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RIAI ACCREDITED CONSERVATION PRACTICE GRADE I

Proposed works on the site of the  
**FORMER PRESENTATION CONVENT,**  
Church Avenue, Portlaoise, Co Laois



## PRELIMINARY ARCHITECTURAL HERITAGE ASSESSMENT

December 2019

Directors

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## 1.0 INTRODUCTION

### 1.1 Executive Summary

This *preliminary* Architectural Heritage Assessment report has been prepared as part of the documentation for a Part 8 planning application for Laois Co. Council with SOPHIA Housing Association. The application is for the development proposal for 52 supported housing units, associated community spaces, new public realm and parklands at the Presentation Convent site on Church Avenue in Portlaoise, Co. Laois.

This is a preliminary report outlining available observations and context. It is constrained by limited access to the Convent Building (which is unsafe) which meant that no internal survey was possible. This report is subject to change following an in-depth assessment of the surviving historic fabric within the convent. The report will be amended and completed following enabling works, including undertakings to render the ground floor and the upper levels safely accessible.

Provisional apartment layouts for the Convent Building are based on historic layouts, shown on archival survey drawings from the Presentation Archives. These arrangements may need to be revisited on inspection of the surviving historic fabric.

This report should be read in conjunction with the Lotts '*Presentation Convent – Photographic Survey*' and '*Sacred Heart National School - Photographic Survey*' documents.

### 1.2 Summary Description

The Presentation Convent is situated on Church Avenue in the centre of Portlaoise, and forms part of a larger complex of community buildings on Church Avenue. The convent was established in an existing building on Church Avenue in 1824, and was later extended to incorporate an adjacent building and the historic stone tower which dates from c.1548. A number of extensions were added in the late nineteenth century, and in the twentieth century. A walled convent garden, located to the east of the convent building and dating from c.1830, extends to the Triogue River.

The Church of St Peter & St Paul (1822) was located to the north of the convent but was demolished in 1977. The Ha'penny Babies School (1844) and Sacred Heart National School form a group of buildings to the south of the convent building. The Sacred Heart National School comprises the original national school dating from c.1880, and the later school block and wing dating from c.1930.

All buildings within the convent and schools complex are currently vacant.

### 1.3 Location & Protection Status

#### 1.3.1 Presentation Convent site

Townland: Maryborough

Barony: Maryborough East

Civil Parish: Borris

Irish Grid location: 247229, 198480

NIAH Reg. Nos: 12505169 (Presentation Convent) Rating: National

12505168 (Ha'penny Babies School) Rating: Regional

12505167 (Sacred Heart National School c.1880) Rating: Regional

12505166 (Sacred Heart National School c.1930) Rating: Regional

Protected structures: RPS 475 (Presentation Convent)  
RPS 900 (Ha'penny Babies School)  
RPS 901 (Sacred Heart National School c.1880)  
RPS 899 (Sacred Heart National School c.1930)

Archaeological sites: LA013-041003 (Tower in convent)

1.3.2

Adjacent sites

NIAH Reg. Nos: 12504200 (Fort) Rating: National  
12504175 (Old St Peter's Church) Rating: Regional

Protected structures: RPS 468 (Fort)  
RPS 186 (Old St Peter's Church)  
RPS 467 (Old St Peter's Graveyard)

Archaeological sites: LA013-041001 (Fort)  
LA013-041002 (Old St Peter's Church)  
LA013-041004 (Old St Peter's Graveyard)  
LA013-041005 (Mill)  
LA013-041006 (Town defences)  
LA013-041007 (Burial)

## PART I: DESCRIPTION OF EXISTING BUILDINGS

### 2.0 Historical Development

#### 2.1 Historical chronology

[Note: Quoted text taken from handwritten Presentation Convent Annals]

- 1548 Stone tower built. This tower forms the southeast corner of the Convent building.
- 1766 The Survey of Maryborough map indicates 'Bridewell Lane' leading from the town centre (now Church Avenue), a reference to a former use of the convent building as a bridewell or prison prior to the establishment of the convent.
- 1822 Church of SS Peter & Paul constructed.
- 1824 Presentation Convent established in existing building on Church Avenue, which was subsequently enlarged to take in an adjacent building, and surrounding land. The convent also served as a school, with the community giving religious instruction to members of the parish. The first school was accommodated in the cellars of the new Church of SS Peter & Paul.
- 'Some of the professed members of the Presentation Convent of Carlow ... arrived at this house destined for the Convent on the 3<sup>rd</sup> of July 1824 ...'*
- 'In two days after Miss Ann Brenan entered this convent by whom the possession of the next house was given and added to this Convent, with the yard, field and garden all now within this enclosure.'*
- 1825 Reference to two houses occupied by the convent community.
- 'About the 1<sup>st</sup> June the Chapel was changed from a room in the first house to a parlor of the second where the altar was fitted up ...'*
- 1826 Works to landscaping and boundary walls. Chapel enlarged and hall added. Fr Nicholas O'Connor is the parish priest of Maryborough.
- 'In the course of this year the gardens and fields were much improved, the walls raised and glassed iron gates put up to prevent any entrance from under the two bridges and the enclosure altogether perfected ...'*
- '... the Revd N O'Connor proposed to have the daily Mass celebrated in this little Chapel until Lent at the last week of which it was enlarged and improved by adding the hall as a kneeling place for the seculars, and enclosing the sanctuary by folding doors ...'*
- 1827 Negotiation of the adjacent 'well field' and demolition of a 'Brewery'.
- 'The following February Peter Brennan Esq gave up the possession of the well field which joins the wall of the Convent ... The Community taking possession of it promising to pay the rent of £4"10 yearly for it and getting the old walls of a Brewery thrown down, the entrance made up, then tilled it and prepared it for giving grass to a cow.'*
- 1831 Roof of adjoining house is raised, two houses connected (and extended to accommodate six additional 'cells'). Acquisition of the adjacent 'well field', with well supplying water to the convent.

*'The day following the 16<sup>th</sup> of August of this year Revd N O'Connor commenced to raise the roof of the adjoining house (the one formerly occupied by Mr Brennan) to the same height of that in which the convent was established. They were attached so as to form one house this being a very necessary improvement, as there were not sufficient cells to accommodate all the religious, likewise the roof being bad and in danger of falling in, this was effected in a very short time owing to the kindness and exertions of Rev N O'Connor who defrayed the chief of the expense of this part. The raising of the house was a great improvement and convenience as it connected the houses completely, by running two corridors through the entire building, and this this gave an addition of six cells.'*

*'It was in October of this year that the purchase of the well field was effected ... The possession of this field by purchase is a great advantage to this house as the rere entrance to the Convent is through this field and it contains the well from which the house is supplied with spring water.'*

- 1834 Entrance from garden completed, new staircase, construction of gallery from the infirmary (later the dining
- 'During this summer we recommenced our building at the desire of Revd N O'Connor who kindly assisted us in addition to the bequest of our ever lamented friend Dr Doyle; which enabled us to complete the entrance from the garden, and to continue the staircase leading to the two corridors on the first of which was fitted a gallery from the infirmary for the sick or convalescent to hear Mass.'*
- 1843 Construction of 'Ha'Penny Babies School' commences.
- 1844 'Ha'Penny Babies School' completed.
- 1880 Sacred Heart National School constructed.
- 1930 Sacred Heart National School – new wing and extension added to 1880 school building, designed by architect Vincent Kelly.
- 1977 Church of SS Peter & Paul demolished.
- 1991 Odlum's Mill demolished.

## 2.2 Early history

The Presentation Convent is located immediately east of the Fort Protector, a large rectangular fortress, the perimeter walls of which have survived over most of its circuit, embedded in the urban fabric of the town of Portlaoise.

Building of the Fort commenced in 1547-48 as part of the suppression of the Gaelic Irish territories of the O'More and O'Connor clans. The plantation of Laois and Offaly followed shortly afterwards, and was formalised in the creation of King's County and Queen's County in 1556.

The Fort marks the establishment of the town of Portlaoise, which began as a fortified enclosure around its walls. Its significance is complemented by a number of adjacent sites relating to the genesis of the town, including a contemporary stone tower embedded within the nineteenth century Presentation Convent, and the Old St Peter's Church to the west. In 1920 the town was renamed after the Fort, the old name 'Maryborough' being changed to Portlaoise, meaning 'Fort of Laois'.

A map of unidentified origin and date, held in the British National Archives in Kew, depicts the Town of Maryborough and the Fort around the time of its foundation (refer to Figure 1). The stone tower which forms part of the convent plan is represented with an adjoining

dwelling, and marked 'The Stone House'. 'The Mill' is noted immediately north of the later convent site.

A tunnel connecting the stone tower to the Fort Protector was uncovered in various stages of building works.

*'According to records there is a tunnel probably leading to the fort which is a few hundred yards long and was uncovered in when the convent was being built in the latter part of the 19th century. Also in 1951 during building work the tunnel was uncovered leading to the fort and back to the Rock of Dunamaise.'* (Crimmins, 2003)

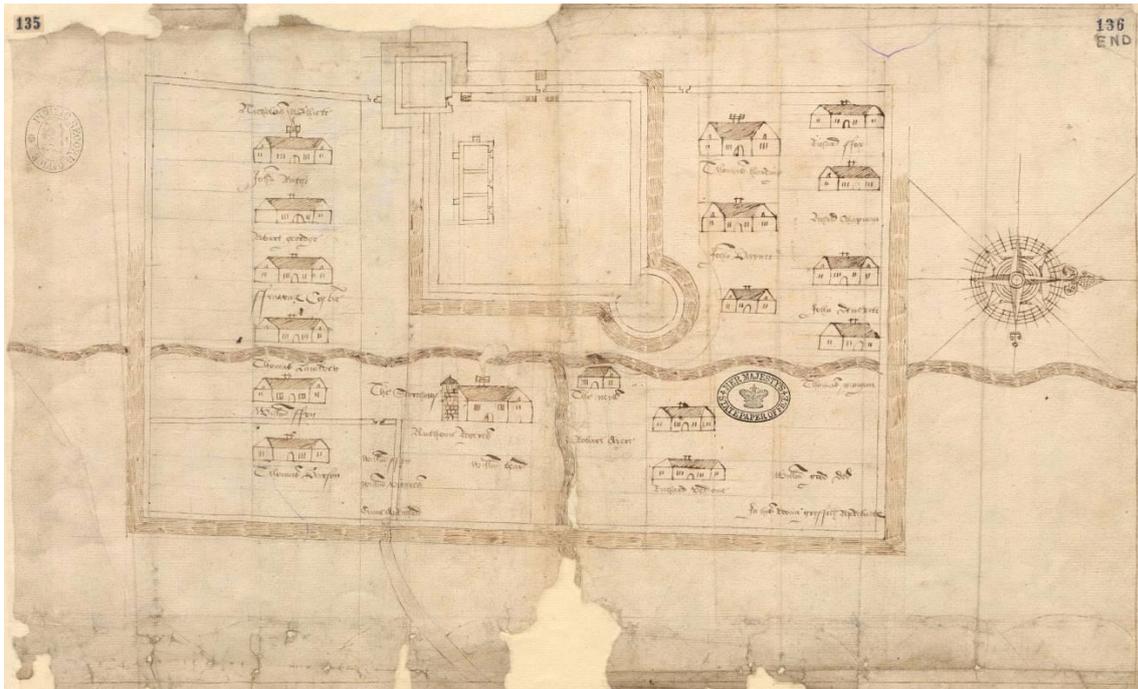


Figure 1 Map of Maryborough, c. 1560 (UK National Archives, Kew MPF 1/277)



Figure 2 Map of Maryborough, c. 1560 (UK National Archives, Kew MPF 1/277) - Detail showing 'The Stone House' and 'The Mill'

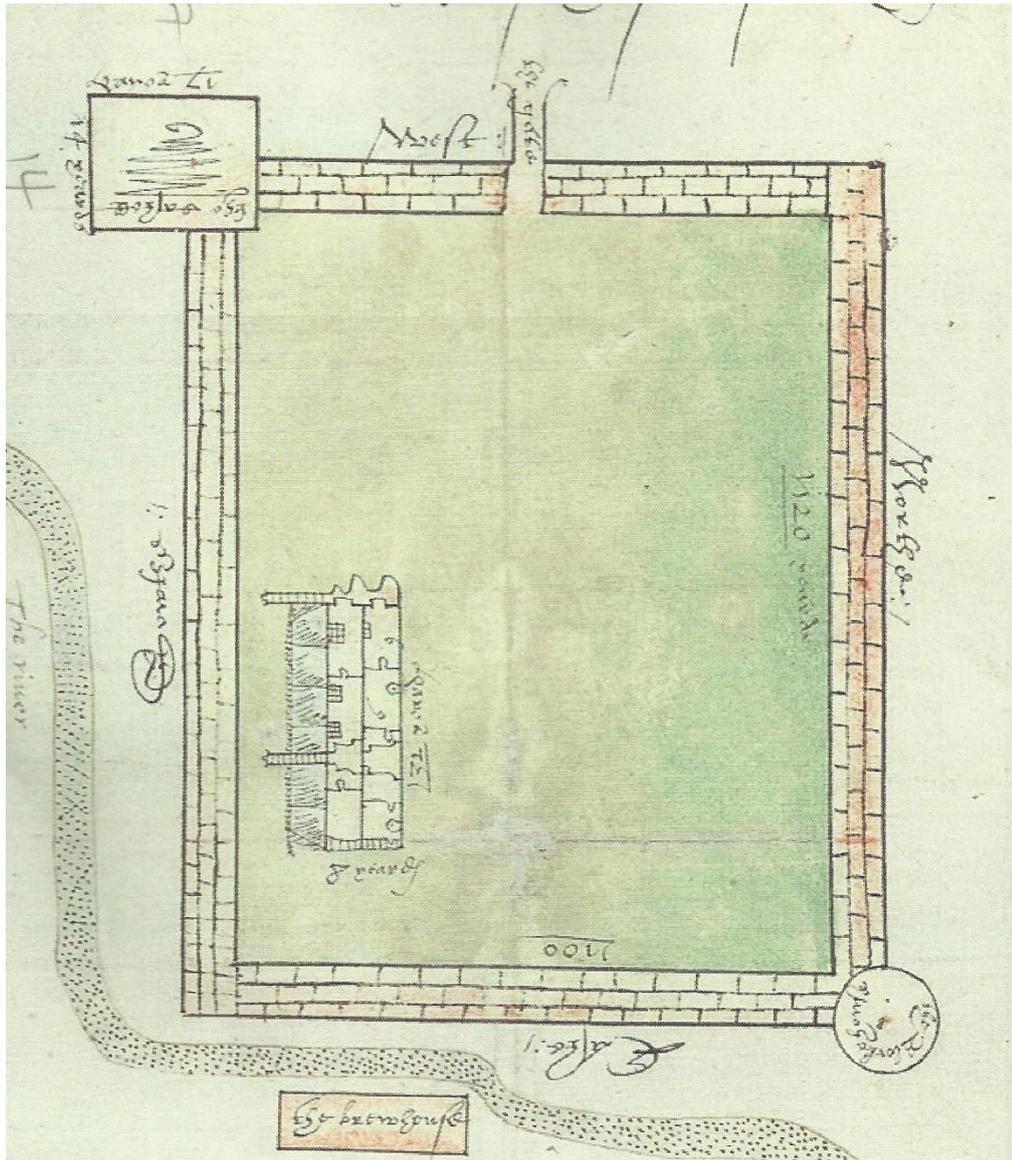


Figure 3 Map of Fort Protector, Hardiman Atlas, 1500s (TCD)

A map of the Fort Protector, dating from the 1500s, shows a structure on the site of the convent, possibly the 'Stone House' indicated on the 1560 Kew map.

### 2.3 Eighteenth century

A building is shown on the convent site in the 1721 Parnell estate map (refer to Figure 5), though there are some inaccuracies in this map. The convent site is marked as plot 2 on the later 1766 Survey of Maryborough (refer to Figure 6), though no structures are indicated on this map. The Survey of Maryborough map indicates 'Bridewell Lane' leading from the town centre (now Church Avenue), a reference to a former use of the convent building as a *bridewell* or prison, prior to the establishment of the convent.

*'The building had experienced a varied history having been the constable's house, a gaol, an infirmary and finally the convent.'* (Crimmins, 2003)

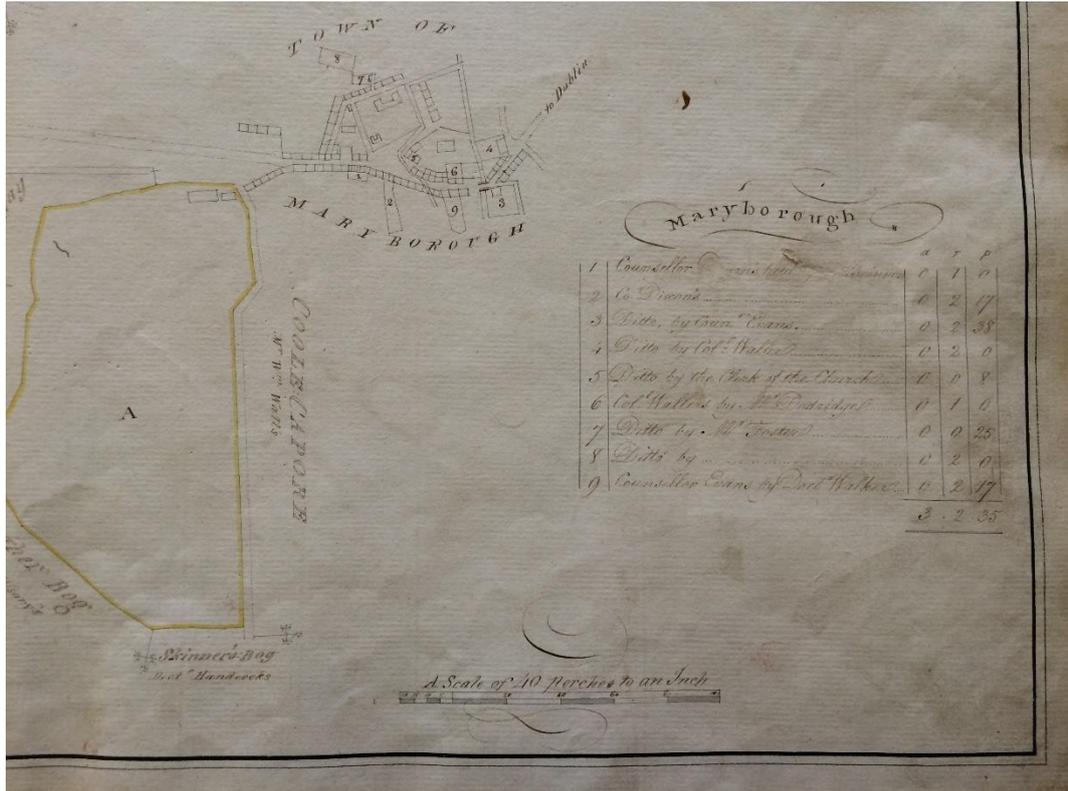


Figure 4 Town of Maryborough, Parnell Estate map, 1721

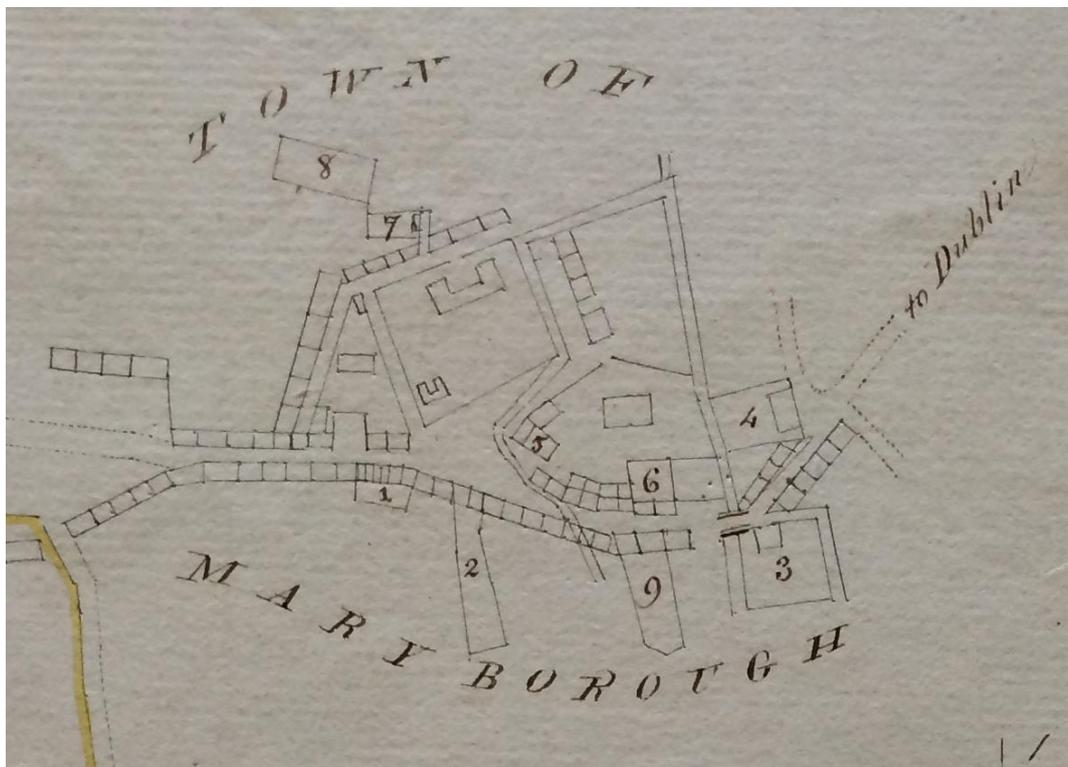


Figure 5 Town of Maryborough, Parnell Estate map, 1721 (extract showing map of town)



Figure 6 Survey of Maryborough, 1766 (convent site shown as plot 2)

## 2.4 Nineteenth century

In 1822, the Church of SS Peter & Paul was built to the north of the convent site. In 1824, the Presentation nuns moved from Carlow into an existing house on the convent site, possibly the 'Stone House' indicated on the earlier historic maps. Their first school was housed in the cellars of the recently-opened church ([www.portlaoisepictures.com](http://www.portlaoisepictures.com)).

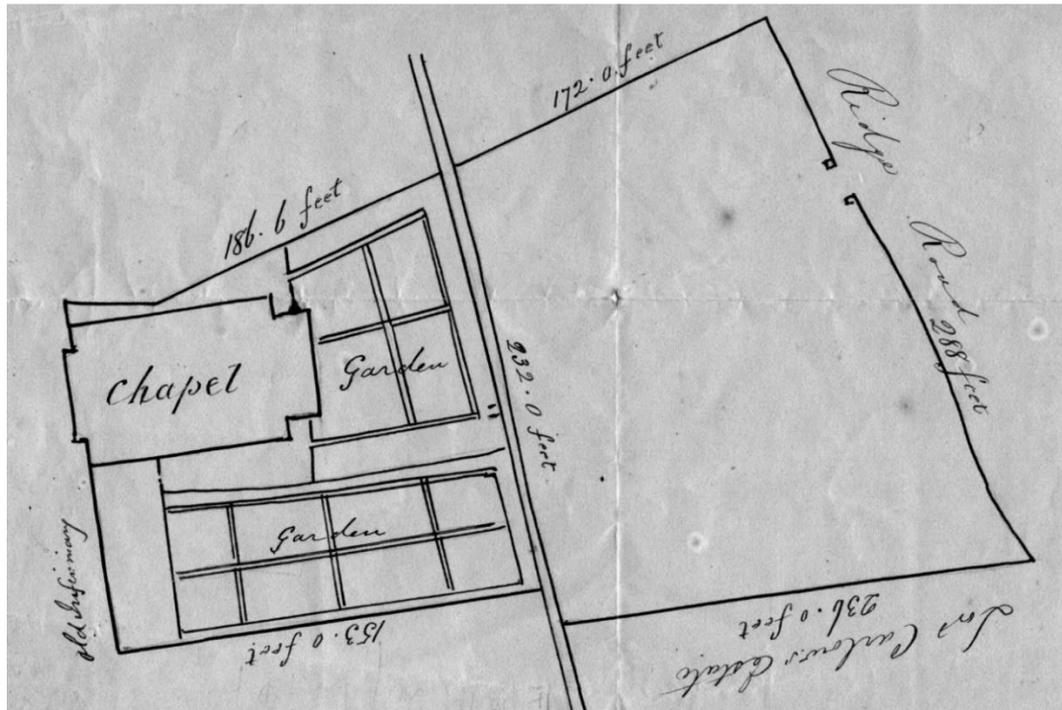


Figure 7 Old infirmary, chapel & garden, undated (Presentation Archives)

Lands were acquired in subsequent years, as was an adjoining house (Presentation Convent annals). In 1831, the two houses were connected, the roof of the second house raised to match the convent house, and additional accommodation was provided for the growing community in the convent. A number of works were carried out in this period, and the building was extended (refer to 2.1 Historical Chronology). The footprint on the 1837 OS map (refer to Figure 8) reflects the extent of the convent building at this time. The outline of the stone tower is evident to the south of the convent plan.



This plan form is also reflected on the 1839 Maryborough Town Plan (refer to Figure 9), which also shows a 'Female National School' to the south of the convent.

The convent building was extended in 1872 and the tower was subsumed into the extension (Crimmins, 2003).

## 2.5 Twentieth century

The late nineteenth-century extensions to the south are shown on the 1907 OS map (refer to Figure 11). The tower is no longer evident in the convent footprint on, having been incorporated into the later extensions. The 'Ha'Penny Babies' School' (1844) and the Sacred Heart School (c.1880), are also shown on the 1907 map.

Some other developments are evident along Church Avenue in the 1907 OS map, most notably the removal of small scale housing on the site of today's Fitzmaurice Place, and replacement with an industrial mill building. This mill building and adjacent structures are illustrated in 1910 advertisement for Odlum's.

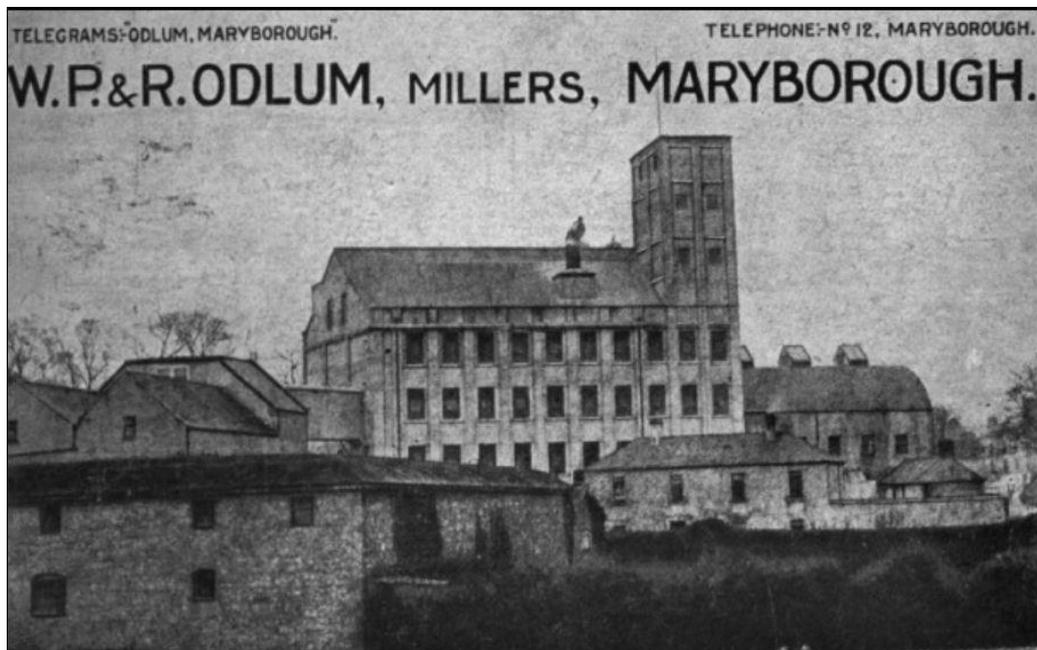


Figure 10 Image of Odlums Mill, c. 1910 ([www.portlaoisepictures.com](http://www.portlaoisepictures.com))

The Church of SS Peter & Paul, and the Presentation Convent are well documented in a series of photographs in the Eason & Lawrence Collections in the National Library of Ireland which date from between 1900 and 1920 (Refer to Figure 12 and Figure 13 and Figure 14). These photographs provide a detailed record of materials, boundary treatments and landscaping.

An undated photograph from the convent garden provides a view of the convent and church from the east (refer to Figure 16). At this stage the lands across the Triogue River evidently formed part of the convent gardens.

The convent building was further extended in the first half of the twentieth century.



Figure 11 RC Church, Presentation Convent and schools, Maryborough, Ordnance Survey map, 1907



Figure 12 St Peter & Paul's RC Church and Convent, Maryborough, 1900-1920, Eason Collection (NLI)



Figure 13 *The Convent, Maryborough, 1900-1920, Eason Collection (NLI)*

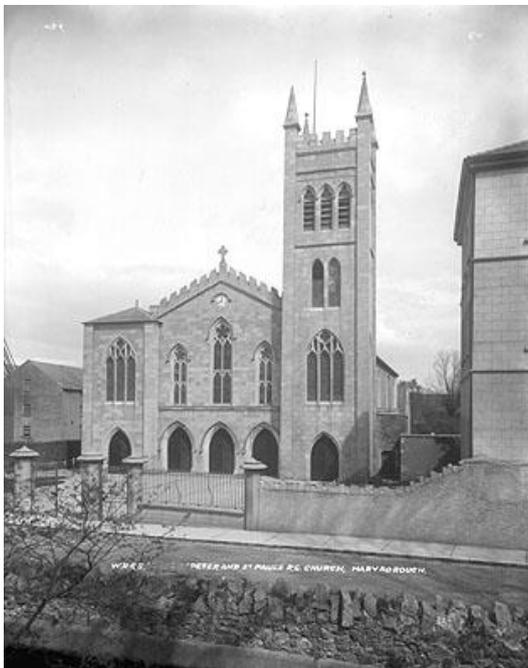


Figure 14 *St Peter & Paul's RC Church, Maryborough, 1900-1920, Eason Collection (NLI)*

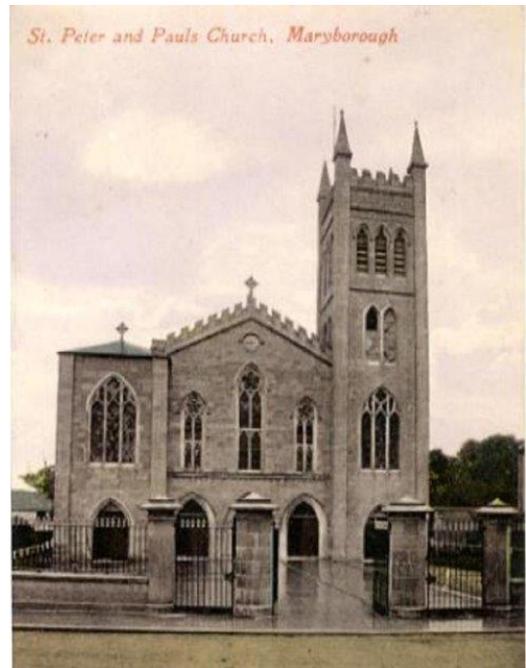


Figure 15 *St Peter & Paul's RC Church, undated, (www.askaboutireland.ie)*



Figure 16 Presentation Convent garden, undated (Presentation Archives)

Aerial views of the church, convent buildings, school and the adjacent mill taken in 1932, 1956 and 1960 allow an overview of the surrounding lands and context within the town of Portlaoise. A later undated archive photograph taken from the convent garden shows the view of Odlum's Mill, which was demolished in 1991.

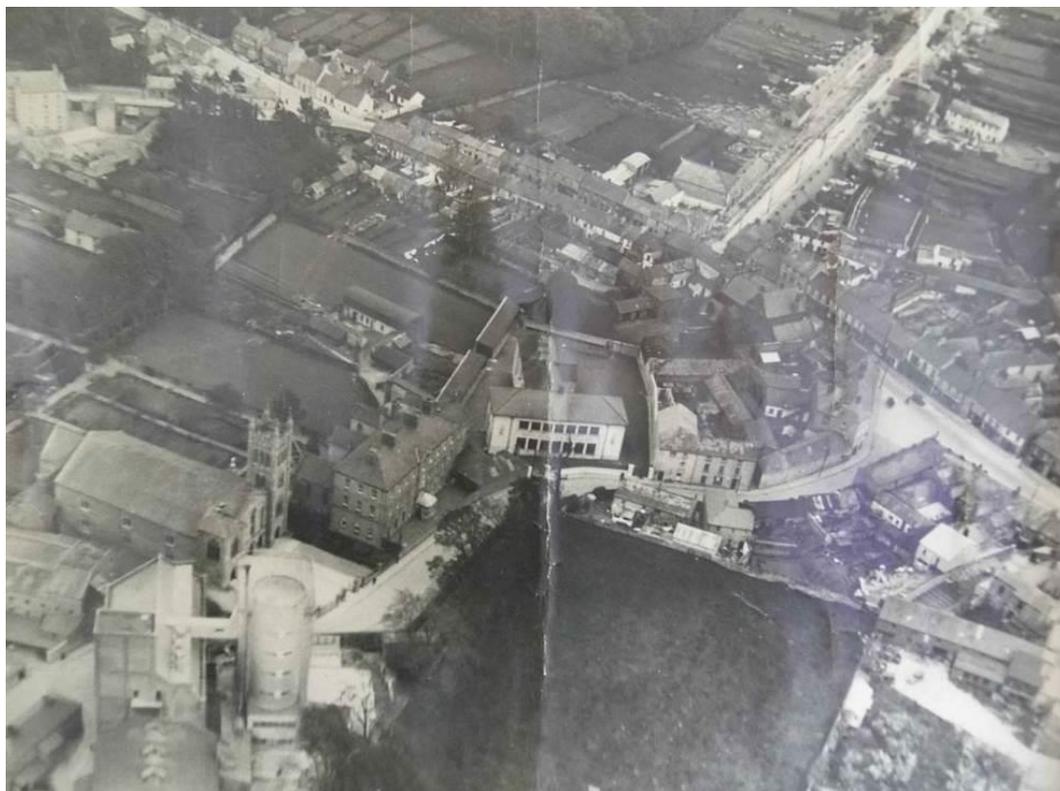


Figure 17 Aerial photo of the 'Rampart Field', Odlums Mill, Catholic Church and Presentation Convent, 1932 (courtesy of Sean Murray, original source to be confirmed)



Figure 18 Aerial photograph of Portlaoise, 1956 (NLI) showing Odlum's Mill, St Peter & Paul's Church, Presentation Convent & School



Figure 19 Aerial view c. 1960 ([www.portlaoisepictures.com](http://www.portlaoisepictures.com))



Figure 20 View of Odlum's Mill from Presentation Convent garden (undated)

## 2.6 Twenty-first century



Figure 21 Presentation Convent site, Google maps, 2019

### **3.0 Architectural Description**

#### **3.1 Presentation Convent**

##### **3.1.1 NIAH description & appraisal (NIAH ref: 12505169)**

Nine-bay three-storey over basement convent, built c. 1830 advanced and pedimented middle entrance bay surmounted by a cross at apex and with glass porch enclosing entrance door, incorporating the truncated remains of circular tower, built c. 1560, heightened 1872, now disused. The garden front comprises a two-storey gabled entrance with bell-cote at apex, approached by a flight of steps, flanked by advanced gabled wings - a chapel and classroom (former chapel) wing, the south advanced gabled wing extended with twentieth-century two-storey flat-roof seven-bay bow. Slate roof with clay ridge tiles, hipped to main block, conical roof to tower, tall rendered stacks, cast-iron rainwater goods. Ruled and lined ashlar painted render, plat bands divide the storeys below a heavy moulded cornice, large variety of openings - square-headed, triangular, lancet and round-headed, moulded jambs to the lancet window on the first floor entrance bay with a statue bracket at sill level, raised architrave around the garden front door with side lights within a round arch with bracketed niche in the tympanum, round-headed graduated triplet in the storey above, flanked by narrow square-headed lights above round-headed examples below. Openings blocked, some with sash windows visible. Set behind a high boundary wall and shallow garden flanking the street and formal garden to the rear with a pair of statue plinths, orangery to north side, informal rockery/grotto to the east end and footbridge over the Triogue River. Decorative ironwork to gates at front and rear.

A building with a complex architectural development. Built as a convent in 1830 it incorporates elements of the 'Stonehouse' or 'Anthony Rogers' House' and a tower, indicated on a 1565 map of the Fort of Maryborough and surrounding settlement. It has evolved since then, marking important changes in the town. In the seventeenth and eighteenth centuries the building was used for a variety of purposes - a constable's house, a gaol, an infirmary - in 1756 under the direction of Dr. Michael Jacob - and finally a convent for the Presentation Sisters from 1824. The tower was examined by local historian Michael Deigan in 1991, he described the basement as having walls 1.37 metres thick with a diameter of 4.1 metres.

#### **3.2 Ha'penny Babies School (c.1850)**

##### **NIAH description & appraisal (NIAH ref: 12505168)**

Detached five-bay single-storey national school, built c. 1850. Hipped artificial slate roof, cement ridge tiles, two rooflights to rear pitch, uPVC rainwater goods to timber fascia. Painted ruled-and-lined rendered walls. Segmental-headed window openings, four above door level and larger central opening, painted limestone sills, square-headed door opening with limestone sill of window above serving as lintel. uPVC windows, replacement timber panelled door and original limestone step.

Despite the loss of much of its historic fabric, this is a good example of an early school building with its high-level windows blocking external views. Its main significance is as part of an important group of national school buildings dating from the mid nineteenth to the mid twentieth century including 12505167 and 12505166.

#### **3.3 Sacred Heart Primary School (c.1880)**

3.3.1 NIAH description & appraisal (NIAH ref: 12505167)

Attached seven-bay two-storey national school, built c.1880, with full-height gabled entrance hall, attached to rear of 1930s school (12505166). Hipped artificial slate roof, synthetic ridge tiles, ogee cast-iron gutter on red and yellow brick eaves course, cast-iron downpipes, decorative pierced bargeboard to entrance gable. Painted ruled-and-lined rendered walls. Square-headed window openings with concrete sills, round-headed window to first floor of entrance gable, segmental-headed to ground floor, segmental-headed door opening to west side of entrance gable; all with replacement uPVC door and overlight, and windows. Tarmacadam yard.

A solid late Victorian building whose integrity has been compromised by the loss of much of its original historic fabric. Its main significance is as part of an important group of national school buildings dating from the mid-nineteenth to the mid-twentieth century including 12505168 and 12505166.

3.4 Sacred Heart Primary School (c.1930)

3.4.1 NIAH description & appraisal (NIAH ref: 12505166)

Attached seven-bay two-storey over concealed basement, national school, foundation stone laid 1930, multi-bay two-storey rear section, built c.1950, attached to rear of earlier school, built c. 1880 (12505167). Hipped slate roof, clay ridge tiles, square-plan copper lantern to centre of ridge, brick chimneystack to rear pitch, uPVC rainwater goods to overhanging rendered eaves with concave eaves cornice. Painted cement rendered walls with raised projecting rendered plinth course to ground floor sills level and stepped detail below eaves level, shallow breakfront to front elevation with rendered panel flanking window openings and continuing below eaves level, having limestone plaque to centre "SCOIL NÁISIÚNTÁ", plain rendered panel between first and second floors with raised Gaelic lettering "SCOIL AN CLOCAIR PORTLAOISE", shallow niche to either end with semi-circular plinth supported by single concave corbel, with a statue of Jesus and of Mary. Square-headed window and door openings with concrete sills. uPVC windows, replacement timber panelled doors and 12-pane timber overlights to north elevation. Interior with intact decorative ceramic dado wall tiling, original joinery and decorative religious details. Doors open onto projecting concrete steps with rounded corners, site enclosed to street by curved rendered wall with stepped saddleback coping, decorative ironwork railings and two pairs of decorative iron gates for vehicular access, tarmacadam yard. Multi-bay two-storey extension to east and rear built c.1950, attached to rear of 1880s school. Formerly flat-roofed, now with single-pitch artificial slate roof extending across rear pitch of 1880s school, metal gutter and cast-iron downpipes, flat-roof single-storey section to southeast. Pebbledash rendered walls with smooth rendered plinth course, square-headed window openings with concrete sills. uPVC windows and door.

In the context of Portlaoise this school is unique with its restrained Art Deco language and fine railings, the building forms part of an impressive complex of school and convent buildings. Along with its boundary treatment, it contributes significantly to the character, scale and definition of Church Avenue. It forms part of an important group of school buildings including 12505167 and 12505168.

## **4.0 Statement of Significance**

### **4.1 Presentation Convent**

The Presentation Convent, the Ha’Penny Babies School and the Sacred Heart National School form part of an impressive complex of school and convent buildings in the centre of Portlaoise.

The Presentation Convent is a protected structure on the Record of Protected Structures. The convent contributes significantly to the character, scale and definition of Church Avenue, and to the social history of Portlaoise.

The Stone Tower, which dates from c.1548, is a recorded monument on the Record of Monuments and Places (RMP). The sixteenth-century tower was connected by tunnel to the Fort Protector, and is of significant historic and architectural importance.

### **4.2 ‘The Ha’Penny Babies’ School**

The Presentation Convent, the Ha’Penny Babies School and the Sacred Heart National School form part of an impressive complex of school and convent buildings in the centre of Portlaoise.

The Ha’Penny Babies School is a protected structure on the Record of Protected Structures. This nineteenth-century school building contributes to the character, scale and definition of Church Avenue, and to the social history of Portlaoise.

### **4.3 Sacred Heart National School**

The Presentation Convent, the Ha’Penny Babies School and the Sacred Heart National School form part of an impressive complex of school and convent buildings in the centre of Portlaoise.

The Sacred Heart National School (c.1880) is a fine example of Victorian school architecture, and retains a considerable amount of original historic fabric.

The Sacred Heart National School (c.1930) was designed by Vincent Kelly. Kelly was the first graduate from University College Dublin School of Architecture in 1917, and a leading Irish architect at the time. His school, which is unique in the context of Portlaoise, exhibits fine detailing and high-quality finishes in a restrained Art Deco architectural language.

Both phases of the school are listed as protected structures on the Record of Protected Structures.

The Sacred Heart National School, and the decorative railings to its boundary, contribute significantly to the character, scale and definition of Church Avenue. The school also contributes to the social history of Portlaoise.

## **PART II: PROPOSED WORKS**

### **5.0 Conservation Methodology**

#### **5.1 Conservation Principles**

All works to the protected structure to be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. This requires adherence to the following basic principles:

- Conservation work to be based on an understanding of the building and its historical development. The primary aim should be to retain and recover the significance of the building.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible.
- Modern interventions should be reversible and visually identifiable. New work should be recorded.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

#### **5.2 Concealed Features**

- Concealed features of interest must be expected behind any modern linings or floor coverings as may not yet have been opened up.
- All removal of such coverings and linings to be done under direction of the conservation architect. Only modern material to be removed, and underlying historic fabric to be inspected by the conservation architect before further work is carried out.
- During the works care to be taken at all times to avoid damage to features which may lie concealed behind later finishes, fittings, duct casings, etc. Any earlier feature such as blocked openings, door heads, plaster remains, joinery or plaster profiles to be drawn to the attention of the conservation architect immediately, and further instruction awaited before proceeding.

#### **5.3 Demolition work**

- Prior to any demolition, all fabric which is to be demolished to be clearly marked by contractor, and reviewed and approved by conservation architect.
- All demolition to be undertaken carefully to avoid collateral damage.

#### **5.4 External Repairs and Alterations**

##### **5.4.1 Rebuilding of Areas of Façade**

- Rebuilt areas to be constructed to traditional detail using approved clay brick in Flemish bond laid in lime mortar to architect's specification.

- New Windows and Openings
- New windows joinery which is to be fitted in existing openings to be replicated the detail typical of the date of the opening, i.e. new sash windows in 19th century openings to rear to replicate 19th century joinery detail.
- Reinstated windows to be single-glazed to correct historic detail, based on profiles of the appropriate period.
- Secondary glazing may be fitted where appropriate

#### 5.4.2 Render Repairs

- All repairs or making good to external render to be in lime-sand, e.g. using NHL3.5 traditional hydraulic lime and coarse graded buff-coloured sand aggregate, with smooth ruled-and-lined finish. Samples of all materials and method to be provided in advance for approval by conservation architect.
- Non-historic areas of external render to be hacked off and replaced with lime render to conservation architect's detail and specification.

### 5.5 Internal Alterations

#### 5.5.1 Internal plastering and coatings

- All plasterboard linings to be carefully stripped out.
- All wall plasters to be repaired with traditional lime plaster to conservation architect's specification.
- Ceilings: Where historic lath and plaster is found to survive, repair like-for-like with traditional lime plaster and riven lath to conservation architect's specification.
- Historic lath and plaster is material of technical interest and must be preserved in its entirety.
- Where historic laths survive without plaster coatings, the lath should be inspected and recorded by a plasterwork specialist, lath should be repaired, and a new layer of plaster to specification recommended by the specialist applied.
- Wallpapers to be inspected and recorded by an appropriate specialist, and appropriate conservation action taken.

#### 5.5.2 Partitions

- New partitions to be of contemporary construction.

#### 5.5.3 Joinery

- The original timber floors are to be repaired by skilled conservation joiners. New flights to be inserted in exact historic position, as shown by surviving mortices.
- Historic doors to be repaired by skilled conservation joiners. New doors, architraves and skirtings to recreate typical joinery profiles of the appropriate period, following detailed drawings by the conservation architect.
- Window shutters to be reinstated where lost to the appropriate historic detail.

#### 5.5.4 Installation of Building Services

- Electrical services and plumbing to be located to cause minimum chasing or openings in the historic structure. Cabling to be laid in conduit within wall plaster and in cavities within box skirtings.
- Wall chases to be narrow and shallow as minimum needed to accommodate services. Chasing or core drilling as may be needed to be carried out under direction of

conservation architect. Chases to be closed using lime plaster with smooth finish coat to match existing.

- Radiators positions in historic spaces to be selected to enhance the visual appearance of the spaces, e.g. beneath windows.
- Lighting in historic spaces to reflect the historic character of the rooms. Free-standing lamps to be used to minimise chasing of walls.