

ACP *Architectural Conservation Professionals*



Architectural Heritage Impact Assessment Report

For Proposed Works to

Tuam Town Hall

Client: Galway County Council



Date: 7th December 2021

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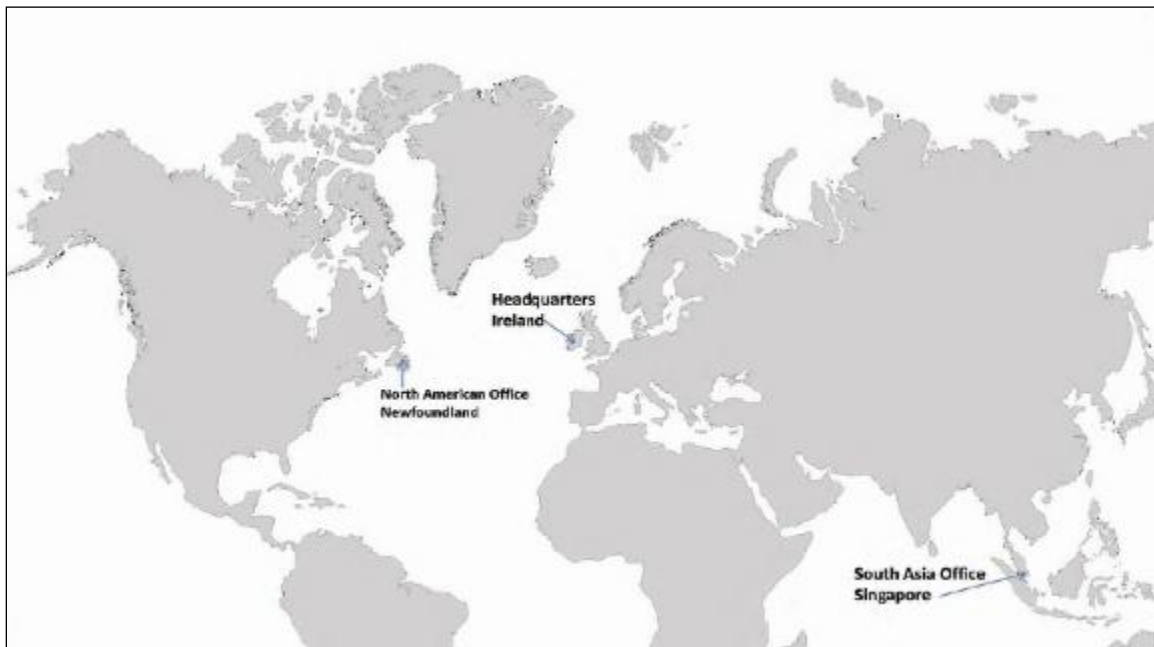
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GLOSSARY OF TERMS

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

Levels of significance – NIAH Definitions 2006

| | |
|--|--|
| <i>International Significance</i> | Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries. |
| <i>National Significance</i> | Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois. |
| <i>Regional Significance</i> | Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts. |
| <i>Local Significance</i> | These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric. |
| <i>Record only</i> | These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time |



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 (Galway County Council) to undertake an Architectural Heritage Impact Assessment for proposed alterations, and repair & maintenance works to Tuam Town Hall, Tuam, Co. Galway.

The proposed works consist mainly of internal works to the existing fabric on the ground and first floor of Tuam Town Hall. The works will improve the accessibility of the building and create a community space to be used by all.

This Impact Assessment aims to provide the following:

- A brief historical overview of Tuam Town Hall and surrounding area.
- An assessment under Conservation Principles¹
- A comprehensive understanding of the impact of the proposed works.
- Conclusion and mitigation of the proposed works.

2.0 Method of study

The following methods and resources were used in establishing the Conservation Impact Assessment of the proposed works.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor.
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- A Site and Building Assessment was undertaken by ACP on the 10th September 2021.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- The Record of Monuments and Places from the National Monuments Service website was studied.
- The National Inventory of Architectural Heritage was studied.
- The proposals were studied and assessed for their predicted impacts.

This Plan 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 and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

¹ adapted from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Environment, Heritage and Local Government 2004



3.0 Existing Environment

Tuam Town Hall is located at the southwestern corner of Market Square at the corner of High St. and Vicar St. The hall is a two-storey, 8-bay building with a clock tower section at the northeastern corner. The building is adjoined to a jeweler's shop (J. Leufer & Sons) on Vicar St. and by a public house (The Brogue) on High St.



Figure 1 - Tuam Town Hall Location (OSI Map)

3.1 Proposed Development

The proposed works would see the renovation of the ground and first floor areas to provide a new community space where various amenities and services can be provided. The works include alterations to existing interior walls and doorways as well as the installation of new stud partition walls and provision and new services as required.

Works to the ground floor include:

- Removal of existing masonry and stud partition walls as indicated on J766D001.
- Installation of new reception area.
- Installation of new stud partition walls and folding partition walls to create 3 no. office/meeting spaces, new storeroom, and a cleaning station.
- Upgrade works to the existing universal access WC and plant room as necessary.
- Provision of necessary services for the proposed office/meeting rooms e.g., electrical outlets, network connections.



Works to the first floor include:

- Alterations to the existing layout of the Canteen area and the Male WC.
- Removal of existing and installation of new stud partition walls as indicated on J766D002.
- Installation of new stair lobby with wheelchair refuge space.
- Upgrade works to the existing Canteen facilities as indicated.
- Upgrade works to the existing Male and Female WC as necessary.
- Provision of necessary services for the proposed “Creative Enterprise Hub” e.g., electrical outlets, network connections.

Interior Works Generally:

- Removal of modern dry lining and replacement with a more suitable material (lime based render or lime based board).
- Necessary repairs to windows and window surrounds.

Exterior Works Generally:

- Necessary repairs to existing rainwater goods and lead flashings including the parapet wall to prevent any further moisture ingress.

3.2 Site Inspection

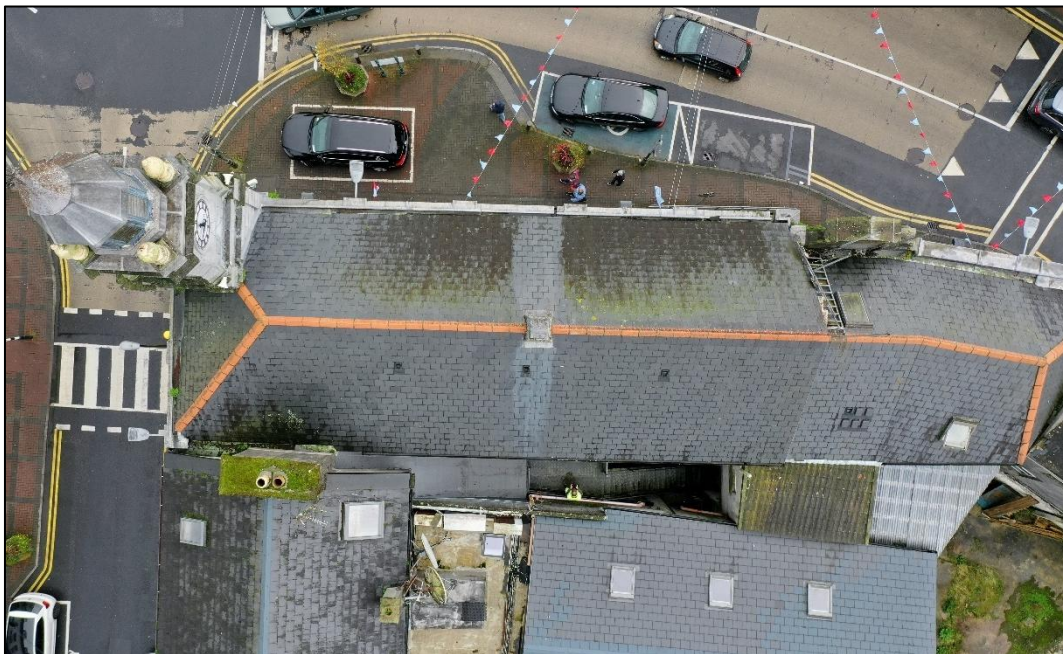
The site was inspected on the 10th September 2021 by a Chartered Building Engineer and Building Conservation Surveyor. A visual and photographic study was undertaken at the site. Opening up works were carried out as recommended after the initial inspection and the site was revisited on the 8th November 2021 and a visual inspection carried out to assess the building fabric. This information will aid in developing the method statements and specifications for the works.



Photograph 1 - East Elevation



Photograph 2 - North Elevation



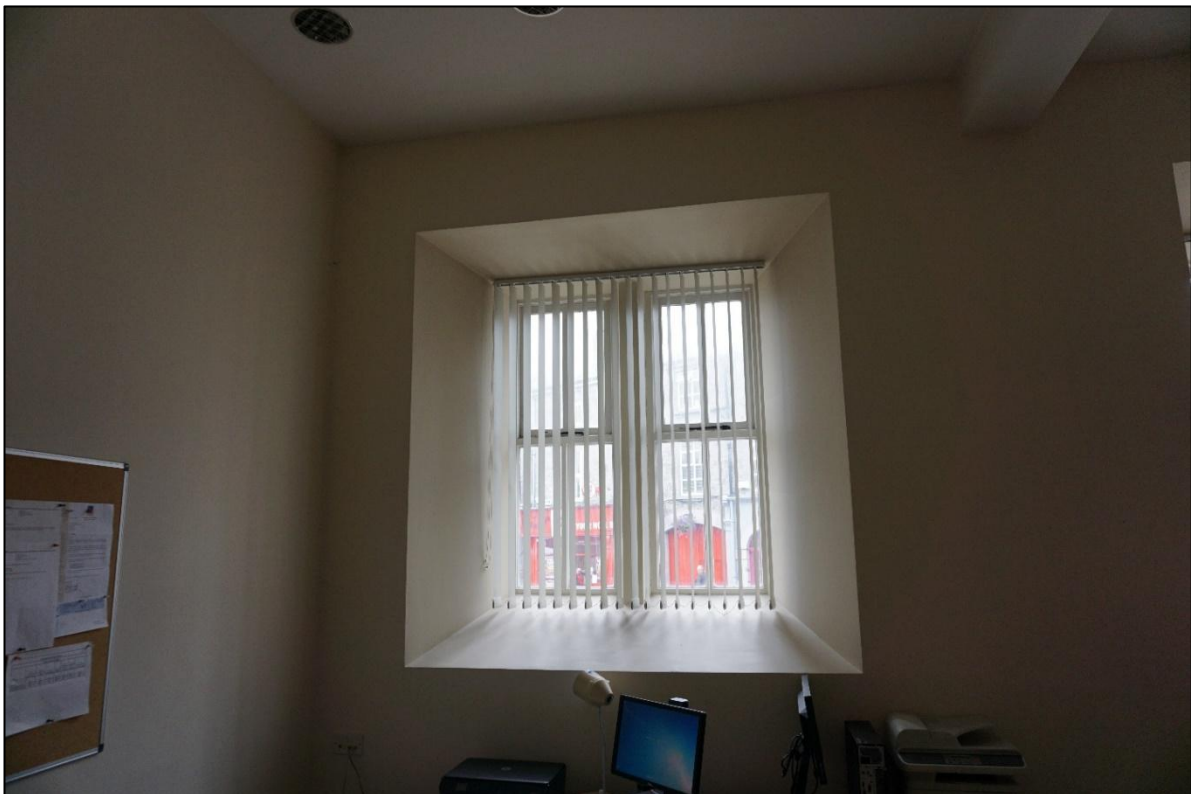
Photograph 3 - Aerial Photograph of Roof

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Photograph 4 - View of Ground Floor Ceiling



Photograph 5 - Existing Ground Floor Office Space

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Photograph 6 - Existing walls to be removed (Ground Floor)

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Photograph 7 - First Floor Meeting Room



Photograph 8 - Modern Partition Wall to be Removed (First Floor)

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Photograph 9 - Existing Stained Glass Partition (First Floor)

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4.0 History of the Site and Vicinity

Tuam Town Hall was originally built in 1857 on a site donated by the Hancock family. During this time it was restored and eventually extended in 1884.

In 1920, following an IRA ambush during the Irish War of Independence resulting in the deaths of two RIC police officers, the Black and Tans marched on Tuam burnt down the Town Hall as well as damaging and burning many other premises in the town. As a result, the building was gutted by the fire but restored in 1926.

The building was closed down by the Fire Officer in 1992 due to fire safety issues. The building fell into disuse and allowed for the deterioration of the building fabric with only minimum maintenance being carried out. A program of works was drawn up following a Conservation Building Inspection in 1997. These works were started in 1998 and completed the following year. These works included:

- The renovation of the old Auditorium and the removal of a balcony.
- Installation of a new staircase.
- Provision of Town Clerks Office, new meeting room, and WC facilities.
- Mechanical and electrical works.
- Fire detection and alarm system.
- Replacement of doors, architraves and skirting throughout.

In the early 2000's, a complete refurbishment of the roof was undertaken to prevent water ingress. New roofing felt was installed to the original roof structure as well as new slate battens. New lead flashings were installed to all roof valleys and gutters. The external façade was also repointed using a cementitious mortar. The windows on the first floor of the building were retrofitted with double glazing. The lift was installed also at this time.

Based off available information on the Dictionary of Irish Architects 1720-1940 there have been 4 architects/engineers that have worked on the Tuam Town Hall from 1857 to 1924.

- James J. Boylan was a civil engineer who was an assistant on the Boards of Works Engineering Department in 1868-1869.
- Edward Townsend was responsible for the extensions and restoration to the town hall in 1886.
- Robert Joseph Kirwan was surveyor for Co. Sligo between 1907 and 1942. He was involved in the repairs of the roof, ventilation of board room and billiard room. All these works took place in 1897.
- Michael Joseph Kennedy was another surveyor whom worked on the Tuam Town Hall in 1924.



Photograph 10 - Tuam Hall after the Fire (Circa. 1920)



Photograph 11 - View of Tuam Town Hall after being damaged by fire in 1920

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Figure 2 - Historic 6" Map OSI (1837 - 1842)



Figure 3 - Historic 25" OSI Map (1888 - 1913)

Settlement at Tuam has been recorded dating to the bronze age where evidence of ancient burials were found dating to c. 1500BC. The old name for the town was “Tuaim Dá Ghualann”, which translates to, “the burial mound of two shoulders”. The earliest records from Tuam date to the 6th century. A monk named Jarlath set up a monastery which was known as the “School of Tuam”.

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Throughout its history Tuam has proved to be a very important town in terms of trade. Fairs are recorded being held at Tuam as far back as the 13th century.

4.1 Conservation of the Site and Vicinity

We are currently not aware of any ongoing or recent conservation works to the site.

4.2 Record of Protected Structures Information

Tuam Town Hall is a Protected Structure (RPS No. 27).

| Protection Status | Y/N | Details |
|---|-----|---------|
| Record of Protected Structures (RPS) | Y | RPS 27 |
| Recorded Monument (RMP) | N | |
| Architectural Conservation Area (ACA) | Y | |
| Special Area of Conservation (SAC) | N | |
| Special Protection Area (SPA) | N | |
| National Heritage Area (NHA) | N | |
| Zone of Archaeological Potential preservation order | Y | |
| State Guardianship or ownership | N | |
| NIAH Building Record | Y | |
| NIAH Garden Record | N | |

Table 1 - Record of Protected Structures Information


| | | | | | | |
|-----------|---|--|------|--------------------------|----------------------|---|
| Town Hall | Town Hall, eight-bay two-storey building with stepped line of façade, carriage arch and four-storey corner clock tower. Built of quarry faced limestone with cut stone dressings. The building incorporates an earlier building on the site, which was 'extended and restored' in 1883. Renovated c. 1985. Street frontage. | Regional value because of its architectural quality and strategic position on the town square. | Tuam | TOWNPARKS (3RD DIVISION) | X:143570 Y:251950 |  |
|-----------|---|--|------|--------------------------|----------------------|---|

Figure 4 - Record of Protected Structures Description

4.3 NIAH (National Inventory of Architectural Heritage) Record and Description

| | |
|--|--------------------------|
| Reg. No: | 30331029 |
| Date: | 1880 - 1885 |
| Towns-land: | Townparks (3rd Division) |
| County: | Galway |
| Coordinates: | 143569, 251948 |
| Categories of Special Interest: | Architectural |
| Rating: | Regional |
| Original Use: | Town/county hall |
| In Use as: | Town/county hall |

Table 2 – NIAH Description

4.3.1 NIAH Description

“Description

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Corner-sited town hall, dated 1884. Complex building, main section having pitched slate roof with four-stage tower at corner. Central section of façade is of five bays and two storeys. Coursed rubble limestone walls with cornice and parapet decorated with terracotta tiled panels divided into sections by piers, raised limestone quoins, moulded string course at first floor level and wide windows with transoms and two mullions in each in early seventeenth-century style. Main entrance in single-bay section and emphasised by pedimented panel which sits on top of parapet, with commemorative plaque having date, cross and with crossed swords in tympanum. To south are two further bays with integral carriage arch having segmental head and keystone and transomed and mullioned windows with single mullion each. Tower faced with blocks of channelled ashlar with clasping panelled pilasters, string courses, round-headed openings and clasping pilasters, doorcase to ground floor and diagonally placed buttress to fourth stage giving it appearance of being octagonal. Clock face on each main façade, cornice, parapet and further cornice and urns. On top is octagonal, louvered lantern. High Street façade is of two bays with narrow windows with transoms in first floor windows, and doorcase with chamfered dressing.

Appraisal

Tuam Town Hall is a very good example of the growing importance of municipal affairs in the late nineteenth century. It is superbly placed in the centre of the town and is thus a manifestation of local democracy. It also presents the very good quality stone carving and stone cutting of the period.”²

4.4 Archaeology

Tuam Town Hall is located in the vicinity of RMP No. GA029-173---- (castle structure dating to the 12th century). Tuam Town Hall is partly within the zone of archaeological potential of this Recorded Monument.

As such works may require permission by the National Monument Service and will need to be carried out under archaeological supervision.

² Source: NIAH Buildings of Ireland: <https://www.buildingsofireland.ie/buildings-search/building/22208708/castlegrace-house-castlegrace-tipperary-south>

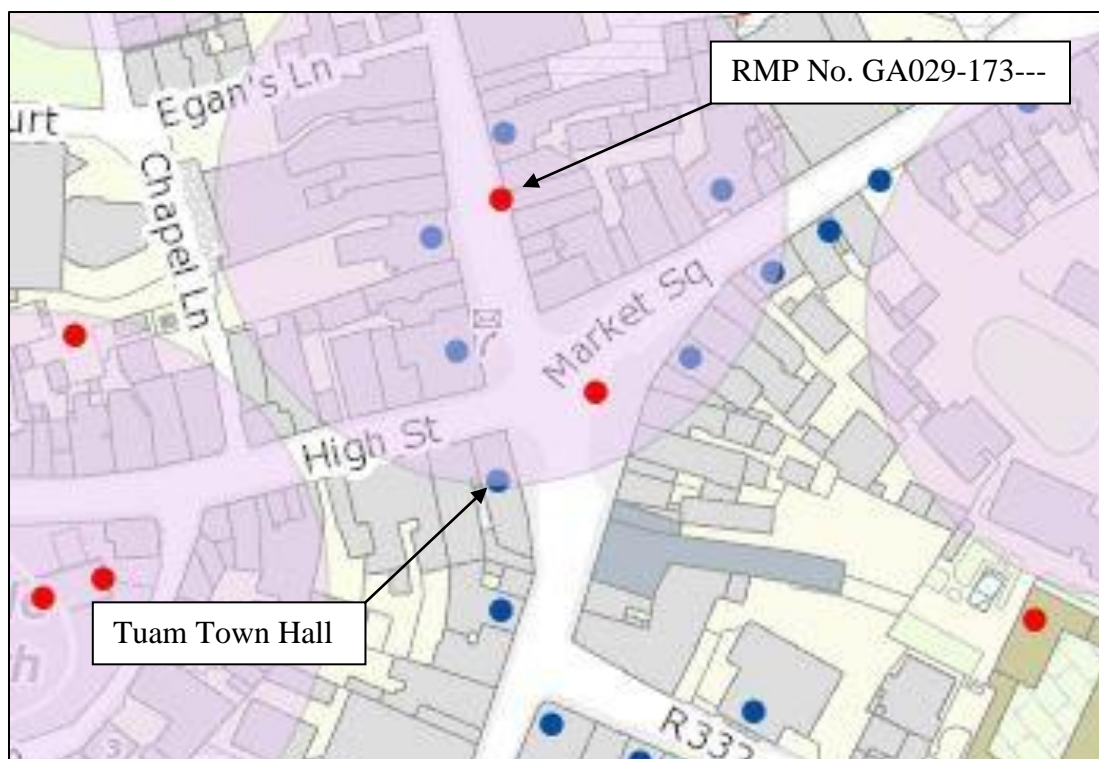


Figure 5 – NIAH Building Entries (Blue) and Recorded Monuments (Red) in the Vicinity of Tuam Town Hall. Zones of Archaeological Potential (Purple).³

³ National Monument Viewer



5.0 Impact of Proposed Development

This section is only a prediction of proposed impacts as no impact has actually occurred as of yet.

5.1 The ‘do nothing’ impact

If no works are carried out in this instance, the Town Hall will continue to serve in its current condition. As it stands the building has specific uses but the proposed works would mean the building has far more public amenities and can be used by a wider range of people for many different uses including public and civil services.

The proposed works include undertaking general repair and maintenance works to the building which will prevent any further deterioration of the historic fabric by minimizing the amount of moisture ingress which is causing issues within the building.

A ‘do-nothing’ approach in relation to this project would mean that necessary improvements and upgrades to the existing hall are not undertaken.

5.2 The Predicted Impacts

It is predicted that the proposed works will have a positive impact on the structure and vicinity by improving public services in the town by providing a “Community Hub”. The proposed works will also have a positive impact on the building fabric by removing inappropriate interventions which have been carried out over the years and preventing any further deterioration of the historic fabric through moisture ingress and damp issues.

| Works | Predicted Impact |
|--|--|
| Removal of existing masonry and stud partition walls as indicated on J766D001 – D002 | Minimal impact – <ul style="list-style-type: none">• The proposed works include the removal of existing masonry and stud partition walls to improve the layout of the building and increase accessibility for all peoples.• Any existing walls to be removed are to be recorded prior to removal. |
| Installation of new reception area. | Positive impact – <ul style="list-style-type: none">• This will provide a new reception area at Ground Floor level. These works are reversible in nature. |



| | |
|---|--|
| Installation of new stud partition walls at ground and first floor level as indicated on J766D001 – D002 | <p>Minimal Impact –</p> <ul style="list-style-type: none"> The installation of new stud partition walls will create new usable spaces which will allow the building to be used by for a wider range of services. These works are reversible in nature and will have a minimal impact on the existing historic fabric. |
| Upgrade of existing facilities including WC and Canteen facilities. | <p>Positive impact –</p> <ul style="list-style-type: none"> The improvement of these facilities will have a positive impact on the building and its users. These works will have minimal impact on the existing historic fabric. |
| Removal of modern dry lining and inappropriate cementitious pointing, renders and other interventions, replacing with a more suitable lime based product. | <p>Positive Impact –</p> <ul style="list-style-type: none"> This will positively benefit the building by replacing modern cementitious materials and dry lining with a more appropriate material reducing potential moisture issues within the walls and helping to restore some of the original character of the building. |
| Repairs to windows and window surrounds | <p>Positive Impact –</p> <ul style="list-style-type: none"> By preventing any further deterioration of the historic fabric. |
| Repairs to Rainwater Goods and Lead Flashings | <p>Positive Impact –</p> <ul style="list-style-type: none"> Undertaking any necessary repairs to the existing rainwater goods and lead flashings will prevent any further deterioration of the historic fabric due to water ingress. |

5.3 The ‘Worst Case’ Scenario

The ‘worst case’ scenario in this case, would be if the proposed works are not undertaken. The proposed works aim to give a new lease of life for the building ensuring its continued use for many years to come as a community space. This will allow for a new chapter in the buildings life as a public space, as it was originally intended.



The proposed repair and maintenance works to the building will aid to prevent any further deterioration of the historic fabric and help to restore some of its original character by reversing inappropriate modern repairs and interventions.

5.4 Assessment under Conservation Principles

The following Conservation Principles have been identified and are described in detail in the following sections.

- Principle 1 – Keeping a building in use
- Principle 2 – Researching and Analyzing
- Principle 3 – Using expert Conservation advice
- Principle 4 – Protecting the special interest
- Principle 5 – Promoting minimum intervention
- Principle 6 – Respecting earlier alterations of interest
- Principle 7 – Repairing rather than replacing
- Principle 8 – Promoting honesty of repairs and alterations
- Principle 9 – Using appropriate materials and methods
- Principle 10 – Ensuring reversibility of alterations
- Principle 11 – Avoiding incremental damage
- Principle 12 – Discouraging the use of Architectural salvage from other buildings
- Principle 13 – Complying with building regulations

5.4.1 Principle 1 – Keeping a building in use

It is generally recognised that the best method of conserving a historic building is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest

The proposed works adhere to this principle by keeping the building in use as a public space and providing necessary upgrades to improve the functionality and accessibility of the building for all users.

The proposed works to the building will aid to prevent any further deterioration of the historic fabric and help to restore some of its original character by reversing inappropriate modern repairs and interventions.

5.4.2 Principle 2 – Researching and Analyzing

Before formulating proposals for works to a protected structure, the developer should research its historical development and understand thoroughly the present condition of the structure. The research should encompass not only the main structure and its interior but also its curtilage and attendant grounds, where relevant and any structures or features within them which contribute to the special interest of the protected structure/site.



The research should include an analysis of the physical fabric of the site and any available documentary or other evidence. The work should only be undertaken by those with the appropriate knowledge and skill.

In this case detailed research into the fabric and history of the site has been undertaken.

5.4.3 Principle 3 – Using expert Conservation advice

Building conservation is a specialised discipline and the method of work needs to be specified by experts with a knowledge and experience of historic buildings.

The Client has engaged a highly qualified and experienced design team to undertake this project including ACP Architectural Conservation Professionals to address all the conservation elements.

5.4.4 Principle 4 – Protecting the special interest

The character and special interest of a protected structure can be damaged by inappropriate works. The most obvious being demolishing or partly demolishing a structure. It can also be stripped of its value and distinctiveness by neglect and decay, unsuitable alteration, uninformed repair or over restoration.

There have been detailed discussions between the Project design team and client to ensure that the proposed works protect the character, historic fabric of the property and special interest where possible within the constraints of the client's requirements.

The proposed works include for the removal of sections of the existing original masonry walls as well as sections of both original and modern partition walls. The removal of the original masonry wall sections (as highlighted on J766D001 and J766D002) are deemed to be acceptable works which will improve the functionality and accessibility of the building while not negatively impacting the character or special interest of the building.

5.4.5 Principle 5 – Promoting minimum intervention

The principle of promoting minimum intervention in a protected structure can be summed up by the maxim 'Do as much as necessary and as little as possible'. Dramatic interventions in a protected structure are rarely appropriate. The best work in conservation terms is often that which is low key, involves the least work and can be inexpensive

This principle will be adhered to during the proposed works. Any works to the existing historic fabric will be carried out under the supervision of a Building Conservation Accredited Surveyor and the project archaeologist to ensure that no unnecessary impact to the historic fabric occurs.

5.4.6 Principle 6 – Respecting earlier alterations of interest

Alterations and additions to a structure can themselves be an irreplaceable part of a unique history. Different periods of alteration can inform the social and architectural history of the build heritage.



In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development.

This principle will be respected during the proposed works. While the proposed works do see significant layout changes, particularly to the ground floor, these works are largely reversible in nature. Any original fabric to be removed will be recorded prior to removal.

The removal of modern interventions and alterations (i.e., modern dry lining and cementitious mortars) and replacement with traditionally based materials will help restore some of the original character of the building.

5.4.7 Principle 7 – Repairing rather than replacing

It should be the aim of good conservation practice to preserve the authentic fabric which contributes to the special interest of the structure. Good repair will arrest the process of the decay of the structure and prolong its life without damaging its character and special interest.

This principle is being respected throughout the project where it is feasible. The use of traditional materials and methods enhances this approach.

5.4.8 Principle 8 – Promoting honesty of repairs and alterations

To promote good conservation practice in line with the recommendations of international charters, repairs to a protected building or structure should generally be carried out without attempt at disguise or artificial ageing. This does not mean that the repair should be obtrusive or that inappropriate materials should be used in order to contrast with the historic fabric. A good repair, carried out with skill, leaves an interesting record of works done. Deliberately obscuring alterations confuses the historical record that is the building. New repairs should not detract from the visual integrity of the structure but should be discernible on closer inspection.

This principle will be respected as part of the project. The proposed works to the existing historic fabric are to be carried out in accordance with best practice guidelines.

5.4.9 Principle 9 – Using appropriate materials and methods

Only appropriate material and methods should be used in works to a protected structure. The use of modern materials and techniques should only be permitted where their appropriateness is supported by firm scientific evidence or where they have proved themselves over a sufficient period and where traditional alternatives cannot be sourced.

The use of traditional materials and techniques is planned in this project where necessary. Modern materials and methods including services will be used where necessary, but due care and attention will be used to ensure that they have a minimal impact on the historic fabric

5.4.10 Principle 10 – Ensuring reversibility of alterations

The use of processes which are reversible or substantially reversible, when understanding works to a protected structure is always preferable as this allows for the future correction of



unforeseen problems, should the need arise, without lasting damage being caused to the architectural heritage.

Detailed records and archival quality photographs will be taken and further recording will continue during the build to ensure the reversibility of the works. The proposed works are to be reversible where practical. On site discussions will be undertaken by the Design Team to discuss and agree all interventions and to ensure that this principle is respected.

5.4.11 Principle 11 – Avoiding incremental damage

Thought must be given by the planning authority to the potential cumulative impact of minor works to the character of protected structures and of ACA's. The quality and character of both can be damaged by incremental alterations. In the case of protected structures this applies to both internal and external works.

This principle will be respected during the proposed works.

5.4.12 Principle 12 – Discouraging the use of Architectural salvage from other buildings

The use of architectural salvage from other buildings should not be encouraged for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched part of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other older buildings, for example the removal slates or cut-stone elements from a building for reuse elsewhere.

This principle will be respected during the proposed works.

5.4.13 Principle 13 – Complying with building regulations

The building regulations are designed to secure the health and safety of people in and around buildings.

The proposed works have been designed in accordance with modern building regulations.



6.0 Statement of Justification for Works

Tuam Town Hall has served as an important building and public space within the town for over 150 years. The building is generally in good condition mostly due to the continued use over the years. The proposed works are designed to inject a new lease of life into the Town Hall by improving accessibility, providing more services to the public, and creating a space that can be more widely used by the residents of the town.

The proposed works are designed to increase the range of use of the building, mainly by internal layout changes, and also will ensure that necessary repair and maintenance works are undertaken to prevent any further deterioration of the historic fabric.

While the proposed works do include for the removal of sections of the original walls, these works are minimal and will not negatively impact the original character of the building.

Works including the removal of previous interventions and inappropriate modern repairs will be replaced with more suitable traditionally based materials which will help restore of the original character of the building.



7.0 Conclusions and Suggested Mitigation

In conclusion the proposal as set out in this report, will ensure that Tuam Town Hall will continue to be used as an important public space and source of amenities for the residents and visitors of Tuam. The proposed works will significantly improve the accessibility of the building for all users and also ensure the protection of the historic fabric through the undertaking of necessary repair and maintenance works.

The following mitigation measures are proposed and they will ensure that the impact of the individual and overall impacts are mitigated and any loss of fabric will be retained by record to an internationally accepted standard.

The following mitigation measures are proposed:

1. Black and White Archival Photographic Record- to be carried out before, during and after the works.
2. 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 complied.
3. Any protected fabric scheduled for removal shall be 'Retained by Record ' to ICOMOS standard.
4. Works to the historic fabric of the building should be specified by the Building Conservation Accredited Surveyor and included in the procurement package for the proposed works.
5. All works on site are to be supervised 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 complied for submission to the building record after proposed works have been completed.
6. Archaeological monitoring by a licensed archaeologist as deemed necessary by the National Monuments should be adhered to.
7. All specialist conservation works are to be undertaken by appropriately qualified and experienced tradesmen.



8.0 Signing Off Statement

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Client: Galway County Council

Signed:

For ACP Archcon Professionals Limited.

Date: 07/12/2021





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 Appendix

- J766D001 Impact Assessment Drawing Ground Floor
- J766D002 Impact Assessment Drawing First Floor



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 in the historic environment in Ireland and England

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)

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