JCA Architects

7no. Coastguard Cottages at Lower Road, Crosshaven, Co. Cork

(NIAH Reg. Nos. 20848035-6, 20848038-42)

Conservation Report

20th September 2021- P01 (draft)

14 October 2021- P02

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1. Historical Context

During the Napoleonic (1803 – 1815) smugglers were very active around the coast of Ireland, particularly on the southern and eastern coasts. In and effort to combat this the British Government established the Preventative Water Guard in 1809 which operated small boats along the shore in the hope of intercepting smugglers. Even working with the larger Revenue cutters and the Customs Officers on land, smuggling remained a serious issue. In 1822 the Preventative Water Guard, Revenue cutters and Customs Officers were all amalgamated into the Coast Guard under the Board of Customs.1

This new Coast Guard had a very wide ranging responsibilities from the aforementioned control of smuggling to saving life at sea, protecting shipwrecks from pillage and the distribution of famine relief (particularly along the west coast). In the early 20th century the Coast Guard's duties also included the prevention of gun running.

The first Coast Guard station in Crosshaven is mentioned in Samuel Lewis's Topographical Dictionary of Ireland (1837) where he described it as being '..one of eight coastguard stations in the district of Cove'. 2 At this time the station was located in a different part of the town and can be seen on the first edition Ordnance Survey map of c.1840 (Fig. 1). Crosshaven was a very small village at this time and the station was located within the inlet not far from Crosshaven House.

Fig. 1: Extract from first edition Ordnance Survey map, c.1840, showing the first coast guard station in Crosshaven.

[1] https://www.fingal.ie/sites/default/files/2021-06/burning-of-coast-guard-stations.pdf
[2] Lewis, Samuel, A Topographical Dictionary of Ireland, 1837

In the early 1860s a new coast guard station was erected west of the town (Fig. 2). It comprised an officer's house containing 6 rooms, a kitchen and scullery. In addition there were eleven men's' houses containing four rooms and a kitchen each laid out as a terrace of identical houses. There was a watch house attached to the station, a rocket house to the eastern end of the cottages and a boat house on the beach opposite the officer's house.[3]

Fig. 2: Extract from the c.1900s edition of the Ordnance Survey map for Crosshaven, showing the 'new' coastguard station built in the early 1860s. Note the small enclosed yards and outbuildings associated with each house. The boat house and slip can be seen in front of the western end of the terrace, and the rocket house to the eastern end of the terrace.

With the exception of the larger units at either end, the eleven units have identical plans (laid out as handed plans), each having a living room, kitchen and small pantry (under the stairs) with three bedrooms to the first floor. The small outbuildings seen on the OS map are likely to have been the outhouses (toilets) and possibly a coal store. Although very overgrown, these buildings are extant today with the stone boundary walls and gateways surviving. The houses are generally very intact in terms of their floor plan and retain their timber staircases, pantry cupboards and in many cases timber sash windows, doors, fire surrounds and floor tiles.

The rocket house at Crosshaven survives and is intact in terms of its form and historic fabric. It is in use as a garage for the watch house building at the eastern end of the terrace which is in use as a private home. The rocket house at a coastguard station had a rocket apparatus which could fire a rope out from the land to any ship that ran aground on the rocks. The rope would allow the ship's crew to pull in the attached breeches buoy. The breeches buoy was a pulley system that could winch a sling out to the ship and then winch it back with a person in the sling.

[3] http://www.bloodandbandage.com/crosshavencoastguard.com/croshaven-coastguard-history/

A rope thrown from the shore was a useful tool, and a pulley system – later known as a 'breeches buoy' – could be set up to ferry people to safety. However, a person could only throw a rope a short distance, usually against the wind. By the mid 1800's a US army engineer developed a gun, known as the "Lyle Gun" which fired a projectile over to the ship in trouble. The projectile was attached to a light line and this was used to haul over a heavier rope to set up contact with shore. The Lyle Gun system saved many lives and versions are still used to this day.

The area to the front of the cottages was originally a communal open space entered from either end of the terrace. It has since been subdivided to provide separate gardens for some of the houses. A number of these now have gateways to the northern boundary wall allowing access off the street. Two of the houses also have new doorways inserted to the front (north) elevation with a porch, allowing access to the houses by way of a path from the street. The remaining houses retain their original entrance only, from the rear (south) elevation. The officer's house to the western end of the terrace is now in use as a Garda Station.

The architect of the Crosshaven coast guard station is not known, but one of the contract drawings for these buildings made in 1862 (held in the OPW collection in the National Archives) is signed by Robert J. Stirling. Stirling designed many houses, in addition to well-known buildings such as the Bleeding Horse Bar on Upper Camden Street in Dublin and the Guinness Trust tenements on Bride St. He was also responsible for the design of barracks, artisan housing schemes and cottages around the country, and notably had involvement in the coastguard station at Cromane Co. Kerry. 4

4 Dictionary of Irish Architects, Irish Architectural Archive https://www.dia.ie/architects/view/5171/stirling-robertjohn#tab_works

2. Description of the Existing Buildings

Refer to JCA drawings SY_100 and SY_300 for a detailed record survey for all units as per JCA site visit on the 27th of August 2021. Below is a description of the findings:

Environs

Units no. 7-11:

The main access for units no. 7-11 is via the south (rear) via a right of way to the rear of No.12. The ground finish behind no.12 (which is currently occupied) is has been recently had tarmacadam installed, the finish behind units no. 7-11 is concrete in poor condition. There is currently no access to the north garden of these units, although there seems to be a right of way via the north garden of no.12. The gardens to these units are overgrown with vegetation.

Units no. 4 and 5 exceptions:

Units no. 4 and 5 have north pedestrian access from the lower road. There is a gravel path leading to no.4 while no.5 has a concrete access path. At the time of the survey there was no access to the south of these units, unit 6 is occupied and has erected boundaries to their north and south gardens.

External Fabric

Units no. 7-11:

There are remnants of historic boot scrapes present at the south entrance for units 7,9,10,11. Where the ground level meets the external wall there is a stone plinth (180mm high). All elevations have been treated with what appears to be a roughcast/ wet pebble dashed sand and cement render. Cast iron air grilles are present on north elevation at low level above stone plinth. External walls are assumed to be brick inner and outer leaf with random rubble infill, lined internally with lime plaster.

All units have surviving multipaned timber sash windows (damaged panes and decayed lower sash in some units). Sash windows are 6 over 6 on South elevation and 8 over 8 to North Elevation. Units no.7-11 have a ledged and braced timber sheeted external door with single glazed fan light over same on the south elevation. At the threshold of these doors is a 300mm deep stone threshold stone with a 150mm step from ground level to finish floor level. The roof is supported by 150x50 roof rafters with high collars @ 350 c/c supporting 50x12 battens @ 400 c/c supporting slate with lime parging between slate- wall plates were not visible during survey.

Rainwater goods are cast iron and are in poor condition. At eaves level there is a cut limestone eaves stone which the eave under coarse slate sits on. The chimneys are rendered with

smooth sand and cement render (probably brick construction) with pots missing and vegetation present. Unit no.11 has limestone quoin stones on the eastern side of the south elevation

Units no. 4 and 5 exceptions:

These have painted their north elevations. Unit no. 5 has replaced all its windows with PVC with double glazing and has a PVC external door. Unit no.4 has surviving timber sash windows with single pane glazing to both elevations and a raised and fielded modern timber door to their respective entrance porches on the north elevation.

Interior Fabric

Units no. 7-11:

The existing buildings consist internally at ground level of 2no. habitable rooms (namely a kitchen and living room), a small store, hallway with a closed string timber staircase with winders at top and bottom and 100x100mm structural timber newel post spanning from ground floor to first. The ground floor is a concrete floor with clay tiles (overlaid with lino in some units) in cloak, kitchen, and hall. The North room (living room) has a suspended timber joist floor assumed on sleeper walls (no access/ opening) with timber floorboard finish in poor condition (covered with other floor finish in some units).

Walls between hall and kitchen and hall and store are brick nog walls with embedded timber studs which are decayed at base to about 600mm high. Walls between hall and stair are timber panel walls which are decayed at base to about 600mm high. Wall between kitchen and living room is assumed as solid brick structural walls supporting the floor joists above partially continuing to ceiling.

The joinery is relatively simple with internal door frames as 150x50mm with 60x90mm chamfered architraves with ledged timber sheeted doors throughout (some with no bracing) with ironmongery is general simple timber ball knob handles with rim sash locks with escutcheons on opposite side (generally all painted over). Doors to cloaks have

cut outs with wire mesh for ventilation. Some have locks and finger pull notches.

The first floor consists of 3no. rooms which are assumed to previously used as bedrooms. The first-floor joists are 220x60 @ 280 c/c spanning north/south with lathe and plaster finish fixed to soffit. To the attic there are ceiling joists 100x40 @350 c/c spanning north/south.

There is no bathroom in units no.4, 7, 8, 9, 10 and 11 and it is assumed that an outhouse may and been located to the south of the properties to an area which is currently overgrown with vegetation. Some units have simple internal joinery finishes such as 30mm dado rail to halls, 100mm high moulded skirting boards throughout, timber window boards, shutters, and architraves (the extent of window shutters needs to be assess further as some windows were boarded up it was difficult to determine the condition of same). Wall between stairs and hall is made from timber boarding. A 12-pane fixed window is located between top of stairs and Bed 3 providing natural light

to the landing and top of stairs. Each room as a fireplace with stone hearth and some with cast iron fire surrounds surviving (some have been replaced with ceramic tiled surrounds). Some original stoves have survived in the kitchen hearth.

Units no. 4 and 5 exceptions:

Units no. 4 and 5 have a later constructed north facing entrance porch, sharing a party wall with the neighbouring entrance porch consisting of cavity block construction, a concrete floor and roof all assumed to be uninsulated. Additionally, Unit 5 has a later constructed south extension housing a bathroom and hot press consisting of block construction, concrete floor and timber roof all assumed to be uninsulated.

3. Condition Survey

Refer to JCA drawings SY_110 and SY_310 for a thorough condition survey for units as per JCA site visit on the 27th of August 2021. Below is a list of the current condition of the units at the time of the site visit.

Externals (generally for all units):

- Remnants of historic boot scrapes present for units 7,9,10,11 (see SY_110 for locations).
- Ledged and braced timber sheeted external door decayed at bottom- ditto for door frames, integrated clear glass over light with opening section in poor condition (see SY_310 for locations).
- Lathe and plaster ceilings though out generally in ok condition with exceptions as per (see SY_110.
- Rainwater goods in poor condition, down pipes missing and guttering damaged in parts (see SY_310 for locations).
- Chimney flaunching, brickwork, and lead in poor condition, vegetation present (see SY_310 for locations).
- Eave's stone, corner quoin stones and stone plinth (180mm high) have open mortar joints (see SY_310 for locations).
- Existing rendered elevations in poor condition (see SY_310 for locations).
- North elevation overgrown with vegetation (see SY_310 for locations).
- Cast iron ventilation grilles are rusted but present for suspended timber floor (some have been blocked up) (see SY_310 for locations).
- 180 stone plinth sits on 200mm rendered base in poor condition on North elevation.
- Concrete rear yard and front path in poor condition.

Internals (generally for all units):

- Concrete floor with clay tiles (overlaid with lino in some units) in cloak, kitchen, and hall. Assumed to be uninsulated and no damp proofing layer- rising damp evident.
- Door frames on ground floor decayed due to rising damp.
- 30mm timber dado rail to halls lost in some units.
- 100mm high moulded skirting boards on ground floor decayed due to rising damp.
- Ledged timber sheeted doors on ground floor decayed at base due to rising damp.
- Ironmongery is general, not in full working order.
- Multipaned timber sash windows were not all full accessible; some have decayed bottom sashes/ cills.
- Closed string timber staircase on ground floor decayed due to rising damp.
- North room (living room) has a suspended timber joist floor assumed on sleeper walls (no access/ opening) with timber floorboard finish in poor condition (see SY_110 for locations).
- Cast iron fire surrounds have fallen over in some units (see SY_110 for locations).
- Original stove in kitchen hearth in poor condition.

- Walls between hall and kitchen and hall and store are brick nog walls with embedded timber studs which are decayed at base to about 600mm high due to rising damp (see SY_110 for locations).
- Walls between hall and stair are timber panel walls which are decayed at base to about 600mm high due to rising damp (see SY_110 for locations).
- Wall between kitchen and living room is assumed as solid brick structural walls supporting the floor joists above partially continuing to ceiling.
- Damages to first floor timber floors (see SY_110 for locations).
- Wall plates not visible- assumed damp/decayed.
- 150x50 Roof rafters with high collars @ 350 c/c supporting 50x12 battens @ 400 c/c supporting slate with lime parging between slate.

Unit No.4 specific notes:

- No access to rear garden.
- Front garden has a central concrete path with steps up from road level with steel rails either side. Grass boarders' path with boundaries planted with hedge/bush. Stone wall capped with soldier coursing to road boundary/footpath- repointing required. Gates are in disrepair and are fixed to concrete pillars render with sand and cement render which is spawling.
- Porch is blockwork construction (assumed uninsulated) with concrete floor and concrete roof structure (both assumed uninsulated). Timber panelling to dado level (not of significance). Dampness present.
- External door is a modern solid timber door with post-box in ok condition but not of significance.
- Internal doors have Norfolk latch (not all in working order) and are general ledged doors which are decayed at base.
- Porch/living room door is a modern raised and fielded door in ok condition but not of significance.
- 1no. 6 over 6 timber sash windows on north elevation (later to other windows) in poor condition.
- Cast iron fireplace surround fallen over but present.
- Wall intersecting window and dividing Bedroom 3 and 2 damaged and missing plasterwork and lathes.
- Vegetation currently overgrown with a climber plant on North elevation covering half upper window.
- Roof gutter missing at eaves in middle of elevation.
- Original stove has been removed from hearth and converted into a cupboard. Kitchen is modern. Vegetation currently growing in through window.
- Electrics have been upgraded and are generally surface mounted- assumed to be not in working order and are likely not compliant with current building regs.
- Modern electric radiator in living room- rusted and damaged, not of significance.
- 50x50mm timber handrail for stairs in ok condition.

Unit No.5 specific notes:

- No access to rear garden.
- Front garden has a central concrete path with steps up from road level. Grass boarders' path with boundaries planted with hedge/bush. Stone wall capped with soldier coursing to road boundary/footpath. Gates are in disrepair and are fixed to concrete pillars render with sand and cement render.
- Porch is blockwork construction (assumed uninsulated) with concrete floor and concrete roof structure (both assumed uninsulated)- dampness present.
- All timber sash windows have not survived; they have been replaced with PVC windows throughout.
- PVC front door to porch- not of significance.
- 2no. modern hollow core timber doors to living room - not of significance.
- Cast iron fireplace present.
- Damage to stud between hall door and under stair store due to rising damp.
- Original stove in kitchen hearth in poor condition.
- Doors lost (hall north and south doors + under stair door).
- Modern block constructed extension to rear with bathroom and hot press store with concrete floor and timber flat roof construction- dampness present.
- Wall intersecting window and dividing Bedroom 3 and 2 damaged and missing plaster work.
- No handrail for internal stairs.

Unit No.7 specific notes:

- Wall intersecting window and dividing Bedroom 3 and 2 damaged and missing plasterworks.
- Evidence of light entering room via chimney in Bedroom 2- Chimney works required, likely missing cowls/bird guards.
- Steps 4 and 5 from top of Stairs nosings are damaged and missing.

Unit No.8 specific notes:

- Rot present on ceiling of living room and bedroom 2.
- Ceiling in kitchen damage in southeast corner (both lathe and plaster).
- Wall intersecting window and dividing Bedroom 3 and 2 has small damage and missing plasterwork.

Unit No.9 specific notes:

- Ceiling in kitchen damaged and missing in centre of room.
- Living room ceiling lathe and plaster missing from the width of room on west for about 2m. Damage to floor joists above.

Unit No.10 specific notes:

- Steps 1,2 ,4,5 damaged.
- Water damage present on first floor ceiling above top winders.
- Ceiling plaster in Bedroom 1 damaged in centre.

Unit No.11 specific notes:

- Fire damage to first floor above southwest corner of kitchen.
- 50x50mm timber handrail for stairs present in ok condition.
- Living room suspended floor partially collapsed along north elevation.

4. Photographic Survey

Refer to JCA drawings SY_120 for location of photos taken for the below photographic survey for all units as per JCA site visit on the 27th of August 2021.

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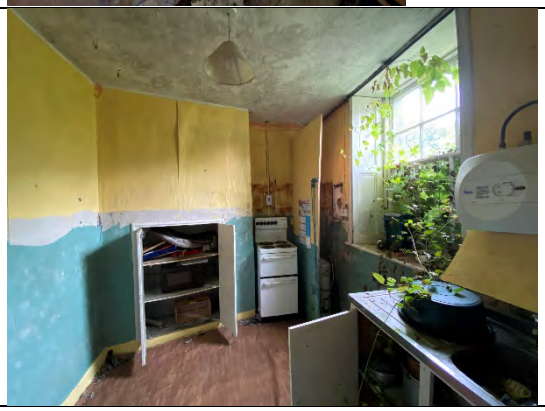
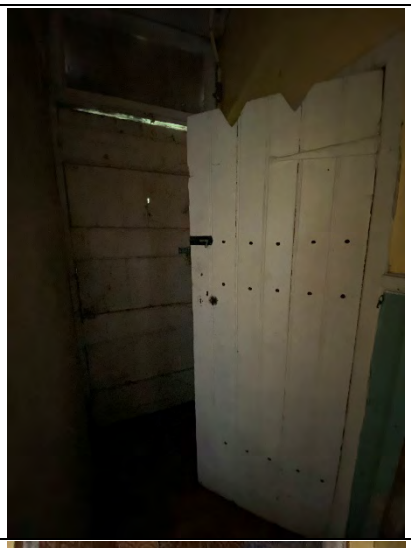
6		

7		
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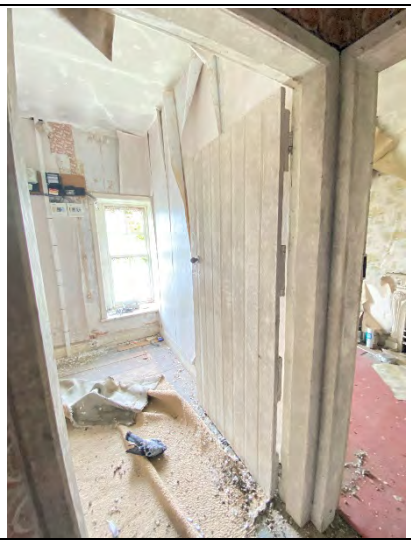
14		

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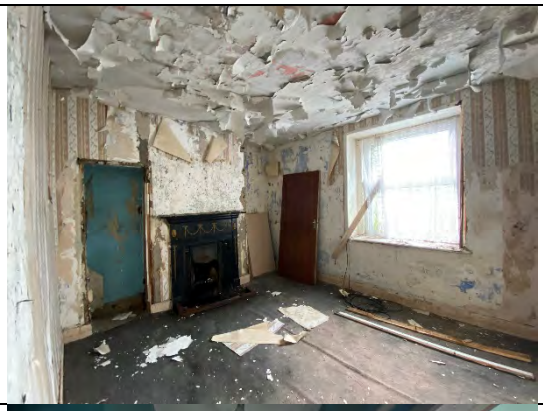
4		
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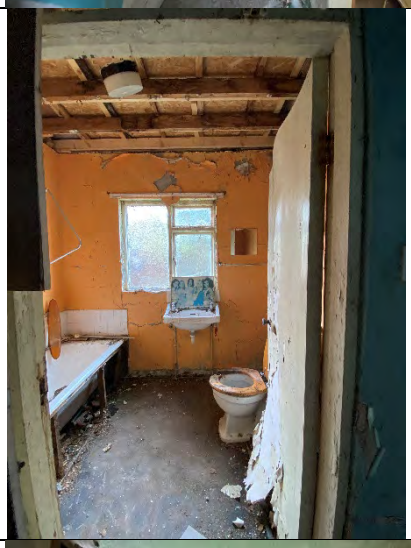
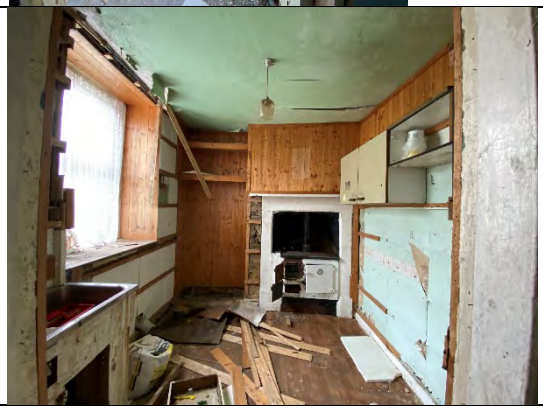
6		
7		

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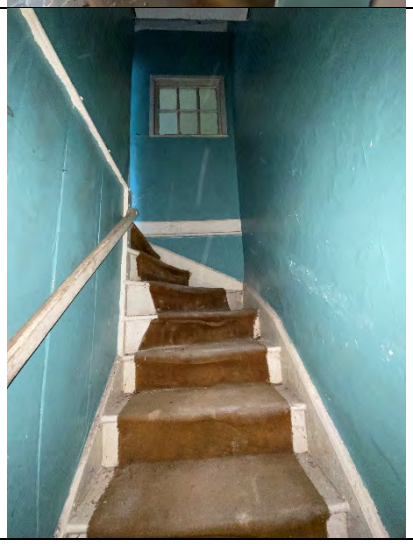
10		

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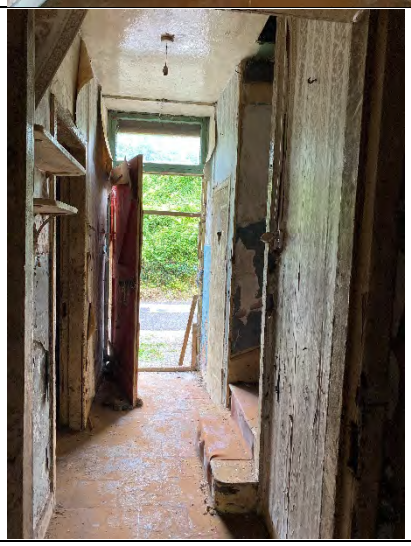
9		

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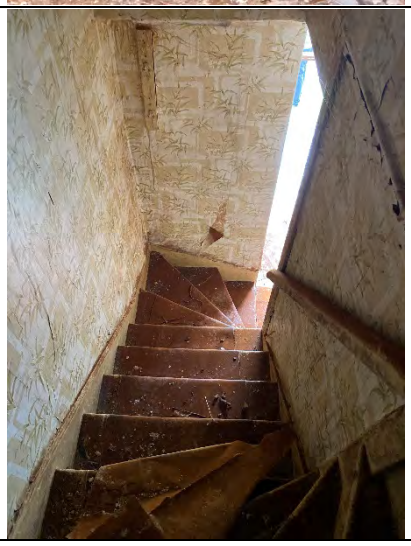
12		

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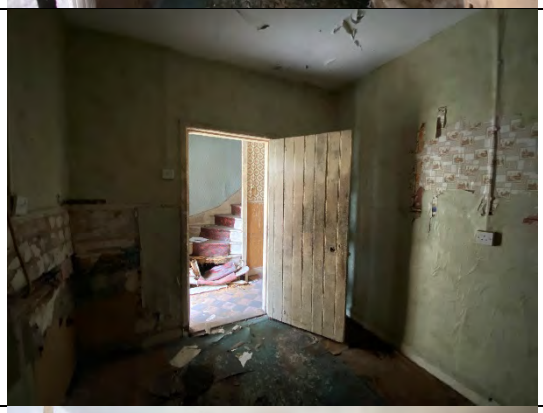
5		
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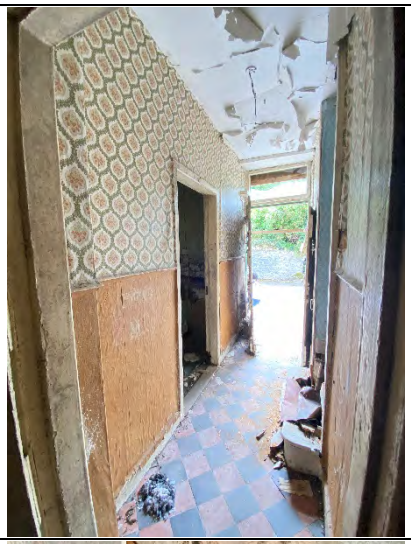
8		
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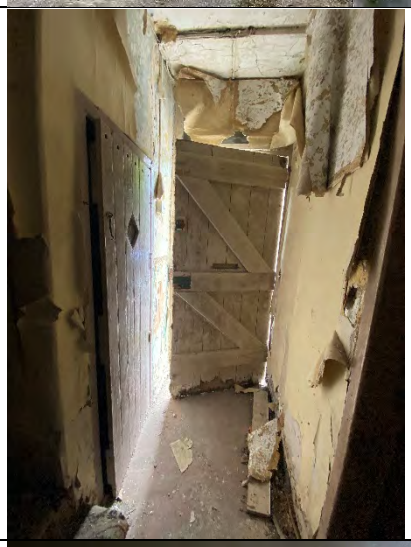
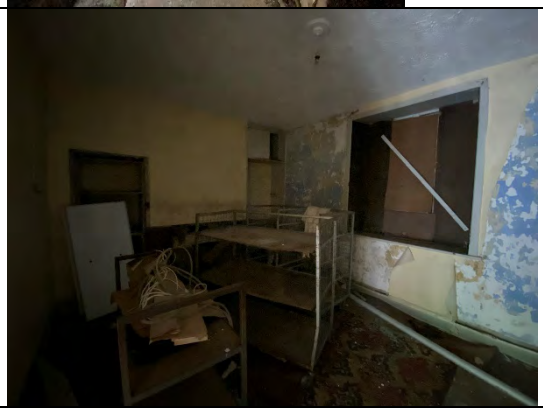
2		
3		

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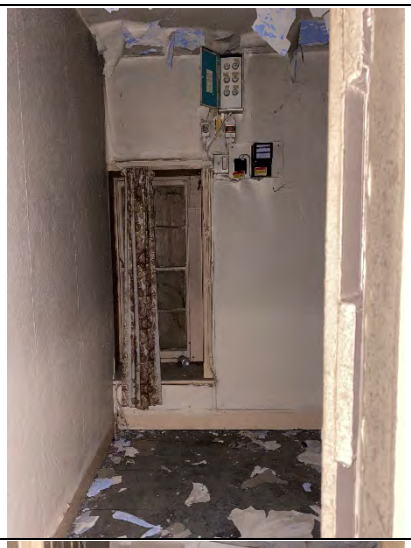
10		
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5. Strategy for the restoration

Best conservation practice and principles should be adhered to. The buildings have survived with their internal layouts and form generally intact as such, we would recommend a principle of repair should be followed regarding the existing building fabric. The emphasis should be on the repair of existing fabric rather than replacement, retaining and repairing in-situ existing building fabric where possible. All surviving joinery including windows, architraves, door, and door linings should be retained, and protected during construction.

Every effort should be made to match existing building technologies when repairing existing building fabric. This should extend to the use of traditional, breathable materials such as lime mortars and renders, which will contribute to the long-term preservation of the structures. Since the current building regs require for a dwelling to be much more services intensive than when these buildings were originally built, identifying suitable less invasive routes for same should be sought. As there is no current design for the fit out of these units one could suggest that the ruins to the south are restored which could house much of the services, heating units and possibly a utility which would allow for freeing up the floor area of the units to maintaining the existing rooms and form.

Periodic recording of the work as it progresses should be undertaken as part of the conservation exercise during the construction stage, with this report updated and the final chapter produced on completion of works to include as built drawings. It is a current assessment of work based on an inspection of the building. Any discoveries involving the building fabric made during clearing and preliminary work, which have not hitherto been noted, should be examined first by the supervising conservation architect before an on-site decision is made.

6. Schedule and Specification of proposed conservation works

The proposed schedule of works is listed below and should be read in conjunction with JCA condition and record survey drawings SY_100, SY_110, SY_300, SY_310 and JCAs proposed Schedule of works drawing AR_200. The below is a schedule of works for conservation works only and assumes further discussions on the design, layout and fit out of the units will be needed to refine the conservation scope of works and methodology. This list is non exhaustive and is to be further populated to as the project evolves.

External works

- Reduce ground level to external walls to 150mm under finish floor level, possible allow for a land drainage to remove excess dampness in ground to reduce rising damp.
- Hack off existing render to all elevations and allow for new lime render to architect specification.
- Remove existing rainwater goods and allow for new rainwater goods to architect specification.
- Remove existing slate roof finish, assess condition of slates (assume 50% salvage rate until further assessment can be made) reinstate good slates supplement lost slate with a matching slate all over vapour barrier to architect specification.
- Assess and repair where necessary the structural roof timbers (not fully accessible at time of visit).

Internal works

- Hack off existing external wall internal linings, inject with chemical DPC and allow for breathable insulation system or insulated render to architect specification. Insulated lime plaster or breathable board insulation such as calsitherm could be considered dependent on U values which are sought to be achieved. Detailed design would be required to assess which system performs the best based on the walls build ups present.
- Hack off existing internal wall linings where decayed and damaged and allow for installing new lime plaster to existing lathes/ brick nog walls.
- Remove existing concrete ground floor slab and allow for new insulated concrete floor slab wrapped in DPM. Carefully lift and set aside for salvage existing stone hearths and existing clay floor tiles, reinstated where possible.
- Allow for needle and stitching of brick nog wall between hall and kitchen at approx. 600mm from FFL to allow for removal of decayed fabric. Once lower section of wall is removed build up with engineering brick allowing for a DPC all on an appropriate footing to take the bearing weight of the wall above once temporary support is removed. Refer to Specification No.10 of this report.
- Inject solid brick internal walls with chemical DPC.
- Allow for removal of existing electrical and mechanical pipework and allow for new electrical and plumbing as required by design.

- Repair damaged suspended timber ground floors by replacing like for like timber joists with a new DPC on sleeper walls.
- Repair timber stairs by scarfing in new timbers to decayed areas.
- Repair damaged timber first floors by splicing decayed timber joists ends (assumed) allowing for wrapping joist ends which sit within walls with DPC.
- Allow for installing new lime plaster to existing lathes where plaster has been removed to walls and ceilings.
- Allow for installing a hygroscopic attic insulation such as cellulose if required.

The proposed specifications below and should be read in conjunction with JCA condition and record survey drawings SY_100, SY_110, SY_300 and SY_310 and with other architect's drawings. The below specification is for conservation works only and assumes further discussions on the design and fit out of the units will be needed to refine the conservation scope of works.

01 RAINWATER GOODS SPECIFICATION:

Carefully remove and cart off site exiting cast iron gutters and downpipes, make good any damage caused to the existing finishes.

Provide new "Heritage" cast iron rainwater goods by Stoneware Studios, PVF, Hargreaves Foundry or equivalent type.

Cast iron gutters to be 125mm half round profile type or similar approved, cast-iron downpipes with ears to be 100 mm circular downpipes. Gutters to be supported beneath eaves stone and mechanically fixed to back of wall top using rise and fall brackets to manufacturer's instructions. Allow for all necessary stop ends, shoes, swan necks and outlets. Gutters to be installed to the necessary falls as per manufacturer's instructions. Cast iron rainwater goods shall comply with BS 416, BS 4602 and BS 6367.

Caulk joints with butyl mastic sealant, prime, under coat and paint with 3 no. coats of gloss paint all gutters, brackets, downpipes and cast-iron rainwater accessories.

02 TIMBER SASH WINDOW REPAIR SPECIFICATION:

Remove stop beads and parting beads and detach flax cords from weights to facilitate removal of sashes. Allow for putty to be softened, removed, and discarded. Existing glass to be reused where possible, however upgrading to slim DG may be considered. Allow for scarfed repairs in Yellow or Honduras pine or other appropriate timber to replace damaged or rotten sections with matching sectional thickness and moulded profiles. Allow for existing glass to be returned to its correct location and linseed oil putty beaded.

If a sash is severely damaged its complete replacement may only be permitted with consultation with architects. Allow for box frames to be repaired as per above. New parting beads and stop beads to be fabricated to incl. routed draught excluders such as brush seals by exitec or eq. approved. Sash cords to be renewed with natural flax attached to existing weights (presumed fallen to bottom of sash boxes). Allow for new pulleys. Sashes to be brought to full working order and balanced.

Allow for new meeting rail clasps and pull rings to bottom rail of lower sash and top rail of upper sash. All work to be primed in preparation for paint finish by others.

If upgrading of the window windows is to be sought, thin DG units such as Slimlite (3mm x 4mm cavity gas x 4mm Low E) which may achieve up to U Value 1.9 Wm2k could be considered. Window glazing bar depth would need to be assessed to confirm suitability.

03 TIMBER FLOOR UPGRADING AND REPAIR SPECIFICATION:

Open and check selected joist ends embedded in walls for investigation. Cut out defective joist ends and splice with new vacuum impregnated timber using bolts with toothed washers.

Allow for floor strengthening by inserting new joists parallel to existing and bolting through-to engineer's detail.

Fire rate floors if required by adopting LAMATHERM FIREFLOOR SYSTEM which allows for retention of existing ceilings.

04 INTERNAL LIME PLASTER SPECIFICATION:

Where insulation is required, insulated lime plaster or breathable board insulation such as calsitherm could be considered dependent on U values which are sought to be achieved. Detailed design would be required to assess which system performs the best based on the walls build ups present.

The below specification is to be used where insulation is not required or feasible.

This specification can be used for internal brick nogged partitions, lath and plaster work and the internal face of masonry walls. Internal plasterwork should be applied in three coats: scratch, float and finish.

The specification given is for a lime plaster using mature putty lime. Alternatively, feebly hydraulic lime (NHL 2) can be used in the scratch and float coats and pre-prepared 'setting stuff' used for the finish coat.

Detached and bulging areas of plaster should be cut out to regular, square edged profiles. Daubing out where there are large gaps or holes in the plaster may be done before the scratch coat, using 1 part lime putty to 3 parts sand (ordinary plasterers' sand, clean, well-graded and sharp), with the addition of animal hair (goat or yak). Hair or Forte Fibre should be added in all coats other than the finish coat at 3kg per M3. Surfaces to be plastered should then be cleaned and pre-wetted. A weak limewash at 1 putty to 9 water should be used.

The scratch coat should then be laid on at 1:3 (Lime putty, sand and hair), and should not exceed 12mm in thickness. It should be finished with a wood float. Any shrinkage should be closed down with the wood float . The scratch coat while still soft should be scratched (diamond style on timber laths). The next coat should only be applied when the scratch coat has set fairly hard.

The float coat should be pre-wet and finish coat applied to c. 3 mm thick at 1: 3 (1 putty (setting stuff): 3 sand). No hair is used in this coat. The sand should have a maximum particle size of 1 mm.

05 EXISTING INTERNAL DOOR UPGRADING SPECIFICATION:

This is a typical specification for fire door upgrading. Each door type to be assessed by a competent contractor, who will provide certification of same on completion of works.

Allow for door leaf's to be upgraded using a combination of intumescent papers and paints. Allow for frames to be routed to receive an intumescent strip. Follow manufactures instructions. Allow for new 30min fire rated /smoke sealed fan light to be fixed in front of existing decorative fan light on first floor landing.

06 CHIMNEY REPAIR SPECIFICATION:

Best practice would recommend the airing of unused flues. Allowing for a wall vent, venting through flue may be appropriate but is dependent on further investigation at detailed design stage. It is recommended that flue pots are reinstated on new mortar haunching. The pots could be terracotta which would be sympathetic to the period with ventilation cowls fitted including bird mesh. Existing render to be hacked off and repaired with a new lime mortar. Lead soakers to be re-newed where defective and cover flashed. New render to be finished with a bell cast above cover flashing.
If it is proposed to use the existing chimneys for installation of a heat producing appliance full compliance with TDG Part J will be required.

07 EXTERNAL RENDER SPECIFICATION:

Hack off existing render. The mix should be 1 Natural Hydraulic Lime (NHL 3.5) lime to 2 ½ sand. Natural

If there are large voids in the wall these should be filled first to within not less than 10mm of the wall surface. After damping the surface (on very porous walls several applications of water in the hour or two before render is applied may be required) render can be laid on using the normal technique. Scratch coats are usually applied in 10mm thickness and thoroughly scratched to receive the next coat.

Once the first coat has hardened enough a similar technique is used for the second. The time interval between the two will vary depending upon the temperature as little as 24 hours in warm

conditions but several days if cool. A fine spray of water should be applied beforehand. If a third coat is required proceed as above. If a fine surface is required for the last coat a finer sharp sand may be used and 'floated up' as the surface stiffens.

08 CLEANING AND RE POINTING OF EXISTING STONEWORK SPECIFICATION:

Carefully apply biocide treatment to all limestones. Stone to be washed with warm water at low pressure to remove any debris and loose organic growth. The areas of organic growth are to be treated with a biocide spray for 24 – 48 hours. Allow for biocidal treatment with "Remmers Intachem Algae-Rem or equivalent biocidal treatment. Allow for a low pressure steam wash. Neutralise using "Remmers Intachem LC500" or equivalent. Low pressure steam wash to give a clean uniform appearance. Severe carbon streaking and other deposits may be treated using an alkaline-based cleaning compound formulated for use with ashlar limestone; "SureKlean 766" or equivalent to soften ground-in staining. A second product will be used to neutralize any residues left behind; this product will then be washed away with hot water at a low pressure. Treated surfaces must be neutralized with "Sure Klean ® Limestone & Masonry Afterwash, Restoration Cleaner or Limestone Restorer" or equivalent, products will need to be verified by the manufacturer to suit site conditions. Cleaning will be confined to limestone areas only. It is important that the does not damage or alter masonry surfaces. A test area is to be provided for the Employers Representative to inspect.

Following cleaning, all limestone areas to be repointed. The pointing mortar shall be prepared using hydraulic lime NHL 2 or 3.5. (Roundtower or Blue Lias brands or equivalent). 1 part lime to 2 ½ parts aggregate. The aggregate should be a mixture of clean sharp sand and 6mm grit (graded 5mm downwards).

Alternative specification using non hydraulic lime- 2.5 sand to 1-part mature lime putty with 10% Metastar.

Apply a breathable "Remmers Funcosil" or equivalent water repellent in accordance with manufacturer's instructions to all stonework.

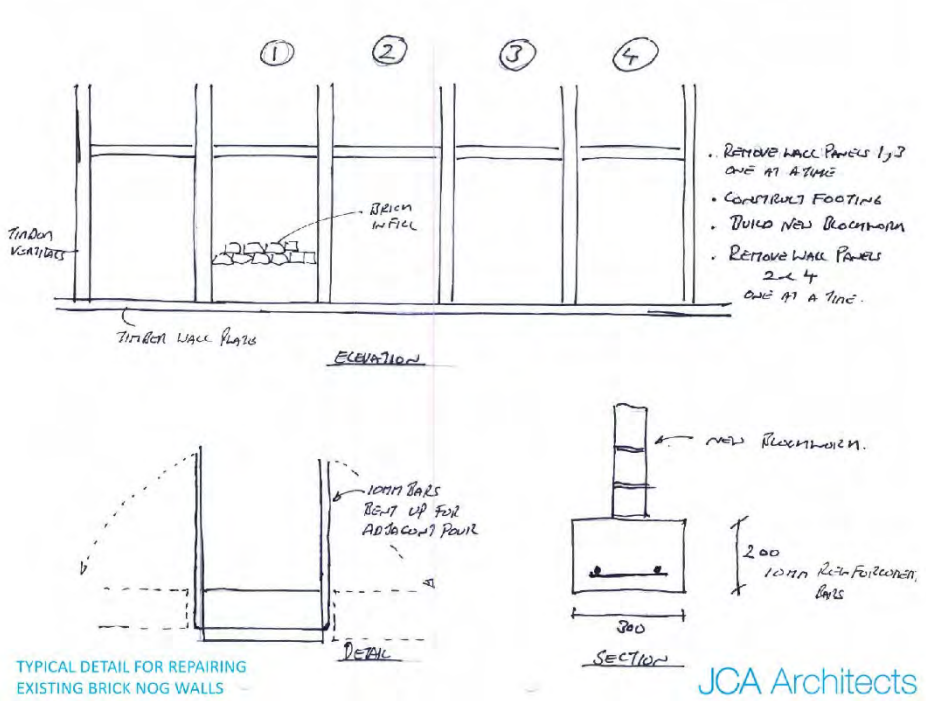
09 ROOF WORKS SPECIFICATION:

Remove existing slate, slate battens and lime parging. Store salvaged slate on vertical timber bearers to be held above damp ground and covered. Remove clay ridge tiles and store for reuse. Stripped roofs are to have temporary weathering applied to prevent water ingress to the building. Expose roof timbers in order that an assessment can be made as to their condition. All elements are to be fully assessed by the structural engineer in conjunction with a timber decay specialist and conservation architect. Allow for any necessary timber treatments to eradicate timber decay spores, wood boring insects etc. as directed by timber decay specialist. Expose wall plates in order that an assessment can be made as to their condition. Any decayed sections to be replaced with

treated timber on a damp course and joined to existing sound timber. All embedded timbers and timber in contact with masonry to be treated with insecticide/fungicide paste. Primary roof timbers to be checked by structural engineer for decay and repaired as necessary. The preferred repair option would entail the use of steel shoes of TRS system where bearing ends have decayed. This will ensure the maximum retention of historic fabric. Any decayed rafters so found are to be spliced with new treated timber cutting back to sound areas and splicing with new vacuum impregnated timber using galvanised steel bolts with toothed washers. Particular attention to be given to timbers in contact with damp masonry and chimneys. All replacement timbers to be treated with preservative. (Structural engineer+ Timber specialist to advise)

Grade and sort slates, discarding slates which sound hollow, with visible cracks or with nail holes broken through to edges. Contractor to source new stone slate to make up numbers damaged or lost and provide samples to architect for his approval. Grade slate into thirds seconds and bests with thickest slate (bests) at eaves. Allow for a double course at eaves. Re slate maintaining a 100mm head lap fixed with stainless steel or copper clout nails to courses on new 50 x 25mm tantalised sw battens over Tyvek breathable roofing membrane to existing timber rafters. Allow for overhanging eaves detailing as existing. For new slate, nail holes are to be punched from the back of the slate to cause a counter sunk hole. Salvage existing clay v-ridge tiles for reuse. Allow for 'Glidevale' eaves vents to vent roof space or similar approved

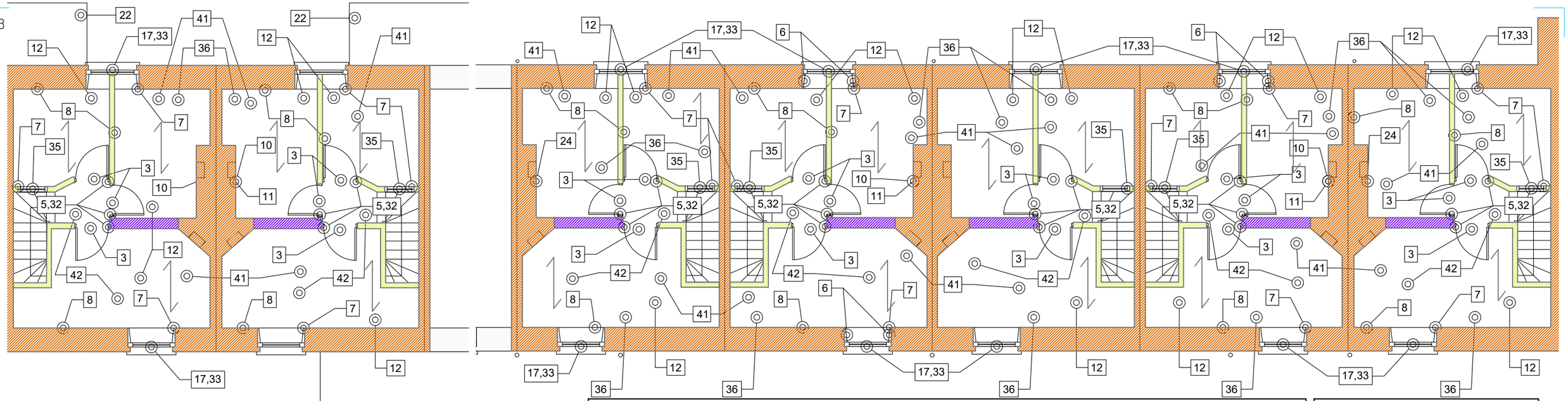
10 NEEDLE AND STITCH DETAIL:



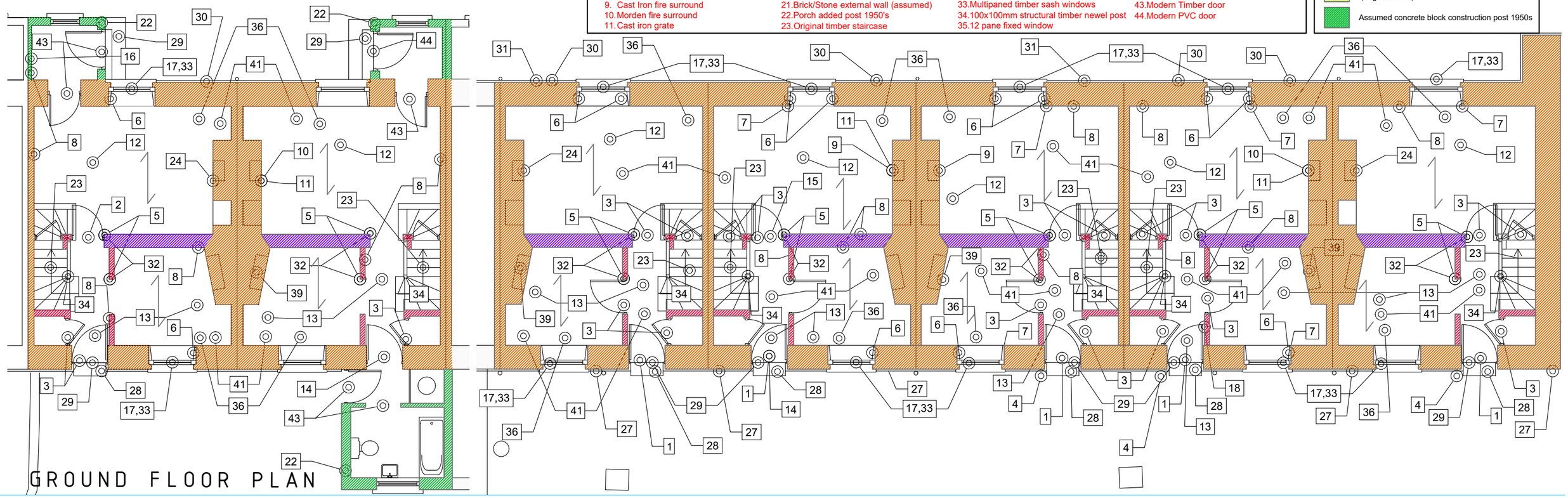
TYPICAL DETAIL FOR REPAIRING EXISTING BRICK NOG WALLS

Appendix A- Record Survey Drawings

A3



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Legend

1. Ledged and braced timber Sheeted door
2. Raised and fielded panel door
3. Braced timber Sheeted door
4. Historic boot scrapes
5. 60x90mm chamfered architraves
6. Panelled window shutters
7. Window architraves
8. 100mm high moulded skirting boards
9. Cast Iron fire surround
10. Morden fire surround
11. Cast iron grate
12. Suspended timber floor (220x60 joists @ 280 c/c)
13. Concrete floor with clay tiles
14. Overlight
15. Historic door furniture
16. Timber wall panel
17. Window board
18. 30mm dado rail
19. Brick nogged wall
20. Solid Brick wall
21. Brick/Stone external wall (assumed)
22. Porch added post 1950's
23. Original timber staircase
24. Fireplace with no surround
25. Eave's stone
26. corner quoin stones
27. stone plinth (180mm high)
28. 300mm deep stone threshold stone
29. 150 mm step
30. 180 stone plinth sits on 200mm rendered base
31. Cast iron ventilation grilles
32. 150x50mm Door frame
33. Multipaned timber sash windows
34. 100x100mm structural timber newel post
35. 12 pane fixed window
36. Ceiling joist (100x40 @350 c/c)
37. 150x50 Roof rafters with high collars @ 350 c/c supporting 50x12 battens @ 400 c/c supporting slate with lime parging between slate.
38. Original stove
39. Cast iron roof gutter
40. Cast iron downpipe
41. Lathe and plaster ceiling
42. Floor board finish
43. Modern Timber door
44. Modern PVC door

FABRIC

- Assumed brick inner & outer leaf with random rubble infill (original fabric)
- Assumed solid brick wall (structural) (original fabric)
- Brick nog wall with lathe & plaster (original fabric)
- Timber stud with lathe & plaster (original fabric)
- Assumed concrete block construction post 1950s

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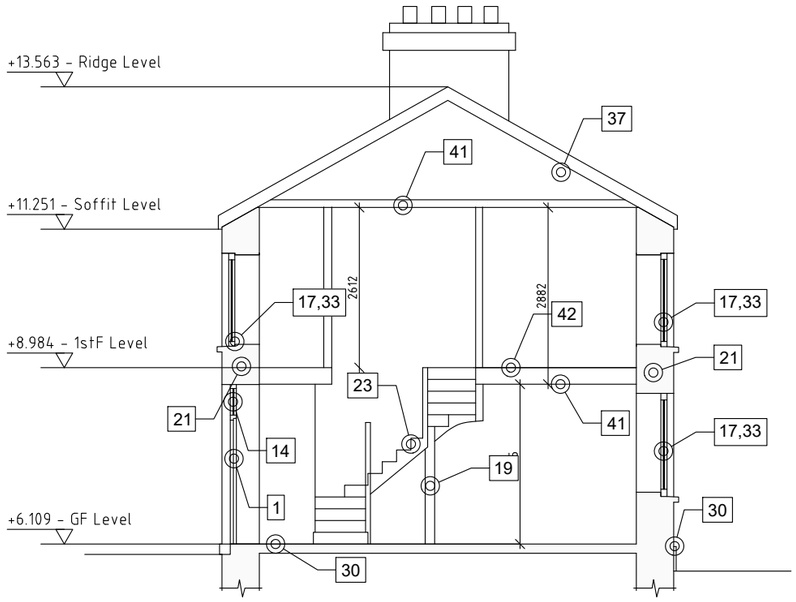

SECTION

Legend

1. Ledged and braced timber Sheeted door
2. Raised and fielded panel door
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4. Historic boot scrapes
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37. 150x50 Roof rafters with high collars @ 350 c/c supporting 50x12 battens @ 400 c/c supporting slate with lime parging between slate.
38. Original stove
39. Cast iron roof gutter
40. Cast iron downpipe
41. Lathe and plaster ceiling
42. Floor board finish

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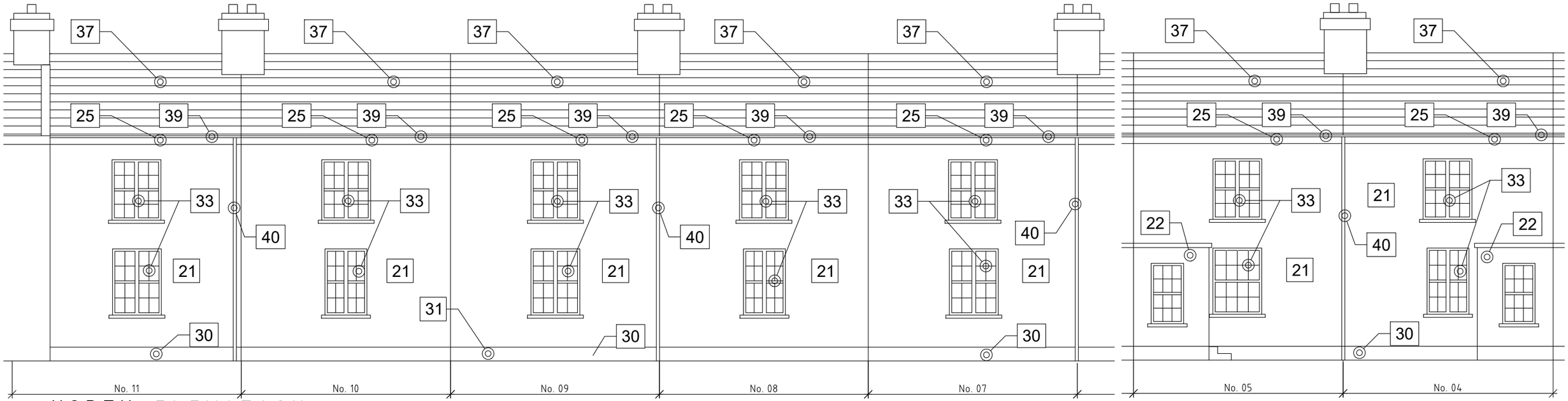

NORTH ELEVATIONS

Legend

1. Ledged and braced timber Sheeted door
2. Raised and fielded panel door
3. Braced timber Sheeted door
4. Historic boot scrapes
5. 60x90mm chamfered architraves
6. Panelled window shutters
7. Window architraves
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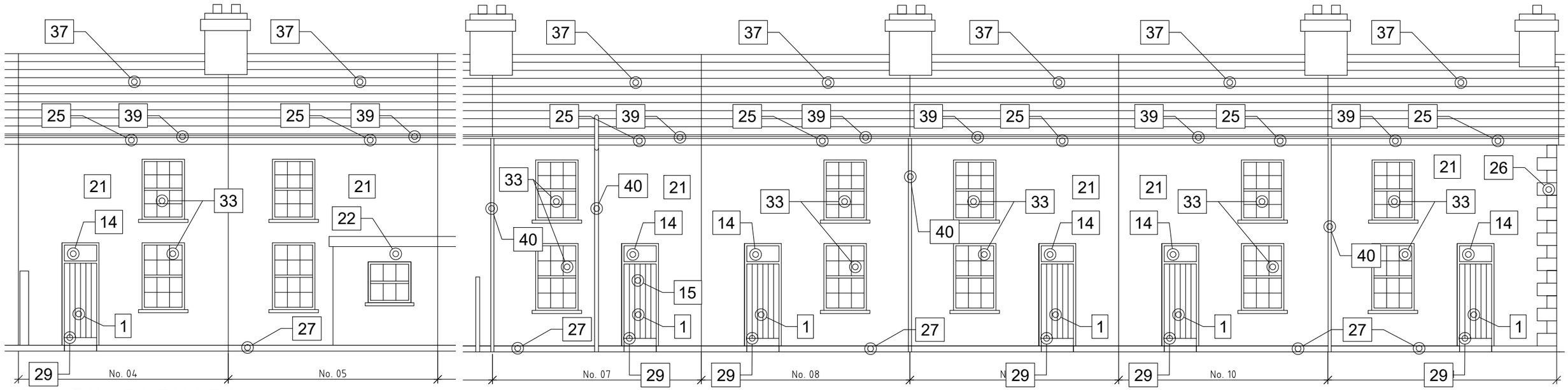
36. Ceiling joist (100x40 @350 c/c)
37. 150x50 Roof rafters with high collars @ 350 c/c supporting 50x12 battens @ 400 c/c supporting slate with lime parging between slate.
38. Original stove
39. Cast iron roof gutter
40. Cast iron downpipe
41. Lathe and plaster ceiling
42. Floor board finish



SOUTH ELEVATIONS

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Appendix B- Condition Survey Drawings

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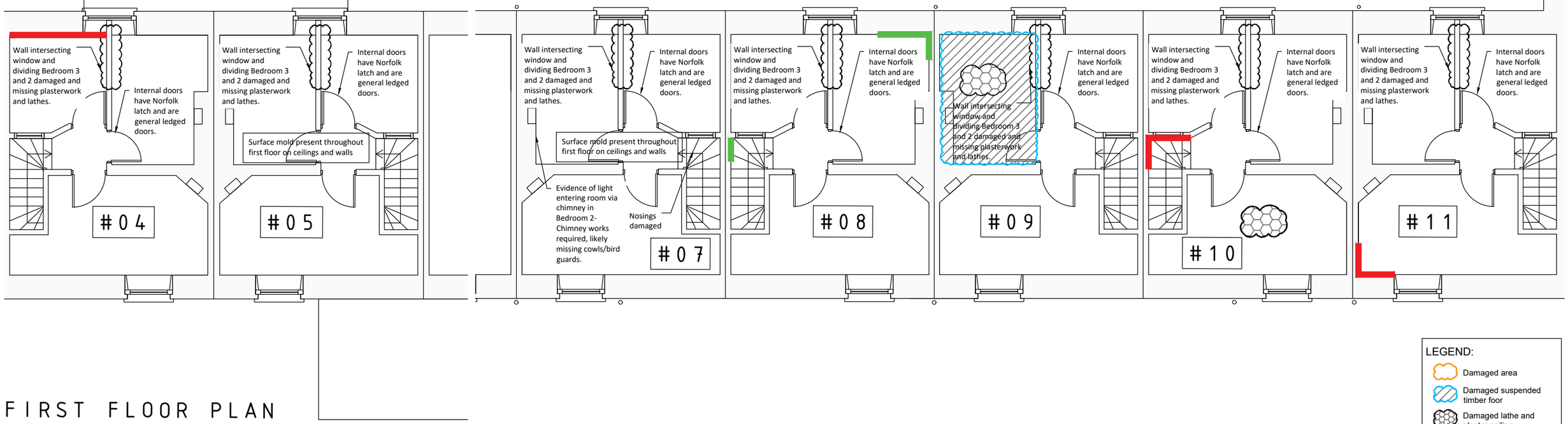
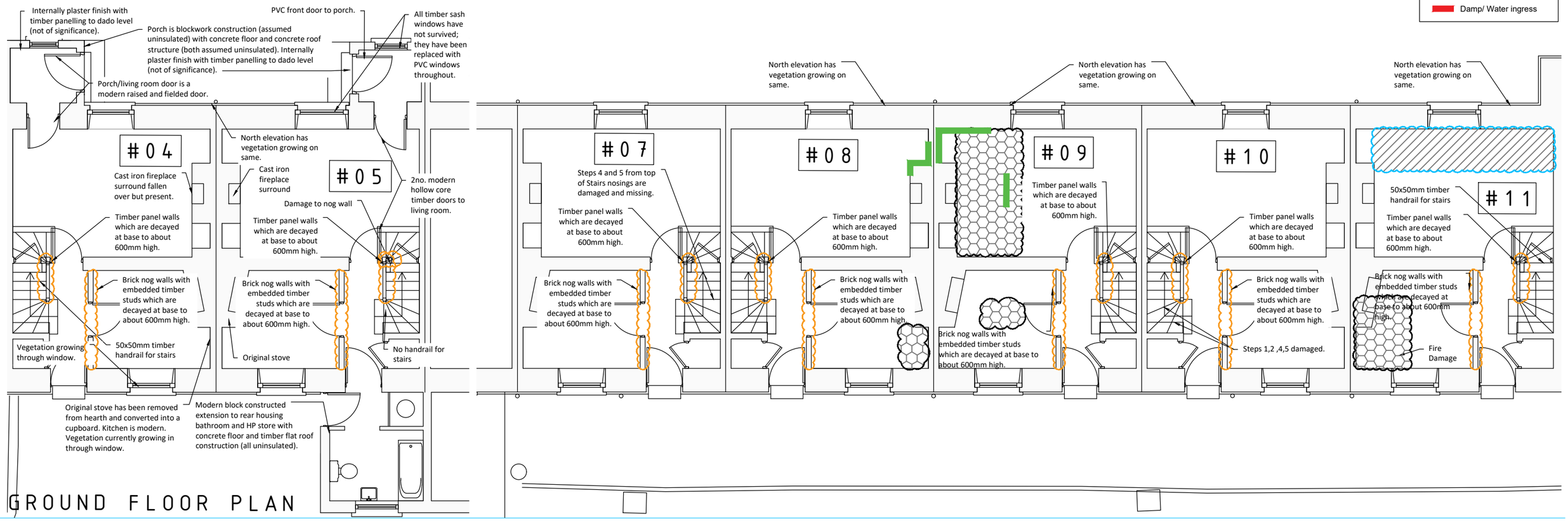


FIRST FLOOR PLAN



GROUND FLOOR PLAN

LEGEND:

- Damaged area
- Damaged suspended timber foor
- Damaged lathe and plaster ceiling
- Dry/Wet Rot
- Damp/ Water ingress

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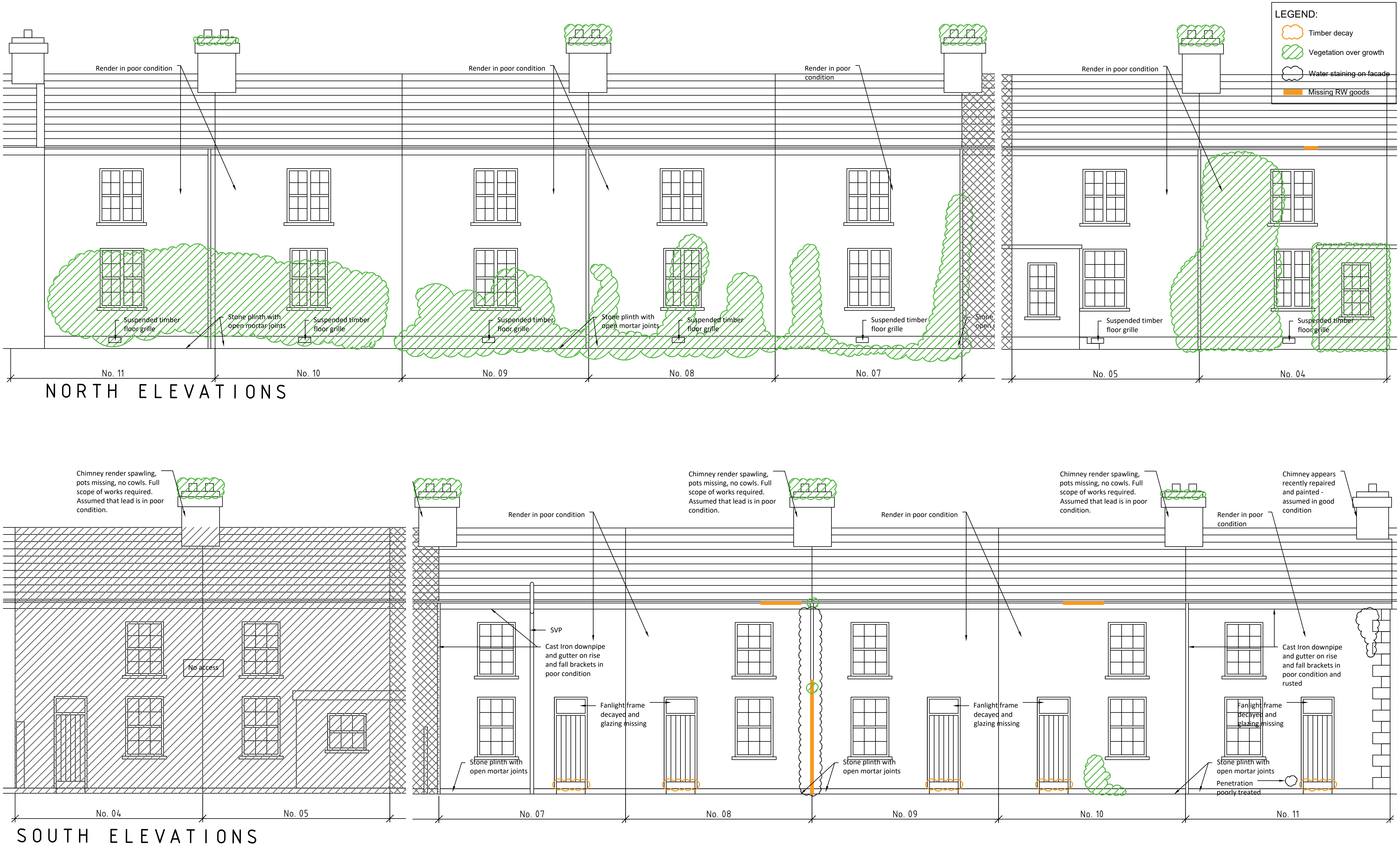

IMPORTANT TO READ

ALL CONSTRUCTION METHODS, MATERIALS, SERVICES AND INSTALLATIONS TO BE IN ACCORDANCE WITH ALL BUILDING REGULATIONS AND CODES OF PRACTICE AT TIME OF CONSTRUCTION. ALL SUB-CONTRACTORS ARE ULTIMATELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH REGULATIONS WITHIN THEIR OWN TRADE. ALL TRADES TO CHECK DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. FIGURED DIMENSIONS TO BE TAKEN ONLY. ARCHITECTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS. IF IN DOUBT, ASK!

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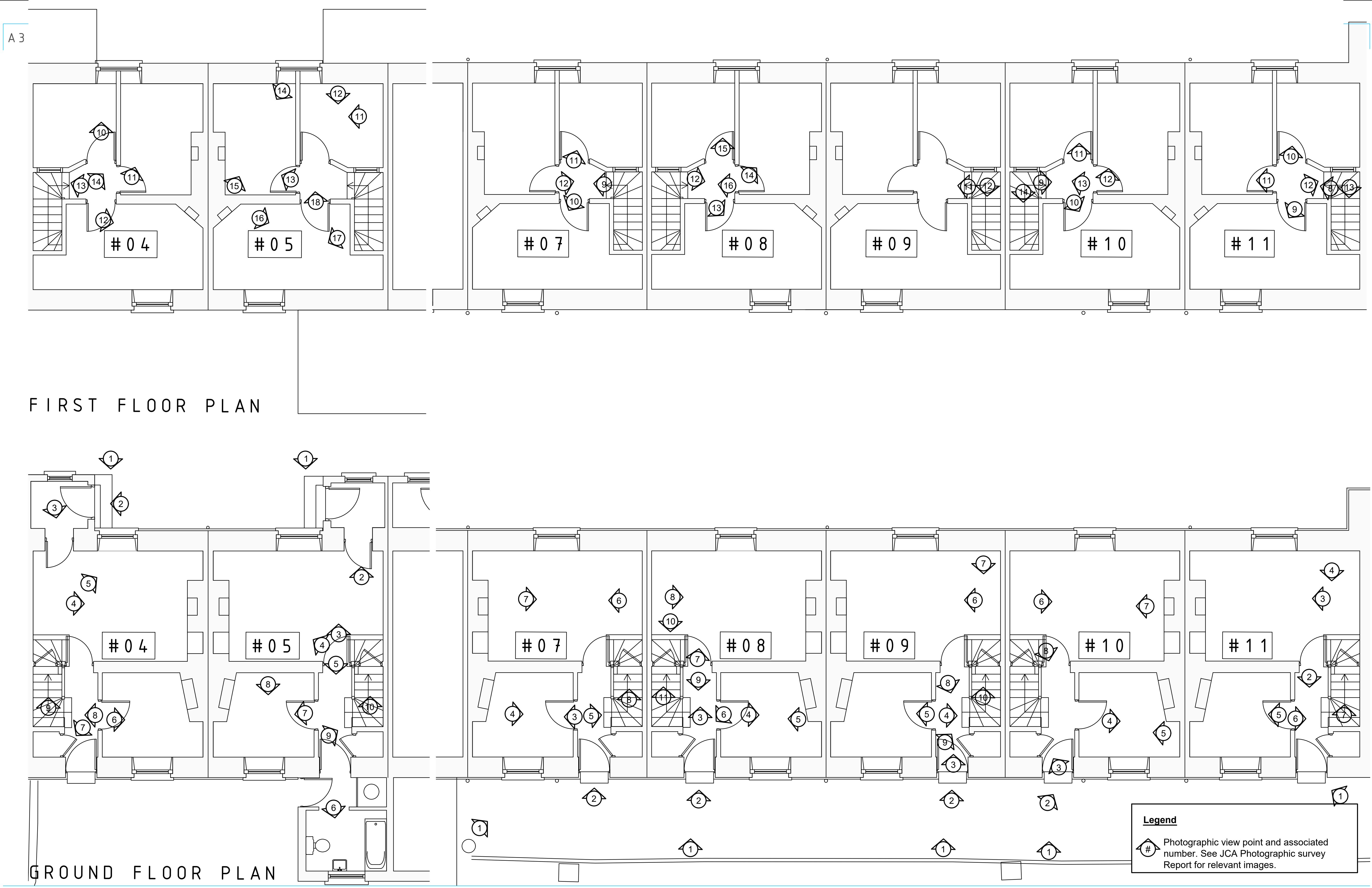
Appendix C- Photographic Survey Drawings



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PHOTOGRAPHIC SURVEY PLANS

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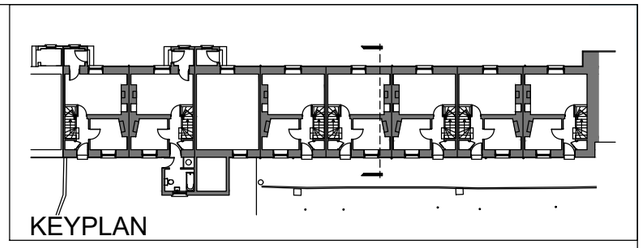
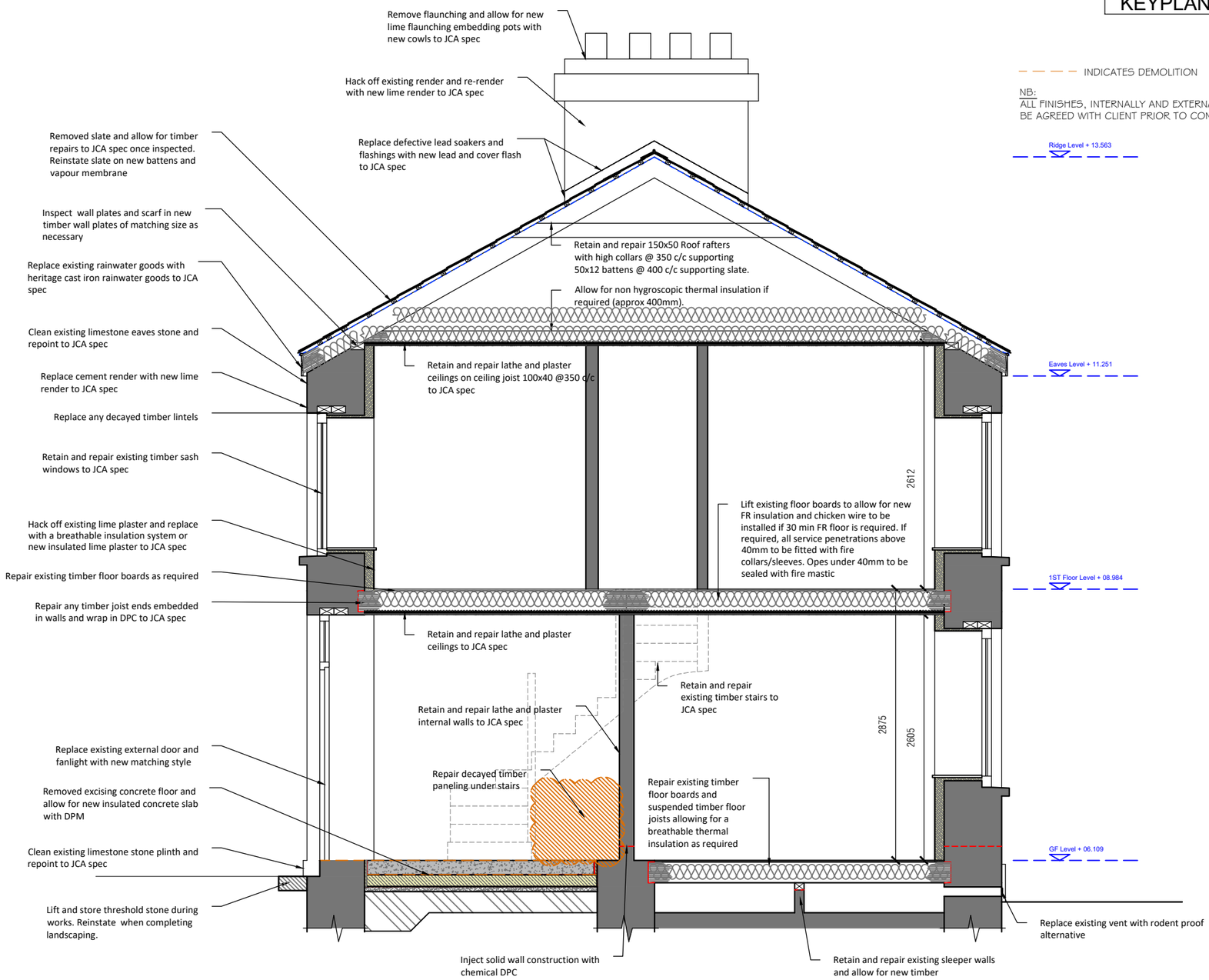
Appendix D- Schedule of Works Drawings

A 3





— — — — INDICATES DEMOLITION

NB:
ALL FINISHES, INTERNALLY AND EXTERNALLY, TO BE AGREED WITH CLIENT PRIOR TO CONSTRUCTION.

TYPICAL SECTION

DRAWING ISSUED FOR	DATE	REVISION	REV BY
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LAST SAVED BY Kian.bukkia 09/2021 18:07:27

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SKETCH DESIGN

JOB TITLE
7no. COASTGUARD COTTAGES, CROSSHAVEN FOR CORK COUNTY COUNCIL

DATE	SCALE	REV.	DRAWN	CHECKED
17-Sep-21	1:50	1.0	KB	KB

DWG TITLE
SCHEDULE OF WORKS

DWG NUMBER	PROJECT NUMBER
AR_200	21032