

ACP *Architectural Conservation Professionals*



 **cabe**
builtenvironment
AWARDS 2024

WINNER

 **cabe**
builtenvironment
AWARDS 2024

Building Conservation Assessment

For

Barkhill, Woodford, Co. Galway (**Planning Ref: Part 8 LA01/24**)

Client: Galway County Council



Date: 28th of June 2024

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Authorship: This Report has been prepared by:-

David Humphreys, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),
DipBldgCons(RICS), C.Build.E., C.Env., FRICS, FSCSI, FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, , MICRI.
Group Director
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
Chartered Environmentalist

Martin English, BSc (Hons) Building Surveying, BSc (Const. Mgmt), C.Build.E., MCABE
Director of Operations
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Registered Building Surveyor

And

Sheena Ryan BA(Hons) Fine Art
Historic Building Consultant



**Copies of this report
have been presented
by ACP to:**

Galway County Council

Acknowledgements:

Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

**Ordnance Survey
Of Ireland Licence:**

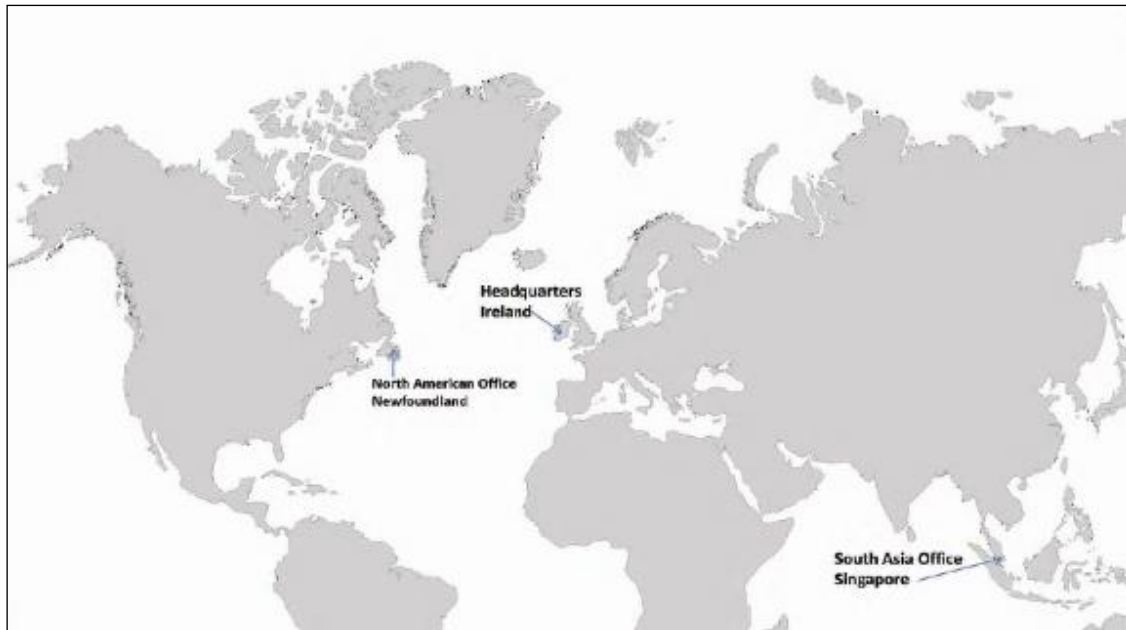
Where Ordnance Survey of Ireland (OSI) material has been reproduced in this report it has been done so under licence CYAL50361865 © Ordnance Survey Ireland/Government of Ireland.

**Report Design and
Template:**

ACP Architectural Conservation Professionals 2024

Copyright Note:

Please note that the entirety of this report, including any original drawings and photographs, remain the property of the client and author(s) and ACP Architectural Conservation Professionals. Any reproduction of the said report requires the written permission of ACP Architectural Conservation Professionals. Images and drawings supplied by third parties are acknowledged individually. © 2024



	Winners of Excellence Awards 2018	
	Heritage and Conservation	
	International Preservation and Conservation Award 2019	
	Highly Commended	
	International Preservation and Conservation Award 2021	
	Winners	

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Table of Contents

LIST OF FIGURES, PHOTOGRAPHS AND TABLES	6
PHOTOGRAPHS	6
TABLES	6
GLOSSARY OF TERMS	7
1.0 SCOPE OF STUDY	10
2.0 METHOD OF STUDY	11
3.0 PROJECT OVERVIEW	12
3.1 Existing Environment	12
3.2 Proposed Development	13
3.3 Site Inspection	13
3.4 Building Survey	13
4.0 APPRAISAL OF EXISTING BUILDINGS.....	14
4.1 Dwelling House	14
4.1.1 Chimney:	14
4.1.2 Roof:.....	14
4.1.3 Rainwater Goods.....	15
4.1.4 Walls.	16
4.1.5 Windows and Doors:.....	16
4.1.6 Ceilings.	17
4.1.7 Floors.	17
4.2 Outbuilding	18
4.2.1 Chimney.	18
4.2.2 Roof.....	18
4.2.3 Rainwater Goods.....	18
4.2.4 Walls.	19
4.2.5 Windows and Doors.....	19
4.2.6 Floors.	20
4.3 Site.....	21
4.3.1 Boundary Walls.	21
4.3.2 Surfaces.....	21
5.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY.....	23
5.1 Historical Background - Brief History of Barkhill, Woodford, Co. Galway.	23



5.2 Protection Status	25
5.2.1 Protected Structures	25
5.2.2 NIAH	25
5.2.3 Historic Maps	26
 6.0 CONSIDERATION OF ADAPTIVE REUSE OF THE SURVIVING HISTORIC FABRIC	29
 7.0 CONCLUSION	31
 8.0 SIGNING OFF STATEMENT	32
 9.0 PROJECT REFERENCES	33
 10.0 APPENDICES	34



LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Site Location Current Ordnance Survey of Ireland.....	12
Figure 2 – Detailed View of Structures - Current Ordnance Survey of Ireland Map.....	12
Figure 3 - Griffiths Valuation 1847 - 1864 Map of Woodford, Galway	24
Figure 4 - Griffiths Valuation 1847 - 1864 of Woodford, Galway.....	24
Figure 5 - Ordnance Survey of Ireland Six Inch First Edition Map B&W, 1840 – 1844.....	26
Figure 6 - Ordnance Survey of Ireland Six Inch First Edition Map Colour, 1840 – 1844	26
Figure 7 - Ordnance Survey of Ireland Six Inch Last Edition Map, Surveyed 1842, Published 1935.....	27
Figure 8 - Ordnance Survey of Ireland Twenty-Five Inch Map, 1903 - 1904.....	27
Figure 9 - Current Ordnance Survey of Ireland Map.....	28

PHOTOGRAPHS

Photograph 1 - Main Entrance and Front Elevation	13
Photograph 2 - Chimney from Southern Side.....	14
Photograph 3 - Front Elevation of Dwelling from Eastern Side.....	15
Photograph 4 - Galvanised Steel Rainwater Goods on South Elevation of Modern Extension	15
Photograph 5 - Cementitious Render on Original Stone Wall in Living Room	16
Photograph 6 - Traditional Sliding Sash Window Assemblies in Living Room	16
Photograph 7 - Modern Plaster Board Ceiling in Living Room	17
Photograph 8 - Main Living Room with Concrete Floor.....	17
Photograph 9 - Front Elevation of Outbuilding Showing Roof and Obscured Chimney	18
Photograph 10 - Galvanised Steel Rainwater Goods on Outbuilding Front Exterior.....	18
Photograph 11 - Outbuilding Rear Interior Sandstone Wall.....	19
Photograph 12 - Underside of Timber Suspended Loft Floor	20
Photograph 13 - Cobblestones	20

TABLES

Table 1 - Protection Status.....	25
----------------------------------	----



GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social, or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage, and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the



8. SAC

Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wilkinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.



Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

(1) A person who is guilty of an offence under sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247 shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

"When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Síochána may without warrant seize and detain:

"a detection device found in, at the site of, or in the vicinity of a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987."



1.0 Scope of Study

This report has been prepared following a request by the client to undertake a Building Conservation Assessment in conjunction with the Part 8 Planning Application (Ref: Part 8 LA01/24) and as part of a response to a further information request dated the 29th of January 2024, for the proposed development including the demolition of an existing dwelling and outbuildings and the construction of 2 No. 2-bedroom dwellings, together with connections to existing public services, including all other ancillary site works and services at Barkhill, Woodford, Co. Galway.

This report is a response to the section titled Architectural of the further information request from Galway County Council dated the 29th of January 2024:

Architectural

The building appears of the First (1829-41) and Second (1897-1913) edition of historic Ordnance Survey maps and it retains architectural features typical of vernacular traditional construction.

With reference to:

- 1. The national policy “A Living Tradition – A Strategy to Enhance the Understanding, Minding and Handing on of Our Built Heritage” from the Department of Housing, Local Government and Heritage, and*
- 2. The current Galway County Development Plan objective AH6 to “Recognise the importance of the contribution of vernacular architecture to the character of a place and ensure the protection, retention and appropriate revitalisation and reuse of the vernacular built heritage including structures that contribute to landscape and townscape character and resist the demolition of these structures”*

It is recommended that the Local Authority seeks the advice of a suitably qualified conservation architect/professional to consider the adaptive reuse of surviving historic vernacular structures on site.

In the event a decision is made to proceed with demolition, it is recommended that a measured and photographic survey of the interior and exterior of the building is carried out by a suitably qualified building surveyor and a copy provided to the Department.



This Building Conservation Assessment aims to provide the following:

- A historical overview of Barkhill, Woodford and the subject site and structures.
- A written description and appraisal of the existing buildings.
- A digital photographic record & location drawing.
- A consideration of the adaptive reuse of the surviving historic fabric.

2.0 Method of Study

The following methods and resources were used in establishing the Building Conservation Assessment Report.

- The subject site was studied, visited, and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited, and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage, and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)



3.0 Project Overview

3.1 Existing Environment

The subject site is situated in the townland of Woodford, in the parish of Ballynakill, Co. Galway. It is situated within the village of Woodford, almost directly opposite the Saint John the Baptist Church and approximately two-hundred meters south of the River Aughty.



Figure 1 - Site Location Current Ordnance Survey of Ireland



Figure 2 – Detailed View of Structures - Current Ordnance Survey of Ireland Map



3.2 Proposed Development

The development, as it currently stands, proposes to demolish the existing dwelling and attached outbuilding. Clearance of the site. Followed by the construction of a semi-detached dwelling of a similar size, but realigned to be parallel with the road, and all associated works.

3.3 Site Inspection

The site was inspected on the 18th of June by Martin English and Sheena Ryan of ACP. The photographic record was also undertaken on this date.



Photograph 1 - Main Entrance and Front Elevation

3.4 Building Survey

The following surveys were undertaken as part of the data gathering process:-

- Conservation Inspection and appraisal of the extant fabric.
- Annotated Digital Photographic Record – refer to location drawing J1016D001 and photographs in appendix 1 of this report.

This information was used to inform the design team during the design development stage.



4.0 Appraisal of existing buildings

4.1 Dwelling House

4.1.1 Chimney:

The stone chimney stack on the original cottage is rendered with cementitious mortar. There are no chimney pots present. There are no obvious signs of structural movement as there is no cracking in the render and the stack appears to be plumb.



Photograph 2 - Chimney from Southern Side

4.1.2 Roof:

There are no obvious signs of failure of the roof structure or covering with no indication of water ingress. The roof of the original cottage is a mixture of modern and original timbers with a modern fibre cement slate (suspected asbestos) roof covering. A portion of the roof of the original cottage has an underlay, a portion has some parging and the remainder has no secondary protection. There is a modern roof with felt underlay and modern fibre cement slates to the rear extension and to the front porch.

The roof of the modern garage extension to the south of the dwelling is no longer extant.



Photograph 3 - Front Elevation of Dwelling from Eastern Side

4.1.3 Rainwater Goods.

There is a mix of modern uPVC and galvanised steel rainwater goods present on the dwelling.



Photograph 4 - Galvanised Steel Rainwater Goods on South Elevation of Modern Extension



4.1.4 Walls.

The original stone walls of the cottage have a cementitious dash render applied externally and a heavy cementitious render applied internally. The modern extension to the rear of the dwelling, the front porch, and the south garage extension are constructed in modern blockwork. A modern lining system has been applied to the walls of the most southerly room. There are modern stud partition walls internally which are in poor condition.



Photograph 5 - Cementitious Render on Original Stone Wall in Living Room

4.1.5 Windows and Doors:

There is a mixture of traditional sliding sash window assemblies and modern timber casement windows in the original cottage. The traditional sliding sash windows are in a relatively fair condition that can be successfully repaired with new glazing panels installed. All the original internal window surrounds are no longer present.

There are modern internal and external doors throughout.



Photograph 6 - Traditional Sliding Sash Window Assemblies in Living Room



4.1.6 Ceilings.

There are modern plaster board ceilings throughout the dwelling which are in very poor condition.



Photograph 7 - Modern Plaster Board Ceiling in Living Room

4.1.7 Floors.

There is a modern concrete floor throughout the dwelling.



Photograph 8 - Main Living Room with Concrete Floor



4.2 Outbuilding

4.2.1 Chimney.

The chimney cannot be seen due to severe vegetation growth and the condition could not be determined.

4.2.2 Roof.

The original roof structure is present with the natural slate covering and ridge tiles. The loft was not accessible on the day of inspection therefore the condition of the timbers could not be determined. There are visible undulations in the roof structure, and the northern end has heavy vegetation growth.



Photograph 9 - Front Elevation of Outbuilding Showing Roof and Obscured Chimney

4.2.3 Rainwater Goods

There are galvanised steel rainwater goods present on the outbuilding which are in poor condition.



Photograph 10 - Galvanised Steel Rainwater Goods on Outbuilding Front Exterior



4.2.4 Walls.

The original walls throughout are of random coursed sandstone construction. The front elevation has a smooth rendered finish (suspected OPC render). The remainder of the walls are unfinished. Portions of the rear wall and northern gable were not visible due to heavy vegetation growth. There are no obvious visible signs of structural failure in the walls.



Photograph 11 - Outbuilding Rear Interior Sandstone Wall

4.2.5 Windows and Doors.

The outbuilding has 4 No. window openings to the front, but no window assemblies remain. All openings were boarded up.

There are 3 No. traditional timber plank doors present on the outbuilding, 2 No. to the front elevation and 1 No. to the rear elevation.



Photograph 10 – Exterior Outbuilding Traditional Timber Plank Doors



4.2.6 Floors.

There is an original timber suspended loft floor which was only visible from the underside as the loft was not accessible on the day of inspection. The timbers are in relatively good condition for their age, however there are some visible signs of insect attack.



Photograph 12 - Underside of Timber Suspended Loft Floor

The ground floor is largely obstructed by debris, however there is evidence of the presence of original cobblestones.



Photograph 13 - Cobblestones



4.3 Site

4.3.1 Boundary Walls.

The eastern boundary (roadside) has an unfinished random coursed stone wall with a modern cementitious capping. There are 3 No. gated entries, 1 No. pedestrian and 2 No. vehicular, with modern mild steel gates flanked by rendered piers with concrete capping.

There is an unfinished random coursed stone boundary wall with cementitious capping between the dwelling and outbuilding with access steps between. This wall appears to be modern, likely from mid- to late-20th century, as it is not present on the 2nd edition Ordnance Survey Ireland map.

There is a limited portion of the south-western boundary visible which is a modern cast-in-situ concrete wall.

The line of the northern boundary wall is present on the 2nd edition Ordnance Survey Ireland map, however the original random course stone wall has been modified to increase the height with concrete.



Photograph 12 – Stone Boundary Wall and Modern Gate on Eastern Side of Site

4.3.2 Surfaces.

The exterior surface in front of the dwelling is primarily grass with a concrete driveway and footpaths. 2 No. stone dwarf walls line the driveway from the gates to the garage. There are concrete steps leading to the raised grass area to the south of the dwelling. The exterior surfaces are all modern late-20th century interventions.

The remainder of the property is heavily overgrown.



Photograph 13 – Exterior Surfaces Around Dwelling



5.0 History of the Site/Structure and Vicinity

5.1 Historical Background - Brief History of Barkhill, Woodford, Co. Galway.

Woodford (an Ghráig, meaning the hamlet or cattle-steading¹) is a village in the south-east of County Galway situated along the R351. The village is located to the west of the River Shannon and the east of the Slieve Aughty Mountains. Historically, the village was known for its iron ore production:

‘WOODFORD, a town, in the parish of BALLYNAKILL, barony of LEITRIM, county of GALWAY, and province of CONNAUGHT, 6 miles (W. S. W.) from Portumna, on the road from Loughrea to Killaloe: the population is returned with the parish. [...] About 60 years since an extensive iron foundry was carried on here, and, 20 years subsequently, the manufacture of salt; iron ore is supposed to exist extensively in the neighbouring mountains, and evidence of the old iron-works may still be seen adjoining the town, where there is a stratum of cinders from three to four feet deep. Here is a mill for grinding corn.’²

The site is visible on the first edition six-inch Ordnance Survey of Ireland map with a rectangular structure having been constructed prior to this survey in 1840. On the last edition six-inch Ordnance Survey of Ireland map, surveyed in 1842, the structure appears to have been extended slightly but remains largely unchanged.

Griffiths Valuation of Ireland was published between 1847 and 1864. The map accompanying the record corresponds to the first edition six-inch Ordnance Survey Map. The subject site, in Woodford, Galway, which is described as House, Offices and Land, (No. 40A in Figure 3 and Figure 4 below) is recorded as being leased and occupied by Patrick Magann with the immediate lessor identified as the same. The function of the site as a dwelling appears to have carried out for the rest of its history.

¹ Logainm, <https://www.logainm.ie/en/20273> accessed 19-06-24.

² Lewis, S, (1837), *A Topographical Dictionary of Ireland*, London, S. Lewis & Co. Volume 2, page 676

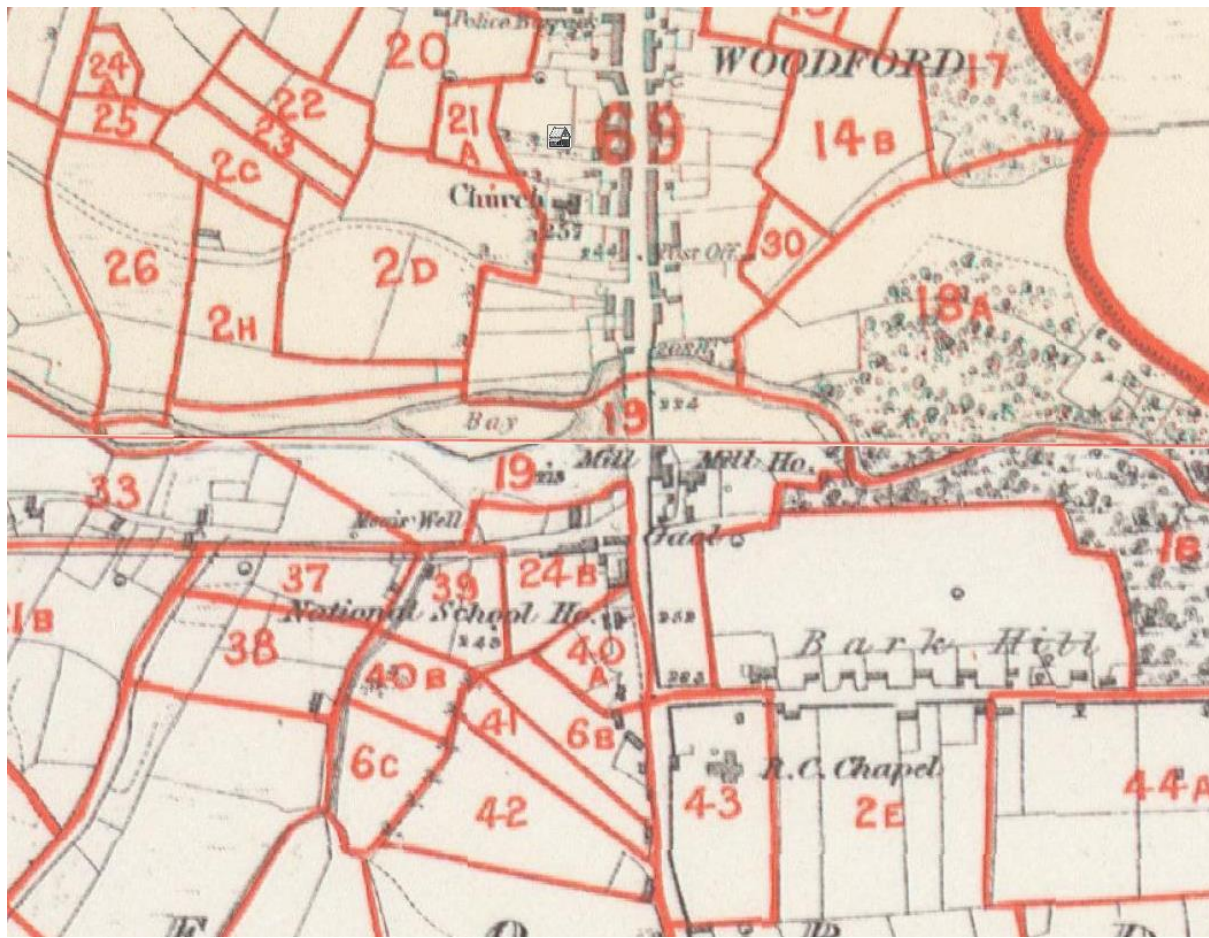


Figure 3 - Griffiths Valuation 1847 - 1864 Map of Woodford, Galway

188

VALUATION OF TENEMENTS.
PARISH OF BALLYNAKILL.

No. and Letters of Reference to Map.	Names.		Description of Tenement.	Area.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.
	Townlands and Occupiers.	Immediate Lessors.			Land.	Buildings.	
	WOODFORD— continued.			A. R. P.	£ s. d.	£ s. d.	£ s. d.
39	a	Sabina Tracy, .	Sir Thos. J. Burke, Bt.	House and land, .	0 2 34	0 7 0	0 10 0
—	b	Anne Kane, .	Same, .	Garden, .	0 1 30	0 5 0	0 5 0
40 A	a	Patrick Magann, .	Same, .	House, office, and land, .	0 2 20	0 10 0	1 10 0
—	b			Land, .	0 3 20	0 10 0	2 10 0
41		National school-house, .	(See Exemptions.)				
42		Reps. Daniel Dimond, .	Sir Thos. J. Burke, Bt.	Land, .	0 3 10	0 10 0	0 10 0
43		John Mullally, .	Same, .	House, office, and land, .	2 0 20	1 5 0	1 15 0
44 A	a	R. C. Chapel and yard	(See Exemptions.)				
—	b	Edward Hogan, .	Sir Thos. J. Burke, Bt.	House, office, and land, .	0 2 1	3 0 0	3 5 0
45		Michael Hayes, .	Same, .	Land, .	4 0 20	0 13 0	0 15 0
46		Patrick Quigley, .	Sir Thos. J. Burke, Bt.	House, office, and land, .	0 3 20	0 5 0	0 10 0
47 A	a	Patrick Canuon, .	Same, .	Land, .	8 2 28	2 15 0	2 15 0
—	b	David Page, .	Same, .	Land, .	5 0 37	1 10 0	2 0 0
48		Mary M'Evoy, .	Same, .	House, office, and land, .	5 3 20	1 10 0	1 15 0
49		Martin Lyons, .	Same, .	House and land, .	3 1 28	0 15 0	1 0 0
50		John Rogerson, .	Same, .	Land, .	1 0 25	0 6 0	0 6 0
51		Michael Farrell, .	Same, .	Herd's ho., off., & land, .	12 0 10	2 0 0	2 5 0

Figure 4 - Griffiths Valuation 1847 - 1864 of Woodford, Galway



5.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	N	
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership	N	
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

5.2.1 Protected Structures

The building is not a protected structure, and it is not located within a specific ACA within County Galway.

5.2.2 NIAH

The subject site is not recorded on the National Inventory of Architectural Heritage.

The map of NIAH buildings shown in Figure 5 includes a 19th century cast-iron water pump alongside the outside of the boundary wall of the site. Photograph 14 shows that the water pump has been removed from the recorded position; however, it is noted that it is still shown on the Historic Environment Viewer Map, the Record of Protected Structures (RPS Ref: 3013), and the NIAH Building Record (NIAH No: 30342010).

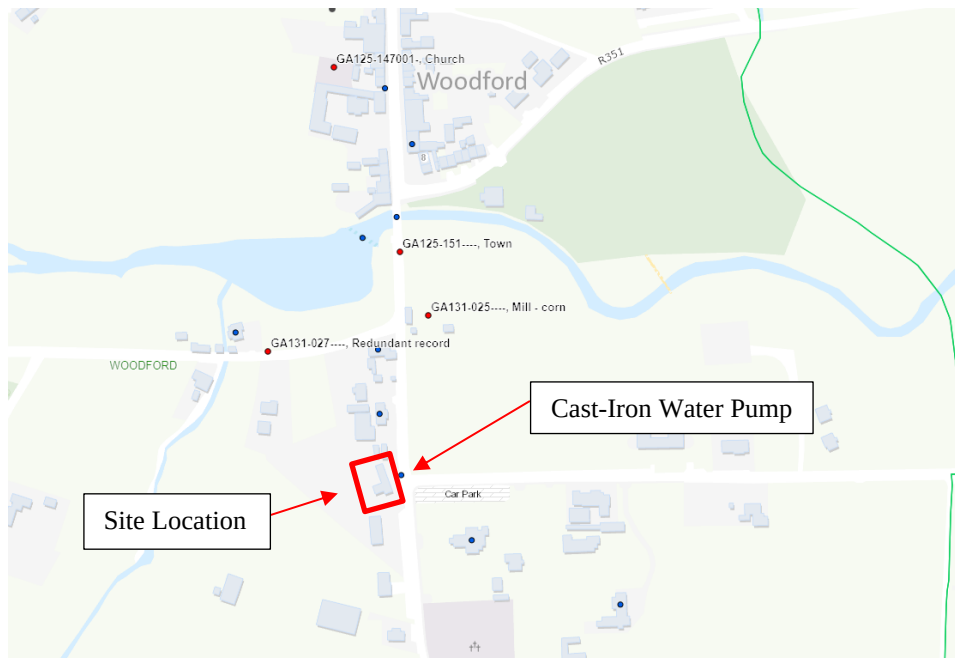


Figure 5 - Buildings of Ireland – Map of NIAH buildings (blue dot) and the Sites & Monuments Record (red dot) within the vicinity of the structure.



5.2.3 Historic Maps

A structure on the site is visible on the first edition six-inch ordnance survey map which was surveyed sometime between 1837 and 1842 and published in 1844.



Figure 5 - Ordnance Survey of Ireland Six Inch First Edition Map B&W, 1840 – 1844



Figure 6 - Ordnance Survey of Ireland Six Inch First Edition Map Colour, 1840 – 1844



On the last edition six-inch ordnance survey map, surveyed in 1842 and published in 1935, the structure, slightly extended, can still be seen on the site.

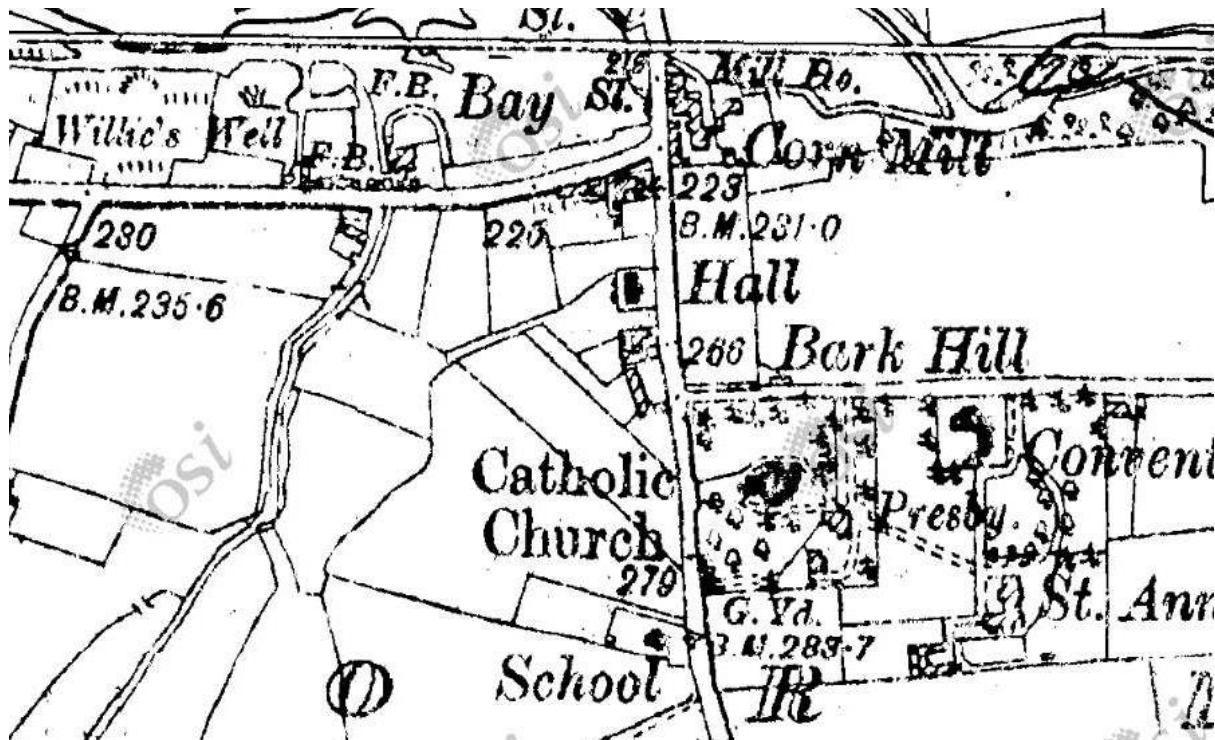


Figure 7 - Ordnance Survey of Ireland Six Inch Last Edition Map, Surveyed 1842, Published 1935

The twenty-five-inch map, surveyed in 1903 and published in 1904, shows a clear layout of the dwelling and outbuildings associated with the site.

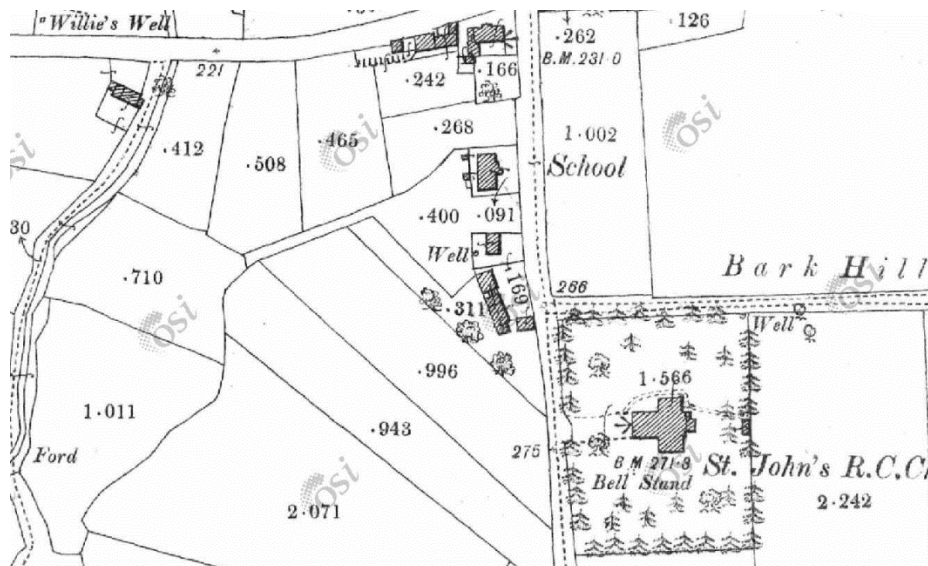


Figure 8 - Ordnance Survey of Ireland Twenty-Five Inch Map, 1903 - 1904

The footprint of the dwelling and outbuildings at the site have not changed significantly since the six-inch Ordnance Survey of Ireland last edition map, with a slight increase in size between



the six-inch first edition and six-inch last edition. An addition to the rear of the dwelling has been constructed prior to the current Ordnance Survey of Ireland map.



Figure 9 - Current Ordnance Survey of Ireland Map



6.0 Consideration of Adaptive Reuse of the Surviving Historic Fabric

The current proposed development calls for the demolition of the existing structures onsite and replacement of these structures with two semi-detached dwellings, more or less of the same size, although orientated to be parallel with the abounding road.

From section “4.0 Appraisal of existing buildings” it can be summarised that the only significant elements of the original fabric surviving of the original buildings are the structural walls, coursed sandstone masonry units laid in a natural lime mortar mix (evidenced by the exposed internal elevations of the outbuilding). The extant Sash Up Down assemblies are installations which would be in keeping with the character of the building but are most likely twentieth century replacements of the original assemblies.

It is possible to retain the existing walls of both buildings and incorporate them into the proposed development. In the case of the house, the stone masonry walls have been rendered with a heavy cementitious render. The retention of the walls of the house will not be known until this render has been removed in full (a necessary act, given the construction form and incompatibility of the materials present). Should they be suitable for integration, remedial repair works will be required in the guise of raking and repointing of the masonry using a traditional lime mortar in order to stabilise the walls and prepare them for finishing (with a natural lime render, to ensure that vapour transmission through the natural fabric is controlled and as per original intention.

In the case of the outbuilding, the walls are exposed, so the appropriate treatment of them prior to incorporation is more straightforward in that the remedial works to the wall in the guise of raking and repointing works can be undertaken at an early stage.

For the footprint of the proposed building, consideration can be given on the addition of extensions to the existing buildings in order to fulfil the desired ground floor areas, with the extensions built using modern materials.

The existing building section of the potential alternate/adaptative approach would require the use of traditional materials in and around the natural fabric of the building. The intact chimney stack will require removal of the cementitious render and application of a natural lime-based render, traditional capping, and flue pots to finish (retention of the chimney stacks would be recommended from the perspective of the preservation of the character of the buildings).

The walls will require raking, repointing, and rendering externally and internally using a natural lime-based mortars and renders (an insulating natural lime render internally with a natural plaster finish).

It would be recommended to retain the sash up down assemblies, which are in relatively good repair. Upgrading them with slimlite double glazing and draught stripping to aid in reduction of heat loss.

The floors within the existing buildings will be required to be traditional installations (either traditional suspended timber floors with breathable insulation and vapour barriers between the joists and or insulated limecrete floor systems). The use of a modern floor system in this space will be incompatible with the natural sandstone masonry walls.



The remainder of the fabric within the original footprint of the building (partition walling, ceilings etc.) can be of modern materials.

In terms of finishes, the external and internal walls will require treatment with traditional breathable paints, wallpapers etc.

The following additional measures are proposed:

1. High resolution digital photographs are to be taken on a regular and ongoing basis for the duration of the works and a detailed description of the works undertaken be kept and compiled.
2. A conservation record survey is to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors in the building prior to the works commencing. This will ensure that a comprehensive record of the existing building is established and added to the historical record before any changes are made.
3. Specifications, plans, and method statements prepared by the Building Conservation Accredited Surveyor are to be read and adhered to by the contractor, staff and all involved with the proposed works.
4. All works on site are to be inspected on an ongoing basis by the Project Building Conservation Accredited Surveyor (Accredited by the RICS and SCSi). A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
5. All specialist conservation works are to be undertaken by appropriately qualified and experienced tradesmen e.g. lime works wet trades.



7.0 Conclusion

Although the existing buildings at Barkhill, Woodford have been heavily modified down through the years, with a lot of the original fabric now long gone, it is noted that the original walls of the house and window assemblies have survived (albeit suspected replacement units) along with the walls, floors and roof structure and natural slate covering of the outbuilding (in a dilapidated state of repair).

There is no doubt that the observed fabric is vernacular in nature, and in line with the guidance set forth in the national policy document “*A Living Tradition - A Strategy to Enhance the Understanding, Minding and Handing on of Our Built Vernacular Heritage*” and The current Galway County Development Plan objective AH6, should be considered for adaptation in the proposed development as described in summary in section “*6.0 Consideration of Adaptive Reuse of the Surviving Historic Fabric*” above, namely the original walls of the building retained with extensions to the rear of these structures and possible retention of original fabric where feasible.



8.0 Signing Off Statement

Conservation Company:

ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

Author(s):

David Humphreys, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),
DipBldgCons(RICS), C.Build.E., C.Env., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI, MICRI.

Group Director

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

Chartered Project Manager

Chartered Environmentalist

Martin English, BSc (Hons) Building Surveying, BSc (Const. Mgmt), C.Build.E., MCABE

Director of Operations

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Registered Building Surveyor

Sheena Ryan BA(Hons) Fine Art

Historic Building Consultant

Client: Galway County Council

Signed:

For ACP Archcon Professionals Limited.

Date: 28th June 2024





9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
<http://australia.icomos.org/>

National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/>

Planning and Development Act 2000, Part IV

<http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv>

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

[http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20\(2011\).pdf](http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf)

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

<https://www.archaeology.ie/>

County Council Web Site

www.galway.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

<https://www.tcd.ie/library/map-library/>



10.0 Appendices

1. Digital Photographic Record & Location Drawing – J1016D001



- APPENDIX 1 -

J1016 BARKHILL, WOODFORD, CO. GALWAY

- Digital Photographic Record & Location Drawing – J1016D001



J1016_P01



J1016_P02



J1016_P03



J1016_P04



J1016_P05



J1016_P06



J1016_P07



J1016_P08



J1016_P09



J1016_P10



J1016_P11



J1016_P12



J1016_P13



J1016_P14



J1016_P15



J1016_P16



J1016_P17



J1016_P18



J1016_P19



J1016_P20



J1016_P21



J1016_P22



J1016_P23



J1016_P24



J1016_P25



J1016_P26



J1016_P27



J1016_P28



J1016_P29



J1016_P30



J1016_P31



J1016_P32



J1016_P33



J1016_P34



J1016_P35



J1016_P36



J1016_P37



J1016_P38



J1016_P39



J1016_P40



J1016_P41



J1016_P42



J1016_P43



J1016_P44



J1016_P45



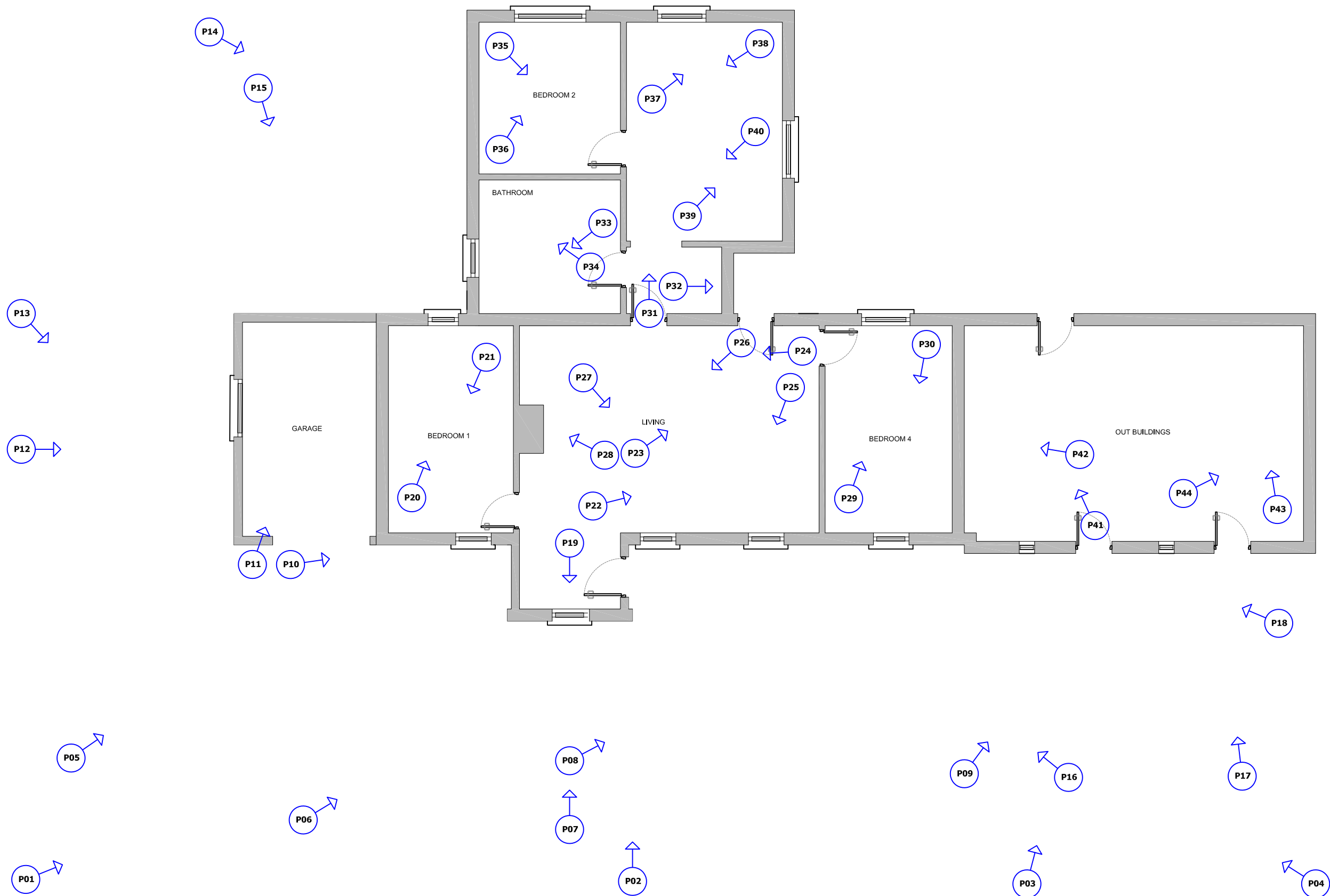
J1016_P46



J1016_P47



J1016_P48



Legend

Photograph Number,
Location and Orientation

P01



Photographs of Attic Space:
J1016_P45 to J1016_P48



Project Status:
Revision:

1 | -

2 | -

3 | -

ALL WORKS SHALL BE DONE IN ACCORDANCE WITH
LOCAL REGULATIONS AND ANY APPLICABLE
PLANNING REGULATIONS.

NOTE
THESE DRAWINGS HAVE BEEN PREPARED FOR
PLANNING APPLICATION ONLY.

THESE DRAWINGS ARE NOT TO BE USED OR
REPRODUCED FOR ANY OTHER PURPOSE, INCLUDING
ALTERNATIVE PLANNING APPLICATIONS, TENDER,
CONSTRUCTION OR ANY FURTHER APPLICATION
APPLICABLE TO THIS SITE/STRUCTURE WITHOUT
THE WRITTEN PERMISSION OF ARCHITECTURAL
CONSERVATION PROFESSIONALS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
ALL OTHER REFERENCES AND DOCUMENTATION
REFERRED TO IN THESE ARCHITECTURAL DRAWINGS.

DO NOT SCALE FROM THESE DRAWINGS. WORK TO
FIGURED DIMENSIONS. THESE DRAWINGS ARE NOT
TO INTENDED FOR OR MEANT TO BE USED FOR
CONSTRUCTION.

© COPYRIGHT ACP ARCHCON PROFESSIONALS
LTD 2024

NOT FOR CONSTRUCTION
SURVEY ONLY



Project
J1016 BARKHILL, WOODFORD, CO. GALWAY

Title:
ANNOTATED DIGITAL PHOTOGRAPHIC RECORD
LOCATION DRAWING

Clients
GALWAY COUNTY COUNCIL

Scale NTS	Date: 27/06/2024
Drawing By: SR	Checked By: ME
Drawing No: J1016D001	Revision: -





Multidisciplinary Conservation Practice

We provide our clients with a full range of services dealing with the historic environment by bringing to each project a dedicated project team of highly qualified and experienced professionals.

30+ years experience working in the historic environment in Ireland, England and Internationally.

Offices in Ireland, Canada, and Singapore

Clients include:

NATIONAL

Government Departments
Heritage Council
Financial Institutions
Private Clients
Local Authorities
Educational Institutes
Community Groups

INTERNATIONAL

The World Bank
Heritage Foundation Newfoundland
Kingdom of Saudi Arabia
Private Clients



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg