

Comhairle Contae Chill Dara
Kildare County Council



Date: 11th November 2024
Our Ref: ED/1156.

Ross Maguire & Sarah O'Connell,
c/o Michael Kavanagh,
MVK Architects,
19 Fitzwilliam Square,
Dublin 2
D02CD40

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Ballindoolin Gate Lodge, Ballindoolin House, Edenderry Co. Kildare.

Dear Sir/Madam,

I refer to your correspondence received on 27th September 2024 in connection with the above. Please find enclosed Receipt no. FIN1/0/504509 in relation to fee paid.

Please find attached declaration made under Section 5 of Planning and Development Acts 2000 (as amended) in this regard.

Yours sincerely,


Senior Executive Officer,
Planning Department.



**Declaration of Development & Exempted Development under
Section 5 of the
Planning and Development Act 2000 (as amended).**

ED/1156

WHEREAS a question has arisen as to whether restoration and refurbishment of the roof including removal and reinstatement of the slates, roof timber repairs as necessary, repairs to windows and doors, repair to masonry of rising walls below plinth and repair to external render at Ballindoolin Gate Lodge, Ballindoolin House, Edenderry, Co. Kildare, is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 27th September 2024

AND WHEREAS Ross Maguire & Sarah O'Connell requested a declaration on the said question from Kildare County Council,

AND WHEREAS Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Planning and Development Act 2000 (as amended) and
- (b) Planning and Development Regulations 2001 (as amended); and
- (c) Documentation received with the application

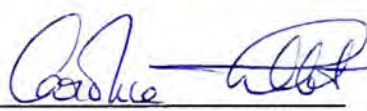
AND WHEREAS Kildare County Council has concluded that the development comprises works to which the provisions of the following applies:

- (a) Sections 2, 3, 4, 5 and 57 of the Planning and Development Act 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 as amended
- (c) The nature, extent and purpose of the works

NOW THEREFORE Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the restoration and refurbishment of the roof including removal and reinstatement of the slates, roof timber repairs as necessary, repairs to windows and doors, repair to masonry of rising walls below plinth and repair to external render at Ballindoolin Gate Lodge, Ballindoolin House, Edenderry, Co. Kildare **is development and is EXEMPTED development pursuant to Section 4 and Section 57 of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.**

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

11th November 2024


A/ Senior Executive Officer,
Planning Department.

KILDARE COUNTY COUNCIL



PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development & exempted development

Planning & Development Act 2000 (as amended)

Reference No. ED/1156

Name Of Applicant(s):	Ross Maguire & Sarah O'Connell
Address Of Development:	Ballindoolin Gate Lodge, Ballindoolin House, Edenderry, Co. Kildare
Development Description:	Repairs and renovations to Gate Lodge

Introduction

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the repairs to Protected Structure is development and whether such development is exempted development.

Site Location

The site is located at Ballindoolin Gate Lodge within the grounds of Ballindoolin House c.4.5km north of Edenderry town centre. The gate lodge is located to the north of the entrance driveway, east of the R401. Ballindoolin House is located c.800m south east of the main road entrance and is listed as Protected Structure B02-08.

replacement of rotten or perished timbers. Battens to be replaced along with sections of wall plate. Lead flashings, counter flashings and soakers to be replaced. Installation of breathable roofing membrane. Repair of deteriorated timber at eaves level, including wall plate, rafter ends. Removal of concrete haunching surrounding perimeter, inspect and repair random rubble rising walls where required. Reinstate original finish level of path to underside of plinth. Minor repairs to window cills. Remove loose paint and redecorate. Repair damaged sections of the external render only and renew the limewash finish coat.

Planning History

17/1211 – Permission granted for building of a single-storey conservatory dining room extension to the side of the house, convert a study to a kitchen and convert the kitchen to a toilet suitable for a disabled person and provide disabled access, all on the ground floor. Subdivide and convert one bedroom to an ensuite and dressing room and convert a second bedroom to a bathroom all on the first floor with associated drainage. Rewire the house, provide central heating and a photovoltaic array to save energy, remove two WCs no longer required and redecorate the house, a Protected Structure.

02/777 - Permission granted for change of use of part craft shop to restaurant and to retain existing building layout and to change use of farm building to local interest museum.

97/1317 – Permission granted for development of coffee shop, craft shop, reception area and toilet area and associated works to provide tourist facilities for the historic gardens.

Relevant Legislative Background

Planning and Development Act 2000 (as amended)

Section 2(1)

'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

"protected structure" means-

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition;

Section 3(1)

In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1)

The following shall be exempted development for the purposes of the Act-

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 57(1)

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

(a) the structure, or

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

Section 5(7) EIA Screening

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Planning and Development Regulations 2001 (as amended)**Article 6(1)**

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1)(a)(i)

Restrictions on exemption.

9 (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act —

(a) if the carrying out of such development would contravene any of the items (i) to (xii) listed under that provision.

Assessment

The application form submits that the proposed works constitute repairs not affecting the character of the existing structure. A detailed description of the proposed works is also submitted and includes the following:

- Restoration and refurbishment of the roof including removal and reinstatement of the slates;
- Roof timber repairs as necessary;
- Repairs to windows and doors;
- Repair to masonry of rising walls below plinth.

- Repair to external render.

It is considered that these works constitute Development as defined by Section 3 of the Planning and Development Act.

The application is accompanied by a Conservation Assessment Report and Impact Statement, outlining the historical significance of the building, recording the architectural fabric and describing the extent and methodology for executing the proposed works and an assessment of their impact. All works are indicated to be carried out in accordance with best conservation practice.

The application indicates that the works comprise repairs not affecting the character of the existing structure.

Section 4(1) (h) of the Planning and Development Act 2000 as amended provides for exemptions for development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

Furthermore, Section 57(1) of the Act provides for works to a protected structure to be exempted development only if those works would not materially affect the character of (a) the structure, or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Having regard to the aforementioned sections of the Act and to nature and design of the proposed works, it is considered that the proposed repair works to Ballindoolin Gate Lodge fall within the scope of Section 57(1) of the Planning and Development Act 2000 as amended.

Having regard to Article 9 (Restrictions on exemption) of the Planning and Development Regulations 2001 as amended it is considered that that none of these restrictions applies in this instance.

Conclusion

Having regard to:

- Sections 2, 3, 4, 5 and 57 of the Planning and Development Act 2000 (as amended),
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended),
- The nature and design of the repair, refurbishment and conservation works proposed to the Protected Structure.

It is considered that the proposed repair and conservation works to Ballindoolin Gate Lodge **constitute development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is exempted development** in accordance with Section 4(1)(h), Section 57(1) of the Planning and Development Act 2000 (as amended) as the proposed works would not materially affect the character of the

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

Recommendation

It is recommended that the applicant be advised that the development as described in the application ***is development and is exempted development***.

Signed: Liana Green

Executive Planner

Date: 16/10/2024

Signed:

Alain Douchet

A/Senior Executive Planner

05/11/2024

Declaration of Development & Exempted Development under

Section 5 of the Planning and Development Act 2000 (as amended)

WHEREAS a question has arisen as to whether

- Restoration and refurbishment of the roof including removal and reinstatement of the slates;
- Roof timber repairs as necessary;
- Repairs to windows and doors;
- Repair to masonry of rising walls below plinth
- Repair to external render.

Constitute development and if so, whether these works constitute Exempted Development.

AS INDICATED on the plans and particulars received by the Planning Authority on 27/09/2024

AND WHEREAS *Ross Maguire and Sarah O'Connell* requested a declaration on the said question from Kildare County Council,

AND WHEREAS Kildare County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Planning and Development Act 2000 (as amended); and
- (b) Planning and Development Regulations 2001 (as amended);

AND WHEREAS Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

- (a) Sections 2, 3, 4, 5 and 57 of the Planning and Development Act 2000 (as amended);
- (b) Article 6 and 9 of the Planning and Development Regulations 2001 as amended and
- (c) The nature, extent and purpose of the works,

NOW THEREFORE Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that -


- Restoration and refurbishment of the roof including removal and reinstatement of the slates;
- Roof timber repairs as necessary;
- Repairs to windows and doors;
- Repair to masonry of rising walls below plinth;
- Repair to external render.

IS development and IS EXEMPTED development pursuant to Section 4 and Section 57 of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.

Please note that any person issued with a declaration under Section 5 of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

Signed: _____

Appendix 1: Appropriate Assessment Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION
---	--

(A) Project Details	
Planning File Ref	ED1156
Applicant name	Ross Maguire and Sarah O'Connell
Development Location	Ballindoolin Gate Lodge, Ballindoolin, Edenderry
Site size	n/a
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	7.5km north of Long Derries SAC
Description of the project/proposed development – <ul style="list-style-type: none"> • Restoration and refurbishment of the roof including removal and reinstatement of the slates; • Roof timber repairs as necessary; • Repairs to windows and doors; • Repair to masonry of rising walls below plinth; • Repair to external render. 	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO

2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	NO
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Scale, nature, location, distance = no impact on integrity of Natura 2000 sites.		
Name:	Fiona Breen	
Position:	Executive Planner	
Date:	16/10/2024	

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL



Director of Services Order

I, Alan Dunney, Director of Services, am duly authorised and delegated by Chief Executive's Order number: CE48043 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO55685 **Section:** Planning

SUBJECT: ED/1156
Ross Maguire & Sarah O'Connell, Ballindoolin Gate Lodge, Ballindoolin House, Edenderry, Co. Kildare. Exempt Development Application for the restoration and refurbishment of the roof including removal and reinstatement of the slates, roof timber repairs as necessary, repairs to windows and doors, repair to masonry of rising walls below plinth and repair to external render.

SUBMITTED: File Ref. ED1156 with recommendation from the Senior Executive Planner and reports from the Council's Technical Officers.

ORDER: I hereby order the following Kildare County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended) hereby decides that the proposed development is development and is exempted development.

MADE THIS 11 DAY
OF November YEAR 2024

SIGNED: Alan Dunney
DIRECTOR OF SERVICES

Kildare County Council
Declaration of Exempt Development under Section 5,
of the Planning and Development Act 2000

Incomplete application forms will
be deemed invalid and returned



All responses must be in block
letters

Section 1	Details of Applicants
------------------	------------------------------

1. Name of Applicant(s) A. Surname Ross Maguire & Sarah O'Connell Forenames
Phone No. [REDACTED] Fax No.
2. Address Ballindoolin House, Ballindoolin, Edenderry, Co. Kildare, R45 V653

Section 2	Person/Agent acting on behalf of applicant (if applicable)
------------------	---

1. Name of Person/Agent: Surname Kavanagh Forenames Michael
Phone No. 086 386 8880 Fax No.
2. Address MVK Architects, 19 Fitzwilliam Square, Dublin 2, D02 CD40

Section 3	Company Details (if applicable)
------------------	--

1. Name of Company New Beginning Consultants Limited
Phone No. 01-5240000 Fax No.
2. Company Reg. No. 3416149JH
3. Address 7 Fitzwilliam Street Lower, Dublin 2, D02 DT85

Section 4	Details of Site
------------------	------------------------

1. Planning History of Site
2. Location of Proposed Development Ballindoolin Gate Lodge, in the curtilage of
Ballindoolin House, Edenderry, Co. Kildare
3. Ordnance Survey Sheet No. 3118
4. Please state the Applicants interest in the site Owner
5. Please state the extent of the proposed development Repairs and renovations to Gate Lodge

Kildare County Council
Planning Department

27 SEP 2024

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6. Under what Section of the Planning and Development 2000 and/or what provision of the Planning and Development Regulations 2001 is exemption sought (*specific details required*).....
 Sections 5 - Repairs not affecting the character of the existing structure.....

7. Please give a detailed description of the Proposed Development (*Use separate page if necessary*).....

The roof of the house is to be re-slatted, with the existing natural slates and new lead sheeting on its existing structure. Where possible existing timber members will be retained in-situ. In this it is proposed to re-use as far as is practicable the existing rafters. Strengthening of sagging or deflected timbers is proposed as well as replacement of rotten or perished timbers. The battens will be replaced together with sections of wall plate. Lead flashings, counter flashings and soakers will be replaced. It is proposed to install a breathable roofing membrane. Sections of deteriorated timber at eaves level, including wall plate, rafter ends, are to be repaired where required.

It is proposed to remove the concrete haunching surrounding the perimeter, inspect and repair where required the random-rubble rising walls, and reinstate the original finish level of the path to the underside of the plinth.

The lattice windows are generally in good condition however minor repairs to the cills is anticipated. It is intended to carefully remove loose or flaking paint and redecorate. The process may inform confirmation of the original colour of the windows. The intension is contribute towards the better presentation of the structure.

The intension is to repair damaged sections of the external render only and renew the limewash finish coat.

Section 5	The following must be submitted for a valid application
------------------	--

		(Please Tick)
1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	x
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001	x
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001	x
4.	All drawings to differentiate between the original building, all extensions and proposed development	x
5.	Fee of 80 Euro	x

Section 6	Declaration
------------------	--------------------

I, Michael Kavanagh (Agent) certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: _____

Date: 26th September 2024



MVK architects

19 Fitzwilliam Square, Dublin 2

+353(0)1 - 667 4766

mailbox@mvkarchitects.com

www.mvkarchitects.com

Kildare County Council
Planning Department,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

Ref: 2414/MK/20240926-MK

26th September 2024

Re: **Section-5 application for Gate Lodge at Ballindoolin House, Edenderry, Co. Kildare, R45V653, a Protected Structure.**

Dear Sir/ Madam,

Please find enclosed a Section-5 application for the above development.

The drawings and documents are:

- OSI Site Location Map
- Site Layout Plan
- Conservation Report including
Appendix A: Photographic Report
Appendix B: Measured Survey drawings of Existing
- MVK Architects Drawings. See Schedule.
- The application form
- Cheque for 80 Euro

I trust the application meets with your approval.

Yours sincerely,



Michael Kavanagh

RIAI Conservation Architect Grade II

MVK architects

Kildare County Council
Planning Department

27 SEP 2024

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MVK architects Ltd.

Registered in Ireland No. 351775

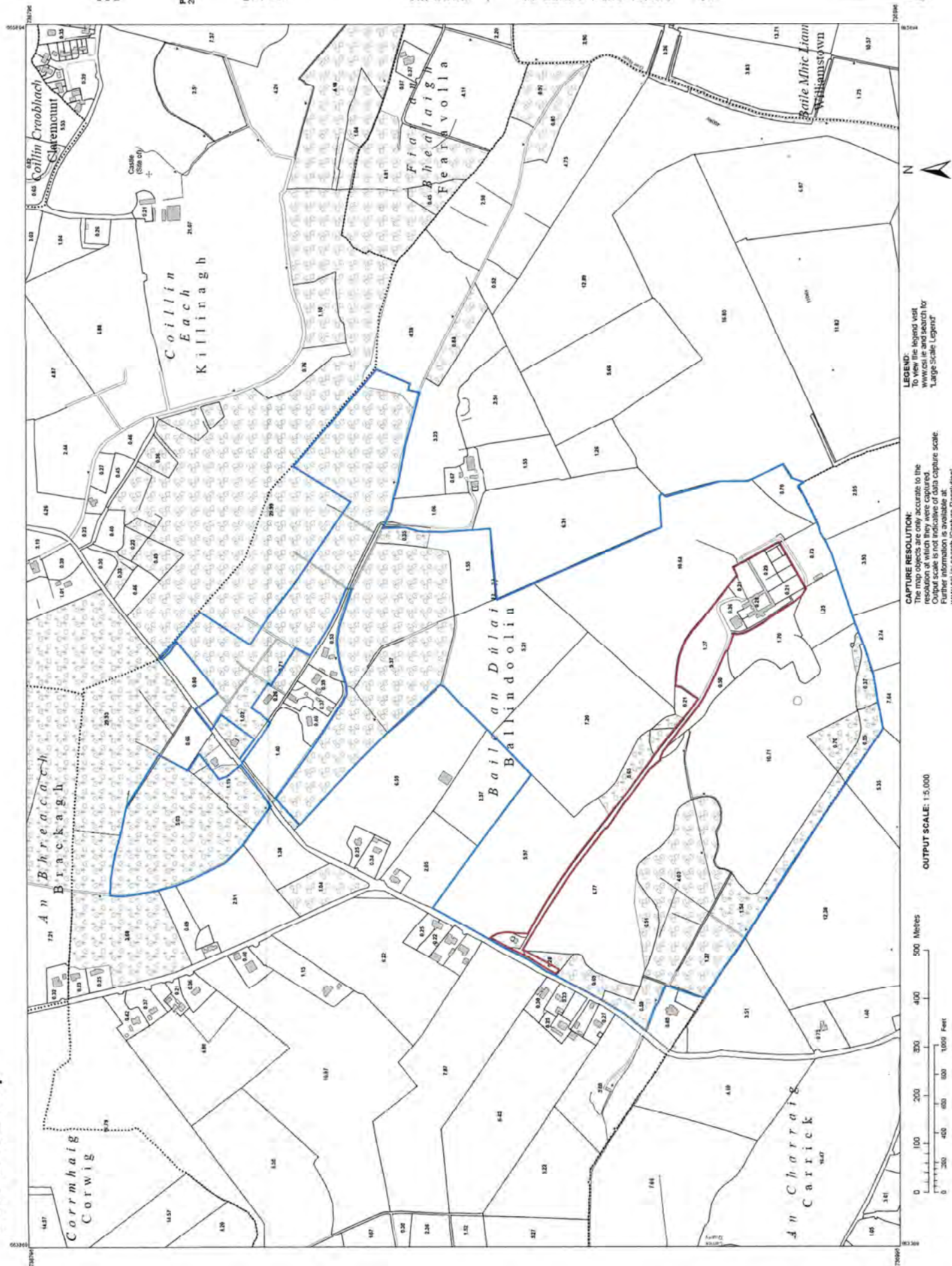
VAT No. IE 6371775N

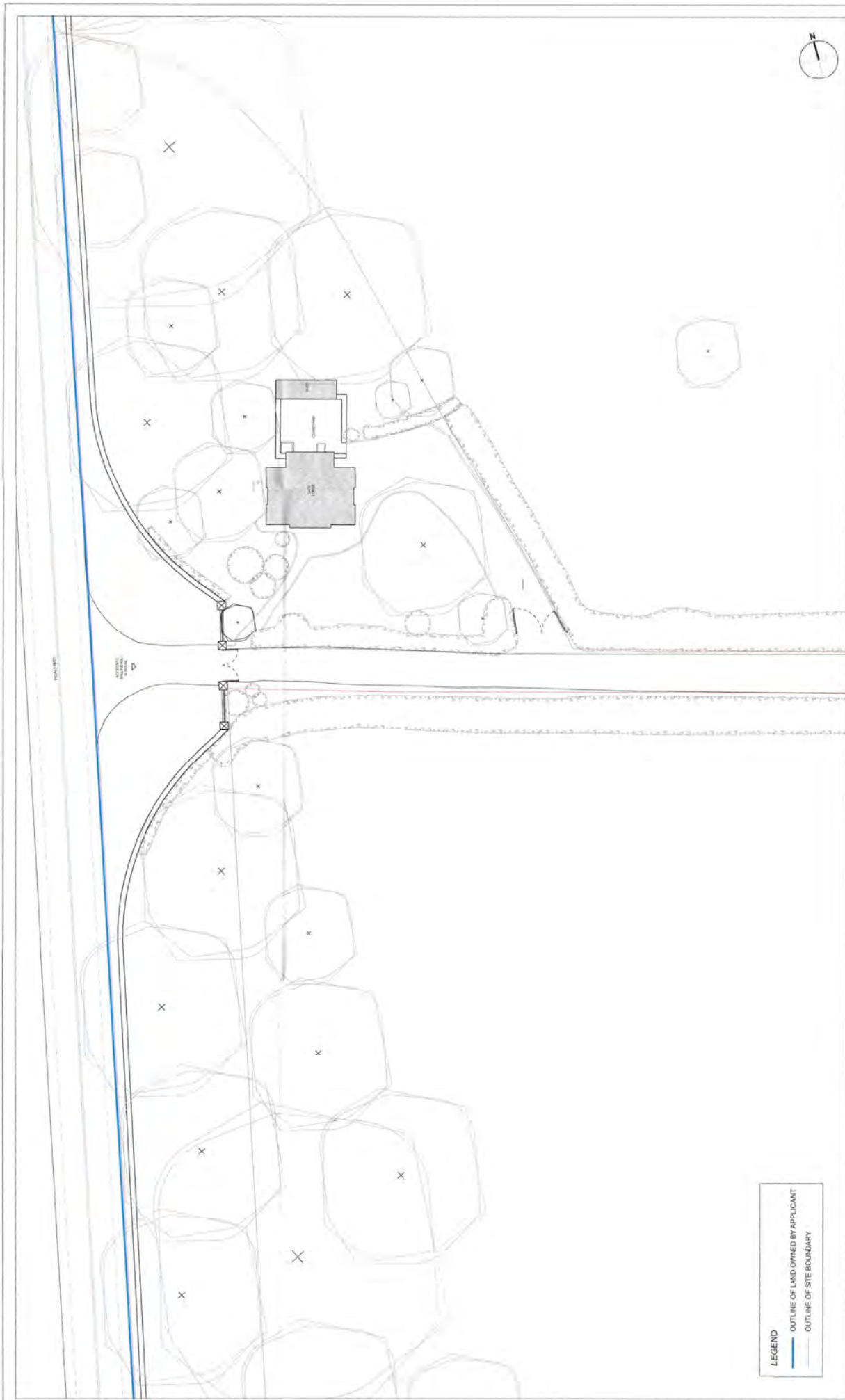
Directors: Michael Kavanagh Dip.Arch B.Arch.Sc MRIAI Victoria Kavanagh B.Arch MRIAI

1900-1901
1901-1902

1902-1903

1903-1904





LEGEND
— OUTLINE OF LAND OWNED BY APPLICANT
— OUTLINE OF SITE BOUNDARY

SITE LAYOUT PLAN - SURVEY OF EXISTING

PROJECT TITLE		DRAWING TITLE		DATE		DATE		DATE		DATE	
BALLINDOOLIN LODGE, CO. KILDARE		SITE LAYOUT PLAN SURVEY OF EXISTING		25.09.2024		25.09.2024		25.09.2024		25.09.2024	
PROJECT NO. 2414		MSS MK 1:250		MSS MK 1:250		MSS MK 1:250		MSS MK 1:250		MSS MK 1:250	
Kildare County Council Planning Department		ROSS MAGUIRE & SARAH O'CONNELL		REF. A		DESCRIPTION REVISION A		DATE		DATE	
27 SEP 2024		27 SEP 2024		27 SEP 2024		27 SEP 2024		27 SEP 2024		27 SEP 2024	

MVK Architects
19 FITZWILLIAM SQUARE, DUBLIN 2
TEL: 01 454 4099
E-MAIL: info@mvmk.ie



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MVK architects

19 Fitzwilliam Square, Dublin 2.

Tel. +353 - 1- 667 4766

e-mail: mailbox@mvkarchitects.com

**CONSERVATION ASSESSMENT REPORT
and IMPACT STATEMENT**

to accompany a Section5 Application for

Repair and restoration works

at

Ballindoolin Gate Lodge,
in the curtilage of
Ballindoolin House, Edenderry, Co. Kildare
a Protected Structure.



26th September 2024

Ballindoolin Gate Lodge.

Ballindoolin Gate Lodge.

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Ballindoolin Gate Lodge.



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1.0 Introduction

The following report is an assessment of the Ballindoolin Gate Lodge on the grounds of Ballindoolin House, Edenderry, Co. Kildare, a protected structure, and accompanies a Section 5 Application for restoration and repair works to the roof, windows and doors, rising walls and external render. The application is made in accordance the provision of the Planning and Development Act 2000. The report should be read in conjunction with the drawings and supplementary documents included.

1.1 Summary Description of Significance

The structure is an example of a finely designed and crafted gate lodge in the neoclassical style typically found at the entrances to great houses of the late Georgian era in Ireland. It's significance is further enhance by the attribution of its design to noted architect, William Vitruvius Morrison (1794-1838) and completed by his father Sir Richard Morrison (1767-1849).

1.2 Protection Status

The building is within the curtilage of Ballindoolin House, included in the Record of Protected Structures (RPS) of Kildare County Council under the provisions of the Local Government (Planning and Development) Act 1999.

RPS Ref No.: B02-08 Description: House

At the time of writing, there is no listing for Ballindoolin House in the survey of the National Inventory of Architectural Heritage.

Ballindoolin Estate also contains Recorded Monuments:

National Monuments Service ref.:	Mound Ballindoolin	2 KD002-011;
	Moated Site Ballindoolin	2 KD002-0J3.

1.3 Purpose of the Report

This Conservation Report has been prepared on behalf the applicant, to accompany a Section 5 Application for restoration and refurbishment works described below.

The report sets out to outline the historical significance of the building, record the architectural fabric, describes the extent of and methodology for executing the proposed works and makes an assessment of their impact.

1.4 Outline Description of the Proposed Development

The following is a summary of the proposed development:

- The restoration and refurbishment of the roof including removal and reinstatement of the slates
- Roof timber repairs as necessary.
- Repairs to the windows & doors.
- Repair to the masonry of the rising walls below the plinth.
- Repair to the external render.

1.4 Description of Research and Survey methodology

The roof to the single storey lodge was examined from the ground level around the outside of the building. The roof was further inspected from above using a drone. The ceilings were examined from within. It was not possible to gain access to the attic space.

Ballindoolin Gate Lodge.

This report has been prepared by Michael Kavanagh MRAI of MVK Architects, RIAI accredited in Conservation Grade II. The findings are based on a visual inspection of the property and archival research of primary and secondary sources. Publications referred to are listed in the Bibliography. No destructive opening-up was carried out during the inspections and survey. Elements where repair is required were identified and surveyed refereeing to RIAI Guidelines for the Conservation of Buildings and the DoE's Advice Series.

1.5 Planning History

KCC Application reference	171211
Proposed development	Single-storey conservatory extension to the side of the house, etc.
KCC Decision:	Grany Permission
Grant date	29/05/2018
KCC Application reference	02777
Proposed development	For retention of change of use of part craft shop to restaurant, etc.
KCC Decision:	Grany Permission
Grant date	14/08/2002
KCC Application reference	971317
Proposed development	Development of coffee shop, craft shop, reception area, etc.
KCC Decision:	Grany Permission
Grant date	15/04/1998
KCC Application reference	971317
Proposed development	Development of coffee shop, craft shop, reception area, etc.
KCC Decision:	Grany Permission
Grant date	15/04/1998



Kildare County Council
Planning Department

27 SEP 2024

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PART 1

2.0 Historical Background

2.1 Introduction

The historic demesne of Ballindoolin House, is set on gently undulating countryside in the parish of Carrick, in the barony of Carbury, Co. Kildare. Ballindoolin House, built for Humphry Bor c.1825, is in the Neoclassical style of the late Georgian period. The house, which replaced an earlier dwelling, is set within its own lands comprising 101 hectares (250 acres). Adjacent and separated by a short distance to the east is a three-sided stable yard backing onto a home farm in two courtyards which in turn backs onto an extensive walled garden. The house is approached via the entrance gate screen and gate lodge, along a driveway through parkland, which retains some of its mature, free standing trees, through a small woodland before the entrance front is revealed. The parkland and adjacent fields are bounded to the southwest and north by mature woodland some of which is regarded as ancient. To the south west of the house is an arboretum beyond which is a circular, flat-topped, earthen mound (a national monument), and the ruins of a dove cote and lime kiln. A short distance to the east of the walled garden is a disused quarry, now heavily overgrown. The 19th century layout of agricultural fields remains for the most part intact. The fields are currently in pasture.

The gate lodge, subject of this application, is at the main entrance on the north western boundary of the demesne. The lodge is set back from and perpendicular to a curvilinear gate screen. The single-storey structure is hipped roofed with a moulded stone eaves band carried up as part of the pediment to its projecting frontispiece with a pair of columns in antis, part of an external porch. Internally the lodge has two principle rooms with a small kitchen and bathroom in the return.

2.2 Historical context

The lands of Ballindoolin were under the ownership of the Bermingham family from an early period. The family's Irish lineage traces back to Robert de Birmingham, who arrived in Ireland with Richard de Clare (Strongbow) during Henry II's Norman conquest in 1172—one of the early major land transfers in Ireland. Initially settling in Galway, the family later moved to Kildare. Pierce de Birmingham, who held Carrick Castle near Ballindoolin House, became infamous as "the Treacherous Baron" after murdering twenty members of the O'Connor clan during a feast he hosted at the castle in 1305.

By 1641, during the Irish rebellion and the subsequent Cromwellian confiscations, Ballindoolin House was part of the Birmingham estates. John of Carrick and Edward from Kinnegad and Grange each held half of Ballindoolin during this period.

In the 1700s, Ballindoolin was owned by a Mrs Loftus and another woman, possibly named Collins. They were involved in a timber business with a merchant named Christopher Bor, whose family was of Dutch descent and operated in Dublin's Crow Street. Unable to pay Bor for the extensive tree planting he undertook on their behalf, the two women left the area, leaving Bor in possession of the property. Around 1760, Bor moved into Carrick Castle, a short distance south of present day Ballindoolin House, where Mrs. Loftus had previously resided.

2.3 A Topographical Dictionary of Ireland (1837)- Samuel Lewis

The parish of Carrick is described in Samuel Lewis's A Topographical Dictionary of Ireland (1837). The Bermingham family and quality black flagstone from the quarry at Ballindoolin (Ballindolin) are noted.

CARRICK, a parish, in the barony of CARBERY, county of KILDAUB, and province of LEINSTER, 2½ miles (N.) from Edenderry; containing 604 inhabitants. This parish is situated on the road from Edenderry to Kinnegad, and on the banks of the river Boyne; the land is in a good state of cultivation, and the system of husbandry greatly improved; there is a considerable tract of bog. There are some excellent lime-stone quarries, and at Ballindolan is a quarry of black flag-stone. The seats are Rahan, that of the Rev. C. Palmer; Ballindolan, of Humphrey Borr, Esq.; and Grange Castle, of — Tyrrell, Esq. A fair is held at Russel Wood on the 28th of August. It is a vicarage, in the diocese of Kildare, and is part of the union of Carbery; the rectory is impropriate in the Marquess of Downshire. The tithes



amount to £149, 16. 1½. In the R. (1 divisions the parish forms part of the union or district of Cadamstown. A male and female parochial school at Rahan, in which are 30 boys and 30 girls, is supported by the vicar, aided by subscriptions. There are some remains of the old castle of Carrig, the residence of the Bermingham family, and of the old church, their burial-place; and also the ruins of Kinne-fad, another residence of that family.

2.4 Griffith's Valuation 1851

According to Griffith's valuation of 1851 the total area of Ballindoolin was 856 acres of which Edward Bor owned 76 acres and 499 acres and was landlord over the rest.



Fig.1 Ariel view of Ballindoolin House with attendant stable and home farm courtyards and walled garden.

2.5 The Decline and Break-up of the Bor Estate 1850-1934 by Therese Abbot

The ownership of the Ballindoolin House and estate set in their historical context are described in *The Decline and Break-up of the Bor Estate 1850-1934* by Therese Abbot. Below are selected extracts.

Ballindoolin House was built by Humphrey Bor c.1825. Taylor's 1783 map of Kildare shows the original house on the opposite side of the road. The building of Ballindoolin House coincided with a major building and reconstruction phase undertaken by the Marquis of Downshire in Edenderry during the early decades of the nineteenth century. Three generations of the Bor family lived at Ballindoolin.

In 1876. William Bor is listed as the landowner with an estate comprising of 969 acre, 2 roods and 20 perches with a valuation of £650. Besides the Ballindoolin lands the estate consisted of parcels of land in Kildare, Meath and the King's county. Bog covered 67 acres of the land. A good percentage of the land was covered in woods, much of it planted by Christopher Bor, some with unusual names such as Swing Gate Wood, Bog Wood, Clushahona Wood, Buggans Woods and Lucy's Wood, which was called after a member of the family. Then there were the more mundane names like Well Wood, Bog Wood, House Wood and Quarry Wood. William Wilde on his tour of the Boyne c.1849 wrote of Ballindoolin "Proceeding northward towards the Boyne, we pass, through a noble country with enclosed paddocks fringed with well-grown timber, and exhibiting an admirable state of cultivation.

In 1870 Edward Bor died and his son Humphrey succeeded to the estate. When Humphrey succeeded to the estate in 1870, it was already heavily encumbered. Marriage settlements, jointures, etc., were all charged on the estate with annual interest to be paid. When his grandfather, Humphrey Bor, inherited the estate in 1807, the lands in the townland of Carrick (the property of the Bor's) were already mortgaged for £500 to provide a settlement for his unmarried, half sister, Harriet. William inherited the estate and all its encumbrances in 1873. He immediately set about disentailing Ballindoolin and became owner in fee. The estate was entailed and when Humphrey died two years later, his brother, William was next in line. He came into possession in 1873.

In 1897 J.W.H Tyrrell was, officially appointed receiver to the Bor estate, although he was already working in this capacity from 22nd of June 1893. He was the son of a local landed family, the Tyrrells of Grange Castle. He also acted as agent for Miss Ball of Mount Lucas in King's Court and Miss Hempenstal of County Westmeath. He was a Justice of the Peace, a Magistrate and a self-proclaimed Loyalist. The Orange Lodge in Edenderry was revived in 1883 when it was issued with a new warrant in his name. In 1895, he took up residence in Ballindoolin house when William Loftus Bor left to live in Enfield, Co. Meath.

The Land War started in Connaught in 1879 and spread to other parts of the country during the following year. The Land League was set up in 1880 and its campaign was 'the land for the people' and it demanded the 3 Fs- Fair rent, Free sale and Fixity of Tenure. It was formed to organise tenants in their demands and to conduct a general war against landlordism.

On the 21st of June 1920, during the War of Independence, W.J.H. Tyrrell, was fired at while driving along the road, but he escaped injury. (A local resident in his 90s remembers him driving into Edenderry sporting the hat with the bullet hole in it). On the 28th of July the house was surrounded and attacked by approximately 45 men. The windows were shattered by bullets and the hall door smashed with an iron bar, but they failed to gain entry. Tyrrell shot two of the raiders and they decamped.

On the 11th of July 1921 in an attempt to burn the house, petrol was thrown from the outside into the horse stables, the petrol burned on the stone floor and went out again. As this failed, they went around to the other side of the yard and set fire to the turf shed, burning the year's supply of turf. Throughout the night the house was fired on. Tyrrell's wife and son were also in the house at the time. Ironically this was the date that Sinn Féin and the British government declared a truce. In the spring of that year many houses had been burnt. In the adjoining county Meath, Summerhill, the Palladian mansion of Colonel William Rowley, was totally gutted. On the 15th of December 1922 Tyrrell was attacked and badly beaten, in front of his son at a farm which he was agent over.

The Land commission was set up in 1881 under the land act of that year. It became primarily responsible for the advancement of monies to tenants to enable them to purchase their holdings and fixing of fair rents under the various land acts from 1881 onwards. The Bor family appeared to have attempted to sell the land under the Wyndham Act of 1903. Edward Bor wrote to Tyrrell from England in 1918 "I wish there was any reasonable hope of getting rid of all Irish land before the government makes it quite valueless to the owners for what between mortgages and double income tax what I get out of it is hardly worth considering."

The Land Commission purchased the untenanted land of the Ballindoolin estate under Section 36 of the Land Act 1923. The untenanted land 631a 2r. 32p. were acquired by agreement. Payment was made in low-yielding bonds and it took some time before the owners received payment.

J.W.H. Tyrrell his representatives retained the house and demesne land (approximately 250 acres), but in order to acquire it he had to give up some of his own land.

Ballindoolin Gate Lodge.

J.W.H. Tyrrell had two sons William Upton and Robert John Parton and a daughter Elizabeth. William Upton fought in both WWI and WWII and sent letters home to Ballindoolin. He was wounded at the Battle of the Somme on July 1st 1916. He later recovered from his injuries.

- 2.6 Ballindoolin House in the Context of the Big House in Ireland in 1850-1950- Antoinette Tyrell
The following extract is from *Ballindoolin house in the context of the big house in Ireland in 1850-1950* by Antoinette Tyrell:

The war of Independence is often seen at the final big event in the fall of landlord life in Ireland. Not only were changes of a political nature taking place at this time, but social changes were also occurring. Houses such as Ballindoolin no longer maintained such large tracts of land and tenants no longer saw such a strong connection between themselves and the 'Big House'. More and more people were travelling beyond the demesne walls for work. While Ballindoolin continued to employ some people, the numbers were nowhere near that of those employed in the 1850s.

Eventually the Tyrell family now under the command of Bobbie, started their own home industry, in 1935 a sawmill was founded at Ballindoolin which gave employment to many locals. Perhaps it was because of this that the social decline that occurred with many other houses did not occur at that time at Ballindoolin. Hunting Parties still assembled in the demesne until the 1950s.

W.U. died in 1979, while his sister Minnie died the following year. A year after Minnie's death, Bobby Tyrell at the age of 75 got married. His wife, however, was only to remain at Ballindoolin for a very short time. From approximately 1982 until his death in 1993 Bobbie remained in Ballindoolin alone. He had a few people working for him, the sawmill ceased operation many years previously and the house gardens and farmland fell into disrepair.

Bobbie passed away in 1993 and his funeral was well attended which meant he was a man who was well respected in his area. The Tyrells were well liked and never treated their tenants in an unfair manner. In 1993, Robert Moloney Bobbie's step-son Robert's wife Esther and their children inherited Ballindoolin House. From the time they moved in, their aim was to restore the house and open it to the public. Careful renovation and tireless work has seen this aim realised. The walled garden to the back of this house is a sight to behold and conjures up images of leisurely strolls by the former occupants of the house. In essence, Ballindoolin House has been brought back to life and there is now a constant flow of activity surrounding it. Cattle and horses grazing, the boisterous barking of dogs greeting

- 2.7 Attribution of the design of the Gate Lodge to William Vitruvius Morrison (1794–1838).

J.A.K. Dean, in *The Gate Lodges of Leinster*, writes,

'In 1838, on the death of his talented architect son, Sir Richard Morrison carried on William Vitruvius's unfulfilled commission at Baronscourt, County Tyrone, by offering James Hamilton, 2nd marquis of Abercorn, three designs of varied grandeur for entrances to the estate. One could feel sympathy for the architect when none of these proposals were realised. It seems however that one of these schemes had already been built a few years earlier here at Ballindoolin, for although it did not sufficiently impress the marquis it clearly found favour with Humphrey Bor. Identical in plan and elevation, this is a very fine little Greek Doric lodge in ashlar. Single-storey standard under a hipped roof with the moulded stone eaves band carried up as part of the pediment to its projecting frontispiece, which is carried on plane on a pair of columns in antis that lead to a canted internal porch, through which passage was expected between the principle rooms. Flanking the breakfront are bipartite casement windows with cast iron latticed lights in Tutor manner, all framed with moulded surrounds. The back return contained a storeroom and a closet. The gatescreen differs from that intended for Barmanscourt, other than it having recessed panels to the pillars and anthemion motifs. Otherwise there is no other building on the property that would

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be attributed to Morrison. There are very similar lodges of Taunton lodge county Dublin and Modreeny, Co. Tipperary.'

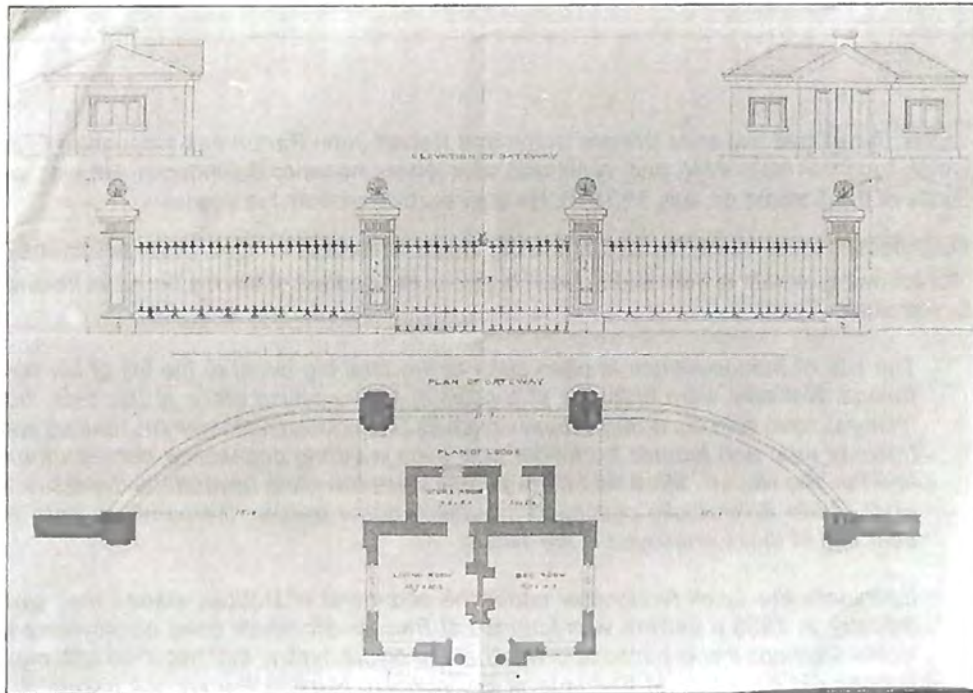


Fig.2 Drawing from The Gate Lodges of Ulster (JAK Dean) courtesy of the Duke of Abercorn

- 2.9 Sir Richard Morrison (1767–1849) and William Vitruvius Morrison (1794–1838).
The following is a biography of architects Sir Richard Morrison (1767–1849) and his son William Vitruvius Morrison (1794–1838) contributed to Alister Rowan to the Dictionary of Irish Biography.

*Morrison, Sir Richard (1767–1849), architect, was born probably in Co. Cork, where his father, John Morrison, practised as an architect of some pretensions. Frederick Augustus Hervey (qv), bishop of Cloyne and future earl bishop of Derry, and Richard Boyle (qv), 2nd earl of Shannon, of Castlemartyr, Co. Cork, were his godparents. According to his son John, Morrison 'left his native province early in life' and went to Dublin, where he became a pupil of James Gandon (qv), being 'enabled to pursue his studies with advantage from the emoluments of a government appointment in the ordnance department' (Morrison, 'Life'). He was admitted to the Dublin Society's school of architectural drawing in May 1786 and awarded a first class medal by the school the following November. He married (1790) Eliza Ould (d. 1854), daughter of the Rev. William Ould, who held, among other benefices, the chaplaincy of the Rotunda Hospital, where his father, Sir Fielding Ould (qv), had been master. Soon after the marriage, Morrison, having lost his position in the ordnance department, moved to Clonmel, Co. Tipperary, where he set up as an architect. He enjoyed the patronage of Charles Agar (qv), archbishop of Cashel, for whom he designed a tower and spire for Cashel cathedral (1791). It was to Agar that he dedicated his pattern book, *Useful and ornamental designs in architecture* (1793). In the introduction he gives himself a Dublin address, though he was probably still also practising in Clonmel. By 1800 he had moved to Dublin permanently and had a family of four sons: John, William, Richard, and Fielding.*

Despite his move, Morrison won relatively few commissions in Dublin, where his principal work is Sir Patrick Dun's Hospital (1803). From 1807 to 1831 he was architect to TCD, where he completed the student accommodation in Botany Bay (1813) and designed an anatomy house (1823). Most of his other commissions were scattered countrywide. Many



came from provincial grand juries: courthouses at Clonmel (a.1800), Wexford (from 1803), Portlaoise (a.1805), Naas (a.1807), and Galway (1812–15), and gaols at Enniskillen (1812), Tralee (1812), and Roscommon (1814). It was as the designer of country houses for the landed gentry that he was most frequently employed, often disguising an existing house in castellated dress, as at Shanganagh Castle, Co. Dublin (1803–5), Castle Howard, Co. Wicklow (in or after 1811), Thomastown Castle, Co. Tipperary (1812), and Castle Freke, Co. Cork (a.1815). He also designed a series of compact classical villas, including Bearforest, Co. Cork, Bellair and Cangort Park, King's Co. (Offaly), and Weston, Co. Galway, all dating from c.1807.

From 1809 onwards Richard Morrison collaborated increasingly with his second son, William Vitruvius Morrison (1794–1838), who was born 22 April 1794 in Clonmel. William was delicate from birth and was therefore educated at home. According to his brother John, he showed an early talent for drawing, producing a design for Ballyheigue Castle, Co. Kerry, when he was only 15; from then on, Richard Morrison 'found in his son a valuable assistant' and 'an exhaustless mine of taste in design and composition'. Between 1810 and 1820, father and son collaborated on Borris House, Co. Carlow, on Shelton Abbey, Co. Wicklow, and on the remodelling of Kilruddery, Co. Wicklow. William Morrison visited the Continent in 1821, spending some months in Rome, and making an excursion to Paestum. He also stayed in Paris and, on his way home, toured England, making a particular study of Tudor architecture. On his return to Dublin he continued to work with his father; collaborative designs of the early 1820s include the classical Ballyfin, King's Co. (Offaly), and Fota, Co. Cork, and the Tudor Gothic Rossmore Park, Co. Monaghan.

Relations between father and son may well have grown difficult because of a marked difference in temperament: the father robust in health, combative, and go-getting; the son delicate and sensitive, with a keen interest in antiquities and a scholarly and informed approach to design. The fact that William had for some time been receiving commissions on his own account – including Milltown House, Co. Kerry, and Templemore Priory, Co. Tipperary (both c.1819), Glenarm Castle, Co. Antrim (1823–4), and Ormeau House, Co. Down (from 1823) – may have induced some professional jealousy on his father's part. About 1825 William set up his own practice, though apparently without moving premises. During the next decade or so, he designed a series of gabled, half-timbered 'cottages' – among them Carpenham in Rostrevor, and Lough Bray Cottage, Co. Wicklow – and Tudor manor houses at Hollybrooke, Co. Wicklow, Ballygiblin, Co. Cork, and Clontarf Castle (1836–7), his masterpiece in the genre, where he created a composition consisting of a Tudor manor with a Norman and a late medieval tower to suggest a building that had evolved over several centuries. Classical work included the Ross obelisk at Rostrevor (1826), courthouses at Tralee and Carlow (1828), Oak Park, Co. Carlow (1832), and Baronscourt, Co. Tyrone. Work on Baronscourt had scarcely begun when his health collapsed. He spent the winter of 1836 in the south of France, returning the following summer, but this provided only fleeting improvement. After a new attack resulting in paralysis, he died 16 October 1838 at his father's house, Walcot, near Bray. He was buried in Mount Jerome cemetery, Dublin, where his friends erected a sarcophagus to his own design. A bust by Terence Farrell (qv) is in the RIA.

Richard Morrison's output appears to have declined after William began his independent practice. When William went to France in 1836, Richard took over the work at Baronscourt but his only other securely documented late works were refacing the stables at Howth Castle (1841) and the addition of wings to Tullyally Castle, Co. Westmeath (c.1842). He founded the Institute of the Architects of Ireland in 1839, of which he was the first vice-president. In recognition of this initiative, he was awarded a knighthood in January 1841.

Morrison died 31 October 1849 at Walcot, aged 83 and was buried with William in the family plot at Mount Jerome. Only photographs survive of the portrait of him as a young man by an unknown artist, which was formerly at the Institute. The present whereabouts of the bust

Ballindootin Gate Lodge.

by John Edward Jones (qv), dating from 1849 and exhibited at the Irish Industrial Exhibition in 1853, is also unknown.

Sources

John Morrison, 'The life of the late William Vitruvius Morrison, of Dublin, architect', *Quarterly Papers on Architecture*, i (1843–4), 1–8; W. Papworth (ed.), *The dictionary of architecture* (1853–92), L–M, 121; *Alumni Dubl.* (1935 ed.), 600; A. M. Rowan (ed.), *The architecture of Richard Morrison (1767–1849) and William Vitruvius Morrison (1794–1838)* (1989); J. B. Leslie and W. J. R. Wallace (ed.), *Clergy of Dublin and Glendalough* (2001), 947



Ballindoolin Gate Lodge.



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2.3 Chronology of Development Through Maps

Fig.3 Co
Kildare, Down
Survey (1655)



Fig.4 Detail
from Down
Survey map of
Co. Kildare
(1655). Note
'Ballindolin'
labelled with
parish of Carrick
in the barony of
Carbury.



Ballindoolin Gate Lodge.

Fig.5 Extract of A Map of the County of Kildare by Lieutenant Alexander Taylor of His Majesty's 81st Regiment. 1783

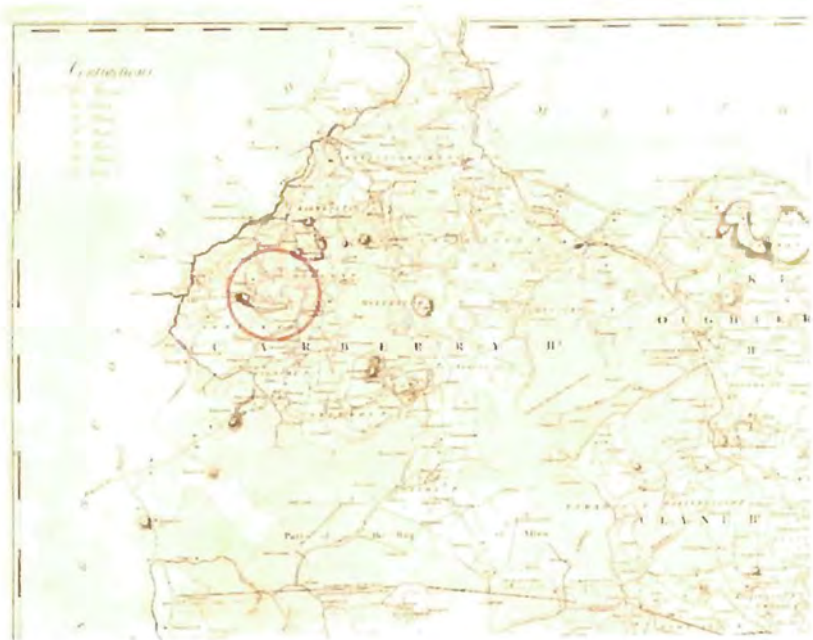


Fig.6 Extract of A Map of the County of Kildare by Lieutenant Alexander Taylor of His Majesty's 81st Regiment. 1783

Note Ballindoolin (Ballindeelin) House is positioned on lands northwest of 1836 OSI Map.





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Ballindoolin Gate Lodge.

Fig.7 Extract from Ordnance Survey Historic Map 6 inch (1836). The extent of the demesne is shaded and the gate lodge location circled.



Fig.8 Extract from Ordnance Survey Historic Map 6 inch (1836). The Gate lodge is located on the western boundary.



Ballindoolin Gate Lodge.

Fig.9 Extract
from Ordnance
Survey Historic
Map 25 inch
(1909).

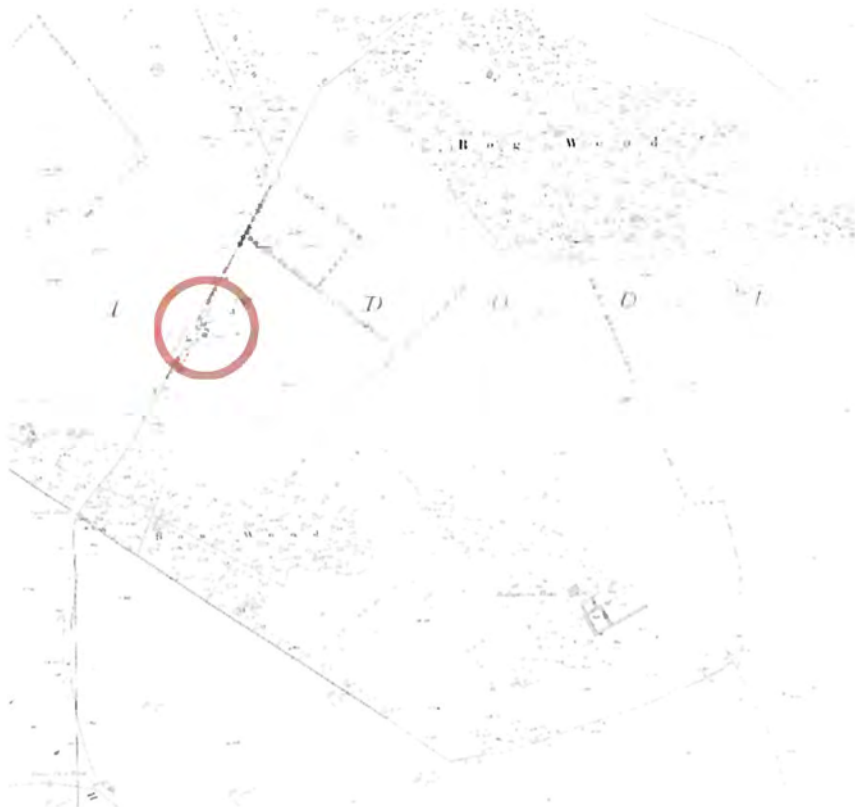
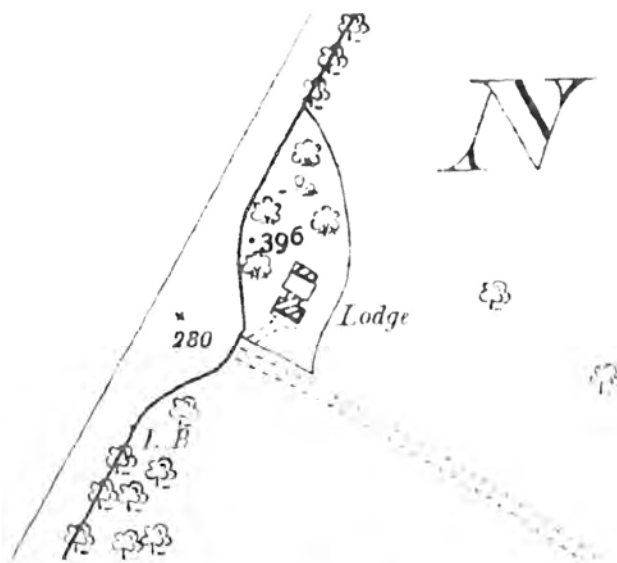


Fig.10 Extract
from Ordnance
Survey Historic
Map 25 inch
(1909).
To the rear of the
gate lodge a
courtyard and
outbuilding are
indicated.





3.0 Description of the Gate Lodge

3.1 Site

The neoclassical late Georgian gate lodge sits on the western edge of the Ballindoolin House demesne at the main entrance to the property. The lodge, marking the beginning of the driveway some 780m distance from the main house, faces south, set back from and perpendicular to the road and entrance gate screen. The lodge is separated from the driveway by a small front garden enclosed by estate fencing with hedging punctured by pedestrian and vehicular gates. To the rear of the lodge is a small sunken yard enclosed by low walls east and west and by a lean-to shed to the north. Beyond and surrounding the lodge to the north is a triangle of mixed woodland running alongside the demesne boundary wall. The extent of this section of woodland is as per the 1909 OSI 25" map. A freestanding pine and a holly tree are positioned in the front garden.

3.2 Gate Lodge

The lodge, with facades of limestone ashlar and coursed render, is single storey in the Greek Doric style with a hipped roof with the deep moulded stone eaves band. The band is carried up as part of the pediment to its projecting, south facing, frontispiece. The pediment is carried on a pair of monolithic smooth Doric columns in antis that lead to a canted recessed porch. Flanking the breakfront are bipartite casement windows with cast iron latticed lights in timber frames in the Tutor manner, all framed with deep moulded limestone surrounds. The coursing on the render matches that of the ashlar of the frontispiece.

The facades to the east and west are identical to each other and carry the detailing around from the front elevation. Here the windows, set in a slightly recessed central section of the façade, are wider being tripartite.

Aside from the eave to the main block, the stone dressing to the south, east and west facades is absent from the north rear façade. A central return projects from the façade into the sunken utilitarian courtyard.

Internally the accommodation consist of two principle rooms with a kitchen and bathroom accommodated in the return. The ceilings are vaulted with no plaster decorative features. The lodge retains the original shutters and surrounds to the latticed windows to the south, east and west facades. These four original windows have no operable casements. The two openings in the return have been modified; the up & down sash window to the kitchen is a replacement type; the former external door opening from the privy has been filled with a window screen of glassblock with a casement over.

The two principle rooms each have a door opening from the covered porch. The one of the door leaves, to the living room, is a replacement. The other door from the porch to the bedroom, is original. This ledged & sheeted door is now painted shut. The internal door between the principle rooms is original and is also ledged & sheeted type. The doors above retain their original architraves. The door to the bathroom from the bedroom is a replacement.

3.4 Roof

This section can be read with reference to Drawing No. 2414.SUR.021..

The original roof of the gatelodge is a simple hipped structure rising from a rectangular plan to a single centralised chimney. The roof extends to the South front over the pedimented frontispiece and to the rear over the return. The overall layout is however well ordered and symmetrical.

The main roof structure is a simple cut roof with high collar ties. The ceiling below follows the vaulted profile of rafters and collar ties.

The roof structure is generally in good condition however there are particular areas require attention. There is evidence of chronic water ingress on the cieling below damaged slate, hips and lead valleys.

The roof slates appear to be Welsh in origin of regular even shape and with a textured surface. The distinctive heather blue colour indicate they are likely from Penrhyn. Some repairs over the years have been carried out using natural slate from other sources. Isolated repairs were carried out using fibre cement slates. The slate size is constant across the roof. The most common size is 550x300mm with a head lap of 110mm. In place of a typical ridge tile, slates bedded in mortar is used. This has deteriorated in places leaving gaps open to the elements.

The natural slate roof covering is deteriorating. It has been observed that there has been a steady increase in the incidence of slate slippage indication failure of the nails probably due to corrosion. Many slates have slipped and some loose broken slates have fallen on the ground around the building's perimeter.

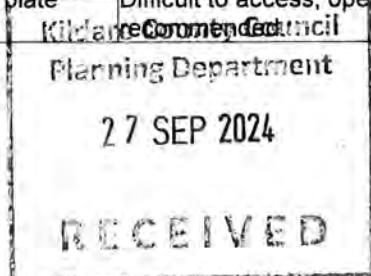
Some gaps between slates have been filled using a sand and cement mortar.

The roof is surrounded on all sides by a projecting ashlar limestone eaves over which the slates project. As originally envisaged, there are no rainwater goods, the water being allowed to drip from the roof directly onto the ground. The ground is finished in a layer of permeable gravel.

LOCATION OF THE ROOF:	HIPPED ROOF BLOCK
Approximate date of building and roof:	Built c. 1830.
Type of roof and pitch or slope:	Hipped to central chimney with pitch extending over . The pitches vary between 23.5°. Overhanging supported limestone projecting limestone deatil.
Area on flat (sq.m.):	188.5sq.m. Eaves length: 31.8m
Area on plane of slope (sq.m.):	72sq.m.

ROOF ELEMENTS:	HIPPED ROOF BLOCK &
Original / non-original:	The entire roof is original, having been constructed c. 1830.
Condition:	Original roof structure generally good, however the condition of the slate roof covering varies with evidence of widespread nail sickness. Sections of ridge to the hips are in poor condition.
Type of slate / roof covering:	Natural Slate (probably Welsh)
Coursing:	225mm (varies)
Size of slate:	500x300mm, approximately 8mm thick There are thicker, larger slates of various sizes on roof extending to pediment on front facade.
Approximate number of slates:	450
Colour of slate:	Grey, Heather
Texture of slate:	Slightly textured, pitted and grooved
Slate Condition:	Numerous slates, on all the main roof pitch have slipped or fallen,
Parging or felt / membrane:	Not known. No access gained to attic space. No felt visible from eaves.
Chimneys	A single limestone chimney stack is arranged centrally above the façade, finished with stepped course and surmounted by single yellow terra cotta chimney pot.
Eaves / parapet detail:	Overhanging slate at eaves with no timber fascia and soffit, supported on stone projection below.

ROOF STRUCTURE:	THE MAIN, HIPPED ROOF BLOCK
Size and condition of wall plate	Difficult to access, opening-up works and further investigation recommended



Ballindoolin Gate Lodge.

	GENERAL NOTE: It was not possible to examine the entire roof structure in detail. Further investigation recommended.
Size, condition and spacings of roof rafters	See above.
Size, condition and spacings of slating battens	See above.
Size and condition of ridge board	See above.
Size, condition and spacings of ceiling joists	See above.
Comment:	The roof structure appears to be in reasonably good condition. Further, more detailed examination and opening up works are recommended. Probable repair required to sections of the wall plate and rafter ends.
RAINWATER GOODS:	THE MAIN, HIPPED ROOF BLOCK
Material and components	None (as per original design)

4.0 Assessment of Architectural Heritage Significance

4.1 Appraisal

This well-proportioned and attractive gate lodge, of Late Georgian appearance, was originally built to serve Ballindoolin House. This elegant lodge is of apparent architectural design and detailing, attributed to architects, William Vitruvius Morrison and Sir Richard Morrison. The building is articulated by fine architectural detailing, such as the pediment breakfront, with diastyle carved limestone Tuscan columns in antis, with canted recessed external porch behind. Ashlar limestone dressings to the breakfront, plinth and projecting eaves. It retains much of its salient fabric including natural slate roof, lattice glazed windows and the carved limestone surrounds to the window openings are clearly the work of skilled masons, and help to elevate this building above many of its contemporaries in County Kildare. These features also illustrate a significant investment in its original construction, demonstrating the importance of the initial impression when arriving at a country demesne. The lodge appears on the Ordnance Survey first edition six-inch map of 1836.

This former gate lodge forms part of an extensive group of structures associated with Ballindoolin House, and is an integral element of the built heritage of the local area in its own right. Together with the gate screen, it makes a positive contribution to the rural landscape to the west of Ballindoolin House.



4.2 Appraisal – Façade Proportion Analysis

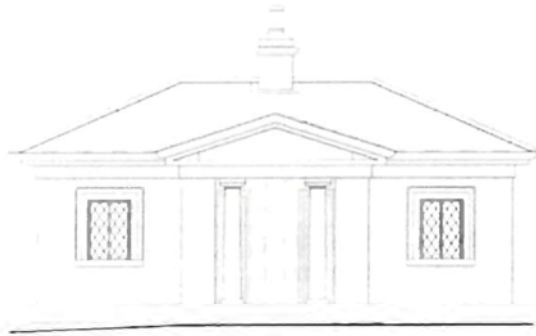


Fig. 11 Front façade – Shadow render

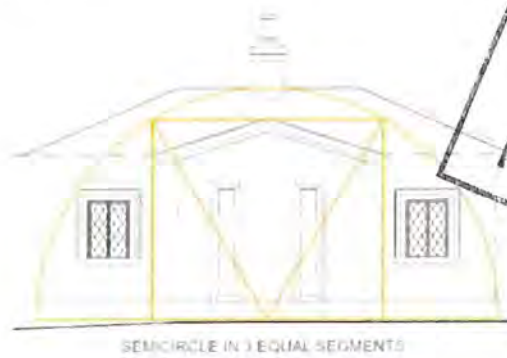


Fig. 12 Front façade – Proportion analysis – Frontispiece organised within three equal segments.



Fig. 13 Front façade – Proportion analysis – Outer bays of facade below entablature in proportion of 1:1. Central bay 1:1.33



PART 2

5.0 Renovation Works

5.1 Rationale for Proposed Renovation

Although the roof has been regularly maintained, the occurrence of slipped slates and failed fixings is now widespread; with evidence of nail corrosion. There are instances of well-meaning but inappropriate repairs.

It is estimated that an area of in the region of 25 per cent of the slates have, at some stage, slipped, cracked or are broken. There is evidence of widespread failure of the fixings with consequential isolated areas of rainwater ingress, particularly during and following storms. Given the difficulty of access on an ever increasing frequency, rather than repair only the defective slates, it is considered to be a more practical solution to strip the existing roof covering and re-slate.

Subject to the requirement of the slates being assessed for integrity and durability, it is anticipated that much of the original material can be salvaged for reuse.

The full re-slating of the roof will allow the opportunity to inspect the structural timbers and overhanging eaves. Sections that require attention can be identified and repaired.

The intension is to restore and refurbish the roof to halt further deterioration while retaining and recovering the historic fabric and character of the Protected Structure.

At some point in the 20th century, concrete haunching was added to just below the ashlar plinth of the gate lodge. This as likely added as the finish level of the gravel path surrounding the building dropped by approx. 100 to 150mm. The concrete haunching was an inappropriate intervention. It is now breaking-up exposing the top of the random rubble rising walls.

It is proposed to remove the haunching, inspect and repair where required the random rubble rising walls, and reinstate the original finish level of the path to the underside of the plinth. This proposed work will restore the original fabric and appearance of the plinth to ground condition.

The lattice windows are cast iron glazing bars set in a timber frame. The windows are generally in good condition however minor repairs to the cills is anticipated. The windows have been subject to overpainting and poor quality decoration externally resulting in a poor presentation of the lodge. It is intended to carefully remove loose of flaking paint and redecorate. The process may inform confirmation of the original colour of the windows. The intension is contribute towards the better presentation of the structure.

The coursed render, the lines matching the joints of the ashlar, is generally in good condition however, sections have broken away and the top coat is worn away in places. The lime wash finish coat is eroded and barely visible on the front façade. A black algae growth is apparent in patches. The intension is to repair damaged sections only and renew the limewash coat.

5.2 Conservation Approach

The conservation approach taken has been that proposed works are such that they would not affect the character of the building. It is intended to remove previous inappropriate interventions, to recover lost features as far as is possible and to reveal and repair the historic fabric so as to halt further deterioration and allow a better presentation of the protected structure. The proposed works have been carefully considered following conservation principles so as to reduce their impact.

5.3 Conservation Principles

All works to the building are 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. The following basic principles are to be adhered to:

- Conservation work to be based on an understanding of the building and its historical development. The primary aim to be to retain and recover the significance of the building.
- Alterations to be carried out in accordance with the principle of 'minimal intervention'.

- Repairs to original fabric to be favoured over replacement. Where replacement of an original element is unavoidable, this is to be historically accurate in form and materials.
- Where lost elements must be reconstructed, these are to aim for historic authenticity and avoid conjecture.
- Modern interventions to be reversible and where appropriate visually identifiable. New work to be recorded.
- Works to be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

6.0 Description of Proposed Works

6.1 General

Re-slating of roof, repair of timber elements, eaves and rainwater goods.

The roof of the house is to be re-slatted, with the existing natural slates and new lead sheeting on its existing structure. Where possible existing timber members will be retained in-situ. In this it is proposed to re-use as far as is practicable the existing rafters. Strengthening of sagging or deflected timbers is proposed as well as replacement of rotten or perished timbers. The battens will be replaced together with sections of wall plate. Lead flashings, counter flashings and soakers will be replaced. It is proposed to install a breathable roofing membrane. Sections of deteriorated timber at eaves level, including wall plate, rafter ends, are to be repaired where required.

It is proposed to remove the concrete haunching surrounding the perimeter, inspect and repair where required the random rubble rising walls, and reinstate the original finish level of the path to the underside of the plinth.

The lattice windows are generally in good condition however minor repairs to the cills is anticipated. It is intended to carefully remove loose or flaking paint and redecorate. The process may inform confirmation of the original colour of the windows. The intention is contribute towards the better presentation of the structure.

The intention is to repair damaged sections of the external render only and renew the limewash finish coat.

6.2 Methodology.

METHOD STATEMENT FOR SLATE RE-ROOFING

Method statement

The contractor will agree protective measures with the design team to avoid accidental damage to the roof and roof slate, and to prevent theft of the roof slates and lead during the course of any works. The works will be undertaken by a competent roofing contractor who has demonstrated experience in the roofs of traditional buildings.

The ridge tiles and roof slates will be carefully taken down from all roof pitches. The slate will be removed in a manner to ensure their salvage and conservation for re-use. As the slates vary in size on different slopes, the original location of the slates shall be noted. The paring mortar will be carefully removed from the back of each slate. Each slate will be tested for trueness, and evidence of wear and tear at the nail hole. Cracked and damaged slates will be discarded. The reusable slates will be carefully stacked according to size and condition, the best slates being retained for use on the most exposed, western roof pitches facing the road.

Removing existing slating and ridge tiles

All slates and ridge tiles shall be carefully removed, using slater's ripper and taking care to cause minimal damage. The roof shall be protected in a weather-tight condition at all times when work is not in active progress. Wash all slates with soft wash brush and hose. Do not use pressure washer or any

Ballindoolin Gate Lodge.

form of acid or other substance other than mild soap. Do not sand-blast. Allow slates to dry. Sort and grade slates on removal, and stack on ground, and protect from weather. It is essential to minimise handling. Slates must not be stored flat, but on end on battens with battens between layers, and sorted by length. This should not be done on the ground. Chutes shall not be used to get slates to the ground. No slates shall leave the site without the express permission of the architect

Calculate number of slates to be replaced and obtain at least three alternative samples with at least one each newly quarried and salvaged for approval by architect. Slates which are defective only at the edges, may be cut down and used in the small area of roof where required. Other salvageable slates which are required to be cut down may be use as a part swap for salvaged slates where such are accepted as the general roofing material, or must otherwise be stacked on site at a location to be agreed, for future possible use by the client.

At least 70% of the existing slates are in sound condition and should be salvaged from the roof for re-use. Some slate will inevitably be damaged during lifting, sorting, stacking. It should be noted that chipped or damaged larger slates may be suitable for re-use in the smaller slate courses in the upper part of the pitched roof or on the steeply sloping east facing pitches.

While the existing slates appear to be Welsh, further analysis is required to determine the original quarry. New slates will be a close match in size, colour and texture to the existing slates and their source and quality will be agreed with the design team beforehand. The new slate will be laid on the rear east facing roof pitch and the original slate kept for the more prominent roof pitches to Milltown Road.

All salvageable debris such as loose slates will be stacked, tested for soundness and suitability and retained on site for re-use where possible. The contractor will prepare and plan these roof works to minimise the time during which the roof and interiors of the existing buildings will be left open and exposed to the weather before the roofs are covered up. The contractor will fix slating and accessories to make the whole sound and weathertight at the earliest opportunity. The contractor will set out to true lines and regular appearance, with neat fit at edges, junctions and features.

Remove Battens

Generally, do not remove all battens from any section of roof until new battens are installed, as the stability of the rafters may be compromised. New battens to be fixed in position, over 50% of each section, prior to the removal of the remaining battens and their replacement. Every other batten is to be staggered by half its length relative to the battens above and below.

The slates should be re-laid on new tanalised timber battens on a vapour permeable windtight roof slate underlay which meet the requirements of the Building Regulations. Fixing are to be non-ferrous (copper, aluminium or stainless steel) nails with large heads. The use galvanised nails is not permitted because the zinc coating will break down and lead to corrosion. The contractor will centre nail each slate twice through countersunk holes 20-25 mm from side edges. The original ridge tiles will be re-bedded in a lime mortar.

METHOD STATEMENT FOR TIMBER REPAIR

No opening up work was undertaken for this report. Prior to commencement of work a full survey of exposed existing timbers and structural elements will be undertaken in order to finalise the scope of remedial works required.

Defective Timbers

All areas of suspected timber decay/insect attack/structural displacement or other defect, will be marked for inspection by architect. Time is to be allowed for any recording of constructional details by others. Architect will direct exact extent of removal of defective timbers which will be recorded on plan of roof timbers and issued as an Architect's Instruction.

No timbers other than those so marked are to be removed or damaged in any way. Clean down and inspect roof structure for defects, rot and insect attack. No timbers shall be removed without required

permissions. Allow time and access for any timber treatment and timber repairs as agreed by architect. Defective timbers shall be replaced on a strict like for like basis, matching both size and species.

Timber shall be sound, well-conditioned, to suit the particular use, and free from defects or combination of defects rendering it unsuitable for the purpose intended. Structural timber shall be strength graded to comply with IS 127 or EN 519.

Moisture Content

The moisture content of woodwork after manufactured and/or kilning shall comply with EN 942 or BS 5268 Part 2. Unless specified to the contrary, moisture content of timber at time of erection or assembly shall be not greater than 20%. Timber shall be specified by the target size and tolerance class (to I.S. EN 336). Any timber that is regularised, planed or otherwise altered shall be redesigned with a new target size and tolerance class.

Preservative treatment methods and timber to be treated

Double Vacuum organic solvent wood preservative treatment shall comply with B.S. 5707 Part 1, class F/N; i.e. fungicide plus insecticide and timber should be treated in accordance with BS 8417 Table 6.

Re-treatment of cut surfaces

All cutting, machining, profiling and notching must be completed prior to assembly. Any cutting of treated surfaces must have the architect's approval. Where the architect gives such approval, all exposed surfaces shall be retreated with a liberal brush or spray application of a suitable preservative. Ripsawing, planing and heavy sanding will not be permitted unless the timber is returned for re-treatment.

Fixings

Screws and nails

Screws shall comply with BS 1210 and nails with I.S. 105 or BS 1202. In every case the size and material of screws and nails shall be as specified or and appropriate to the nature of the fixing and of the materials involved. Screws, nails or metal fastenings in hazardous locations or conditions must be non-ferrous, e.g. austenitic stainless steel, silicone bronze, no other screws or nails are permitted. The fixing of external cladding, joinery or window beads with non-stainless steel or silicon bronze screws, nails or fixing pins shall not be allowed.

Bolts

All bolts, nuts and washers described on drawings as galvanised shall be hot-dipped galvanised, and those of stainless steel as austenitic stainless steel. Bolt holes shall be drilled to diameters as close as possible to the nominal diameter of the bolt and in no case more than 2.0 mm larger than the bolt diameter. A minimum of one complete thread shall protrude from the nut. Care shall be taken to avoid placing a bolt in any end split. The washer size shall comply with BS 5268 Part 2. Generally the smooth load bearing element of the shank shall be in full contact with the jointed members across the full width of the joint. All metals used in a joint must be compatible with each other to avoid electrical corrosion.

Brackets, joist hangers, plates

All proprietary brackets, joist hangers, plates and the like must be approved by the architect or the engineer before any assembly commences. All brackets, joist hangers plates, etc. must be hot-dipped galvanised using double-dipped process to EN 1461 or stainless steel as described in drawings. Tightening of bolts or connectors Care must be taken to avoid the over-tightening of bolts in bolted or connector joints such that no crushing of the wood occurs under the washer.

Storage

Timber on the site shall be stored under cover, clear of the ground and protected from dampness. Timber shall be stored on level bearers located at centres sufficiently close to prevent distortion. Timber that is not stored in this manner shall be rejected.

General





Wall plates, ceiling joists, etc., shall be in one length where possible. All joints shall be made directly over supports and these shall be scarfed and spiked where required. Unless timber is impregnated with preservative, the backs of frames etc., to be fixed to walls and all other bedding surfaces are to be painted with two coats of preservative before priming. All work to be painted is to be treated with knotting as necessary and given one brush coat of priming to all faces. Surfaces to be joined are not to be primed. The number of coats and methods of application of all finishes are to be as specified.

METHOD STATEMENT FOR RISING WALL REPAIR

Specification for repair mortars

The final mix designs to be a result of consultation with lime suppliers and Conservation Architect and appointed Contractor and will be based on exemplars and a more thorough understanding of the previous construction obtained during masonry works preparation and removal of existing electric meter boxes.

Lime mortar works can be affected by excessive wind, rain, sun or low temperatures. If these conditions prevail the working areas must be kept moist by spraying and protection using polythene or hessian sheets sprayed with water at regular intervals. Spray hoses can be used for large areas or for damping down hessian sheets but should be used with caution to avoid jet action of water washing out mortar or over saturating a wall. Thus a bottle spray, sprayer back pack or similar is an essential part of the equipment.

No works to be carried out if below 5 degree Celsius temperatures forecast within 48 hours unless temperature control method such as tented enclosures deployed.

Full discussions regarding mortar mixes and methodologies to be undertaken with Conservation Architect prior to commencing works. Exemplars will be required for each pointing / rebuilding type and are to be agreed with the design team before undertaking any work.

Mortar Binder

The use of Portland Cement shall not be permitted for this work. All mortars for repairs to the historic masonry including rebuilding of new sections of traditionally constructed walls will be lime and sand mixes as specified in this section.

Lime for structural repairs should be Naturally Hydraulic Lime NHL or indigenous quicklime. All lime mortars should be prepared and mixed as recommended in manufacturer's printed guidelines. Bags of lime hydrate, natural cement, etc. must be stored off the ground in a clean, dry place and not used outside of the dates recommended on the bags. Quicklime should be stored in weatherproof air tight bags/containers.

Sand

Shall be clean, coarse, well-graded sharp sand. Particle sizes should range from 3mm to fine dust for any ashlar repointing and 5mm to fine dust for repointing larger joints in stonework. The sand colour is important in achieving a good visual match to the existing mortar.

Mixing

Lime and sand should be carefully measured by volume, using batching boxes (shovels are not sufficiently accurate to be used). A conventional cement mixer may be used. Add lime and sand dry and mix thoroughly. Lime hydrate and sand must be mixed dry in a mixer for a minimum of 20 minutes prior to the addition of water, to encourage air entrainment and improved workability.

Add water carefully until mixture starts to run. It should be a little dryer than a cement-sand mix. After water is added allow a full twenty minutes further mixing. The long mixing period helps improve workability.

The mortar should be damp but not too wet. Mortar for re-pointing needs to be dryer than that used for original bedding because it is being placed in small quantities in a vertical situation. Use mixed mortar within a few hours and do not moisten to extend the working life. Mortar when mixed must be used within the time scale recommended by the manufacturer.

Mix proportions

A typical Hydraulic mortar:

Mix proportions may need to vary depending on the lime + sand but are to be in the range:

Structural repairs: 1 part NHL 3.5 lime to 2.5 – 3.0 parts graded sharp sand.

Re-laying Masonry

All loose stones are to be laid on a full bed of lime mortar, spread on a carefully cleaned and wetted upper surface of the underlying masonry. Slate or small stone pinnings may be used to level the stone and all horizontal and vertical joints are to be completely filled with mortar well packed in so that the loadings of the structure are distributed evenly.

Where new stones are to be inserted, allow for "dry packing" joint over with barely wet mortar. The new mortar joints of the rebuilt stone are to match exactly the existing joint depth and are to be struck flush, brushed off diagonally across joint in both directions and sponged off carefully to match exactly the pointing works to the remainder of the masonry. Care must be taken to ensure that mortar or grout splashes do not stain the existing masonry faces.

Preparation for pointing and initial build-out

Prepare areas for re-pointing using small hand-held tools and by removing all the very friable mortar saving any small stones ("gallets" or "pinnings") that come loose for re-use.

Good preparation is essential for all lime works and a brush is an essential piece of equipment for cleaning out joints, wall surfaces and for brushing pointed joints.

Large blobs of mortar are to be avoided to fill in voids or loose areas; build up with pieces of stone. If the voids are large, bed in the small filler stones in the normal way. If smaller then fill void with mortar and then drive in a stone wedging it in tightly to tighten up loose masonry.

Pointing

Make sure the joint is well filled and the front face brushed off lightly once the mortar has become stiffer. Beating back the mortar with a churn brush (as supplied by lime supply companies above) once stiff also assists with compaction of the mortar into the joint and reduction in shrinkage cracks.

Protection & Follow up Work

All finished work must be protected by plastic sheeting or damp hessian sheeting to prevent the joints or coatings from drying out too quickly or conversely becoming saturated.

Some slight cracking may occur to the joints and this should be pressed back by hand/churn brush. Brushing up of finished pointing is essential to roughen the finish and clean up drips and splashes from adjoining areas.

All masonry works should be carefully planned such that proper protection can be included or scheduled for the warmer months of the year.

Precautions of suspending operations until the temperature reaches 60C on a rising thermometer or 80C on a falling thermometer shall be strictly observed. Also frost protection and protection from saturation by rain is essential.

The horizontal surfaces of masonry are particularly vulnerable to saturation and thus frost damage in the weeks immediately following rebuilding/ pointing and should therefore be protected from excesses of water. The vertical elevations can be protected by draping with hessian.

Consideration should be given to insulating and /or applying heat to wall faces if cold weather is forecast in the two months during or after masonry works are completed.





Care must also be taken to protect applied work from rapid drying conditions i.e. exposure to direct sunlight or drying winds. In these conditions it should be kept evenly damp for up to 30 days, depending on ambient conditions and the rate of set, by lightly spraying periodically with clean water. In areas exposed to direct sunlight, the possibility of a "greenhouse" effect must be avoided, either by shading the polythene or by substituting woven cloth materials.

Polythene, hessian or other approved sheeting that is used during curing should be arranged to hang clear of the face of the wall in such a way that it does not form a tunnel through which the wind could increase the evaporation of water. The polythene or hessian sheeting must not have intermittent contact with the pointing / render as this may cause a patchy appearance.

6.3 METHOD STATEMENT FOR RENDER REPAIR

Preparing the mix

Mix the lime and aggregate by volume (check the specification for exact mix ratio for the job or refer to the table below), measuring of material must always be with a gauging box or bucket. The sand/aggregate should be sharp, well-graded and washed.

Building Material	Site Condition	Suggested Base Coat	Suggested Top Coat
Limestone	External	NHL 3.5 / NHL 2 x 2 coats	NHL 3.5 / NHL 2 x 1 coat

A conventional cement mixer can be used although for larger projects a roll pan or paddle mixer is preferable. Lime mortars mixed in drum mixers can be prone to balling but use of particular mixing techniques can reduce this. Switch the mixer on and dampen down the inside of the drum as this will help to reduce the amount of dust and prevent the lime from sticking too much. Switch the mixer off before adding two thirds of the water and half of the sand followed by all of the lime. Switch the mixer on, allow the water to thoroughly disperse throughout the mix (15-20 minutes) before adding the rest of the sand and more water if required. Test the first mix as the quantity of water will vary with sand moisture content, for a 3:1 mix, initially add 6 litres of water, 30 litres of sand and then 20 litres of lime, mix, then add the remaining 30 litres of sand and adjust the water.

Add hair or synthetic fibre (approx 1.5kg per tonne) to improve the strength and durability of the render, tease it in towards the end of the mixing. Use the mix within 2 hours.

Surface preparation

Ensure there is a good keying surface for the render, the wall should be structurally sound and in good overall condition.

Remove any loose material, the walls should be clean and free of vegetation. Dampen the surface to prevent rapid suction of water from the plaster/render, usually a mist spray will suffice but on very porous walls several applications of water the previous day and in the hour or two before rendering may be required using a hose.

Where evident, salts should be brushed from the surface and cleaned away from the structure, do not wash down as this will cause the salts to retract into the building.

If there are large voids in the wall these should be filled first, this is called "dubbing out".

Application

After dampening the surface, the plaster/render can be laid on using the normal technique in two coats of approx. 8-10mm. The first coat should be left to stiffen up and then a float used to compress the render over the whole area.

Applying the second coat too early (i.e. before the material has stiffened) can weaken the render. The result may be voids deep in the render which make the render vulnerable to frost damage. Within on/ two hours, the surface of the first coat should be scratched over using a suitable wire comb.

Once the first coat has hardened enough a similar technique is used for the second. The time interval

between the two will vary depending upon the temperature. As little as 24 hours in warm conditions but several days if cool during this time, it may need damping down if drying too quickly. If a top coat is required, the mix will be different, it is usually a weaker mix than the background mixes, proceed as above, it should be 'floated up' as the surface stiffens, in a similar way to the previous coats.

After care

The plaster/render must be kept moist for several days to a week after application of the final coat.

Water

Will tend to drain down from the top of the work and therefore particular attention must be given to spraying the upper sections. Remember water is essential for the hydraulic set. It is important while maintaining the moisture to prevent rapid drying from wind and bright sunlight. Covering the work with damp hessian is the best procedure.

Protect from frost - hessian covers or bubble wrap should be used. However a circulation of air must be maintained between the cover and the render. Do not use anti-freeze additives. During daylight hours if warming winter sun is available, covers should be lifted to allow heat to be absorbed and then replaced during late afternoon. Even under these conditions a circulation of air is advisable between covers and masonry.

Prevention of shrinkage

Shrinkage 'cracking' is a risk with all renders. However on cement renders cracking will allow water behind the render with little ability for it to evaporate out. Lime renders are designed to breathe. Small shrinkage cracks in the scratch coat are okay and will be filled in subsequent coats, nevertheless excessive cracking should not be accepted since it may be an indication of early failure. The causes of shrinkage cracking are:

Too much water in the mix forces particles of sand and lime apart.

Excessive suction from the substrate caused by lack of damping down prior to applying render.

Rapid drying caused by strong sun or drying winds.

If the last two points are assessed as the cause of the shrinkage, consideration should be given as to whether the setting process has been stopped due to lack of water.

If only a few days have elapsed then remedial spraying may allow the set to continue.

Storage

Lime should be stored airtight, dry and frost-free.

Painting of renders and plasters

With lime renders and plasters it is recommended that limewash or a breathable paint is applied. The use of synthetic paints is not recommended since they will prevent subsequent carbonation.

Curing of the render takes many months, they should not be painted until carbonation is complete.

Limewash application steps

Prepare the surface

Make sure the surface is clean and free of debris. It is important to check that any previous coatings are absorbent and compatible with the new limewash. If the surface has been previously limewashed, remove any loose or flaking material.

Mix the limewash

In a bucket, mix the lime putty with water to create a milky/creamy consistency. Add natural pigments and stir well.

Apply the first Coat

Using a brush, apply the first coat of limewash evenly on the surface. Work from the top down, maintaining a wet edge to prevent lap marks on the next coat.

Subsequent thin coats





Ballindoolin Gate Lodge.

After the first coat dries, typically within 24 hours, apply the second coat and subsequent coats in the same manner. The limewash needs to be applied thinly for a semi-transparent finish. Apply several coats to achieve the desired effect. Always maintain a wet edge between coats for a consistent finish.

Health & Safety

Limewash is alkaline so every effort must be made to prevent any from getting into ones eyes, in the event of this happening rinse the eye(s) thoroughly for several minutes, should discomfort continue seek medical attention straight away. It is advisable to keep a bottle of proprietary eyewash to hand for irrigation purposes. The wearing of gloves along with other Personnel Protective Equipment is advised as limewash can dry the skin along with more serious dermatological affects.

6.4 METHOD STATEMENT FOR WINDOW REPAIR

General

The condition of the original windows is reasonably good however there are isolated areas of rot at cill level and the windows are in poor decorative condition.

Methodology for the Proposed Works

The window repair works must be carried out in accordance with best conservation practice and in line with the advice contained in the DoEHLG Advice Series 'Windows' booklet. The purpose of the repair work is to restrain the process of decay without damage to, or loss of the character of the windows. Materials selected for repair and for protection will be appropriate. The emphasis will be on the retention of original material.

All windows require basic maintenance, repair and protection. The method statement for inspection and repair works shall be as follows:-

- Ensure that pointing between the window frames and adjoining masonry reveal is sound and re-point if required using an approved lime mortar mix
- All decayed timber in frames, bottom rails or cills is to be replaced; timber repairs to be carried out in situ using well-seasoned timber of matching quality to the original.
- Retain all original glass.
- Replace loose, cracked or missing putty
- The complete external paint system to be renewed for all windows - primer, undercoat and 2 top coats to all timberwork. Internal finishes primer, undercoat and 1 top coats to all timberwork.

The works are only to be undertaken by skilled joiners with experience in repairing historic timber windows. Experience solely in the manufacture of new windows is not acceptable.

7.0 CONSERVATION STATEMENT ON REPAIR WORKS

7.1 General method statement for intended works

The following guidelines are in addition to the recommendations made in this report. It is proposed that the intended works to the building are carried out to best conservation practise to include:

Research and recording

No work of significance will be undertaken prior to full inspection and documentation. Full and accurate recording of historical context and building fabric of the structure prior to commencement of work to be undertaken. All new works to be suitably recorded and dated during the duration of the contract. Where at all possible non-destructive inspection techniques to be used.

Repair objectives

Any surviving fabric is an authentic relic of the past and will be retained as a priority. In connection with any works undertaken minimum intervention will be the key principle. No repair work will be

undertaken in a manner that diminishes the authenticity of the building. All replacement materials will be on a like for like basis and using traditional methods of construction.

Protection

Extra protection for the safety of the internal and external elements to be ensured. Areas, items and artefacts will be taken at the commencement of the works with adequate screening, masking or padding provided. Where required, safe storage will be provided for original elements removed for safekeeping.

Fire safety on site

Fire risk in conservation work is significantly higher than on modern building sites with irreplaceable artefacts at risk. Smoking will be prohibited. All fire-fighting equipment should be available and operatives trained in use. Timber in old buildings may be very dry. Temporary smoke detection equipment should be installed. Particular fire risks are attached to blowlamp applications, soldering or hot air appliances. To minimise risk of fire, portable electric tools restricted to low voltage appliances with earth linkage (110V supply).

Scaffolding

Care will be taken to ensure no damage is caused to the external and internal historic fabric in the provision of scaffolding or safe access.

Structure

The area where most damage is frequently done to historic fabric is as a result of structural interventions and the application of inappropriate modern standards. Cracks, which occur in historic buildings, need a different evaluation criterion. All cracks should be first plotted on plan. Existing cracks should be monitored and causes of cracking identified. Least invasive remedied will be considered. Existing levels of foundations to be inspected prior to excavations of adjoining site works in case underpinning is required.

Testing and analysis and replacement

All existing mortars and renders will be analysed to source compatible materials. If mortar has deteriorated and wall structure integrity is compromised, it should be replaced. Provide sample panel prior to commencement for approval. Select mortar to suit bricks. Select aggregate and sand to suit original. No power tools to be used to chase out or remove existing mortar. Avoid over-wetting and maintain optimum drying conditions. Do not use lime mortar during frost. Prior to setting, lightly brush the joints.

Brickwork and stonework

Any removal of non-original render, cleaning and repair work carried out to the stonework should be undertaken by a specialist whose expertise is recognised in the conservation field. Any substitute bricks to match in terms of shape size, colour and bonding. Damaged bricks may possibly be reinstated using reverse face.

Services

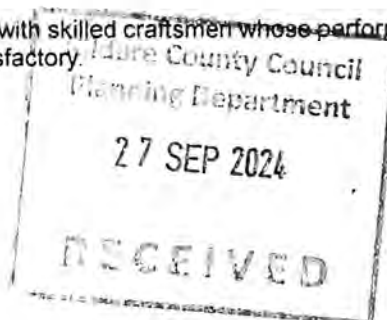
The provision of new services which modify the internal environment of the attic will be considered and precautions taken to ensure that historic fabric is not damaged. As far as possible work to be concealed within existing voids and spaces and reversibility considered at all stages of the work.

Fungal attack

Least invasive methods of treating wet and dry rot outbreaks to be used.

Contractors

The work will be undertaken by specialist contractors, with skilled craftsmen whose performance in the conservation field is recognised and known to be satisfactory.



Ballindoolin Gate Lodge.

8.0 IMPACT ASSESSMENT

8.1 Impact Assessment

The nature of the proposed development is repair and restoration so as to halt further deterioration of the historic fabric. The proposed works will not interfere with the primacy of the significance of the protected structure. Upon completion they are intended to protect the fabric from the elements and allow a better presentation of the protected structure.

It is my opinion that the proposed works, if carried out in accordance with good conservation practice, will not have a detrimental effect on but rather will recover the character of the Protected Structure.

This report has been prepared by Michael Kavanagh, MRIAI, Architect Accredited in Conservation Grade II. The opinions contained in the report are based on the inspections and research carried out.

9.0 Selected Bibliography

Samuel Lewis A Topographical Dictionary of Ireland (1837)–

Advice Series 'Roofs' DoEHLG

Advice Series 'Windows' DoEHLG

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Dean J.A.K., The Gate Lodges of Ulster, UAHS, (1994)

Alister Rowan, Dictionary of Irish Biography

Therese Abbot The Decline and Break-up of the Bor Estate 1850-1934



Ballindoolin Gate Lodge.



Ballindoolin Gate Lodge.

Appendix A -Photographic Report





MVK architects

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Email. mailbox@mvkarchitects.com

Web www.mvkarchitects.com

PHOTOGRAPHIC REPORT

to accompany

A Section 5 Application

for

Renovation and Repair Works

at

**Ballindoolin Gate Lodge,
Ballindoolin House
Ballindoolin,
Edenderry,
County Kildare
R45 H662**



19th September 2024

MVK Architects Ltd.

Registered in Ireland No. 351775

VAT No. 6371775N

Directors: Michael Kavanagh Dip.Arch B.Arch Sc MRIAI

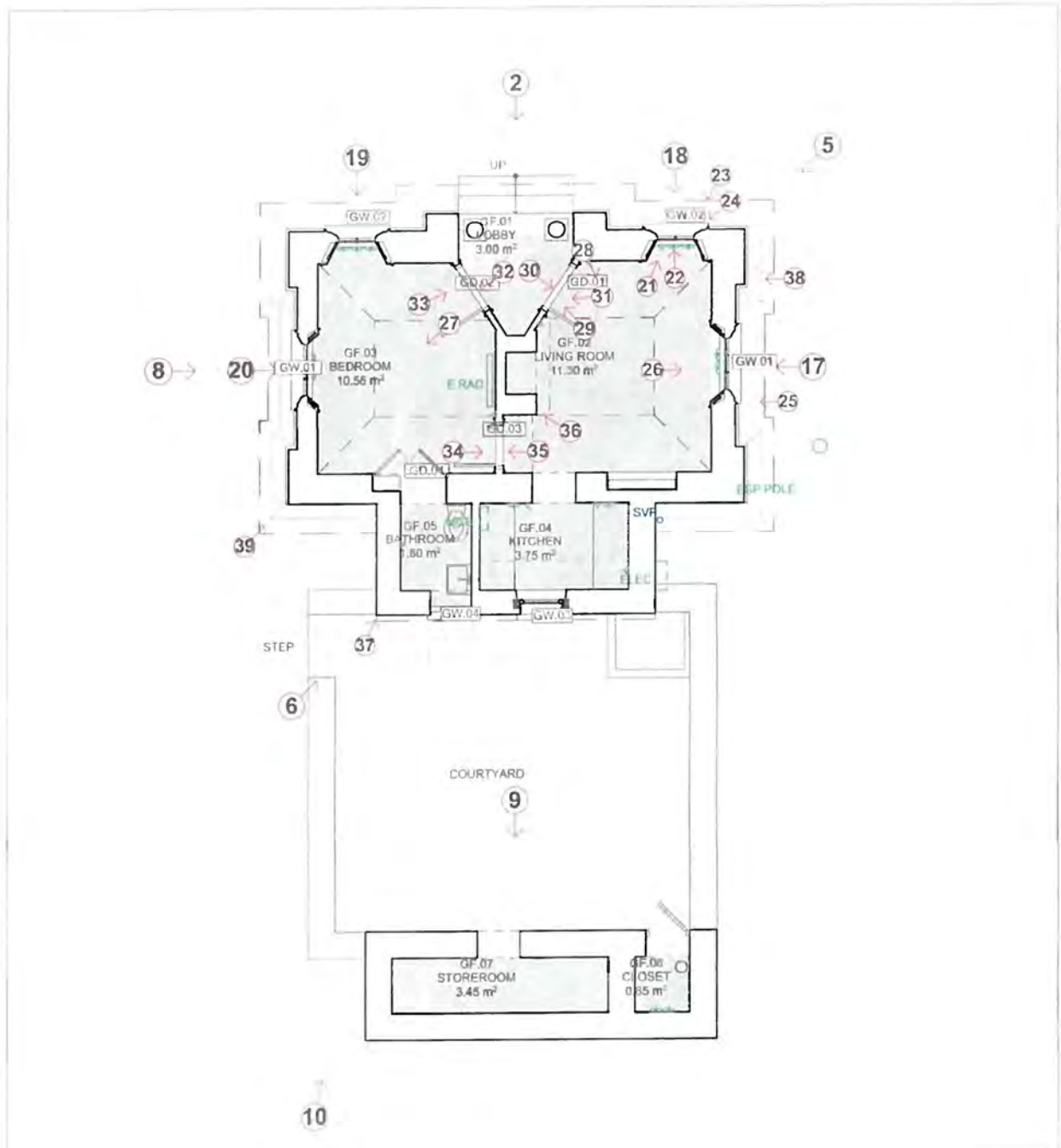
Victoria Kavanagh B.Arch. MRIAI





Fig. 01 Aerial View of Site.





SITE PLAN - PHOTOGRAPHIC KEY
SCALE - 1:100

FIGURE NUMBER - SEE PHOTOGRAPHIC REPORT





Fig. 02 Front elevation.



Fig. 03 Aerial view of gate lodge and gate screen to public road.



Fig. 04 Aerial view above gate lodge including drive way in the direction of the main house.



Fig. 05 View of gate lodge from south west.





Fig. 06 North facade of gate lodge including return.



Fig. 07 Aerial view of gate lodge from south.

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Fig. 08 East facade. Note recessed central section.



Fig. 09 View of outbuilding to north of courtyard.





Fig. 10 View from north east including outbuilding.



Fig. 11 View from public road including gate screen. The gate lodge is visible on left hand side of image.

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Fig. 12 Detail of entrance gate pillars.



Fig. 13 Detail of entrance gate pillars.





Fig. 14 Aerial plan view of roof.



Fig. 15 Aerial plan view of roof.

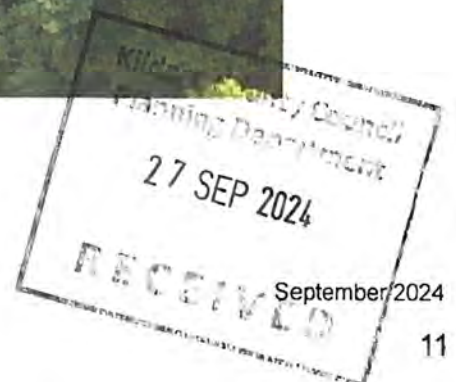




Fig. 16 Detail of roof. Note damage to hipped ridge and instances of slipped slates.



Fig. 17 Detail of window on the west facade (GW.01).



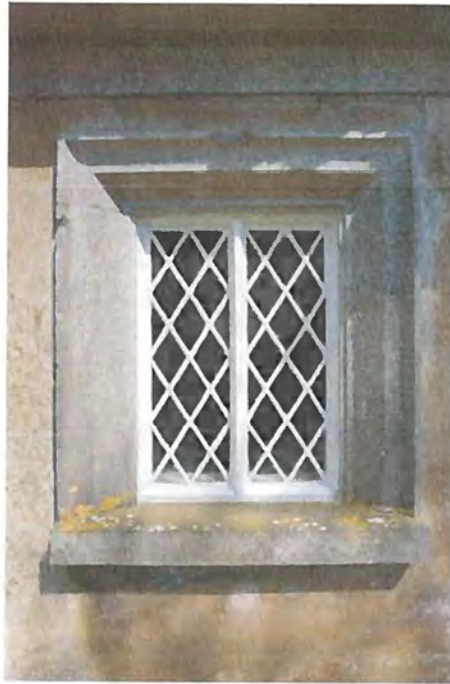


Fig. 18 Detail of window on the south facade (GW.02).

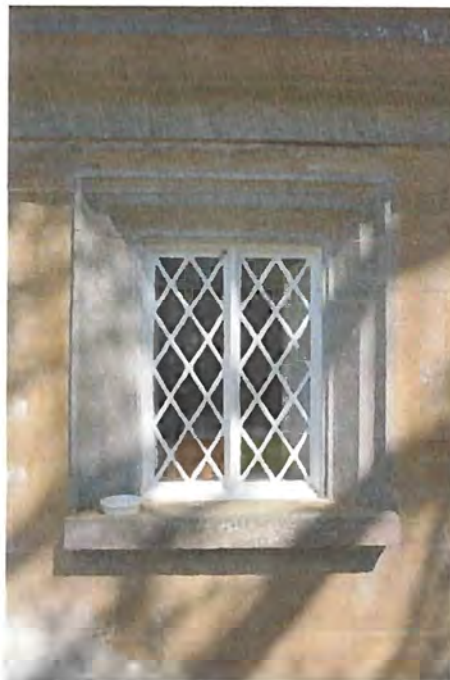


Fig. 19 Detail of window on the south facade (GW.03).



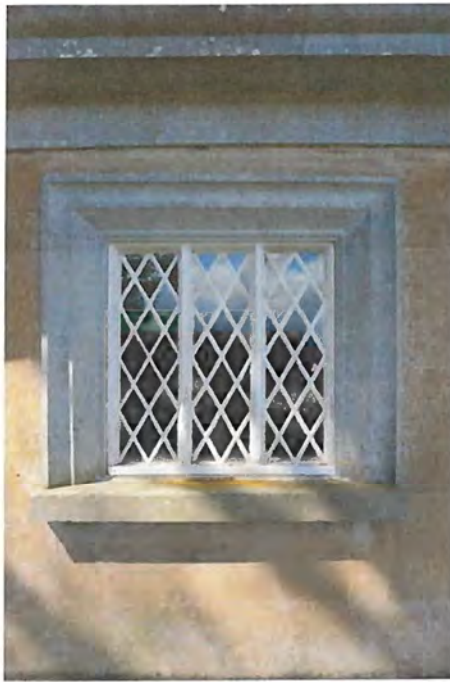


Fig. 20 Detail of window on the east facade (GW.04).



Fig. 21 Interior view of (GW.02).





Fig. 22 Detail of lattice glazing.



Fig. 23 Example of minor damage to edge of window surrounds at GW.02.

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Fig. 24 Example of minor damage to edge of window surrounds at GW.02.



Fig. 25 Example of minor damage to edge of window surrounds at GW.01.

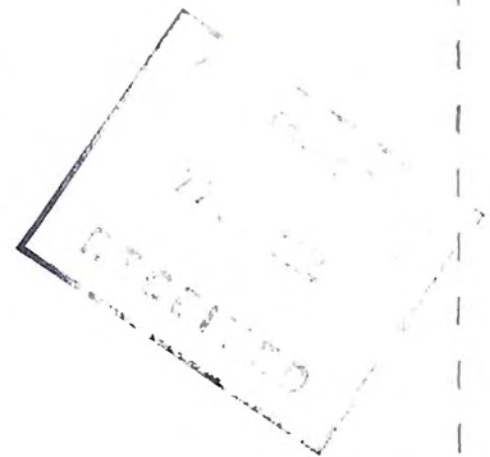




Fig. 26 View of interior of GF.02, Living Room. Note vaulted ceiling.

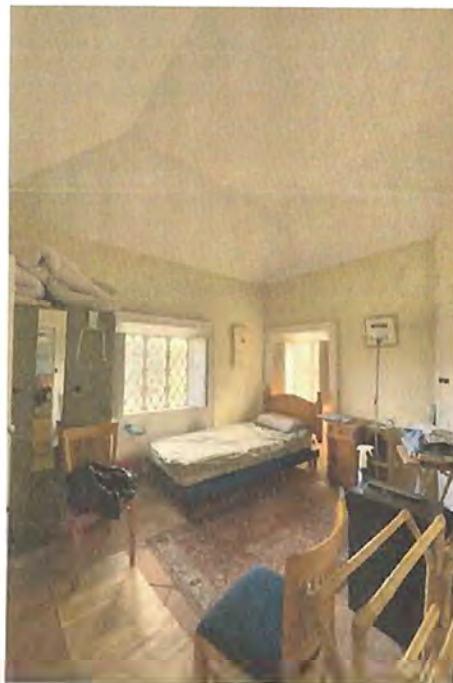


Fig. 27 View of interior of GF.02, Bedroom.





Fig. 28 View of ceiling to GF.01, Living Room. Note staining caused by water ingress.



Fig. 29 View of Porch from Living Room doorway.



Fig. 30 External view of door GD.01 from Porch to Living Room. This is a replacement door in the original frame and surround.



Fig. 31 Interior view of door GD.01.





Fig. 32 External view of original door GD.02 from Porch to Bedroom. Note this door is painted shut.



Fig. 33 Internal view of door GD.02.





Fig. 34 Internal door between Living room GF.02 and Bedroom GF.03. View from Bedroom.



Fig. 35 Internal door between Living room GF.02 and Bedroom GF.03. View from Living Room.





Fig. 36 View of fireplace to Living room.



Fig. 37 Example of damage to render on the north facade.



Fig. 38 View of concrete haunching to plinth at the west facade. Note cracking and material falling away from supporting ashlar plinth.



Fig. 39 View of concrete haunching to plinth at north east corner. Note cracking.



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CO. KILDARE

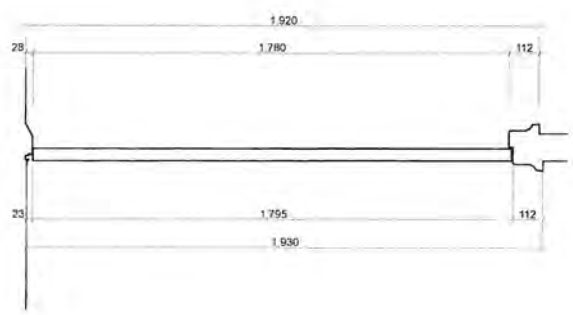
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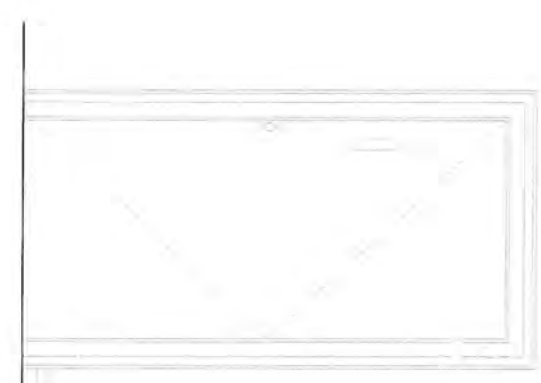
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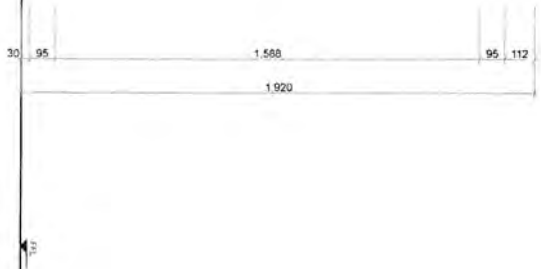
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SECTION



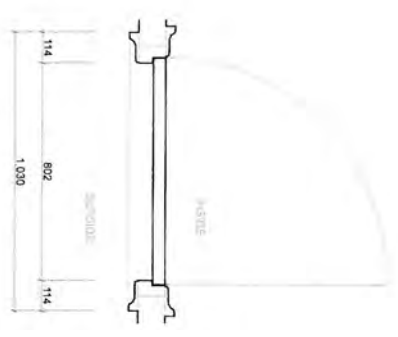
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INTERNAL ELEVATION

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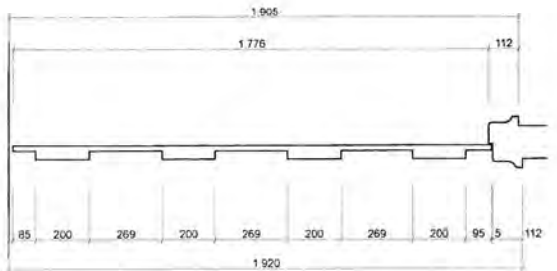
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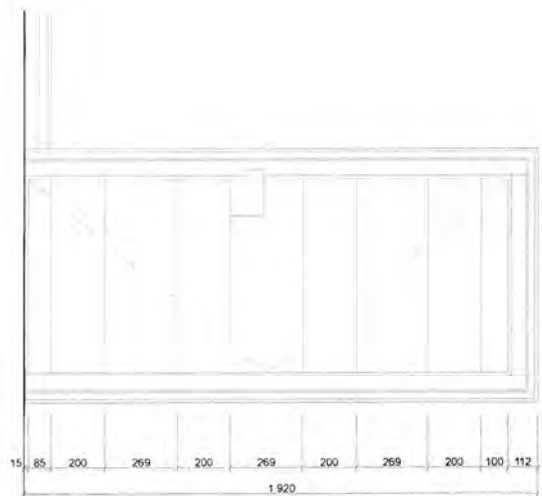
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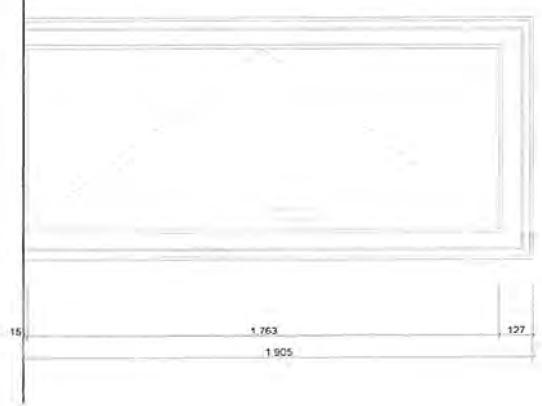
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Drawing: MVK Architects, 19 Fitzwilliam Square, Dublin 2, Ireland. Tel: 00353 (0)1 567 4766. Email: info@mva-architects.com									



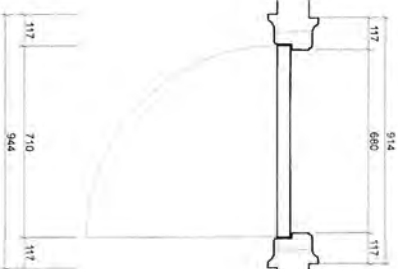
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EXTERNAL ELEVATION



INTERNAL ELEVATION

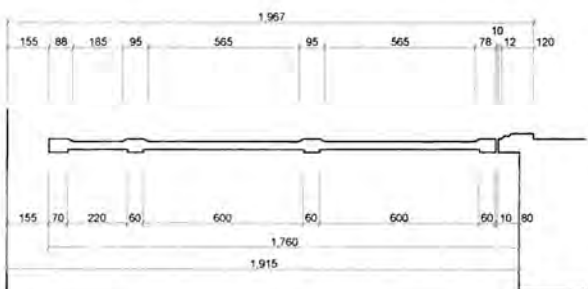


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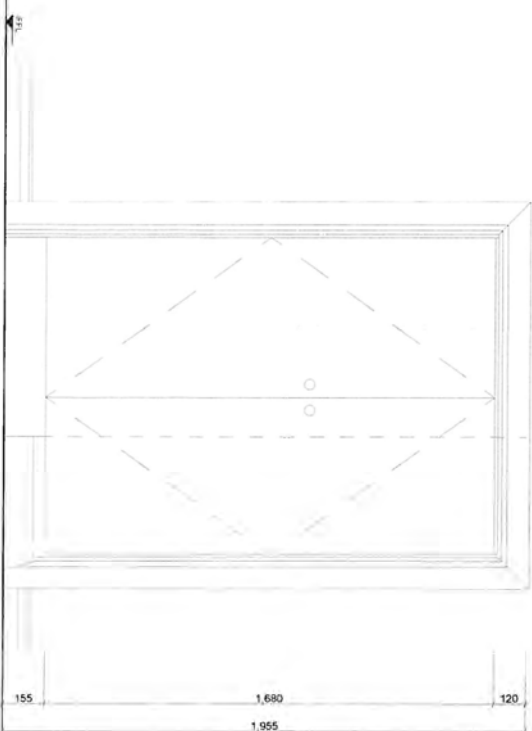
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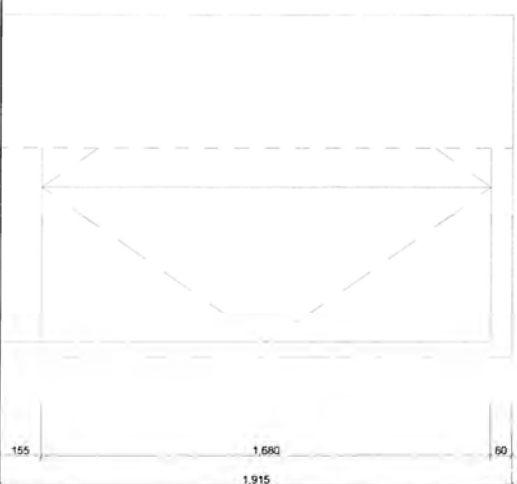
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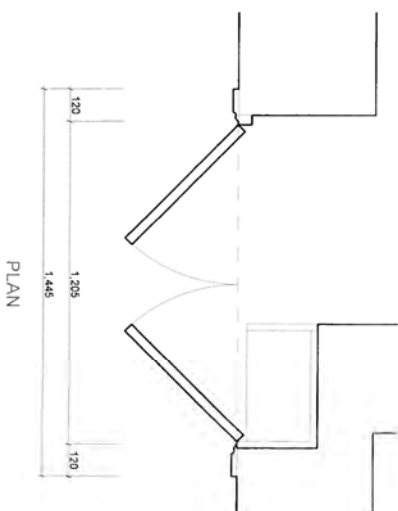
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	Series:
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Drawing Register / Issue Sheet

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	Month 9
	Year 24

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2414.SUR.020	Ground Floor Plan & Elevations	1:50	A1	X	
2414.SUR.021	Roof Plan & Section AA, BB & CC	1:50	A1	X	
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2414.SUR.081	Window Schedule - GW.02	1:20	A3	X	
2414.SUR.082	Window Schedule - GW.03	1:20	A3	X	
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	Photographic Report		A4	X	
	Cover Letter		A4	X	

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SOUTH ELEVATION

SCALE 1:50

NORTH ELEVATION

SCALE 1:50

WEST ELEVATION

SCALE 1:50

EAST ELEVATION

GROUND FLOOR PLAN

SCALE 1:50

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ELEVANCE OF WATER INDEXED
OVER
COMPASS SURVEYING
TO PRELIMINARY PLANT

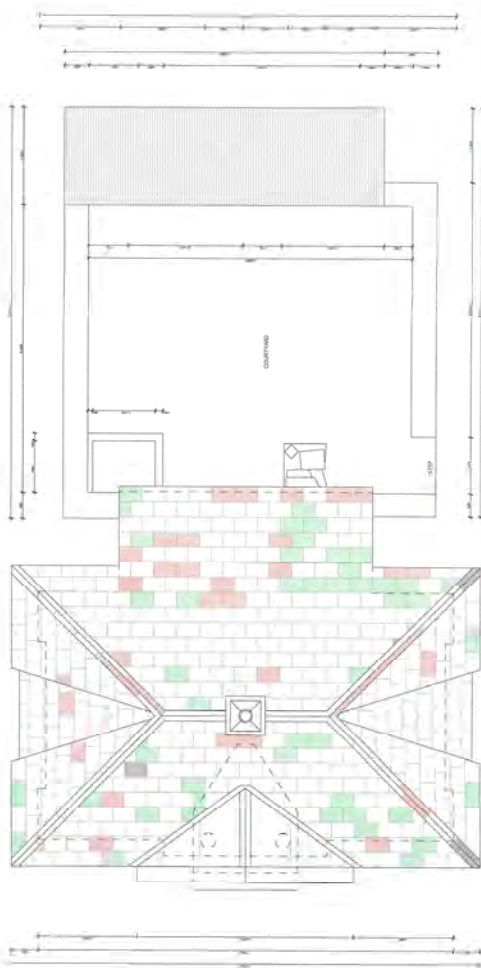
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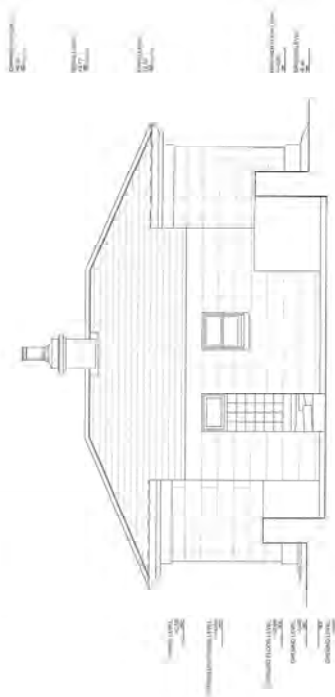
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LEGEND
PAVING/CONCRETE SLATE
WOODEN SLATE
SLOPE INDICATED BY LINE
SLOPE INDICATED BY LINE

ROOF PLAN

SCALE 1:50



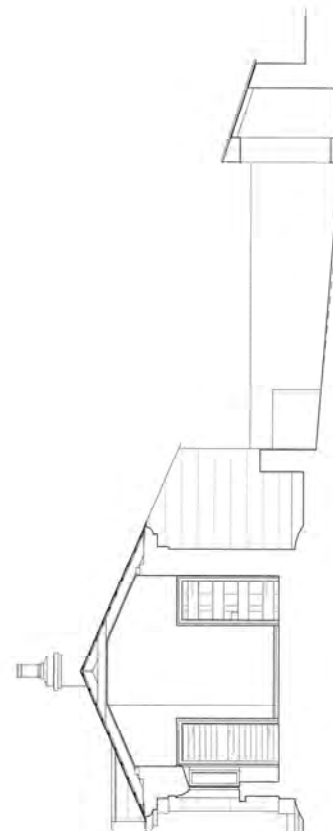
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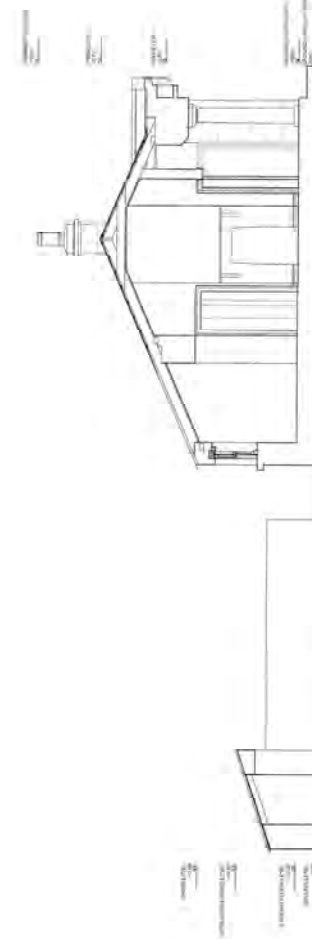
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CLIENT: ROSS MAGUIRE & SARAH O'CONNELL
TEL: 01454 811111
EMAIL: info@rossmaguire.ie

DESIGN TEAM:
1. ENG: ROSS MAGUIRE
2. MAR: SARAH O'CONNELL
3. OR: ROSS MAGUIRE
4. OR: SARAH O'CONNELL
5. OR: ROSS MAGUIRE

ARCHITECT: MKV architects
18 FITZGALLIAN SQUARE, DUBLIN 2
TEL: 011 802 4786
EMAIL: info@mkv.ie
www.mkv.ie

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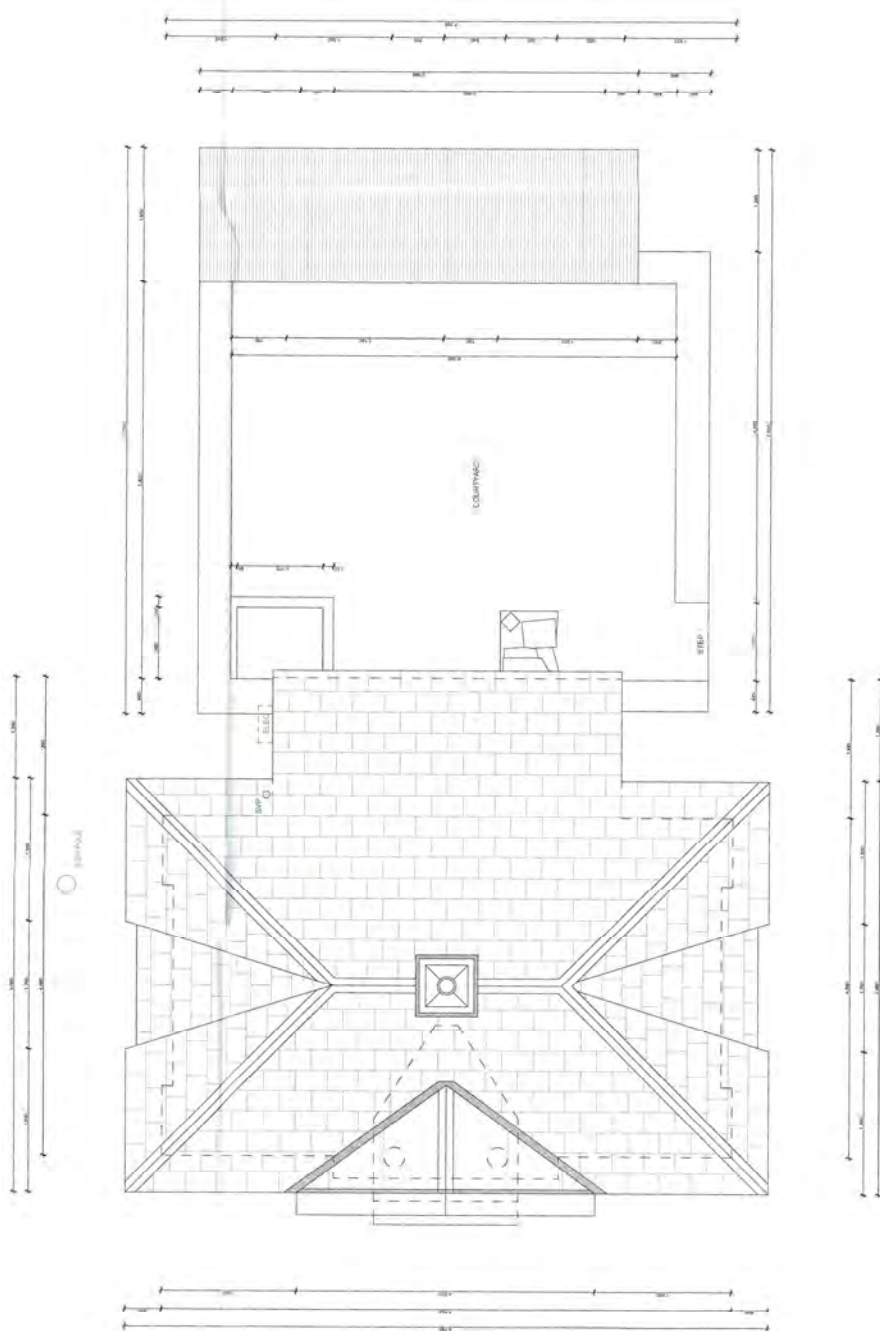
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5. STRENGTHENING OF SAGGING OR PERISHED ROOFING AND REPAIRS AS WELL AS REPLACEMENT OF ROTTEN OR PERISHED TIMBER WHERE NECESSARY AND IF REQUIRED THE BATTENS WILL BE REPLACED WITH NEW BATTENS. FLASHINGS WILL BE REPLACED AS IT IS PROPOSED TO INSTALL A BREATHABLE ROOFING MEMBRANE ABOVE THE EXISTING ROOFING. TIMBER AT WALL PLATE LEVEL AND RAFTER ENDS ARE TO BE REPAIRED WHERE REQUIRED. REFER ALSO TO CONSERVATION REPORT.

LEGEND

RESLATING
RIDGE SLATES REBEDDING
LEAD AND WATER GUTTERS
REPAIRING/REPLACING



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NUMBER: 021

DATE: 19/09/2024

ROOF PLAN
PROPOSED

DRAWING REVISIONS
REV. DESCRIPTION
A. REVISION A.

CLIENT: ROSS MAGUIRE & SARAH O'CONNELL
TEL: 01274 211111
E MAIL: info@rossmaguire.ie

DESIGN TEAM
1. MSS
2. MK
3. DS
4. DS
5. DS

ARCHITECT: MKV architects
19 FITZGALLAN SQUARE, DUBLIN 2
TEL: 01274 211111
E MAIL: info@mkv.ie

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ROOF PLAN - PROPOSED

NEW SLATES WILL BE A MATCH TO THE ORIGINAL IN SIZE, COLOUR AND TEXTURE TO THE EXISTING SLATES AND THE SOURCE AND QUALITY WILL BE AGREED WITH THE DESIGN TEAM REFERENCE

REPAIR SECTIONS OF DAMAGED RIMMER
CLAW FACED OF ORGANIC GROWTH
AS NEW 1998 EDAT CB 1 1/2" WASH MATCHED ORIGINAL POLYMER
REPAIRMENT BRASS 1/2" DIA 1/4" HIGH 1/2" DIA 1/4" HIGH

REMOVE LATE-1250H CONCRETE HAUNCHING TO BASE OF ASHLAR PUNTH.
EXPOSED TOP OF RANDOM RUBBLE RISING WALL.
REINSET ORIGINAL LOOSE MASONRY OF RISING WALL AS NECESSARY.
ALL STONEWORK TO BE REINFORCED IN SAME MORTAR REFER TO
CONSERVATION ARCHITECT'S SPECIFICATION.
GROUND LEVEL TO BE REINTEGRATED TO ORIGINAL LEVEL & LEVEL WITH
TOP OF PLINTHING. REPAIR PLINTHING WITH PERMISSIBLE GRAVEL. SAMPLE OF GRAVEL TO
BE TAKEN FROM INSTALLED CHALK ADORNMENTS. EVIDENCE OF MORTARAGE

LESSONS TO BE LEARNED TO BE REPAIRED

REPAIRS TO THE DAMAGED
RENDER
CLEAN FACINGS OF ORGANIC
GROWTH
RENEW TOP COAT OF LINE WASH
MATCHING ORIGINAL COLOUR
PROVIDE SAMPLE PANELS FOR

REMOVE LATE CURE CONCRETE HAIRCRACKS TO BASE OF ASHLAR.
INSPECT EXPOSED TOP OF RANDOM RUBBLE. INSURE WALL
RESET (STORM LOOSE MANPOWER OF RUBBLE WALLS AS NECESSARY
ALL STONE WORK TO BE BEDDED IN LIME MORTAR. REFER TO
CONSERVATION ARCHITECTS SPECIFICATION.
GROUND LEVEL TO BE MEANTASTIC TO ORIGINAL LEVEL WITH
BASE OF PLINTH USING PERMEABLE GRAVEL. SAMPLE OF GRAVEL TO
BE PROVIDED FOR APPROVAL.

SECTION BB - PROPOSED

MK 1-20 26 09 2024

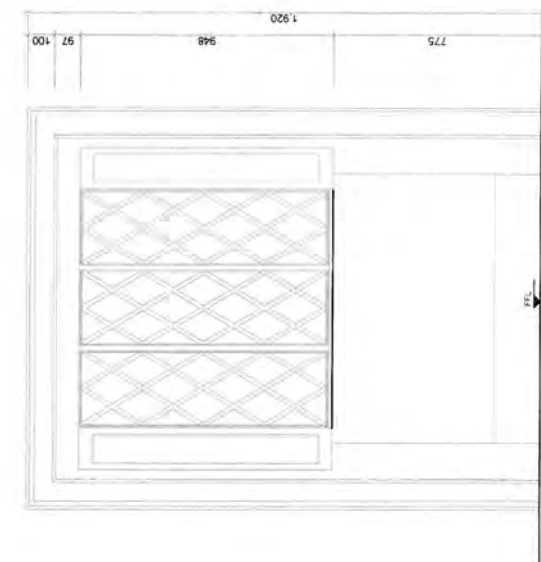
27 SEP 2024

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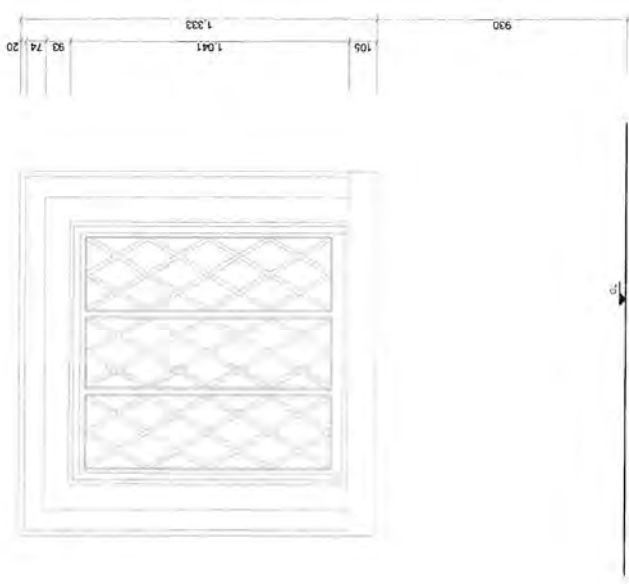
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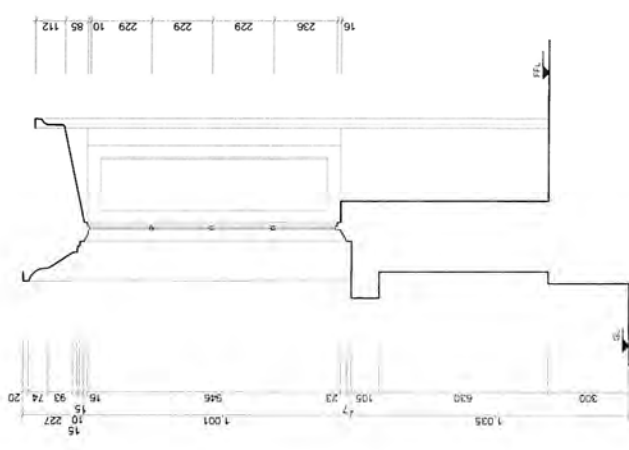
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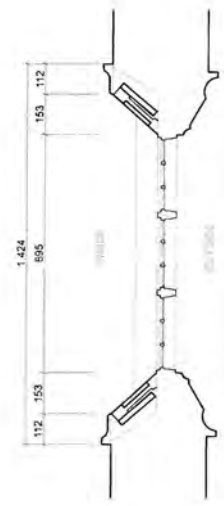
INTERNAL ELEVATION



EXTERNAL ELEVATION



SECTION



PLAN

NOTE: REFER TO CONSERVATION REPORT FOR
METHOD STATEMENT

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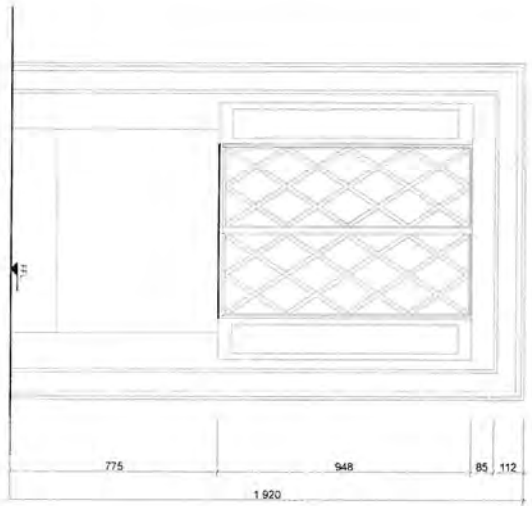
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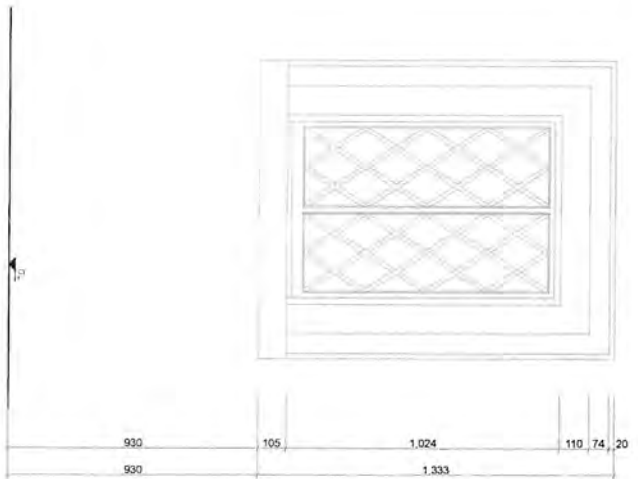
19 FITZWILLIAM SQUARE DUBLIN 2
TEL: 01 567 4700
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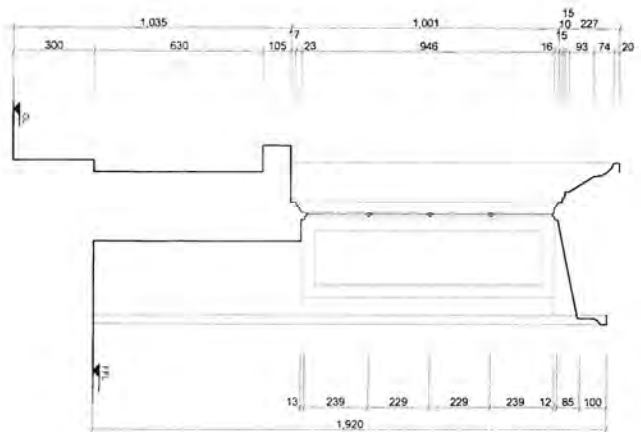
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INTERNAL ELEVATION



EXTERNAL ELEVATION



SECTION



NOTE: REFER TO CONSERVATION REPORT FOR METHOD STATEMENT

WINDOW SCHEDULE - GW.02 - SURVEY OF EXISTING

ARCHITECT

MVK architects

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CLIENT

ROSS MAGUIRE & SARAH O'CONNELL

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DRAWING REVISIONS

REV. DESCRIPTION

DATE

REV. DATE

DRAWING TITLE

WINDOW SCHEDULE - GW.02 - SURVEY OF EXISTING

PROJECT TITLE

BALLINDOOLIN LODGE, CO. KILDARE

MSS

MK 1:20

26.09.2024

2414 SUR

081





BALLINDOOLIN LODGE,
CO. KILDARE

Technical drawing of a door and window assembly. The drawing includes a side elevation of the door and a cross-section of the window assembly. Dimensions are provided in millimeters (mm).

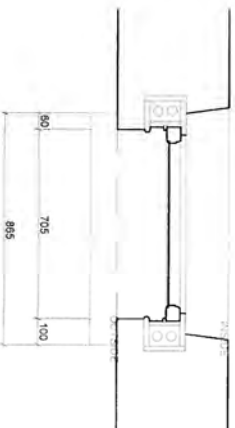
Door Dimensions:

- Overall width: 1.415 m
- Overall height: 990 mm
- Top panel width: 100 mm
- Top panel height: 441 mm
- Bottom panel width: 394 mm
- Bottom panel height: 55 mm

Window Assembly Dimensions:

- Overall width: 777 mm
- Overall height: 66 mm
- Top panel width: 47 mm
- Top panel height: 326 mm
- Bottom panel width: 35 mm
- Bottom panel height: 354 mm
- Right panel width: 88 mm

The drawing also shows a cross-section of the window assembly, indicating the internal structure and the placement of the window frame.



PLAN

WINDOW SCHEDULE - GW.03 - SURVEY OF EXISTING

ARCHITECT

1008

DRAWING PROVISIONS

DRAWINGS: 177

PROJECT TITLE

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1991

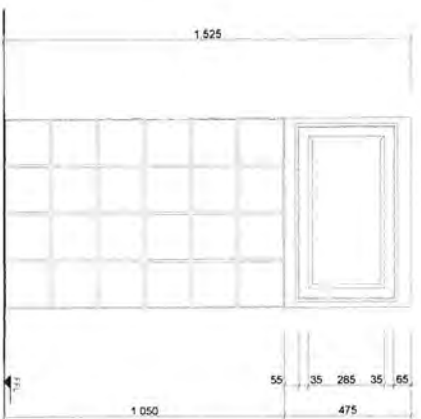
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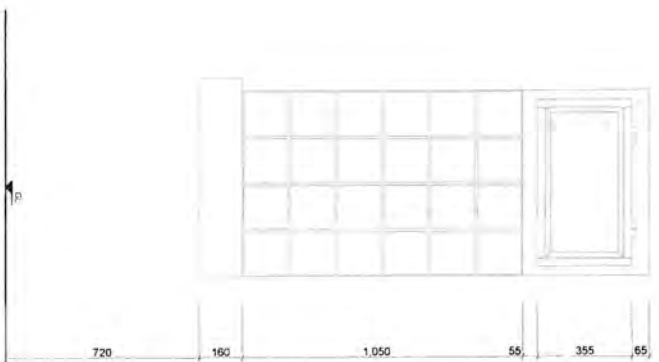
WINDOW SCHEDULE - GW.03 -			
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BALLINDOOLIN LODGE,
CO. KILDARE

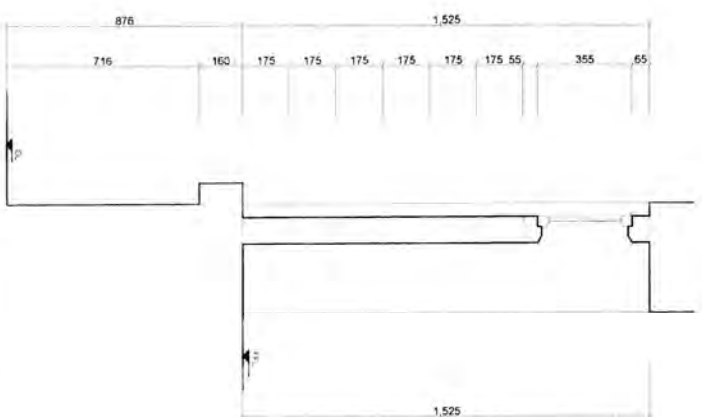
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INTERNAL ELEVATION



EXTERNAL ELEVATION



SECTION



PLAN

Kildare County Council
Planning Department
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WINDOW SCHEDULE - GW.04 - SURVEY OF EXISTING

ARCHITECT

MVK architects

ROSS MAGUIRE & SARAH
O'CONNELL

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WINDOW SCHEDULE - GW.04 -
SURVEY OF EXISTING

PROJECT TITLE

BALLINDOOLIN LODGE,
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