

ACP *Architectural Conservation Professionals*



 **cabe**
builtenvironment
AWARDS 2024

WINNER

 **cabe**
builtenvironment
AWARDS 2024

Building Conservation Assessment

For

Vicar Street, Tuam, Co. Galway

Client: Galway County Council, Housing Department



Date: 10th September 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, BAgrSci(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:**

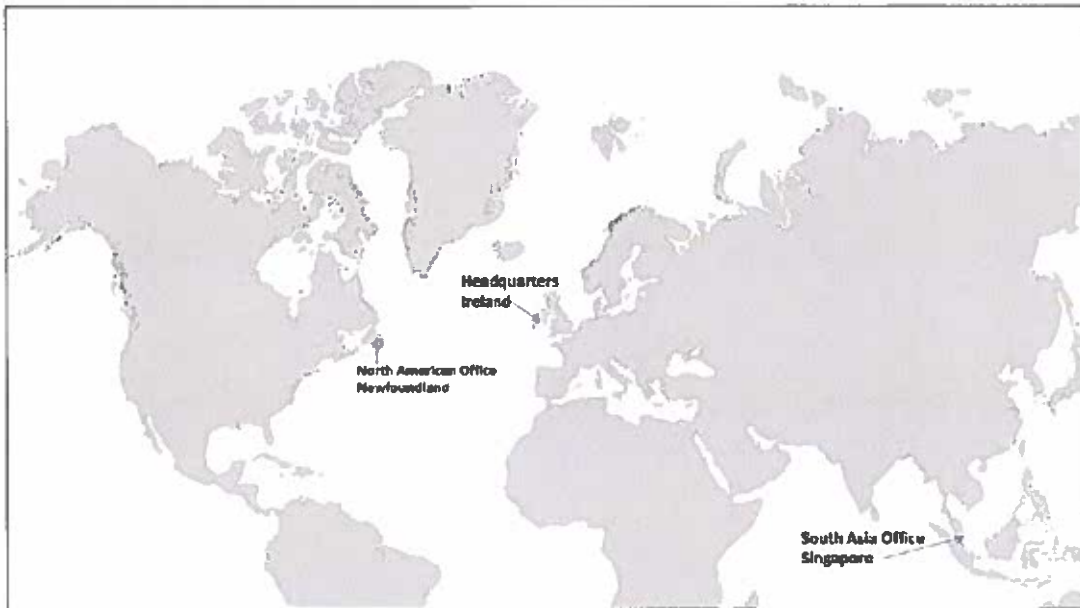
Where Ordnance Survey of Ireland (OSI) material has been reproduced in this report it has been done so under licence CYAL50361865 © Ordnance Survey Ireland/Government of Ireland.

**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



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	5
PHOTOGRAPHS	5
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 Site Inspection	13
3.3 Building Survey	13
4.0 APPRAISAL OF EXISTING BUILDINGS.....	14
4.1 Building A.....	14
4.1.1 Chimney systems (viewable):.....	14
4.1.2 Roof.....	16
4.1.3 Rainwater Goods.....	17
4.1.4 Walls.....	18
4.1.5 Windows and Doors:.....	18
4.1.6 Ceilings.....	18
4.1.7 Floors.....	19
4.2 Building B “The Bargain Basket”	20
4.2.1 Chimney Systems (Viewable)	20
4.2.2 Roofs.....	22
4.2.3 Rainwater Goods.....	24
4.2.4 Walls.....	24
4.2.5 Ceilings.....	26
4.2.6 Windows and Door assemblies.....	26
4.2.7 Floors.....	27
4.2.8 Stairwell	27
5.0 HISTORY OF THE SITE/STRUCTURE AND VICINITY	28
5.1 Historical Background - Brief History of Vicar Street, Tuam, Co. Galway.	28
5.2 Protection Status	30
5.2.1 Protected Structures	30
5.2.2 Architectural Conservation Area.....	30



5.2.3 NIAH	31
5.2.4 Historic Maps	32
6.0 CONSIDERATION OF ADAPTIVE REUSE OF THE SURVIVING HISTORIC FABRIC	35
7.0 CONCLUSION	37
8.0 SIGNING OFF STATEMENT	38
9.0 PROJECT REFERENCES.....	39
10.0 APPENDICES	40

LIST OF FIGURES, PHOTOGRAPHS AND TABLES

FIGURES

Figure 1 - Current Ordnance Survey of Ireland Map, Site & Structure Location	12
Figure 2 - Griffiths Valuation 1847 - 1864 Map of Tuam, Galway	29
Figure 3 - Griffiths Valuation 1847 - 1864 Townparks 2nd Division Vicar Street	29
Figure 4 - Griffiths Valuation 1847 - 1864 Townparks 3rd Division Vicar Street.....	29
Figure 5 - Tuam ACA, Galway County Development Plan 2022 – 2028	31
Figure 6 - Buildings of Ireland – Map of NIAH buildings (blue dot) and the Sites & Monuments Record (red dot) within the vicinity of the structure.....	32
Figure 7 - Ordnance Survey of Ireland Six Inch First Edition Map B&W, Surveyed 1837, Published 1840.....	32
Figure 8 - Ordnance Survey of Ireland Six Inch First Edition Map, Surveyed 1837, Published 1840.....	33
Figure 9 - Ordnance Survey of Ireland Six Inch Last Edition Map, Surveyed 1838, Published 1942.....	33
Figure 10 - Ordnance Survey of Ireland Twenty-Five Inch Map, Surveyed 1892, Published 1894.....	34
Figure 11 - Ordnance Survey of Ireland Twenty-Five Inch Map Detailed View, Surveyed 1892, Published 1894.....	34

PHOTOGRAPHS

Photograph 1 - View of Subject Structures, Building A to Left, Building B (The Bargain Basket) to Right	12
Photograph 2 - Rear Elevation of Building B (Left) and Building A (Right)	13
Photograph 3 View of Building “A” Party wall, shared with the “Connaught Arms”	14
Photograph 4 Smooth Rendered Stack of the “Connaught Arms” serving Building “A”	15
Photograph 5 Chimney Stack on party wall between Buildings “A” and “B”. Natural Stone Construction exposed under the failed render.	15
Photograph 6 Chimney system of Buildings “A” and “B”. Note staining.	16
Photograph 7 Roof of Building “A”. Rear elevation, only supported by the party walls.	16
Photograph 8 View up to the roof structure of Building “A”. Note surviving lime parging... ..	17
Photograph 9 Plastic guttering to rear roof caves.	17



Photograph 10 General view into Building "A" with the structural walls on view.....	18
Photograph 11 View to the ground floor of Building "A".....	19
Photograph 12 General view up to the chimney stacks from the street.....	20
Photograph 13 View chimney system within the roof space.....	20
Photograph 14 View of chimney system within the roof space. Note migration of soot to the external face of the chimney liner masonry.....	21
Photograph 15 Fireplace within first floor bedroom.....	21
Photograph 16 View of the underside of the roof covering. Bituminous felt in very poor repair, natural slate covering on view.....	22
Photograph 17 Rear roof plane of building "B". Natural slate covering. Note condition of concrete barges.....	23
Photograph 18 Modern flat roof to the ground floor extension of the shop.....	23
Photograph 19 View to eaves, rear of building "B" showing the gutters.....	24
Photograph 20 View into building "A". Note exposed masonry beneath the failed render of building "B"......	24
Photograph 21 First floor hallway. Partition walls to the bedrooms.....	25
Photograph 22 Internal view of the shop.....	25
Photograph 23 Front fenestration of building "B".....	26
Photograph 24 Rear fenestration of building "B".....	26
Photograph 25 View to the rear of the ground floor of building "B", with the floor finish pulled back revealing the concrete floor.....	27
Photograph 26 View down the stair flight to the entrance door.....	27

TABLES

Table 1 - Protection Status.....	30
----------------------------------	----



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 Wikinson-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 proposed planning application by the client, Galway County Council, Housing Department, to provide a Cold Weather Response and Medium-Term Support Facility at this location. This report will consider the architectural merit and adaptive reuse of the surviving structures on site in relation to the following policies and objectives:

- 1. The national policy “A Living Tradition – A Strategy to Enhance the Understanding, Minding and Handing on of Our Built Vernacular 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 the landscape and townscape character and resist the demolition of these structures.*
- 3. The Architectural Conservation Area of Tuam as described in the Tuam Local Area Plan 2023 – 2029 and all relative policies and objectives including:
TKT 29 Architectural Conservation Area
Protect, conserve and enhance the essential character of the Tuam Architectural Conservation Area, through respecting the surviving historic plots and street patterns and through the appropriate management and control of the design, location and layout of new development, alterations to existing structures, and/or modifications to the setting of the structure and character of the Architectural Conservation Area. The identification of areas of special interest within the Plan boundary may be considered during the lifetime of the Plan. (Tuam LAP 2023 – 2029)*

This Building Conservation Assessment aims to provide the following:

- A historical overview of Vicar Street, Tuam, and the subject site and structures.
- A written description and appraisal of the existing buildings.
- A digital photographic record.
- 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) on the 26th of June 2024.
- 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 and existing structures are situated on the western side of Vicar Street, in the town of Tuam, approximately 35 kilometres north of Galway City. The site is to the south of the existing 'Shambles' car park. The existing structures consist of the two storey Building A, and three storey Building B which are terraced buildings with a single storey extension to the rear of Building B. The subject site area is outlined in Figure 1 below.

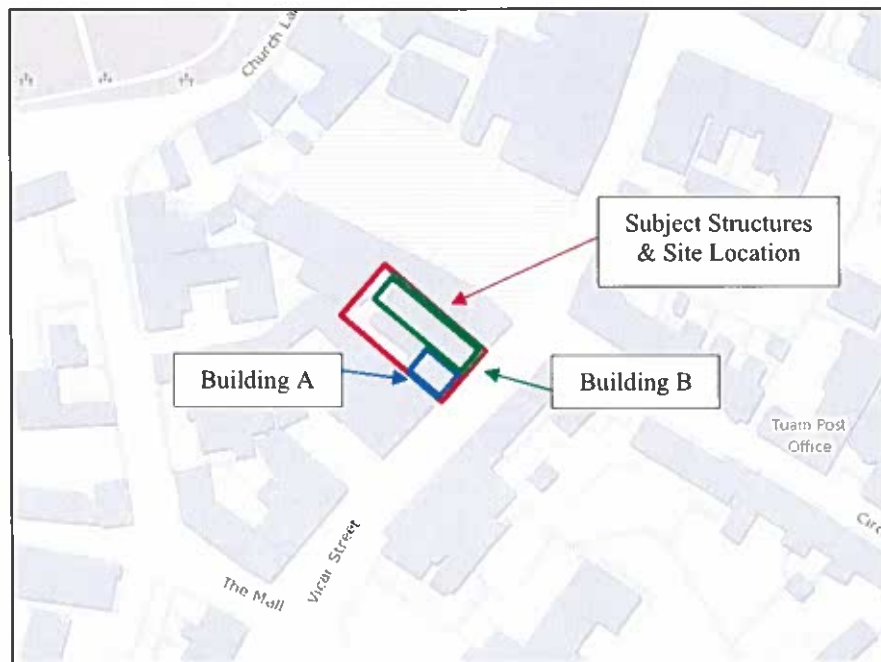


Figure 1 - Current Ordnance Survey of Ireland Map, Site & Structure Location



Photograph 1 - View of Subject Structures, Building A to Left, Building B (The Bargain Basket) to Right

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



3.2 Site Inspection

The site was inspected on the 26th of June by Martin English and Sheena Ryan of ACP. The photographic record was also undertaken on this date.



Photograph 2 - Rear Elevation of Building B (Left) and Building A (Right)

3.3 Building Survey

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

- Conservation Inspection and appraisal of the extant fabric.
- Digital Photographic Record – refer to location drawing J1024D001 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 Building A

4.1.1 Chimney systems (viewable):

The chimney stacks, as viewed from the ground, are rendered with a smooth render (shared with the "Connaught Arms") and the remnants of a dashed render (shared with the "Bargin Basket").

Internally, the gable abounding the Connaught Arms was observed from afar as being of natural stone construction, appearing intact but with some visible cracking.



Photograph 3 View of Building "A" Party wall, shared with the "Connaught Arms".



Photograph 4 Smooth Rendered Stack of the “Connaught Arms” serving Building “A”

The Chimney System viewable from within the attic space of “The Bargin Basket” is also of natural stone construction. The masonry section of this system on view also appeared in a reasonable state of repair, but with some notable staining from soot migrating through the masonry.



Photograph 5 Chimney Stack on party wall between Buildings “A” and “B”. Natural Stone Construction exposed under the failed render.



Photograph 6 Chimney system of Buildings "A" and "B". Note staining.

4.1.2 Roof.

Overall, the roof of Building "A" is holding up and remains intact, despite the lack of a rear structural wall (the roof system here supported by the party walls).



Photograph 7 Roof of Building "A". Rear elevation, only supported by the party walls.



Photograph 8 View up to the roof structure of Building “A”. Note surviving lime parging.

The roof covering, a natural slate, is largely intact, with a section notably missing from the rear roof plane at eaves (remnants thereof). The roof structure that could be viewed also appeared largely intact with no obvious undulations externally.

4.1.3 Rainwater Goods.

There is a mix of modern seamless aluminium and galvanised steel rainwater goods present on the subject building.



Photograph 9 Plastic guttering to rear roof eaves.



4.1.4 Walls.

The rear wall of the subject building, suspected to have been natural stone, is no longer extant.

The front wall of the building has been largely replaced with a steel structure and modern blockwork up to the first-floor window opening level. There appears to be natural stone construction present from that point up. The party walls are intact, with the chimney systems running through both, of natural stone construction.



Photograph 10 General view into Building "A" with the structural walls on view.

There are no surviving internal walls.

4.1.5 Windows and Doors:

There is no surviving window or door assembly fabric.

4.1.6 Ceilings.

There is no surviving ceiling fabric.



4.1.7 Floors.

The surviving floor fabric could not be assessed. It was noted to be covered in guana and debris on the day of inspection with no direct access.



Photograph 11 View to the ground floor of Building “A”.



4.2 Building B “The Bargain Basket”

4.2.1 Chimney Systems (Viewable).

Building “B” also share its chimney systems with the neighbouring buildings. Both chimney stacks are rendered with a cementitious dash, with natural stone construction viewable where the render has failed.



Photograph 12 General view up to the chimney stacks from the street.



Photograph 13 View chimney system within the roof space.



Photograph 14 View of chimney system within the roof space. Note migration of soot to the external face of the chimney liner masonry.



Photograph 15 Fireplace within first floor bedroom.

Within the attic void, the masonry of both systems is viewable, with notable migration of soot from within the system notable. Structurally, both systems appear in good order.



4.2.2 Roofs.

The roof covering of building “B” is of natural slate, with a bituminous felt underlay. All noted to be failing. There are concrete barges at the gable eaves, also in poor repair.

The roof structure is of modern sawn timbers in a cut roof, most likely dating from the mid to late twentieth century, not original to the building (see *Photograph 14* View of chimney system within the roof space. Note migration of soot to the external face of the chimney liner masonry. above). The same is true for the ceiling joists, viewable within the attic space. The natural slate covering present was most likely reused from the original covering.



Photograph 16 View of the underside of the roof covering. Bituminous felt in very poor repair, natural slate covering on view.



Photograph 17 Rear roof plane of building “B”. Natural slate covering. Note condition of concrete barges.

The roof timbers and ceiling timbers, where visible, are noted to be in good repair.



Photograph 18 Modern flat roof to the ground floor extension of the shop.

The extension to the rear of building “B” is fitted with a modern felt lined flat roof.



4.2.3 Rainwater Goods

The rainwater goods appear to be a metal galvanised installation. They are noted to be in poor repair viewed from a ground vantage point.



Photograph 19 View to eaves, rear of building "B" showing the gutters.

4.2.4 Walls.

The original footprint of building "B" sits to the front of the existing building. It is of traditional build (natural stone construction, evidenced by the visible masonry within the roof void and externally where render has failed).

These structural walls appear in good repair, with no visible patent defects. The walls of the first floor are drylined.



Photograph 20 View into building "A". Note exposed masonry beneath the failed render of building "B".



The internal partition walls appear to be replacement (most likely plasterboard, replacing the original in or around the same time as the roof works perhaps).



Photograph 21 First floor hallway. Partition walls to the bedrooms.

On the ground floor, the shop extends beyond the footprint of the original building. A column (material unknown as boarded up) sits in the centre of the shop space beneath the rear wall of the original building. This column along with the gable walls support a beam (assumed, again material unknown as covered over by the ceiling material) which hold up the structural walls of the upper level of the original building's external walls.



Photograph 22 Internal view of the shop.



There are minimal partition walls in the shop space, only to the stairwell and the toilet to the rear of the shop.

4.2.5 Ceilings.

The ceilings throughout building “B” are intact and for the most part modern plaster board installations where possible to view (from within the roof void).

The ceilings of the first floor of building “B” appear in good repair, while the ceiling of the ground floor shop show signs of continuous water ingress (see *Photograph 22* Internal view of the shop. above).

4.2.6 Windows and Door assemblies.

The window and door assemblies are a mixture of traditional sash up down window assemblies and modern timber top hung casement assemblies with the shop front a modern style and finish.



Photograph 23 Front fenestration of building “B”.



Photograph 24 Rear fenestration of building “B”.

All of the assemblies are in a poor state of repair.

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



4.2.7 Floors.

The upper floors are traditional timber sprung floors finished with floorboards.



Photograph 25 View to the rear of the ground floor of building "B", with the floor finish pulled back revealing the concrete floor.

The ground floor is a concrete installation.

There were no noted defects to each.

4.2.8 Stairwell

The existing staircase is a timber installation consisting of three flights and three landings. This assembly is most likely a replacement of the original, given the fabric on view. The assemblies are noted to be in a fair state of repair as presented on the day of inspection.



Photograph 26 View down the stair flight to the entrance door.



5.0 History of the Site/Structure and Vicinity

5.1 Historical Background - Brief History of Vicar Street, Tuam, Co. Galway.

Tuam (Tuaim, meaning grave, mound, or burial place¹) is a town in County Galway. The town originated as a religious establishment.

*'TUAM, an incorporated market and post-town (formerly a parliamentary borough), a parish, and the seat of an archdiocese, partly in the barony of Dunmore, but chiefly in that of Clare, county of Galway, and province of Connaught, 16 miles (N.W.) from Galway, and 98 ¾ (W. by N.) from Dublin, at the junction of the mail coach roads from Ballinasloe, Dunmore and Hollymount, to Galway and Roscommon; containing 14,367 inhabitants, of which number, 6883 are in the town. This place, called anciently Tuaim-da-Gualand, owes its origin to the foundation of a religious establishment, about the beginning of the 6th century, by St. Jarlath, son of Loga, who for some time lived in seclusion in the small monastery of Cluainfois, which he had previously founded...The town, which is situated in a flat and rather low but healthy tract of land, consists of several spacious and some smaller streets, containing 1197 houses, most of which, are neatly built and several are large and of handsome appearance...The trade of the town, which is at present next in importance to Galway, is very considerable: it is principally for the supply of the surrounding districts.'*²

Griffiths Valuation of Ireland was published between 1847 and 1864. Building A is within the Townparks 2nd Division and is recorded as a vacant house, yard and small garden owned by Anna Matthews (see figure 2 map and figure 3 valuation no.1 below)³. Building B is within Townparks 3rd Division and is recorded as being leased and occupied by Thomas Miller with the immediate lessor identified as John Handcock. The building is recorded as a house, yard, and small garden (see figure 2 map and figure 4 valuation no. 18 below)⁴.

¹ Logainm, <https://www.logainm.ie/en/1411620>, accessed 01-07-24.

² Lewis, S, (1837), *A Topographical Dictionary of Ireland*, London, S. Lewis & Co. Volume 2, pages 599 – 600.

³ Griffiths Valuation of Ireland, Vicar Street, Tuam, <https://www.askaboutireland.ie/griffith-valuation/>, accessed 01-07-24.

⁴ Ibid.

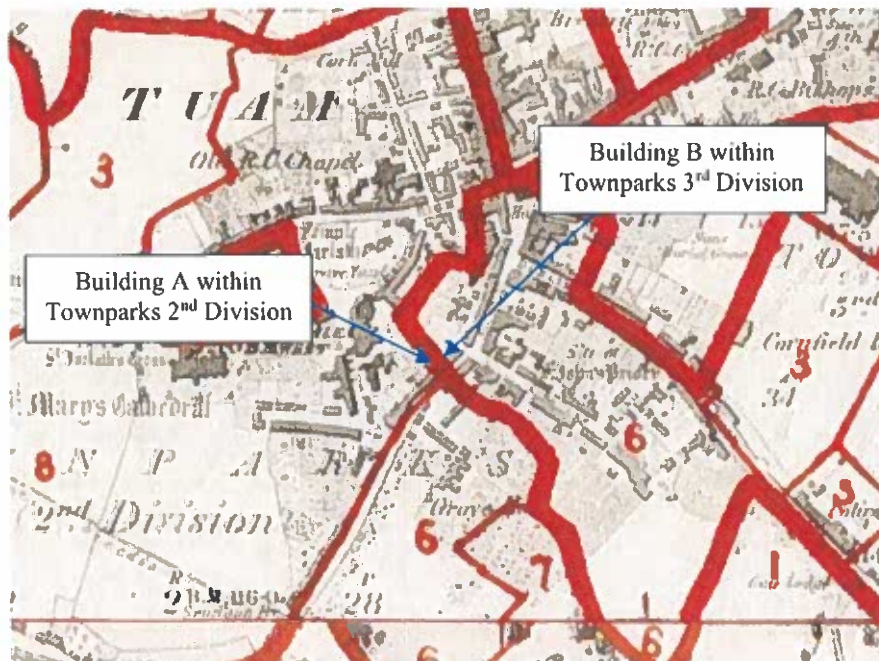


Figure 2 - Griffiths Valuation 1847 - 1864 Map of Tuam, Galway

92

VALUATION OF TENEMENTS. PARISH OF TUAM.

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.	
	TOWNPARKS (2nd DIVISION)—con.			A. R. P.	£ s. d.	£ s. d.	£ s. d.
	TOWN OF TUAM.						
	VICAR-STREET, (West end only).						
1	Vacant.	Anna Matthews.	Ho., yard, & sm. garden.	—	—	3 0 0	3 0 0
2	Patrick Monahan.	Same.	Ho., yard, & sm. garden.	—	—	3 0 0	3 0 0
3	John Oullirana.	Same.	House and yard.	—	—	1 0 0	1 0 0
4	John Dunphy.	Same.	House and yard.	—	—	1 0 0	1 0 0
5	Francis Correll.	Same.	House (part of), & yard.	—	—	1 0 0	1 0 0

Figure 3 - Griffiths Valuation 1847 - 1864 Townparks 2nd Division Vicar Street

VALUATION OF TENEMENTS. PARISH OF TUAM.

05

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.	
	TOWNPARKS (3rd DIVISION)—con.			A. R. P.	£ s. d.	£ s. d.	£ s. d.
	TOWN OF TUAM.						
	VICAR-STREET—con.						
14	John French.	Immediate Lessor.	House & yard (in rear).	—	—	0 10 0	0 10 0
15	Martin M'Hugh.	Same.	Ho., yd., & gar. (in rear).	0 0 14	0 5 0	0 10 0	0 15 0
16	Marcus Burke.	John Handcock.	House and yard.	—	—	0 10 0	0 10 0
17	Vacant.	Same.	Ho., yd., & sm. garden.	—	—	0 10 0	0 10 0
18	Thomas Miller.	Same.	Ho., yd., & sm. garden.	—	—	1 10 0	1 10 0
19	Patrick Bird.	Town Comm. of Tuam.	Shambles and yard.	—	—	1 10 0	1 10 0

Figure 4 - Griffiths Valuation 1847 - 1864 Townparks 3rd Division Vicar Street



5.2 Protection Status

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

Table 1 - Protection Status

5.2.1 Protected Structures

The buildings are not protected structures, however they are located within the Tuam Architectural Conservation Area.

5.2.2 Architectural Conservation Area⁵

Architectural Heritage:

Tuam's significant ecclesiastical heritage dates back almost 1500 years. In the early sixth century, Jarlath founded a monastery at Tuam. Between c.120 to 1220, the physical face of the monastic settlement appears to have been transformed by a number of bold architectural and artistic projects, most of which were executed under the patronage of the O'Connors. These included four high crosses, a 'castle' and a cathedral, as well as the foundation of two monastic houses. The foundation c.1140 of the priory of St. John the Evangelist, probably an Augustinian order, resulted from the influence of early church reformers. In 1613, Tuam was issued a charter by James I, giving the town its first urban constitution. In the early 18th century, a new palace and the demesne where constructed under the Protestant archbishop. To the south of a newly widened Bishop Street ran the Dublin Road and Vicar Street, the latter skirting the original market place at the Shambles. The other side street in this area, Circular Road, was not created until the mid-eighteenth century. By the late eighteenth century, Tuam was second only to Galway City as a regional trading centre. A market house (now demolished) had been completed by 1718. Industries included a brewery, three tanneries, at least two watermills and a pair of windmills. The new Catholic Cathedral was begun in 1827 while the adjacent St. Jarlath's College was built in 1858, creating an ecclesiastical precinct with the neighbouring convents of the Sisters of Mercy and the Presentation order. After the Great Famine, Tuam, like many towns, witnessed much emigration. However, construction of the present Town Hall in 1857, and the railway in 1860 maintained its status as a route way and market centre well into the twentieth century. Tuam has two nineteenth-century cathedrals as well as prominent remains of their medieval and Romanesque predecessors. At Temple Jarlath, the curving eastern and southern boundary wall of the graveyard probably mirrors the line of a sub-circular enclosure which once surrounded the church. In addition to the churches, the 1857 Town Hall and its tall clock tower mark the rise of Tuam as an important hub of activity and authority. Apart from the cathedrals, ecclesiastical, public and education buildings, there is a remarkable

⁵ Galway County Council, *Galway County Development Plan 2022 – 2028, Appendix 7 – Architectural Conservation Areas, Tuam Town Centre*, page 13



degree of consistency in the structures that line the principal streets. Set mainly at the back of footways, they are of domestic scale, flat fronted, with vertically proportioned openings throughout, where wide shop fronts are absent.

Statement of Significance: Tuam is significant as a historic town on account of its ancient origins, with a number of archaeological sites within and around the town. Its principal significance however, lies in the combination of its ancient street pattern, plot sizes and architectural coherence. The vast majority of buildings span the late 18th to late 19th centuries and share many characteristics. Surviving traditional shop fronts are important features. Although possessing individual buildings of national and regional significance, it is the town centre as a whole that presents a level of inventiveness and variety in use.

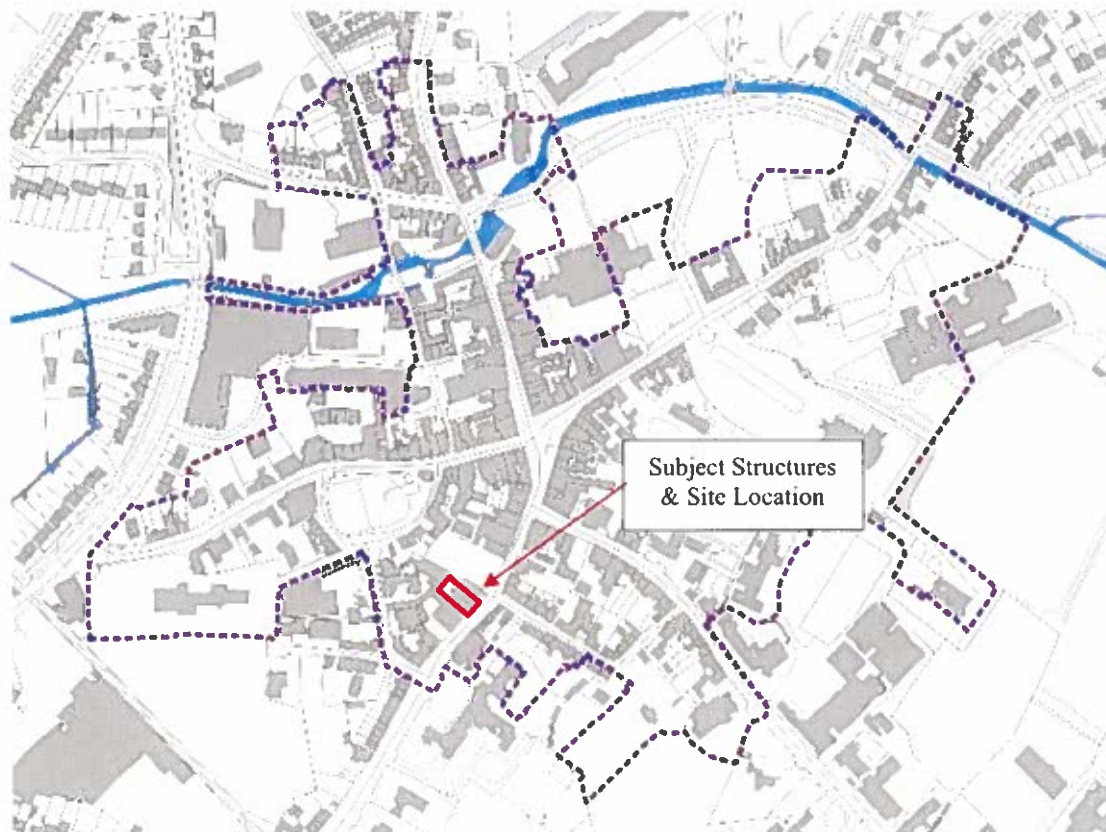


Figure 5 - Tuam ACA, Galway County Development Plan 2022 – 2028

5.2.3 NIAH

The subject structures and site are not recorded on the National Inventory of Architectural Heritage.

The map of NIAH buildings shown in Figure 5 below includes The Connaught Arms public house (NIAH Reg No: 30331028) which adjoins Building A.

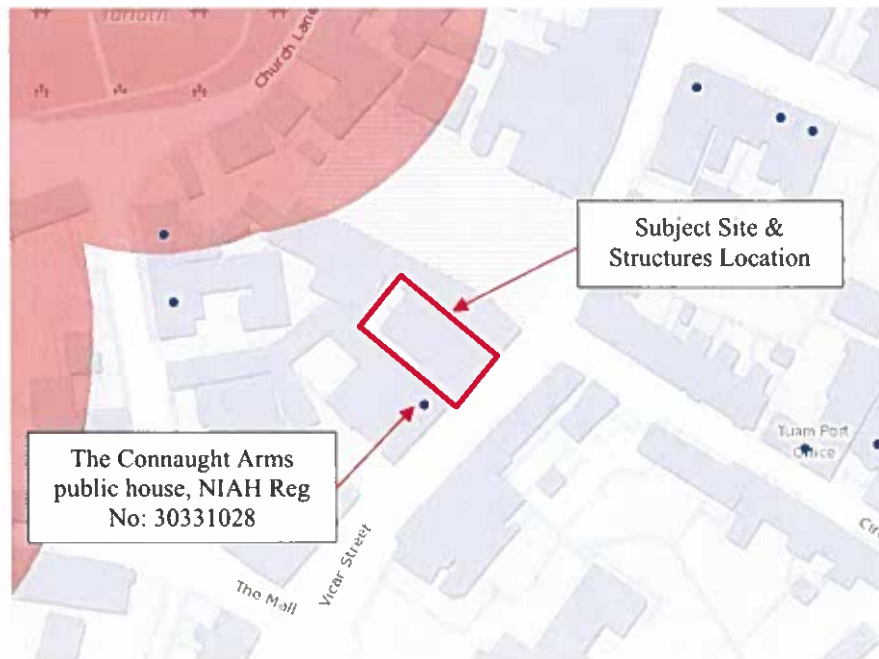


Figure 6 - Buildings of Ireland – Map of NIAH buildings (blue dot) and the Sites & Monuments Record (red dot) within the vicinity of the structure.

5.2.4 Historic Maps

There are structures visible on the subject site on the first edition six-inch ordnance survey map which was surveyed sometime in 1837 and published in 1840. There are no additional structures to the rear of the main buildings.

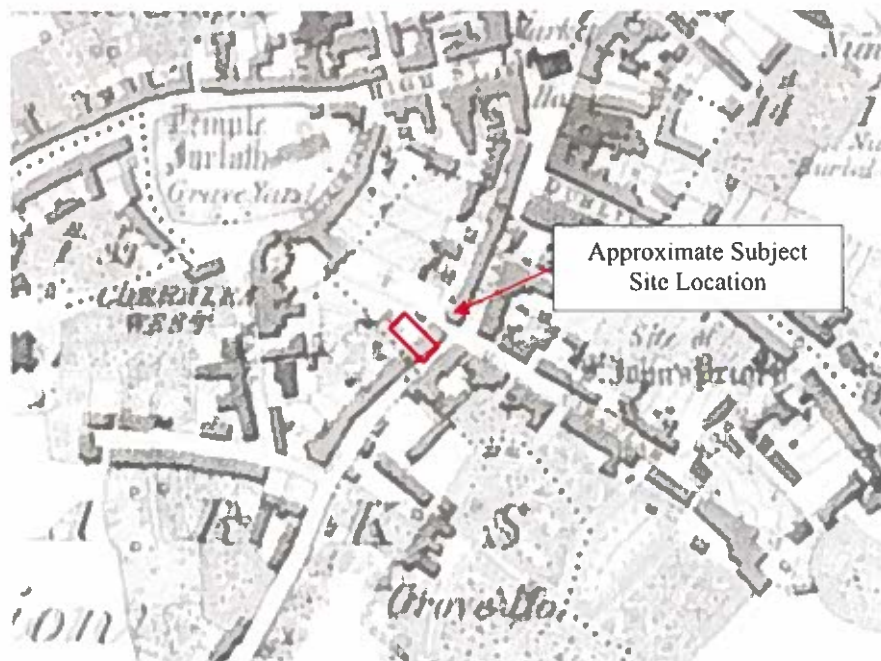
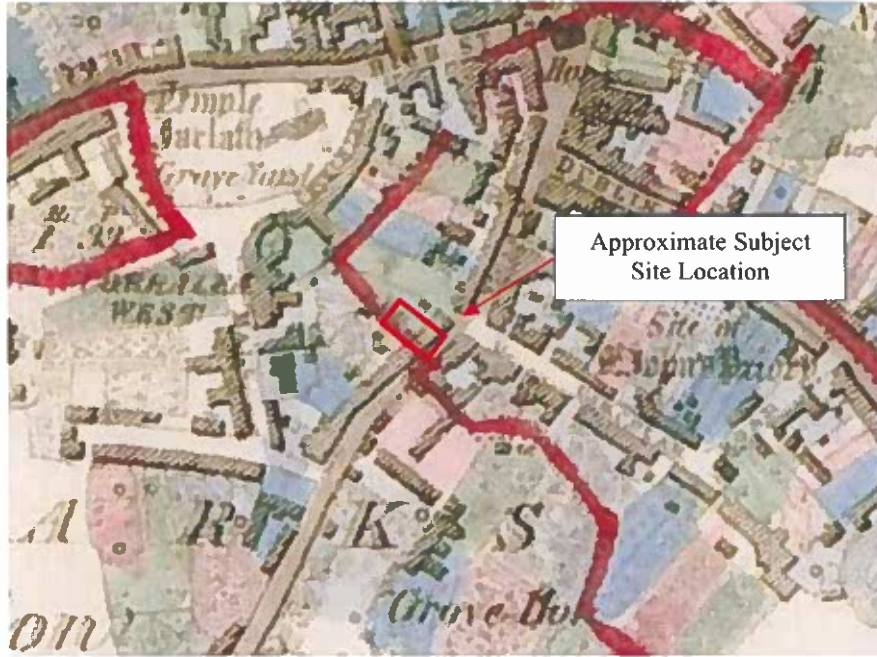
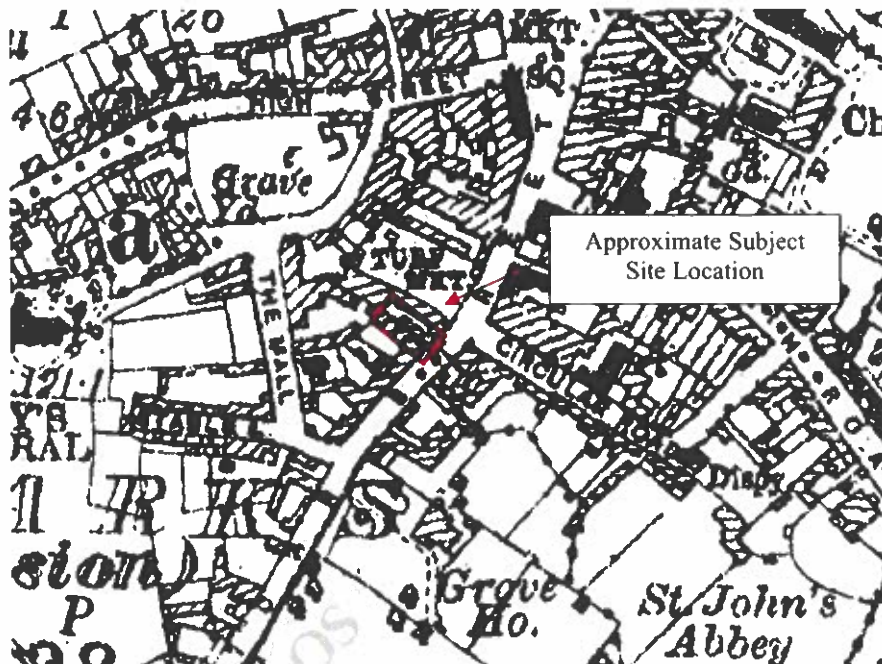


Figure 7 - Ordnance Survey of Ireland Six Inch First Edition Map B&W, Surveyed 1837, Published 1840



On the last edition six-inch ordnance survey map, surveyed in 1838 and published in 1942, Building A has been extended to the rear boundary of the site and Building B has an additional structure along the southern boundary at the rear of the building.



The twenty-five-inch map, surveyed in 1892 and published in 1894, shows a clear layout of the main structures, Building A and Building B. There are two small structures to the rear of Building A and one small structure to the rear of Building B.

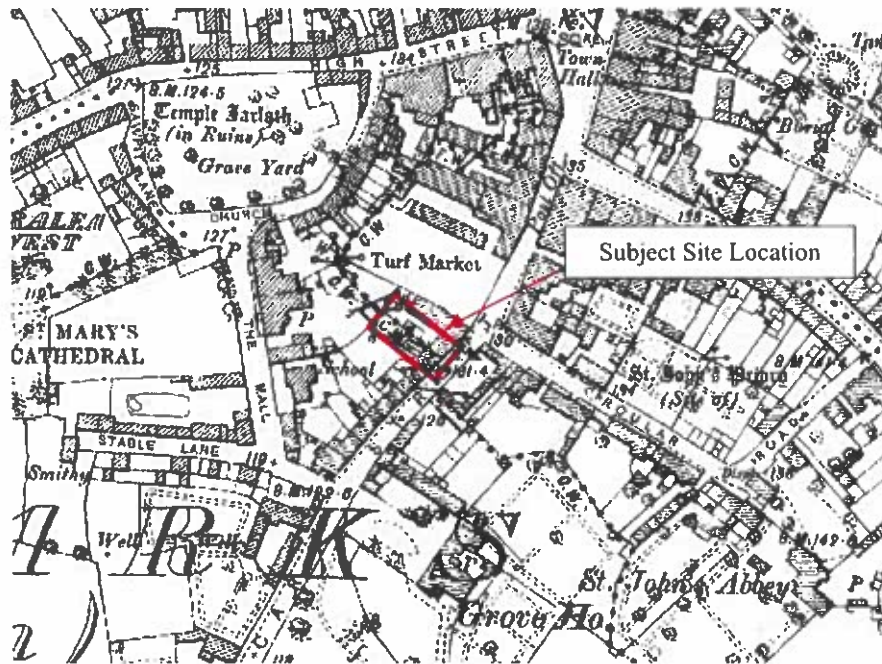


Figure 10 - Ordnance Survey of Ireland Twenty-Five Inch Map, Surveyed 1892, Published 1894

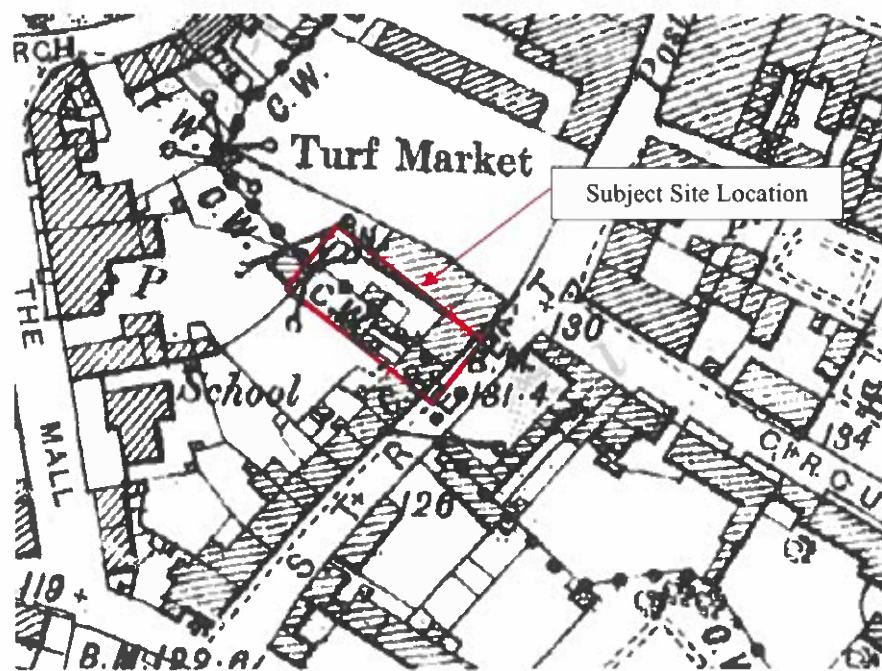


Figure 11 - Ordnance Survey of Ireland Twenty-Five Inch Map Detailed View, Surveyed 1892, Published 1894

It is unclear whether the last edition 6 Inch map is a later recording than the 25 Inch map and therefore it is possible the development of the structure to the rear of Building A extending to the rear boundary wall was later than 1892. None of the outbuildings remain in existence today. A single storey flat roof extension was constructed to the rear of Building B in the late 20th century.



6.0 Consideration of Adaptive Reuse of the Surviving Historic Fabric

The current proposed development calls for the potential provision of a Cold Weather Response and Medium-Term Support facility on this site.

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 (only in the case of building “B” with the exception of the gable walls to both buildings, one of which is a party wall to the neighbouring “Connaught Arms” a Protected Structure to building “A”) and the roof covering of both buildings. The remainder of the fabric is modern (dating from the twentieth century).

The extant Sash Up Down assemblies of building “B” are installations which would be in keeping with the character of the building but are most likely twentieth century replacements of the original assemblies. The remainder of the assemblies are all modern style, albeit timber assemblies.

It is possible to retain the existing gable and front walls of building “B” and incorporate them into the proposed development. The walls of building “A” (front) are not suitable for reuse. The gable walls and chimney systems may well be incorporated into a new development, however the determination on the reuse of the chimney systems and stacks cannot be arrived at until further detailed surveys (CCTV and inspections at height) have been undertaken. These surveys will be required given the evidence of deterioration of the inner lining of the systems (evidenced by the condition of the masonry external lining within the roof void).

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 stacks 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 where possible, with replacement replicas of the existing where deemed unusable. Upgrading the assemblies 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 masonry walls, if to be retained in building “B.”

Should it come to pass that only the front and gable end walls are retained, a buffer material (breathable, vapour open) should be installed between the natural stone wall construction and modern floor system installation e.g. Limecrete.

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, their 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

Both subject buildings on Vicar Street, Tuam are presented in a state of dereliction. Most notably to Building “A”, which has lost a significant amount of its fabric, with the internal space now a large void, most notably the complete absence of the rear wall of the building. Although it is noted that the roof covering of natural slate is intact and suitable for salvage in a future development.

In the case of building “B”, it is noted that the internal fabric and structural roof timbers have been heavily modified down through the years, with a lot of the original fabric now long gone. It is however noted that the original walls of the building (first front walls, gable walls and first floor rear wall) and window assemblies have survived (albeit suspected replacement units).

The fenestration of the front elevation wall of building “B” appears original and intact, however the ground floor shop front is modern in appearance, with no photographs available to confirm the original finishes to the shop front historically. As with the rear wall of the original building, the condition of the fabric beneath the finishes will require assessment so as to determine if the material is suitable for reuse.

It is highly unlikely that the rear wall of building “B” can be incorporated, given the complete loss of the ground floor wall fabric and uncertainty around the measures in place to support this wall in its current state. In short, the support structures installed beneath this wall will be difficult to fully assess and arrive at a definite deliberation as to the condition of the wall and its possible inclusion in the proposed development.

In the case of the rear wall, the masonry can be salvaged for reuse elsewhere in the project.

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 into any 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 (with the noted exception of the rear wall at the first floor) retained with extensions to the rear of these structures and possible retention of original fabric where feasible.

Retention of the majority of the front façade of building will ensure that significance of this particular building within the overall ACA of Tuam will be retained as per the statement *“....they are of domestic scale, flat fronted, with vertically proportioned openings throughout, where wide shop fronts are absent....”* within the description of Tuam’s ACA.



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:

10th September 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

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



- APPENDIX 1 -

J1024 VICAR STREET, TUAM, CO. GALWAY

- Digital Photographic Record
 - Photographs J1024_P01 to J1024_P08 – External Front Elevation
 - Photographs J1024_P09 to J1024_P22 – Internal Ground Floor Building B
 - Photographs J1024_P23 to J1024_P32 – Internal First Floor Building B
 - Photographs J1024_P33 to J1024_P45 – Internal Second Floor Building B
 - Photographs J1024_P46 to J1024_P49 – Internal Attic Void Building B
 - Photographs J1024_P50 to J1024_P64 – External Rear Elevation



J1024_P01



J1024_P02



J1024_P03



J1024_P04



J1024_P05



J1024_P06



J1024_P07



J1024_P08



J1024_P09



J1024_P10



J1024_P11



J1024_P12



J1024_P13



J1024_P14



J1024_P15



J1024_P16



J1024_P17



J1024_P18



J1024_P19



J1024_P20



J1024_P21



J1024_P22



J1024_P23



J1024_P24



J1024_P25



J1024_P26



J1024_P27



J1024_P28



J1024_P29



J1024_P30



J1024_P31



J1024_P32



J1024_P33



J1024_P34



J1024_P35



J1024_P36



J1024_P37



J1024_P38



J1024_P39



J1024_P40



J1024_P41



J1024_P42



J1024_P43



J1024_P44



J1024_P45



J1024_P46



J1024_P47



J1024_P48



J1024_P49



J1024_P50



J1024_P51



J1024_P52



J1024_P53



J1024_P54



J1024_P55



J1024_P56



J1024_P57



J1024_P58



J1024_P59



J1024_P60



J1024_P61



J1024_P62



J1024_P63



J1024_P64



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