



# Paul Osborne Architects

GLAS information/training seminar for 2019

#### Conservation principles part 1

- •Respect all parts regardless of whether or not they are original
- •Use expert advice; refer to your conservation consultant
- •Don't look at problems in isolation, consider the building as a whole
- •Minimal intervention: 'do as much as necessary, and as little as possible'



#### Conservation principles Part 2

•Avoid conjectural reconstruction unless there is reliable evidence of what it looked like before

- •Repair damaged elements rather than replace them
- •Use the right materials and techniques
- •Changes should be reversible wherever possible
- •Avoid incremental damage



# Past Projects- The Cow House, Tullow Co. Carlow



# The Cow House-Before Photos



# The Cow House- During Renovation Photos





# The Cow House-After Photos

Repair of the Stone walls to the Farm Lane, The Grain Store & The Tall Hay Barn-Tullow Co. Carlow Repair of the Stone walls, Before & After



# Repair of the Grain Store, Before & After



### Repair of the The Grain Store Roof, Before & After



Repair of the Tall Hay Barn, Before & After



Case Study 1- Glas-Traditional Farm Buildings Scheme: The Stables, Tobinstown, Tullow, Co. Carlow As stated in the Bat/Bird survey-

'As the building is only in occasional use by a small number of bats, no large-scale mitigation measures for these animals for the proposed works are needed. Specific measures are required to protect and preserve breeding birds during the planned renovation works.'

There was little evidence of bird nests to areas under repair. An old swallow nest was found in the truss of the loft space. Young and adult birds were not present when work commenced.



#### Health & Safety 1

- Safety, Health and Welfare at Work (Construction) Regulations 2013 (S.I. No. 291 of 2013)- minimum safety and health requirements at temporary or mobile construction sites.
- Code of Practice for Access and Working Scaffolds



Health & Safety 2

You will have to:

1. Ensure you use competent people to do paid construction work for you,

2. Appoint project supervisors (PSDP & PDCS) for projects that involve more than 1 contractor, involve a particular risk or are planned to last greater than 30 days,

3. Let the Health and Safety Authority know if your project is going to take longer than 30 days or more than 500 person days (person days mean the number of days the work takes multiplied by the number of people doing the work).



#### Direct Employment:

- The main contractor and two of his operatives worked on the project for seven weeks in total.
- The Bat/Bird survey was carried out by an Environmental consultant.
- The Architectural Conservation consultant was involved from the inception of the project to its completion.

#### Indirect Employment:

- Local glass manufacture (Carlow Glass Ltd) were involved in the restoration of the glass to the cast iron rooflights.
- Local hardware (Lamberts) supplied the majority of building materials to the site.
- Local Traditional Lime company supplied lime mortar and provided advice in upskilling the contractor in the use of lime.



# Building prior to works



From the scaffolding it was determined that the 'one third rule' in relation to slipped slates applied to both sides of the roof, i.e. full re-slating was required





This shows the replacement timbers measuring the same size as the original timbers. The replacement purlin was also inserted at this stage. The contractor had to prop the roof over this section. The wall plate was in good condition and was retained.





# Galvanized corrugated lean to completely replaced



## Before & After Photos



## Before & After Photos



### Before & After Photos



## Internal



Case Study 2- Glas-Traditional Farm Buildings Scheme: The Stables, Anneville, Co. Laois

Anneville House is a listed in the Record of Protected Structure in the County Laois Development Plan. As such, the outbuildings undergoing repair works are within the curtilage of the protected structure Anneville House. For this reason a Section 57 declaration was submitted to Laois County Council.

Total Floor Area: approximately 240sq.m or 2583 sq.ft



Implementation of the bat/bird survey recommendations:

Measure 1 timing of work:

works began after the 1st of November and have been finished before the 1st of March.

Measure 2 timber treatments: Only bat friendly treatments were used for the treatment of timber, i.e. the boron compound as outlined in the report.

Measure 3 demolition:

Roof works were carried out carefully. No bats were discovered during works.

Measure 4 enhancement of bat roosts in the restored building: Access for bats has been retained in the repairs to the roof.

Measure 5, water tanks Not applicable

Measure 6: cavities in stone walls No cavities currently located within the stone walls were filled or sealed during works.

Measure 7: Bat boxes The Client has been informed of his obligation to provide bat boxes and has committed to proving them by the end of the year.

The owner applied for and received a bat derogation licence from the NPWS.

From the cherry picker it was determined that the 'one third rule' in relation to slipped slates did not apply, i.e. full re-slating was not required. There were isolated areas of slipped slate but the vast majority were secure. The top five rows of slates at the ridge were where most of the slippage had occurred and this was due to the failure of the ridge boards.



When the scaffolding was erected internally it was possible to make a full appraisal of the roof structure. One section of the roof which comprised of six rafters each side of the roof had failed. This was due to the ridge board dropping below the rafters, in essence they had separated. The contractor had to prop the roof over this section and insert a new ridge board. The decision was made to provide collars to the underside of the ridge board to stitch the rafters and the ridge board and provide greater structural integrity.





Woodworm and rot are evident in isolated areas of the roof structure. The wall plate is in excellent condition generally but an isolated case is highlighted below as well as the repair. The rot in this instance was due to a slipped slate going unnoticed for a period of time. This is a good example of minimum intervention and repairing a damaged element rather than a full replacement





The vast majority of the rafters and collars are in excellent condition, a small number show signs of woodworm attack. In reference to the bat survey carried out by the ecological consultant, a Boron compound based product for the treatment of timber was used. New specially sourced thin battens were installed where needed and the slates and ridge tiles replaced once the repairs to the ridge board were completed.





The Hallhook<sup>™</sup> is a permanent, secret device that can be used when replacing a broken slate See video-separate file And finally, do not allow anyone to tell you the building is too far gone for repair.....

