Architectural Heritage Impact Assessment

Former Bank of Ireland
Building , Market Street,
Cootehill

June 2024

craftstudio architecture

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Contents

1.0 Introduction

The following Architectural Heritage Impact Assessment (AHIA) on behalf Craftstudio Architecture has been produced by Ronan Fitzpatrick of Craftstudio Architecture. Ronan has attained RIAI Grade 3 Conservation accreditation and has considerable experience in researching and analyzing the impacts of work to protected structures.

The AHIA relates to the former Bank of Ireland Building located on Market Street in Cootehill. including outbuildings and its curtilage. The report comprises a written and photographic record of the building, a brief historical overview, an architectural heritage assessment and an architectural heritage impact assessment. The impact assessment aims to identify and discuss any impacts that proposed changes could have on the structural fabric, character or setting of the building.

The AHIA report has been prepared following a site visit to the property in May 2024, and subsequent visits, and is intended to be read in conjunction with architectural drawings and planning application documents submitted to Cavan County Council by Craftstudio Architecture.

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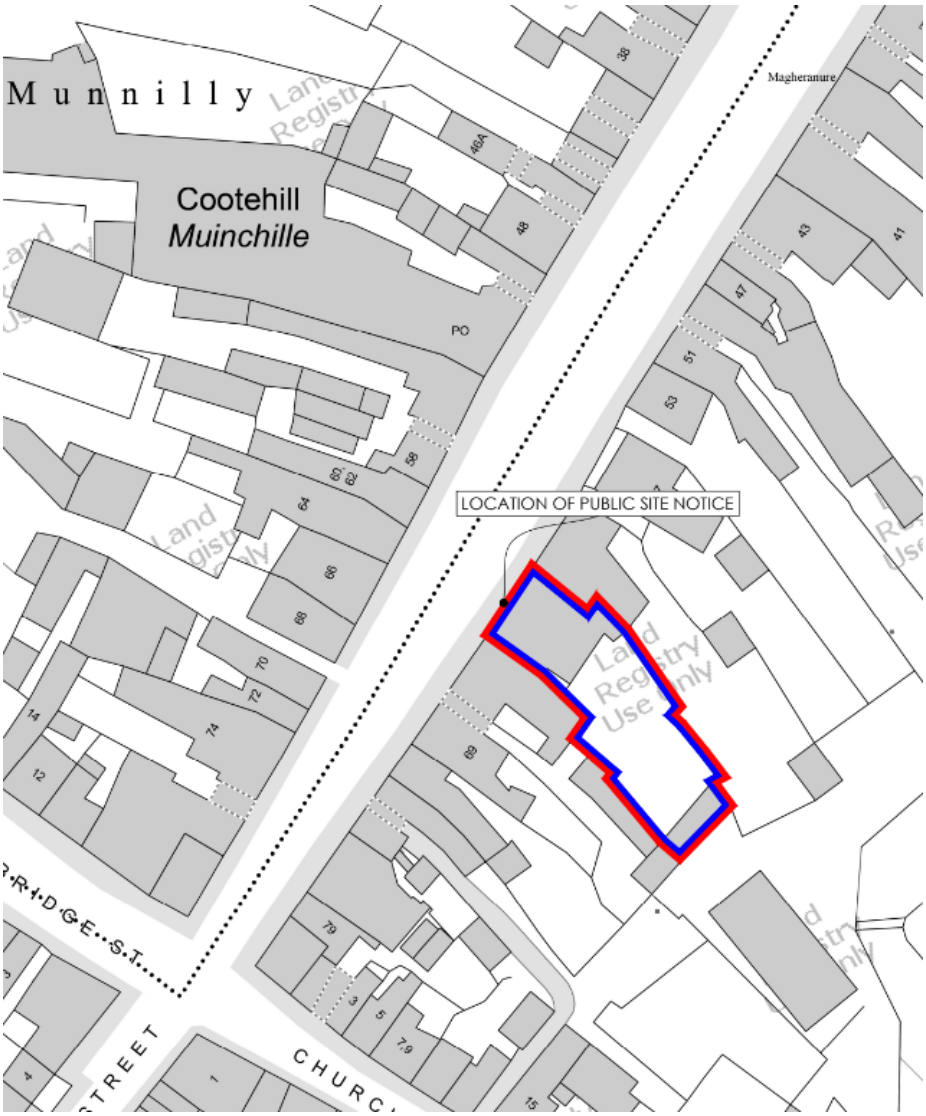
2.0 Site Location

The former Bank of Ireland Building is located on Market Street in Cootehill. It is a landmark building in the town centre and an important part of the streetscape. The building presents a good example of an early twentieth century bank front.



OS map of Cootehill, identifying the application site.

3.0 Core Data

Purpose of Assessment	*The building is included in Appendix 19, record of protected structures, of the Cavan County Development Plan 2022-2028 as a structure of regional importance - Ref. No. Local CV0633: Attached four-bay three-storey former house, built c.1800, with later bank front inserted to ground floor.* *This Architectural Heritage Impact Assessment is produced as part of a planning application for amendments to building, designed by Craftstudio Architecture. The report comprises a written and photographic record of the building, a brief historical overview, an architectural heritage assessment and an architectural heritage impact assessment. The impact assessment aims to identify and discuss any impacts that proposed changes could have on the structural fabric, character or setting of the building.*
Address	*Former Bank of Ireland Building, Market Street, Magheranure, Cootehill, Co. Cavan*
Coordinates	*54.073066, -7.081428*
NIAH	***40308035***
NIAH Rating	*Regional*
Categories of Social Interest	*Architectural, Artistic, Social*
Current Use	*The building is currently vacant but was most recently used as office a branch of Bank of Ireland*
Planning Authority	*Cavan County Council*
Date of Site Inspection	*May 6th, 2024 and subsequent visits*
Author of Report	*Ronan Fitzpatrick, conservation architect*
Organisation	*Craftstudio Architecture, Old Train Station, North Road, Monaghan*
Qualifications of Author	*Grade 3 Accreditation in Architectural Conservation RIAI 2017* *Member of the Royal Institute of the Architects of Ireland MRIAI, 2014* *Professional Diploma in Prof. Practice UCD 2013* *Master of Architecture (M Arch) University of Ulster, Belfast 2010* *Bachelor of Arts in Architecture (BA (Hons) Arch) UU, Belfast 2007* *Bachelor of Science in Architectural Technology WIT 2005*

4.0 Project Overview

Located on the southern end of Market Street, the former Bank of Ireland is a landmark building in Cootehill. Together with its adjoining house, it forms a notable pair on the streetscape and greatly contributes to the historic character of Cootehill.

The building's street frontage contributes to much of its architectural interest, with high quality render detailing, moulded eaves, crisply detailed limestone bank frontage at street level, and two over two sliding sash windows. Much of the historic frontage fabric remains intact. This AHIA refers to conserving and restoring specific elements of the former Bank frontage and the impact of proposed amendments to the structure including an extension to the rear to accommodate a lift. Since the bank has ceased operations on site the building has come into the stewardship of Cavan County Council, who intend to transform it into a community facility including, a changing places room to be used by the public, a community area, a tourism exhibition area, training, counselling and board rooms and associated ancillary spaces with 2 no. out-buildings converted to both a men's and ladies shed along with the development of community garden to the rear of the development.

As the building was in use as a bank until recent years, the building has been well maintained and is in relatively good condition. Some internal alterations, including the addition of a number of dividing walls and partitions have been added in recent years that detract somewhat from the historic layout.

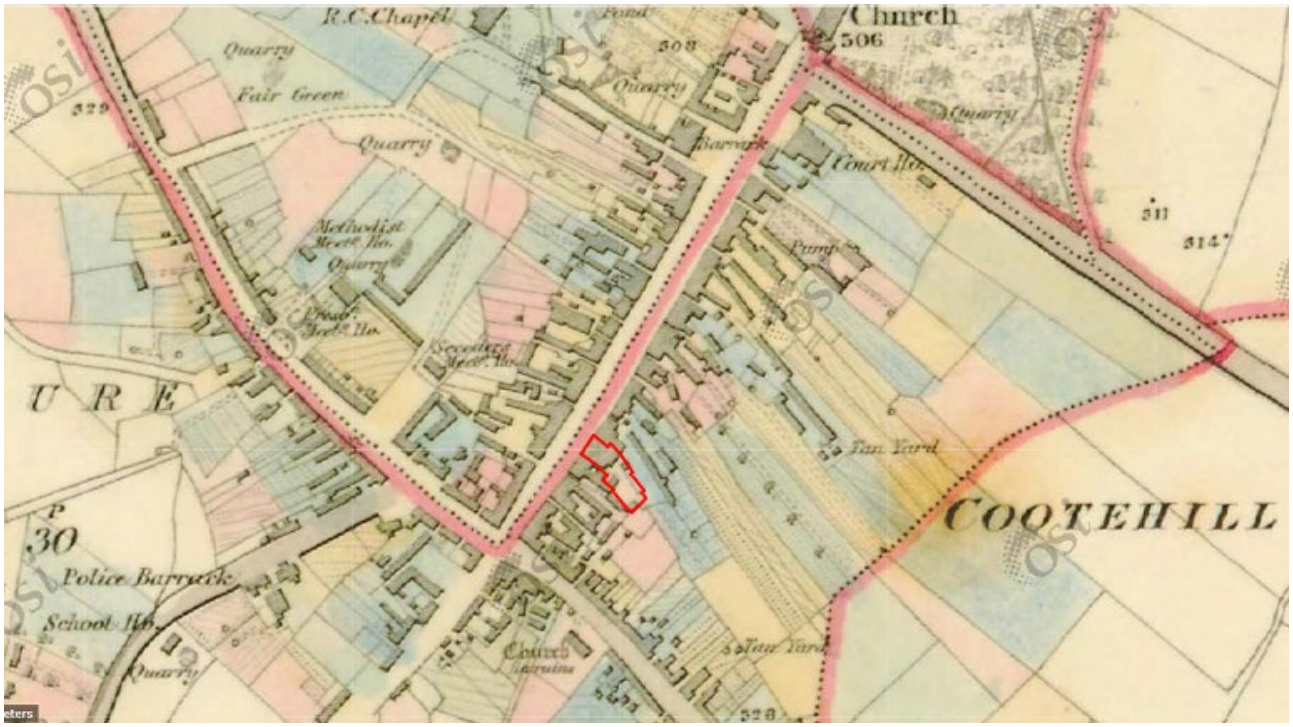
If left unoccupied in the long term, there may be issues with deterioration. Outside some paintwork is showing signs of weathering. In general, the entire building fabric requires localised amounts of conservation and repair, whist the interior requires more extensive works including removal of recent internal partitions and the upgrade of the building's thermal fabric.

As an important, iconic building within the town it is fitting that it should be fully restored and revitalized. Alongside the adaptation of the adjacent Ulster Bank to a business hub, this project has the potential to be a catalyst for the further regeneration of Cootehill's Market Street, which has been affected by business closure in recent years. The proposed venture willl provide much needed youth facilities, learning facilities, exhibition spaces and community facilities.

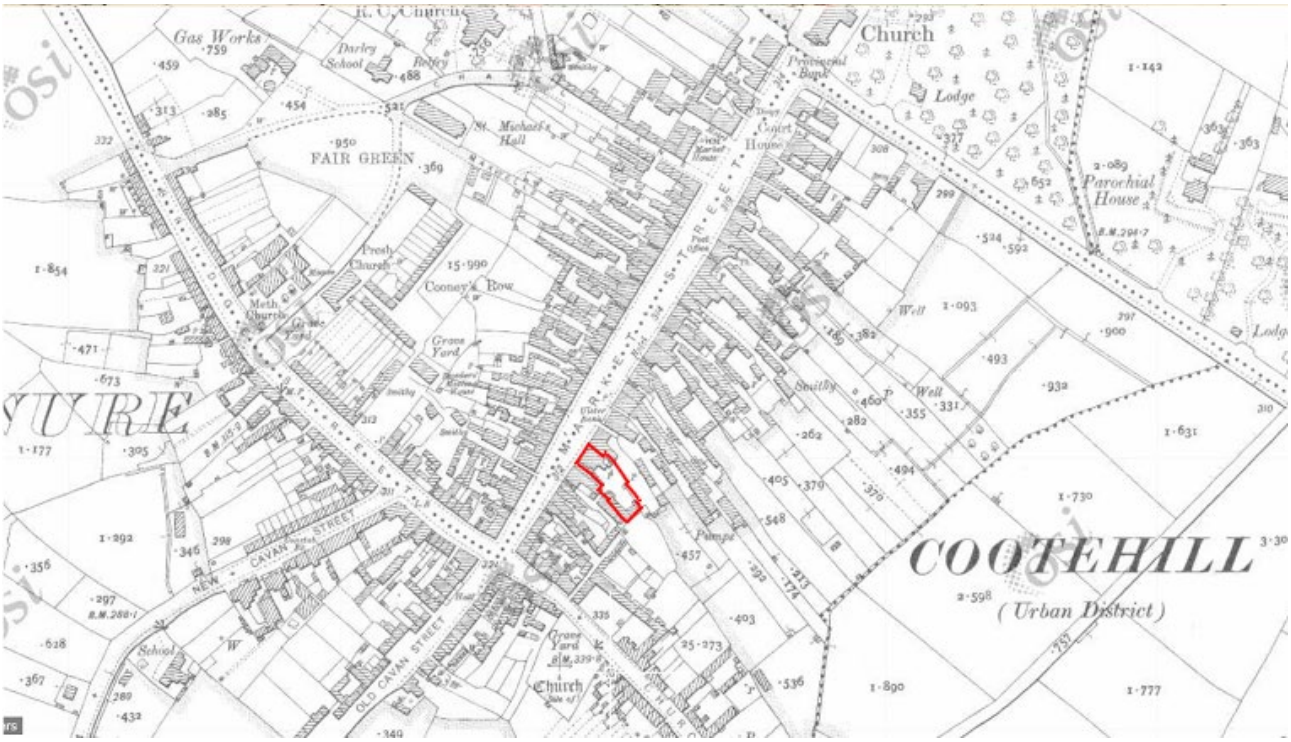
5.0 Historical Overview

5.1 Architectural Heritage

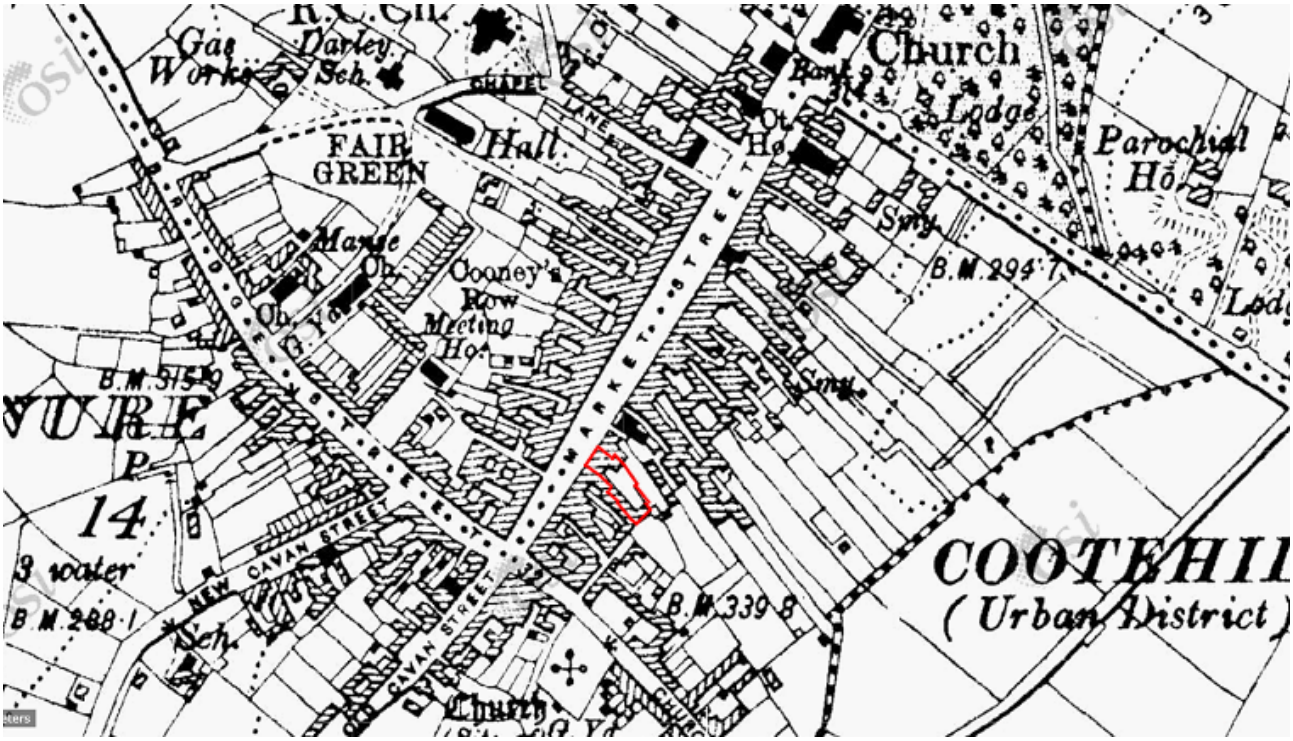
The former Bank of Ireland is an excellent example of commercial architecture and reflects the rich history and traditional architectural styles that are characteristic of Irish banking institutions established in the 19th century. An imposing building on Market Street, with a scale and proportions that make it an eye-catching addition to the urban landscape. The render detailing, particularly the heavy moulded eaves cornice, articulate the building. The later limestone bank front is crisply detailed and is an excellent example of the design and quality of early twentieth century bank fronts. The building forms part of a notable pair with the adjoining house and contributes to the town's historic character.



Historic 6 inch – 1829 – 1834 approximately



Historic 25 inch – 1863 – 1924 approximately



Cassini 6 inch – 1940s approximately

5.2 Social Significance

The Bank of Ireland in Cootehill, has a significant historical presence that dates back to the early 19th century. Established as part of the broader expansion of banking services throughout Ireland, the Cootehill branch played a vital role in the local economy, supporting agricultural and commercial activities in the region. In the early 19th Century the Bank of Ireland began expanding its network of branches to rural areas, including Cootehill, to facilitate economic development and provide financial services to local businesses and farmers. The Cootehill branch became an essential financial institution for the community, offering services such as loans, savings accounts, and other banking facilities, which were crucial for the economic growth of the town and surrounding areas. The Bank of Ireland's presence in Cootehill was a testament to the town's economic history and the pivotal role that banking institutions have played in supporting local communities throughout Ireland, however like most rural towns, banking services have been diminishing.

5.3 Architectural Features

The following description of architectural features is reproduced from the National Inventory of Architectural Heritage.

"Attached four-bay three-storey former house, built c.1800, with later bank front inserted to ground floor. Now in use as bank. Pitched slate roof, copper flashing to ridge, rendered chimneystacks on gables, stone corbel course, and cast-iron rainwater goods. Roughcast rendered walls with render pilasters making ends of facade. Window openings to upper floors with patent reveals and stone sills with two-over-two sliding sash windows. Three-bay limestone bank front to ground floor with engaged Doric columns on plinths flanking door openings at either end and supporting plain entablature with lettering. Tripartite casement window having elongated panel below sill contains night safe. Four panelled doors with raised and fielded panels having overlight to bank entrance and blank stone panel above domestic access door. Recent niche to north bay containing cash machine..".

5.3 Architectural Record

The following architectural description is to be read in conjunction with the planning application drawings and documents. The former bank of Ireland building retains much of its original layout but, like many buildings of similar age and use, there has been some changes to the building fabric and plan. Most alterations relate to the unsympathetic addition of surface mounted services and repair work using incorrect materials and the sub division of spaces which has negatively affected the building interior.

Building Exterior

The former Bank is an impressive four bay three-storey former house, with bank front later inserted to the ground floor. The buildings front elevation and south gable with chimney are it's most prominent feature from the street scape, both of which are only being subjected only to localized repair and will remain as is. Three-bay limestone bank front to ground floor with engaged doric columns on plinths flanking door openings at either end and supporting plain entablature are in good condition and will be subject to localised cleaning. Four panelled doors with raised and fielded panels having overlight to bank entrance to remain, subject to localised repair and repainting. Square headed timber sliding sash windows on the front façade, two over two pane, exhibit small amounts of localised damage and will also be subject to repair.

To the rear, non-original extensions require alterations to accommodate the inclusion of a passenger lift, to allow for universal access to all facilities being offered within the building. Minor alterations to the rear elevation also to allow for access to the gardens to the rear.

In general, the building exterior is in relatively good condition but displays some neglect, particularly in relation to a proliferation of surface mounted services which detracts from the building's heritage value.

The roof, composed off natural slate with copper flashing to the ridge indicates some significant evidence of water ingress, this is evidenced on the third floor.

Ground Floor Interior

The ground floor interior layout of the building has been subject to significant alterations with the addition of a significant number of dividing partitions. There are however original features evident throughout the ground floor including decorative timber paneling and decorative cornices and mouldings. Suspended ceiling in some rooms hide original decorative ceiling features that may still exist. The original brick-built vault with heavy metal door and original timber staircase are still in-tact. Surface mounted services are visible throughout the ground floor cluttering the internal spaces. The general impression is that the heritage nature of the ground floor interior has been negatively affected by the removal of original features and modernization over time. A flat roof extension has been constructed to the rear.

First Floor Interior

The first-floor interior displays much of its original layout. The exceptions are the introduction of fire lobbies entering each of the three main rooms and related minor amendments to the circulation. Original features intact include cornicing, timber surrounds and paneling, skirting boards, dado rails and fireplaces. Surface mounted services and the addition of security enhancements such as shutters and bars detract from the heritage nature of the interior. The primary rooms on this floor are well proportioned with sliding sash timber windows. With the exception of slight damp and paint peeling, the first-floor level is in reasonable condition.

Second Floor Interior

The second-floor interior displays much of its original layout. Original features include timber skirting boards and fireplaces. The primary rooms on this floor are well proportioned with sliding sash timber windows. There is evidence of some localized water ingress which has possibly been rectified in the past. Surface mounted services and the addition of security enhancements such as shutters and bars detract from the heritage nature of the interior.

Third Floor Interior

The third floor is accessed via a service staircase. This level shows significant deterioration owing to water ingress and neglect. It is not proposed to occupy this space as habitable accommodation as part of the proposed works.

5.4 Materials

Externally the building is finished in roughcast lime render, smoorth rendered pilasters, rendered chimney stacks, rear and side elevations. Three-bay limestone bank front to ground floor with engaged Doric columns on plinths flanking door openings at either end. The rear elevation in particular has been subjected to a considerable number of alterations and will require a complete reapplication of render.

The roof, composed off natural slate with copper flashing to the ridge will require removal and reinstatement.

5.5 General Condition

The former bank of Ireland building is in reasonably good condition but, many buildings of similar age and use, there are historic elements that need conservation, repair and maintenance. The building structure has experienced damage from water ingress. Localized repair works are required to halt deterioration and weatherproof the building, particularly in relation to the roof.

5.7 Present Function

The former Bank of Ireland was built for commercial use which continued until it's closure in 2021. The building has been vacant since.

6.0 Proposed Conservation Methodology

6.1 General Description

This methodology pertains to the conservation of the windows and doors, conservation and patched repair of rendered façade, repair of rainwater goods, restoration of the cast iron railings and the restoration of the roof. The primary aim of conserving the historic building elements is to retain as much of the existing building fabric intact and prolong its lifespan. Every structure provides unique evidence of the past. The applicant intends to restore the building using best practice conservation guidelines so that it can be enjoyed by future generations. Specialist conservation tradespersons will be employed for the building work. Mr. Ronan Fitzpatrick, a Grade 3 accredited conservation architect and director Craftstudio Architecture and will design and oversee the work. Externally the majority of the original features will be retained. The rendered façade will be locally repaired as required, rainwater goods repaired and roof repaired. The windows to also be restored, where possible, as part of this application.

6.2 Conservation Principles

The accepted and established principles of conservation have been researched and used as reference to inform each intervention situation on its merits; the general principles contained the Department of Environment Heritage and Local Government's Architectural Heritage Protection Guidelines, 2004 & 2011 have been consulted and considered in each situation. The following is the conservation strategy and principles for the proposed works to the building.

Keeping buildings in use & preventative maintenance: The building has been vacant for a period of time and has fallen into disrepair due to vandalism, weathering and lack of maintenance. It is widely accepted that the best way to prolong the lifespan of an historical building or the character of an area is through preventative maintenance. The proposed conservation works seek to find an acceptable solution to upgrade the building to modern standards whilst retaining the historic character and special interest, in this way the long-term maintenance and survival of the historic buildings can be secured.

Research and Analysis: Research and analysis was carried out to establish the condition of the structure and to identify the materials and building methods used as such identify the elements of

special interest within the building. This information was used to guide the preparation of the methodologies and specifications associated with this report and the proposal drawings completed by Craftstudio Architecture.

Protecting the Special Interest: In this instance the building has a significant historic, social and cultural interest and has contributed greatly to the town over the years. There are also traditional building materials and techniques of interest employed in its construction. Therefore, it is proposed to retain as much historic fabric as is practically possible and repairs are to be executed where possible with wholesale replacement of any elements to be avoided.

Minimum intervention: The conservation approach for this building is one of minimum intervention by carrying out only the essential repairs necessary to prolong the longevity of the structure. Only work which is necessary to achieve a suitably sensitive upgrade of the building will be completed. This minimum intervention approach will result in minimum impact on the protected structure and its character.

Maximum retention: Particular attention has been paid to the retention of the maximum amount of historic fabric possible whilst achieving a successful upgrade of the existing building. Works are only considered if they can be implemented in such a way as to cause the least amount of disturbance and damage possible to the historic fabric.

Repair rather than replacing: Proposed alterations to the fabric of the building have been kept to a minimum thus preserving the character of the building. Conservation works to the windows, chimneys, rainwater goods and stone staircase are to consist of repairs only.

Promoting honesty of repairs and alterations: No attempt is being made under the current proposal to disguise or artificially age any element of the proposed works. Alterations will not be obtrusive or inappropriate but rather will contrast and compliment the existing building and not confuse the historical record. Many alterations have been carried out to the building through the years but the building façade is very much in-tact. Interventions carried out under these proposals will be discernible to future generations.

Materials: Materials are to be compatible with the existing fabric; new material introduced in the course of 'like for like repairs' and restoration will match the original materials as closely as possible. Identical material used in repair can initially present a raw appearance in its context but will weather-in over time. The use of architectural salvage from other buildings is not to be employed in this project to avoid confusion in relation to understanding and appreciating the building and to avoid damage to other historic buildings which are stripped of original fabric for reuse elsewhere.

Reversibility: Wherever possible the principle of reversibility or the ability to substantially deconstruct interventions contained within the application in the future will be employed.

Compliance with Building Regulations: Works are proposed under the scope of this application to improve the buildings compliance with Building Regulations and associated Technical Guidance Documents in particular those relating to Fire Safety and Disability Access.

As well as full compliance with the principles of conservation outlined above, the following questions will be asked of all proposed conservation work.

a) **Are the works temporary or permanent?**

b) **What type of repairs are being proposed and at what locations?**

c) **What treatment / replacement of damaged fabric is envisaged?**

d) **What replacement materials (if any) will be incorporated?**

6.3 Conservation / Repair of Windows

Historic windows are to be retained, conserved and repaired. There is evidence of structural deterioration, extensive peeling of paint and timber decay. All works to the windows will be carried out by craftsmen experienced in working with historic buildings.

The windows have been inspected by both Craftstudio Architecture and specialist craftsmen to determine their condition and the best possible solution for their conservation. A specialist report of condition is currently being prepared with a full schedule of proposed repairs. It is envisaged that these works will be permanent to prolong the structural integrity and life span of the windows. On this project in-situ repairs to the windows are not preferable. It is proposed to remove the windows intact for conservation in the controlled environment of a specialist joinery workshop. Repairs are mainly required to replace damp and decayed rails, frames and sections. The windows will be kept mostly complete with repairs consisting of cutting out and splicing new scarfed sections. Where irrevocable damage exists to larger sections of the windows these will be replaced on a like for like basis. Any new timber incorporated into the window will be of the same type and quality of existing timbers but will be discernible as new timber. Care will be taken to match original window detailing of glazing bars. Glazing is to be held in position with linseed putty and not timber slips which alter the profile of the glazing bars. Ironmongery to be retained, where practicable, or replaced like for like. Painting will consist of a primer, undercoat and topcoat. All painting will take place in the joinery workshop under controlled conditions. It is proposed to replace single glazing on the windows with double glazing.

6.4 Conservation / Repair of Front Doors

The external doors to the front façade of the building are to be retained, conserved and repaired. It is envisaged that these works will be permanent to prolong the structural integrity and life span of the door. The condition of the external door is reasonably good. All conservation works to the door will be carried out by a specialist joinery company with experience in architectural conservation.

The external doors to the front façade of the building have been inspected by Craftstudio Architecture and specialist craftsmen to determine their condition and the best possible solution for its upgrade and conservation. The door will be repaired in-situ. All timber elements of the door will be retained where possible. Replacement of damaged fabric will be minimal. Repairs will primarily consist of cutting out and splicing new sections. All new timber will be discernible. Where elements of the existing doors have been damaged beyond repair, new timber pieces will be spliced in where necessary. Where irrevocable damage exists to larger sections of the door these will be replaced on a like for like basis, although at the moment this is not envisaged. Any new timber incorporated into the doors will be of the same type and quality of what's existing but will be

discernible as new timber. Painting will consist of a primer, undercoat and topcoat and will take place in-situ.

6.5 Conservation / Repair of Rendered Facade

The historic lime rendered facade on the building is to be retained, conserved and repaired where necessary. Lime was employed in the construction of nearly all old buildings in Ireland during the early twentieth century. In the case of this project, repairs to the façade will mostly relate to the proposed building work. There is no immediate evidence of deterioration of the facade render to the front or side. The render to the rear elevation is in extremely poor condition having been subjected to significant alterations and repairs and will require a compete re application of a lime render.

The word 'lime' refers to quicklime or slaked lime, widely used to form the binder for mortars, plasters, renders and washes prior to the mid-19th century. Quicklime is produced when limestone is heated in a kiln. Slaked lime is obtained when this is then combined with water to create a putty (stored in tubs), hydrate (bagged powder) or, where the reaction takes place in sand, ‘dry-slaked’ mix. Lime-based products harden by absorbing carbon dioxide to revert back to calcium carbonate (‘carbonation’). Chemically, this is the same as the original limestone, hence the term ‘lime cycle’.

Unlike modern products, lime-based materials let structures ‘breathe’ and move gently – essential properties with old buildings. They also contribute to their characteristic soft texture. Despite these advantages, building with lime is a slow process that demands skill and patience. It is proposed to engage the services of specialist contractors with experience of working with lime render on historic buildings.

Simple patch repairing is the traditional approach to maintenance and although likely to create an irregular finish, is the preferred option. The extent of repair necessary should be carefully ascertained by tapping the surface. Render that has detached from the backing will produce a hollow sound and may be noticeably loose. Only the very minimum should be taken off. Many old buildings show generations of patch repair, which adds positively to the character of the structure. In all cases of repair, the new materials need to be compatible with the existing in terms of size of aggregate, consistency, texture and degree of adhesion. Lime render should be applied in accordance with the manufacturer’s instructions and best practice guidelines.

When applying lime render, weather conditions must be taken into account. Where there is a risk of hot sun or drying winds, some form of protection should be erected in order to prevent rapid drying, which would cause the render to drop off. Render should not be applied when there is any risk of frost. In this instance, the render will lose adhesion before setting has occurred and again, in due course, will fall off.

6.6 Repair of Rainwater Goods

Painted cast iron rainwater goods are authentic to the building and an important part of the building's historic façade. Cast iron gutters wrap around all facades, sitting above a projecting eaves cornice, with minimal cast iron down pipes. There is evidence of vegetation growth in the rainwater goods which, if left unchecked, can cause damage over time. During the course of the works the rainwater goods will be thoroughly examined for damage and repaired if necessary.

Rainwater goods do the vital job of carrying water away from a building to prevent it from entering the fabric or running down the walls. On the former bank building maintenance of the rainwater goods has been regular. The decorative cast iron gutters show very little signs of corrosion. Recent signs of plant growth could lead to a build-up of debris, fractures and misaligned components. Leakages could potentially damage the rendered facade. Damage can easily be repaired with the help of a skilled craftsman. It is envisaged that a blacksmith skilled in traditional techniques will be used for the repair of traditional ironwork on the building. Replacing failed cast iron rainwater goods with cheaper alternatives will not be a solution for this project as it would detract from the overall composition of the building.

Original cast iron rainwater goods should continue to perform as effectively as they've always done with proper maintenance and repairs. The most common causes of problems can be attributed to blockages from organic debris, corrosion from lack of maintenance, misaligned components due to lose fixings or broken sections and inappropriate previous repairs. All of the cast iron gutters on the building will be retained and, where possible, repaired in-situ. If necessary, gutters will be removed to allow for cast iron welding to be carried out off site by experienced craftsmen.

To repair the gutters, they should be cleaned with water and a cloth, or a bristle brush if soiling is light to ensure that dirt does not accumulate on the surface and trap moisture. High pressure hoses should not be used as they drive moisture into small cracks and crevices. Ironwork should be thoroughly dried off after cleaning. Localised areas of corrosion can be removed using a chisel, wire brush and sandpaper before painting over the cleaned metal. Good surface preparation is necessary to ensure that new paint layers adhere properly to the iron surface and perform well. Vulnerable points such as collars and fixings should be given special attention as if rust is not removed it will continue to develop underneath the paint.

If on closer inspection it is found that blast cleaning is required, the gutters should be removed to an adequate and secure workshop facility. Appropriate protection of gutter sections should be used during transportation. It is essential that appropriate personal protection equipment is worn, and all other appropriate precautions are taken due to the health hazard posed by surviving layers of lead paint, which might be disturbed and become airborne during the cleaning process. This process involves blasting grit under pressure on the ironwork surface. It is best to start at low pressure and gradually increase it. Sand should NOT be used as the blast medium. Glass beads, plastic pellets or walnut shells should be used. Lead paint should only be removed in compliance with relevant safety standards. Cleaned ironwork should be stored in dry conditions to prevent moisture from being trapped beneath fresh coats of paint which might cause damage to paint coatings at a later time. This method of cleaning should only be carried out by an expert craftsperson and the gutters should be removed off site for the duration of the procedure due to waste disposal and health and safety issues.

Due to the toxicity of traditional lead-based paints it is proposed to treat the cast iron work with a modern paint system. This will also allow the current owner to maintain the cast iron work in the future. Current best practice recommends the following system: Two coats of a zinc-based primer, One or two base coats of micaceous iron oxide, One or two top coats of gloss paint. Before painting the gutters, the following process will be observed:

- Fill small holes to prevent water seeping in and getting trapped.

- Reseal defective gutter joints with a flexible jointing compound.

- Remove rust with a wire brush and sandpaper. Painting over rust will not be accepted.

- Clean the surface of dirt and grease.

- Roughen existing paint with sandpaper to help the new paint stick to it

- Confirm the modern paint specified is compatible with the original paint.

When repair work to the cast iron rainwater goods is completed a regular maintenance programme will be devised to ensure their continued performance. Included on the maintenance programme will be regular clearing of blockages, yearly inspections, investigations of apparent leaks and painting when necessary. Leaf guards may be fitted to gutters, and wire balloons placed over the tops of downpipes, to help reduce blockages caused by leaves or other debris.

6.7 Restoration of the roof structure.

The roof structure is in poor condition. A number of slates have been displaced allowing water ingress to deteriorate building elements. This is evident is right across the expanse of the roof and has the potential to compromise the structural integrity of the roof if not addressed. There is already some evidence of damage to the timber structure, however this remains localised.

The works proposed include the stripping of the existing roof slates/coverings, careful sorting of same and storage, localized repair of roof structure with minimal intervention, to include splicing in of new timber pieces and insertion of new timber members as required, the flashing and repair of 2 no. chimneys and repair of slates and ridge tiles. All existing slates and tiles will be used where possible. The principal of minimum intervention will apply to all works carried out. The re-instatement of the existing slates will ensure that the historic fabric of the building will not be diminished.

The primary aim of conserving this roof structure is to retain as much of the existing building fabric intact and prolong its lifespan. Every structure provides unique evidence of the past. The intention is to restore the building using best practice conservation guidelines so that it can be enjoyed by future generations. Specialist conservation tradespersons will be employed for the building work. The Applicant has engaged the services of Mr. Ronan Fitzpatrick, a Grade 3 accredited conservation architect with Craftstudio Architecture, to design and oversee the work.

The advice document *'Roofs: A guide to the Repair of Historic Roofs',* published by the Department of Environment, Heritage and Local Government, outlines that the "*aim of good conservation is that there should be minimum intervention into the historic fabric of a structure. Conservation works should do as much as necessary, yet as little as possible to the structure to ensure its future. This means that elements should be repaired rather than replaced. Conjectural reconstruction of*

any part of the structure should be avoided and only undertaken where there is good reason and where the works can be based on reliable documentary or other evidence. Appreciation is needed of all the various phases of construction. Later additions or alterations may be of equal, or in some cases more, interest than the original built fabric".

Craftstudio Architecture and the applicant have undertaken extensive research and analysis of the building's history and fabric. A general survey of the roof has been completed which has identified existing original material. Craftstudio Architecture are in the process of planning the restoration of the roof structure with minimal intervention which will be implemented under experienced supervision. All work will be fully recorded and documented.

6.8 Thermal Upgrade of Building Fabric

Historic and heritage buildings require a far more holistic approach to insulating to avoid degradation and damage, necessitating a need to balance energy efficiency with breathability and damp protection whilst most importantly maintaining the characteristics of the building and preserving the interior. At the moment the external envelop of the former bank is completely uninsulated. Although the heavy walls of the building go some way in eliminating massive fluctuations in temperature within, interior comfort levels depend greatly on the provision of heat sources – electric storage heaters and solid fuel fireplaces. It is proposed to introduce an interior insulated board around the entire perimeter of the building to considerably improve the building performance.

Calsitherm Climate Board is the perfect internal insulation solution for insulating older buildings. Made from calcium silicate, a microporous mineral building material with good insulating properties, its high capillary action ensures humidity regulation and the nature of the material means that mould cannot form on its surface. Calsitherm Climate Board is a straightforward solution to internal insulation and building restoration. It is installed using a special adhesive mortar and can be faced with a lime-based plaster for an aesthetic and breathable surface finish. Calsitherm Climate Board is non-flammable and is classed as A1.

Although the process of insulating the walls can be very invasive, the proposed Calsitherm Climate Board comes with custom tapered profiles to maintain stucco and ornamental features intact.

These tapered profiles will be used to retain all coving at ceiling level and timber window surrounds in place. Existing timber skirting and picture rails will be carefully removed and reinstalled in situ. All interior walls will be finished with lime plaster to allow the entire wall build-up to breathe. The installation process will be carried out by skilled professionals with experience using lime plaster.

6.9 Proposed Extension

The addition of the nex extension to the rear will accommodate a lift structure to allow for universal access to all floors and all services and accommodation. The contrasting external materiality of the proposed extension was thoughtfully chosen to contrast with the existing building whilst complementing the colour of the surrounding brick detailing in adjacent buildings. The texture of the brick bond also creates a subtle contrast with the render of the existing bank.

Below are some visualisations for the proposed extension.

Ronan Fitzpatrick MRIAI, M Arch, BA (Hons) Arch, BSc Arch Tech
Peter McGonigle RIBA, M Arch, BA (Hons) Arch,

Ronan Fitzpatrick MRIAI, M Arch, BA (Hons) Arch, BSc Arch Tech
Peter McGonigle RIBA, M Arch, BA (Hons) Arch,

Ronan Fitzpatrick MRIAI, M Arch, BA (Hons) Arch, BSc Arch Tech
Peter McGonigle RIBA, M Arch, BA (Hons) Arch,

6.10 Internal amendments

Internal amendments to the building are required to retain the building's functionality. It was the design intent to retain the historic staircase at the heart of the building to access upper storeys. This does however require the addition of a lobby to the ground floor community space and a lobby at First Floor to achieve fire protection to the staircase. These require minor alterations of existing partitions to achieve this. It is also proposed to raise the floor level of the first floor room to the north east side of the building, so as it is consistent with the remained of the FF for accessibility.

7.0 Architectural Heritage Impact Assessment

7.1 Architectural Drawings

The following Architectural Heritage Impact Assessment (AHIA) is an evaluation of the proposed alterations to the building proposed by Craftstudio Architecture. This chapter should be read in conjunction with submitted architectural drawings and documents.

7.2 Conservation Principles & Objectives

The former Bank of Ireland is a protected structure. The proposed scheme has been designed with respect of internationally recognised conservation principles.

7.3 Methodology for Impact Assessment

Alterations to the building are analysed with a design rationale provided. Each aspect of the development is assessed to consider its impact on the fabric and special interest of the building. Potential impacts to the historic fabric, specialist character and setting are rated as either positive, neutral or adverse and, where relevant, mitigation is included.

7.4 Justification for Each Aspect of the Development

Justification for Development	**Justification Ref.**
Undo previous alterations / amendments to the building	**J1**
Ensure the historic building can be kept in use	**J2**
Restore the special character of the building by reversing poor quality interventions	**J3**
Upgrade the thermal performance of the structure	**J4**
Sensitively preserve and protect historic building fabric	**J5**
Provide an appropriate working environment for modern office accommodation	**J6**

7.5 General Impact Statement and Mitigation Measures

The former Bank of Ireland building has functioned as a commercial building from its construction in the early part of the twentieth century until vacated in 2021. The upper stories also accommodated ancillary bank and staff accommodation during this time. The building has undergone some alterations and extensions to the layout. The most unsympathetic work relates to the removing of original features and addition of surface mounted services. It is proposed to undo some of this work to restore the building closer to its original layout and aesthetic and increase the building's accessibility by means of a proposed extension to the rear. Since the building has been

vacated there is evidence of dampness and slight deterioration. Proposed works will halt this decay and future proof the building as an important resource for the community of Cootehill.

7.6 Impact of the conservation work on the Structure

A programme of conservation, restoration and repair to the building fabric has been devised by Craftstudio Architecture to revitalize the building. The proposed conservation work will be carried out in accordance with accepted conservation guidelines using like for like techniques and materials. Where possible repairs are being carried out rather than replacements insuring minimum loss of original fabric. A lengthy period of research and analysis has been undertaken in order to make informed decisions regarding the conservation, repair and restoration of the protected structure. Advice of specialists in each discipline has fed into the research process. Each individual element of proposed work has been given appropriate consideration on a detailed item by item basis to provide solutions which are both acceptable in terms of accepted conservation principles, whilst satisfying modern accommodation requirements. It is widely accepted that the best way to prolong the life of a protected structure is to keep it in active use; the proposed conservation work and overall design scheme for the building will achieve this whilst having an acceptably low / minimal impact upon the special historic and architectural interest of the building.

7.7 Impact Assessment of Proposed Alterations

Proposed Alteration	Justification Ref:	Impact on Fabric, Character or Setting	Impact Rating
Thermal upgrade of building fabric	J2, J3, J4, J5, J6	Currently the external envelop of the former Bank of Ireland is completely uninsulated. There is a heavy reliance on heat sources to provide comfortable temperature levels inside. Calsitherm Climate Board was developed for old buildings like this one as breathable insulation board. Tapered profiles allow decorative features such as coving and timber window surrounds to remain in-situ. Existing skirting boards and picture rails will be removed and refitted. All interior walls will be finished with lime plaster to allow the entire wall build-up to breathe. The installation process will be carried out by skilled professionals with experience using lime plaster. Where decorative features have been partly removed over time, these will be replaced on a like for like basis to restore most rooms to their original condition. There will be limited impact on the character of the existing building	Positive

		interior by virtue of removing and reinstalling some decorative elements, however this will be offset by the replacement of missing elements.	
Conservation / replacement of existing timber windows	J1, J2, J3, J4, J5, J6	The historic windows on all façades are to be retained, conserved and repaired. All works to the windows will be carried out by specialist craftsmen with experience of working with historic buildings. The windows will be kept mostly complete with repairs consisting of cutting out and splicing new scarfed sections. Where irrevocable damage exists to larger sections of the windows these will be replaced on a like for like basis with the new timbers discernible from the original. Proposed conservation works to the windows will greatly enhance the historic building.	Positive
Conservation / upgrade of front doors	J2, J5, J6	The external doors to the front façade of the building is to be retained, conserved and repaired. It is envisaged that these works will be permanent to prolong the structural integrity and life span of the door. The condition of the external door is reasonably good but requires upgrading to comply with Part M requirements. All conservation works to the door will be carried out by a specialist joinery company with experience in architectural conservation. The door will be repaired in-situ. All timber elements of the door will be retained where possible. Replacement of damaged fabric will be minimal. Repairs will primarily consist of cutting out and splicing new sections. All new timber will be discernible. Where elements of the existing door have been damaged beyond repair, new timber pieces will be spliced in where necessary. Where irrevocable damage exists to larger sections of the door these will be replaced on a like for like basis, although at the moment this is not envisaged.	Positive
Repair of the roof structure	J2, J5	The primary aim of conserving this roof structure is to retain as much of the existing building fabric intact and prolong its lifespan. Every structure provides unique evidence of the past. The roof on the former Bank is a very unique structure that requires special care and attention. The intention is to restore the building using best practice conservation guidelines so that it can be enjoyed by future generations. All work proposed will very much respect and preserve the character of the building and be carried out in accordance with best practice guidelines by experience contractors.	Positive
Repair of cast iron rainwater goods	J5	Painted cast Iron rainwater goods are authentic to the building and an important part of the building's historic façade. During the course of the works the rainwater goods will be thoroughly examined for damage and repaired if necessary. Any repair work carried out will be well considered to have as little impact as possible on the building.	Positive
Amendments to existing layout	J1, J2, J3, J5, J6	Although much of the original building interior layout remains intact there has been amendments in the past. Where possible this project proposes to restore	Positive

		rooms to their historic proportions. This involves the removal of previous divisions – wc's, stores etc. Circulation and access will be improved with new openings and an extension to the rear will provide universal access.	
Extension to the rear	J1, J6,	The refurbishment is a venture supported by the local authority and local town team. The building will provide accessible services at all levels with the addition of a lift. The elevation is designed to be subservient to the existing building. Materially it reads as a contemporary new addition.	Positive
Electrical rewire	J1, J2, J3, J5, J6	The existing electrical layout is not appropriate for a building of this calibre with surface mounted cables and sockets throughout. It is also dangerous and requires a complete overhaul. Seamless integration, respectful of the existing interior, will vastly reduce the impact of this modern utility on the existing dwelling fabric. The new wiring will also substantially reduce the possibility of fire due to electrical faults.	Positive
Mechanical Installation	J1, J2, J3, J5, J6	The existing mechanical installation is inappropriate for a building of this nature. It is Proposed to introduce a renewable heating system to enhance thermal comfort for occupants and improve the energy efficiency of the building.	Positive

8.0 Appendix 1 – Photographic Record

Fig. 1 - Front Elevation of Building

Fig. 2 - Rear Elevation of Building

Fig. 3 – View of Garden from the Building

Fig. 4 – View of External Stairs

Fig. 5 – View of Adjacent Buildings

Fig. 6 – Ground Floor Entrance to Bank

Fig. 7 – Ground Floor Interior

Fig. 8 – Ground Floor Interior of Main Banking Hall

Fig. 9 – Ground Floor Interior – Existing Kitchenette to rear

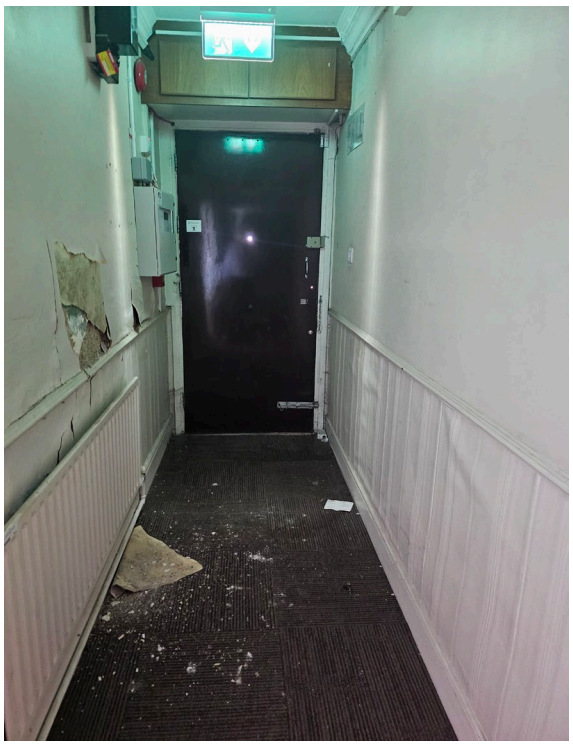


Fig. 10 – Ground Floor Interior – Hall to dwelling.

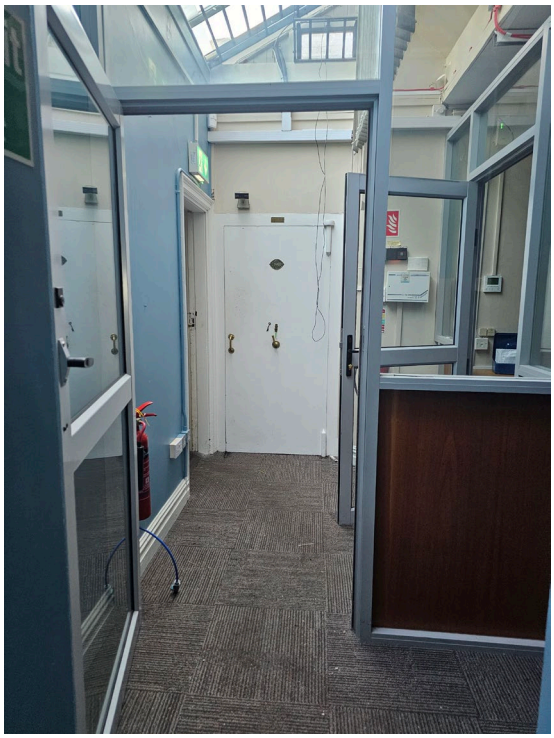


Fig. 11 – Ground Floor Interior

Fig. 12 – Ground Floor Interior of Bathroom

Fig. 13 – Interior View of Ground Floor

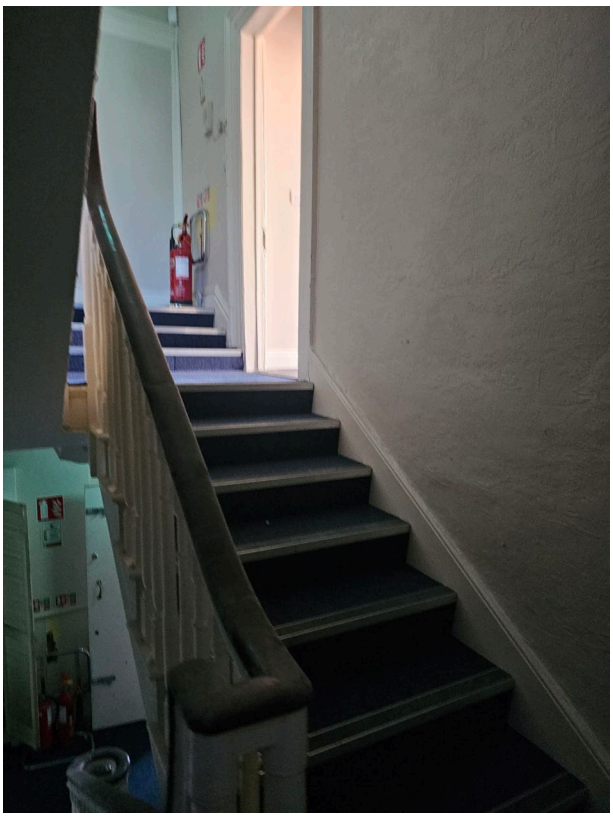


Fig. 14 – View of internal Stairs showing landing

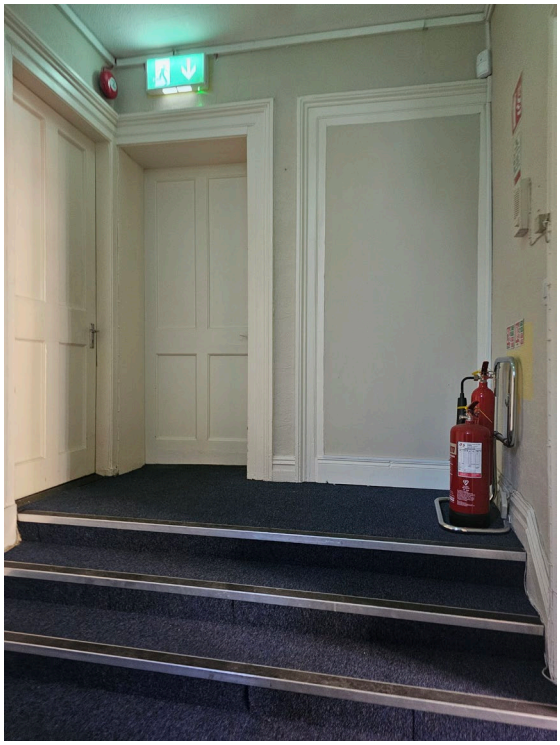


Fig. 15 – View of Landing

Fig. 16 – First Floor Interior - View of Existing Fireplace

Fig. 17 – First Floor Interior – View of Existing Fireplace

Fig. 18 – First Floor Interior – View of Existing Kitchen

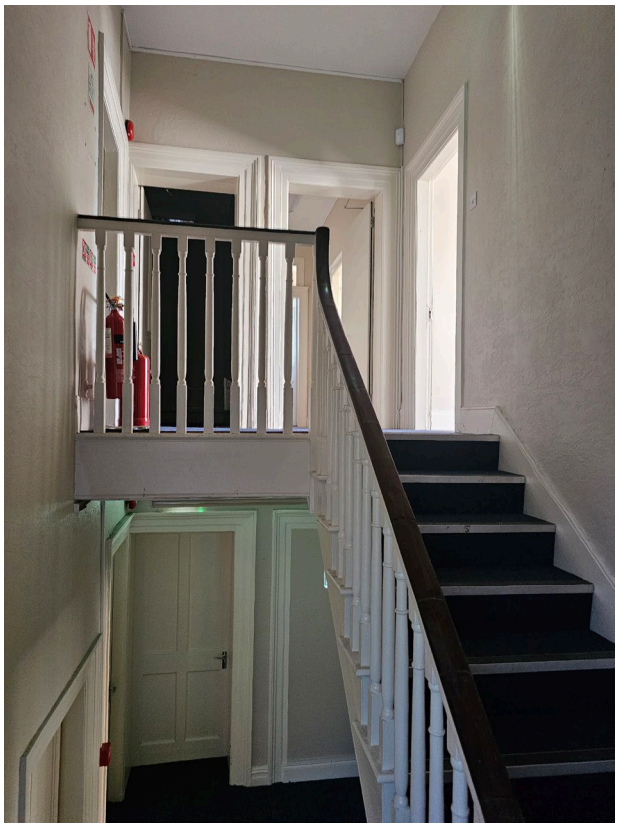


Fig. 19 – Internal Stairs to Second Floor

Fig.20 – Interior View of Third Floor