6:** Clockwise from top left: Internal views of Bedroom 01 and Corridor 02 - Bay window, Corridor 02 looking east, door from living room 02 into corridor 02, east dividing wall and west dividing wall showing location of fireplace



**Plate 7:** Clockwise from top left: Internal views of Bedrooms 02 & 03 - Existing sash window in Bedroom 02, existing fireplace in bedroom 02. Existing window in Bedroom 03, existing fireplace in Bedroom 03 and internal view of existing timber panelled door and dividing wall.



**Plate 8:** Clockwise from top left: Internal views of toilet - Existing toilet door, existing timber sash window, existing ceiling arrangement, and east dividing wall

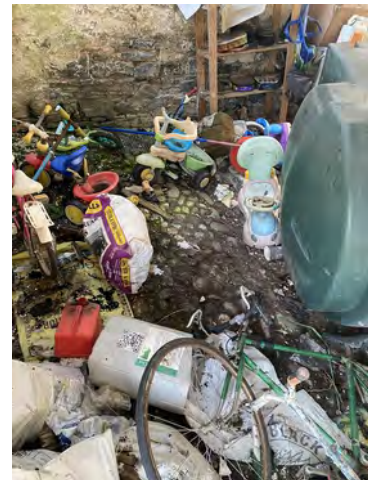


**Plate 9:** Clockwise from top left: Internal views of Storage Area - Existing timber roof structure arrangement, existing oil tank, typical roof finish arrangement, existing door lintel arrangement, and high level window on east gable wall



**Plate 10:** Clockwise from Top left: General views of Outbuilding C2 - North gable wall, north wall of blockwork extension, south elevation of blockwork extension, west elevation of C2, internal view showing collapsed roof, and east elevation of C2





**Plate 11:** Clockwise from Top left: General views of Outbuilding C3 - East elevation showing existing entrances, existing feeding stands on west wall, south gable wall, existing cobble stones on floor, existing doorway through to C4, internal view looking south, and internal view looking north



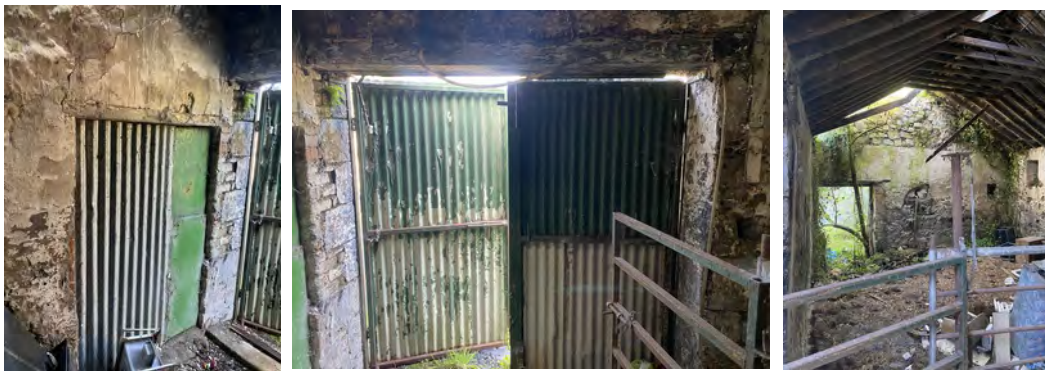
**Plate 12:** Top from left: General views of Outbuilding C4 -South elevation showing existing blockwork extension, internal view of roofless section of C4 looking east. Centre from left: Internal view of enclosed section of C4 showing roof structure and general internal arrangement. Bottom from left: South elevation (east end) and internal view of roofless section looking west



**Plate 13:** Clockwise from Top left: General views of Outbuilding C5 - East gable wall, north elevation, internal view looking west, and internal view looking east showing the entrance opening and the high level window openings on the east gable wall.



**Plate 14:** Clockwise from Top left: General views of Outbuilding C6 - East end wall, internal view looking west, internal view looking east, and south elevation.

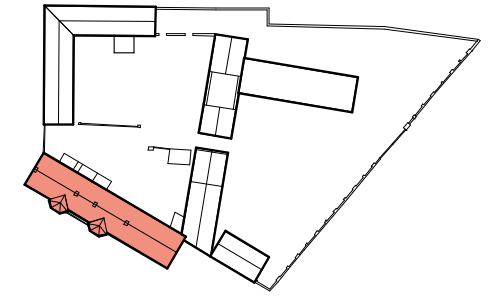


**Plate 15:** Top from left: General view of Outbuilding C7 - East elevation, west elevation showing existing openings. Centre from left: Existing door arrangements and internal view looking north. Bottom: View of south section of C7 showing internal arrangement and roof



**Plate 16:** Clockwise from Top left: General views of existing site arrangements - East entrance gates, boundary wall at outbuilding C5, Grange Cottage courtyard, northern boundary arrangement and canal path, and existing east courtyard arrangement.

**Appendix B - General arrangement floor, wall and roof details for proposed remedial works to Grange Cottage and outbuildings**



**Existing Roof:**

Existing natural slate (size tbc)  
on timber battens  
on bitumen sarking felt  
on timber rafters

Roof finishes removal works:

- Existing roof slates to be removed and should be safely stored on site whilst roof refurbishment works proceed.
- Broken or unsuitable slate to be removed and disposed
- Existing slates to be tested by roofing contractor for strength and integrity
- Existing slates which are deemed fit for reuse are to be relaid
- New slates (allow for 10%) replacement to conform with EN12326-1:2004 and BS680 standards

Rainwater goods - refurbishment works:

- Existing rainwater downpipes to be removed for and inspected by conservation architect to determine if it is suitable for reuse
- Existing paint and rust to be chemically stripped from the existing surface

Existing semi-round cast iron gutter

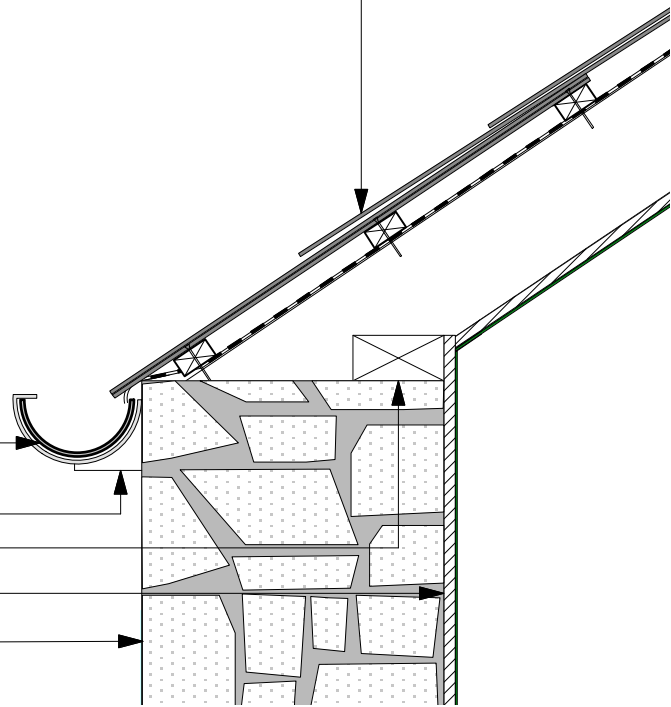
Existing cast iron gutter bracket

Existing timber wall plate

Plaster finish to internal face of wall with wallpapered finish to be removed

Existing rubble stone wall:

The face of the wall is to be cleared of debris and organic growth where present. Face of wall to be cleaned down using air abrasive cleaning. Loose or powdery mortar in existing wall is to be raked out.



**New roofing works:**

Existing natural slates, where deemed fit for reuse, are to be re-laid on new roof build-up and fixed in place with copper nails  
on timber battens  
on timber counter battens  
on breather membrane  
on Rockwool insulation  
on vapour barrier

12.5mm plasterboard fixed to underside of existing rafters with skim and painted finish (1 coat primer and 2 coats of finish).

Salvaged clay brick. Sample to be approved prior to installation

Coarse NHL 3.5 mortar infill behind wall plate

Insect mesh to be installed at open end of the cross battens to allow ventilation  
Ventilation gap to allow air pass above insulation layer

New semi-round cast iron gutter to

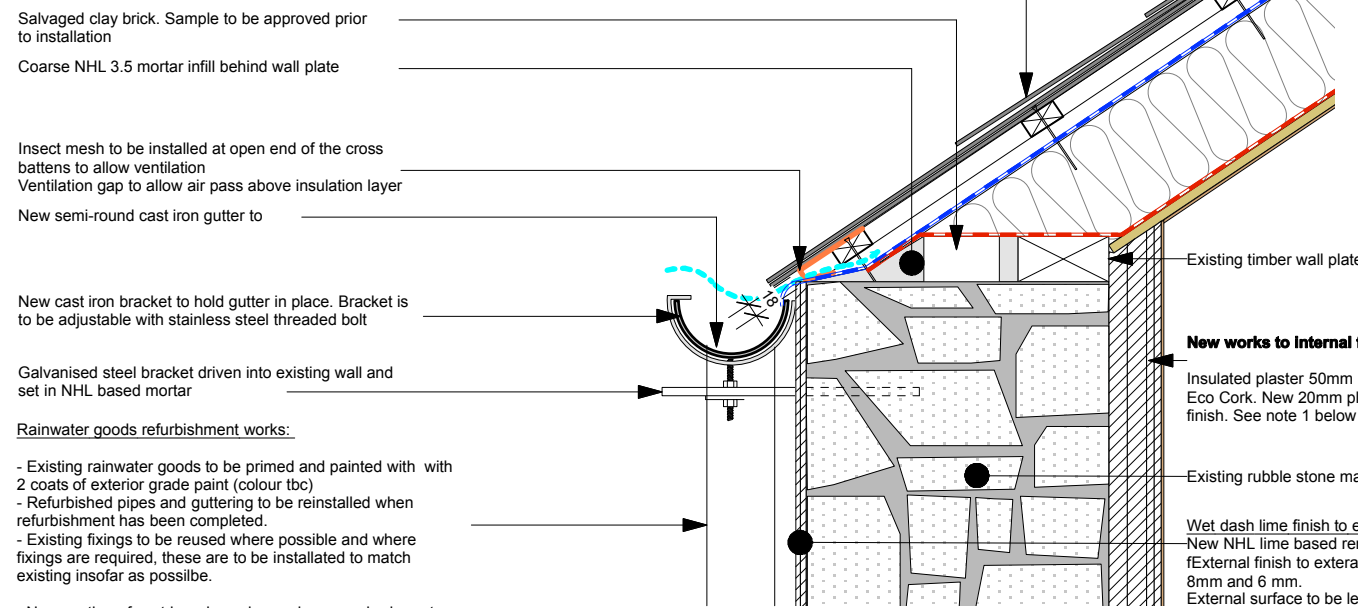
New cast iron bracket to hold gutter in place. Bracket is to be adjustable with stainless steel threaded bolt

Galvanised steel bracket driven into existing wall and set in NHL based mortar

Rainwater goods refurbishment works:

- Existing rainwater goods to be primed and painted with with 2 coats of exterior grade paint (colour tbc)
- Refurbished pipes and guttering to be reinstalled when refurbishment has been completed.
- Existing fixings to be reused where possible and where fixings are required, these are to be installed to match existing insofar as possible.

- New section of cast iron downpipes, where required, are to match size of existing



Existing timber wall plate

**New works to internal face of external walls:**

Insulated plaster 50mm build-up (2 x 25mm) layers of Secil Eco Cork. New 20mm plaster finish to wall with 2-3mm skim finish. See note 1 below regarding wall finishing layers.

Existing rubble stone masonry wall

Wet dash lime finish to external walls:

New NHL lime based rendered finish  
External finish to external wall face applied in 2 coats - 8mm and 6 mm.  
External surface to be left in 'as cast' finish.

Key:	
	Compacted earth
	Concrete
	Sand Blinding
	Plasterboard
	Mineral wool insulation
	Rigid insulation
	Lime Plaster (insulated on internal walls and wet dash on external)
	Skim finish to plaster
	Plywood
	Natural ventilation path
	Sawn treated softwood timber section
	Rubble stone wall
	Sarking felt
	Vapour Control Layer
	Damp proof membrane/ Radon barrier
	Breather membrane
	Insect Mesh

1 Roof - Existing - Grange Cottage  
Scale: 1:10

**NOTE:**  
**DRAWINGS SHOWN ARE ILLUSTRATIVE AND ARE INTENDED TO SHOW DESIGN INTENT AND METHODOLOGY OF REFURBISHMENT WORKS TO FLOORS, WALLS & ROOF. ACUTAL SIZES OF EXISTING COMPONENTS ARE TO BE CONFIRMED AND SPECIFICATION OF NEW FINISHES AND COMPONENTS ARE TO BE AGREED WITH THE LEAD ARCHITECT**

2 Roof - Proposed - Grange Cottage  
Scale: 1:10

**NOTE 1**

**Wall preparation:**  
**Substrate:** Historic masonry/brick  
**Preparation:** Remove loose or damaged plaster, clean substrate to remove debris, dust and any organic material  
**Lime manufacturer:** Contractor choice  
**Product reference/type:** Natural Hydraulic Lime and seasoned lime putty.

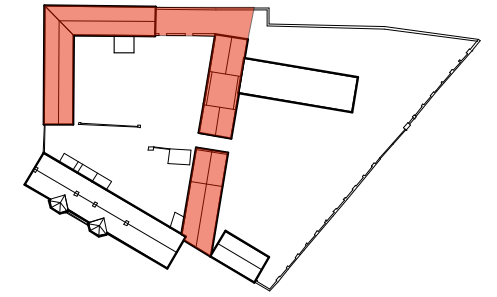
**Undercoats:**  
**Mix:** 1 part lime to 3 parts plastering sand  
**Sand:** Follow recommendation of lime supplier  
**Thickness:** (exclude dubbing out and keys) 10mm base coat and 10mm second coat.

**NOTES:**  
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						<b>MESH architects</b>							
						PROJECT: 12th Lock Masterplan - Grange Cottage, Grand Canal Way, Lucan, Co. Dublin							
						CLIENT: South Dublin County Council							
						DRAWING TITLE: Existing and proposed roof arrangement details for Grange Cottage							
						DRAWING NO.: TLL-A-600							
						JOB NO.:	PROJECT STAGE:	SCALE:	DATE:	DRAWN:	CHECKED BY:	SHEET:	REVISION:
						TLL	Planning	1:10	July'23	CF	TmcG	A3	-





**Existing Roof:**

Existing natural slate (size tbc)  
on timber battens  
on timber rafters

Roof finishes - proposed removal works:

- Existing roof slates to be removed and should be safely stored on site whilst roof refurbishment works proceed.
- Broken or unsuitable slate to be removed and disposed
- Existing slates to be tested by roofing contractor for strength and integrity
- Existing slates which are deemed fit for reuse are to be set aside for reuse
- Allow for 30% replacement slates due to damage on intact roof areas and salvaged slates to match colour and size of existing. New slates are to be natural slates to match the size and thickness of the existing slate. New slates are to conform with EN12326-1:2004 and BS680 standards

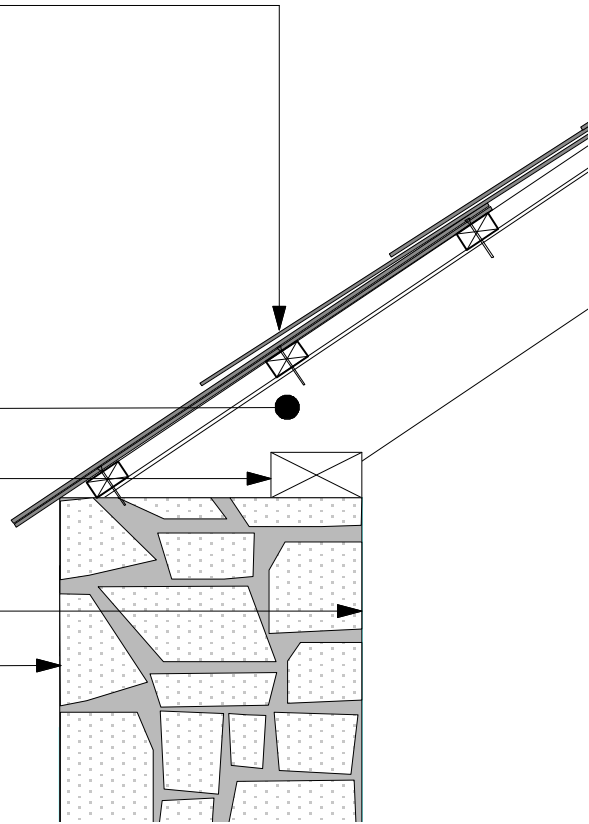
Roof structure:

- Existing timber battens are to be removed and disposed.
- Existing rafters are to be removed and disposed
- The condition of the existing wall plate is to be assessed for damage or rot by the structural engineer and are to be replaced on a like for like basis where found to be damaged, rotten or otherwise unfit for reuse.

Lime wash finish to internal face of existing wall to be removed

Existing rubble stone wall:

The face of the wall is to be cleared of debris and organic growth where present. Face of wall to be cleaned down and loose or powdery mortar in existing wall is to be raked out.



**New roofing works:**

Existing natural slates re-laid (new blue bangors where replacements are required) fixed in place with copper nails on timber battens  
on timber counter battens  
on breathable sarking membrane  
on Rockwool insulation  
on vapour barrier  
on plywood sheeting on existing timber rafters.

12.5mm plasterboard fixed to underside of existing rafters with skim and painted finish (1 coat primer and 2 coats of finish).

**Note:** Existing slates are to be assessed to review size of and arrangement of existing courses

Coarse NHL 3.5 mortar infill behind wall plate

New limestone block to raise wall level. Visible surface to be bush hammered. Sample to be approved with Lead Architects & Conservation Architect prior to order

Ventilation gap to allow air pass above insulation layer  
Insect mesh to be installed at open end of the cross battens to allow ventilation

New semi-round cast iron gutter to

New cast iron bracket to hold gutter in place. Bracket is to be adjustable with stainless steel threaded bolt

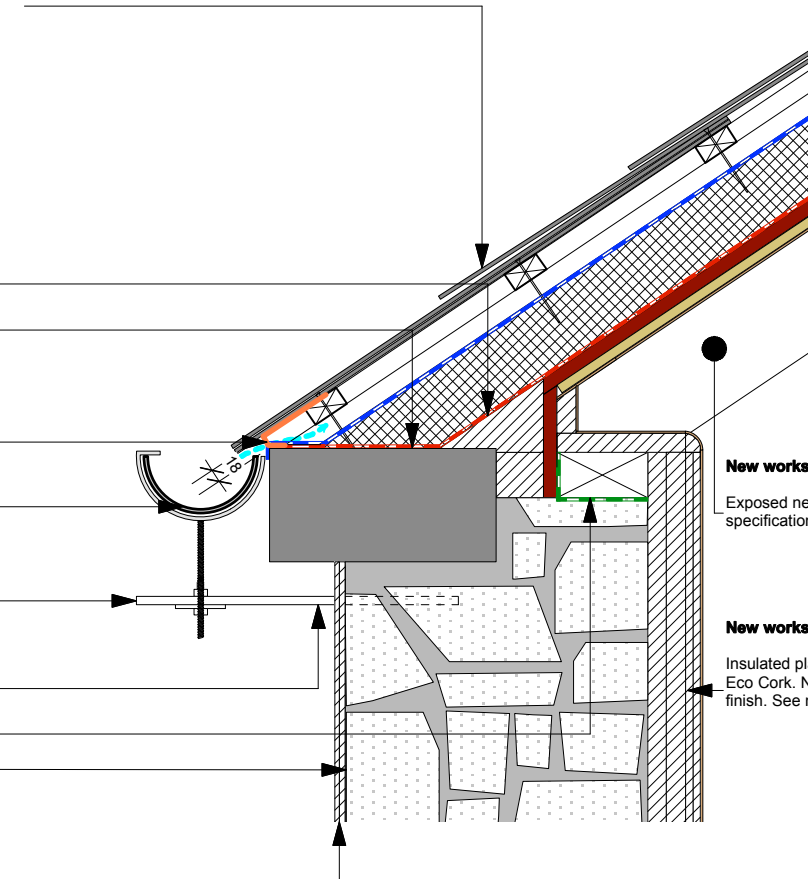
Galvanised steel bracket driven into existing wall and set in NHL

New timber wall plate with DPM beneath

Existing rubble stone masonry wall

Wet dash lime finish to external walls:

External finish to external wall face applied in 2 coats (8mm and 6 mm).  
External surface to be left in 'as cast' finish.



**New works to internal face of external walls:**

Exposed new timber rafters to structural engineer's specification and detail

**New works to internal face of external walls:**

Insulated plaster 50mm build-up (2 x 25mm) layers of Secil Eco Cork. New 20mm plaster finish to wall with 2-3mm skim finish. See note 1 below regarding wall finishing layers.

Key:	
	Compacted earth
	Concrete
	Sand Blinding
	Plasterboard
	Mineral wool insulation
	Rigid insulation
	Lime Plaster (insulated on internal walls and wet dash on external)
	Skim finish to plaster
	Plywood
	Natural ventilation path
	Sawn treated softwood timber section
	Rubble stone wall
	Sarking felt
	Vapour Control Layer
	Damp proof membrane/ Radon barrier
	Breather membrane
	Insect Mesh

**1** Roof - Existing - Outbuildings  
Scale: 1:10

**NOTE:**  
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**2** Roof - Proposed - Outbuildings  
Scale: 1:10

**NOTE 1**  
**Wall preparation:**  
**Substrate:** Historic masonry/brick  
**Preparation:** Remove loose or damaged plaster, clean substrate to remove debris, dust and any organic material  
**Lime manufacturer:** Contractor choice  
**Product reference/type:** Natural Hydraulic Lime and seasoned lime putty.  
**Undercoats:**  
**Mix :** 1 part lime to 3 parts plastering sand  
**Sand:** Follow recommendation of lime supplier  
**Thickness:** (exclude dubbing out and keys) 10mm base coat and 10mm second coat.

**NOTES:**  
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**MESH architects**

PROJECT:  
12th Lock Masterplan - Grange Cottage, Grand Canal Way, Lucan, Co. Dublin  
CLIENT:  
South Dublin County Council

DRAWING TITLE:  
Existing and proposed roof arrangement details for the outbuildings

DRAWING NO. TLL-A-601

JOB NO. TLL	PROJECT STAGE: Planning	SCALE: 1:10	DATE: July'23	DRAWN: CF	CHECKED BY: TmcG	SHEET: A3	REVISION: -
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Chimney buff terra cotta pots to be inspected for cracks or damage

Existing flaunching is in poor condition and is to be removed and disposed

Poor or loose powdery mortar to be raked out and disposed.

Masonry flashing

Existing concrete masonry and slate flashing to be removed

Slate

New terracotta buff finish ventilated cap to allow ventilation in chimney flue. Contractor to measure internal diameter of pot to ascertain spigott

New mortar flaunching required to chimney crown using NHL 3.5 lime based mortar

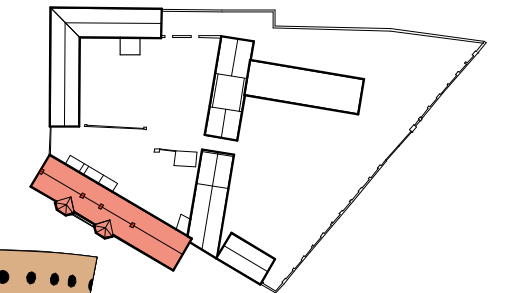
New wall pointing is to be carried out in traditional lime pointing. Wall pointing mixture is to be 1 part eminently hydraulic lime (NHL 2) with 2 1/2 parts sand. The sand is to be well graded sharp sand to form a strong mortar. Where repointing external brick masonry joints, rake out any loose, powdery or decaying mortar until sound mortar is reached, but in any case to a depth of at least the width of the joint, preferably one and a half times the joint width. Use hand tools for raking out, preferably scraping and picking rather than hacking or chiseling as existing brick has been heavily sandblasted and the surface is brittle. Very fine joints should be cleaned out using a hacksaw blade

New lead flashing (Code 6) folded down onto existing glass panel

Abutment with soakers and step flashing from chimney onto roof. Arrangement is to be as per p40 of the 'Rolled Lead Sheet - The Complete Manual' Fig. 69

New lead flashing (Code 6) soaker

Slate vent to ventilate attic space



1 Chimney - Existing - Grange Cottage  
Scale: 1:10

2 Chimney - Proposed - Grange Cottage  
Scale: 1:10

**NOTE:**  
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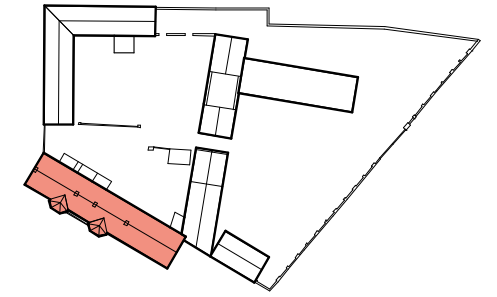
PROJECT:  
12th Lock Masterplan - Grange Cottage, Grand Canal Way, Lucan, Co. Dublin

CLIENT:  
South Dublin County Council

DRAWING TITLE:  
Existing and proposed chimney arrangement details for Grange Cottage

DRAWING NO.: TLL-A-602

JOB NO.:	PROJECT STAGE:	SCALE:	DATE:	DRAWN:	CHECKED BY:	SHEET:	REVISION:
TLL	Planning	1:10	July'23	CF	TmcG	A3	-



**Existing Floor :**

Existing Floor construction to be removed

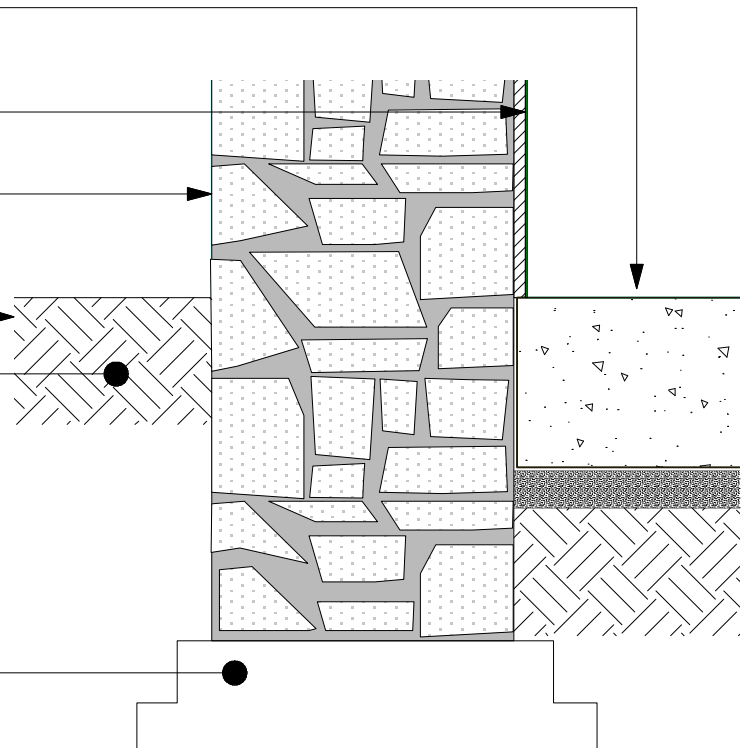
Existing internal wall finishes to be removed

Existing masonry wall. Refer to drawings ref 600 & 601 for proposed works to the wall

Existing ground level

Compacted earth

Level and arrangement of existing footings not known at this time



**New floor construction :**

proposed floor finish  
 on concrete floor screed  
 on rigid insulation  
 on concrete floor slab to structural engineer's specification and details  
 on Radon barrier/damp proof membrane (DPM)  
 on sand blinding  
 on compacted hardcore to structural engineer's specification and details

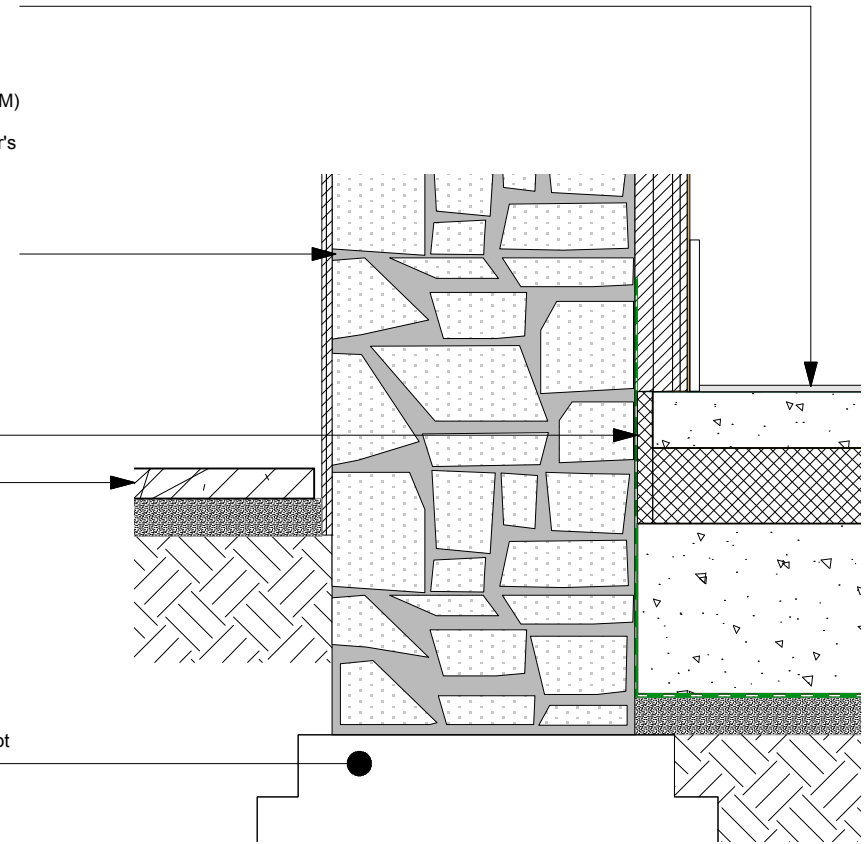
Existing masonry wall. Refer to drawings ref 600 & 601 for proposed works to the wall

Existing masonry wall. Refer to drawings ref 600 & 601 for proposed works to the wall

Edge insulation to concrete slab

External surface finish to further detail

Level and arrangement of existing footings not known at this time



1

Floor - Existing - Grange Cottage  
 Scale: 1:10

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2

Roof - Proposed - Grange Cottage  
 Scale: 1:10

Key:	
	Compacted earth
	Concrete
	Sand Blinding
	Plasterboard
	Mineral wool insulation
	Rigid insulation
	Lime Plaster (insulated on internal walls and wet dash on external)
	Skim finish to plaster
	Plywood
	Natural ventilation path
	Sawn treated softwood timber section
	Rubble stone wall
	Sarking felt
	Vapour Control Layer
	Damp proof membrane/ Radon barrier
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	Insect Mesh

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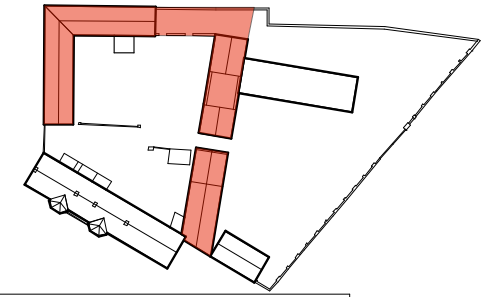
PROJECT:  
 12th Lock Masterplan - Grange Cottage, Grand Canal Way, Lucan, Co. Dublin

CLIENT:  
 South Dublin County Council

DRAWING TITLE:  
**Existing and proposed floor arrangement details for Grange Cottage**

DRAWING NO.: TLL-A-603

JOB NO.:	PROJECT STAGE:	SCALE:	DATE:	DRAWN:	CHECKED BY:	SHEET:	REVISION:
TLL	Planning	1:10	July'23	CF	TmcG	A3	-



Existing cobble stones to potentially be reused and reinstated internally in some limited feature areas. Bedding for the cobbles and step in concrete to be specified by structural engineer.

**New floor construction :**

proposed floor finish  
 on concrete floor screed  
 on rigid insulation  
 on concrete floor slab to structural engineer's specification and details  
 on Radon barrier/damp proof membrane (DPM)  
 on sand blinding  
 on compacted hardcore to structural engineer's specification and details

Existing masonry wall. Refer to drawings ref 600 & 601 for proposed works to the wall

Edge insulation to concrete slab

External surface finish to further detail

Compacted earth

Level and arrangement of existing footings not known at this time

**Existing floor:**

in the main the existing floor comprises compacted earth. Stone cobble flooring is to be found in some areas of the outbuildings. Where stone cobbles are to be found they are to be removed, cleaned down and set aside for reinstatement

Existing masonry wall. Refer to drawings ref 600 & 601 for proposed works to the wall

Existing ground level

Compacted earth

Level and arrangement of existing footings not known at this time

1

**Floor - Existing - Outbuildings**  
 Scale: 1:10

2

**Floor - Proposed - Outbuildings**  
 Scale: 1:10

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<b>PROJECT:</b> 12th Lock Masterplan - Grange Cottage, Grand Canal Way, Lucan, Co. Dublin South Dublin County Council						
<b>DRAWING TITLE:</b> Existing and proposed floor arrangement details for the outbuildings						<b>DRAWING NO.:</b> TLL-A-604
<b>JOB NO.:</b> TLL	<b>PROJECT STAGE:</b> Planning	<b>SCALE:</b> 1:10	<b>DATE:</b> July'23	<b>DRAWN:</b> CF	<b>CHECKED BY:</b> TmcG	<b>SHEET:</b> A3
<b>REVISION:</b> -						