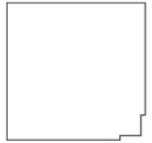


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Proposed Developments at the Former Carmelite Convent  
Delgany, County Wicklow

## **Conservation Report and Heritage Impact Assessment**

**September 2020**

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Chapter 1. Background History of the Property

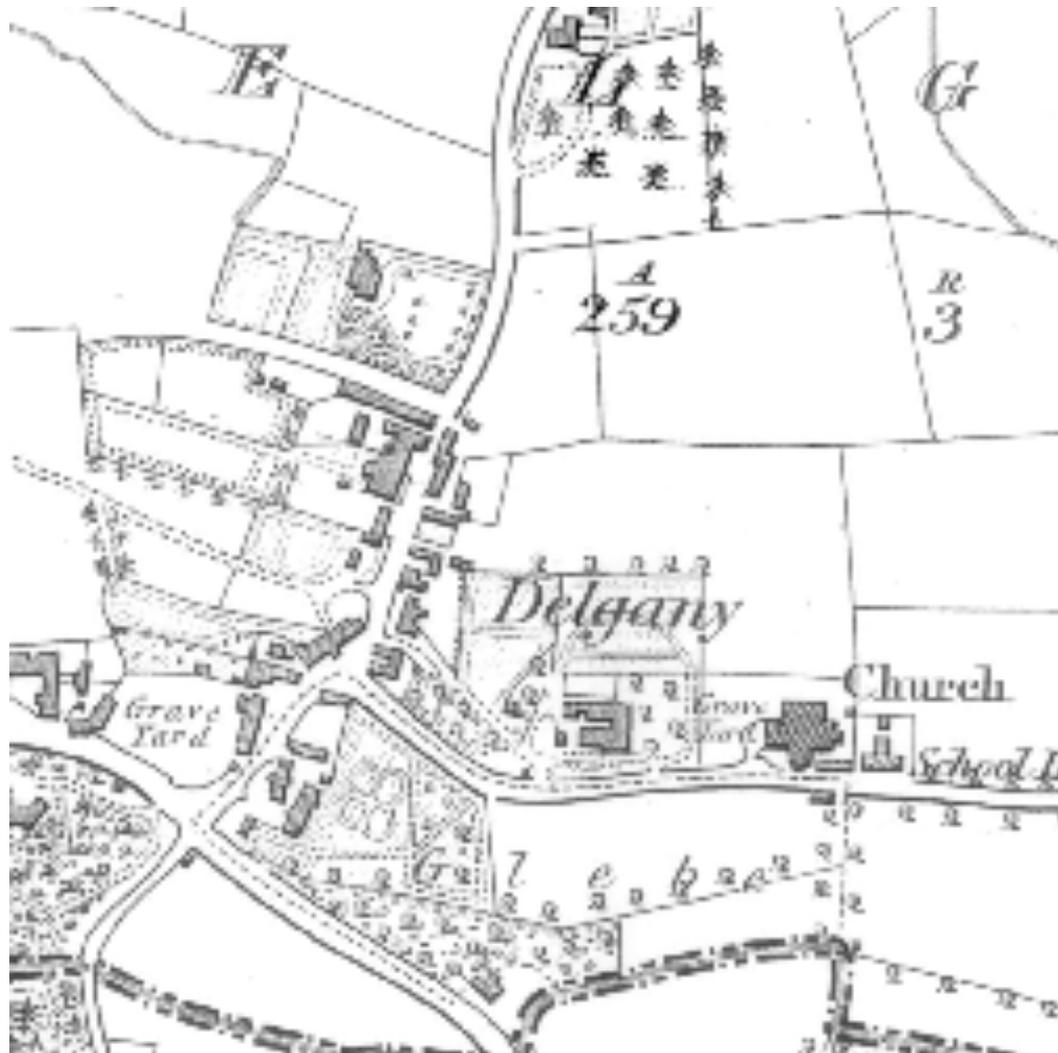


Plate 1. Portion of the First Edition of the Ordnance Survey of Ireland, showing Delgany as surveyed in 1838. At the upper left corner is a detached house, standing behind a large entrance park. This structure is in roughly the correct location to be the early Victorian house that survives beside the Gothic Revival chapel at the Carmelite Convent.



Plate No. 2. Portion of a later edition of the Ordnance Survey of Ireland, showing Delgany as surveyed in 1885. By this date, the layout of the Carmelite Convent has been fully developed. The chapel is at the north end of the group, adjacent to the Victorian house. Attached to the southern edge of the Victorian house is a square two-storey section, and a long narrow three-storey section, with the stables attached to its south side. This map should be compared with the following historic photos showing the now demolished three-storey block.



Plate No. 3. Early twentieth century postcard showing the convent complete with the two and three storey accommodation wing at the left. That structure was demolished around 2005 when a new development for the convent was built to the rear and north of the chapel.



Plate No. 4. Early-twentieth century postcard showing the rear of the convent chapel and adjacent house. In the early twenty-first century, a new structure was built across the rear of the chapel. The valley roof over the old house can be seen in this photo. Note the rendered finish to all of the rear elevations of the house and chapel.

## **Irish Province of the Order of Carmelites**

The Irish Province of the Order of Carmelites has been present in Ireland since the second half of the thirteenth century. Carmelite Monastery, has been an integral part of the parish of Kilquade for over 170 years, Delgany village, Co. Wicklow. The parish is in the Dioceses of Dublin and lies 25km due south of Dublin city. Delgany village has distinct and strong historic character as a result of continuous human occupation from at least the early Christian period up to modern times. Delgany's unique character is recognised by its designation as an Architectural Conservation Area (ACA) in the Greystones – Delgany and Kilcoole Local Area Plan 2013-2019 which comprises the larger part of the existing village core. The ACA statement of character captures the character of the village.

In 1838, the Ordnance Survey recorded that “The present town of Delgany consists of about thirty houses, with one shop for the sale of bread and meat, one harness-makers shop and one shop in which baking bread and selling whiskey are carried on. There is no house of lodging or entertainment in it...” (Eugene Curry 1838, in Corlett & Mendlycott 2000:27).

Griffith's Primary Valuation from the early 1850s records that most of the occupants of the “Town of Delgany” were leasing their properties from Peter La Touche, though there were other lessors as well including “The Misses M. B. [Mary Baker?] and E. [Eliza?] Keoghoe”. In addition to private houses, offices and land, there was a The Heritage of Delgany, Co. Wicklow Page 19 dispensary, hotel and shop, National Schools for boys and girls, a parochial schoolhouse, church, Roman Catholic chapel, house/offices used for “Parochial Charity” and two graveyards.

The Census Returns from 1901 and 1911 tell us that by the turn of the twentieth century, the town of Delgany had a population of 212 and contained 34 private dwellings, the convent, school, dispensary, post office, two public houses, an unspecified public building, Protestant church, Roman Catholic chapel, an RIC barracks and six shops.

In 1827 the Rev. G. N. Wright, Professor of Antiquities at the Royal Hibernian Academy, described Greystones as “a little wild headland” where fishing and farming were the main sources of income. The 1850s saw the introduction of roads and rail and in 1888 the harbour was developed. Today the town of Greystones and surrounding areas has a great variety of sport and recreation facilities and is a thriving community of young and old with a strong ecumenical ethos.

The Order of Teresian (Disalced)Carmelites – an enclosed order. Six nuns. Religious house grouping typical of the mid to later 19<sup>th</sup> century. The central section of this monastery was originally a country house. The Carmelites took possession of the house in 1844 adding the church in 1851. A school was held within the monastery until 1896.

- **National School:** The Penal Laws prevented Catholic children being educated, hence the nuns taking up responsibility for education. opened on 27 July 1846 with places for 200 and remained available for the local community for 50 years, by which time the Holy Faith sisters, a teaching congregation, came to the area and the nuns could return to their cloistered contemplative life. Slater's Directory notes that in 1846 the village contained "several schools—of the latter two 34 Saunders Newsletter 22/10/1802 35 Records also suggest a school at the rectory during Rev Joseph Stock's time (1788–98), though Flannery wonders if perhaps the rectory offered board to children attending the parish school (Flannery 1990:101). The Heritage of Delgany, Co. Wicklow Page 33 are supported by Mrs. Latouche and Mrs. Cleaver".<sup>36</sup> As a result of their combined patronage, and no doubt the instruction offered by the Carmelite nuns and private schools, education in Delgany and its locality was "thriving" in the mid-nineteenth century (Flannery 1990:88).
- The average attendance was 70-100. The school closed in 1896, as education was by then being adequately provided elsewhere (Flannery 1990: 105). It appears that in the early 850s, the national school was only for girls (Griffith's Valuation). It was demolished c.2007 when a large development of new living accommodation was built behind the chapel.
- **The monastery itself was rebuilt adjoining the church and then relaunched in July 2005.** Construction of the new monastery began in 2003. The old building, which dated to 1844, had become increasingly impractical for its inhabitants.
- **RPS 08-15** The house and chapel are included in the protection order. The overall convent property falls outside of the Delgany Village ACA.

Sources:

Flannery, J. (1990) *Between the Mountains and the Sea: The Story of Delgany*. Select Vestry of Delgany Parish, Delgany.

Lewis, S. (1840) *A Topographical Dictionary of Ireland*. Second Edition. S. Lewis & Co, London.

Slater's Directory (1846)

## **Chapter 2. Architectural Description and Significance**

As briefly described in the preceding chapter the property was in continuous use as a convent from the middle of the 19<sup>th</sup> century, until its sale and closure in 2019. The property has been purchased by Drumakilla Limited.

The property contains several structures of note, plus natural and man-made landscape features. There is also an additional Protected Structure on a site adjacent to the eastern boundary of the development area, which is not under the ownership of the applicant. That property is a detached thatched house, and is described below. The structures include the following:

### **2.01 Gothic Revival Chapel:**

Although the chapel is not the oldest structure on the property, it is clearly the most architecturally and historically significant building in the former convent. This high quality structure was completed and opened for use in 1853. It was built of locally quarried limestone rubble masonry, with dressed and carved granite embellishments. It contains a tall nave, under a beautifully crafted timber roof structure, with a raised altar. A small chapel for the nuns extends to the south from the nave, protected by a columned screen.

The external masonry is well detailed, with dressed granite used for corner quoins, gable verge copings, cap stones to the external buttresses, bevelled window and door surrounds, and other areas where mouldings and smooth corners were required. The main walls were built of relatively small pieces of limestone rubble, laid with traditional lime and sand mortar. At some time within the last few decades, the external walls were repointed with a hard and impermeable sand and cement mortar, smeared over the face of the stones. This has changed the appearance of the church, as well as preventing the traditional masonry walls from breathing. The rear elevation of the chapel and its southern extension are covered with smooth painted render. The early 20<sup>th</sup> century postcard shown above shows that the rear elevations of the chapel and the attached old house were probably rendered from the original construction period.

One of the chapel's more prominent features is the gabled bell cote at the top of the east facing front gable. This feature consists mostly of dressed granite, with some rubble limestone in the base. It has a single bell, currently set up to ring by an automated ringer.

The chapel was extended at least two times since its original construction. A small extension to the north was used to exhibit a nativity scene in recent years. A flat roof extension to the west provided links to the adjacent house

and the early twenty-first century development to the rear. The small north extension has a slated roof, but its walls consist of cement rendered concrete block. It has no particular architectural significance but was sensitively detailed and sited. The rear extensions have no architectural significance, and because they are to the rear of the chapel, they could be retained or replaced, to provide service spaces for the proposed creche.

The chapel appears to be in very sound condition, however some past repairs should be readdressed in future programmes of work. The original lime pointing has been covered up throughout the external wall surfaces, by a wide smooth mortar of Portland cement and sand. This has changed the character of the external masonry, and will lead to increased moisture levels within the historic walls. A small number of structural cracks were noted to the external walls, that will require further investigation by a structural engineer with experience in traditionally built structures.

The roof over the chapel is covered with good quality Welsh slates, with blue terracotta ridge tiles. The slates appear to be in sound condition, with some having been re-fixed or replaced. The rainwater goods currently consist of half round steel gutters and round down pipes.

**There are many fine stained glass windows in the chapel, with at least a few being the work of Harry Clark, the famous Dublin stained glass artist of the early 20<sup>th</sup> century. The ownership of those important windows was retained by the Carmelite Order, and was always their intention to remove the windows for reuse in another appropriate setting. Planning permission was recently granted for this to be carried out.**

Internal architectural features include beautifully crafted timber and plaster ornament throughout the chapel. All of these features should be retained whenever the chapel is redeveloped for a new use. There are some damp patches in the internal wall plaster that require investigation to locate the source of the moisture, and specify any required repairs. The ceiling over the chapel has been lined with acoustical tiles, probably during the late 20<sup>th</sup> century. It is likely that the roof structure was originally exposed, with timber trusses, purlins, rafters and timber board linings all visible. It is unknown if any thermal insulation was installed above the acoustical tiles, and if there is any ventilation space above that insulation.

Several flooring types were noted in the chapel. The nave is covered by polished timber boards, with a central aisle covered with encaustic polychrome tiles. The raised alter area is covered with carpet. The side chapel is covered with carpet and timber boards. The timber boards and polychrome tile floor coverings are significant features and should be carefully protected and retained in any future development of the chapel.

The chapel is currently served by only basic mechanical and electrical services. There are relatively few lights in the sanctuary, and virtually no other electrical services. There are cast iron radiators, served by exposed

pipes, but these would appear to provide only a minimal amount of heat for the large internal space.

### **Significance:**

The Gothic Revival chapel has been a prominent feature in Delgany for a century and a half, and is one of the primary protected structures on the site. It was sensitively designed in the Gothic revival style in the middle of the nineteenth century, and well built in traditional stone masonry. It would suit a number of uses that would benefit the town as well as the immediate residents in the development.

### **Suggested Repairs:**

The basic structure appears to be in sound condition, however some of the past repairs should be revisited in the near term. The poorly conceived cement pointing should be removed from the external masonry, and replaced with vapour permeable lime and sand pointing. A structural engineer with expertise in working with historic structures will be engaged to comment on the cracks noted to the chapel walls. The roof slates are in need of some patching, and will eventually need to be carefully stripped and re-hung because of rusting fixings. At that time, it would be advisable to improve the insulation of the roof structure, and introduce additional ventilation controls. Additional electrical and heating services will be required for whatever new use is agreed, along with the introduction of toilets and back of house spaces.

### **Method Statement for Removal of Rear Extensions:**

The demolition of the early 21<sup>st</sup> century structure attached to the rear of the chapel will be carried out with sensitivity by the contractor, following a detailed method statement, developed by the project's structural engineers and conservation consultant. This method statement will be fully developed by the projects Architects and Grade 1 Conservation Consultant, in consultation with the Local Authority. The rear elevations of the chapel and attached house are covered with smooth render, which can be repaired where required after the demolition. All construction works that can impact on the fabric of the Protected Structures will be specified and monitored by the project's conservation architect, in order to ensure best conservation practice.

## **2.02 Two Storey House.**

This house appears to date from around 1835-1850, based on its general design and internal details. The house has rendered stone external walls, with multi-paned sliding sash windows throughout. Behind a plain high front parapet is a hipped slated roof, originally having a valley running out to the rear. The raised ground floor level is accessed via a stone stairs with wrought iron handrail to a small entry porch.

The internal plan has a central corridor at both floors, with a stairwell to the rear. There are two large rooms on each side of the corridor, each having a fireplace and sash windows. The ground and first floor plans are nearly identical, with the ground floor having an additional small room under the entry porch. The photographic survey at the end of this report shows the typical details in the house, and show that they uniformly point to a construction date in the second quarter of the 19<sup>th</sup> century.

Architecturally, the house is a good quality domestic structure, sharing its building typology and architectural details with many early Victorian Villa Style houses in Dublin's southern suburbs. Among its significant surviving features are stone fire surrounds, moulded ceiling cornices, moulded timber door and window architraves, panelled timber doors and window shutters, original sash windows, timber floorboards, and stone entrance stairs. All of these features should be retained and repaired in the proposed development.

There are many indications that the house underwent a significant programme of repairs to address chronic roof leaks in the rear roof valley. The ceilings in the rear upper floor rooms have been replaced, and their plaster covings removed. The original valley ran down the centre of the house, over the stairwell, and has now been covered up with a flat roof. Other modifications include a change of detail to the roof eaves, and replacement of the original natural slates with fibre cement tiles. Most of the external walls appear to have been covered with cement rich render, replacing the original dashed lime render. Otherwise, it appears that this structure has retained most of its architectural features and design.

### **Significance:**

**The mid-nineteenth century house is an attractive and good quality Victorian domestic structure, being very similar to houses of similar age found in Dublin's inner southern suburbs. Although it has received some external modifications, it has nevertheless retained a large proportion of its internal features and general layout.**

### **Suggested Repairs:**

Repair and maintain the original timber sash windows. The installation of thin double glazing and draught seals should be considered to help retain heat.

Insulation should be added in the attic floor, and ventilation improved to the attic space. Lightweight lime internal plaster should be considered to help improve the house's thermal performance.

New buildings services will be required, including electrics, plumbing and heating. The extent and type of services will depend on the new use proposed for this structure within the proposed new development. Given its prominent location at the front of the development, and adjacent to the chapel, it is proposed to convert the house to serve as a creche. It is proposed to add a small extension to the north side of the house, along the rear wall of the chapel and its original extension. This extension will contain the creche's entrance, and essential services spaces, including toilets.

### **2.03 Nineteenth-Century Gatelodge.**

Standing at the south-east corner of the property, adjacent to the 19<sup>th</sup> century entrance gates, is a small single storey gatelodge. This structure is difficult to photograph due to the dense surrounding vegetation. It is a simple structure, containing only a few small rooms. The lodge consists of a small one room structure, with a compact extension to its northern gable. The main roof is covered with good quality Welsh slates. The external masonry walls are covered with painted sand and cement render. The doors and windows are simple timber units dating from the mid-20<sup>th</sup> century. It would appear that the lodge has not been occupied in at least a decade, however it remains in relatively sound condition.

#### **Significance:**

The gatelodge is a modest and simple example of the kind of small lodges that were used throughout Ireland as a home for full time staff and immediate security at the entrance gates. This gatelodge remains in useable condition and provides a tangible link to the property's 19<sup>th</sup> century origins and its long use as the enclosed home of a religious order.

### **Suggested Repairs and Change of Use:**

The lodge should be treated with sensitivity in the proposed development. Because of its location close to the centre of Delgany, it is proposed to sensitively repair the lodge to serve as a management office for the new estate. The external envelope will be carefully repaired using traditional roof slates, timber sash windows and lime based renders. There are no internal features of note in the gatelodge.

### **2.04 Nineteenth Century Stables and Farmyard**

A small stable yard stands to the south of the nineteenth century house. Some of the structures are built of concrete blocks with corrugated iron roofs, but there is a small stable that likely dates from the middle of the nineteenth century. The yard first appears on the 1885 Ordnance Survey Map, being attached to the rear of a large three-storey structure that was still standing until the early twenty-first century. According to the files in the National Inventory of Architectural Heritage, the large structure was built around 1860, and housed the living accommodation for the convent.

**Stable Building.** During the early twenty-first century, the three-storey block and two-storey link to the earlier house were demolished, leaving only a tall rendered wall that now forms the northern edge of the small farmyard. Attached to the south side of that wall is a small two-story stable structure, with a central arched opening at the centre. This structure has a slated hipped roof, dashed stone walls and timber and iron framed casement windows. The stable is an attractive structure, and has some value as a well-designed stable, however it is in very poor structural condition. It is also quite small in scale, with floor to ceiling heights of barely 1.8m.

#### **Significance:**

**The stable building has some degree of value as an interesting example of a vernacular farmyard building from the middle of the 19<sup>th</sup> century. It is in very poor condition and because of its low ceiling heights it would be very difficult to find a viable new use. At a minimum, these features should be recorded in photographs and a measured survey drawing.**

**Additional Yard Buildings.** In addition to the stables, there are several other small sheds and stores within the small yard. Most of those structures are built of concrete block with corrugated roofs and large steel and timber doors. Some older rubble stone walls remain within the yard, possibly being portions of earlier farmyard sheds. There is a small wall to the east front of the yard, with an iron-sheeted gate set between two rendered piers. An interesting wrought iron cross projects from the top of one of the gates.

### **Significance:**

**None of historical or architectural significance remains within the farmyard, besides the stable building. There are no historical pavings or other significant materials. At a minimum, these features should be recorded in photographs and a measured survey drawing.**

### **Development Proposals:**

**As part of the site plan for the proposed redevelopment of the convent property, it is proposed to demolish all of the farmyard buildings, including the stable. New dwelling units are proposed for the site, along with a new access driveway.**

## **2.05 Garden Structures and Landscape Features.**

In addition to the principal structures on the property, there are several smaller isolated structures and landscape features. Some of these features are interesting adornments to the convent, but none could be said to have historical significance.

**Early 20<sup>th</sup> Century Entrance Gates and Front Boundary Wall.** The historic entrance route into the convent is currently not in use, but remains in place at the southeast corner of the property. That original alignment of the entrance drive up to the house and convent can be seen in the nineteenth century Ordnance Survey maps. For most of the convent's existence, its front boundary was formed by a rendered stone wall with a small vehicular gate in the southeast corner of the site. Currently, all that remains of that wall are two small pieces of rubble stone wall and two gate piers, with a pair of steel sheeted gates closing the opening. All of the render, including the moulded caps to the piers, consists of hard sand and cement render, dating from the middle years of the 20<sup>th</sup> century. During the early twenty-first century, a new entrance was created further north along the public road, and the earlier gates were no longer used for access. Because of the need for a properly detailed footpath back to Delgany Village, it will be necessary to lower the ground in the vicinity of this gate, and to move the actual gate back into the site by a few metres. In its new location, and rebuilt with more appropriate lime and sand render, the gates will serve the small nineteenth century gate lodge immediately behind, in addition to allowing for a pedestrian path between the development and Delgany Village.

During the early 21<sup>st</sup> century works, most of the earlier rendered boundary wall along Convent Road was removed, and replaced by a simple steel boundary treatment, with a concrete base. It is proposed to replace this non-historic boundary with a higher quality boundary treatment. See the Architect's drawings for detail of the proposed new wall and railing.

**Significance:**

The old metal-sheeted gate and piers currently in existence are of poor quality and probably date from the early 20<sup>th</sup> century. The proposed relocation of the gate with rebuilt piers will not cause significant damage to the historic setting of the Convent, and will allow for the new boundary treatment and footpath. At a minimum, these features should be recorded in photographs and a measured survey drawing.

**Garden Classroom and Glasshouse.** Standing to the south of the nineteenth century house is a small single storey structure that appears to have been used as a classroom or oratory. This structure has sash windows but was obviously built during the twentieth century with rendered concrete block walls and concrete window sills. It has a flat roof and a very plain internal appearance. Extending to the east is a small glasshouse, currently full of grape vines. That structure also dates from the middle of the twentieth century. Neither of these structures have any particular historical or architectural significance.

**Significance:**

The oratory and glasshouse are plain twentieth century structures and have no particular architectural or historical significance. Their loss will not have any impact on the historic setting of the primary protected structures. At a minimum, these features should be recorded in photographs and a measured survey drawing.

**Stone Grotto with Pond and Bridge.** Standing to the south of the oratory and glasshouse is a stone grotto and pond. The concrete pond appears to have been adapted from a drainage feature, and has a small footbridge across its centre with cast iron railings and concrete piers. The grotto is a large rough stone construction, with a wrought iron arched sign spanning the entire grotto. This feature is currently covered by vegetation.

**Significance:**

Of simple design and construction, these features combine to make an interesting example of the type of grotto that was a common feature in Ireland's religious institutions. The grotto, pond and bridge are not architecturally or historically significant, and their loss will not negatively impact the setting of the

**Protected Structures. At a minimum, these features should be recorded in photographs and a measured survey drawing.**

**Apple Store.** Standing behind the nineteenth century house is a small single storey apple store, a once common structure found in walled gardens and orchards. This particular store was built of timber studs, and covered with painted timber boards, with a simple corrugated steel sheeted roof. The store probably dates from the middle decades of the twentieth century, and has a modest degree of interest as a vernacular garden structure.

**Significance:**

**The apple store is of some interest as a timber framed garden structure, once common in walled gardens and large suburban gardens. At a minimum, it should be recorded in photographs and a measured survey drawing.**

**2.06 Late Twentieth Century Bungalow**

Standing in the front area of the property, close to the original entrance gates, is a single storey bungalow, probably dating from around 1975. This small structure has concrete brick walls, a low pitched hipped roof covered with fibre cement tiles, and simple casement windows. This bungalow has no historical or architectural significance and its demolition would have no impact on the historic setting of the 19<sup>th</sup> century convent buildings.

**Significance:**

**This small domestic structure dates from the second half of the twentieth century and has no architectural or historical significance.**

**Development Proposals:**

**It is proposed to demolish this structure to make room for the proposed new entrance drive.**

**2.07 Thatched Cottage on Adjacent Property**

Standing on a relatively small site, between the eastern edge of the proposed development, and along the west side of Convent Road, is an attractive thatched cottage. The house is on the Record of Protected Structures, RPS No. 08-20. In the description of the house in the Record of Protected Structure, it is described as follows:

***Long, single-storey thatched house with deep thatch. The age of the house is unclear, but it has been remodelled in the Twentieth Century.***

Interestingly the house does not appear on any of the 19<sup>th</sup> or early 20<sup>th</sup> century Ordnance Survey Maps. It was in fact only built in the 1950s, as a replica of a Dorset cottage that its first owner had seen in the Cotswolds. He even named the house “Creech Barrow” after a notable Dorset hill. Creech Barrow was offered for sale in 2017, and because of its unusual construction, it was featured in the Irish Times property edition, on Tuesday, May 9, 2017. Photos of the house are included in the attached photo survey.

**Significance:**

**This small domestic structure dates from the second half of the twentieth century and was included in the Record of Protected Structures because of its contribution to the local streetscape. It is not an authentic historic thatched cottage**

**Development Proposals:**

**The proposed development will include a row of semi-detached bungalows adjacent to the rear boundary of this house. This will go a long way towards mediating the impacts of the proposed development on this Protected Structure, by limiting the adjacent structures to a scale close to that of the thatched house.**

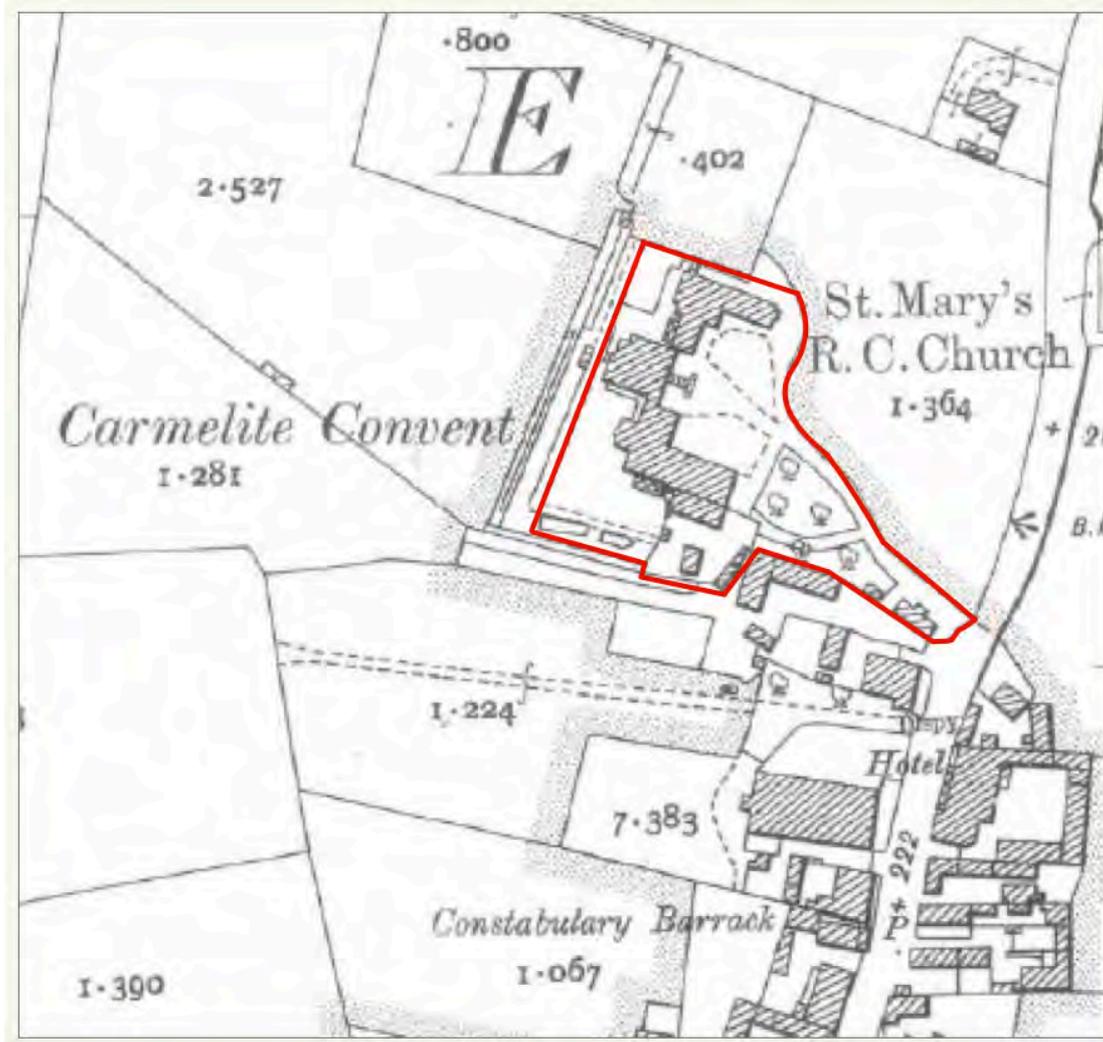


Plate 5. Approximate alignment of the curtilage of the protected structures at the convent property.

### **Chapter 3. Proposed Developments and Overall Heritage Impact Assessment**

For a full description of the proposed developments on the large site, see the submission from the project's architects and planning consultants. As can be seen on the architects' site plan, a large residential development is intended on the lands around the Protected Structures. It is intended to retain the protected house and attached Chapel within the new estate, to be used for community purposes. The open space to the front of those structures will remain as open space, with access roads and parking spaces occupying a large portion of that space.

In considering the proposed development, and its impact on the former Carmelite Convent structures, it is important to note that the Carmelite order placed several restrictions on future use of the site and its buildings. In particular, the new owners were restricted from using the disused chapel for any new religious purposes. It was incumbent on the new owners to find a new use for the church and adjoining house that would be compatible with their desire that those structures would continue to enhance the educational and social life of Delgany Village into the future.

#### **New Uses for the Chapel and House**

It is proposed to retain the historic Gothic Revival chapel, and the adjacent house, to be adapted to new community based uses. Following the guidelines contained in section 13.7.2 of the *Architectural Heritage Protection Guidelines for Planning Authorities, 2011*, this important pair of structures will continue to be the focal point of the new development. Some modifications are proposed to the existing modern front site boundary, to provide more visual linkages between the village and the former convent buildings, as a result of the opinion of the Board.

When historic structures cease to be used for their original uses, it is critical that a compatible new use is found for them. A well-matched new use will allow for regular heat and ventilation, as well as regular ongoing maintenance. In the proposed development, it is proposed to establish a crèche in the two storey house, extending into the adjacent portion of the Gothic Revival chapel. Some internal modifications will be required in the house, and new toilets and other service spaces will be built behind the chapel link, replacing some of the recent extensions behind the chapel. As the Architect's proposed drawings illustrate, there will be minimal impact on the house and chapel, and the crèche will go a long way towards underpinning the economic viability of these two historic structures into the future.

As described in more detail in other documents attached to the current planning application, the facility will be managed by a new entity, The Delgany

Centre CLG Co., with a number of trustees, including individuals nominated by the local community. The administrative office will be located in the existing historic gate lodge, adjacent to the original vehicular entrance to the former convent. The former chapel and adjacent house will continue to serve the local community as a crèche and as a community arts and cultural centre. The two uses will share some of the spaces by the use of demountable partitions, to limit the amount of alterations required to the historic buildings.

#### **Assessment of Heritage Impacts on the Protected Chapel and House:**

The two protected structures, the former Chapel and the adjacent two-storey house, are already linked internally, through the early 21<sup>st</sup> century extension on the rear of the Chapel. That extension is part of a large early 21<sup>st</sup> Century development, all of which is proposed for demolition. That development provided much needed accommodation for the members of the order at that time, but its overall design was not particularly sensitive to the historic Chapel and its original setting. The demolition of the 21<sup>st</sup> Century structures will free the Gothic Revival Chapel from those large extensions to the north and west, and allow its original design concepts to be appreciated more clearly. The design team strongly feel that the removal of the 21<sup>st</sup> Century convent structures, and the 20<sup>th</sup> Century bungalow near the front boundary, represents a sizeable conservation gain for the site's Protected Structures.

To facilitate the conversion of the Chapel and house to the proposed new uses, it is proposed to build a small single storey extension behind the Chapel, to contain an entrance lobby for the crèche, as well as a crèche room, toilets and a corridor that will link the old house to the Chapel. A single new door opening is required to be made through the side wall of the house, otherwise the impacts to the Protected Structures will be minimal and insignificant. Some degree of regular maintenance and repair will be required to both Protected Structures, including upgrading of M&E services, and repairs to their basic building fabric. Those works will be carefully detailed by the design team, with guidance from the project's Grade 1 Conservation consultants.

#### **Modifications to the Convent Road Boundary Wall**

In the current application, it is proposed to retain the open space to the front of those structures, and to strengthen their visual and physical connection to Delgany Village. The open space to the front of those structures will remain as open space, with access roads and parking spaces occupying a portion of that space. The historic boundary wall to the front of the site was largely replaced during the early 21<sup>st</sup> century, and the main vehicular entrance gates were moved further away from the village. It is proposed to replace most of that early 21<sup>st</sup> century boundary with a well-designed low boundary wall and railings, allowing the historic structures to be seen from Convent Road. For full details of the proposed treatment of the site boundary along Convent Road, see the Architects' and Landscape Architects' plans and details.

The scale and character of the new housing development has been carefully considered to reduce the visual impact on the historic house and chapel. The apartment blocks have been placed an appropriate distance behind those

structures, and are stepped in height to mediate their potential visual impacts when viewed from the front of the site. Smaller scaled two storey houses are proposed for the portions of the site that abut the open space and are closer to Convent Road. The 3-D renders of the proposed development, contained in the planning pack for the application, show the minimal visual impact that will occur to the chapel and adjacent house.

It is proposed to retain a pedestrian entrance through the south-east corner of the site, adjacent to the 19<sup>th</sup> century gate lodge. The existing iron sheeted gates are of no significance and are hung within cement-rendered rubble stone piers. To allow for greater visual connections between the village and the Protected Structures, it is proposed to replace the gates with more visually transparent gates. New gates will be hung from rebuilt masonry piers, following the Architect's details contained in their planning drawings.

#### **Removal of Other Existing Structures and Landscape Features.**

As described in the beginning of this report, it is proposed to demolish all of the remaining stableyard and garden structures, to allow for the proposed developments. Those features of limited significance are not conducive to being adapted to any uses.

#### **Summary**

MESH Architects have carefully considered the potential impacts to the protected structures' significant features and its original design and details. We believe that the proposed developments strike an appropriate balance between the careful repair and retention of the property's significant buildings, and the retention of a significant portion of their historic setting.

Appendix A. Annotated Photographic Survey



Plate No. 6. General view showing the front of the chapel with the old house to its left, and the 21<sup>st</sup> Century convent development to the right.



Plate No. 7. General view of the chapel from the northeast showing its general composition. The small side extension probably dates from the middle decades of the twentieth century. The 21<sup>st</sup> Century convent structures can be seen to the right, attached to the rear of the Chapel.



Plate No. 8. General view showing the chapel from the south, with the front of the house to the left.



Plate No. 9. Detail view of the chapel, looking west, showing the details of the rubble stone walls and granite corners, coping slabs and plinth courses.

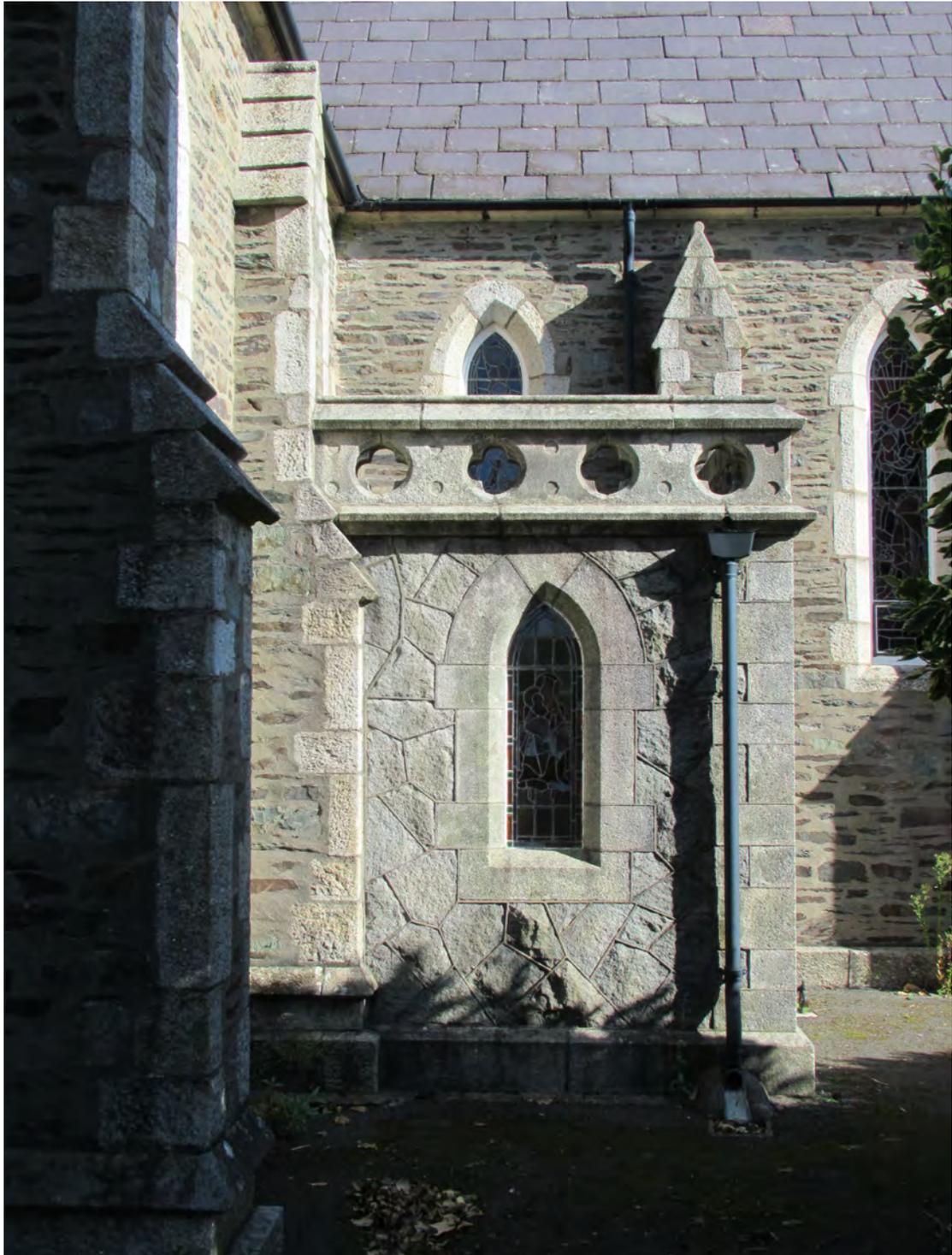


Plate No. 10. Detail view showing the small porch on the south side of the chapel. Note the use of granite for all of the dressed stones, and also for the tightly fitting randomly shaped stones around the lancet window. Note also the extent of the poor quality sand and cement pointing used on the joints to the rubble stone masonry.



Plate No. 11. Internal view in the chapel, looking east. The pews have all been removed, leaving the original timber and tile flooring. Note the cast iron radiators and exposed heating pipes.



Plate No. 12. Internal view looking west showing the general details of the roof and altar area.



Plate No. 13. Detail view showing the beautifully crafted plaster and carved timber details to the organ loft and screen.



Plate No. 14. Detail view in the side chapel looking north. This is under the organ loft.

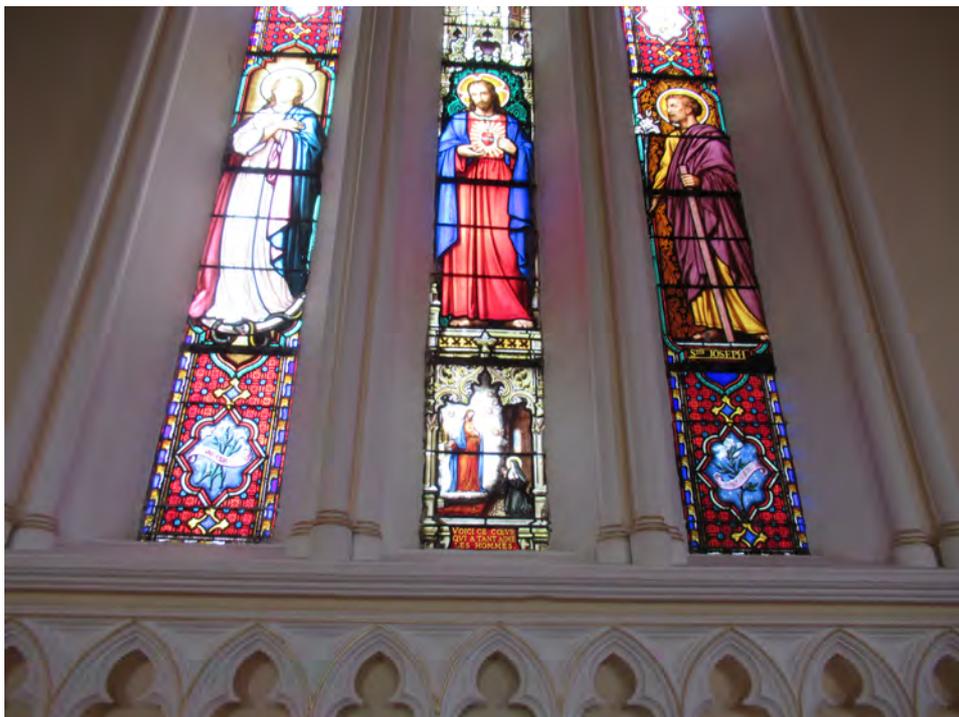


Plate No. 15. Detail view showing some of the remaining stained glass in the west window over the altar area.



Plate No. 16. East facing front elevation of the early Victorian House.



Plate No. 17. Detail view showing the southern elevation of the house, with the twentieth century boiler room under the single pitch roof at the left.



Plate No. 18. Detail view showing the stone stairs and iron railings on the rear of the house. The roof to the right covers a boiler room at the basement level, and is not an original part of the house.



Plate No. 19. General view of the south elevation of the house. Note the high front parapet, probably added to the original house when the now demolished school building was built during the middle of the nineteenth century.



Plate No. 20. General view showing the raised ground floor entry hall. Note the timber floor boards, moulded architrave and panelled timber door and plaster cornice around the wall head. These are all typical features in an early Victorian suburban house and should be retained.



Plate No. 21. Detail view showing the features in the front north room in the house. The moulded stone fore surround, timber floor and good quality cornice are original to the house's construction around 1845, and should be retained. Similar features remain in the other room across the hall, and in the rear south room. The ceilings in the southern half of the house were replaced over the last decade or two, due to chronic roof leaks.



Plate No. 22. Detail view showing the original sash window and internal joinery, in the upper floor north rear room. This window is typical of all of the upper floor windows, and retains all of its original joinery.



Plate No. 23. Detail internal showing the timber stairs in the house. This stair is typical of mid-nineteenth century domestic structures.



Plate No. 24. Detailed internal view looking to the rear in the lower ground floor. The floor is covered by sheet lino. The stairs, doors and rear sheeted door are all original features from the mid-nineteenth century.



Plate No. 25. Internal view in the front south room in the lower ground floor.



Plate No. 26. Internal view in the front north room in the lower ground floor.



Plate No. 27. General view showing the mid-twentieth century oratory and attached glass house.



Plate No. 28. Internal view in the oratory, showing its simple construction and poor current condition.



Plate No. 29. General view showing the north end of the garden pool and bridge.



Plate No. 30. General view showing the footbridge over the garden pool and the stone grotto beyond.



Plate No. 31. General view showing the mid-nineteenth century stable building in the yard to the south of the house.



Plate No. 32. Internal view showing the typical internal features and conditions in the stable building. There is widespread rot and insect damage to all of the timber elements. The external walls have cracked and spread outward at the top, due to the gradual failure of the roof structure.



Plate No. 33. General view looking north across the yard, showing the stable beyond and other secondary sheds and stores.



Plate No. 34. General view looking south showing the sheds in front of the stable building. These shed consist of rendered concrete blocks walls with corrugated steel roofs and wall cladding.



Plate No. 35. Detail view showing the gate leading into the yard. The house is to the right.



Plate No. 36. General view showing the farmyard from the carpark. The house is to the right out of view. The white wall on the side of the yard is the remaining rear wall of the mid-nineteenth century convent building, demolished around 2005.



Plate No. 37. Detail view showing the nineteenth century entrance gates at the front of the property. The gate lodge is behind the iron sheeted gates.



Plate No. 38. General view looking east, towards the new entrance gates and driveway, created around 2005.



Plate No. 39. General view showing the small timber apple store behind the Victorian house.



Plate No. 40. Detail view showing the north front elevation of the nineteenth century gatelodge, close to the original front entrance gates.



Plate No. 41. General view showing the front east elevation of Creech Barrow, the 1950s thatched cottage standing adjacent to the proposed development site, on the west side of Convent Road.



Plate No. 42. General external view showing the rear boundary behind Creech Barrow, looking across the boundary into the site of the propose development. In the proposed development, there will be a row of semi-detached bungalow on the other side of this boundary, with the new houses' rear gardens backing up to the shared boundary. This will help to mediate the scale of the new development where it abuts existing houses, in particular this interesting structure.



Plate No. 43. Detail view showing the ground floor inside of Creech Barrow house. This is obviously not an authentic thatched cottage.