

Nenagh Historic & Cultural Quarter, Castle & Prison

Volume 3: Conservation Report - Architectural Heritage Impact Assessment



Date: 23 November 2023

Ref: 021006

CURRENT ISSUE DATE	RECIPIENT	ISSUE
27.11.2023	STW	ISSUE 1 / PART 8 SUBMISSION

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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.

DOCUMENT ISSUE RECORD

ISSUE DATE	RECIPIENT	STATUS
31.08.2023	STW	DRAFT
23.11.2023	STW	ISSUE 1 DRAFT
27.11.2023	STW	ISSUE 1 / PART 8 SUBMISSION

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1 INTRODUCTION AND SUMMARY

This report will assess the architectural and historic environment impacts potentially arising from the proposed development within the historic and cultural quarter of Nenagh.

The proposed development will consist of the redevelopment of the historic and cultural quarter of Nenagh to provide for a sustainable visitor destination.

This report describes the buildings and other features of heritage significance on the proposed development site, appraises the relationships between heritage assets and their settings, and assesses potential impacts from the site's proposed development for their respective fabric, character and settings.

This document has been prepared by Carrig Conservation International. Assessments of sites, structures and buildings adhere to the following guidelines and standards:

- Architectural Heritage Protection, Guidelines for Planning Authorities (2011)
- Irish Standard EN 16096-2012: Conservation of cultural property - Condition survey and report of built cultural heritage.
- ICOMOS Charters
- Technical Guidance Documents
- Department of Housing, Local Government and Heritage Advice Series

This assessment has been conducted by Caitriona O'Connor; M.Arch, M.Sc, PgDip, MRIAI, RIBA accredited Conservation Architect (Grade II).

This document is the third volume in a series of heritage and conservation reports to be produced by Carrig Conservation International Ltd. The document is part of a series of volumes that include:

1. Vol. 1: Conservation Report – Architectural Inventory and Appraisal
2. Vol. 2: Conservation Repair Methodology and Specification
3. Vol. 3: Architectural Heritage Impact Assessment

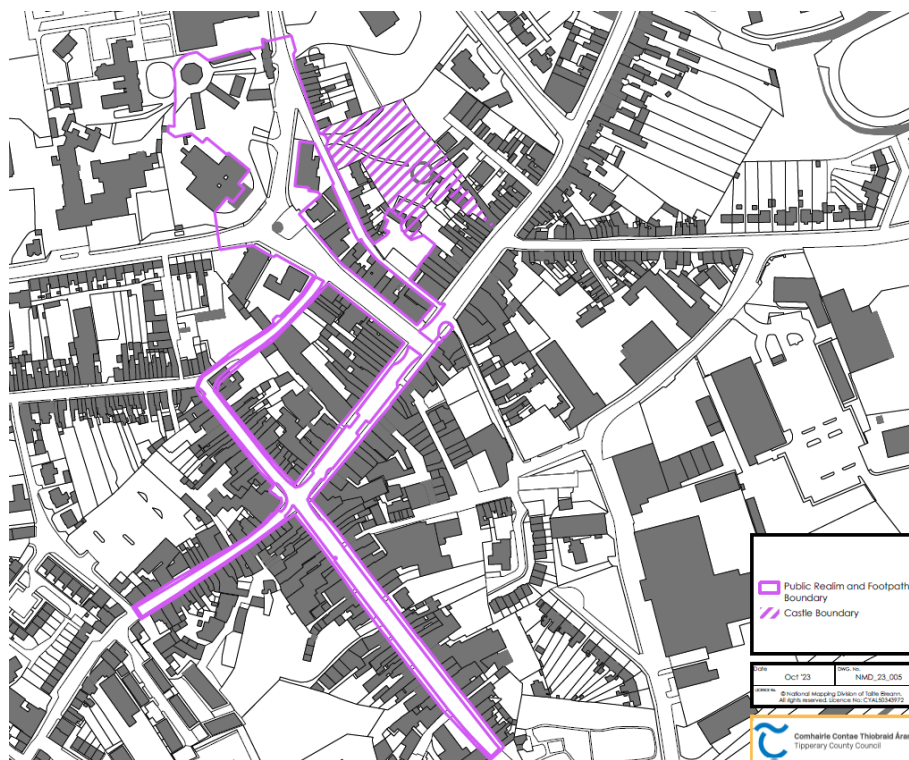


Fig.1: Nenagh Historic and Cultural Quarter Boundary Map with combined works area highlighted by **PURPLE** line. Castle Boundary area is denoted by the purple hatch. Source: Scott Tallon Walker.

2 METHODOLOGY

2.1 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:

- Tipperary County Development Plan 2022-2028
- Nenagh Town & Environs Development Plan 2013-2019 (as extended)
- Draft Nenagh Town & Environs Local Area Plan 2024-2030
- Record of Protected Structures [from Nenagh Town & Environs Development Plan 2013]
- National Inventory of Architectural Heritage [NIAH]
- Record of Monuments and Places [RMP]
- Historic area maps

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.

2.2 SCOPE OF THE ASSESSMENT

This report will appraise the impact of the proposed development on the existing heritage buildings and features in the development area based on visual inspections and available historical mapping data. The setting of the buildings and the significant external features such as boundary walls and railings have been inspected on a visual basis. No ground investigations have been undertaken.

The designated and significant heritage buildings of Nenagh Historic & Cultural Quarter, Castle & Prison and their statutory status are described in detail in *Vol. 1: Conservation Report – Architectural Inventory and Appraisal* prepared by Carrig Conservation. The table below summarises the relevant designations:

Building Name	RPS Ref.	NIAH Reg.	RMP / National Monument No.
Nenagh Castle	04	-	TN020-037001 / No. 513.
Courthouse	05	22305007	-
Republican Monument	06		
Former Townhall	43	22305010	-
Rialto Cinema	03	22305057	-
Garda Station / Former Bank	28	22305058	-
Former Presbyterian Church / Tourism Office	27	22305011	-
Roman Catholic Church	71	22305008	-
St Mary's Church	70	22305009	-
Banba Square Monument	06	22305012	-
36 Pearse Street	56		-
Nenagh Gaol: Three Storey Gaol Block	38	22305005	-
Nenagh Gaol: Governor's House	39	22305003	-
Nenagh Gaol: Single Storey Gaol Block	40		-
Nenagh Gaol: Gatehouse	41	22305006	-
Cross-slab (located in Heritage Centre in Governor's House)	-	-	TN020-037011/12
Franciscan Abbey	-	-	TN020-037002/13
Nenagh Church (at graveyard)	-	-	TN020-037007

3 THE PROPOSED DEVELOPMENT

3.1 SUMMARY OF PROPOSED DEVELOPMENT BY ZONE



Fig.2: Zone locations and names assigned within the study area. Source: Scott Tallon Walker

The proposed development will be defined across a number of “precincts” for the purposes of understanding the parts and places involved in the overall development. These are set out on the site location plan above as follows:

- Banba Square (NHCQ Zone 1)
- Nenagh Castle - Forecourt (NHCQ Zone 3)
- 35 & 36 Pearse Street - archway & yard (Zone 4)
- Nenagh Castle - Barbican & Bailey (Zone 5)
- Nenagh Castle - Castle Park (Zone 6)
- Nenagh Gaol & Courthouse/Gaol carpark (Zone 7)
- Bachelor’s Walk & Tourist Office (Zone 8)
- Streets upgrade - business district footpaths (Zone 9)

The proposed works involve:

- I. Public Realm upgrade works to Banba Square, O’Rahilly Street & Carpark, Gaol Carpark & Courthouse frontage, Castle park, Barbican entrance & bridge.
- II. Reinstatement of historic access gates & posts to the courthouse including extension of the Banba Square paving to the courthouse steps & portico.
- III. Removal of unnecessary street clutter, road signage, pedestrian barriers throughout the development area of the NHCQ and including those described in the March '23 Nenagh Traffic Management Plan - One Way System under Section 38 of the road traffic act 1994

- IV. Installation of natural stone paving to the footpaths of the main business district streets, Kenyon Street, Mitchel Street, Pearse Street, Silver Street and Emmet Place.
- V. Refurbishment with internal and external alterations to the Protected Structure, the existing Nenagh Heritage Centre (former Governors’ house, Gatehouse and the single storey and three storey Gaol Cell Blocks) conservation and adaptive reuse works, installation of new accessible toilets on the ground floor of the truncated Cell Block.
- VI. Reinstatement of an elevated footbridge structure and associated works connecting the cell block to the Governor’s House.
- VII. Demolition of the former Civil defence building & adjacent lean-to stores in the courthouse public carpark and reorganisation of the parking including the partial removal of a dividing stone wall.
- VIII. Installation of a new universal access pedestrian route (comprising elevated bridge, paved walkway, and ramped footpaths) from the O’Rahilly Street Carpark to Nenagh Castle forecourt (utilising the Castle barbican entrance).
- IX. Demolition of the modern single storey lean-to structure adjacent to the Barbican entrance of Nenagh Castle and associated works at O’Rahilly Street Carpark.
- X. Accessible public realm to the O’Rahilly Street carpark comprised of predominantly hard landscaping with soft landscaping areas including installation of new edgings at junctions between hard and soft landscaping, asphalt surfacing to car park, natural stone paving to the public areas, with installation of Nature Based Drainage Solutions.
- XI. Installation of high & low lighting to public realm (Banba Square, Courthouse carpark, O’Rahilly Street carpark) generally as well as facade lighting to Nenagh Castle and Nenagh Gaol buildings and the former Gaol exercise yards.
- XII. Removal of existing traffic barrier and installation of a revised vehicle access security system (automated rising bollards) at the vehicle entrance through the Gaol gatehouse archway serving the Governor’s house & existing Convent access beyond.

Summary of works per zone:

Zone 1: Banba Square

- Declutter public realm
- Public Realm enhancement works to DMURS compliance
- Reinstatement of historic gates into courthouse curtilage and extend Banba Square paving finish up to Courthouse steps
- Remove railings from around Monument in Banba Square
- Conservation works to Courthouse railings and gate posts including reinstatement of historic lamps

Zone 3: Nenagh Castle - Forecourt

- Public Realm enhancement works including revised car parking layout
- Demolish modern lean-to shed structure (retaining historic masonry elements)
- Create pedestrianised forecourt to better present the standing ruins of Nenagh Castle
- Re-open main entrance into Castle barbican with new footbridge oversailing extant archaeological remains
- Soft landscaping of moat to front of barbican
- Lighting of Castle Barbican facade
- New street furniture, paving, planting and lighting
- Redesigned security enclosure to Barbican moat

Zone 4: 35 & 36 Pearse Street

- Installation of natural stone paving to the footpaths

Zone 5: Nenagh Castle - Barbican and Bailey

- Hard and Soft Landscape enhancement works to Landscape Architect’s details and specifications (subject to site conditions and archaeological investigations)
- Demarcate the footprint of the former defensive castle walls with hard landscape

- Works associated with forming the elevated bridge, paved walkway, and ramped footpaths through the barbican entrance
- Lighting of Castle Keep and Tower facade
- External interpretive material in Castle Keep to align with overall NHCQ visitor experience enhancements by Event consultants

Zone 6: Nenagh Castle – Castle Park

- Hard and Soft Landscape enhancement works to Landscape Architect’s details and specifications
- Low retaining wall incorporated as amphitheatre-style seating overlooking lawn
- Lighting of Castle Keep and Tower facade

Zone 7: Nenagh Gaol & Courthouse / Gaol carpark

- Demolish existing Civil Service bungalow and garage store structure
- Conservation works to surviving Gaol buildings - Gate House, Governor’s House, 3-Storey Cell Block, 1-Storey Cell Block, Walls - to best practice standard
- Reinststate gantry bridge linking Governor’s House and 3-Storey Cell Block at 2nd floor level
- Internal refit and presentation in line with experience / exhibition design by Event consultants
- Reallocate space in existing carpark to redefine 2no. former exercise yards between cell blocks
- Partial removal of a dividing stone wall in carpark area
- Hard Landscape design of west exercise yard to recreate austere Gaol-era atmosphere with enclosing contemporary pivot gates
- Landscape east exercise yard to create modern verdant garden café space
- Repurpose 1-Storey Cell Block to support WC facilities, shop, café
- New street furniture, paving, planting and lighting
- Removal of existing traffic barrier and installation of a revised vehicle access security system (retractable bollards)

Zone 8: Bachelor’s Walk / O’Rahilly Street

- Public Realm enhancement works
- Declutter public realm

Zone 9: Streets Upgrade – business district footpaths

- Declutter footpaths
- Footpath enhancement works including natural stone paving in accordance with March 2023 Section 38 Traffic Management Plan by Roadplan
- Works in the main business district streets of Kenyon Street, Mitchel Street, Pearse Street, Silver Street and Emmet Place

3.2 PROPOSED DEMOLITIONS

The proposed development also includes the demolition of three structures which form part of or lie within the curtilage of the ACA, the castle and the gaol.

- ‘Castle Shed’ Building located to the south of the castle beyond the ditch.
- Garage building within the gaol complex [Building 1]
- Bungalow building within the gaol complex [Building 2]

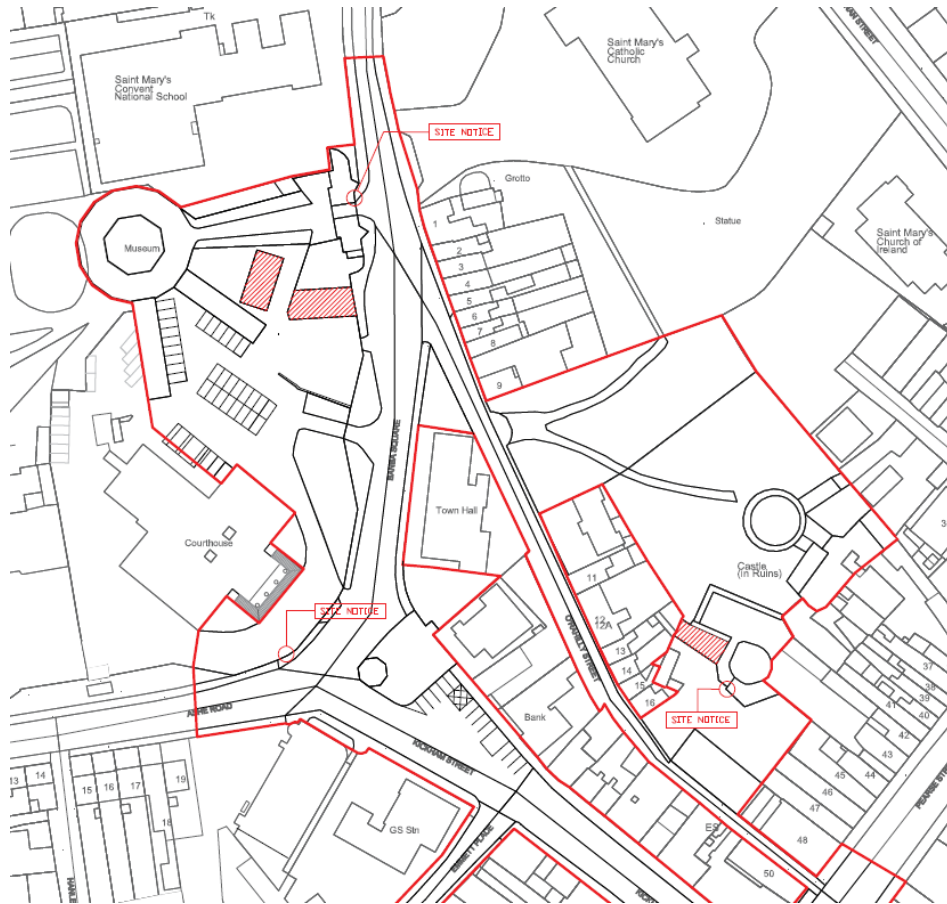


Fig.3: Site location plan showing three buildings proposed for demolition hatched in red, site boundary denoted by red line. Source: Scott Tallon Walker



Fig.4: 'Castle Shed' Building proposed for demolition.



Fig.5: Bungalow building within the gaol complex proposed for demolition.



Fig.6: Garage building within the gaol complex proposed for demolition.

4 ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

4.1 INTRODUCTION AND OVERVIEW

The objective of the Architectural Heritage Impact Assessment (AHIA) is to analyse all potential impacts of proposed development on the historic fabric, character and setting of the historic buildings, structures and grounds of St Vincent’s Hospital. The assessment is presented below in table format where fields detail the rationale for each change, a description of potential impacts and proposed mitigation strategies.

This impact assessment should be read in conjunction with the design team’s documentation.

The Architectural Heritage Impact Assessment adheres to the government publication *Architectural Heritage Projection, Guidelines for Planning Authorities*.

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.

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

Loss or obstruction of historic fabric, Negative Impact:	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. General mitigations are to be implemented.

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

4.2 BANBA SQUARE, O’RAHILLY STREET & BUSINESS DISTRICT

Zone 1: Banba Square

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1.1	Removal of unnecessary street clutter, road signage, pedestrian barriers including those described in the March '23 Nenagh Traffic Management Plan - One Way System under Section 38 of the road traffic act 1994.	Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	Preserve historic elements and boundary treatments.
1.2	Remove railings from around monument on Banba Sq.	As above.	As above.	As above.

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1.3	<p>Reallocate space to enlarge pedestrian areas.</p> <p>Upgrade surface materials & finishes, introduce natural stone paving.</p> <p>New street furniture and planting.</p>	<p>Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.</p>	<p>Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.</p>	<p>As above.</p>
1.4	<p>Reinstatement of historic access gates & posts to the courthouse including extension of the Banba Square paving to the courthouse steps & portico.</p>	<p>To improve the historic setting of courthouse and the connectivity to Banba Sq.</p>	<p>Positive impact: reinstatement of lost details, improved accessibility for pedestrians to the protected structure.</p>	<p>New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval.</p>
1.5	<p>Conservation works to Courthouse railings and gate posts including reinstatement of historic lamps</p>	<p>To enhance the original boundary treatments, the appreciation of the protected structure in the setting of Banba Sq.</p>	<p>Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.</p>	<p>Preserve historic elements and boundary treatments.</p>
1.6	<p>Reorganisation of the courthouse / Gaol parking including the partial removal of a dividing stone wall.</p>	<p>To enhance the setting of the newly refurbished Gaol buildings, to improve accessibility.</p>	<p>Minor negative impact: a section of wall which first appears on the 1959 OS map will be altered to facilitate the parking arrangement.</p>	<p>The sections of wall will be fully recorded prior to alterations works.</p> <p>Masonry which is removed will be salvaged for re-use or repairs elsewhere.</p> <p>The retained section of masonry will be conserved and re-pointing using an appropriate lime-based material.</p>

Zone 8: Bachelor’s Walk / O’ Rahilly Street

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
8.1	Extend public realm treatment of Zone 1 Banba Square north to Gaol gatehouse, and south to Zone 3 Castle Forecourt, linking them.	Linking the zones through a consistent public realm design treatment will improve the historic setting and encourage pedestrian movement.	Neutral / positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I]
8.2	Declutter public realm - Removal of unnecessary street clutter, road signage and pedestrian barriers.	Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.	As Above.	As Above.
8.3	Reallocate space to enlarge pedestrian areas, reduce junction radii Upgrade surface materials & finishes, introduce natural stone paving. New street furniture and planting.	Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	As above.
8.4	Installation of new high & low lighting to public realm.	To improve pedestrian accessibility at night. To enhance the appreciation of the protected structures and the ACA.	Positive impact: Improved accessibility and visibility. If sensitively executed lighting can enhance the appreciation of the historic environment at night. Minor negative impact associated with installation of new services.	Lighting design should be undertaken by a lighting designer with experience working within historic environments. Available guidance should be followed [Ref: Zone 1] and details provided to conservation consultant for approval.

Zone 9: Streets Upgrade – business district footpaths

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
9.1	Work with existing / ongoing traffic engineering / carriageway works across Nenagh Town Centre.	Required for traffic management.	Neutral impact.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I]
9.2	Declutter public realm - Removal of unnecessary street clutter, road signage, pedestrian barriers, obsolete poles, telephone boxes.	Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.	As Above.	As Above.
9.3	Upgrade pavement and footpath surface materials & finishes. Installation of natural stone paving to the footpaths of the main business district streets, Kenyon Street, Mitchel Street, Pearse Street, Silver Street and Emmet Place	As above.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	As Above.

4.3 NENAGH CASTLE

Zone 3: Nenagh Castle - Forecourt

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
3.1	Revised car park layout and public realm enhancement works.	The carpark in its current presentation is an inappropriate setting for the castle entrance from O' Rahilly St.	Positive impact: improving this setting will enhance the appreciation of the castle ruins.	Works should be carefully undertaken in close collaboration with the conservation consultant and archaeologist. There is the potential to uncover archaeological remains.

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
	Demolition of the modern single storey lean-to structure adjacent to the Barbican entrance of Nenagh Castle.	Parts of this building date from the mid-late 20 th C and are of low quality and inappropriate for the setting of the National monument.	Positive impact: removing the later inappropriate additions will expose historic fabric and improve the setting of the monument and the ACA.	Works should be carefully undertaken in close collaboration with the conservation consultant and archaeologist. Demolitions adjacent to historic fabric must be undertaken with great care by experienced heritage contractors. All historic fabric must be identified, recorded and protected throughout the demolition works.
3.2	Create pedestrianised forecourt to better present the standing ruins of Nenagh Castle. Accessible public realm to the O’Rahilly Street carpark comprised of predominantly hard landscaping with soft landscaping areas including installation of new edgings at junctions between hard and soft landscaping, asphalt surfacing to car park, natural stone paving to the public areas, with installation of Nature Based Drainage Solutions.	The carpark in its current presentation is an inappropriate setting for the castle entrance from O’ Rahilly St. Improvements to the public realm are required to enhance the urban quality and character and improve accessibility for pedestrians.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.
3.3	Installation of a new universal access pedestrian route (comprising elevated bridge, paved walkway, and ramped footpaths) from the O’Rahilly Street Carpark to Nenagh Castle forecourt (utilising the Castle barbican entrance).	The new elevated access route has been proposed to create a formal approach to the castle from O’ Rahilly street which is appropriate in design and which over sails the archaeological remains which are assumed to lie in the sunken area adjacent to the barbican.	Neutral impact: the construction of the new pedestrian route has been designed to avoid removal of any historic castle or barbican fabric and to be fully reversible. Positive Impact: the re-ordering of this approach and the introduction of a new well-designed pedestrian route will enhance the setting of the ACA and the monument.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
3.4	Soft landscaping of moat to front of barbican.	As above.	Neutral Positive impact on biodiversity.	
3.5	Uplighting to Castle barbican. Installation of high & low lighting to public realm in O’Rahilly Street carpark.	To improve pedestrian accessibility at night. To enhance the appreciation of the protected structure / monument and the ACA.	Positive impact: Improved accessibility and visibility. If sensitively executed lighting can enhance the appreciation of the historic environment at night. Minor negative impact associated with installation of new services.	Lighting design should be undertaken by a lighting designer with experience working within historic environments. Available guidance should be followed [Ref: Zone 1] and details provided to conservation consultant for approval.
3.6	New street furniture, paving, planting and lighting.	As above.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.
3.7	Redesigned security enclosure to Barbican moat.	As above.	As above.	As above.

Zone 5: Nenagh Castle – Barbican and Bailey

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
5.1	Hard and Soft Landscape enhancement works to Landscape Architect’s details and specifications (subject to site conditions and archaeological investigations)	To enhance the appreciation of the protected structure / monument and the ACA.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant / archaeologist for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.
5.2	Demarcate the footprint of the former defensive castle walls with hard landscape	As above.	As above.	As above.
5.3	Works associated with forming the elevated bridge, paved walkway, and ramped footpaths through the barbican entrance	Ref: 3.3 above.	Notes as per Item 3.3 above.	Ref: 3.3 above.
5.4	Installation of facade lighting and Uplighting to Castle Keep and Tower	To improve pedestrian accessibility at night. To enhance the appreciation of the protected structure / monument and the ACA.	Positive impact: Improved accessibility and visibility. If sensitively executed lighting can enhance the appreciation of the historic environment at night. Minor negative impact associated with installation of new services.	Lighting design should be undertaken by a lighting designer with experience working within historic environments. Available guidance should be followed [Ref: Zone 1] and details provided to conservation consultant for approval.
5.5	External interpretive material in Castle Keep to align with overall NHCQ visitor experience enhancements by Event consultants	To improve the visitor experience to the castle and enhance the interpretive value of the monument.	Positive impact: improve visitor experience and interpretation. Minor negative impact associated with installation of new services.	All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.

Zone 6: Nenagh Castle – Castle Park

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
6.1	Hard and Soft Landscape enhancement works to Landscape Architect’s details and specifications	To enhance the appreciation of the protected structure / monument and the ACA.	Neutral / Positive impact: This will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant / archaeologist for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.
6.2	Low retaining wall incorporated as amphitheatre-style seating overlooking lawn	To improve visitor experience.	As above.	As above.
6.3	Installation of facade lighting and Uplighting to Castle Keep and Tower	To improve pedestrian accessibility at night. To enhance the appreciation of the protected structure / monument and the ACA.	Positive impact: Improved accessibility and visibility. If sensitively executed lighting can enhance the appreciation of the historic environment at night. Minor negative impact associated with installation of new services.	Lighting design should be undertaken by a lighting designer with experience working within historic environments. Available guidance should be followed [Ref: Zone 1] and details provided to conservation consultant for approval.

4.4 THE PRISON COMPLEX [NENAGH GAOL]

Zone 7: Nenagh Gaol & Courthouse / Gaol Carpark

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
7.4	Demolish existing Civil Service bungalow structure.	To enhance the setting of the newly refurbished Gaol buildings, to improve legibility of the protected structures.	Positive impact: removing the later modern structure will improve the setting of the protected structure and increase legibility of the historic gaol complex.	Works should be carefully undertaken in close collaboration with the conservation consultant and archaeologist. Demolitions adjacent to historic fabric must be undertaken with great care by experienced heritage contractors. All historic fabric must be identified, recorded and protected throughout the demolition works.
	Demolish existing garage store structure.	To enhance the setting of the newly refurbished Gaol buildings, to improve legibility of the protected structures.	Positive impact: removing the later modern structure will improve the setting of the protected structure and increase legibility of the historic gaol complex. Minor negative impact: this structure infills to sections of historic wall, the works will cause some minor loss of historic fabric.	Works should be carefully undertaken in close collaboration with the conservation consultant and archaeologist. Demolitions adjacent to historic fabric must be undertaken with great care by experienced heritage contractors. All historic fabric must be identified, recorded and protected throughout the demolition works. The historic masonry should be conserved and incorporated into the new design.
7.5	Reallocate space in existing carpark to redefine 2no. former exercise yards between cell blocks.	To enhance the setting of the newly refurbished Gaol buildings, to improve accessibility.	Positive impact: improved visitor experience, accessibility and interpretation. Enhance the appreciation of the protected structure / and the character ACA.	New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval. [Ref: Section 3.5 of Vol. I] All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.
7.6	Landscape design of west exercise yard to recreate austere Gaol-era atmosphere.	To enhance the setting of the newly refurbished Gaol buildings, to improve legibility of the protected structures.	As above.	As above.

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
7.7	Landscape exercise east yard to create modern verdant garden space.	As above.	As above.	As above.
7.9	New street furniture, paving, planting and lighting.	As above.	<p>Positive impact: Improved accessibility and visibility. If sensitively executed lighting can enhance the appreciation of the historic environment at night.</p> <p>Neutral / Positive impact: Works will enhance the character of the ACA provided the historic elements are respected, conserved and enhanced as part of the exercise.</p> <p>Minor negative impact associated with installation of new services.</p>	<p>New materials proposed in the ACA must be in keeping with the historic character and of good quality. Details to be provided to the conservation consultant for approval.</p> <p>[Ref: Section 3.5 of Vol. I]</p> <p>All works proposed near to or adjacent to historic fabric must be undertaken with great care by experienced heritage contractors.</p> <p>Lighting design should be undertaken by a lighting designer with experience working within historic environments. Available guidance should be followed [Ref: Zone 1] and details provided to conservation consultant for approval.</p>

4.5 THE PRISON COMPLEX [NENAGH GAOL]: GOVERNOR’S HOUSE

GOVERNOR’S HOUSE EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Remove any cement pointing on all elevations [estimated 50%, further inspection required]. Rake out open joints and repoint using lime mortar.	Inappropriate modern, hard mortar has been used in repointing and open joints are also in evidence. This is allowing water ingress and causing water that has become trapped in the walls to evaporate through the masonry as opposed to the sacrificial mortar, which can cause masonry erosion and spalling.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Pointing removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Power tools will not be used during raking. A fine hacksaw blade may be used to remove vegetation or friable mortars.

GOVERNOR’S HOUSE EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
2	Localised piece-in stone repair to vertical stone jamb on left side of entrance door surround.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
3	Localised piece in stone repair to 3 x locations on west elevation to S.E. specification.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
4	Clean organic growth from all stone sills.	Organic growth is an agent of decay and facilitates water ingress.	Positive impact: halt the growth and development of destructive organic growth and prevent water ingress.	Removal of organic growth must be carefully conducted by competent personnel to avoid damage to historic fabric.
5	3 x repairs to stone window sills to SE specifications.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
6	Opening of one blocked-up door on south elevation at L01 to proposed reinstated gantry.	To facilitate access strategy for new visitor experience route.	Minor negative impact: some localised loss of historic fabric. This is necessary to facilitate the gantry reinstatement which is considered a positive impact. Positive impact: reinstate lost historic detail.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant. Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar.

GOVERNOR’S HOUSE EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
7	Reinstate new gantry structure at first level to connect to prison cell block - Install elevated footbridge structure and associated works connecting the cell block to the Governor’s House.	To facilitate access strategy for new visitor experience route.	Neutral impact: provided the new structure is well designed and appropriate the new gantry will not have a negative impact.	Refer to historic images and any available evidence for details of previous gantry structure. Final details TBC with Architects and SE. Materials and design and details to be presented to conservation consultant for comment.
8	Repair and redecorate external cast iron elements, brush down to remove rust, treat before redecoration (gates, railings etc.).	External cast iron elements are in need of repair and at risk of further deterioration and loss.	Positive impact overall: maintenance, repair and restoration of character.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant.
9	Where metalwork fixed to stone has caused corrosion jacking, repair to SE specifications.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric, unavoidable to facilitate repairs.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
10	Clean stone paving and steps complete. Rake out open joints and repoint using lime mortar.	Dirt and residue build-up can have a detrimental effect on the fabric. Open joints allow water ingress to the historic fabric.	Positive impact: appropriate cleaning will remove potential sources of decay. Repointing with lime mortar will prevent water ingress.	Work to be carried out by a stonemason with conservation experience. Method and materials to be approved by conservation consultant.
11	Clean stone string courses, plinths and parapets.	Dirt and residue build-up can have a detrimental effect on the historic fabric.	Positive impact: appropriate cleaning will remove potential sources of decay.	Work to be carried out by a stonemason with conservation experience. Method and materials to be approved by conservation consultant.

GOVERNOR’S HOUSE EXTERNAL WORKS: ROOF				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Removal of all vegetation located in and around rainwater goods.	Vegetation in and around rainwater goods is an agent of decay and facilitates water ingress.	Positive impact: halt the growth and development of destructive vegetation and prevent water ingress.	Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric.
2	Localised repairs to slate roof to replace broken or slipped slates using natural slate to match in composition and size.	Areas of the roof are in need of repair with the risk of water ingress causing damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and appropriately stored for reuse. Any new materials to suitably match existing and to be approved by conservation consultant.
3	Access attic space to assess condition of roof structure, specialist timber survey is advised. Undertake repairs as required. Localised repair of structural roof timbers around chimneys.	To conserve the protected structure	Positive impact overall: maintenance, repair and restoration of character.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant.
4	Inspect cupola and allow for re-roofing complete using copper.	To address water ingress, to conserve historic fabric.	Positive impact overall: maintenance, repair and restoration of character.	As above.
5	Removal of organic growth to chimney capping complete and lightly clean capping surface by hand.	Organic growth is an agent of decay and facilitates water ingress.	Positive impact: halt the growth and development of destructive organic growth and prevent water ingress.	Removal of organic growth must be carefully conducted by competent personnel to avoid damage to historic fabric.

GOVERNOR’S HOUSE EXTERNAL WORKS: ROOF				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
6	Rake out open joints, cementitious or defective pointing to chimneys and repoint using lime mortar.	Inappropriate modern, hard mortar has been used in repointing and open joints are also in evidence. This is allowing water ingress and causing water that has become trapped in the walls to evaporate through the masonry as opposed to the sacrificial mortar, which can cause masonry erosion and spalling.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Pointing removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Power tools will not be used during raking. A fine hacksaw blade may be used to remove vegetation or friable mortars.
7	Reopen 1 no. blocked chimney and replace missing chimney pot with ventilated cap to match existing.	Previous interventions have resulted in a loss of historic fabric and degradation of character.	Positive impact: repair and restoration of character in compatible materials to match the existing historic fabric. Weather envelope secured.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
8	Remove flaunching from chimneys and renew using lime render.	Flaunching is in poor condition and consequent water ingress can cause significant damage to the interiors and structure.	Positive impact: water ingress halted. The use of lime mortar is a compatible material to match the existing historic fabric. Weather envelope secured.	Contractors with prior experience with historic structures to be appointed. Flaunching removal must be carefully conducted so as not to gouge into the masonry fabric during the process.
9	Renewal of lead soakers and flashings to chimneys complete.	The leadwork is in poor condition and consequent water ingress can cause significant damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
10	Localised repairs to broken timber louvres to central cupola and redecorate all exposed timber joinery on cupola complete.	Timber louvres and timberwork are in poor repair and at risk of further deterioration and loss.	Positive impact overall: maintenance, repair and restoration of character. Minor negative impact: some localised loss of historic fabric, unavoidable to facilitate repairs.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.

GOVERNOR'S HOUSE EXTERNAL WORKS: SERVICES				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Recalculation and renewal of cast iron rainwater disposal system complete (Refurbish and reusing existing elements where possible and appropriate).	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
2	Installation and connection of new branch drainpipes from any new downpipe locations to existing stormwater drains as required.	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: installation of new branch drainpipes to façades.	Contractors with prior experience with historic structures to be appointed. Any new locations and any new materials to suitably match existing and to be approved by conservation consultant. New pipework to be tested once installed to ensure there are no leaks.
3	Installation of new concrete gullies with cast iron grates to the foot of each downpipe.	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact: grated gullies will allow easy access for regular maintenance and avoid blockages.	Details and finishes and form of gullies to be confirmed with conservation consultant to ensure minimal visual impact, and aesthetic and functional compatibility with the existing structure.
4	Removal of external inappropriate modern light fittings and installation of new approved lighting system.	Clarify elevations by removal of inappropriate fixtures and installation of approved system.	Positive impact: elements detrimental to character on elevation to be removed and replaced with new approved system. Minor negative impact: openings will be left in elevation from removed services. Some local repairs may be required but this is unavoidable & not resulting from the proposed works	Openings left by removed fixtures to be reused where appropriate or made good to match existing; materials and method to be approved by the conservation consultant. New system, fixing locations and fixing method to be approved by conservation consultant.

GOVERNOR’S HOUSE EXTERNAL WORKS: SERVICES				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
5	Removal of all external redundant cabling and associated fixings. Consolidate and tidy external cabling to be retained.	Clarify elevations by removal of redundant services and tidying of retained services.	<p>Positive impact: elements detrimental to character on elevation to be removed or tidied.</p> <p>Minor negative impact: openings will be left in elevation from removed services. Some local repairs may be required but this is unavoidable & not resulting from the proposed works</p>	Openings left by removed fixtures to be made good to match existing; materials and method to be approved by the conservation consultant. Any new fixing locations and fixing method to be approved by conservation consultant.
6	Removal of all plastic or modern vent covers and replacement, unblocking of closed/blocked floor vents, repair and repainting to historic cast iron vent covers.	Removal of inappropriate interventions and replacement to match historic detailing and materials.	Positive impact: maintenance, repair and restoration of character.	Openings to be made good to match existing. Materials and method to be approved by the conservation consultant.

GOVERNOR’S HOUSE INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Refurbish and draughtproof all existing timber-framed windows.	Repair, maintenance and upgrade with draughtproofing for new use.	Positive impact: repair and maintenance of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.

GOVERNOR'S HOUSE INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
2	Refurbish and draughtproof all existing timber external doors and remove modern signage.	Repair, maintenance and upgrade with draughtproofing for new use. Remove redundant elements detrimental to character.	Positive impact: repair and maintenance. Elements detrimental to character to be removed. Minor negative impact: some localised loss of historic fabric. Openings will be left from removed signage. Some local repairs may be required but this is unavoidable & not resulting from the proposed works	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.
3	Remove of cement strap pointing to interior exposed stone wall at L01 and repoint using lime mortar.	Inappropriate modern, hard mortar has been used in repointing.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Pointing removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Power tools will not be used during raking. A fine hacksaw blade may be used to remove friable mortars.
4	Redecoration of modern timber stair handrails and balustrade.		Neutral impact: no intervention to historic fabric.	
5	Allow for local repairs to lath and plaster ceilings, allow for 30% of overall ceiling area [repairs will be required in second floor rooms where water ingress has occurred].	Repair and maintenance to match historic detailing and materials.	Positive impact overall: repair and maintenance of historic fabric in compatible materials to match historic. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.

GOVERNOR'S HOUSE INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
6	Undertake opening up works to blocked-up opening where new gantry access will be installed. Investigate to determine infill material, carefully dismantle masonry to expose original opening and make good to receive new access door.	Re-open previously blocked ope to facilitate new use.	Positive impact: reinstatement of previous opening. Repairs to be carried out in compatible materials to match existing fabric and detailing.	Contractors with prior experience with historic structures to be appointed. Removal of fabric must be carefully conducted so as not to gouge into the masonry fabric during the process. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.
7	Allow for new timber steps and handrail from gantry bridge level to internal floor level.	To facilitate new access route.	Minor negative impact: some localised loss of historic fabric.	As above. New materials should be in keeping with the character of the protected structure.
8	Redecoration of interiors throughout. Internal refit and presentation in line with experience / exhibition design by Event consultants.	Redecoration and fit out to facilitate new use.	Minor negative impact: some localised loss of historic fabric. Positive impact: redecoration in compatible materials to facilitate new use.	Contractors with prior experience with historic structures to be appointed. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.

4.6 THE PRISON COMPLEX [NENAGH GAOL]: CELL BLOCKS

4.6.1 THREE-STOREY BLOCK

THREE-STOREY BLOCK: EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Localised repairs to any open joints on the main elevations using lime mortar and finish using lime wash. Allow for 60% rake and re-point on east elevation. Allow for 10% rake and re-point on west / south / north elevations.	Open joints allow water ingress to the historic fabric.	Positive impact: repointing with lime mortar and finishing with lime wash will prevent water ingress.	Work to be carried out by a stonemason with conservation experience. Method and materials to be approved by conservation consultant.

THREE-STOREY BLOCK: EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
2	Repairs to approximately 15 x spalled stones and 2.5m eave stone to SE specification.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
3	Repair 1 x cracked cill to SE specification	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
4	Adapt 3 x openings [2 on east elevation, 1 on south elevation] which have been inappropriately altered [2 doors and 1 window] to address unsupported lintels to SE specifications. Allow for new single leaf glazed door to each opening. [refer to STW drawings and specifications for details].	To facilitate access strategy for new visitor experience route.	Negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant. Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar.
5	Removal of all external redundant cabling and associated fixings. Consolidate and tidy external cabling to be retained. Installation of high & low facade lighting to Nenagh Gaol buildings and the former Gaol exercise yards	Clarify elevations by removal of redundant services and tidying of retained services.	Positive impact: elements detrimental to character on elevation to be removed or tidied. Minor negative impact: openings will be left in elevation from removed services.	Openings left by removed fixtures to be made good to match existing; materials and method to be approved by the conservation consultant. Any new fixing locations and fixing method to be approved by conservation consultant.

THREE-STOREY BLOCK: EXTERNAL WORKS: ROOF

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Repoint all ridge tile joints.	Open joints allow water ingress to the historic fabric.	Positive impact: repointing with lime mortar will prevent water ingress.	Contractors with prior experience with historic structures to be appointed. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.
2	Repair roof tile underlay where it overhangs the gutter.	Repair and maintenance to prevent water ingress to the building fabric.	Positive impact: repair to previously damaged area to secure weather envelope.	Contractors with prior experience with historic structures to be appointed. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.

THREE-STOREY BLOCK: EXTERNAL WORKS: SERVICES

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Introduce 600mm gravel margin and perforated land drain to west and south elevations and connect to existing drainage.	Hard surfaces and lack of functioning drainage cause saturation of the ground to the foot of the building, this provides a constant source of moisture for rising damp within the core of the walls.	Positive impact: the gravel base will reduce splashback and allow evaporation for rainwater at the base of the walls to reduce rising damp. This will also have a positive impact on the temperature of the wall core, which in turn will assist in the reduction of internal condensation.	Form of gullies to be confirmed with conservation consultant to ensure minimal visual impact. Details and finishes of land drain to be confirmed with conservation consultant to ensure aesthetic and functional compatibility with the existing structure.

THREE-STOREY BLOCK: INTERNAL WORKS: WALLS / CEILINGS

Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Remove boast lath and plaster finish to all barrel-vaulted cells on FF and SF and carry out localised plaster repairs using lime. Specialist advice required to address the lath spacing and debonding of lime – extensive / complete repair may be required this must be confirmed by further investigation.	Repair and maintenance to match historic detailing and materials.	Positive impact overall: repair and maintenance of historic fabric in compatible materials to match historic. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.

THREE-STOREY BLOCK: INTERNAL WORKS: WALLS / CEILINGS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
2	Remove boast lime plaster finishes to walls, investigate substrate condition [refer to SE specification] and patch repair in matching lime plaster finish.	Repair and maintenance to match historic detailing and materials.	Positive impact overall: repair and maintenance of historic fabric in compatible materials to match historic. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.
3	Replace or repair missing or damaged structural elements including door lintels, door jamb supports, masonry arch keystones, flagstones and openings in rubble masonry throughout using matching stone and lime mortar to SE specifications.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.
4	Where masonry repairs or crack repairs are undertaken, repair over with lime plaster to match existing.	Repair and maintenance to match historic detailing and materials.	Positive impact overall: repair and maintenance of historic fabric in compatible materials to match historic. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing; materials and method to be approved by conservation consultant.
5	Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.	Removal of inappropriate intervention incompatible with historic fabric.	Positive impact overall: replacement of non-breathable paint with breathable paint reinstates the breathable character of the historic fabric. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.

THREE-STOREY BLOCK: INTERNAL WORKS: WALLS / CEILINGS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
6	Brush down and light clean to corridor and cell walls on FF and SF to remove flaking paint but ensure to retain the original decoration scheme and markings / graffiti made by prisoners.	Light-touch cleaning and maintenance to facilitate new use.	Positive impact overall: low-impact intervention allows retention of historic character. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
7	Opening up of one door at high level to connect to proposed reinstated gantry.	To facilitate access strategy for new visitor experience route.	Negative impact: some localised loss of historic fabric. Positive impact: reinstate lost historic detail.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant. Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar.
8	Adapt internal partition layout at southern end to form new room [refer to STW drawings]	To facilitate access strategy for new visitor experience route.	Negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant. Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment.

THREE-STOREY BLOCK: INTERNAL WORKS: FIXTURES & FITTINGS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Remove rust to interior wrought and cast-iron features and rust treat & redecorate. (handrails, balustrades, gates, doors, hardware, window bars)	Wrought and cast iron elements are in need of maintenance.	Positive impact: maintenance and protection to prevent deterioration and loss.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
2	Refurbish and redecorate 8 x original metal windows.	Repair and maintenance to facilitate new use.	Positive impact: repair and maintenance of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.
3	Install new single glazed fixed casement windows in remaining window openings [to STW specification.]	To enclose structure and make weathertight.	Positive impact: repair and maintenance of historic fabric.	Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar.
4	Hand clean floors. Treat timber floorboards with linseed oil.	Cleaning and maintenance of floors to facilitate new use.	Positive impact: maintenance and protection to prevent deterioration and loss.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
5	Carry out repairs to historic floorboards using matching timber sections where required. Allow for 5sqm.	Repair and maintenance of historic fabric to facilitate new use.	Positive impact overall: repair and maintenance in compatible materials to match historic fabric and detail. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.

THREE-STOREY BLOCK: INTERNAL WORKS: FIXTURES & FITTINGS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
6	<p>Provide new surface mounted interior lighting system to support gallery / museum function. Cable ducts to be 'industrial' style metal finish and to use existing services routes insofar as possible. Lighting layout, design and specification TBC by STW.</p> <p>Internal refit and presentation in line with experience / exhibition design by Event consultants.</p>	Installation of new lighting system to facilitate new use.	Minor negative impact: some potential localised loss of historic fabric along new services routes.	<p>Existing routes to be reused where possible. Necessary chasing or opening works will be made good to the highest conservation standards and with a view to re-instating the original details where possible. Surface-mounted ducting will be reversible and routes set out to minimise harm.</p> <p>Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment.</p>
7	Provide new emergency lighting system to same specification as above.	Fire safety.	Minor negative impact: some potential localised loss of historic fabric along new services routes.	<p>Existing routes to be reused where possible.</p> <p>Necessary chasing or opening works will be made good to the highest conservation standards and with a view to re-instating the original details where possible. Surface mounted ducting will be reversible and routes set out to minimise harm.</p> <p>Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment.</p>
8	Carry out structural repairs to cantilevered staircase to SE Specification.	To make safe and conserve historic fabric.	<p>Minor negative impact: some potential localised loss of historic fabric</p> <p>Positive impact: retain staircase in new design.</p>	Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment.
9	Allow for fall protection to existing staircase [to STW specification].	For visitor safety.	Minor negative impact: some potential localised loss of historic fabric	Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment.

THREE-STOREY BLOCK: INTERNAL WORKS: FIXTURES & FITTINGS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
10	Remove rust to interior wrought and cast-iron features and rust treat & redecorate (handrails, balustrades, gates, doors, hardware, window bars).	Wrought and cast iron elements are in need of maintenance.	Positive impact: maintenance and protection to prevent deterioration and loss.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
11	Refurbish and redecorate 8 x original metal windows.	Repair and maintenance to facilitate new use.	Positive impact: repair and maintenance of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.

4.6.2 SINGLE-STOREY BLOCK

SINGLE-STOREY BLOCK: EXTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	4 x stone graft repairs to cills	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Materials to suitably match existing. Materials and method to be approved by conservation consultant.
2	3 x crack repairs to window jambs, 1 x crack repair to cill	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Materials to suitably match existing. Materials and method to be approved by conservation consultant.

SINGLE-STOREY BLOCK: EXTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
3	11 x repairs to corrosion jacking from metal grilles	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Materials to suitably match existing. Materials and method to be approved by conservation consultant.
4	20 x spalled stones requiring repair to SE specification.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Materials to suitably match existing. Materials and method to be approved by conservation consultant.
5	Remove, clean and remove rust, refurbish and reinstate all metal grilles to SE specifications.	Metal elements are in need of maintenance.	Positive impact: maintenance and protection to prevent deterioration and loss.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
6	Installation of high & low facade lighting to Nenagh Gaol buildings and the former Gaol exercise yards	To improve night time visibility and enhance protected structure.	Minor negative impact: some localised loss of historic fabric. Positive impact: improve appreciate of protected structure if executed sensitively.	Refer to previously reference guidance. Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.

SINGLE-STOREY BLOCK: INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Form new partitions and install new services to accommodate new WCs [refer to STW drawings and specifications].	New WCs to facilitate new use.	Minor negative impact: some potential localised loss of historic fabric along new services routes.	Necessary chasing or opening works will be made good to the highest conservation standards and with a view to re-instating the original details where possible. Routes set out to minimise harm.

4.7 THE PRISON COMPLEX [NENAGH GAOL]: GATE HOUSE & HISTORIC WALLS

4.7.1 GATE HOUSE

GATE HOUSE: EXTERNAL WORKS: ROOF				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Removal of all vegetation and organic growth to rainwater goods, barges, copings, parapet and roofs.	Vegetation is an agent of decay and facilitates water ingress.	Positive impact: halt the growth and development of destructive vegetation and prevent water ingress.	Contractors with prior experience with historic structures to be appointed. Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
2	Investigate barge capping which appears to be failing. Allow for full replacement on both sides with lime-based flashing.	To mitigate against water ingress.	Positive impact: prevent water ingress.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
3	Localised repairs to slate roof to replace broken or slipped slates using natural slate to match in composition and size. <i>(Drone survey or onsite cherry picker required to confirm extent)</i>	Repairs and maintenance to reinstate weather envelope and prevent water ingress.	Positive impact overall: repair to damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.

GATE HOUSE: EXTERNAL WORKS: ROOF				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
4	Allow for partial re-bedding and clamping of parapet wall stones and new lead cover flashing along entire length.	Repairs and maintenance to reinstate weather envelope and prevent water ingress.	Positive impact overall: repair to damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
5	Carefully rake out any cementitious pointing to chimneys and parapet, re-point using lime mortar.	Inappropriate modern, hard mortar has been used in repointing.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Pointing removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Power tools will not be used during raking. A fine hacksaw blade may be used to remove friable mortars.
6	Replace all flashings on roof complete using lead.	The leadwork is in poor condition and consequent water ingress can cause significant damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
7	Localised repair of timber roof structure is anticipated - requires inspection to confirm extent of damage from water ingress.	To conserve the protected structure	Positive impact overall: maintenance, repair and restoration of character.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant.
8	Investigation of roofs to arrow-head bays on east elevation is required to determine condition and repairs required – these were not visible from street level.	To conserve the protected structure	Positive impact overall: maintenance, repair and restoration of character.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to be approved by conservation consultant.

GATE HOUSE: EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Remove all vegetation to elevations complete. (Ridges, pediments, mortar joints)	Vegetation is an agent of decay and facilitates water ingress.	Positive impact: halt the growth and development of destructive vegetation and prevent water ingress.	Contractors with prior experience with historic structures to be appointed. Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
2	Remove cement strap pointing to front and rear elevations and to chimneys and parapet complete. Rake out open joints and repoint using lime mortar. Allow for:	Inappropriate modern, hard mortar has been used in repointing and open joints are also in evidence. This is allowing water ingress and causing water that has become trapped in the walls to evaporate through the masonry as opposed to the sacrificial mortar, which can cause masonry erosion and spalling.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Pointing removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Power tools will not be used during raking. A fine hacksaw blade may be used to remove vegetation or friable mortars.
3	Rake out vegetation and open joints to internal yard elevations and repoint using lime mortar – allow for 25%.	Vegetation is an agent of decay and facilitates water ingress. Open joints allow water ingress to the historic fabric.	Positive impact: halt the growth and development of destructive vegetation and prevent water ingress. Repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.

GATE HOUSE: EXTERNAL WORKS: WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
4	Removal of tarmac surfacing abutting foot of buildings, lowering of ground level and formation of a land drain [width TBC by design team] to building perimeter (leave trench open during works to allow foot of walls to dry).	The hard surface and lack of functioning drainage is causing saturation of the ground to the foot of the building, this is providing a constant source of moisture for rising damp within the core of the walls.	Positive impact: the gravel base will reduce splashback and allow evaporation for rainwater at the base of the walls to reduce rising damp. This will also have a positive impact on the temperature of the wall core, which in turn will assist in the reduction of internal condensation.	Form of gullies to be confirmed with conservation consultant to ensure minimal visual impact. Details and finishes of land drain to be confirmed with conservation consultant to ensure aesthetic and functional compatibility with the existing structure.

GATE HOUSE: EXTERNAL WORKS: SERVICES				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Recalculation and renewal of cast iron rainwater disposal system complete (Refurbish and reusing existing elements where possible and appropriate).	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
2	Installation and connection of new branch drainpipes from any new downpipe locations to existing stormwater drains as required.	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact overall: water ingress halted. Weather envelope secured. Minor negative impact: installation of new branch drainpipes to façades.	Contractors with prior experience with historic structures to be appointed. Any new locations and any new materials to suitably match existing and to be approved by conservation consultant. New pipework to be tested once installed to ensure there are no leaks.

GATE HOUSE: EXTERNAL WORKS: SERVICES				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
3	Installation of new concrete gullies with cast iron grates to the foot of each downpipe.	Effective direction of rainwater away from the building fabric to avert damage to the interiors and structure.	Positive impact: grated gullies will allow easy access for regular maintenance and avoid blockages.	Details and finishes and form of gullies to be confirmed with conservation consultant to ensure minimal visual impact, and aesthetic and functional compatibility with the existing structure.
4	Removal of all redundant cabling and fixings. Consolidate and tidy external cabling.	Clarify elevations by removal of redundant services and tidying of retained services.	Positive impact: elements detrimental to character on elevation to be removed or tidied.	Openings left by removed fixtures to be made good to match existing; materials and method to be approved by the conservation consultant. Any new fixing locations and fixing method to be approved by conservation consultant.
5	Removal of external lights and Installation of Internal / External lighting to Exhibition Designer's details & specifications.	Clarify elevations by removal of inappropriate fixtures and installation of approved system.	Positive impact: elements detrimental to character on elevation to be removed and replaced with new approved system. Minor negative impact: openings will be left in elevation from removed services.	Openings left by removed fixtures to be reused where appropriate or made good to match existing; materials and method to be approved by the conservation consultant. New system, fixing locations and fixing method to be approved by conservation consultant.
6	Removal of existing traffic barrier and installation of a revised vehicle access security system (automated rising bollards) at the vehicle entrance through the Gaol gatehouse archway serving the Governor's house & existing Convent access beyond [subject to detailed design & ground conditions]	Remove current barrier which is unsightly. Improve access control.	Positive impact: elements detrimental to character on elevation to be removed or tidied.	Any new installation of services, fixing locations and fixing method to be approved by conservation consultant.

GATE HOUSE: INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Refurbish and draughtproof all existing timber external doors and remove modern signage.	Repair, maintenance and upgrade with draughtproofing for new use. Remove redundant elements detrimental to character.	Positive impact: repair and maintenance. Elements detrimental to character to be removed. Minor negative impact: some localised loss of historic fabric. Openings will be left from removed signage.	Contractors with prior experience with historic structures to be appointed. As much sound material as possible is to be salvaged and reused. Method and materials to suitably match existing and to be approved by conservation consultant.
2	Remove interior dry lining and gypsum ceiling plaster from 3 x cells on upper floor.	Removal of inappropriate intervention incompatible with historic fabric.	Positive impact: removal of interventions detrimental to character.	Openings left by removed fixtures to be made good to match existing; materials and method to be approved by the conservation consultant.
3	Rake and repoint stone using lime mortar and replaster using lime plaster and lime wash.	Open joints allow water ingress to the historic fabric.	Positive impact: repointing with lime mortar will prevent water ingress. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Method and materials to be approved by conservation consultant.
4	Remove modern non-breathable paint finishes where applied to masonry or lime plaster.	Removal of inappropriate intervention incompatible with historic fabric.	Positive impact: removal of non-breathable paint reinstates the breathable character of the historic fabric. Minor negative impact: some localised loss of historic fabric.	Method and materials to be approved by conservation consultant.

GATE HOUSE: INTERNAL WORKS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
5	Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.	Removal of inappropriate intervention incompatible with historic fabric.	Positive impact overall: replacement of non-breathable paint with breathable paint reinstates the breathable character of the historic fabric. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
6	Brush down and light clean to cell [which retain historic decoration] to remove flaking paint but ensure to retain the original decoration scheme.	Light-touch cleaning and maintenance to facilitate new use.	Positive impact overall: low-impact intervention allows retention of historic character. Minor negative impact: some localised loss of historic fabric.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
7	Rust treat any existing cast iron features and repaint (railings, gates, window bars).	Cast iron elements are in need of maintenance.	Positive impact: maintenance and protection to prevent deterioration and loss.	Contractors with prior experience with historic structures to be appointed. Method and materials to be approved by conservation consultant.
8	Remove all interior signage and install new improved/updated information boards. Various non-structural Exhibition Upgrade works to be agreed at detailed design stage	Clarify interiors by removal of existing signage and installation of approved system.	Positive impact: redundant elements to be removed and replaced with new approved system. Minor negative impact: openings will be left in elevation from removed services.	Openings left by removed fixtures to be reused where appropriate or made good to match existing; materials and method to be approved by the conservation consultant. New system, fixing locations and fixing method to be approved by conservation consultant.

4.7.2 HISTORIC WALLS

HISTORIC STONE WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
1	Stitch large crack opposite Gate House as per structural engineers' specification.	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Stone to suitably match existing. Stone and method to be approved by conservation consultant.
2	Rake out vegetation to capping stones, allow for renewed flaunching along top of walls.	Vegetation is an agent of decay and facilitates water ingress. Reinstatement of flaunching in lime mortar to weather the wall tops.	Positive impact: halt the growth and development of destructive vegetation and prevent water ingress. The use of lime mortar is a compatible material to match the existing historic detail and fabric. Weathering of the wall top secured.	Contractors with prior experience with historic structures to be appointed. Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
3	Allow for partial re-bedding of top courses [full extent not confirmed during Sept site visit].	Damaged masonry to be repaired to match existing historic detail and materials to restore aesthetic/structural function.	Positive impact overall: repair to previously damaged area to match existing historic detail and materials. Minor negative impact: some localised loss of historic fabric.	Work to be carried out by a stonemason with conservation experience. Masonry to suitably match existing. Extent of works to be agreed with the design team. Masonry and method to be approved by conservation consultant.
4	Rake out open joints and localized repointing using lime mortar [full extent not confirmed during Sept site visit].	Open joints allow water ingress to the historic fabric.	Positive impact: repointing with lime mortar will prevent water ingress.	Work to be carried out by a stonemason with conservation experience. Method and materials to be approved by conservation consultant.

HISTORIC STONE WALLS				
Ref.	PROPOSED WORKS	RATIONALE	IMPACT	MITIGATION
5	Investigation of ivy / wall creeping plant on north flanking wall to Governor’s house approach required. Allow for cutting back and repairs in this area, extent not confirmed.	To protect structural integrity of wall.	Positive impact: removal of vegetation will protect the wall.	Contractors with prior experience with historic structures to be appointed. Vegetation removal must be carefully conducted by competent personnel to avoid damage to historic fabric. As much sound material as possible is to be salvaged and reused. Any new materials to suitably match existing and to be approved by conservation consultant.
6	Investigate existing septic tank at base of wall, if redundant allow for infilling.	To protect integrity of wall foundations.	Positive impact: foundations protected from movement.	Contractors with prior experience with historic structures to be appointed. Final details to be agreed by SE and conservation consultant.
7	Remove cementitious pebble dash render from section of wall to east of single-storey cell block building, rake and repoint masonry joints with lime based mortar.	Inappropriate modern, hard render has been used; this can trap water in the walls and cause decay of the historic fabric.	Positive impact: removal of hard modern cement and repointing with lime mortar will allow moisture to evaporate through the mortar rather than the masonry and minimise masonry erosion.	Contractors with prior experience with historic structures to be appointed. Render removal must be carefully conducted so as not to gouge into the masonry fabric during the process. Method and materials to be approved by conservation consultant.

4.8 POTENTIAL CUMULATIVE IMPACTS

Construction Phase

Hoarding and other protective measures will be provided as required during the works to mitigate against potential harm to the protected structures represented by environmental changes arising from the construction works. As such they will be robust and fully compliant with required health and safety standards. The retained features of the historic landscape will also be protected during the construction phase.

The work to demolish those internal parts of the protected structure will have an impact on the retained historic fabric. This impact will be mitigated through the use of suitably qualified heritage contractors and in accordance with best practice methodologies. All proposed conservation works to the protected structures will be undertaken by suitably qualified heritage contractors and in accordance with best practice methodologies.

The protected structures will be subject to minimal additional environmental impacts during the construction phase. The main contractor’s Construction & Environmental Management Plan will take into account the location of all protected structures on and surround the site and ensure that adequate mitigation measures are in place to reduce the potential impacts to the maximum extent possible.

Operational Phase

On completion of the development the cumulative impact of the conservation and alteration works on the existing historic buildings, monuments, their setting, the ACA will be significant and largely positive despite the loss of some original elements of the protected structures and some loss of historic fabric within the ACA.

5 CONSERVATION STRATEGY

In this section we will propose architectural heritage conservation strategies for the development which will mitigate harm to the designated and non-designated heritage assets on the site. This section should be read in conjunction with documentation from the Design Team.

5.1 GENERAL MITIGATION MEASURES

The approach to the conservation of the protected structures is to firstly conserve and enhance the character and attributes of the historic site, and secondly to provide an educational and informative experience for visitors to understand its values which relate to the historic and social context.

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 the complex's significant buildings and site are preserved during the repair and upgrading works. 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 are 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 architects and contractors.

5.2 RECORDING OF FABRIC SCHEDULED FOR DEMOLITION

Demolition is only proposed where necessary to facilitate the proposed new use or where its retention will compromise the overall progress of the development, preventing the provision of a viable future use and the conservation of the designated protected structure.

In the event of the demolition of any part of the heritage structure or its curtilage, irrespective of their origin and level of 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 in the Appendices to this report. This should be completed when the buildings are vacated and cleared of debris.

5.3 SALVAGE STRATEGY

It is proposed to salvage as much original fabric as possible to be reused in the proposed redevelopment.

5.4 HISTORIC BOUNDARIES AND LANDSCAPING STRATEGY

Where possible the new landscaping strategy will seek to reference the location, form and materiality of the historic landscape and boundary conditions. Where robust historic materials can be reused, they will be integrated into the landscape design strategy. External original features such as lights, piers and railings will be conserved and repaired as required.

5.5 ICOMOS GUIDELINES ON INTERPRETATION OF HERITAGE

Guidelines and principles are set by both ICOMOS and UNESCO to guide designers, specifiers and building owners on the legitimate protection and enhancement of a cultural heritage site deemed of outstanding universal value.

ICOMOS have provided these following principles in relation to the interpretation of WH sites which will be adhered to in the conservation, regeneration and presentation of the Valentia Cable Station Building:

1. Facilitate understanding and appreciation of cultural heritage sites and foster public awareness and engagement in the need for their protection and conservation.
2. Communicate the meaning of cultural heritage sites to a range of audiences through careful, documented recognition of significance, through accepted scientific and scholarly methods as well as from living cultural traditions.
3. Safeguard the tangible and intangible values of cultural heritage sites in their natural and cultural settings and social contexts.
4. Respect the authenticity of cultural heritage sites, by communicating the significance of their historic fabric and cultural values and protecting them from the adverse impact of intrusive interpretive infrastructure, visitor pressure, inaccurate or inappropriate interpretation.
5. Contribute to the sustainable conservation of cultural heritage sites, through promoting public understanding of, and participation in, ongoing conservation efforts, ensuring long-term maintenance of the interpretive infrastructure and regular review of its interpretive contents.
6. Encourage inclusiveness in the interpretation of cultural heritage sites, by facilitating the involvement of stakeholders and associated communities in the development and implementation of interpretive programmes.¹

¹ Icomos.org. 2008. [online] Available at: <https://www.icomos.org/quebec2008/charters/interpretation/EN_ICOMOS_Charter_Interpretation_10-04-07.pdf> [Accessed 27 May 2022].

6 PREDICTED IMPACT OF THE PROPOSED WORKS

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.

6.1 PROPOSED REFURBISHMENT AND CHANGE OF USE OF HISTORIC STRUCTURES

The conservation and refurbishment of the designated structures on the site will represent significant public and cultural benefit. The protected structures will be provided with sustainable and viable future uses and their fabric will be conserved and maintained, extending their lifespans. The alterations to the retained fabric and resulting loss of heritage value will be mitigated through quality conservation works and sensitive detailing.

6.2 PROPOSED DEMOLITIONS

The demolition of structures is being proposed only where the structure is not historic and is actively detracting from the character and setting of the protected structures or monument. Demolition works will be undertaken carefully to respect adjacent historic fabric and the result will represent an overall positive impact on the historic environment.

6.3 PROPOSED NEW INTERVENTIONS

The proposed new interventions can be summarised as follows:

- Conservation of historic boundaries, public realm improvements and re-ordering of Banba Square.
- New access route, public realm upgrades, visitor installations and landscaping around Nenagh Castle.
- Street upgrades to other zones including O’Rahilly St and business districts.
- Conservation and adaption of Gaol complex buildings to form enhanced visitor experience.

The proposed interventions all seek to enhance the special character of Nenagh town and communicate its unique and complex history to visitors and residents alike. Each aspect of the proposals is linked either through the use of materials, the desire to communicate heritage values or the enhancement of existing historic fabric and urban setting.

It is considered the proposals will not have an unacceptable negative impact of the heritage values of the designated assets provided that the mitigation measures outlined in this report, and guidance provided by the archaeological and ecological consultant, are applied.