CHRIST THE KING PRESENTATION CONVENT, EVERGREEN ROAD, CORK CITY, CO. CORK

Architectural Heritage Impact Assessment

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The report adheres to national standard for conservation reports as set out in *Architectural Heritage Protection, Guidelines for Planning Authorities* (Department of Arts, Heritage and the Gaeltacht, 2011) and the European Standard for Condition Survey and Report of Built Cultural Heritage EN 16096-2012.

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1 EXECUTIVE SUMMARY

The proposed development at the Christ the King Presentation Convent involves the adaptive reuse of the main convent building to provide a Domestic Violence Refuge (DVR), alongside the construction of new residential accommodation and the demolition of ancillary structures including the chapel and the west annex. The site lies within the Turner's Cross Architectural Conservation Area and includes a building listed on the National Inventory of Architectural Heritage with a Regional rating.

The scheme entails significant interventions to the historic complex. The main convent building and bell tower are to be retained and refurbished, with repair strategies focused on addressing long-standing issues of water ingress, material failure, and structural deterioration. These works are conservation-led and have been informed by a detailed fabric assessment included in this AHIA document – See section 5.

The chapel, which forms a laterally subordinate part of the complex, is proposed for demolition to allow for the construction of the East Block. While the chapel exhibits some liturgical detailing and contributes to the completeness of the 1930s convent layout, it is not protected and is considered to have limited visual prominence in the wider ACA context. Its removal represents a permanent alteration to the architectural composition of the site and a loss of modest religious fabric.

The replacement East Block introduces contemporary accommodation designed to serve the operational requirements of the DVR. Its location and form respond to the internal layout of the retained convent and are integrated with the broader masterplan objective of providing 32 social housing units across the site. The design of the East and West Blocks has been developed to ensure compatibility with the surrounding architectural context, using a contemporary language that acknowledges key elements of scale, materiality, and rhythm.

The proposed works will result in the loss of some historic fabric and a reconfiguration of the site layout. These impacts are mitigated through the retention of the primary convent structure, the preparation of detailed records for buildings scheduled for demolition, and the incorporation of design strategies intended to ensure compatibility with the ACA. Further detail on these mitigation measures is outlined in Section 7.3.23.

2 INTRODUCTION

This report was commissioned by Cotter and Naessens Architects on behalf of Good Shepherd Cork (the applicant). The subject of this report is the Christ the King Presentation Convent at Turner's Cross. Good Shepherd Cork propose to redevelop the convent as a domestic violence refuge. The proposed works include the refurbishment of the existing convent building and bell tower, the demolition of the chapel and of the west annex, and the construction of additional residential accommodation.

The convent lies within the Turner's Cross Architectural Conservation Area. It is included on the National Inventory of Architectural Heritage (NIAH Ref. No. 20505570) with a Regional rating and is therefore recommended for inclusion on the Record of Protected Structures.

The convent was purpose-built c.1935 and is free-standing within its own grounds, set back from the road, and with entrance gates to Evergreen Road. The main convent building is seven bay and three storey on a rectangular plan with returns at northeast and northwest. There is an integrated bell tower at southeast, an adjoining chapel at east, and a single storey annex over partial basement at west. The convent is currently unoccupied.

Carrig have been commissioned to prepare an Architectural Heritage Impact Assessment (AHIA) for the proposed development. The aim of this report is to assess the architectural heritage impacts potentially arising from the proposed development at the Christ the King Presentation Convent. The report describes the buildings and other features of heritage significance at the site, assesses potential impacts from the proposed development, and outlines mitigation measures undertaken to minimise those impacts. This report is intended to form part of a planning submission for the proposed works.

Site visits were carried out on 4 and 24 July 2024. The site and its context were inspected and photographed.

The following impact assessment should be read in conjunction with the documentation prepared by the design team.

3 METHODOLOGY

3.1 BASIS OF ASSESSMENT

The architectural heritage appraisal will describe and evaluate the heritage values of those buildings and features within the application site and its immediate context, which are considered to be of heritage value. The following sources have been consulted to understand the development of the site and the significance of the affected assets:

- Cork City Development Plan 2022-2028
- Record of Protected Structures (Cork City Development Plan 2022-2028)
- Turner's Cross Architectural Conservation Area (Cork City Development Plan 2022-2028)
- National Inventory of Architectural Heritage (NIAH)
- Record of Monuments and Places (RMP)
- Historic area maps
- Heritage Web Map (Cork City Development Plan 2022-2028)

The design team consultants have contributed to this heritage appraisal and impact assessment with respect to the mitigation measures which form part of the design proposals.

3.2 SCOPE OF THE ASSESSMENT

This report will appraise the existing heritage buildings and features at the site based on visual inspections and available historical mapping data. The setting of the buildings and any significant external features such as boundary walls and railings have been inspected on a visual basis. No ground investigations have been undertaken. External survey was from ground level only with no high access. Carrig have not inspected woodwork or other parts

of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

If permission is granted for the proposed development, a revised inventory and architectural record will be carried out of those parts of the historic structures and landscape features which are proposed to be demolished. This will ensure the accurate archival representation of the buildings and their features and will further inform a comprehensive salvage strategy.

4 The Site and Existing Buildings

4.1 Outline Description of the Site and its Environs

The subject building comprises a detached seven-bay three-storey convent, dated to the mid-1930s, on a rectangular plan and having half-level returns at northeast and northwest, an integrated bell tower at southeast, an adjoining chapel at east, and a single-storey annex over partial basement at west. The convent is described in further detail in the architectural record and condition section below.

The convent is situated within the Turner's Cross Architectural Conservation Area (ACA). It forms part of an associated group along with the Christ the King church, presbytery, and school to the southeast. The associated Christ the King Church on Evergreen Road was built 1931 and is included in the Record of Protected Structures (RPS Ref. No. PS77, NIAH Ref. No. 20505513). The Presentation Sisters of the convent were associated with the establishment and operation of the school (NIAH Ref. No. 20505569), which was built c.1945 and is assigned a Regional rating under the NIAH.

Also within the ACA and included on the Record of Protected Structures are the houses of Frankfield Terrace on Summer Hill South (RPS Ref. No. PS673-PS693). The houses of Maiville Terrace to the southeast and of Summer Hill South to the northwest lie within the ACA and are included in the NIAH.

The Capwell Bus Depot flanks the northern side of the convent site and occupies the site of the former Macroom railway station. The former railway station building at the northwest of the bus depot site was built c.1879 and is included on the NIAH with a Regional rating (NIAH Ref. No. 20505612).

Some of the buildings along Evergreen Road to the south of the convent lie within the ACA. Evergreen Road appears on the first OS map established with buildings along both sides and market gardens behind. The area to the south along Evergreen Road is zoned ZO 08 Neighbourhood and Local Centres; the objective for this zone under Cork City Development Plan 2022-2028 is, *To protect, provide for or improve local facilities*.

There are no sites in the immediate environs of the site included on the Record of Monuments and Places (RMP) and the site does not lie within a zone of archaeological potential.

The convent and chapel are likely to have been designed by Dominic Mary O'Connor (1878–1970), a noted ecclesiastical architect responsible for a number of religious and educational buildings in Cork during the early 20th century. O'Connor also worked on nearby institutional projects, including schools on Evergreen Road, and his association with the convent complex strengthens its architectural and historical interest.

The chapel, while architecturally modest in comparison to Christ the King Church, retains a legible ecclesiastical character. Key features include its internal layout, decorative glazing, and architectural detailing consistent with early 20th-century institutional religious buildings. The structure contributes to the completeness of the original convent composition and holds both architectural and social significance.

Fig.1: Historic Environment Viewer showing the convent building (orange highlight) and other NIAH-listed structures (blue dots) in the area *[source: Historic Environment Viewer]*.

4.2 Historical Development of the Site and its Environs

Early maps show the evolution of the site and surrounding environs. The First Edition 6 Inch Ordnance Survey Map published in 1845 includes the well-established Evergreen Road with terraced dwellings. To the rear of these dwellings are long market garden plots, with no building on the subject site at the time of this survey (1840). This early map illustrates the relatively rural nature of this area during the 19th-century, with the site located along the marked suburb boundary of Cork City.

On the later 25 Inch Ordnance Survey Map, published in 1902, the Macroom Railway Terminus is visible to the north of the subject site. The terminus was built c. 1879 as part of the Cork to Macroom direct railway line. The terminus later closed to passengers and goods in 1953. The map also shows the construction of terraced houses along the west side of Summer Hill South, built c. 1886 by the Cork Villa and House Company Limited.[1] These are Frankfield Terrace, a group of twenty terraced two-bay two-storey houses listed on the Record of Protected Structures (RPS Ref. No. PS673-PS693). On this map the long narrow market garden plots to the north of Evergreen Road have been amalgamated into larger plots of land.

The Presentation Sisters were founded in Cork in 1775 by Nano Nagle. The Convent in Turner's Cross was later built by this Order in the 1930s following the completion of the Christ the King Church in 1931. The Church was designed by the American architect F. Barry Byrne utilising an unusual octagonal plan and concrete rather than brick. The Christ the King Church is considered 'a landmark building in the history of architecture in Ireland'.[2] Bunscoil Chríost Rí was

[1] https://www.buildingsofireland.ie/buildings-search/building/20505751/20-frankfield-terrace-summer-hill-south-cork-city-cork-city-co-cork

[2] https://www.buildingsofireland.ie/buildings-search/building/20505513/christ-the-king-roman-catholic-church-evergreen-road-cork-city-cork-city-co-cork

built in the mid-1940s directly to the south-east of the convent. The Catholic convent, church, and associated school are visible on the 6 Inch Ordnance Survey published in 1956.

Fig.2: First Edition 6 Inch OS map of area surrounding the site with the approximate location of the convent building shown (orange highlight). Sheet CK074 surveyed 1840, published 1845 *[source: www.geohive.ie/mapviewer].*

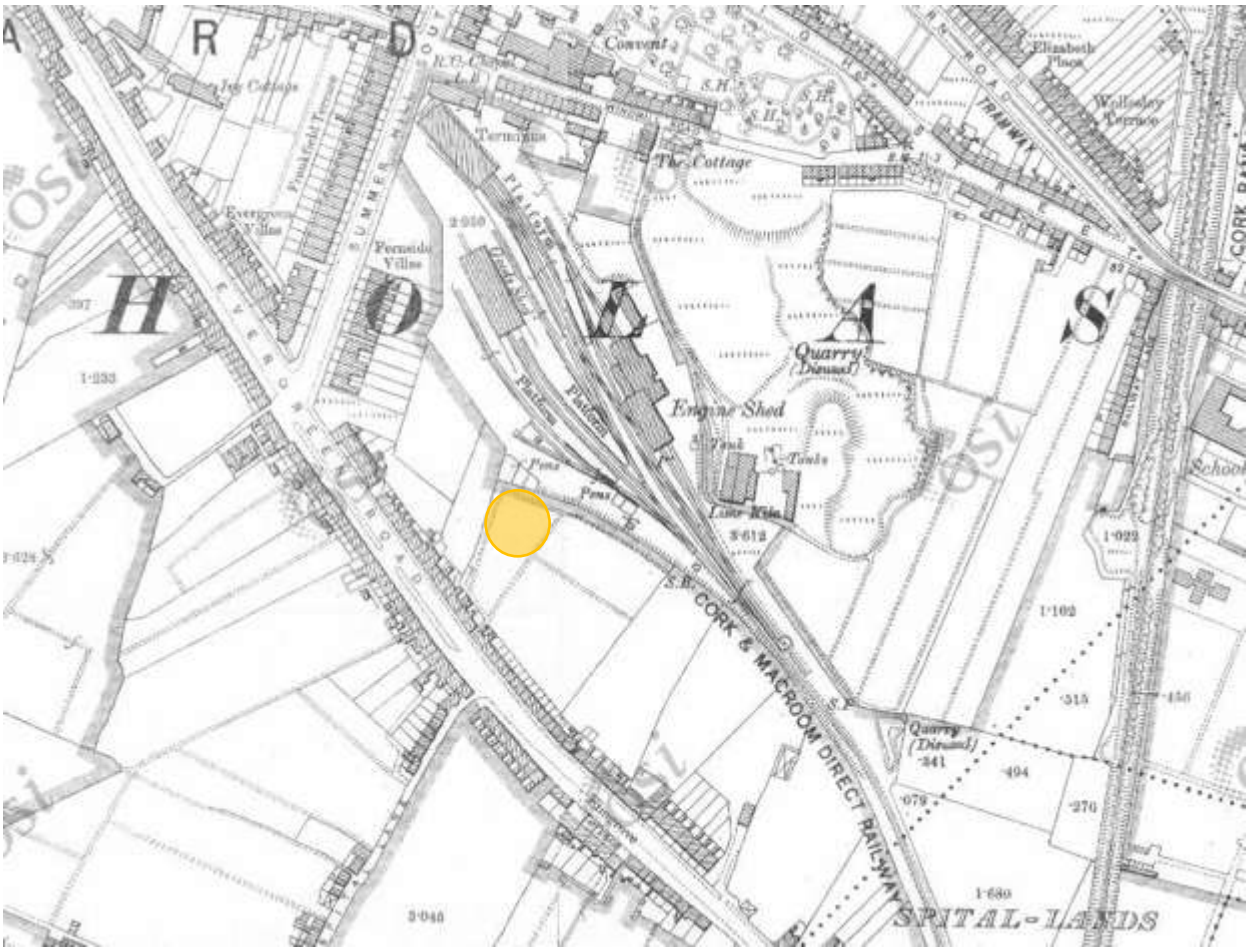


Fig.3: 25 Inch OS map of area surrounding the site showing development of housing and railway terminus, with the approximate location of the convent building shown (orange highlight). Sheet CK074-10 surveyed 1899, published 1902 *[source: www.geohive.ie/mapviewer].*

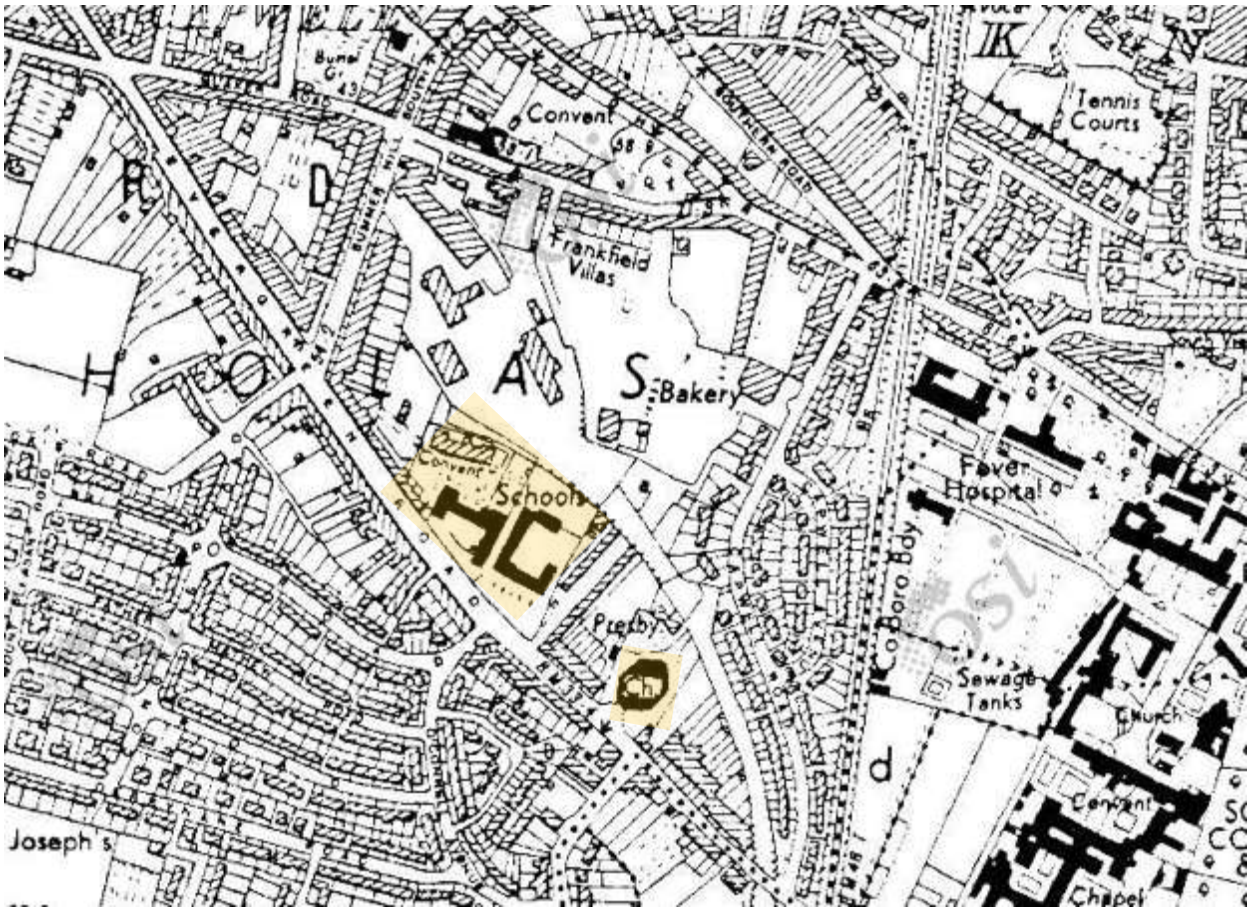


Fig.4: Last Edition 6 Inch OS map of area surrounding the site c. 1940 with convent, Bunscoil Chríost Rí, and Christ the King Church (orange highlight). Sheet CK074 published 1956 *[source: www.geohive.ie/mapviewer].*

4.3 Summary Appraisal of Structures to The Site and its Environs

Structure	Description	Summary of Significance
Convent NIAH Ref: 20505570	Seven-bay three-storey convent built c.1935 for the Order of the Presentation Sisters. Flat roof with chimney stacks. Moulded surrounds to timber sliding sash windows. Semi-circular projecting entrance porch supported by tapered Doric columns. Integrated bell tower at southeast on a square ground plan with carved limestone belfry stage surmounted with pitched roof and cross. Windows with moulded surrounds. Adjoining chapel at east having pitched slate roof with decorative interior featuring stained glass windows and marble altar.	The building is listed on the NIAH as being of regional significance. The flat roof is representative of architectural design in 1930s Ireland. The building is set back from the road and has a restrained façade. The building forms part of a loose religious complex with the Christ the King Church and Bunscoil Chríost Rí reflecting the 20th century expansion of the Presentation Order in Cork. Liturgical features such as the stained glass windows and chapel features (e.g. altar) are of note.
Bunscoil Chríost Rí NIAH Ref: 2050513	Multi-bay single-storey school building built c.1945. Red brick exterior elevations with string coursing. Round and square-headed openings with uPVC windows. Concrete boundary walls with wrought-iron railings and gates.	The building forms part of a loose religious complex with the Christ the King Church and Christ the King Presentation Convent reflecting the 20th century expansion of the Presentation Order in Cork City.

Structure	Description	Summary of Significance
Summer Hill South NIAH Refs: 20505591- 20505610 20505750- 20505774	Terraced gable-fronted two-bay two-storey houses. Red brick exterior walls and chimney stacks. Segmental-arched window openings having timber sliding sash windows and limestone sills. Limestone boundary walls with cast-iron railings and gates.	The terrace houses are an important contribution to the streetscape and urban landscape. There are architectural uniformities of the houses, and they retain interesting features such as timber sliding sash windows and wrought-iron railings.
Maiville Terrace NIAH Refs: 20505548- 20505560 20505527- 20505546	North-west side are red brick terraced two-bay single-storey houses. South-east terraces have snecked limestone walls. Built between 1902 and 1903. Some terraces still retain timber sliding sash windows.	The terrace houses are representative of twentieth-century purpose-built housing. They form a notable aspect of the urban landscape in the Turner's Cross area.

4.4 Outline Character Assessment of the Surrounding Area

The current site boundaries do not appear on the historical maps until the convent is established and the surrounding area becomes more densely populated. Since the establishment of the Christ the King Presentation Convent the function of the building does not appear to have changed, and it is now unoccupied. Bunscoil Chríost Rí, the school established by the Presentation Sisters directly to the south-east of the convent boundary, is still in use as a school. The Christ the King Church further down Evergreen Road to the south-east still maintains its religious function. These religious buildings form a loose complex in the Turner's Cross urban landscape of the Presentation Order and reflect the expansion of this Catholic Order in Cork during the 20th century.

To the north boundary of the convent site is the Bus Éireann Capwell Bus Depot, previously the Macroom Railway terminus. The former railway station, built c. 1879, and located at the northeast of the bus depot site, is listed on the National Inventory of Architectural Heritage for its architectural, historical, and social significance (NIAH Ref. No. 20505612).

To the west of the site are the terraces of Summer Hill South. The terraced houses on the west of Summer Hill South, the Frankfield Terraces, were constructed c. 1885, and the terraces on the east were constructed slightly later c.1890. These houses are included on the National Inventory of Architectural Heritage, with the Frankfield Terraces also listed on the Record of Protected Structures (RPS Ref. No. PS673-PS693). These structures reflect the expansion of Cork City during the 19th and 20th century and are considered a significant part of the urban and historical landscape of Turner's Cross.

5 Statutory Context

5.1 Local Area Development Plan

The site for the proposed development is located in Cork City and is indicated with the orange highlight on the map below, extracted from the Zoning Map from the Cork City Development Plan 2022-2028. The site is designated residential use ZO 01: *Sustainable Residential Neighbourhoods: To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses*.

The site lies within the Turner's Cross Architectural Conservation Area (indicated by pink hatch on map) which is characterised as a long historic street which was once the rural market garden for the historic city of Cork. The First Edition 6 Inch Ordnance Survey Map illustrates this historic function of the ACA. Structures in this ACA are subject to the objectives set out in the Development Plan including Section 8.34:

'The designation of such areas as Architectural Conservation Areas seeks to protect the existing qualities as part of the evolving development process and to ensure that new development responds to the historic environment in a way that contributes new values from our own time.'

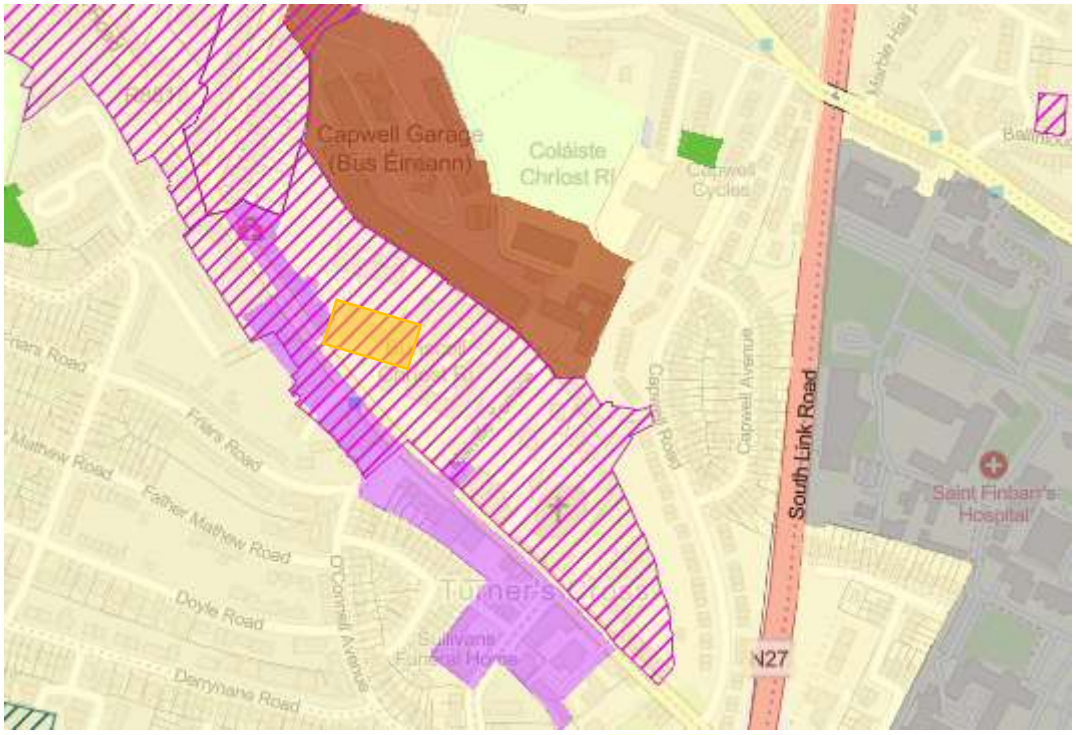


Fig.5: Zoning Map from the Cork City Development Plan 2022-2028 showing convent (orange highlight) *[source: corkcityco.maps.arcgis.com].*

The Convent structure is listed as being of Regional significance on the NIAH, addressed in Section 8.30 of Volume 1 of the Cork City Development Plan:

'The City Council will have regard to the ministerial recommendations and will consider the structures listed in the NIAH for protection, by designation of Protected Structures, by the adoption of Architectural Conservation areas to protect groups of buildings, or by whatever other means the Council considers will most effectively protect the architectural heritage of the City.'

There are no sites marked in the vicinity of the subject site on the National Monuments Record. There are no structures listed on the Record of Protected Structures directly on or bordering the proposed development site. The Christ the King Church, Frankfield Terrace on Summer Hill South, and post-boxes on Evergreen Road and Summer Hill South are listed on the Record of Protected Structures and are in the wider area of the convent Site (see map extract below).

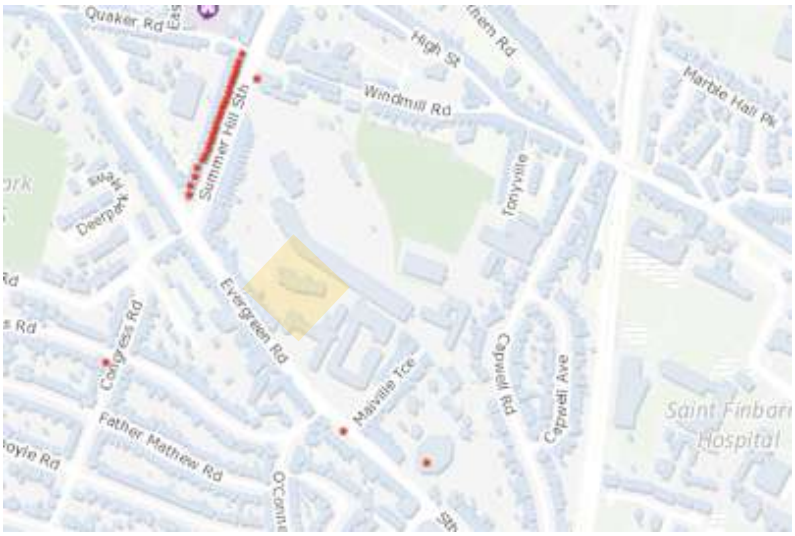


Fig.6: Map showing RPS listed structures as red stars in vicinity of subject site (orange highlight) *[source: corkcityco.maps.arcgis.com].*

5.2 TURNER'S CROSS ARCHITECTURAL CONSERVATION AREA

The site lies within the Turner's Cross Architectural Conservation Area (ACA). The statement of character of the ACA is outlined in the Cork City Development Plan 2022-2028 Volume 3 – Built Heritage Objectives as:

> *'Turner's Cross ACA is essentially a long historic street lined with predominantly single storey, 3 bay, vernacular cottages which originally had long rear gardens. This area was the once rural market garden for the historic city as can be seen in the First Edition OS map. The area also includes the religious/ educational complex of the Bunscoil Chriost Rí in addition to the highly significant Modernist, Church of Christ the King.'*

5.2.1 GUIDELINES FOR DEVELOPMENT IN THE ARCHITECTURAL CONSERVATION AREA

Volume 1 – Written Statement of the Development Plan includes objectives relating to Built Heritage, Architectural Conservation Areas, and Protected Structures. Subsection 8.20 provides a brief overview relating to the re-use of architectural heritage:

> *'Sympathetic maintenance, adaptation and re-use can allow architectural heritage to yield aesthetic, environmental and economic benefits to the city, even when the original use may no longer be viable. Conservation can be recognised as a good environmental choice as the reuse of buildings rather than their demolition contributes to sustainability by retaining the embodied energy of buildings and reducing demolition waste. In some cases, it is also more cost effective to renovate than demolish and rebuild.'*

Furthermore, subsection 8.36 covers some guidelines for development in ACAs:

> *'The designation of Architectural Conservation Areas is intended to encourage development in historic areas that promotes a high standard of design and detail, enhancing Cork City's existing historic morphology, varied architectural styles and use of materials, but which adds new qualities from our own time, making its own contribution to the city's evolving identity.'*

Objective 8.23 of the Development Plan states the following regarding development in ACA:

> *Development in Architectural Conservation Areas should have regard to the following:*
>
> *a. Works that impact negatively upon features within the public realm, such as stone setts, cobbles or other historic paving, railings, street furniture, stone kerbing etc. shall not be generally permitted;*

b. Design and detailing that responds respectfully to the historic environment in a way that contributes new values from our own time. This can be achieved by considering layout, scale, materials and finishes and patterns such as plot divisions in the surrounding area;

c. Historic materials and methods of construction should be retained and repaired where this is reasonable, e.g. historic windows and doors, original roof coverings, metal rainwater goods should be retained along with original forms and locations of openings etc;

d. Repairs or the addition of new materials should be appropriate and in keeping with the character of the original structures.

5.2.2 GUIDELINES FOR NEW DEVELOPMENT OR DEMOLITION IN THE ARCHITECTURAL CONSERVATION AREA

Volume 1 – Written Statement addresses new developments in an ACA with the following:

'New development in Architectural Conservation Areas should have regard to existing patterns of development, the city's characteristic architectural forms and distinctive use of materials. However, it is expected that new development should generally reflect contemporary architectural practice, and not aim to mimic historic building styles.'

Proposed demolitions in an ACA are addressed in objective 8.24 and 8.25:

'Demolition of structures and parts of structures will in principle only be permitted in an Architectural Conservation Area where the structure, or parts of a structure, are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure.'

'Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character of the area, is permitted to be demolished, it should first be recorded in drawn and photographic form prior to demolition, and where appropriate should be monitored during demolition. The building record should be lodged with the Cork City & County Archives and with the Irish Architectural Archive in addition to the requirements of planning permission conditions.'

5.3 PLANNING POLICY FRAMEWORK AND ASSESSMENT CRITERIA

The proposed development is situated within an area zoned as ZO 01: Sustainable Residential Neighbourhoods under the Cork City Development Plan 2022–2028. This zoning objective seeks to protect and provide for residential uses and amenities, as well as appropriate community, institutional, educational and civic uses. The proposed residential development and domestic violence refuge are broadly consistent with these zoning aims.

The site is also located within the Turner's Cross Architectural Conservation Area (ACA), and is subject to policies that govern the protection of architectural character. Of particular relevance is Objective 8.23, which requires that new development respects the historic environment in terms of layout, scale, materials and plot patterns. Objective 8.24 further states that demolition within an ACA is only permissible where the existing structure does not contribute to the special character of the area, or where the replacement structure demonstrably enhances that character.

The existing convent and chapel are listed on the National Inventory of Architectural Heritage (NIAH, Reg. No. 20505570) and are assigned a Regional rating. Objective 8.22 of the Development Plan notes that such structures should be given due consideration in planning assessments, with potential for protection under the Record of Protected Structures or ACA designation.

Objective 8.18 encourages the reuse and refurbishment of historic buildings, recognising the environmental and cultural value of retaining existing structures. Development should aim to minimise waste and adhere to best-practice conservation principles.

Additional policy guidance from Chapter 11 of the Development Plan focuses on placemaking, sustainable urban development, and integration with the surrounding environment. Objective 11.1 promotes developments that enhance local character, provide for diverse housing needs, and safeguard existing residential amenity. The site is also subject to standards outlined in national guidelines including the Architectural Heritage Protection Guidelines (2011) and the Urban Development and Building Heights Guidelines (2018).

These policies collectively provide a framework for assessing the proposed development, particularly in terms of its impact on architectural heritage, its compatibility with the ACA, and its alignment with sustainable urban development principles.

6 ARCHITECTURAL RECORD AND CONDITION REPORT

This section aims to describe the architectural heritage to the site and comment on its current condition. External survey was from ground level only with no high access.

6.1 CONDITION CLASSIFICATION

For each component a condition class shall be indicated using a colour coded system.

Condition class	Symptoms
	Minor symptoms – Requiring long term solutions
	Moderately strong symptoms – Requiring interventions in the intermediate to short term.
	Major symptoms – Requiring Urgent and immediate intervention
	Requires Further Assessment

6.2 EXTERIOR: MAIN BUILDING INCLUDING WEST ANNEX

Fig.7: South elevation

Fig.8: North elevation

Description	Seven-bay three-storey convent free-standing in its own grounds built c.1935 on a rectangular plan and having half-level returns at northeast and northwest. Adjoining single-storey annex over partial basement at west. Integrated bell tower at southeast. Adjoining chapel at east. Semi-circular entrance porch to the south elevation. Walls are red brick with a cement render and impermeable paint finish. The main building and west annex are flat roofed with parapets. The chapel has a pitched slate roof.

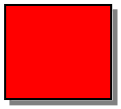
Condition Class: Major symptoms 	• While it retains its overall form and many features, the building has been empty for some years and has been allowed to fall into disrepair with significant water ingress noted particularly to the roof and walls of the main building. • Deteriorated roof finish. • Ineffective rainwater management. • Widespread cracking to external cement render. • Paint cracking, peeling, and flaking. • Algae growth on surfaces and materials. • Plywood affixed to ground floor windows and doors. • Overgrown vegetation around building to north, east, and west. • Algal growth to ground surface at rear.
Probable causes	• Deterioration of roof finish. Failure of previous repairs. • Blocked rainwater outlets. • Ponding to roof. • Open joints and cracks at parapet level. • Ineffective direction of water away from building through surface water management system. • Impermeable paint preventing water from exiting the building fabric. • Cement render is non-porous and rigid, trapping water and cracking. • Several years of disuse, ageing, and lack of maintenance.
Probable Consequences	• Water ingress and consequent decay/ loss of historic fabric. • Damage to interior and exterior fabric. • Mould growth leading to degradation of building fabric and deterioration of interior air quality.
Assessment	Comprehensive strategy required for repair and refurbishment to roofing fabric, external envelope, and rainwater goods to address water ingress. Comprehensive strategy required to address the widespread cracking to the cement render to address water ingress and water becoming trapped in the historic fabric and causing decay. The risk of insect infestation, toxic mould build up, structural damage and fabric degradation is considerable. There are possible structural implications from the long-term water ingress and lack of adequate drainage which may be causing structural damage to the historic fabric. The area around the building requires maintenance to ensure safe access, such as removal of overgrown vegetation and cleaning of slippery algae-covered surfaces.
Mitigation Measures	Repairs to the external envelope and surface water management system to follow conservation best practice in accordance with the statutory status and architectural heritage context of the convent. Maintenance of vegetation on property will improve surrounds and prevent damage to historic fabric.

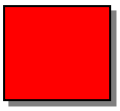
Fig.9: Cracking on south elevation

Fig.10: Vegetation overgrowth to north

6.2.1 ROOF

Fig.11: Looking east

Fig.12: Looking west

Description	Flat roof with cement-rendered red brick parapets and concrete coping. Modern membrane roof covering. 4 no. chimney stacks with terracotta chimney pots. Access via staircase from second floor. Third floor of bell tower accessible on the roof.
Condition Class: Major symptoms 	• Roof covering has failed. Overlay/ lining collapsed from parapets in north-east corner. • Cracking and open joints to concrete coping. • Cracked render to parapet. • Blocked rainwater outlets. Water ponding in south-west corner, north-east corner, and on west annex. • Biological growth (plant life, lichen, moss).
Probable causes	• Failed roof covering, flashing and linings. • Obstructed rainwater goods. • Ageing materials / weathering over time. • Inadequate maintenance.
Probable Consequences	• Water ingress and consequent decay/ loss of historic fabric. • Possible structural damage from long-term water ingress.

	• Interior damp with build-up of mould and/or insect infestations leading to potential structural decay and degradation of indoor air quality.
Assessment	Comprehensive strategy required for repair and refurbishment to roof fabric and rainwater management system to address water ingress. Comprehensive strategy required to address the widespread open joints and cracking to the coping and cement render to include the removal of biological growth to address water ingress and water becoming trapped in the historic fabric and causing decay. Further investigation and structural assessment of roof area recommended to identify any remedial works required.
Mitigation Measures	Repairs to the external envelope and surface water management system to follow conservation best practice in accordance with the architectural heritage context and statutory status of the convent. Works to repair roof will help address the significant water ingress issues of the building thus prolonging its lifespan.

Fig.13: Plant growth and cracking to south concrete coping

Fig.14: Damaged parapet render exposing red brick

Fig.15: Plant growth in terracotta chimney can

Fig.16: Water ponding (south-west area of roof)

6.2.2 RAINWATER GOODS

Fig.17: Modern plastic down pipe on south elevation

Fig.18: Mix of modern plastic and cast iron down pipes on north elevation

Fig.19: Plastic gutter on west annex

Description	Mix of original cast iron and modern replacement plastic rainwater goods, primarily painted to match elevations. Rectangular hoppers, round downpipes, plain brackets. The gutter to the west annex is plastic.
Condition Class: Moderately strong symptoms	• Rusting of the cast iron rainwater goods • Visible vegetation growth in hoppers. • Algae growth on north elevation rainwater goods.
Probable causes	• Ageing, wear and inadequate maintenance.
Probable Consequences	• Poor drainage and water ponding/ retention. • Rusted brackets may come away from walls.
Assessment	Rainwater goods should be cleared of plant life and debris. Modern plastic replacements should be replaced with appropriate cast iron. Refurbish rainwater goods complete. Repair and replace damaged sections only where necessary.

	Ensure rainwater system is adequate for increased deluge rain events. Additional provision of capacity may be required. Drainage inspection recommended to ensure effective direction of water away from the historic fabric.
Mitigation Measures	Refurbishing the rainwater goods and replacing inappropriate modern elements will improve both the functionality and the historic character. If/where required, provision of additional capacity should follow conservation best practice.

Fig.20: Down pipe on west elevation marked 'I.V.I MADE IN ATHY'

Fig.21: Algae build up on north elevation rainwater goods

Fig.22: Plant growth in hopper

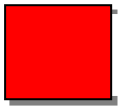
Fig.23: Rust to brackets and down pipe

6.2.3 WALLS

Fig.24: South elevation walls (looking west)

Fig.25: North elevation walls (looking west)

Fig.26: Incision of wall on south elevation

Description	Red brick walls with a painted cement render, investigated through opening up works. Decorative detailing to the render includes low relief moulded render plat bands and first floor window surrounds to south elevation of the principal building. There appears to have previously been a porch added and later removed to the north elevation (see Fig. 30).
Condition Class: Major symptoms 	• Widespread, extensive, and significant cracking to cement render. • Cracking, flaking, and peeling paintwork. • Algae growth to north elevation. • Ivy climbing walls.
Probable causes	• Cement render is non-porous and rigid, trapping water and cracking. • Impermeable paint preventing water from exiting the building fabric. • Ageing materials and inadequate maintenance. • Water ingress from ponding on roof and through open joints and cracks exacerbating decay actions. • Overgrowth of surrounding vegetation.

Probable Consequences	• Water ingress and consequent decay of historic fabric. • Continued deterioration of condition and structure. • Build-up of mould growth to interior.
Assessment	Water ingress to the historic building fabric and to the interior is widespread and significant. The cracked render must be addressed to prevent further water ingress and damage. A comprehensive strategy is required to address the failed render in order to safeguard the building fabric and to allow the future use of the building. The removal and appropriate replacement of the cement render may be required to achieve this. To address the underlying causes of the failure of the render, a more flexible, vapour-permeable render mix and finish should be considered. Maintenance management works to surrounding vegetation.
Mitigation Measures	The strategy to address the failed render should be developed in collaboration with appropriately qualified specialists in order to ensure material compatibility as well as maintenance of character. The strategy to address the failed render must take into account conservation best practice and the architectural heritage context and statutory status of the convent. The existing render is a significant feature of the building, the decorative detail to the render is modest but forms an integral part of the character of the principal façade. Where it is considered necessary for the render to be removed, the existing decorative detail should be carefully recorded prior to removal and replaced to match by suitably qualified specialists. Any replacement render and finish should address the underlying causes of the failure of the existing render through its material properties in order to assure the effective functioning of the building envelope and to facilitate the ongoing use of the building.

Fig.27: Cracking on south elevation

Fig.28: Cracking on south-west elevation

Fig.29: Ivy and algae growth on north elevation

Fig.30: Evidence suggesting previous porch on north elevation

6.2.4 WINDOWS

Fig.31: Windows of south elevation

Fig.32: Windows of north elevation

Fig.33: Windows of west elevation

Fig.34: Windows of west elevation

Description	Windows throughout are generally square-headed multi-pane timber sliding sashes with ogee horns except for stained glass windows to chapel building (see separate sections on bell tower, chapel and sacristy annex below). Plywood affixed to exterior

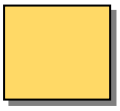
	of ground floor windows throughout. Single glazed with plain square-profile glazing bars. South elevation first floor: moulded arch surrounds to windows and moulded pediment surround with a moulded 'VM' emblem to the window of the central bay. South elevation second floor: 14 no. round-headed multi-pane timber sliding sash in round-head openings. West elevation ground floor (west annex) has 1 no. small uPVC casement to the extension at southwest. East elevation ground floor of northwest return has decoratively-detailed iron guarding to exterior of window.
Condition Class: Moderately strong symptoms 	• Windows are in situ but generally not fully operational. • Window timbers appear relatively sound with no obvious signs of widespread decay despite the extensive water ingress noted to the external walls. Access for inspection of the bottom rails was not possible. The windows to the ground floor have plywood affixed externally. External survey was from ground level only with no high access. • Paint is chipped and peeling and in need of renewal. Overpainting was noted in places. • Mechanisms for opening and closing generally in situ but in need of refurbishment and repair. • Some patterned glass panes noted to achieve an opaque finish eg. to the lower panes of windows to bathrooms.. • External reveals have peeling paint and cracking to render. • Chipping, overpainting, and biological growth noted to concrete windowsills.
Probable causes	• Water ingress causing swelling of timbers. • Lost or inadequately maintained opening mechanisms. • Damage and water ingress to surrounding walls. • Ageing, wear, and inadequate maintenance.
Probable Consequences	• Unopenable windows. • Water ingress and consequent decay of historic fabric. • Continued deterioration of condition and structure. • Lack of ventilation. Build-up of mould growth to interior.
Assessment	The bottom rails could not be assessed due to affixed plywood of ground floor windows. The windows appear to be in moderate condition, with no visible evidence of extreme timber decay despite the water ingress to the walls. A comprehensive strategy to address the issues to the external envelope in general is required as continued lack of maintenance, repair, and refurbishment will cause deterioration to the windows. Windows to be repaired and refurbished to working order throughout. Window reveals to be refinished in coordination with the external render strategy. Paint and biological growth to be removed from the sills and appropriate repairs carried out. Investigation and structural assessment of lintels is recommended particularly given the extensive water ingress to the external walls.
Mitigation Measures	Window refurbishment should be carried out by suitably experienced operatives to maintain the historic character of the building and ensure its effective ongoing use.

Fig.35: Pediment details of central south elevation window

Fig.36: Paint flaking and cracking to north elevation window surround, note decoratively-detailed iron guarding

Fig.37: Damaged concrete windowsill

6.2.5 DOORS

Fig.38: Principal entrance door to south elevation

Fig.39: Central door to north elevation obscured by vegetation

Description	**South elevation:** Pair of timber panelled doors with panelled and glazed sidelights and top lights.

	West elevation (west annex): 2 no. timber panelled doors with glazed upper panes and top lights. Plywood affixed to glazed panes. **North elevation:** 2 no. timber panelled doors with glazed upper panes, plywood affixed to both.
Condition Class: Minor symptoms	• Main entrance doors secure and in working condition. Some modern elements added. • Timber of doors appears sound. • No visible damage to glazed panes. • Plywood affixed to 4 no. doors.
Probable causes	• Ageing materials, use, and lack of maintenance. • Modern interventions. • Water ingress.
Probable Consequences	• Water ingress and consequent decay of historic fabric. • Timber warping.
Assessment	Plywood must be removed to allow proper assessment of 4 no. doors. The doors to west and north elevations are locked/ have plywood affixed thus their functioning could not be assessed. The front door functions well, appears secure, and has not severely warped.
Mitigation Measures	Removal of plywood and refurbishment of doors will improve the historical character and functionality of the building.

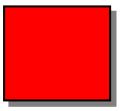
Fig.40: Plywood affixed to door to northwest return

Fig.41: West elevation doors

6.2.6 ENTRANCE PORCH

Fig.42: Entrance porch.

Fig.43: Entrance porch.

Description	Semi-circular projecting porch with 4 no. tapered doric columns. Moulded entablature supporting statue of the Virgin Mary and Child. Two stone steps up to the terrazzo floor.
Condition Class: Major symptoms 	• Signs of water ingress and cracking to entablature and ceiling. • Cracking and crumbling to lintel/entablature over door, area currently secured with a mesh. • Biological growth. • Overpainting. Cracked, flaking, and peeling paint. • Impermeable paint trapping water. Large blister to paint on column. • Cracking and plant growth to the terrazzo.
Probable causes	• Water ingress. • Ageing, wear, and inadequate maintenance. • Use of inappropriate materials such as impermeable paint to columns.
Probable Consequences	• Possible structural damage to lintels. • Further loss of historic fabric. • Continued water ingress and consequent decay of historic fabric. • Continued plant life causing further cracking.
Assessment	Access for close inspection of the roof was not possible. External survey was from ground level only with no high access. The roof of the porch is showing clear signs of water ingress and damage. Following removal of the paint further inspection and investigative works to be carried out to determine the extent of damage and repairs required. Investigation and structural assessment of the roof, entablature, lintel, and columns is recommended particularly given the extensive water ingress to the external walls and clear signs of decay. Removal of biological growth and any redundant modern services and fixings. Roof finish, flashings, and rainwater management system to be inspected and refurbished to direct water away from the historic fabric. Additional rainwater capacity may be required to cope with increased deluge events.

	Repair and refurbish to match existing in coordination with the proposed external render strategy. Any new finishes to be compatible with the historic fabric and avoid trapping water. Repair cracks to historic fabric including columns and terrazzo to match existing.
Mitigation Measures	Proposed refurbishment works to be carried out in accordance with conservation best practice and by suitably experienced operatives. Works to be planned in coordination with the proposed external render strategy. Any new finishes to be compatible with the historic fabric, to avoid trapping water, and to assist in the movement of water away from the historic fabric.

Fig.44: Damage to ceiling currently secured with mesh

Fig.45: Bulging impermeable paint on column trapping water

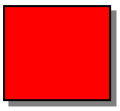
Fig.46: Biological growth to the entablature

Fig.47: Plant growth in cracked terrazzo

6.3 EXTERIOR: BELL TOWER

Fig.48: South elevation of bell tower

Fig.49: View of bell tower from north-east

Description	Four-storey bell tower with decoratively-detailed final stage surmounted by a cross. The tower is red brick with painted render and the final stage is masonry which appears to be either carved limestone or cast concrete (to be determined upon close inspection). There does not appear to be a bell in-situ.
Condition Class: Major symptoms 	Final stage: • Water ingress and leaching of joints with marked areas of damp staining, white deposits and, in places, suspended stalactites. • Open joints. • Staining. • Biological growth. • Incomplete rainwater goods. Rendered tower: • Cracking to cement render. • Cracking, peeling, and flaking of paint. • Incomplete rainwater goods.
Probable causes	• Weathering of exposed elements. • Ageing, wear, and inadequate maintenance. • Cement render is non-porous and rigid, trapping water and cracking.
Probable Consequences	• Water ingress and consequent decay of fabric. • Loss of historic fabric.
Assessment	Survey was from ground level only with no high access. Close inspection of the final stage was not possible. The decoratively-detailed final stage in masonry is showing marked signs of water infiltration. This area is highly exposed to weathering. While the structure is not yet showing overt signs of instability such as deformation or displacement of elements, there are significant signs of water ingress and leaching of joints. It is recommended that close inspection and structural assessment be carried out to determine the extent of damage and repairs required.

	It is recommended that the opportunity be taken to carry out conservation repairs and refurbishment to the final stage during the proposed works. This area is not easily accessible and is need of maintenance to avert further deterioration. Repoint open joints. Consider removal of leached deposits and light cleaning. Inspect skyward surfaces and develop additional weathering strategy where required. Repair and refurbish rendered tower to match existing in coordination with the proposed external render strategy. Any new finishes to be compatible with the historic fabric and avoid trapping water. Rainwater management system to be inspected and refurbished to direct water away from the historic fabric. Missing elements to be replaced to match existing. Additional rainwater capacity may be required to cope with increased deluge events.
Mitigation Measures	Proposed refurbishment works to be carried out in accordance with conservation best practice and by suitably experienced operatives. Cleaning and weathering strategy to be developed. Works to be planned in coordination with the proposed external render strategy. Any new finishes to be compatible with the historic fabric, to avoid trapping water, and to assist in the movement of water away from the historic fabric.

6.3.1 ROOF

Fig.50: Detail of carved limestone detailing and roof

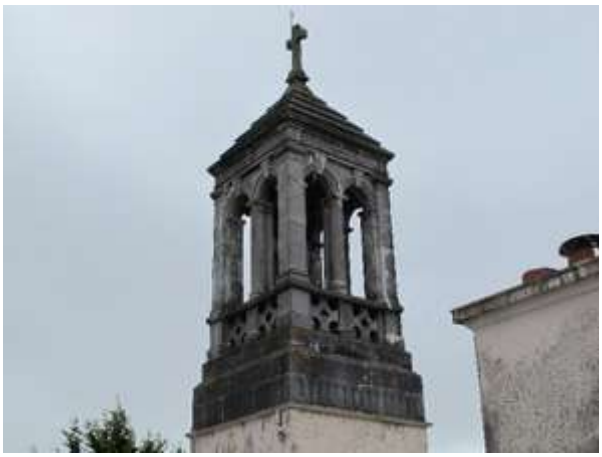


Fig.51: North-west elevation

Description	Pitched masonry roof on a square plan surmounted by a cross at the roof apex. Masonry appears to be either carved limestone or cast concrete (to be determined upon close inspection). Roof masonry is laid in stepped layers to resemble tiles. Soffit beneath appears to be vaulted. Two openings to each cardinal elevation with fluted column in between. Carved decorative detailing above and below each opening.

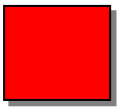
Condition Class: Major symptoms 	• Open joints visible. • Cracks visible in masonry blocks. • Leaching of joints and white deposits to masonry. • Biological growth. • Formation of stalactites under masonry blocks. • Copper lightning conductor staining stone.
Probable causes	• Exposure to weathering. • Ageing, wear, and inadequate maintenance. • Inaccessibility of roofing structure.
Probable Consequences	• Water ingress and consequent damage to fabric. • Loss of historic fabric.
Assessment	Survey was from ground level only with no high access. Close inspection of the final stage was not possible. The masonry has been exposed to weathering and It is recommended that the opportunity be taken to carry out conservation repairs and refurbishment to avert further deterioration. Rake and repoint open joints. Repair cracks to masonry.
Mitigation Measures	Repointing of joints with lime based mortar will improve the longevity of the masonry structure. Conservation repairs will help ensure the structure maintains its historic character.

Fig.52: Damp staining, leaching, deposits and stalactite formations to final stage

Fig.53: Open joints and cracking to final stage

Fig.54: Leached deposits to final stage. Note lightning conductor

Fig.55: Repairs to platform to final stage. Bell rope remains in situ. Note leaching and efflorescence to walls at high level

6.3.2 RAINWATER GOODS

Fig.56: Gutter to bell tower, note missing downpipe

Fig.57: Blocked drainage at bell tower north wall

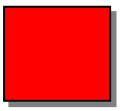
Description	Cast iron rainwater goods, painted to match walls. Gutters, down pipes, and simple brackets.
Condition Class: Moderately strong symptoms	• Visible rusting of cast iron. • Missing portions eg. down pipe from base of ashlar masonry upper stage. • Plant life blocking drainage.
Probable causes	• Ageing, wear, and inadequate maintenance.
Probable Consequences	• Water ingress and consequent decay of fabrics. • Blocked drainage can cause water ingress.
Assessment	Debris build up to roof gutters cannot be assessed due to lack of access.

	The rainwater goods require clearing of debris and plant life to ensure effective drainage. Rainwater goods to be refurbished complete. Areas of damage should be inspected, repaired or replaced as necessary with acceptable like-for-like rainwater goods. Additional rainwater capacity may be required to cope with increased deluge events.
Mitigation Measures	The clearing and repair of rainwater goods will allow these to function properly thus improving the longevity of the building.

6.3.3 WALLS

Fig.58: West elevation of third floor

Fig.59: South and east elevation of ground and first floor

Description	Red brick with painted cement render.
Condition Class: Major symptoms 	• Visible cracking of cement render. • Cracking, peeling, and flaking of paint. • Some algal growth.
Probable causes	• Cement render is non-porous and rigid, trapping water and cracking. • Ageing, wear, and inadequate maintenance.
Probable Consequences	• Water ingress and consequent decay to exterior and interior fabric.
Assessment	The cracking of the render will require immediate attention to prevent further water ingress and damage. A comprehensive strategy is required to address the failed render in order to safeguard the building fabric and to allow the future use of the building. The removal and appropriate replacement of the cement render may be required to achieve this. To address the underlying causes of the failure of the render, a more flexible, vapour-permeable render mix and finish should be considered.

Mitigation Measures	The strategy for the render to be developed in collaboration with appropriately qualified specialists to ensure material compatibility as well as maintenance of character.

Fig.60: Detail of south-east top floor elevation

Fig.61: North elevation

6.3.4 WINDOWS

Fig.62: Example of third floor window

Fig.63: First floor window

Description	6 no. windows to the bell tower. 3 no. multi-pane round-headed timber casement windows with moulded render surrounds and concrete windowsills. 3 no. round windows to third floor with moulded render surrounds.
Condition Class: Minor symptoms	• Windows are in situ but generally not fully operational. • Plywood affixed to ground floor window. • Visible glass appears intact. • Cracking and flaking to moulded render surrounds.
Probable causes	• Ageing, wear, and inadequate maintenance.

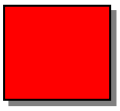
	• Cement render is non-porous and rigid, trapping water and cracking.
Probable Consequences	• Water ingress and consequent decay of timber window fabric.
Assessment	External survey was from ground level only with no high access. Removal of plywood affixed to ground floor window would allow a thorough assessment of timber frame. Windows to be repaired and refurbished to working order throughout. Any areas of decay or damage to timber window frames and glazing bars should be repaired by a suitably qualified contractor. A comprehensive strategy to address the issues to the external envelope in general is required as continued lack of maintenance, repair, and refurbishment will cause deterioration to the windows.
Mitigation Measures	Conservation works to the windows would improve the performance of the bell tower and stay in keeping with the historic character. Window refurbishment should be carried out by suitably experienced operatives to maintain the historic character of the building and ensure its effective ongoing use.

Fig.64: Plywood affixed to east elevation ground floor window

6.3.5 DOORS

Fig.65: Third floor exterior door of bell tower

Fig.66: Third floor exterior door of bell tower

Description	1 no. external door on the third floor of bell tower. Painted timber six-panelled door and frame with metal bolt.
Condition Class: Major symptoms 	• Peeling, cracking, and flaking of paint. • Visible rust to the bolt. • Door is not secured.
Probable causes	• Exposure to weather conditions. • Ageing, wear, and inadequate maintenance.
Probable Consequences	• Warping of timber. • Water ingress and consequent decay of fabrics. • Bird or bat ingress.
Assessment	The door requires refurbishment.
Mitigation Measures	Any repairs or replacement should be like-for-like. Improving the functionality of the door will better secure the bell tower.

6.4 EXTERIOR: CHAPEL INCLUDING SACRISTY ANNEX

Fig.67: South elevation of chapel

Fig.68: North elevation of chapel

Description	Double-height chapel on a rectangular plan adjoining main building at east and having single-storey sacristy annex at north. Pitched slate roof to chapel. Flat roof to sacristy annex. Walls red brick with cement render painted to match main building. Round-headed stained glass windows to chapel having moulded surrounds. Multi-pane timber windows to sacristy annex.

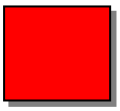
Condition Class: Major symptoms 	• Visible cracking to cement render. • Impermeable paint bulging, peeling, cracking, and flaking. • Biological growth and plant life to elevations and roofs. • Plywood affixed to ground floor windows.
Probable causes	• Cement render is non-porous and rigid, trapping water and cracking. • Ageing, wear, and inadequate maintenance. • Overgrowth of surrounding vegetation.
Probable Consequences	• Damage to interior and exterior structures. • Mould growth leading to degradation in interior air quality.
Assessment	Access to rear (north) was not possible due to overgrown vegetation. Area around structure requires maintenance from a health and safety perspective, such as removal of overgrown vegetation and cleaning of algae covered surfaces. Consider widescale plan for removal and appropriate replacement of cement render.
Mitigation Measures	Maintenance of vegetation on property will improve surrounds and prevent damage to historic fabrics, improving its historic character.

Fig.69: East elevation, damage to exterior wall and plant growth along mouldings

Fig.70: Overgrown vegetation to north

6.4.1 ROOF

Fig.71: Roof of chapel looking east

Fig.72: Roof of sacristy annex with moss growth

Description	Chapel: pitched natural slate roof. Terracotta ridge tiles. Parapet at east gable with concrete coping having cross to apex. Sacristy annex: flat roof. Partial parapet at east with concrete coping.
Condition Class: Moderately strong symptoms	Chapel: • Biological growth on and between slates, to gutters and to cracks to coping. • Cracking to slates, loose slate. • Replacement slates inappropriately fixed. Sacristy annex: • Ponding and biological growth to flat roof. • Cracking to concrete coping to flat roof.
Probable causes	• Poor drainage and/ or blocked rainwater goods. • Age and inappropriate repairs. • Note also large tree at southwest overhanging pitched roof.
Probable Consequences	• Water ingress and consequent decay of interior and exterior fabrics. • Water ponding. • Water ingress to fabric underlying slates.
Assessment	Internal roofing structures were not accessible. Biological growth and plant life should be removed. Repairs with appropriate mortar to concrete coping. Damaged, cracked, and loose slates should be replaced with slate to match existing appropriately fixed.
Mitigation Measures	Repairs to roofing fabric will help reduce any water ingress thus improving the longevity of historic fabric and maintaining character.

Fig.73: Cracking of concrete coping on sacristy annex

Fig.74: Loose and cracked slates on pitched roof

6.4.2 RAINWATER GOODS

Fig.75: Gutter and down pipe on south elevation

Fig.76: Gutter and down pipe on east elevation

Description	Cast iron rainwater goods painted to match walls. Gutters, down pipes, and simple brackets.
Condition Class: Moderately strong symptoms	• Rusting of cast iron. • Debris and plant life creating blockages. • Visible algae growth.
Probable causes	• Age and lack of maintenance.
Probable Consequences	• Poor drainage and water ingress. • Rusted brackets may come away from walls.
Assessment	Rainwater goods should be cleared of plant life and debris. Repair/ replace damaged sections.

Mitigation Measures	The clearing and repair of rainwater goods will improve their functionality and historic character.

Fig.77: Plant life blocking drainage

Fig.78: Debris in south elevation gutter

6.4.3 WALLS

Fig.79: South and east elevation

Fig.80: North elevation

Description	Red brick walls with painted cement render. Plain moulded band on east gable elevation.
Condition Class: Major symptoms	• Cracking to cement render. • Cracking, peeling, and flaking paint. • Algae, ivy, and bramble growth to walls at north.
Probable causes	• Cement render is non-porous and rigid, trapping water and cracking. • Age and lack of maintenance. • Overgrowth of surrounding vegetation.

	• Poor water drainage roof.
Probable Consequences	• Water ingress and consequent decay of historic fabric. • Continued deterioration of condition and structure. • Build up of mould growth to interior.
Assessment	Access to rear (north) was not possible due to overgrown vegetation. The cracking of the render will require immediate attention to prevent further water ingress and damage. Widescale plan required for removal and appropriate replacement of cement render, and repair and refurbishment to roofing fabrics and structure to address water ingress. Maintenance works to remove surrounding vegetation.
Mitigation Measures	Widescale plan for repairs/ replacement of render to be approved by appropriate conservation specialist to ensure breathability and correct historical character.

Fig.81: Algae growth on east elevation

Fig.82: Cracks to render on east elevation

6.4.4 WINDOWS

Fig.83: Stained glass windows on south elevation

Fig.84: Windows on east elevation of sacristy annex

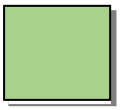
Description	Chapel: 10 no. round-headed stained glass windows with moulded render surrounds and concrete windowsills. Sacristy annex: 11 no. round-headed timber multi-pane sliding sash windows. Plywood affixed to exterior.
Condition Class: Minor symptoms 	• Stained glass windows appear to be in good condition. Inspection was from ground level only with no high access. • Wire-guard over large stained glass window on east elevation. • Cracking, peeling, and flaking to windowsills and moulded surrounds. • Vegetation overgrowth into ground floor windows.
Probable causes	• Age, use, and lack of maintenance • Water ingress. • Overgrowth of vegetation in surrounds.
Probable Consequences	• Water ingress and consequent decay of fabrics. • Vegetation may damage window fabrics and structures.
Assessment	Ground floor windows have plywood affixed preventing thorough assessment of bottom rail for signs of decay. Stained glass windows appear to have remained in good condition. It should be ensured that the wire-guard is of appropriate material (eg., stainless steel) to prevent rusting and consequent damage. Maintenance work required to surrounding vegetation to prevent continued overgrowth onto building.
Mitigation Measures	Any works to stained glass windows to be carried out following best practices for historic stained glass. Maintenance of vegetation on property will improve surrounds and prevent damage to historic fabrics, improving its historic character.

Fig.85: Example of stained glass window

Fig.86: Wire-guard over large stained glass window

Fig.87: Overgrowth to ground floor windows

6.4.5 DOORS

Description	There are no exterior doors to the chapel building.

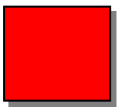
6.5 EXTERIOR: ENTRANCE GATES AND RAILINGS

Fig.88: Evergreen Road entrance

Fig.89: Railings and gates at Evergreen Road entrance

Fig.90: Detail showing gate leaf

Fig.91: Dismantled railings and gates by west annex

Description	Cast and wrought iron gates and railings at entrance to Evergreen Road. Single leaf pedestrian gate at west. Double-leaf vehicle gate having central meeting stone in situ and decoratively detailed fixed panels at east and west. Low plinth wall with railing at east. Painted iron sign with emblem. A portion of the gates and railings has been removed and was found outside the west annex.
Condition Class: Major symptoms 	• Gate partially dismantled. Western leaf of vehicular gate and decoratively-detailed fixed panel and associated plinth between vehicular gate and pedestrian gate removed. Fixed panel has been cut off at ground level. Associated portion of plinth wall not yet identified. Removed elements stored outside west annex. Temporary fencing in place at entrance. • Visible rust and corrosion to iron. • Some lost finials to fence.
Probable causes	• Exposure to weather conditions. • Age, disuse, and lack of maintenance. • Removal of sections of railings and gates.
Probable Consequences	• Decay and corrosion of iron fabrics.
Assessment	The gates and railings remain partially in-situ. Removed sections appear to be complete except that the removed portion of the plinth has not yet been identified. Removed sections to be securely stored to avoid loss. The gates and railings, while largely intact, show signs of significant corrosion and loss of elements in places. Refurbish, repair, and reinstate gates and railings. It is recommended that all elements of the gates and railings be carefully recorded, taken down, and removed to a workshop for repair and then reinstated upon completion of the proposed works.
Mitigation Measures	Refurbishing the gates and railings and reinstating the removed sections would positively contribute to the streetscape of the Architectural Conservation Area.

6.6 INTERIOR: MAIN BUILDING INCLUDING BELL TOWER, WEST ANNEX, AND BASEMENT

6.6.1 CEILINGS & PLASTERWORK

Fig.92: Simple moulded cornice (EXG-16)

Fig.93: Mould growth and cracking to ceiling (EX2-07)

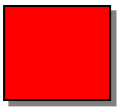
Description	Plain plaster ceilings throughout, painted white. There is a simple moulded cornice to the entrance hall (room EXG-01) and to the rooms to the east of the entrance hall (rooms EXG-15 & EXG-16) on the ground floor. The ceiling to the basement to the west annex has exposed concrete beam construction.
Condition Class: Major symptoms 	• Visible sagging to ceiling eg. second floor corridor (room EX2-01). • Cracking to plaster. • Damp staining. • Mould build up and efflorescence. • Cracking, peeling, and flaking paint.
Probable causes	• Water ingress from external envelope. • Water ponding on roof. • Damp atmosphere of interior. • Age and lack of maintenance. • Evidence of leak / leaking water tank in ceiling over second floor east staircase.
Probable Consequences	• Water ingress and the consequent decay and damage of fabric. • Possible structural damage to ceilings. • Loss of historic fabric.
Assessment	Ceilings, particularly to the upper floors, are showing significant signs of water ingress with consequent damage, decay, and mould growth. The risk of insect infestation, toxic mould build up, structural damage and fabric degradation is considerable. There are possible structural implications from the long-term water ingress and lack of adequate drainage which may be causing structural damage to the historic fabric. Further investigation and structural assessment of ceilings recommended to identify extent of remedial works required. Sources of water ingress (roof, exterior render, etc) to be investigated and resolved. Areas affected by damp, mould, efflorescence, and water ingress will require repair to plaster and paint.
Mitigation Measures	Repairs to be carried out in compatible materials. Where decorative detailing exists this should be retained and repaired where necessary to match the existing.

Fig.94: Mould build up and consequent damage to ceiling (EX1-03)

Fig.95: Bell tower ceiling showing signs of water ingress and previous repair (EX2-16)

Fig.96: Ceiling sagging and cracking (EX2-10)

Fig.97: Second floor corridor ceiling is sagging (EX2-01)

Fig.98: Example of opening up works to ceiling (EX2-06)

Fig.99: Basement ceiling at west annex

6.6.2 WALLS

Fig.100: Example of interior wall opening up works showing red brick (EXG-08)

Fig.101: Plasterboard wall in EXG-16

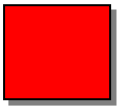
Description	**General:** Red brick walls with a smooth plaster painted in variety of colours. **Ground Floor**: Red brick walls with smooth plaster. Plaster board partition wall in between EXG-16 and EXG-15 with historic timber panelling behind, requires further investigation (see Figure 99). **First Floor:** Red brick walls with smooth plaster render. **Second Floor:** Red brick walls with smooth plaster render. Partition wall to create bathroom (EX2-11 and EX2-10)
Condition Class: Major symptoms 	• Visible cracking. • Efflorescence. • Biological growth, mould, fungus. • Bubbling, peeling, and flaking paint.
Probable causes	• Water ingress. • Exterior cement render. • Damp atmosphere of interior. • Age, use, and lack of maintenance.
Probable Consequences	• Water ingress and consequent damage to fabric and structure. • Loss of historic fabric. • Degraded air quality from mould build up.
Assessment	Source of water ingress (exterior render and roof) to be investigated and resolved. Following this, walls should be allowed to dry out before required repairs carried out. Fungus, mould, and efflorescence build ups will need to be treated and removed.
Mitigation Measures	Resolving water ingress and repairs to wall will conserve building.

Fig.102: Fungus to second floor wall (EX2-19)

Fig.103: Efflorescence and damp on wall (EX1-23)

Fig.104: Example of extent of damp to walls (EX1-20)

Fig.105: Crack in wall on west staircase to second floor (EX2-01)

Fig.106: Interior wall of second floor of bell tower (EX2-16) damp staining, algal growth

6.6.3 FLOORS

Fig.107: Non-suspended timber flooring ground floor (EXG-16)

Fig.108: Cork tiles typical of first and second floor corridors

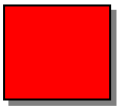
Description	**General:** Variety of floor finishes throughout including carpet, tiles, laminate, and cork tiles. Ceramic tiles to bathrooms to rear returns. **Basement (west annex):** Concrete. **Ground Floor**: Non-suspended timber floors. Cast in-situ terrazzo flooring to entrance hall, ground floor corridor and stair halls. Ceramic tiles to kitchen (rooms EXG-06 - EXG-08) and to bathrooms. Modern floor coverings including carpet and lino overlaid to some rooms. Poured concrete to west annex. **First Floor:** Timber floor overlaid with carpet, laminate, and cork tiles. **Second Floor:** Timber floor overlaid with carpet, laminate, and cork tiles.
Condition Class: Major symptoms 	• Mould build up and efflorescence. • Sodden timber to ground floor in places. • Modern overlays (carpet, lino) worn out and damp. • Broken and cracked tiles.
Probable causes	• Water ingress. • Damp atmosphere of interior. • Use, age, and lack of maintenance.
Probable Consequences	• Water ingress and consequent decay of fabrics. • Structural damages. • Loss of original fabrics.
Assessment	Sources of water ingress (exterior render and roof) to be investigated and resolved. Remove modern overlays such as carpets to allow inspection of underlying floor and to allow these to breath and/or dry out. Further inspection to assess extent of repairs required.
Mitigation Measures	The terrazzo, timber floorboards and decorative ceramic tiles make a positive contribution to the character of the building and should be retained, repaired, and refurbished where possible.

Fig.109: Cast in-situ terrazzo flooring (EXG-01)

Fig.110: Cracking to ground floor flooring at east staircase (EXG-13)

Fig.111: Tiles to kitchen area (EXG-06)

Fig.112: Damage to cork tiles under previously leaking water tank at second floor east staircase (EX2-12)

Fig.113: Tiles of second floor bathroom (EX2-15)

Fig.114: Mould and efflorescence on carpet overlay (EX2-17)

6.6.4 DOORS

Fig.115: Ground floor corridor pair of timber panelled doors with nine glazed panes to upper portion and semi-circular glazed panelled overlight (EXG-03)

Fig.116: Ground floor six-panelled timber door (EXG-16)

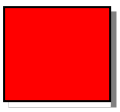
Description	**General**: timber panelled doors, some painted white. Several doors with glazed multi-pane upper portions. Opaque/textured glazing in some locations. **Ground Floor**: 31 no. interior timber doors, 28 no. timber six-panelled doors and 3 no. paired doors. Brass and glass doorknobs. 7 no. exterior doors with glazed multi-pane upper portions with plywood affixed to exterior. **First Floor:** 20 no. timber panelled doors with brass doorknobs. 1 no. pair of timber exterior door leafs with 10 glazed panes at west end of corridor. **Second Floor:** 20 no. timber six-panelled doors with brass doorknobs. **Third Floor:** 1 no. door leading onto roof.
Condition Class: Major symptoms 	• Mould build up. • Warping causing difficulty opening/ closing. • Peeling, cracking, and flaking of paint. • Addition of non-original latches and bolts. • Door to roof is not secure.
Probable causes	• Water ingress and consequent decay and warping of fabrics. • Age, disuse, and lack of maintenance.
Probable Consequences	• Continued build up of mould. • Decay of timber fabrics. • Structural damage from warping of door frames.
Assessment	The sources of water ingress to be investigated and resolved. Timber doors to be refurbished or repaired with like-for-like as required to manage mould build, decay, and warping.
Mitigation Measures	Refurbishment or replacement with like-for-like timber doors will improve functionality while maintaining historic character.

Fig.117: Brass doorknob

Fig.118: Glass doorknob

Fig.119: Example of timber panelled door with upper glazed panes (EXG-13)

Fig.120: Example of timber panelled door with upper glazed panes (EXG-09)

Fig.121: Mould build up on timber door (EXG-05)

Fig.122: Damage and mould build up to timber frame (room EX1-22)

Fig.123: Damaged paint of timber six-panelled door (room EX1-20)

Fig.124: Disintegration of timber door frame (EXG-10)

Fig.125: Broken door leading to roof on west staircase of third floor

6.6.5 WINDOWS

Fig.126: Painted timber ogee horned ten-over-ten sash frame (EXG-15)

Fig.127: Painted timber ogee horned eight-over-eight sash frame (EXG-13)

Description	**General:** Windows are multi-paned timber sliding sashes, single glazed and having ogee horns. Primarily painted white. Opaque/textured glazing in some locations.

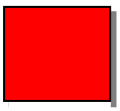
	Basement (west annex): 2 no. windows. Metal frame and glazing bars with 8 no. glazing panes. Secured with exterior bars. **Ground Floor:** 27 no. windows, with 1 no. interior window in room EXG-02. Timber ogee horned multi pane sash windows. 1 no. timber multi pane casement window in bell tower. Plywood affixed to exterior of windows. **First Floor**: 25 no. windows. 1 no. interior timber casement window overlooking chapel and 1 no. timber multi pane casement window in bell tower. Remaining 23 no. windows timber ogee horned multi pane sash. **Second Floor:** 31 no. windows (no interior windows). 1 no. timber multi pane casement window in the bell tower. Remaining 30 no. windows timber ogee horned multi pane sash. 14 no. windows to south have round-headed openings.
Condition Class: Major symptoms 	• Mould build up on timber frames, glazing bars, and surrounds. • Cracking, peeling, and flaking of paint. • No significant evidence of timber decay. • Several glass panes in west annex missing.
Probable causes	• Water ingress to exterior walls. • Overall damp atmosphere of interior. • Age, use, and lack of maintenance.
Probable Consequences	• Water ingress and consequent damage to timber fabric. • Damage to surrounding walls and fabrics from water ingress, damp, and mould.
Assessment	Significant mould and damp identified to timber features of windows in building. However there does not appear to be significant evidence of decay to the windows. Refurbishment of timber windows to working order, any localised areas of repairs or replacement to be like-for-like. The source of water ingress (exterior render and roof) should be investigated and resolved.
Mitigation Measures	Refurbishment of existing windows will maintain the historic character of the building while improving functionality.

Fig.128: Close up of working features of sliding sash (EXG-16)

Fig.129: Close up of working features of sliding sash (EXG-16)

Fig.130: Close up of working features of sliding sash (EXG-16)

Fig.131: Close up of working features of sliding sash (EXG-16)

Fig.132: Timber ogee horn (EXG-16)

Fig.133: Interior timber ogee sash window (EXG-02) with opaque textured glass

Fig.134: Interior timber casement window overlooking chapel (EX1-20)

Fig.135: Timber casement window in bell tower (EX1-19)

Fig.136: Peeling paint to timber glazing bar (EX2-17)

Fig.137: Typical timber sash window to south of second floor

Fig.138: Example of timber sash with missing glazing panes and bars in west annex (EXG-19)

Fig.139: Mould build up around timber sill (EXG-05)

6.6.6 JOINERY

Fig.140: Standard timber architrave seen throughout building (EXG-02)

Fig.141: Standard timber window surround seen throughout building

Description	Timber moulded architraves to doors throughout. Painted white or varnished to match doors. Timber moulded window surrounds throughout. Painted white or varnished to match window. Timber picture rails throughout, painted to match walls or portion of wall above. Simple timber skirtings throughout, primarily painted white or varnished to match architrave with occasional skirting painted to match carpets.
Condition Class: Major symptoms 	• Mould build up on timber. • Decay to some timber. • Skirting removed or missing in areas. • Damp staining and efflorescence. • Cracking, peeling, and flaking paint. • Portions of picture rails removed or missing in some areas.
Probable causes	• Water ingress. • Overall damp atmosphere of interior. • Age, use, and lack of maintenance.
Probable Consequences	• Water ingress and consequent damage to timber fabrics. • Loss of fabrics to eventual decay or warping.
Assessment	The source of water ingress (exterior render and roof) should be investigated and resolved. Severe mould build up is creating a hazardous environment and must be treated. Timber architraves, surrounds, and skirting should be refurbished localised repair or replacement with like-for-like as required to manage mould build, decay, and warping. Damaged or missing sections of picture rails to be repaired and replaced.
Mitigation Measures	Refurbishment of timber features would have a positive impact on the historic character of the building.

Fig.142: Efflorescence damaging timber skirting (EXG-15)

Fig.143: Removed skirting from damp wall (EXG-02)

Fig.144: Growth on timber skirting (EX2-10)

Fig.145: Mould build up to window surround (EXG-19)

Fig.146: Mould build up and paint damage to timber architrave (EX2-03)

Fig.147: Water ingress and timber decay in skirting (EX2-12)

Fig.148: Standard timber picture rail

Fig.149: Damaged timber picture rail (EXG-05)

6.6.7 STAIRCASES

Fig.150: West staircase to first floor (EXG-04)

Fig.151: Handrail and balustrade of east staircase to first floor (EX1-14)

Description	2 no. staircases, one east and one west. Concrete staircases with cork tiles and timber boards to treads, cast concrete balustrade with integral moulded capping painted to resemble wood, and timber handrail and skirting. 1 no. concrete stairs to basement level.
Condition Class: Moderately strong symptoms	• Varnish layer breaking down. • Mould build up to cork tiles. • Damage to concrete balustrade. • Segments of cork tiles missing
Probable causes	• Age, use, and lack of maintenance. • Water ingress. • Damp atmosphere of interior.
Probable Consequences	• Water ingress and consequent damage to fabrics.
Assessment	Sources of water ingress to be investigated and resolved. Repair and refurbish stairs to match existing. Areas of flooring will likely need repair/ replacement.
Mitigation Measures	The staircases are a significant feature and their refurbishment will make a positive contribution to the character of the building.

Fig.152: Concrete staircase to basement level

Fig.153: Mould build up on east staircase to second floor (EX2-12)

Fig.154: Damage to capping of concrete balustrade of east staircase to second floor (EX2-12)

Fig.155: Damage to cork tile on west staircase to roof (EX2-01)

6.6.8 FEATURES

Fig.156: Fireplace in room (EX1-23)

Fig.157: Pass-through cabinet (EXG-02)

Description	Fireplaces: 4 no. modern tiled fireplaces remain in-situ: 3 no. tiled fireplaces to the first floor. Fireplace in EX1-23 has a modern stove installed. 1 no. tiled fireplace to the second floor.

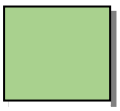
	Pass-through cabinet (room EXG-02 to corridor EXG-03) with opaque glazed window over. Cast iron radiators: throughout the building, primarily painted white.
Condition Class: Minor symptoms 	• Fireplace openings loosely boarded over. • Wall damage behind some radiators. • Minor rusting and paint cracking to radiators. • Minor mould build up on pass-through cabinet.
Probable causes	• Water ingress. • Age, use, and lack of maintenance.
Probable Consequences	• Decay and/ or deterioration of fabrics.
Assessment	The functioning of the radiators and fireplaces was not in the scope of this assessment.
Mitigation Measures	Any heritage features proposed for removal to be documented prior to removal/demolition.

Fig.158: Example of cast iron radiator (EXG-01)

Fig.159: Tiled fireplace (EX1-21)

Fig.160: Rusting to radiator (EX2-10)

6.7 INTERIOR: CHAPEL AND SACRISTY ANNEX

6.7.1 CEILING & PLASTERWORK

Fig.161: Plasterwork to ceiling and barrel vaulting.

Fig.162: Plasterwork to interior

Description	The ceiling is sloped to follow the roof line and is divided into portions by a series of plastered barrel-vaulted arches having decorative plaster detailing. Moulded cornices at springing of arches and ceiling panels. Small moulded crosses to apex of arches.
Condition Class: Moderately strong symptoms	• Some mould build up to plaster render. • Efflorescence visible on plasterwork features such as moulded arched surrounds. • Plasterwork to ceiling appears to be generally sound. Inspection was from ground level and chapel gallery at west only.
Probable causes	• Water ingress. • Damp interior atmosphere. • Age, use, and lack of maintenance.
Probable Consequences	• Continued water ingress and consequent decay of historic fabric. • Damage to interior fabrics and structures.
Assessment	Source of water ingress (exterior render and roof) to be investigated and resolved. The plasterwork is showing some signs of damage and deterioration. Investigations and resolution of water ingress issues at source will likely allow for conservation repairs.
Mitigation Measures	Resolving water ingress will allow better conservation of plasterwork.

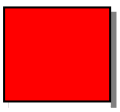
Fig.163: Bubbling to rendered plaster wall and surround

Fig.164: Example of small moulded cross

6.7.2 WALLS

Fig.165: Sacristy north-east walls (EXG-29)

Fig.166: Chapel walls looking toward nave

Description	Walls are red brick with smooth plaster with moulded window surrounds and details. Simple painted timber picture rail to sacristy annex.
Condition Class: Major symptoms 	• Water ingress, plaster decay, and efflorescence. • Bubbling, peeling, and cracking of paint. • Mould build up
Probable causes	• Water ingress due to compromised external envelope, open joints, cracked external render. • Age, use, and lack of maintenance.
Probable Consequences	• Continued water ingress and consequent decay of historic fabrics. • Damage to interior fabrics and structures.

Assessment	The walls of the sacristy annex showed significant surface damage due to water ingress. This was present in the chapel to a slightly lesser extent. The sources of the water ingress should be investigated and resolved.
Mitigation Measures	Resolving water ingress will allow better conservation of walls.

Fig.167: Water ingress and damage to sacristy east wall (EXG-29)

Fig.168: Signs of water ingress to east wall

6.7.3 FLOORS

Fig.169: Carpet overlay flooring

Fig.170: Terrazzo flooring

Description	Non-suspended timber floors. Carpet overlay to nave of chapel, cork tiles underneath. Cast in-situ terrazzo surrounding marble altar steps. Cork tiles in sacristy annex, with timber visible in EXG-28.

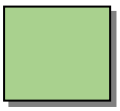
Condition Class: Minor symptoms 	• Carpet overlay is worn out. • Evidence of deterioration to cork tiles underneath. • Terrazzo flooring in good condition with some small cracking and damp to edges.
Probable causes	• Water ingress and cracked external render. • Age, use, and lack of maintenance.
Probable Consequences	• Continued water ingress and consequent decay of historic fabrics. • Damage to interior fabrics and structures.
Assessment	The under structure of the floor is not visible for assessment. The flooring appears in reasonable condition, especially the terrazzo and marble. Remove modern carpet to facilitate further inspection and drying out.
Mitigation Measures	Carpet appears to be a modern addition to the nave.

Fig.171: Area with carpet removed in chapel nave

Fig.172: Slight crack to terrazzo indicated with red arrow (south side of altar)

6.7.4 DOORS

Fig.173: Entrance to chapel (EXG-30)

Fig.174: Doors leading to sacristy (EXG-30)

Description	6 no. doors in chapel and sacristy annex. Chapel is accessed from west via a pair of timber panelled doors with glazed upper panels. Chapel gallery is accessed from west via a round-headed timber panelled door. Pair of timber doors to the sacristy and single door to the bell tower are painted pink on one side. In the sacristy annex there are 2 no. six-panelled timber doors.
Condition Class: Minor symptoms	• Timber doors appear to be in sound condition. • Mould build up on some surfaces. • Glazed panes intact.
Probable causes	• Water ingress. • Age, use, and lack of maintenance.
Probable Consequences	• Continued water ingress could lead to decay of historic fabrics. • Continued mould build up.
Assessment	The doors of the chapel and sacristy appear in good condition. The timber does not appear warped or in a state of decay despite water ingress to surrounding walls. Minor refurbishment to restore to working order.
Mitigation Measures	Refurbishment to working order would make a positive contribution to the historic character of the building.

Fig.175: Door to chapel gallery (at east end of first floor corridor to main building)

Fig.176: Timber panelled doors in sacristy (EXG-29)

6.7.5 WINDOWS: STAINED GLASS TO CHAPEL

Fig.177: Stained glass window over the altar (EXG-30)

Fig.178: Example of smaller stained glass window (EXG-30)

Description	10 no. rounded-headed, multi-pane, stained glass windows in the chapel. 4 no. to the south, and 5 no. to the north wall. Windows have simple decorative features that vary from window to window. 1 no. larger stained glass window at the east over the altar showing Christ the King and kneeling angels.
Condition Class: Minor symptoms	• Stained glass over the altar appears slightly buckled. • Mechanisms for opening panels of windows not all operational.Stained glass panes and lead work appear to be generally in good condition. • Window opes appear to be generally in good condition.
Probable causes	• Age of materials.
Probable Consequences	• Continued aging.

Assessment	Inspection was from ground level and the chapel gallery only. The stained glass windows appear to be in good condition and correctly fitted into window opes. The slight buckling of the window over the altar should be monitored and will likely not require any immediate works. Opening panels and mechanisms require refurbishment to working order.
Mitigation Measures	Monitoring of buckled stained glass windows.

Fig.179: Stained glass window to the south

Fig.180: Stained glass window to the north

6.7.6 WINDOWS: TO SACRISTY ANNEX

Fig.181: Windows in EXG-29 of sacristy annex (facing east)

Fig.182: Windows in EXG-28 of sacristy annex (facing west)

Description	11 no. windows in the chapel sacristy annex. Timber ogee horned multi-pane sash windows with round-headed upper panes. 9 no. painted white. All windows have plywood affixed to the exterior.

Condition Class: Minor symptoms	• Mould build up to some parts of timber. • Timbers appears in relatively sound condition despite signs of significant water ingress to walls. • All glass panes intact.
Probable causes	• Water ingress. • Age, use, and lack of maintenance.
Probable Consequences	• Water ingress and consequent deterioration of fabrics.
Assessment	Sources of water ingress to be investigated and resolved. Windows require refurbishment to good working order.
Mitigation Measures	Window refurbishment would have a positive impact on the historic character of the building.

Fig.183: Signs of water ingress and previous repair to wall adjacent to timber frame (EXG-29)

Fig.184: Windows in sacristy annex corridor (EXG-27)

6.7.7 JOINERY

Fig.185: Timber architrave to door in nave

Fig.186: Simple timber skirting near altar

Description	Timber architraves and skirtings. Moulded fluted architraves to doors in chapel. Simple timber architraves, window surrounds, and skirtings in the sacristy annex.
Condition Class: Moderately strong symptoms	• Mould build up. • Cracking, peeling, and flaking paint. • Bubbling to walls around skirtings.
Probable causes	• Water ingress. • Damp atmosphere of interior. • Age and lack of maintenance.
Probable Consequences	• Continued water ingress could lead to decay of historic fabrics. • Increased mould build up.
Assessment	Sources of water ingress to be investigated and resolved. The timber architraves, surrounds, and skirtings are a decorative element of the chapel and sacristy. Following solving the water ingress issues, damaged timber elements should be refurbished.
Mitigation Measures	Refurbishing damaged areas of timber architraves, surrounds, and skirting would have a positive impact on the historic character of the building.

Fig.187: Stained and damaged timber skirting (EXG-29)

Fig.188: Timber window surround (EXG-29)

6.7.8 ALTAR

Fig.189: Looking east

Fig.190: Looking north

Fig.191: Looking south-west

Fig.192: Top of altar

Description	Decorative marble altar. Carved decoration and use of different coloured marbles. Altar placed on raised stone plinth having marble steps up on three sides.

Condition Class: Minor symptoms	• Altar appears in good condition.
Probable causes	• Resilient fabric.
Probable Consequences	
Assessment	Upon assessment altar appears to be in good condition. The resilience of the marble fabric has likely protected it from atmospheric damp and lack of maintenance.
Mitigation Measures	

6.7.9 FEATURES

Fig.193: Cast iron radiator with timber cover

Fig.194: Wrought iron railing to gallery

Description	12 no. cast iron radiators painted white, some with decorative timber covers. decoratively-detailed metal gallery railing having timber top rail. Small tabernacle and marble reredos behind altar. Hinged timber screen wall in sacristy.
Condition Class: Minor symptoms	• Mould build up to timber radiator covers. • Some dislodgement of tiles and damage to marble in the reredos.

Probable causes	• Water ingress. • Damp atmosphere of interior. • Age, use, and lack of maintenance.
Probable Consequences	• Damage, decay, and possible loss of historic and religious features. • Continued mould build up.
Assessment	The chapel and sacristy annex have several features associated with the original function of this space. They appear in relatively good condition, but the issue of water ingress remains. This should be investigated and resolved at the source (exterior render and roof) to ensure longevity of historic fabrics.
Mitigation Measures	Resolving water ingress issue to conserve features.

Fig.195: Hinged timber screen wall in sacristy (EXG-29)

Fig.196: Marble reredos and tabernacle (east of altar)

Fig.197: Slight damage to reredos

7 THE PROPOSED DEVELOPMENT

7.1 DESCRIPTION

The proposed development involves the refurbishment and adaptive reuse of the Christ the King Presentation Convent to provide a Domestic Violence Refuge (DVR), along with the demolition of certain ancillary structures and the construction of new residential blocks to accommodate social housing. The project has been developed on behalf of Good Shepherd Cork, a charitable organisation that will operate the refuge and manage the residential accommodation.

The works include:

- Refurbishment of the main convent building, including internal reconfiguration and fabric repair;
- Demolition of the chapel to the east and the single-storey annex to the west;
- Construction of a new East Block on the footprint of the chapel to accommodate the DVR;
- Construction of a new West Block to provide additional housing units;
- Landscaping and site works, including improved access, boundary treatments, and planting;
- Retention and conservation-led repair of the bell tower and entrance gates and railings.

Amendments to the floor plans have been made to accommodate internal circulation and accessibility requirements associated with the refuge use. Structural interventions include localised reinforcement of the ground floor slab at the south-west corner of the convent and the implementation of a radon protection strategy at ground floor level, the details of which will be developed further at construction stage.

The proposed East Block has been designed to connect to the main convent building and provides new accommodation in a form and layout intended to be functionally and spatially integrated. The demolition of the existing chapel enables this siting. The block is contemporary in character but seeks to reflect key material and compositional elements found within the ACA.

A railing is proposed at parapet level to address safeguarding requirements in a manner that seeks to minimise visual impact. The detail of this railing has been designed to integrate with the proposed parapet treatment and will be subject to further refinement through detailed design.

Works to the boundary wall are also proposed and include localised repair. These works will be undertaken in a manner that seeks to retain the character and appearance of the wall where feasible. Between the site and Bunscoil Chríost Rí, the boundary treatment will comprise a new metal fence with hedging for privacy (in lieu of a blockwork wall). No works are proposed to the school's boundary walls or railings. A gate is proposed within this new internal fence to facilitate the established right of way between the sites. This gate is wholly within the application site and does not alter the school's boundary fabric.

The proposed development responds to a specific set of social and operational needs while seeking to manage the impact on the architectural heritage of the site and its context within the Turner's Cross Architectural Conservation Area. Further assessment of the impacts is provided in Sections 7-10.

Fig.198: South elevation of proposed domestic violence refuge centre at Christ the King Presentation Convent

Fig.199: North elevation of proposed domestic violence refuge at Christ the King Presentation Convent

Fig.200: Site plan of proposed domestic violence refuge centre at Christ the King Presentation Convent

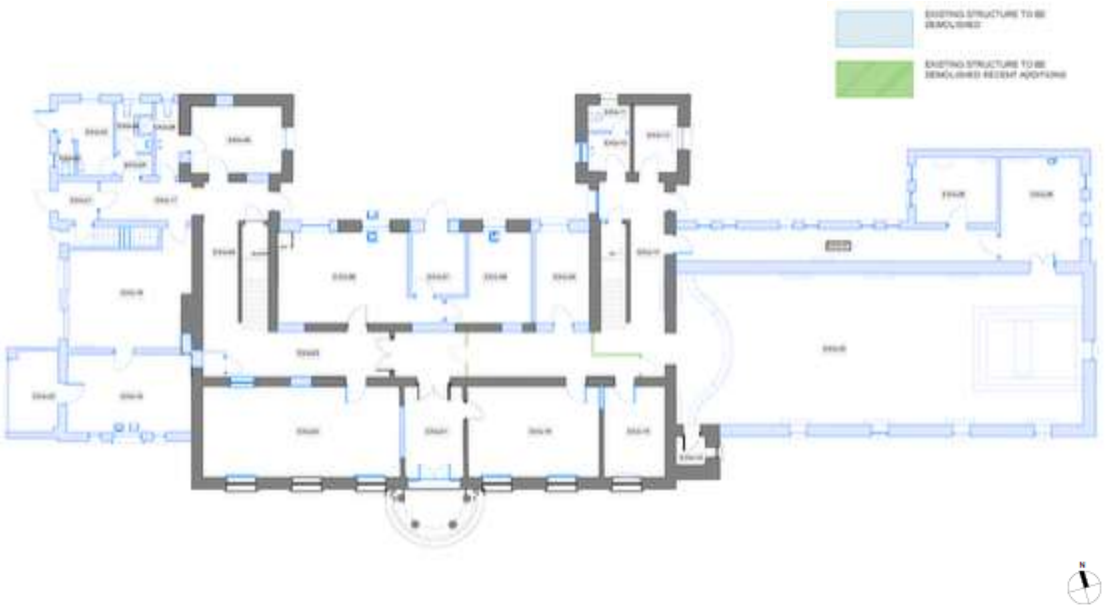


Fig.201: Ground floor plan of convent building showing room numbers and showing proposed demolition in blue

Fig.202: Ground floor plan of convent building showing proposed additions in orange

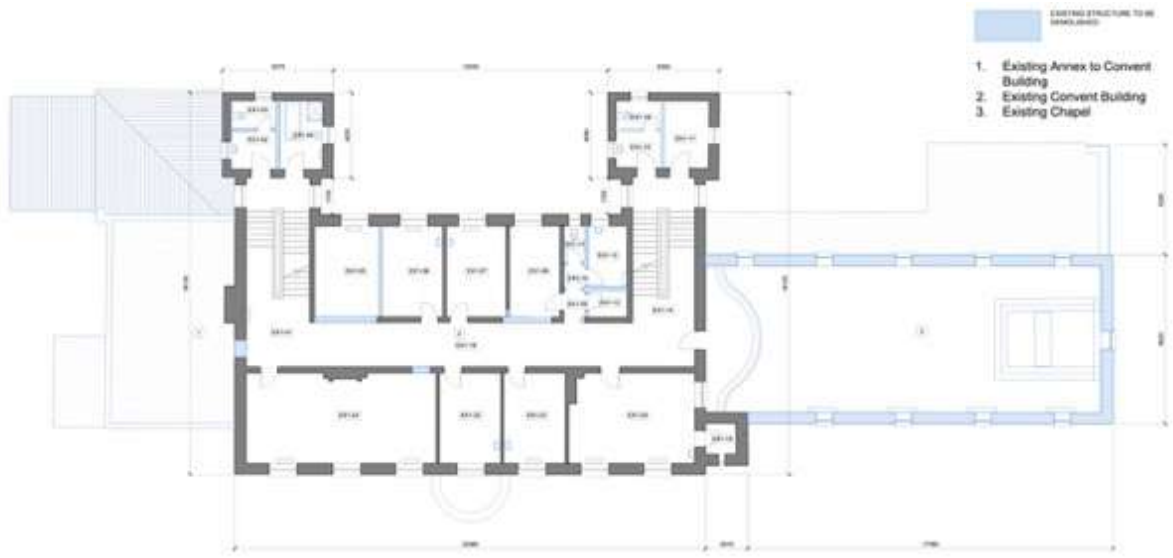


Fig.203: First floor plan of convent building showing room numbers and showing proposed demolition in blue

Fig.204: First floor plan of convent building showing proposed additions in orange

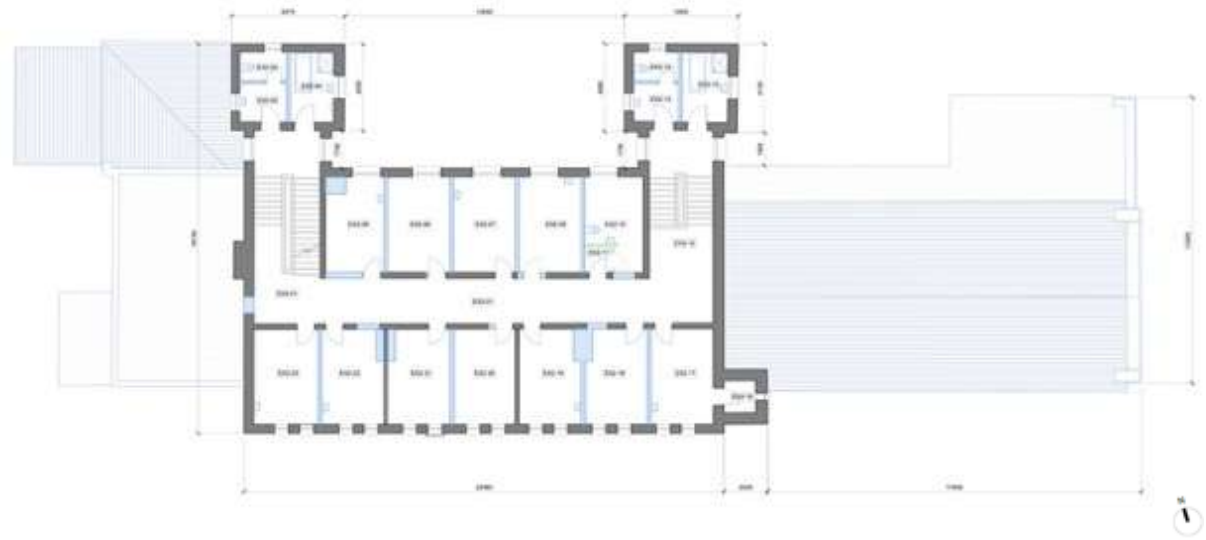


Fig.205: Second floor plan of convent building showing room numbers and showing proposed demolition in blue

Fig.206: Second floor plan of convent building showing proposed additions in orange

Fig.207: Third floor plan of convent building showing proposed additions in orange

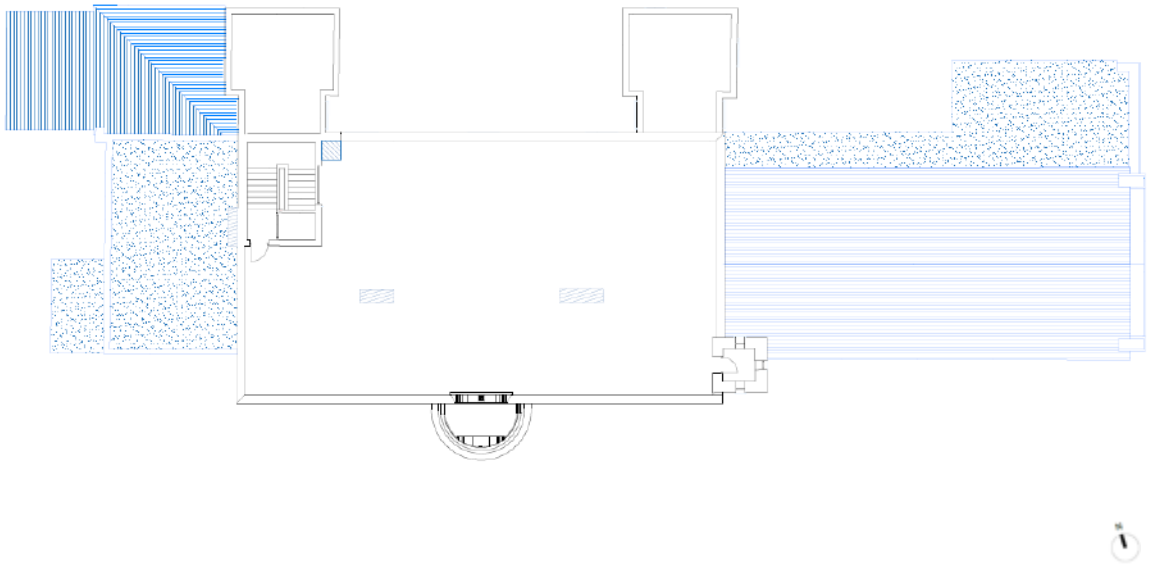


Fig.208: Roof plan of convent building showing proposed demolition in blue

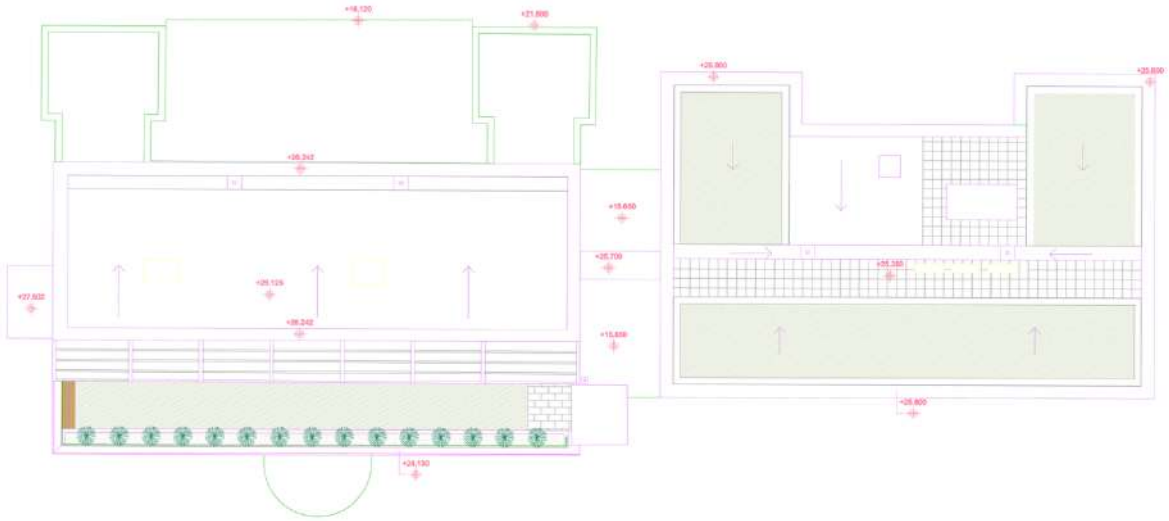


Fig.209: Proposed Roof Plan

8 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

8.1 INTRODUCTION AND OVERVIEW

The objective of the Architectural Heritage Impact Assessment (AHIA) is to analyse the potential impacts of the proposed works on the Christ the King Presentation Convent and surrounding architectural heritage. The proposed works are set out below. Each proposed intervention is described and accompanied by a rationale, a description of potential impacts, and a description of the mitigation measures proposed.

The proposed works aim to repair and adapt the convent to allow the building to find a sustainable new use in keeping with its ethos and to meet the needs of future users. Works have been carefully considered and designed to ensure that upgrades are made to bring the property up to building regulation standards while ensuring that the development is of a high standard of design and detail sensitive to the Architectural Conservation Area (ACA).

This Architectural Heritage Impact Assessment adheres to the government publication *Architectural Heritage Projection, Guidelines for Planning Authorities.* Impacts are defined here as the physical or visual effect that the proposed works may reasonably be predicted to have on the architectural heritage of the site and its environs.

This impact assessment should be read in conjunction with the documentation provided by the rest of the design team. This report should be read as an active document which will be added to as more details of the proposal are established during the ongoing design process. The discussions that are had as part of this process contribute to the mitigation of impacts through thoughtful and considered design.

8.2 ASSESSMENT OF SIGNIFICANCE

The Christ the King Presentation Convent is representative of the expansion of the Presentation Order in the Turner's Cross area in the 1930s. The convent forms part of a complex of religious buildings in the area alongside the Christ the King Church and schools. The Christ the King Church is a significant modernist structure, designed by the American architect F. Barry Byrne. The church was opened in 1931 and the Christ the King Convent was constructed shortly after in the mid-1930s. The complex is of social interest in the context of the development and expansion of Cork City in the 20th century.

The convent is set back from Evergreen Road and surrounded on all sides by buildings. The gateway and railings at the entrance from Evergreen Road frame the view of the principal entrance façade of the main convent building; this is the principal expression of the convent that is visible within the Architectural Conservation Area. The convent nevertheless forms an important part of the urban landscape of the area particularly through its association with the schools and the church.

Despite being constructed at a later date, the design of the convent does not reflect the striking modernity of the nearby Christ the King Church. Instead, the convent follows a simple plan with decorative detailing that can be described as classically-derived. This contrast highlights the somewhat uneasy relationship the Catholic Church in Ireland maintained with modern architecture throughout the 20th century. While Christ the King Church stands out as an early and unusual adoption of the International Style, the broader trend within Church architecture remained firmly rooted in classicism. As a result, classically-styled ecclesiastical buildings continued to dominate — the convent being a representative example.

The buildings as a whole reflect the architectural language favoured by the Catholic Church in Ireland during the interwar period—a restrained, classically-influenced idiom that contrasts with the modernist departure seen in the nearby church. In this context, the convent and chapel form a record of prevailing ecclesiastical design preferences of their time and of the role of religious orders in the urban development of the area.

The building does not appear to have been significantly altered since its construction and still maintains much of its original character despite being empty for several years and having deteriorated in condition. The architecture incorporates elements of traditional form and construction as well as 1930s design with features such as the flat roof and the use of cement and cast concrete. Features such as the terrazzo flooring and staircases, the round-headed

windows to the top floor, and the integrated bell tower at the southeast corner lend character to the building. The adjoining chapel contains several liturgical finishings of decorative and artistic interest, notably a marble altar and reredos and a large stained glass window showing Christ the King to the east gable wall.

Other than the gates to the main entrance there were no features of heritage interest observed to the grounds in the course of the survey and there is no cartographic evidence to suggest that any should be anticipated to be found, however it is noted that the grounds are quite overgrown limiting survey at present. The axial relationship between the entrance gateway and the central entrance bay of the principal façade appears to be the most significant feature of the relationship of the convent building to its grounds.

8.3 Access Upgrades

The proposed development includes a series of access upgrades across the site to meet current accessibility standards and facilitate universal access. These upgrades are considered necessary to accommodate the intended new uses of the site, particularly the Domestic Violence Refuge (DVR), and reflect contemporary expectations around inclusive design.

One of the principal interventions involves the reconfiguration of the entrance at Evergreen Road. The existing entrance gates and associated sections of railings will be carefully dismantled, conserved and reinstated in a set-back position within the site. The gates will be fixed permanently in the open position to avoid impeding access. No new vehicular gates are proposed.

Within the convent building, access upgrades include the introduction of a four-storey lift shaft to the west side of the building. This is designed to facilitate vertical circulation between floors and allow for barrier-free access throughout the building. Although the intervention results in a physical and visual alteration to the existing fabric, its location and scale have been considered to minimise the effect on the principal elevations and architectural composition. The internal layout of the convent's ground floor is also being reconfigured to accommodate the operational needs of the refuge and associated support services. This includes direct access to counselling rooms, therapy spaces, and staff areas. These changes are consistent with accessibility guidance for such facilities and reflect a shift from institutional to residential care models.

The new East and West residential blocks are designed with level access to all ground floor units, and deck access and lift provision for upper levels. These measures promote inclusivity and reflect compliance with the intent of Part M of the Building Regulations. While the architectural expression of these blocks differs from the historic character of the convent, the access strategy forms an integral part of their layout and use.

The cumulative impact of the access strategy is a more permeable and functionally inclusive site. However, this also involves changes to the historic layout, circulation patterns, and boundary treatment. The removal of original gates and introduction of contemporary circulation cores are interventions that affect the historic character and legibility of the site. These impacts are acknowledged and should be considered as part of the broader balance between enabling viable use and preserving architectural heritage.

8.4 Radon Barrier Installation

A radon barrier is required to be installed at ground floor level in the existing convent building in accordance with current building regulations and national health guidelines. The site is located in an area where radon protection is mandated, and such measures are considered essential for occupant health and safety, particularly given the proposed use of the building for vulnerable individuals.

The intervention will necessitate localised removal of existing floor finishes to allow for membrane installation and subfloor upgrades. Of particular note is the presence of original cast in-situ terrazzo flooring to the entrance hall, main corridor, and stair halls, which has been identified as a significant retained feature within the building. Installation of the radon barrier in these areas will involve a high level of physical impact.

In addition to terrazzo, sections of the ground floor comprise non-suspended timber floors. These have been observed to be sodden and affected by mould in some areas, with associated efflorescence. Given their condition, the removal and replacement of some timber flooring is anticipated as part of the radon mitigation strategy and broader damp remediation works. Where timber floors are in salvageable condition, their retention and repair should be prioritised. Where deterioration necessitates removal, new flooring should be compatible in appearance and construction, and original materials should be recorded prior to removal.

For terrazzo flooring, a lift-and-reinstate strategy will be employed where feasible, subject to the integrity of the material. Where reinstatement is not viable, detailed photographic and drawn records should be made to document the original finish prior to removal.

Alternative radon mitigation options, such as passive sub-floor ventilation or sump systems, may be considered in specific zones to reduce the extent of fabric removal, provided they meet the performance criteria for radon resistance.

While the requirement for radon protection is a statutory necessity, it introduces a clear heritage impact where original flooring materials are affected. The intervention alters the historic materiality and substructure of the building and should be implemented with input from conservation professionals. The long-term health benefit of radon mitigation is acknowledged, but so too is the architectural heritage cost, and this balance should be documented and monitored as the works progress.

8.5 Impacts of Proposed Works on Structures Within the Site

Visual and material impact on historic fabric is categorised as follows:

Loss or obstruction of historic fabric:	Rationale and impacts will be described in table below and method to mitigate any negative impacts will be detailed.
Neutral Impact:	The impact of the work has no significant effect to historic fabric.
Positive Impact:	Impact is considered an improvement on the existing condition.

The proposed works, the rationale for the proposed works, the anticipated impact of the proposed works and the mitigation measures in response to the anticipated impacts are outlined below

The proposed demolition of the chapel is discussed in detail in Section 7.3.23, including assessment of its architectural contribution and the implications of its removal within the ACA context.

8.5.1 GENERAL

Proposed Works:

The redevelopment of the convent building and its grounds to provide a domestic violence refuge centre.

The demolition of the existing adjoining chapel and sacristy building and the construction of a new four-storey residential building in its place with 15 no. apartments.

The demolition of the existing west annex to the convent building.

The construction of a free-standing residential building with 32 no. apartments to the northwest of the convent building.

Rationale:

The convent building and its grounds are currently unoccupied. The proposed redevelopment would allow the building to be brought back into use as a domestic violence refuge centre.

The site is currently zoned for "Sustainable Residential Neighbourhoods: To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses". Redevelopment would ensure the sustained and beneficial use of the site for the community.

Impact:

The proposed works would result in some loss of historic fabric with the demolition of the chapel and of the west annex, alterations to adapt the main convent building to the new use, and the reconfiguration of the entrance from Evergreen Road with the entrance gates and railings to be taken down.

The proposed redevelopment would have a neutral impact in that the view of the principal façade from the street shall remain unimpeded.

It is considered that the retention and repurposing of the central convent building will have a positive impact. There is currently severe water ingress impacting the exterior and interior of the convent which could lead to the eventual loss of the building if there is no intervention. The repair and refurbishment of existing features as part of the works would have a positive impact. Redevelopment would also allow for regeneration of the site with community services.

The demolition of the chapel is discussed further in section **8.5.24**

Mitigation

As the site is included in an ACA, redevelopment will require mitigation through good design and adherence to the guidelines for new development within the ACA. These have been taken into account in the design of the proposed development.

Potential impacts to the historic fabric and setting have been identified and mitigation strategies have been developed by the design team.

The quality of the design of the proposed structure, its materials, and its sensitivity and appropriateness to its context have been considered in order to avoid a potential negative impact and instead to provide a neutral or indeed a positive impact to the character of the ACA and to the setting of adjacent historic structures by the provision of a well-designed structure appropriate to its context.

8.5.2 ROOF REPAIRS

Proposed Works:

Repairs to roof. Removal of 3 no. chimneys and adaptation of the flat roof with an extension of the existing stair enclosure to form a partial additional floor along the north side providing 3 no. rooms, a connecting corridor, and a roofed external area giving on to a roof terrace garden at south. It is proposed to add glazed guarding to the parapet.

Rationale:

The roof is in urgent need of repair and refurbishment as it is in poor condition with water ingress causing damage to the convent building.

The proposed additional structure would provide spaces for therapeutic services for the refuge centre with an accompanying south-facing roof garden terrace which would support the therapeutic setting. The glazed guarding is proposed for safety reasons.

Impact:

Positive impact: addressing water ingress issues and refurbishing the roof is essential to the rehabilitation and future survival of the building.

Loss of historic fabric: the proposed works require the removal of 3 no. chimneys.

The proposed additional accommodation to the roof would be visible to the north elevation and also be partially visible to the principal facade at south. The glazed guarding would extend above the existing parapet.

Mitigation:

Sound historic fabric to be retained in situ. Any new materials to suitably match existing character of building and to be approved by conservation consultant.

Use of appropriate materials and finishes to any replaced or refurbished roofing fabrics. Works to be carried out by a suitably qualified contractor.

To minimise their impact the proposed additions are set back from the principal façade and are aligned with the existing roof structures. The guarding to the parapet is proposed to be transparent and set to the rear of the parapet.

The quality of the design of the proposed roofing structure, its materials, and its sensitivity and appropriateness to its context have been considered in order to minimise the impact to the character of the convent building and to the surrounding ACA.

8.5.3 CHIMNEYS

Proposed Works:

3 no. chimneys to be removed.

Chimney at west to be partially removed and the remaining portion retained with necessary conservation works.

Rationale:

The proposed design includes the construction of ancillary use rooms on the flat roof which requires the removal of chimneys.

The chimney at west is proposed for partial removal to facilitate the installation of the proposed lift shaft.

The heating strategy for the development will not require existing fireplaces and chimneys.

Impact:
Loss of historic fabric: removing the chimneys will result in the loss of the chimney stacks and pots and the alteration of the roofline. The chimneys, while part of the original convent design, are plain with no decorative detail and their arrangement is utilitarian rather than part of an aesthetic scheme. Overall the chimneys do not make a significant positive contribution to the appearance of the convent building or the ACA.

Mitigation:

- Works to be carried out by a suitably qualified contractor and measures put in place to avoid damage to surrounding historic fabric.
- Works to chimney at west to be carried out in accordance with conservation good practice.

8.5.4 BELL TOWER UPPER STAGE

Proposed Works:

Conservation repairs to the masonry of the upper stage of the bell tower.

Rationale:

The masonry is showing signs of weathering and requires repair and maintenance to reinstate the integrity of the external envelope and avoid further damage.

Impact:
Positive Impact: repairs will contribute to the longevity of the structure which is a prominent focal point of the site and contributes to the character of the surrounding ACA.

Mitigation:
Works to be carried out in accordance with conservation good practice by suitably qualified and experienced personnel. Trial cleaning to be conducted in a discrete area. Sample repairs to be presented for approval by the design team.

8.5.5 RAINWATER GOODS

Proposed Works:

Refurbish to working order. Replace inappropriate modern elements with cast iron to match existing.

Additional capacity may be required to accommodate increase in deluge rain events.

Rationale:

The rainwater goods and surface water drainage system require repair and refurbishment to direct surface water away from the historic building fabric and avoid further deterioration

Impact:
Positive Impact: refurbishment of the rainwater goods will ensure adequate water drainage away from the building avoiding further water ingress and deterioration.

Reinstating cast iron rainwater goods to replace inappropriate modern elements will have a positive impact on the architectural character of the building.

Mitigation:

- Details and finishes to any refurbished or replaced rainwater goods to be confirmed with conservation consultant for compatibility with the existing structure.
- Any additional capacity required to be planned in accordance with conservation best practice.

8.5.6 WALLS (EXTERIOR)

Proposed Works:

Cement render to be removed from exterior elevations (including bell tower) and replaced with insulating lime render.

Rationale:

The cement render is cracked and the convent building currently shows signs of severe water ingress. It is proposed to remove the failed render and to take the opportunity to improve the thermal performance of the building. The use of lime render will allow moisture to move out of the solid masonry walls.

Impact:
Loss of historic fabric: the existing render has some decorative detail to the principal façade at south.

Positive impact: resolution of the current water ingress issues and provision of suitable internal environment conditions for the proposed new use.

Mitigation:

- Decorative detail to be reinstated.
- Works to be carried out by a suitably qualified and experienced contractor.
- Proposed insulating render to be compatible with the existing historic fabric.

8.5.7 WALLS (EXTERIOR)

Proposed Works:

Portions of ground floor walls at north to be removed and the courtyard between the returns to be enclosed as a single storey open flexible space.

Rationale:

Alterations to the north elevation are proposed to allow the space to better serve the proposed new use of the building.

Impact:
Loss of historic fabric: existing walls, windows and doors to be removed.

Mitigation:

- Historic elements to be salvaged and made available for reuse and repairs to the building.
- Works to be carried out by a suitably qualified and experienced contractor.

8.5.8 WALLS (EXTERIOR)

Proposed Works:

Addition of lift shaft to west elevation.

Rationale:

To make the building accessible.

Impact:

Loss of historic fabric: areas of existing walls and windows to be removed.

Positive impact: facilitating the ongoing use of the building.

Mitigation:

- The lift shaft has been located strategically minimising the works required to ensure accessibility. The lift shaft echoes the bell tower at east in location and size.
- Historic elements to be salvaged for reuse and made available for repairs to the building.
- Works to be carried out by a suitably qualified and experienced contractor.
- The lift shaft to be finished in materials compatible with the adjacent historic fabric.

8.5.9 WINDOWS (EXTERIOR)

Proposed Works:

Repairs to windowsills and window surrounds.

(See below under *Windows (interior)* for further window information.)

Rationale:

The windowsills and window surrounds are in poor condition in several areas and require maintenance repairs

Impact:
Positive impact: repairs will contribute to maintaining the original character of the convent building and maintain the special character of the ACA.

Mitigation:

- Repair works to be carried out by a suitably qualified contractor. Like-for-like materials to be used.
- Surrounding historic fabric to be adequately protected during the works.

8.5.10 DOORS (EXTERIOR)

Proposed Works:

Removal of some existing doors to the exterior of the convent building.

Rationale:

To facilitate the adaptation of the building to its proposed new use.

Impact:
Loss of historic fabric: the doors are modest in design but contribute to the overall character of the building.

Mitigation:

Historic elements to be salvaged and made available for reuse and repairs to the building. Works to be carried out by a suitably qualified and experienced contractor. Where door opes are to be closed up, the conservation principle of reversibility to be observed and appropriate compatible materials used.

Any proposed new doors to take into consideration the special character of the building.

8.5.11 ENTRANCE PORCH

Proposed Works:

Repair and refurbish to include removal of paint from columns, repairs to ceiling and to terrazzo and stone floor. Some structural repairs may be required. Refurbish rainwater goods to working order and ensure capacity is adequate.

Rationale:

The entrance porch is showing signs of water ingress and decay. Repair and maintenance is required to reinstate the integrity of the porch and prevent further damage.

The existing impermeable paint to the columns is trapping water in the historic fabric.

Impact:
Positive Impact: conservation repairs to the fabric of the entrance porch will have a positive impact on this key visual and functional feature of the convent building.

Mitigation:

Works to be carried out by a suitably qualified and experienced contractor. Like-for-like materials to be used. Surrounding historic fabric to be adequately protected during the works.

8.5.12 ENTRANCE PORCH

Proposed Works:

The removal of the religious statue from the porch roof.

Rationale:

The proposed new use is secular with no religious affiliation.

Impact:
Loss of historic fabric: the removal of the religious statue will alter the visual presentation of the entrance porch.

Mitigation:

Statue to be carefully taken down, salvaged, and made available for reuse.

8.5.13 ENTRANCE PORCH

Proposed Works:

The addition of a ramp to the semi-circular entrance porch.

Rationale:

To make the building accessible.

Impact:
Obstruction of historic fabric: the ramp will have a slight visual impact on the entrance porch to the principal façade.

Mitigation:

The design and materials of the ramp to be appropriate to the character of the building. The conservation principles of minimum intervention and reversibility to be observed.

8.5.14 CEILINGS AND PLASTERWORK

Proposed Works:

Repair and refurbish. Some structural repairs may be required. Decorative plasterwork eg. cornices to ground floor rooms (EXG-01, EXG-15, EXG-16) to be retained and repaired as necessary.

Rationale:

The ceilings are in poor condition in several areas particularly where there has been severe water ingress and repairs are required.

Impact:
Positive impact: repairs will contribute to maintaining the original character of the convent building and to making the building suitable for the proposed new use.

Mitigation:
A skilled and experienced plasterer must be engaged to carry out repairs to decorative elements. Any new elements must faithfully replicate the profile of the original.

8.5.15 WALLS (INTERIOR)

Proposed Works:

Removal of multiple areas of wall as described on the drawings showing the proposed demolitions.

Addition of multiple areas of wall as described on the drawings showing the proposed additions.

Rationale:

The removal and addition of walls is proposed to adapt the convent building for the proposed new use.

Impact:
Loss of historic fabric: the removal and addition of walls will alter the original layout of the interior. The principal volumes and circulation of the building will be maintained as the proposed alterations are primarily within secondary spaces, eg. the removal of walls separating cellular bedrooms of the convent to create accommodation suitable to the proposed new use.

Mitigation:
- Historic elements to be salvaged and made available for reuse and repairs to the building.
- Works to be carried out by a suitably qualified and experienced contractor.
- Surrounding historic fabric to be adequately protected during the works.

8.5.16 WALLS (INTERIOR)

Proposed Works:

Plaster to be removed from internal faces of external walls and replaced with insulating lime plaster.

Rationale:

The interior walls show evidence of damage from prolonged water ingress. It is proposed to remove the plaster, which has failed in many places, and to take the opportunity to improve the thermal performance of the building. The use of lime plaster will allow moisture to move out of the solid masonry walls.

Impact:
Loss of historic fabric: the existing plaster has some decorative detail to rooms on the ground floor.

Positive impact: resolution of the current water ingress issues and provision of suitable internal environment conditions for the proposed new use.

Mitigation:

- Decorative detail to be reinstated.
- Works to be carried out by a suitably qualified and experienced contractor.
- Proposed insulating plaster to be compatible with the existing historic fabric.

8.5.17 FLOORS

Proposed Works:

The proposed works involve localised removal of ground floor finishes to accommodate a radon protection barrier. This will include intervention in areas where original cast in-situ terrazzo is present—particularly in the entrance hall, main corridor, and stair lobbies. In addition, non-suspended timber floors located in other ground floor rooms, some of which are in poor condition, will require removal or replacement. Where viable, original flooring materials will be lifted, stored, and reinstated.

Rationale:

The works are necessary to comply with current building regulations requiring radon protection in areas of known risk. The presence of deteriorated floor finishes, including sodden timber and signs of efflorescence, further necessitates intervention for health, safety, and functional reasons. Retaining original materials where they are structurally sound remains a guiding principle.

Impact:

The interventions will result in the partial loss or disruption of original fabric, particularly the terrazzo, which forms a notable design feature of the interior. The removal of damaged timber flooring, while less visually prominent, also represents a loss of early material. The impact is considered high in areas of terrazzo due to its contribution to the building's character, and moderate in areas of timber floor where decay is evident.

Mitigation:

Where terrazzo is present, a lift-and-reinstate approach is proposed, subject to the material's condition. Where full removal is unavoidable, detailed photographic and drawn records will be produced prior to intervention. Replacement timber flooring will be matched in appearance and detailing where feasible. All works will be undertaken with input from a conservation professional and in accordance with best practice guidance.

8.5.18 WINDOWS

Proposed Works:

Windows: repair and refurbishment of existing timber windows.

Replacement double-glazed panes are proposed.

Removal of 8 no. windows and window openings to exterior walls.

Removal of 2 no. interior windows and window openings.

Addition of 2 no. windows and window openings.

Rationale:

The windows are in poor condition in several areas and require maintenance repairs.

It is proposed to install double-glazed panes to improve the thermal performance of the windows.

The removal and addition of windows and window openings are proposed as part of the works to adapt the convent building to suit its proposed new use.

Impact:

Positive impact: the refurbishment of existing windows will maintain the character and improve the thermal efficiency of the building.

Loss of historic fabric: the proposal will involve the loss of several timber sliding sash windows to the secondary façades of the building.

Loss of historic fabric: the existing glazing is to be removed and replaced.

Mitigation:

- Repair works to be carried out by a suitably qualified contractor. Like-for-like materials to be used. Surrounding historic fabric to be adequately protected during the works.
- The removal of windows is proposed only where necessary to repurpose the convent.
- Historic elements to be salvaged and made available for reuse and repairs to the building.
- Where window opes are to be closed up the conservation principle of reversibility to be observed and appropriate compatible materials used.
- Any proposed new windows to take into consideration the special character of the building.

8.5.19 DOORS AND DOOR OPENINGS (INTERIOR)

Proposed Works:

- Repair and refurbishment of existing timber doors and surrounds.
- Removal of 33 no. doors.
- Addition of 16 no. doors and door openings.

Rationale:

The damp conditions have caused damage and mould build up to timber doors. Repair and refurbishment is required.

The removal and addition of doors and doorways is proposed to allow the interior of the convent building to be reconfigured to better suit the proposed new use and to achieve compliance with the requirements of the building regulations.

Impact:
Loss of historic fabric: the proposal will involve the loss of some original timber doors. The doors are modest in design but contribute to the overall character of the building.

Positive impact: The repair and refurbishment of the existing doors will maintain the character of the interior of the building.

Mitigation:

- The removal of doors is proposed only where necessary to repurpose the convent.
- Historic elements to be salvaged and made available for reuse and repairs to the building.
- Repair works to be carried out by a suitably qualified contractor. Like-for-like materials to be used. Surrounding historic fabric to be adequately protected during the works.
- Where door opes are to be closed up the conservation principle of reversibility to be observed and appropriate compatible materials used.
- Any proposed new doors to take into consideration the special character of the building.

8.5.20 JOINERY

Proposed Works:

Repairs and refurbishment to joinery to include door architraves, window surrounds, picture rails and skirtings.

Rationale:

The joinery requires maintenance repairs.

Impact:
Positive impact: repairs will contribute to maintaining the original character of the convent building.

Mitigation:

Works to be carried out by skilled and experienced joiners.

8.5.21 STAIRCASES

Proposed Works:

Repairs and refurbishment.

Rationale:

The staircases are in poor condition in several areas and require maintenance repairs. Water ingress has caused damage.

Impact:
Positive impact: the repair and refurbishment of the original staircases and balustrade will maintain the character of the building.

Mitigation:

Works to be carried out by a suitably qualified contractor.

8.5.22 FEATURES (INTERIOR)

Proposed Works:

- Fireplaces: removal of 4 no. fireplaces and their associated chimneys to the second floor.
- Pass-through cabinet (EXG-02 to EXG-03) proposed for removal. Ope to be closed.
- Cast iron radiators: to be removed.

Rationale:

The removal of the fireplaces and chimneybreasts is proposed to allow the interior of the convent building to be reconfigured to better suit its proposed new use.

The pass-through cabinet is proposed for removal in order to achieve a fire compartment at the stairs.

The heating system is to be upgraded to improve the thermal performance of the building, rendering existing radiators and fireplaces redundant.

Impact:
Loss of historic fabric: the fire places, chimneybreasts, pass-through cabinet, and cast iron radiators are modest in design but contribute to the overall character of the building.

Mitigation:

Works to be carried out by a suitably qualified and experienced contractor. Where opes are to be closed up the conservation principle of reversibility to be observed and appropriate compatible materials used.

8.5.23 SERVICES, FITTINGS & FIXTURES

Proposed Works:

Redundant services to be removed.

Installation of new services.

Rationale:

The building requires an upgrade of services throughout to bring it up to the required standards.

Impact:
Loss of historic fabric: some potential localised loss of historic fabric along new services routes.

Mitigation:

Existing routes to be reused where possible. New routes set out to minimise harm. Necessary chasing or opening works to be made good to conservation good practice.

8.5.24 DEMOLITION OF CHAPEL AND SACRISTY ANNEX

Proposed Works:

Demolition of the chapel building, including the 2 no. rooms and the corridor of the sacristy annex.

Rationale:

The chapel is no longer used for its original religious function, as the convent building it adjoins is currently unoccupied. The structure has been assessed as unsuitable for adaptation to accommodate the requirements of the proposed development. Its internal configuration, including structural layout and window placement, does not readily lend itself to conversion for residential or support functions. Furthermore, its proximity to the proposed Domestic Violence Refuge introduces constraints related to security and safeguarding, limiting the potential for its reuse as a community or public facility.

As part of the design process, the potential for retaining and reusing the chapel was explored. However, no viable strategy was identified that would meet the operational requirements of the refuge or align with the overall site layout. These assessments are set out in greater detail in the accompanying Architectural Design Statement.

The proposed demolition of the chapel forms part of the redevelopment strategy for the eastern portion of the site, where the new East Block is to be constructed. This new block is intended to provide residential accommodation directly linked to the refuge and is positioned to ensure functional integration with the retained convent building. Elsewhere on the site, provision is made for 32 social housing units. Retention of the chapel would significantly constrain the layout and could result in a reduction in the number of units delivered, thereby affecting the viability and spatial coherence of the proposed development.

This has been further described in the architect's Design Statement, Section 5.1.

Impact:

The proposed demolition of the chapel, a modest and subordinate structure within the convent complex, will result in a permanent alteration to the site's architectural composition and a loss of liturgical fabric. Though not prominent in the wider ACA, the chapel contributes to the historic character of the complex. Its configuration is considered unsuitable for reuse, but this does not lessen the impact of its removal on the legibility of the original layout. Whether the proposed East Block offers greater contribution to the ACA remains a matter of judgement. A full record of the chapel should be made prior to demolition.

The chapel is an integral component of the original function of the convent, however, the religious function of the convent is now no longer active, and the function of the chapel is therefore redundant.

The chapel is immediately adjacent to and abuts the main convent building, however it is also a distinct separate block both physically and visually. The loss of the chapel is not anticipated to have a significant physical detrimental effect on the main convent building. The façade arrangement of the main convent building is completed within its own bounds and the loss of the chapel is not anticipated to have a significant visual detrimental effect on the main convent building.

The chapel is physically interlinked to the main convent building through 3 no. doorways and 1 no. window. The existing principal interconnecting doorway between the main convent building and the chapel at ground floor shall continue in use. The secondary doorway at ground floor is to be closed up as are the doorway and the window at first floor.

The exterior of the chapel does not have any features of note. The interior of the chapel has some notable features which are recommended to be recorded and salvaged.

The religious associations of the site will be negatively impacted by the proposed demolition. The convent and chapel buildings currently form a loose religious complex with the nearby Christ the King Church and primary school. Demolition of the chapel will impact this social aspect of the ACA.

Mitigation:

Options for retaining and reusing the chapel building within the proposed new use were extensively explored but were not found to be viable. Further information on this is included in the Architect's Design Statement.

The religious order that built the convent no longer has a use for the premises. The order has requested that the building and site be used for social good, specifically to provide accommodation for women, children, and families who are vulnerable or marginalised.

The chapel building is to be carefully taken down avoiding any damage to the main convent building. The main convent building shall be appropriately protected in the course of the works.

The existing interconnection at ground floor level between the main convent building and the chapel shall continue as the principal interconnection between the two areas.

It is proposed to preserve the chapel by record. A detailed inventory and architectural record of areas proposed for demolition is to be carried out. Notable features, including the stained glass windows and the altar, are to be photographed in-situ, identified for salvage, and reused in the project or made available for reuse to a reputable salvage yard.

8.5.25 CONSTRUCTION OF RESIDENTIAL ACCOMMODATION ADJOINING THE MAIN CONVENT BUILDING AT EAST

Proposed Works:

Proposed four storey building interconnected to the main convent building with provision of 15 no. apartments.

Rationale:

To provide residential accommodation as part of the proposed new use as a domestic violence refuge centre.

Impact:
Loss or obstruction of historic fabric: the proposed new addition requires the demolition of the chapel and sacristy annex. (The impact of this is discussed above.)

Mitigation:

Careful design in accordance with the guidelines for new development within the ACA. The quality of the design of the proposed addition, its materials, and its sensitivity and appropriateness to its context have been considered in order to minimise the impact to the character of the convent building and to the surrounding ACA.

8.5.26 DEMOLITION OF WEST ANNEX

Proposed Works:

Proposed demolition of adjoining west annex consisting of 10 no. ground floor rooms and a basement level housing services.

Rationale:

The west annex is proposed for removal to facilitate the redevelopment of the convent and grounds for its proposed new use. In its place is proposed a new lift shaft to allow access to the main convent building which will facilitate its reuse. Also proposed to this area is part of the proposed new residential accommodation to the northwest of the convent building as well as landscaping supporting the proposed new use.

Impact:
Loss or obstruction of historic fabric: the demolition of the west annex will result in the loss of the historic fabric adjoining the main convent building. The west annex is a single storey over basement area of no significant architectural note, and is currently in poor condition.

Mitigation:

A detailed inventory and architectural record of areas proposed for demolition to be carried out. Any notable features, such as rainwater goods, to be photographed in-situ, identified for salvage, and reused in the project or made available for reuse to a reputable salvage yard.

8.5.27 CONSTRUCTION OF RESIDENTIAL ACCOMMODATION TO THE NORTHWEST OF THE MAIN CONVENT BUILDING

Proposed Works:

Proposed free-standing four storey building on an L-shaped plan with provision of 32 no. apartments.

Rationale:

To provide residential accommodation as part of the proposed new use as a domestic violence refuge centre.

Impact:
Loss or obstruction of historic fabric: the proposed new addition requires the demolition of the west annex to the main convent building. (The impact of this is discussed above.)

Mitigation:

Careful design in accordance with the guidelines for new development within the ACA. The quality of the design of the proposed addition, its materials, and its sensitivity and appropriateness to its context have been considered in order to minimise the impact to the character of the convent building and to the surrounding ACA. A red brick finish is proposed to the external walls to distinguish it from the main convent building.

8.5.28 ENTRANCE GATES AND RAILINGS

Proposed Works:

It is proposed to carefully dismantle and restore the existing entrance gates and associated railings and reinstate them set back within the site, with the gates fixed permanently open.

Rationale:

The new configuration is proposed for road and pedestrian safety reasons, and to provide safe access for larger service vehicles such as fire trucks.

Impact:
Temporary removal will be required to facilitate restoration and reinstatement of the gateway fabric set back within the site. No net loss of historic fabric is proposed. The change in the gateway's position will alter its setting, resulting in a slight adverse effect on the heritage significance of the original alignment; this is mitigated by the reuse of the original gates and railings and improved operational requirements for access.

Mitigation:

Undertake measured recording of the gateway in its original position; label and catalogue all components; dismantle, conserve and reinstate in the approved set-back location; reconstruct plinths where required in compatible materials; carry out like-for-like repairs to ironwork in accordance with conservation best practice. Fix the gates open using reversible methods.

8.5.29 CONVENT GROUNDS

Proposed Works:

Management of existing overgrown vegetation to surrounds of convent building and implementation of new landscape plan to the grounds.

Rationale:

To carry out necessary maintenance to the grounds of the convent and to enhance the setting to support the proposed new use.

Impact:
Positive impact: the management of vegetation and landscaping in the convent grounds will have a positive impact on the setting of the convent building. A new gate within the proposed internal fence to the school is a minor, reversible intervention confined to new fabric and will have a neutral effect on architectural heritage.

Mitigation:

Careful design in accordance with the guidelines for new development within the ACA.

Historic fabric to be adequately protected during the works.

8.5.30 RADON BARRIER INSTALLATION

Proposed Works:

As part of compliance with current Building Regulations, a radon barrier must be installed at ground floor level throughout the existing convent building. This will involve local removal of historic floor finishes, upgrading of the substructure, and introduction of a suitable radon membrane system in accordance with EPA guidance.

Rationale:

Radon gas poses a significant health risk and compliance with statutory health and safety standards is necessary. The site lies in an area where radon protection measures are mandatory under national guidelines. A comprehensive mitigation plan is therefore essential for ensuring occupant safety, particularly given the proposed use of the building as a Domestic Violence Refuge and its function as residential accommodation.

Impact:
The convent currently contains cast in-situ terrazzo flooring to the entrance hall, ground floor corridor and stair halls. These areas are of historic design significance and contribute positively to the architectural character of the building. Installation of a radon barrier beneath these floors will require localised removal, which represents a high impact intervention. In some rooms, non-suspended sodden timber floors are also present and may be beyond retention due to decay and mould. These may require full replacement, where impact would be lower.

Mitigation:

Where terrazzo flooring is present, a lift-and-reinstate strategy should be employed to allow installation of radon barrier beneath, while allowing reinstatement of original material where intact and salvageable.

- If sections of terrazzo are beyond salvage, detailed photographic and drawn records should be made prior to removal.
- Where feasible, a vented void or sump system may be employed to reduce the need for extensive slab intervention in less significant areas.
- A heritage specialist will be consulted during floor removal and reinstatement works, and all interventions must be fully documented for conservation and planning compliance.

8.6 PHYSICAL IMPACTS

The site currently contains the main convent building, an adjoining west annex, and a chapel. These elements are collectively listed on the National Inventory of Architectural Heritage (NIAH) with a Regional rating, although the convent is not included on the Record of Protected Structures (RPS). The proposed development involves the retention, refurbishment, and adaptation of the main convent building as the core of a new Domestic Violence Refuge. The chapel and west annex are proposed for demolition. Two new four-storey residential blocks are to be constructed to the east and west of the convent, which will result in a significant physical transformation of the site.

All works, including conservation-led repairs to the convent and construction of new buildings, are to be undertaken in accordance with the requirements for development within an Architectural Conservation Area (ACA).

The site is enclosed on all sides, with access from Evergreen Road at the southern boundary. The proposal includes the reinstatement of the existing entrance gates and railings in a set-back position, accommodating shared access and service vehicles; the gates will be retained as heritage features but held open.

Several neighbouring buildings are listed on the NIAH with Regional ratings, and some are included on the RPS. The proposed western residential block will be located in the western portion of the site, currently unbuilt, adjacent to the rear gardens of the Summer Hill South terraces (NIAH-listed). Mitigation measures will be implemented to avoid adverse impacts on these historic properties.

To the east and south, the convent building and proposed East Block are set back from the boundary with Bunscoil Chríost Rí (also NIAH-listed). No physical impacts on the school's historic fabric are anticipated. To the north, a sunken area is proposed for conversion into allotments. This boundary adjoins the Capwell bus station (formerly the Macroom railway terminus), and no adverse physical impacts are anticipated in this area either.

8.7 Impact of Use

The proposed development would introduce a Domestic Violence Refuge and associated residential accommodation on a currently disused site. The site is zoned for 'Sustainable Residential Neighbourhoods' under the Cork City Development Plan, which supports residential, community, and civic uses. The proposed use aligns broadly with this zoning objective and reflects, in part, the original institutional and residential character of the site.

The reuse of the site is likely to contribute positively to the wider community by bringing the site back into active use and addressing identified social needs. While the new use represents a departure from the former religious function, it continues the tradition of communal and residential occupancy within the historic setting.

Mitigation measures have been developed to minimise the potential impact of the new use on the surrounding architectural heritage. These include a design approach that considers the location of the site within the Architectural Conservation Area and the presence of nearby protected structures and NIAH-listed buildings.

8.8 Visual Impact

The proposed development will result in changes to the visual character of the site and its immediate surroundings, particularly as viewed within the site itself. The demolition of the chapel and west annex will remove existing elements of the historic composition, while the construction of two new four-storey blocks will introduce a more contemporary architectural presence. Key views have been modelled to assess the visual impact of the proposed development within the site and from the public realm beyond the site. These are included below.

The site is set back from the road behind other buildings. The principal view of the site is through the entrance from Evergreen Road. The view from this entrance is of the principal façade of the main convent building. This view shall remain largely unaltered and the façade shall be refurbished. In order to facilitate the proposed new use, there are some alterations proposed to the site entrance, a ramp to the main entrance porch, and alterations at roof level which will have a moderate impact on this principal view. In addition to the view through the entrance from Evergreen Road, the proposed development shall be partially visible from some places within the ACA including from Evergreen Road and Summerhill South.

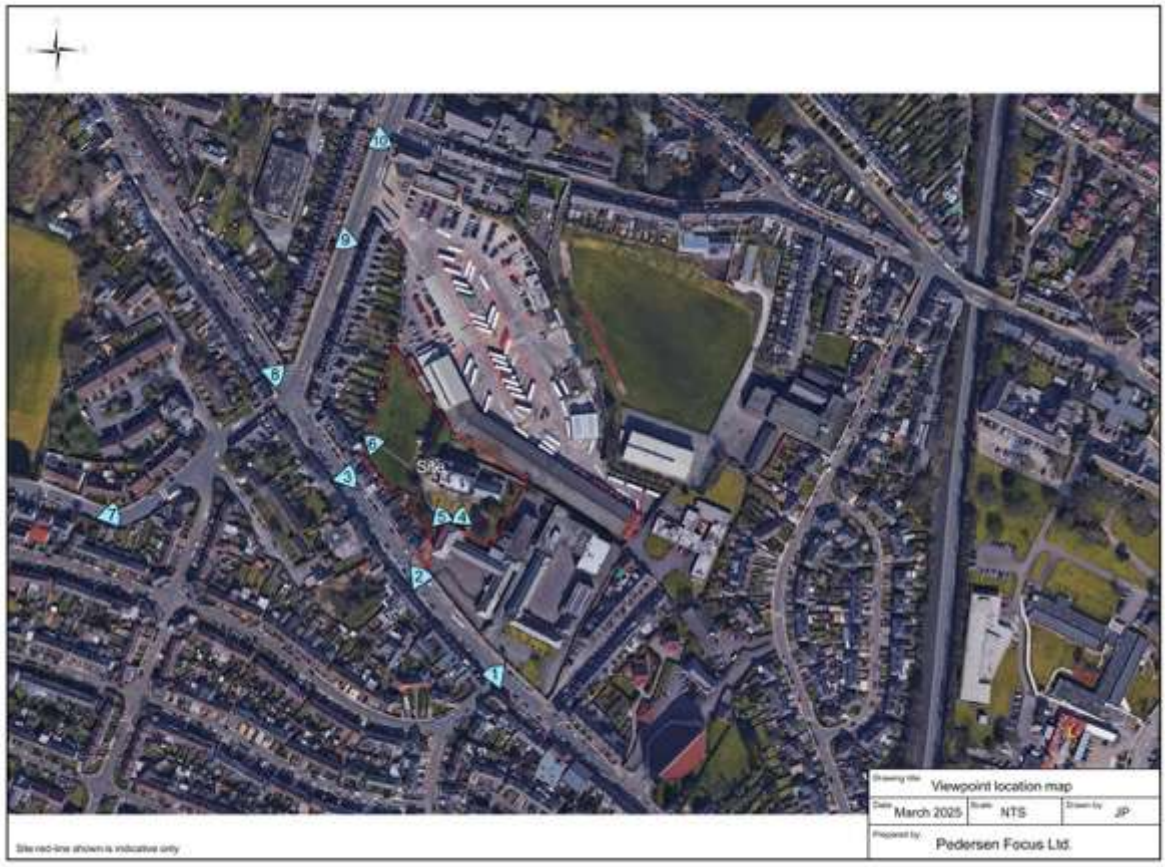
Within the site, the new East Block, replacing the chapel, will alter the perception of the convent's eastern elevation. Its contemporary character and increased height will change the historic spatial arrangement of the site and the contrast in architectural language will be apparent. It is designed to remain visually subservient to the main convent structure and the design approach references key material and proportional cues from the surrounding context.

The West Block introduces new built form on a part of the site that is currently undeveloped. While set back from Evergreen Road, its height and massing and the elevated ground level of the site will make it visible in some views from the public realm. This intervention will be particularly noticeable in the context of the adjacent 19th-century terraces along Summerhill South, which are more modest in scale and architectural expression.

Verified views submitted with the planning application illustrate that the development will alter the visual balance of the site, with an increase in scale and modern materiality. These changes will be most evident in views from the

south and west. Although the character of the ACA remains legible, the proposed buildings, when visible, will introduce a distinct shift in tone and form.

The effectiveness of mitigation measures—including the articulation of massing, choice of materials, and landscaping—will be critical in the integration of the development into its historic setting. While the visual impact is moderate to high, it does not necessarily constitute an unacceptable outcome within the context of the zoning and wider policy objectives for the site. The long-term success of the visual integration of the development will depend on the quality of execution and adherence to the design intent.



Viewpoint location map.

Fig.211: View 1 Existing: NW from Evergreen Road.

Fig.212: View 1 Proposed: NW from Evergreen Road. The alterations to the roof of the main convent building and the upper part of the proposed East Block are partially visible.

Fig.213: View 2 Existing: N from Evergreen Road.

Fig.214: View 2 Proposed: N from Evergreen Road. Alterations to the roof of the main convent building and to the entrance are visible.

Fig.215: View 3 Existing: NE from Evergreen Road.

Fig.216: View 3 Proposed: NE from Evergreen Road. The alterations to the roof of the main convent building and the upper part of the proposed West Block are visible.

Fig.217: View 4 Existing: NW within site.

Fig.218: View 4 Proposed

Fig.219: View 5 Existing: NE within site.

Fig.220: View 5 Proposed

Fig.221: View 6 Existing: N within site.

Fig.222: View 6 Proposed

Fig.223: View 7 Existing: E from St Patrick's Road.

Fig.224: View 7 Proposed: E from St Patrick's Road

Fig.225: View 8 Existing: E from Evergreen Road at the junction with Summerhill South.

Fig.226: View 8 Proposed: E from Evergreen Road at the junction with Summerhill South. The red line indicates the location of the proposed development which is partially visible from this location.

Fig.227: View 9 Existing: SE from Summerhill South.

Fig.228: View 9 Proposed: SE from Summerhill South. The red line indicates the location of the proposed development which is not visible from this location.

Fig.229: View 10 Existing: SE from Summerhill South.

Fig.230: View 10 Proposed: SE from Summerhill South. The upper portion of the proposed development is visible through the gateway of the bus depot.

8.9 Potential Cumulative Impacts

The proposed new domestic violence refuge is to be built on a site that is currently not in use, a large part of which has no buildings at present. The architectural heritage elements of the existing building which are of note have been outlined above.

The site lies outside the curtilage of any nearby protected structures or buildings of architectural heritage interest. The proposed development is not anticipated to have a significant negative effect on the setting of nearby protected structures in comparison to the existing and previous situation; mitigation measures have been put in place to minimise any potential negative impact. These include the design, massing, and materials of the proposed development.

The site entrance is on Evergreen Road, with the majority of the site screened from the street by terraced houses and the Bunscoil Chríost Rí school. Little or no impact is anticipated on the streetscapes of the ACA.

The proposed new development would have a positive impact of social regeneration of the site, and redevelopment of an existing building with a new community use.

The potential negative impacts of the proposed new development on heritage elements are minimised by the design, massing, and choice of materials.

A Construction Management Plan shall be put in place that shall include mitigation measures to minimise the impact of the proposed works on the Architectural Conservation Area.

8.10 Do Nothing Impact

The site is currently not in use, and the existing buildings have been identified as being in poor and deteriorating condition. The grounds are overgrown and largely vacant. A do-nothing scenario would likely lead to further degradation of the built fabric, increasing the risk of dereliction. Such an outcome would negatively affect the character of the Architectural Conservation Area (ACA), where neglect and vacancy are acknowledged as contributing factors to decline. In this context, the do-nothing approach would offer no benefit to the building, the site, or its wider urban setting, and could result in further adverse impact on the ACA's visual and architectural coherence.

9 Conservation Strategy

In this section we will propose architectural heritage conservation strategies for the development which will mitigate harm to the heritage assets on the site and surrounding the site.

9.1 General Mitigation Measures

All interventions have been discussed as a part of regular design team meetings to consider the rationale of decisions with the view to balance the needs of the brief, economy, practicality, health and safety, accessibility, and conservation. These meetings should be considered part of the assessment/mitigation process. Various mitigants have been put in place to ensure that the historic fabric and special architectural character of site and ACA are preserved during conservation works and development of the site.

General mitigation measures to be applied to all interventions require that:

- Proposed conservation works must be carried out by an experienced main contractor and specialist subcontractors or crafts people.
- The delivery of a heritage induction to all contractors and subcontractors should be carried out.
- Where repair and upgrading to historic fabric is required, the conservation method statement and guidelines of product manufacturers must be followed by the contractor so that works can be carried out appropriately.
- Works must be supervised by the design team.
- Works have been carefully designed and are guided by the international conservation principles.
- Historic fabric will be adequately protected during all site stages.

- Demolitions and strip out will be guided by the design team and carefully conducted to ensure the protection of historic fabric and features.
- To prevent damage to adjacent fabric or substrates, where possible, power tools will be avoided.
- In so far as is possible, MEP services will use pre-existing pathways or joist notching. New services will also be surface-mounted to ensure reversibility.
- Where historic building fabric cannot be reused within the complex for repairs, it will be salvaged and sent to a reputable salvage yard.
- If structural timbers such as joists our found to be non-performing, they will be retained and strengthened via coupling of members and or splicing. However defective timbers that show signs of spores/fungus attack or larvae will be removed to prevent the occurrence of a future breakout.
- To ensure quality, appropriate methods and materials, a series of samples will be required by the conservation and architectural teams including doors, joinery, sash windows, plaster removal and plastering, cornice running, and cleaning.
- The contractor will provide submittals of materials and products for the approval of the design team. Only high quality and fabric-compatible materials will be used during conservation and upgrades.
- Careful detailing is to be produced to provide a high-quality design and finish; this should be presented to the conservation consultant for comment where requested.
- All works undertaken will be monitored by qualified conservation consultants and contractors.

9.2 Recording of Buildings Scheduled for Demolition

Demolition is only proposed where there is not considered to be a viable use for an existing structure or where its retention will compromise the overall progress of the development, preventing the provision of a new domestic refuge centre and the conservation of the architectural heritage on the site.

In the event of the demolition of any heritage structure on the site irrespective of their origin and significance, it is recommended that they be preserved by record, by means of measured survey and photographic record of original features supplementing recording already undertaken. This should be completed when the buildings are vacated and cleared of debris.

9.3 Salvage Strategy

Where elements are proposed for removal it is proposed to salvage them for reuse in repairs to the building where possible. It is proposed to salvage as many of the notable features of the chapel as possible prior to demolition.

10 Mitigation

The principal means of mitigating potential negative impacts on architectural heritage is through a design-led approach that responds to the historic context of the site and the ACA designation. This Architectural Heritage Impact Assessment forms part of the broader mitigation strategy and has informed the development of the proposals.

Heritage considerations have been integrated into the design process through ongoing consultation and collaboration within the design team. The potential impacts of proposed interventions were reviewed during design development, and mitigation measures—such as retention of key structures, sensitive massing, material choices, and the preparation of archival records for buildings proposed for demolition—have been incorporated accordingly.

11 Predicted Impact of the Proposed Development

In this section we will describe the impacts arising from the proposed development on the architectural heritage, on the basis that the mitigations above are applied. All proposed impacts described below are to be understood in the context of the wider principle of redevelopment and managed change.

11.1 General Impact

These works will repurpose the currently disused convent building and surrounding site to provide purpose-built accommodation and services for a proposed domestic violence refuge. The new refuge centre and associated accommodation buildings will have a visual impact on the architectural heritage and the surrounding Architectural Conservation Area (ACA) due to their massing, presence, and contemporary design. This impact is mitigated through design measures aligned with the ACA guidelines and by enabling a viable redevelopment strategy for the site.

The proposed buildings are located on land zoned as 'Sustainable Residential Neighbourhoods' under the Cork City Development Plan, with a stated objective to protect and provide for residential uses and amenities, as well as community, institutional, educational, and civic uses. While future development of the site to its full potential cannot be assumed with certainty, such redevelopment is broadly supported under the current zoning framework. In this context, the scale of the proposed buildings is considered to result in a visual impact that is not unacceptable in planning terms.

Any harm to the historic setting will be mitigated through the massing, material choices, and design approach, which have been developed with regard to the site's architectural context and the relevant ACA guidelines.

11.2 Proposed Refurbishment and Change of Use of Convent Building

The conservation and refurbishment of the NIAH-listed convent building will result in the retention and continued use of a significant historic structure within the Architectural Conservation Area. While the proposed works will result in some alteration to the original fabric and a degree of heritage impact, these effects are to be mitigated through a conservation-led approach, including sensitive detailing and high-quality repair works. The adaptive reuse of the building for a community-focused function is considered to support the long-term sustainability of the site.

11.3 Proposed Demolition of the Chapel and of the West Annex

The proposed demolition of the chapel and the west annex will result in the loss of historic fabric and a permanent alteration to the form and completeness of the original convent complex. This impact is to be mitigated through the preparation of detailed archival records of the buildings proposed for demolition, and through the introduction of new accommodation designed to respond sensitively to the context of the site. The new development addresses identified functional requirements and has been developed with regard to the ACA guidelines and the broader site strategy.

11.4 Proposed New Eastern Residential Block

The proposed new residential block is to be constructed adjoining the eastern elevation of the original convent building, occupying the footprint of the existing chapel. The new structure will result in a visual impact on the convent and will occupy a prominent position within the site. This impact is moderated through a considered design approach, with the roofline aligned to respect the height and scale of the convent, and detailing developed to respond sensitively to both the retained historic building and the surrounding Architectural Conservation Area. The provision of purpose-built accommodation for a domestic violence refuge represents a significant public benefit and supports the regeneration of a currently disused site.

11.5 Proposed Western Residential Block

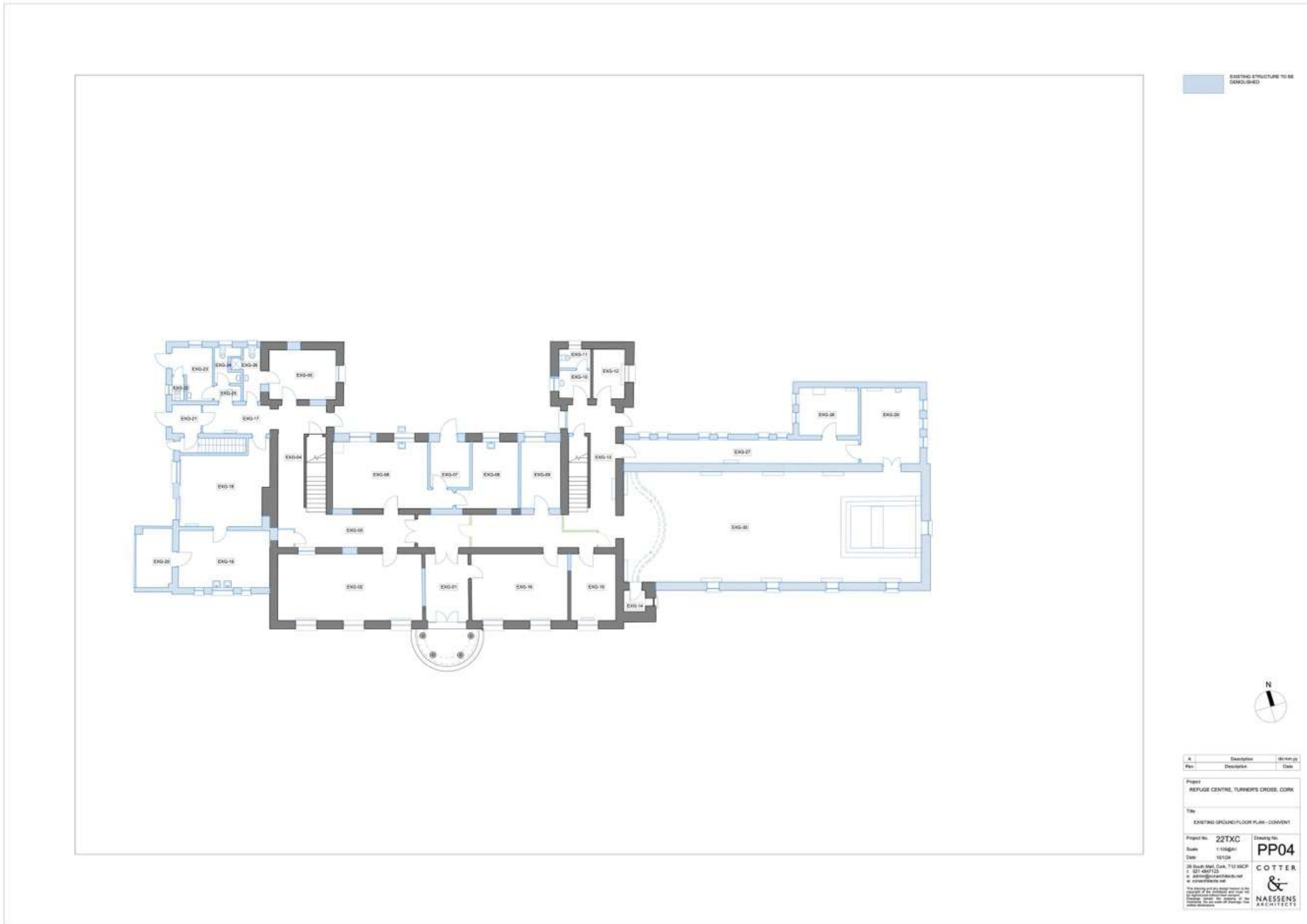
The proposed western residential block will introduce a new structure adjacent to the convent, resulting in a visual impact on both the historic building and its broader setting. Owing to its siting, the block is set back from Evergreen Road, which assists in moderating its visual prominence. While its scale, massing, and contemporary design

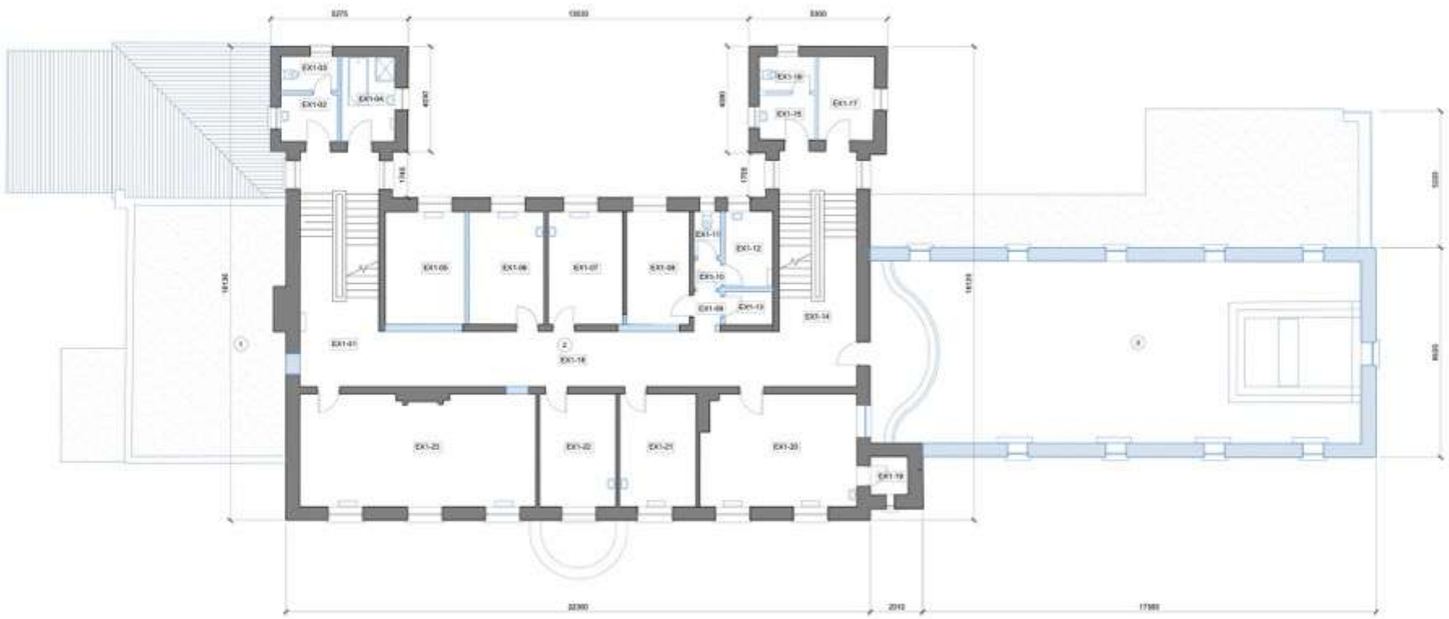
represent a clear intervention, the impact is addressed through design strategies intended to reflect the context of the Architectural Conservation Area.

The development is located within an area zoned 'Sustainable Residential Neighbourhoods' under the Cork City Development Plan, which supports residential and community-related uses. While the full future development of the site cannot be presumed, the proposed block aligns with the zoning objectives to make efficient use of underutilised land in a manner that addresses local housing and social need.

Any potential harm to the historic setting is mitigated through the proposed massing, layout, and landscaping strategies, which have been developed to integrate with the historic grain of the site. The redevelopment of this underused part of the site will bring it back into active use, contributing positively to the urban fabric of Turner's Cross and supporting the wider objectives of the ACA.

APPENDIX 1: DRAWINGS SHOWING ROOM NUMBERS AND PROPOSED DEMOLITION


EXISTING STRUCTURE TO BE DEMOLISHED
EXG-23
EXG-24
EXG-26
EXG-01
EXG-22
EXG-21
EXG-21
EXG-17
EXG-04
EXG-06
EXG-07
EXG-08
EXG-09
EXG-13
EXG-18
EXG-05
EXG-20
EXG-19
EXG-00
EXG-01
EXG-16
EXG-15
EXG-14
EXG-11
EXG-12
EXG-10
EXG-28
EXG-29
EXG-27
EXG-30
N
Project
REFUGE CENTRE, TURNERS CROSS, CORK
Title
EXISTING GROUND FLOOR PLAN - CONVENT
Project No. 22TXC
Drawing No. PP04
COTTER & NAESSENS ARCHITECTS



EXISTING STRUCTURE TO BE DEMOLISHED

1. Existing Annex to Convent Building
2. Existing Convent Building
3. Existing Chapel

N

A	Description	dd/mm/yy
Rev	Description	Date

Project
REFUGE CENTRE, TURNER'S CROSS, CORK

Title
EXISTING FIRST FLOOR PLAN - CONVENT

Project No.	22TXC	Drawing No.
Scale	1:100@A1	PP05
Date	10/5/24	

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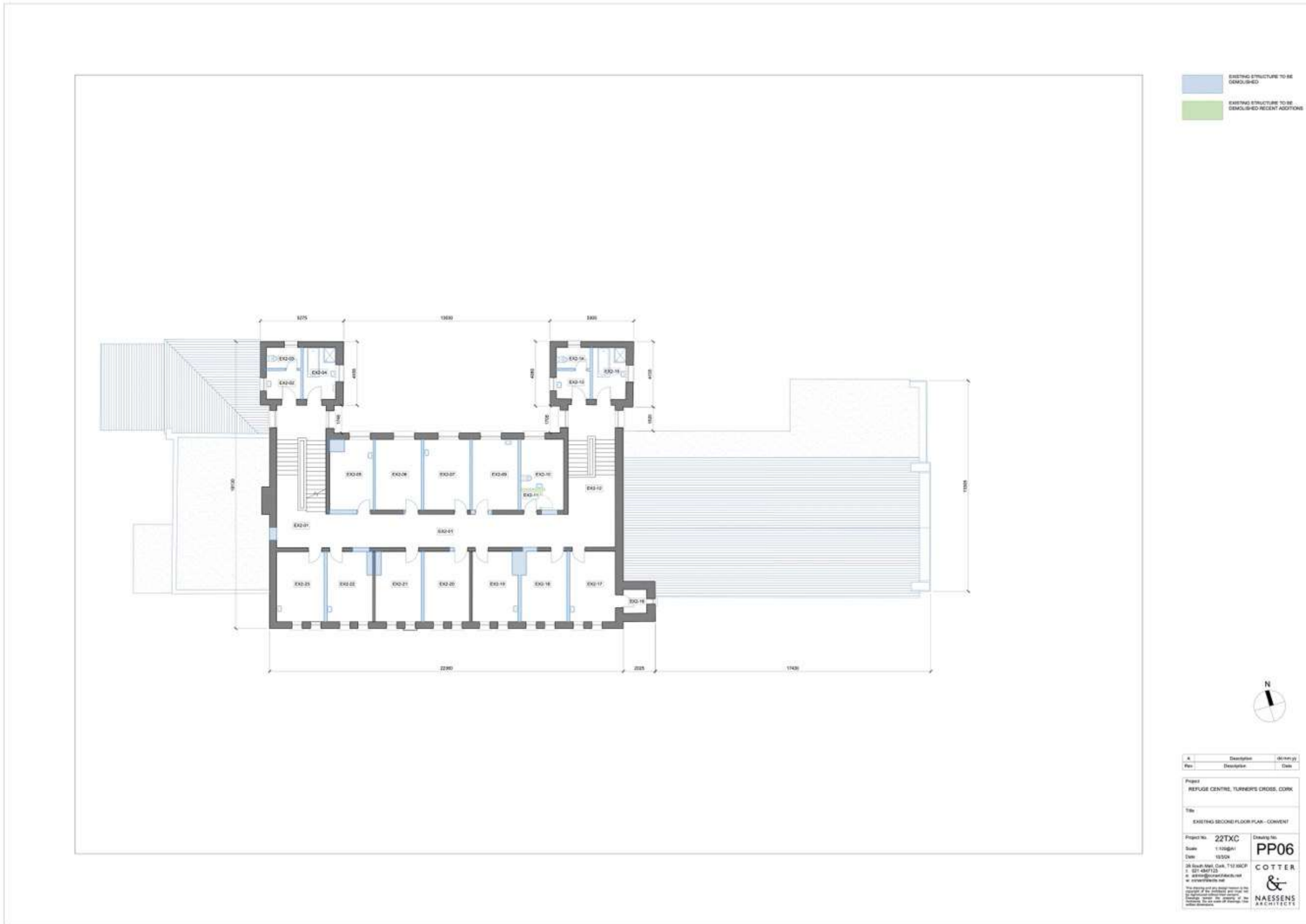
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EXISTING STRUCTURE TO BE DEMOLISHED RECENT ADDITIONS
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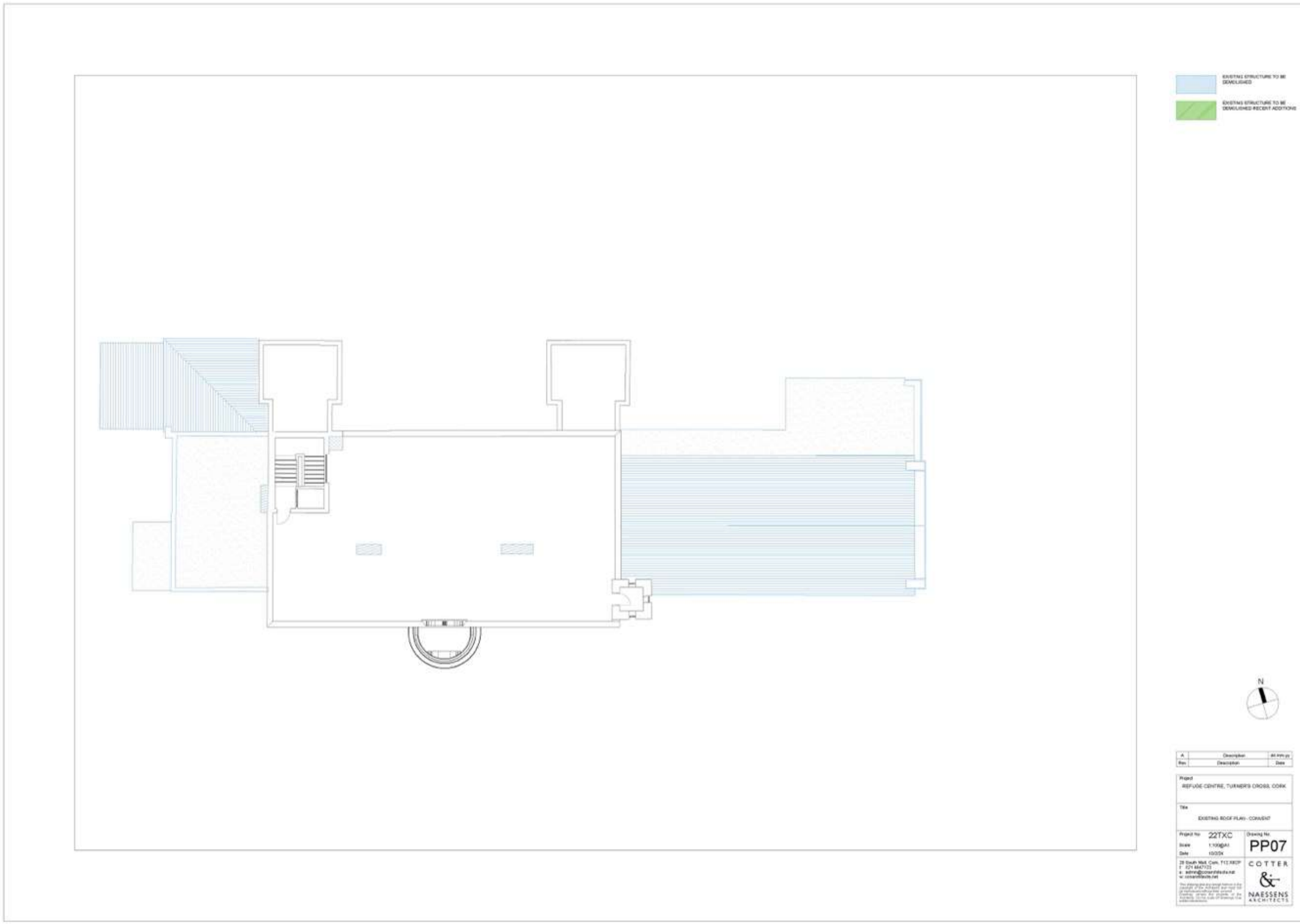
REFUGE CENTRE, TURNER'S CROSS, CORK
EXISTING SECOND FLOOR PLAN - CONVENT
22TXC
PP06
COTTER & NAESSENS ARCHITECTS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EXISTING STRUCTURE TO BE DEMOLISHED RECENT ADDITIONS
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Project
REFUGE CENTRE, TURNER'S CROSS, CORK
Title
EXISTING ROOF PLAN - CONSENT
Project No 22TXC
Drawing No PP07
Scale 1:100@A1
Date 10/23/x
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APPENDIX 2: PROPOSED RADON WORKS

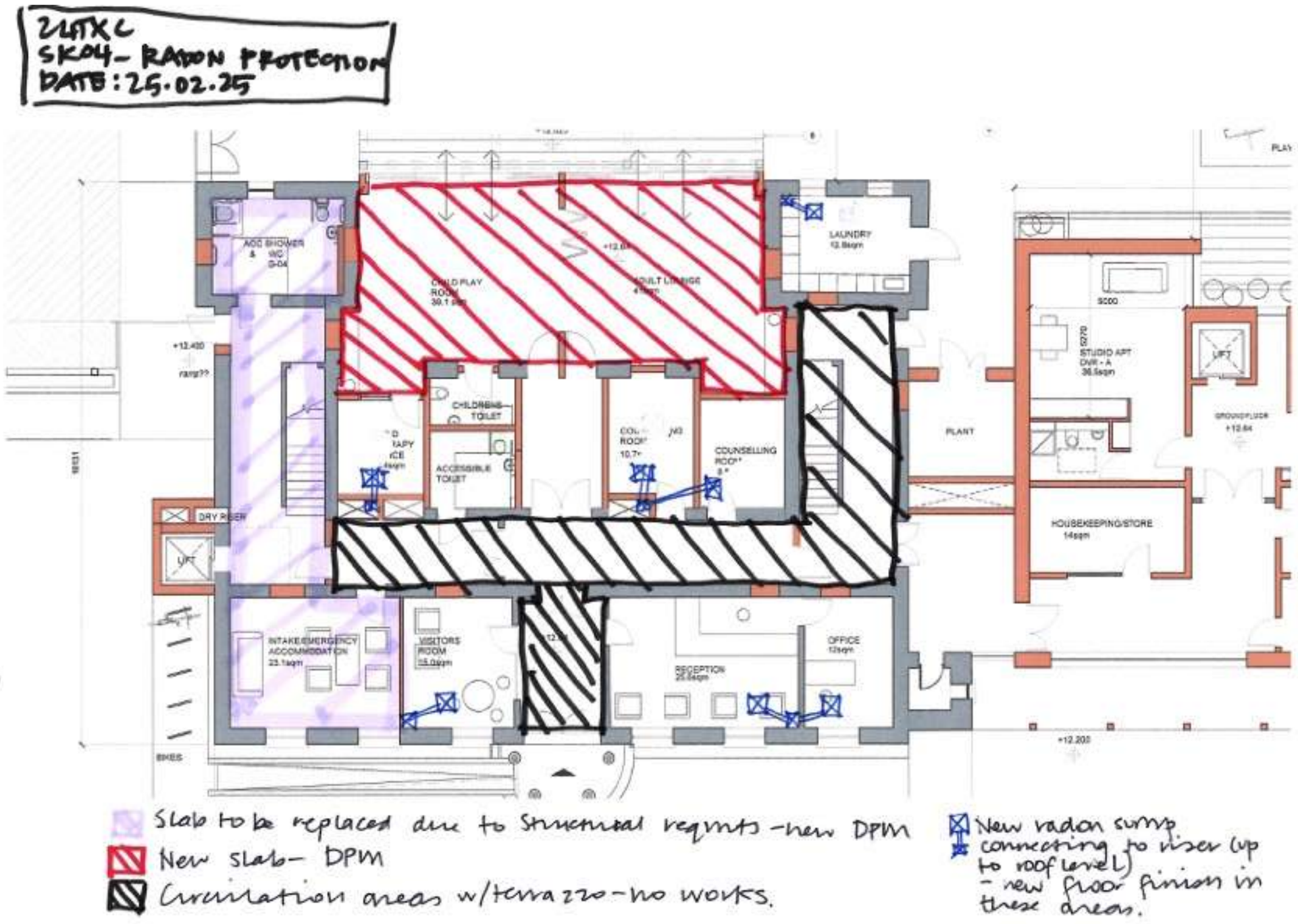

Figure 1 Proposed Sketch for Radon Works to GF