

BALLITORE TANYARD

Conservation Architect's Report



Prepared by
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on behalf of
Kildare County Council

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1. INTRODUCTION / OVERVIEW

The Tanyard is a historic industrial building located in the centre of the village of Ballitore in South County Kildare. This report comprises a conservation-led review of the yard itself, with particular emphasis on the potential for the refurbishment and re-use of the former tannery building on the east side of the Tanyard (Building No 2) and the stone rubble boundary walls to the east (rear) and south.

The structure of the report has been informed by the Conservation Plan model, first developed in Australia by James Semple Kerr in 1982 and promoted in Ireland by the Heritage Council from the late-1990’s to date. The Conservation Plan methodology relies on three steps – the assessment of the significance of a historic building or site, the identification of threats to that significance, and the formulation of recommendations to safeguard the fabric, features and characteristics of the building and site.

This report includes:

- An overview of the history of the village of Ballitore and of the Tanyard
- An exploration of possible appropriate new uses for Building No. 2, including exhibition, residential, community, and other uses
- The identification of urgent and necessary remedial works to Building No. 2 and the stone rubble boundary walls to the south and east of the site.



Fig. 1 Aerial view of the centre of Ballitore Village, showing the Tanyard (to the north-east of the main square), with Building No. 1 (to the north) and Building No. 2 (to the east). The Glanbia milk processing facility is located to the east of the village, separated from the site by the River Griese.

An inspection of the Tanyard, Building No. 2, the boundary walls, its associated structures and surroundings was carried out by the author on 13th March 2023. As part of this inspection, a photographic survey of the buildings and site was carried out in accordance with the guidance set out in the *Architectural Heritage Protections Guidelines for Planning Authorities* (Department of Culture Heritage and Gaeltacht, 2011). A dimensional survey (plans, sections and elevations) of the buildings and a topographical survey of the site and its surroundings was undertaken by Premier Surveys Ltd. on 22nd March 2023. The resulting survey drawings have been issued to Kildare County Council in CAD and PDF format, to accompany this report.



Fig. 2 View looking north towards entrance gates to the Tanyard from the main street of Ballitore. The Mary Leadbetter House (now used as a library and visitor centre) is on the right

2. DESCRIPTION OF THE SITE

The Tanyard is a walled enclosure located to the immediate east of the main square (Burrow Square) of the village of Ballitore. The site is accessed by a vehicular entrance lane, immediately adjacent to the prominent landmark of the Mary Leadbeater House (restored in the 1990’s and now used as a public library). The site comprises a central yard, enclosed by two single-storey detached former tannery buildings, to its north and south.

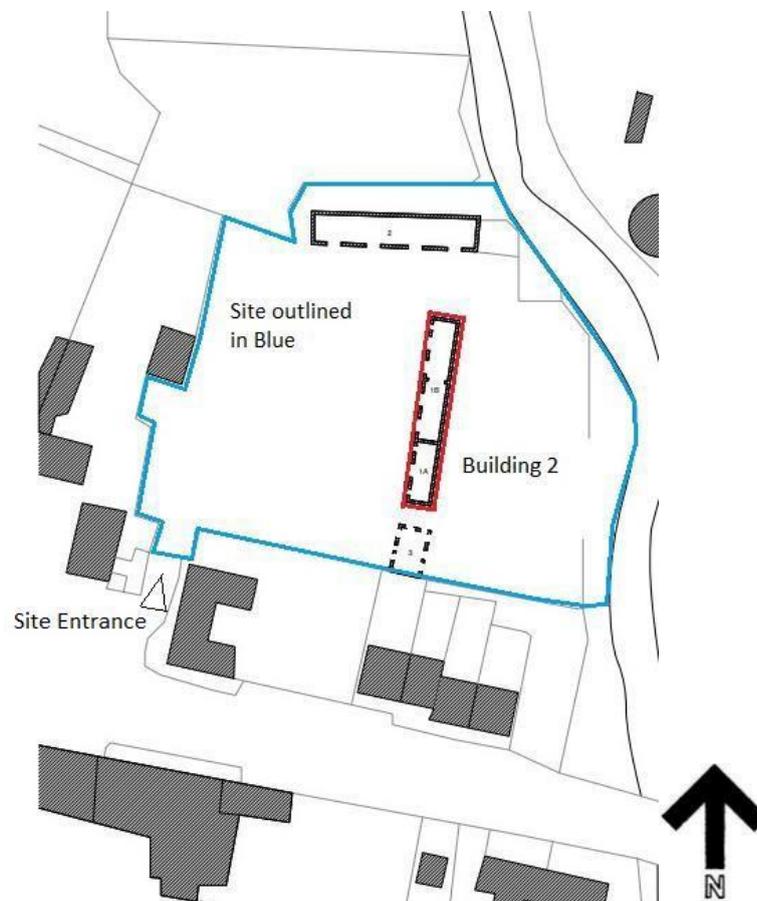


Fig. 3 Site plan of the Tanyard, prepared by Kildare County Council. Building No. 2, a detached stone rubble former tannery, is located on the east side of the site.

The two tannery buildings – Building No. 1 (to the north) and Building No. 2 (to the south) – are of stone rubble construction with elliptical-headed carriage arches with stone rubble voussoirs facing into the central yard.

Building No. 1:

Building No. 1 has been refurbished and converted to use as an artist’s studio/workshop in c.2016 with funding from the Town & Village Renewal Scheme and REDZ, with timber frame double-glazed windows and door inserted into its four carriage arches. The pitched roof was resurfaced in c.1995 with fibre-cement slates and uPVC rainwater goods. Raised roof vents were introduced to the roof surface as part of the more recent conversion to workshop use. Much of the exposed stone rubble on the external facades has been re-pointed with cement-based mortar.



Fig. 4 South façade of Building No. 1 (formerly part of tannery, now artist’s studio/workshop) to north of Tanyard

Building No. 2:

Building No. 2 (on the east side of the yard) is an eight-bay detached single-storey building, including five elliptical-headed carriage arches, a square-headed door opening (to the north), and two square-headed window openings (flanking the southern-most arch). The building is currently vacant with no glazing or permanent infill panels to its openings and arches. There is a loft floor at the south end of the building. The pitched roof was resurfaced in c.1995 with fibre-cement slates, on bitumen sarking felt, and uPVC rainwater goods. The historic roof timbers have been replaced with new softwood rafters and collar ties, sitting on an in-situ perimeter ring beam. The interior of the building has a late-twentieth century concrete floor slab. The exposed stone rubble on the external facades and internal walls retains its historic lime mortar pointing. The building was built in three stages (during the late-eighteenth and early-nineteenth century), with vertical joints between each phase of construction. The northern-most section (comprising two carriage arches) has two stone rubble buttresses to its rear (east) façade, suggesting that this part of the building may have historically been used to store grain,



Fig. 5 West façade of Building No. 2 (formerly part of tannery) on east side of Tanyard

The Yard:

The yard is accessed via a vehicular entrance with modern sheet metal gate to the south. There is a driveway of compacted hardcore and gravel, leading to a gravel forecourt/parking area immediately in front of Building No. 1. The remainder of the yard is quite heavily overgrown, with wild grass and associated vegetation growing throughout.

There appears to be surface water drainage running under the site, with relatively recent drainage grates installed within the centre of the yard.



Fig. 6 Rear (east) façade of Building No. 2, showing vertical joint between two phases of construction and stone rubble buttresses at north end of building. The enclosed yard to the east of the building includes raised planting beds, recently used for the planting of vegetables.

Yard to rear (east) of Building No. 2:

The long narrow yard to the rear (east) of Building No. 2, was historically separated from the River Griese by a high stone rubble wall. This boundary wall is partially intact, with a section of collapsed stone rubble at the southern end of the boundary. There is a high (c. 6 foot) stone rubble boundary wall to the south, separating the site from the service lane to the rear of the houses to the south. This wall is in fair condition, with some gaps and areas of missing rubble. There is an overgrown mound of rubble close to the south boundary (near Building No. 2). It is likely that this mound incorporates rubble from an earlier (demolished) building to the south of Building No. 2 (see fig. 3) and/or the collapsed section of wall on the east boundary.



Fig. 7 The stone rubble east boundary wall to the River Griese has partially collapsed.

Western Boundary:

The west boundary wall to the Tanyard site incorporates stone rubble fabric from earlier (now demolished) buildings. The wall is partially overgrown with creeper and semi-mature woody vegetation. The stepped boundary line reflects the historic plot divisions of the demolished smaller buildings to the west of the former tannery. There is a group of mature self-seeded sycamores in a recess at the southern end of the boundary. The ground level in front (to the immediate east) of the boundary wall is elevated, comprising a levelled mound of stone rubble (possibly associated with the earlier demolished buildings).



Fig. 8 Detail of the west boundary wall incorporating the west wall of an earlier (now demolished) building.

3. HISTORICAL BACKGROUND

Foundation of Ballitore as a Quaker community:

Ballitore is the only planned Quaker Village in Ireland. The village was founded as a Quaker settlement in the early eighteenth century by John Barcroft and Abel Strettel, who relocated from Yorkshire and established a farm in the area. The village takes its name from the Irish words '*Baile*' meaning a town, and '*Togher*' meaning a marsh or bog. In 1726, a Quaker school was founded to the west of the village square by Abraham Shackleton (1697–1771), attracting boarders from the Quaker community across Ireland together with Protestant and Catholic local children. A stone rubble front boundary wall with arched opening is the only surviving component of this substantial school to survive to the present day. The school, which was demolished in 2013, had important historic associations to the Anglo-Irish author, philosopher and statesman, Edmund Burke, who was a pupil from 1741 to 1744, and the locally born Paul Cullen, cardinal and Archbishop of Dublin, one of the leading Roman Catholic theologians at home and abroad during the mid-nineteenth century.

The village was laid out to a T-plan with a central market square (Burrow Square), on which a free-standing two-storey Market House was constructed in 1860. Notable buildings included the Quaker Meeting House, a two-storey L-plan building constructed by Strettel and Bancroft to the south of the market square in 1708. The Leadbeater house, which adjoins the Tanyard to the south, was the home of William and Mary Leadbeater, who operated a post office and shop from the house. Mary Leadbeater (1758-1826) was a member of the Shackleton family and an accomplished writer, who wrote the '*Annals of Ballitore*', a historically important record of her life and that of the Quaker community in South Kildare in the late-eighteenth and early-nineteenth century. Over a two-day period in May 1798, Ballitore was occupied during the United Irishman rebellion and subsequently recaptured by crown forces with considerable destruction of property. Mary Leadbeater's writings provide a first-hand account of these turbulent events, describing the heat on the inside panes of her bedroom window from the burning of neighbouring buildings.

The first edition Ordnance Survey Map (1838-42) provides an important record of Ballitore in the mid-nineteenth century. Writing in 1841, Samuel Lewis noted that the village, comprising 141 houses with a population of 933, was '*conspicuous for the neatness and regularity of its appearance*'.¹ Ballitore's origins as a planned Quaker settlement can be seen in its formal T-plan layout on the first edition map, with the meeting house and Quaker meeting house prominently located close to the market square. Ballitore Cornmill, originally constructed as a woolen mill, was located to the north of the village with a mill race running southwards before re-joining the River Griese. The tannery, close to the village centre, can be seen to the immediate north-east of the village centre.

¹ Lewis, Samuel 'A topographical directory of Ireland' (London, 1841)

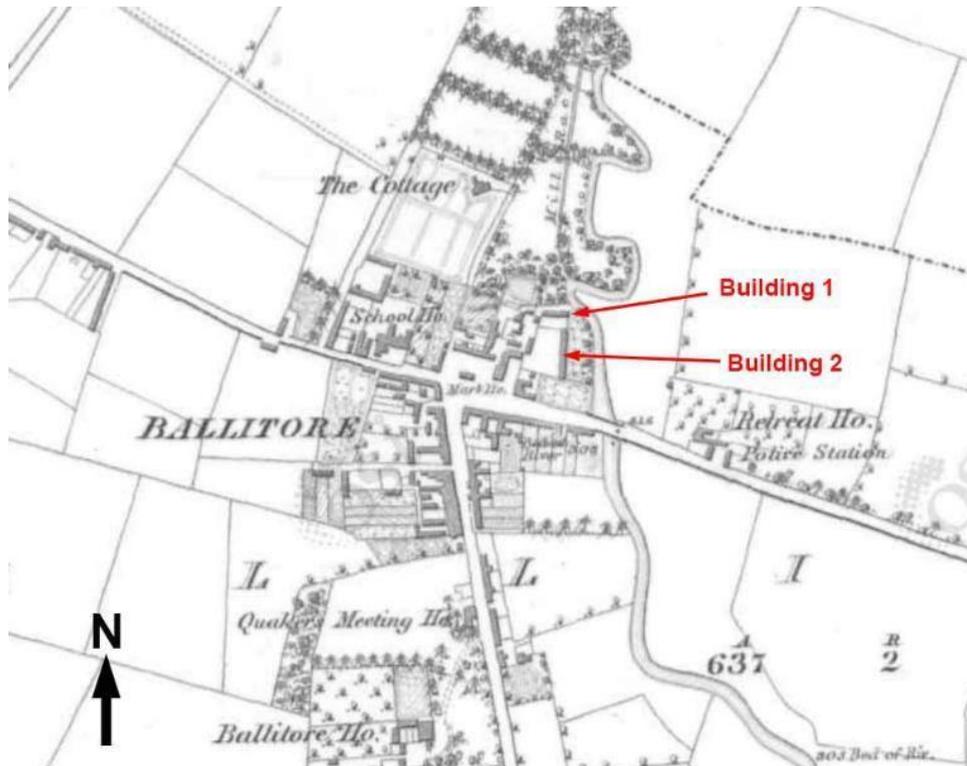


Fig. 9 First edition Ordnance Survey map (1838-42) of Ballitore, showing the T-plan layout of the village with its central square and detached market house, with the (now demolished) Quaker School to the west and the Quaker Meeting House to the south. The Tanyard (to the immediate east of the square) was fully operational and the two detached tannery buildings (No's 1 & 2) are annotated on this map.

The Tanyard:

Ballitore Tannery was founded in 1801 by the Cullen family, producing leather for over 150 years with a workforce of 30-40 men.² The Tanyard complex, together with the cornmill to the north, were important contributors to the economic life of Ballitore, forming a cluster of industrial activity on the west bank of the River Griese. The two detached tannery buildings (No's 1 and 2) were constructed in phases and can be seen on the first edition Ordnance Survey map (fig. 10). Other trades and smaller industries within the village at this time included bootmakers, harness-makers, blacksmiths, tinsmiths, and tailors.³

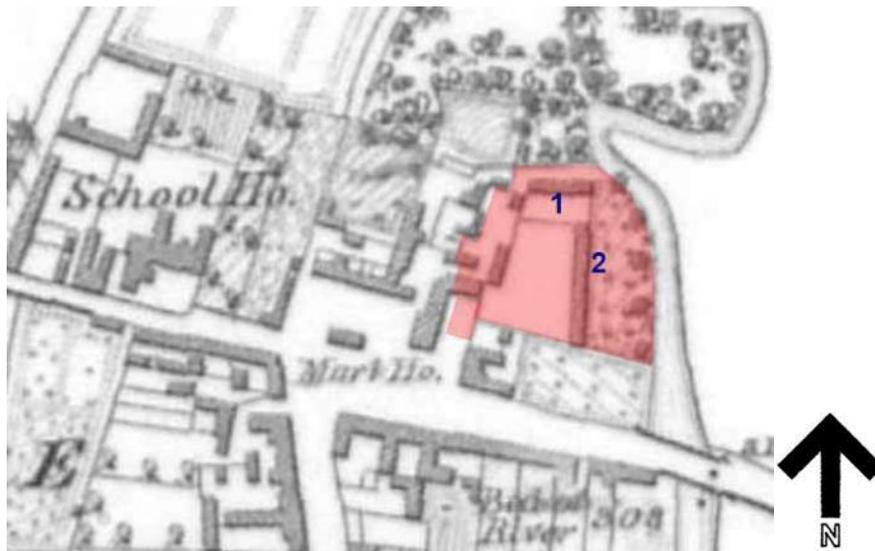


Fig. 10 Detail from first edition OS map, with the subject site shaded red. Building No's 1 & 2 are shown, located on two sides of a walled tannery yard (immediately beside the village centre). The east part of the site, between the tannery and the river, is shown as being planted with trees and shrubs.

² The Leinster Leader (25 September 1965); re-typed by Roisin Brannock; <https://kildare.ie/ehistory/index.php/tanyard-demolished>

³ Ibid

resulted in losses to the architectural heritage of Ballitore in the recent past, most notably the 2010 demolition of a significant nineteenth century vernacular dwelling directly opposite the Quaker Meeting House and the demolition of the remains of the former Quaker School in the northwest of the village. The level of dereliction and unoccupied buildings within the historic core has negatively impacted on the visual character and economic vibrancy of the village. This has undermined Ballitore’s reputation as an important heritage village, eroding its tourism potential.



Fig. 11 Aerial photograph of Ballitore, with Tanyard site shaded red. The historic core, centred on the former market square remains intact. This photograph shows the new housing (to the north-west) and the Glanbia facility (to the east of the river).

The relative intactness of the historic streetscape within Ballitore provides a starting point for the consolidation and conservation-led rejuvenation of the village centre. The sensitive restoration of the Mary Leadbeater House as a library in the 1990’s and the rehabilitation of the derelict former market house (the dominant building within the square) in the 2000’s have been hugely important in preserving the character of the village.



Fig. 12 2003 photograph (from NIAH survey) showing the derelict market house prior to restoration.



Fig. 13 Centre of Ballitore (2023) looking towards the restored former market house and the central square. The gabled façade of the restored Mary Leadbeater House is on the right.

The further sensitive refurbishment of similar vacant buildings within the Ballitore would create a platform for the consolidation and protection of the heart of the village. Increased residential occupancy will increase footfall within the village and will help to stimulate commercial, retail, and community-based activities. The designation of the centre of the village as an Architectural Conservation Area (ACA), encompassing the central square and the primary streets to its west, south, and east, recognises the heritage importance of the historic core. The Tanyard is included within the ACA and the County Development Plan includes an objective (V BL3) to continue to support the regeneration and redevelopment of the Tanyard for community/tourism / arts and crafts purposes.⁷

⁷ *ibid*

4. ASSESSMENT OF SIGNIFICANCE

The former tannery complex, comprising the two surviving buildings, the central yard, and the stone rubble enclosing walls, is a site of considerable social and historical interest, providing tangible evidence of the early commercial and industrial activities of the Quaker community in Ballitore. The Tanyard is an important component of Ballitore ACA, being a constant presence within the historic core of the village from the earliest nineteenth century Ordnance Survey maps to the present day. Although hidden from the main square behind buildings, the site is an important component of the historical and social heritage interest of Ballitore.

Building No. 2 is one of two surviving buildings within the Tanyard and has architectural, social, and historical special interest. The well-crafted stone rubble walls, with elliptical arched openings, is an important component of the architectural heritage of Ballitore. Its survival, as a component of an important local industry that provided employment within the village, provides an important insight into the social history of Ballitore during the nineteenth century and early-twentieth century. Building No. 2 is included on the Record of Protected Structures and has a Regional rating in the National Inventory of Architectural Heritage survey (NIAH ref. 11822017).



Fig. 14 View of Tanyard from vehicular entrance with Building No. 1 (on left) and Building No. 2 (centre)

5. THREATS, CHALLENGES AND ISSUES

Condition of the buildings:

Building No. 2 is in relatively good condition. The external stone rubble walls retain much of their historic lime mortar and have not been subject to inappropriate cement-based re-pointing. The re-roofing of the building in c.1995 has helped to protect the fabric of the interior and the stone rubble walls. The introduction of an in-situ concrete ring beam, which would not accord with present-day conservation practice. While there was no visual evidence of cracking at the interface between this ring-beam and the stone rubble walls, it is recommended that this component is assessed by a structural engineer with conservation experience. The building has a concrete floor slab, which appears to date from the 1990's. It is unclear if this incorporated a damp proof membrane (DPM). The building was constructed in three phases, with the southern section retaining its timber loft floor structure. The large arched openings on the west façade (facing the central yard area) are unglazed and open to the elements. This has not caused any evident damage to the interior.

Building No. 1 was reviewed for the outside only and appears to be in relatively good condition. The stone rubble of the external walls has been re-pointed in a cement-based mortar. This will have impacted on the vapour permeability of the wall construction and may give rise to saturation of the masonry over time. This building has timber frame glazed windows and doors, associated with its conversion to artist's studios approximately ten years ago.

Condition of boundary walls:

The stone rubble boundary walls are largely intact to the south, east and west of the site. A section of the east boundary wall, adjacent to the River Griese, has collapsed.

There is extensive vegetation growth, including ivy, creeper, and self-seeded woody plants, on the east and west boundary walls. It is likely that some of this vegetation growth has embedded roots within the masonry. This could destabilise the fabric of the wall over time. The vegetation growth prevented a full visual inspection of these walls. It is likely that the top of the wall has become vulnerable through a combination of exposure to the weather and the effects of the vegetation growth. Where visible, the historic mortar pointing appears to be relatively intact across the east and west boundary walls. The west boundary incorporates the remains of nineteenth century tannery buildings, with different masonry courses and localised infill in modern materials (such as concrete block). It was not possible to inspect the outer face of these walls (facing into the adjoining properties).

The south boundary wall has less vegetation growth and presents visually as being relatively intact. Sections of this wall have been repaired with cementitious mortar. This type of modern mortar is not suitable for use of traditional stone rubble and may cause cracking or instability over time. There are areas of missing and collapsed masonry, which require repair.



Fig. 15 Collapsed area of masonry on the south boundary wall of Tanyard

Ecology:

The proximity to the river and the surrounding areas of mature trees makes this an attractive location for bats and other wildlife. There are large birds’ nests visible in the trees to the north of Building No. 1. I noted clusters of droppings on the floor of Building No. 2, which indicate the bat activity within this building. The droppings were located close to the internal wall opening into the loft area, suggesting that the southern part of the building is used by bats.

A bat survey should be carried out, encompassing Building No. 2 and the surrounding site, before carrying out significant construction work. This survey should ideally be carried out between May and early September.



Fig. 16 Probable bat droppings within Building No. 2



Fig. 17 Interior of loft above southern part of Building No. 2

Identification of appropriate uses for the Tanyard and Building No. 2:

The conversion of the previously vacant Building No. 1 to use as an artists’ studio in c. 2016 began the process of bringing new life to the former tannery complex. The identification of an appropriate new use for Building No. 2 is a key objective in establishing the former Tanyard as an integral part of the social and community life of Ballitore village.

The open-plan layout of the building makes it suitable for a range of community-based meeting and exhibition type uses, with the potential for ancillary accommodation (toilets, kitchenette, etc.). The narrow width of the building and the low internal floor-to-ceiling height means that this building is less suitable for conversion to residential use without extension.

Size of Tanyard relative to village centre:

The existing Tanyard is a large open space, largely covered with vegetation. The size of the yard is significantly larger than the eighteenth-century former market square (now Burrow Square) at Ballitore. The adoption of an appropriate balance between open space/public realm and existing/retained buildings will be critically important to the success of any regeneration of the Tanyard.

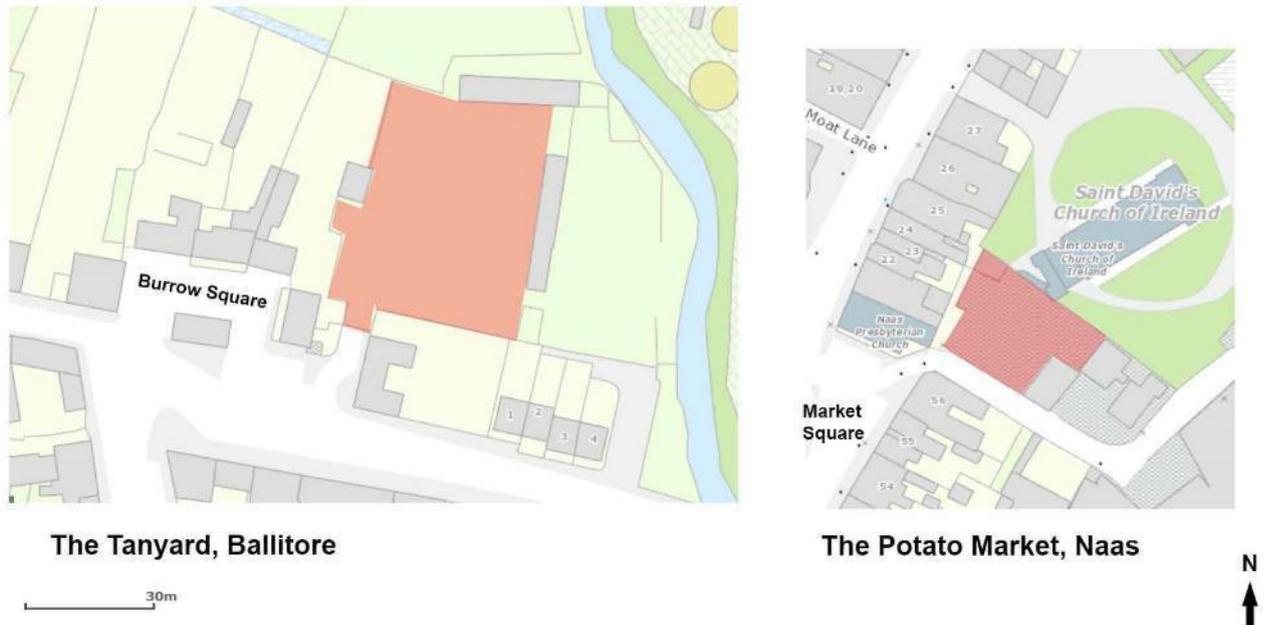


Fig. 18 Comparison of size of the Tanyard relative to the recently completed Potato Market in Naas

Fig. 18 (above) illustrates comparative size of the existing (undeveloped) Tanyard and the former Potato Market in (the much larger town of Naas), which was successfully restored to use as a public space for a farmer’s market and public performances in 2022. This comparison clearly indicates that that existing open space within the Tanyard is too large to be effectively transformed to use as a functional community-based public space. Consideration should be given to the introduction of additional new buildings, together with a clear delineation of open space uses (parking, central public space, community playground, and soft landscaping) as part of any masterplan for the site.



Fig. 19 The recently re-opened Potato Market in Naas

Wider Context of Ballitore Village:

The former tannery complex is a strategically important underdeveloped site within the historic core of Ballitore village. The centre of the village suffers from vacancy and underoccupancy, particularly within Burrow Square and its immediate environs. The Tanyard should not be seen in isolation as a standalone site. It is an integral part of the village centre and should play an important role in the rejuvenation of the historic core as an attractive place to live and work.



Fig. 20 Vacant building with early-twentieth century shopfront, opposite Mary Leadbeater House in the centre of Ballitore

6. MASTERPLAN

There are a number of key objectives to this masterplan, as follows:

- Identification of an appropriate new use for the currently-vacant Building No. 2
- Identification of the extent of public open space appropriate to the size and scale of the site and the wider historic character of Ballitore Village
- Identification of locations for associated uses, including new buildings.

A new use for Building No. 2:

Building No. 2 is currently vacant and unused. In preparing this report, the potential for conversion to residential use was considered. The internal width of c.4 metres and a low floor-to-ceiling height (insufficient for an upper floor) means that the building could not be readily converted to housing use without extension and alterations, which would negatively impact on the building.

The alternative of a community-based anchor use is considered more appropriate to the importance of the building within the heart of Ballitore. The open-plan layout of the existing building makes it suitable for a range of community-based meeting and exhibition type uses, with the potential for ancillary accommodation (toilets, kitchenette, etc.) in the southern part. The large elliptical-arched openings would be fitted with glass doors, giving good connectivity to the centre of the yard (fig. 21).



Fig. 21 Sketch plan (not to scale) showing subdivision of Building No. 2 as community-based venue for meetings and exhibitions

Proposed new Public Open Space:

The existing yard is a substantial space. Comparative studies were carried out with the former market square in Ballitore and the (recently re-opened) Naas Potato Market (fig. 18). These demonstrate that the Tanyard is a substantially bigger space. On this basis the masterplan has focussed on the creation of a new hard landscaped central public space within the part of the yard to the immediate front (west) of Building No. 2. The late-nineteenth century layout of the site, as shown on the 25” revised OS map (fig. 22), included tannery buildings along the west boundary. This created a smaller and more enclosed yard at the centre of the tannery and provides a useful template for the future development of the site.

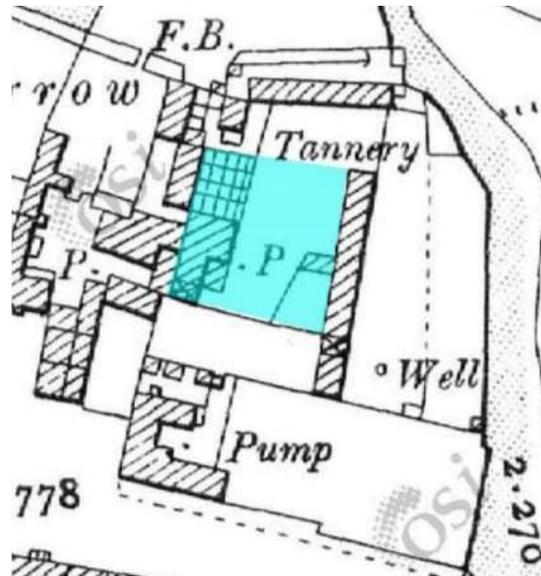


Fig. 22 Overlay of 25” OS map of the historic Tanyard showing the historic location of central open space with tannery buildings (now demolished) to the west. The area shaded light blue represents the core of the site and has the potential to become a central public space, to be surrounded by a range of community-based activities.

The proposed masterplan places a new public space at the centre of the Tanyard, immediately to the front (west) of Building No. 2, which is to be refurbished as a community-based meeting and exhibition facility. This new public space would have hard landscaping, with potential to be used as a flexible space for markets, performances, and outdoor seating. The new square would be overlooked by the existing artists’ studio (Building No. 1) and the proposed meeting/exhibition space (Building No. 2). The southern edge of the new square would be clearly defined, with a new community playground to its south.



Fig. 23 The Metals in Dun Laoghaire, provides an example of a hard-landscaped public space, laid out to facilitate a flexible range of uses with a separate playground to one end.

Associated uses within the Tanyard:

The Tanyard is too large and strategically important to the centre of Ballitore Village to accommodate the two refurbished buildings and a central public space on its own. The proposed masterplan incorporates a number of compatible uses to support the existing/proposed community activities on the site. This should include new buildings to help provide enclosure to the central space. Key features of the proposed masterplan include:

- The provision of new sheltered housing units along the west boundary. These low-rise dwellings would overlook the central square, providing passive supervision of the new square, and would be a short walk from the centre of the village. The provision of new houses in this central location will help to consolidate the centre of the village as an attractive place to live.
- A new community playground would be located immediately off the landscaped new public square.
- The lands to the east are to the rear of Building No. 2, separate from the main Tanyard. This area has potential as a site for a cluster of affordable houses, to be accessed by the existing lane (parallel to the river). Any housing in this location should have a pedestrian connection into the main Tanyard.
- The masterplan includes for vehicular access to the Tanyard and car parking within the site.
- The conservation and repair of the historic stone walls to the former tannery should be a priority in any redevelopment of the site.

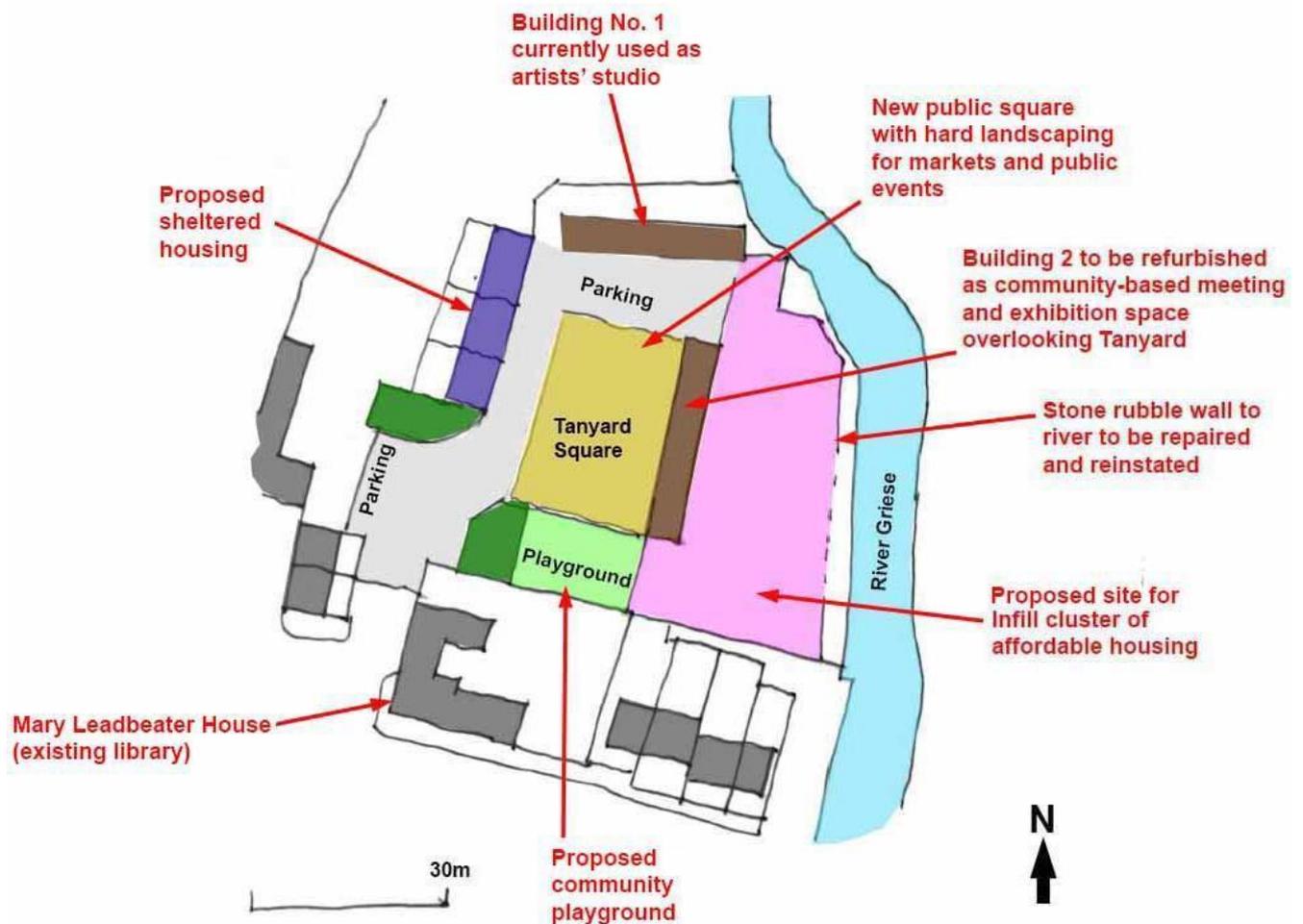


Fig. 24 Proposed masterplan for the Tanyard, Naas

7. PROPOSED WORKS – OUTLINE SPECIFICATION & SCOPE OF WORKS

Building No. 2:

The following outline scope of work should form part of any refurbishment of Building No. 2 as a community-based meeting and exhibition facility:

- Repointing and lime mortar repairs to stone rubble external walls; remove cement-based internal plaster.
- Existing roof (with fibre cement slates) to be retained for the medium term. Introduce ventilation to the roof space.
- Install hygroscopic insulation (hemp batts or similar) to attic/underside of roof; install new plasterboard ceilings.
- Replace existing uPVC rainwater goods; fit new half-round gutters and downpipes, linked to surface water gulleys.
- Excavate existing concrete floor slab; install insulated slab with underfloor heating pipes linked to air source heat pump.
- Electrical rewiring to include lighting, sockets, and broadband.
- Install hygroscopic wall insulation (calcium silicate board or similar) to external walls, with cork lime plaster to loadbearing cross walls.
- Remove decayed loft floor and partially collapsed loft ceiling within southern part of building; fit out interior to include toilets, kitchenette, and ancillary accommodation.
- Install large, glazed windows with double-doors opening onto central square within elliptical arched (larger) openings). Fit replica timber sash windows with slim double-glazing within smaller openings.

Boundary Walls:

- Cut back surface vegetation on all boundary walls within site, to facilitate a thorough inspection of the condition of the walls.
- Herbaceous vegetation of the walls to be killed off using an appropriate herbicide. Woody vegetation and plants with embedded roots to be treated with biocide, applied to kill the plants from the root upwards. The removal of embedded vegetation is to be carried out in tandem with the consolidation and re-pointing of the walls.
- Piles of stone rubble on the west and south boundaries are to be excavated and sorted to provide a supply of salvaged stone for stone repair works on the site.
- Undertake localised repointing of the open joints along the south boundary. Include for reinstatement of missing stone rubble at holes and gaps in the wall. All new pointing to be carried out using lime mortar, with wider joints packed out using stone gallets and pins.
- Undertake localised repointing of the open joints along the east (riverside) boundary. The missing section of wall along the middle of this boundary is to be reconstructed using salvaged stone rubble. Include for arched pedestrian access to the riverbank. All new pointing to be carried out using lime mortar, with wider joints packed out using stone gallets and pins.
- Undertake localised repointing of the open joints along the west boundary. Include for reinstatement of missing stone rubble at holes and gaps in the wall. All new pointing to be carried out using lime mortar, with wider joints packed out using stone gallets and pins.
- Form new limecrete haunch along the top of all stone rubble enclosing walls within the site. Allow for consolidation and reinstatement of loose and missing stones along the top of the wall.

- Include for the introduction of a liquid lime-based grout to consolidate voids within the core of the wall, to be gravity fed into the wall as required.

Yard surface:

- Carry out trial removals of the topsoil using a flat spade, to identify if historic cobbles or other paved surfaces survive. Subject to the outcome of these trials, all topsoil and surface grass will be scraped back from surface of the yard and removed from site. Existing timber fences to be removed.
- Exposed soil is to be treated with approved biocide.
- Yard surface to comprise buff-coloured compacted stone pea gravel/dust, laid on top of compacted hardcore. All surfaces to be laid at fall to existing surface water drains. The new central square is to be raised with perimeter kerbstones of cut granite.
- Access road and parking spaces to be upgraded and finished with blue-grey compacted limestone pea gravel/dust, laid on top of compacted hardcore. All surfaces to be laid at fall to existing surface water drains.
- Include for raised planting beds and soft landscaping (shaded dark green on fig. 24)

Associated projects:

The above works relate to the first phase of work, comprising the refurbishment of Building No. 2, the repairs to the stone rubble walls and the formation of a new public square. The following ancillary projects do not form part of the above scope of work but are included in the masterplan and would be carried out as separate standalone projects:

- Construction of proposed sheltered housing units at west boundary
- Construction of proposed community playground on south boundary
- Development of affordable housing on east part of the site (to rear of Building No. 2)

8. CONCLUSION – SUMMARY OF RECOMMENDATIONS

Conservation and Repair of Building No. 2:

The conservation, repair and re-use of the currently vacant Building No. 2 is a priority project. It is proposed that this building would be used as a community-based meeting and exhibition space, with ancillary accommodation within the southern part of the building. The large elliptical-arched openings would have glazing, looking out onto the centre of the site. An outline specification for this work is included in Section 7 above.

Consolidation and repair of boundary walls:

The stone rubble boundary walls are in deteriorating condition with some local collapses and loss of stone recorded in recent years. These walls are to be repaired and conserved as a priority. Vegetation covering the walls would be treated and removed. All open joints and loose or friable mortar would be repointed in lime mortar. Gaps in the southern boundary wall would be infilled and repaired using salvaged stone. The missing section of wall on the east (riverside) boundary would be reconstructed using salvaged stone rubble and lime mortar.

Creation of new public square:

The creation of a new public square at the heart of the Tanyard is a key recommendation of this report. Careful consideration has been given to the size of this new open space. The existing open space within the former tannery complex is too large to be designated as a civic space in its entirety. The masterplan proposes that this new public space would be aligned with the front façade of Building No. 2 (the proposed community exhibition and meeting facility), with compatible new uses to the west and south. The new square is envisaged as a flexible outdoor space, suitable for markets, public performances, and other community activities.

Community playground:

A new community playground is proposed on the south boundary of the Tanyard, immediately adjacent to the proposed new central square. There are currently no playground facilities in Ballitore village. The proposed playground will address a long-standing community need.

Enclosure to west side of Square:

Additional buildings are required to provide enclosure on the west side of the central square. This side of the site was previously occupied by tannery buildings, which have been demolished. Any new buildings in this location should be of similar size and scale to the existing Building No’s. 1 and 2 and should of a sensitive contemporary design, but also incorporating materials that are compatible with the established character of Ballitore ACA. The masterplan proposes that this is a good location for sheltered housing, which would help to reinforce the dwindling residential population of the historic village core.

East portion of the site:

The redevelopment of the east portion of the site (to the rear of Building No. 2) as a small cluster of affordable homes is supported. This would be a standalone project. The new buildings should be of a sensitive contemporary design but should incorporate materials that are compatible with the established character of Ballitore ACA.



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Date: 23rd March 2023

APPENDIX A

BUDGET

The proposed works will be tendered to a number of contractors. The following schedule of anticipated costs has been prepared based on tenders received for comparable conservation-led projects within the last eight months.

Proposed budget for 2023 Works at The Tanyard, Ballitore

Item	ex VAT	incl. VAT
A: WORKS TO BUILDING NO. 2		
Scaffolding & access	12,000.00	13,620.00
Re-pointing of stone rubble walls	38,000.00	43,130.00
Roof repairs; ventilation of attic	8,000.00	9,080.00
Insulate attic with hemp batts; install new ceilings	14,000.00	15,890.00
Replace rainwater goods (gutters, downpipes); new gulleys	17,000.00	19,295.00
Replace concrete slab; new heating linked to air source heat pump	32,000.00	36,320.00
Electrical re-wiring	12,000.00	13,620.00
Insulated wall lining (calcium silicate board or similar)	24,000.00	27,240.00
Refurbishment and fit out of south part of building (wc, kitchen, etc.)	18,000.00	20,430.00
New windows and doors	19,000.00	21,565.00
Painting & Decoration	10,000.00	11,350.00
Preliminaries	25,000.00	28,375.00
Professional fees	23,000.00	28,290.00
B: WORKS TO BOUNDARY WALLS		
Cut back surface vegetation for walls	4,000.00	4,540.00
Biocide treatment of vegetation	5,000.00	5,675.00
Sort out loose stone on site; remove surplus to agreed location	7,000.00	7,945.00
Stone repairs to south boundary wall (both sides)	10,500.00	11,917.50
Stone repairs to east boundary wall (both sides)	28,000.00	31,780.00
Stone repairs to west boundary	12,000.00	13,620.00
Grouting of voids and associated repairs	3,000.00	3,405.00
Preliminaries	7,000.00	7,945.00
Professional fees	6,500.00	7,995.00
C: LANDSCAPING WORKS		
Removal of topsoil; biocide treatment to ground	6,000.00	6,810.00
Yard surface (compacted gravel dust on hardcore)	52,000.00	59,020.00
Upgrading of road surface and carparking	15,000.00	17,025.00
Lighting	14,000.00	15,890.00
Preliminaries	9,000.00	10,215.00
Professional fees	8,500.00	10,455.00
TOTAL (Budget estimate)	€439,500.00	€502,442.50

Note:

The above figures are for preliminary budgeting only and are subject to tender competition. The budget relates to the works to Building No. 2, the Tanyard walls, and the proposed central square only. Additional works and associated projects that are identified in the masterplan have not been included in this preliminary cost plan.