

WICKLOW COUNTY COUNCIL

**PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5**

Director of Services Order No: 489/2023

Reference Number: EX 15/2023

Name of Applicant: Niall O'Connor & Sharon Casey C/O Flynn Architects

Nature of Application: Section 5 Referral as to whether "Decommissioning and demolition in order to open original structure at Vallemount House, Vallemount, Co Wicklow" is or is not exempted development.

Location of Subject Site: Vallemount House, Vallemount, Co Wicklow

Report from Holly O'Connor EP & Suzanne White SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "Decommissioning and demolition in order to open original structure at Vallemount House, Vallemount, Co Wicklow" is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

- i. The details and drawing s submitted with respect to the purposed development;
- ii. Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000 (as amended),
- iii. The record of protected structures included in the County Wicklow Development Plan 2022-2028 specifically Structure: 10-23- Vallemount House

Main Reasons with respect to Section 5 Declaration:

- i. The carrying out of the purposed works is considered to be development.
- ii. The purposed works do not involve any material changes to any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Recommendation

The Planning Authority considers that "Decommissioning and demolition in order to open original structure at Vallemount House, Vallemount, Co Wicklow" is development and is exempted development as recommended in the planning reports.

Signed  Dated 14th day of March 2023

ORDER:

That a declaration to issue stating:

That "Decommissioning and demolition in order to open original structure at Vallemount House, Vallemount, Co Wicklow" is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 
Director of Services
Planning Development & Environment

Dated 14th day of March 2023



Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco
Suíomh / Website: www.wicklow.ie

Niall O'Connor & Sharon Casey
C/O FLYNN Architects

14th March 2023

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended)

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000 in respect of the following:

Exemption Ref No: EX 15/2023

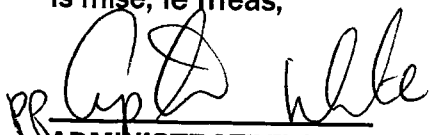
Applicant: Niall O'Connor & Sharon Casey C/O Flynn Architects

Nature of Application: "Decommissioning and demolition in order to open original structure at Valleymount House, Valleymount, Co Wicklow"

Location: Valleymount House, Valleymount, Co Wicklow

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,



**ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.**



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

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Suíomh / Website: www.wicklow.ie

DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Niall O'Connor & Sharon Casey C/O Flynn Architects

Location: Valleymount House, Valleymount, Co Wicklow

DIRECTOR OF SERVICES ORDER NO 489/2023

A question has arisen as to whether "Decommissioning and demolition in order to open original structure at Valleymount House, Valleymount, Co Wicklow" is or is not exempted development.

Having regard to:

- I. The details and drawings submitted with respect to the proposed development;
- II. Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000 (as amended),
- III. The record of protected structures included in the County Wicklow Development Plan 2022-2028 specifically Structure: 10-23- Valleymount House

Main Reasons with respect to Section 5 Declaration:

- I. The carrying out of the proposed works is considered to be development.
- II. The proposed works do not involve any material changes to any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The Planning Authority considers that "Decommissioning and demolition in order to open original structure at Valleymount House, Valleymount, Co Wicklow" is development and is exempted development.

Signed: 

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 14th March 2023



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT SECTION 5 APPLICATION

TO: FERGAL KEOGH S.E. / EDEL BERMINGHAM S.E.P
FROM: HOLLY O'CONNOR A.P.
SUBJECT REF: EX 15/2023
DECISION DATE: 24/03/2023
APPLICANT: NIAL O'CONNOR & SHARON CASEY
ADDRESS: VALLEYMOUNT HOUSE, VALLEYMOUNT, CO. WICKLOW
EXEMPTION QUERY: DECOMMISSIONING AND DEMOLITION IN ORDER TO OPEN ORIGINAL STRUCTURE.

Site Location:

The subject site is located within the settlement boundary of Valkeymount Village. The site is along the regional road R758. The subject site consists of Valkeymount House a WCC protected structure (RPS 10_23). The house is a three-bay, two-storey, gable-ended house with rendered walls, granite window dressings and two, granite door cases. A plaque records the date 'Estd 1882'. There are several outbuildings associated with the main house within the site. The building was the former village post office however it ceased its use in 2006 and has been vacant ever since.

Planning History:

12/6695: PP granted for 15 temporary structures in the form of market stalls to be erected on a weekly base for the duration of 5 to 6 hours once a week.

04/1324: pp granted for New 72sqm single storey storage shed, to replace existing detached 72sqm timber structure to side of O'Connors.

Relevant policy- CDP:

Protected Structure: 10-23 Valkeymount House

Description: Three-bay, two-storey, gable-ended house with rendered walls, granite window dressings and two, granite door cases. A plaque records the date 'Estd 1882'

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2:

"protected structure" means—

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition;

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3:

(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4:

4.—(1) The following shall be exempted developments for the purposes of this Act—

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Part IV- 57 (1)

Notwithstanding *section 4(1)(a), (h), (i), F370[(ia)] (j), (k), or (l)* and any regulations made under *section 4(2),* the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Submission:

The applicants are applying for a Section 5 Declaration in relation to the following;

1. Decommissioning and removal of all defunct mechanical and electrical services to main house;
2. Demolition of the existing modern conservatory and boiler house to back of main house;
3. Removal of collapsing flat roof to south store;
4. Removal of non- original furniture and furnishings;
5. Removal of modern plasterboard ceilings and wall linings and OSB floor and ceiling finishes to the back rooms at ground and first floor levels;
6. Opening up at ground floor level to allow inspection of the base walls (foundations and floor build ups) removal of concrete floor slabs;
7. Opening up joist ends, wall plates and window heads to allow inspection of structural timbers;

8. Trial plaster and render removals to establish methodologies and specifications;
9. Removal of asbestos by specialist contractor.

Assessment:

This Section 5 application seeks a declaration as to whether works which include demolition and decommissioning/ removal of parts of a protected structure (10-23- Valleymount House) to prepare the structure for a future re-instatement development is or is not exempted development.

Located on this site is the two storey, gable ended house built of stone and granite. The structure was in use as the village post office/shop with first floor accommodation however it has been vacant since 2006.

There are two questions to consider, the first is in relation to whether or not development is taking place, the second question is whether or not the development is exempted development?

In relation to the first the question,

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

"protected structure" means—

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Significant demolition works and removal of materials is taking place, this is considered to be works to a structure/ protected structure and therefore is considered to be development.

The second assessment is to determine whether or not the works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

The development is detailed as enabling and investigation works, being works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures therefore the section of the Act that is relevant is Section 4 (1) (h).

As the structure is a register protected structure, Part IV- 57 (1) would also apply in this instance which sets out that;

Notwithstanding section 4(1)(a), (h), (i), F370[(ia)] (j), (k), or (l) and any regulations made under section 4(2),] the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The detailed works involve the removal of mechanical and electrical services, the removal of rear extensions which are detailed to be 1980s add on's, removal of a roof to the store which is detailed to be collapsing, internal works to remove plaster walls and ceilings and any non-original features. The proposed works also include the opening up on joist ends, wall plates and window heads to allow inspection of structural timbers and trial plaster and render removals to the original main house to establish methodologies and specifications. I consider the works would be for the maintenance and improvement of the structure and I don't consider the proposed works would materially affect the character of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The works therefore are considered to come within the scope of exempt development under Section 4(1) (h) and Part IV- 57 (1) of the P&D Act 2000 as amended.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether:

The

1. Decommissioning and removal of all defunct mechanical and electrical services to main house;
2. Demolition of the existing modern conservatory and boiler house to back of main house;
3. Removal of collapsing fat roof to south store;
4. Removal of non- original furniture and furnishings;
5. Removal of modern plasterboard ceilings and wall linings and OSB floor and ceiling finishes to the back rooms at ground and first floor levels;
6. Opening up at ground floor level to allow inspection of the base walls (foundations and floor build ups) removal of concrete floor slabs;
7. Opening up joist ends, wall plates and window heads to allow inspection of structural timbers;
8. Trial plaster and render removals to establish methodologies and specifications;
9. Removal of asbestos by specialist contractor.

of the protected structure Vallemount House at **Vallemount, Co. Wicklow** is or is not exempt development.

The Planning Authority considers that:

The works as detailed in the submission at Vallemount House, Valleyount Co. Wicklow is development and is exempt development as:

Main Considerations with respect to Section 5 Declaration:

- i. The details and drawings submitted with respect to the proposed development;
- ii. Sections 2, 3, 4 and 57 (1) of the Planning and Development Act 2000 (as amended),
- iii. The record of protected structures included in the County Wicklow Development Plan 2022-2028 specifically *Structure: 10-23- Vallemount House*

Main Reasons with respect to Section 5 Declaration:

- i. The carrying out of the proposed works is considered to be development.
- ii. The proposed works do not involve any material changes to any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Holly O'Connor.
Holly O'Connor E.P.

Date: 08/03/2023

Agreed
Stirling SEP
13/3/23

Agreed
BCC
DUS.
14/3/23

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Holly O'Connor
Executive Planner

FROM: Crystal White
Assistant Staff Officer

**RE:- EX 15/2023 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)
Works of decommissioning, demolition, removal of various things and
opening up ground floor to understand and investigate the building. Full
list noted on Section 5 Application, work to be carried out at Vallemount
House, Vallemount, Co Wicklow**

I enclose herewith for your attention application for Section 5 Declaration
received 27th of February 2023.

The due date on this declaration is the 24th of March 2023.



Senior Staff Officer
Planning Development & Environment



Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

27/02/2023

**Niall O'Connor & Sharon Casey
C/O Flynn Architect**

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). Ex 15/2023

Works of decommissioning, demolition, removal of various things and opening up ground floor to understand and investigate the building. Full list noted on Section 5 Application, work to be carried out at Vallemount House, Vallemount, Co Wicklow,

A Chara

I wish to acknowledge receipt on the 27th of February 2023 details supplied by you in respect of the above section 5 application. A decision is due in respect of this application by 24/03/2023.

Mise, le meas

**SENIOR EXECUTIVE OFFICER
PLANNING DEVELOPMENT AND ENVIRONMENT**

Planning Authority,
Wicklow County Council,
County Buildings,
Whitegates,
Wicklow Town,
Co. Wicklow

Re: Application for a Section 5 Declaration of Exempt Development

At: Vallymount House, Valleymount, Co. Wicklow a Protected Structure

Applicant: Niall O'Connor and Sharon Casey

Our Ref 1143-2b.S5.1-2023.02.24-sf

Date: 24 February 2023

Wicklow County Council

27 FEB 2023

PLANNING DEPT.

SECTION 5 DECLARATION SUBMISSION

Dear Sir, Madam

Please find enclosed an application for a Section 5 Declaration of exempted development for enabling and investigative works at Valleymount House, Valleymount, Co. Wicklow, a protected structure. In support of the application we enclose the following:

- Wicklow County Council's Application Form
- The appropriate fee being €80.00
- FLYNN Architects Conservation Impact Assessment
- FLYNN Architects Photographic Record of the Protected Structure
- FLYNN Architects drawings as follows:

Site Location Map

Site Layout Plan 1143-PP-S5-100

Ground and First Floor Plans 1143-PP-S5-101

Front and Back Elevations 1143-PP-S5-200

The applicants recently purchased the building, which is in need of refurbishment, having been vacant for a period. The proposed works are intended to inform the understanding of the building and its development, and to address areas of decay or potential decay through the period of vacancy. The works will be carried out under the direction of FLYNN Architects, and no original or historic fabric will be removed from the building.

The proposed works are exempt development, as they will not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

We trust that the information provided satisfies your requirements, and look forward to a favourable consideration of the application in due course,

Yours Faithfully,



Sinéad Flynn MUBC, B.Arch, MRIAI
FLYNN Architects

Wicklow County Council
County Buildings
Wicklow
0404-20100

24/02/2023 15 53 36

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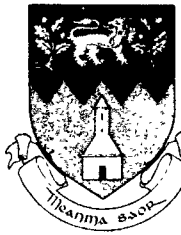
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GOODS	80 00
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**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: Niall O'Connor and Sharon Casey

Address of applicant: _____

Note Phone number and email to be filled in on separate page.

Wicklow County Council

27 FEB 2023

PLANNING DEPT.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) FLYNN Architects

Address of Agent : Clane Road, Sallins, Co. Kildare

Note Phone number and email to be filled in on separate page.

3. Declaration Details

- i. Location of Development subject of Declaration Valleymount House,
Valleymount, Co. Wicklow
- ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes/ No.
Yes
- iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier N/A
- iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration

The works are enabling and investigative works intended to inform the understanding of the building and its development, to open up areas of concealed fabric for assessment, to inform methodologies for repair of the historic fabric; to provide safe access to all areas of the property by removing a collapsing roof, a modern lean-to conservatory structure and a modern boiler house; to address areas of decay, or potential decay, by removing impermeable modern plasterboard and OSB linings; to remove defunct mechanical and electrical services; and to remove hazardous or potentially hazardous materials (asbestos). The works include:

- Decommissioning and removal of all defunct mechanical and electrical services (to the main building only - Services to the North Cottage or Annex are to be retained in working order).
- Demolition of the existing modern conservatory and boiler house to the back of the main house
- Removal of the collapsing flat roof to the south store
- Removal of non-original furniture, soft furnishings and finishes
- Removal of modern plasterboard ceilings and wall linings, and OSB floor and ceiling finishes to the back rooms at ground and first floor levels.
- Opening up at ground floor level to allow inspection of the base walls (foundations and floor build-ups), removal of concrete floor slabs

- Opening up joist ends, wall plates and window heads to allow inspection of structural timbers
- Trial plaster and render removals to establish methodologies and specifications
- Removal of asbestos by specialist contractor

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

The proposed works are exempt development under Section 57 of the Planning and Development Regulations, as they will not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? Yes

vii. List of Plans, Drawings submitted with this Declaration Application _____

Site Location Map	
Site Layout Plan	1143-PP-S5-100
Ground and First Floor Plans	1143-PP-S5-101
Front and Back Elevations	1143-PP-S5-200
Side Elevation	1143-PP-S5-201
Window Repair Drawing	1143-PP-S5-600

viii. Fee of € 80 Attached ? Yes

Signed :  Dated : 24/02/2023
Sinéad Flynn, FLYNN Architects

CONSERVATION IMPACT ASSESSMENT

Section 5 Declaration of Exempted Development for enabling and investigative works at
Valleymount House, Valleymount, Co. Wicklow



Rectified View of the front of Valleymount House,
taken September 2022

For: Niall O'Connor and Sandra Casey
By: Sinéad Flynn, B. Arch, MUBC, MRAl
architect and historic building consultant

Date of Issue: 23.02.2023

Revision: /

Our Reference: 1143



View of the south side of Valleymount House,
taken September 2022

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- 7.0 IMPACT ASSESSMENT
- 8.0 BIBLIOGRAPHY

1.0 INTRODUCTION

This conservation impact assessment was prepared by Sinéad Flynn MUBC, B.Arch, MRPI of Flynn Architects, at the request of Niall O'Connor and Sandra Casey, to accompany an application for a Section 5 Declaration for opening up and enabling works at Valleymount House, Valleymount, Co. Wicklow (a protected structure, WCC RPS Reference 1023). The building was formerly in use as a post office and shop with residence above, closed in 2006. It is now vacant and in fair condition.

The report is provided as a record of the building, the proposed works and the site. An overview of the historic research is provided to set the proposal in context, the legal context is established and the site is assessed in architectural terms. The rationale for the proposed works is set out with a justification, identifying that they will not impact on the fabric or character of the site.

The site was recorded through photographs, notes and sketches, taken between October 2022 and February 2023. Survey drawings of the buildings and the site were prepared by Tir3d Surveys. The history of the site was researched with historic information on the buildings obtained by consulting books, pamphlets, news clippings, websites and other archival and repository sources including the National Library of Ireland and the Irish Architectural Archive. The cartographic record was compiled from the available archives including the Ordnance Survey Ireland, Griffith's Valuation, Trinity College Map Library, and University College Dublin's map library.



Extract from Map of the Province of Leinster with City of Dublin c.1610, showing Baltiboyes (B. Boyes) from the Hardiman Atlas (Digital Collections, the Library of Trinity College Dublin, IE TCD MS 1209/7)

2.0 SUMMARY

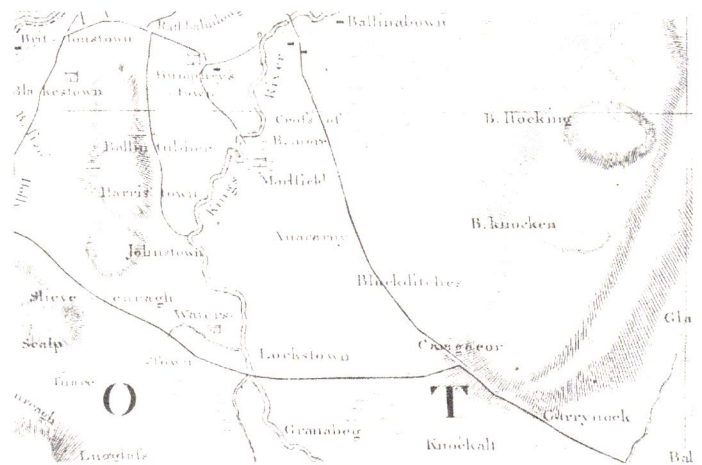
Valleymount House is an historic building which has been at the centre of village life for more than one hundred years. The main house is attractive, set in a mature garden, generally in fair condition. It has been vacant for a short period of time, and requires occupation, refurbishment and renewal to ensure its continued survival.

Valleymount House is a complex property dating from c.1880. It comprises of a three-bay two-storey former shop with residence over, that is embellished with ornate granite window dressings and door cases, fronting directly onto the main road through Valleymount Village. The main two-storey volume is under a pitched A-roof with a lean-to extending the full width of the building to the rear. There is a sunroom to the back of the lean-to. A former three-bay, single storey cottage to the north, which pre-dates the main house, is attached to it and has been used as an annex to the dwelling in recent years. There is another long outbuilding, further to the north, now in use as a shed, and a third four-bay cottage to the south of, and detached from the main two-storey house, at the southern boundary of the property. The south cottage also dates from c.1880 and is attached to a former forge or smithy in separate ownership. There are three more modern outbuildings or stores on the site, set in a mature garden.

Valleymount House is a protected structure under Wicklow County Council's Development Plan. The architectural significance of the building is primarily in its principal elevations (front and side) and their contribution to the streetscape of Valleymount Village. The ground floor shop, its fixtures and finishes are also of some architectural and social interest. The southern cottage, and the attached historic sheds are vernacular structures, also in good condition, considering their age, and that they have been unoccupied for an extended period. They are of architectural and social interest.

The proposed enabling works are intended: to inform an ongoing design process for refurbishment of the property; to open up areas of concealed fabric for assessment; to inform the proposed methodologies for repair of the historic fabric; to provide safe access to all areas of the property by removing a collapsing roof and a modern lean-to conservatory structure; to address areas of decay, or potential decay, by removing impermeable modern linings; to remove defunct mechanical and electrical services; and to remove hazardous or potentially hazardous materials (asbestos).

The proposed enabling works are exempt development, as they will not materially affect the character of the structures, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The proposed works will have a neutral impact on the character and special interest of the site. With the information gained through the investigative and opening up works, the design and repair methodologies will be developed in accordance with best conservation practice, which will ultimately, have a positive impact on the protected structure.



Extract from 1760 Map of the County of Wicklow drawn by Arthur Nevill, 1760 showing Blackditches

3.0 HISTORIC BACKGROUND

Valleymount or Cross is a small village in west Wicklow. It was known as Blackditches or the Cross of Blackditches prior to the first Ordnance Survey which was carried out between 1838 and 1842 (Flynn, A. and Brophy, J:1992:115). The village developed as a cluster settlement around the site of St. Joseph's Church which replaced the former Church of Blackditches in 1803 (NIAH:2006) following a restructuring of the Catholic parish network (Whelan, K.: 1993: 9). The replacement or modern church was positioned in a location typical of this phase of church building: on an elevated site, along an important road, close to a significant intersection (later a bridge). The positioning gave it presence, central and accessible to the community it served.

Conditions in Valleymount, then Blackditches, through the middle of the nineteenth century are described in the journals of local landowner, Elizabeth Smith at which time Valleymount was part of her Baltiboy's Estate. She describes both the influence of the church, and the significance of Blackditches as a meeting point. On 8 November 1840 she recorded that 'when Fr. Matthew to preach at Blackditches today. Such crowds already on the road, the hill and bridge are swarming' (James, D. and Ó Maitiú, S:1996:23).

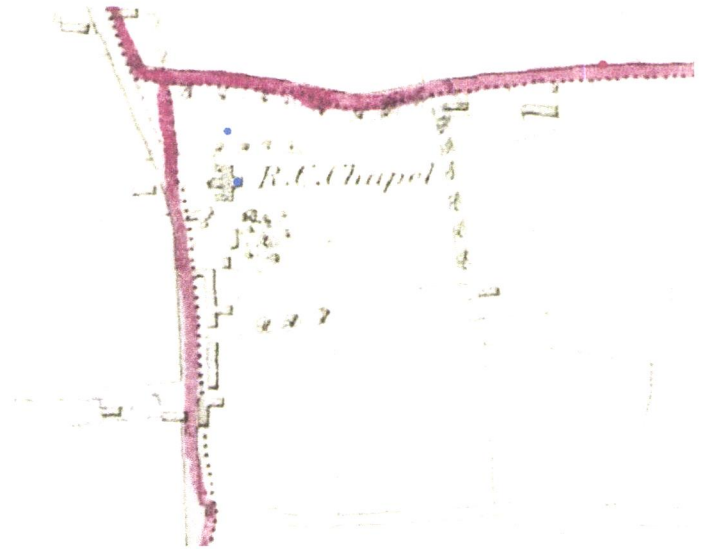
With the chapel providing this focus, services followed and a settlement in the form of a 'Chapel Village' (Whelan, K: 1988: 42) developed until the village became a spiritual, administrative, and commercial centre for the surrounding population. By the time of the 25inch Ordnance Survey, Valleymount included a school, forge, public house/grocery shop, and post office.

The morphological development of the subject site is somewhat obscured. An inscribed stone between the first-floor front windows reads 'Estd 1832' suggesting that a house was built on the site in that year, 'Valleymount House' is carved in similar script below the date stone, over the main door and shop room window. However, the present building is not shown on the first edition Ordnance Survey, nor does it appear in Griffith's Valuation maps from 1854.

The earliest definitive documentary reference to Valleymount House would seem to be the 1901 census. The record shows that there were thirteen inhabited buildings in Valleymount at that time. Two of them had five windows in front, one was occupied by Rev. Thomas Heffernan and therefore was the presbytery, the other was occupied by Catherine Butler, a farmer, her two daughters, one son, a niece and two farm servants. Valleymount House is described as a second class house of 7-9 rooms, masonry walls and a slate, iron or tile roof. Outbuildings included a stable, three cow houses, a calf house, dairy, piggery, fowl house, and a turf house. By 1911 Valleymount had expanded to seventeen occupied houses, with a new Public House. Valleymount House is listed as a shop, reduced to 5-6 rooms, occupied by Thomas Mahon, a shopkeeper and farmer with three daughters listed as shop assistants and two sons recorded as farm laborers. There was also general domestic servant.

Extract from the first edition Ordnance Survey Map of Wicklow, surveyed 1838, published 1842.

Writing in 1837, Samuel Lewis noted [t]he system of agriculture is improving; there is an extensive tract of bog, called Ballynahown, near Blackditches. At Baltiboy's is a good quarry of slate, which was formerly worked to advantage, but is at present discontinued; and there are quarries of granite at Ballyknocken, which are still in operation. The surrounding scenery is bold and mountainous, and there are several gentlemen's seats, among which, are ... Baltiboy's, of Lieut.-Col. Smith, who has recently erected a handsome mansion on the demesne, which commands some fine and extensive views...



Extract from Griffith's Valuation Survey Map, 1854

The accompanying valuation record does not include any reference to Vallemount House, or to a shop in Vallemount village. The site on which Vallemount House would later be established was in a parcel of land (marked 5) described as house, offices and land, under lease to Charles Clarke from Stephen Radcliffe.



Extract from the 25" Ordnance Survey Map, surveyed 1881-1913

Comparing the available historic maps with the topographical site survey, suggests that the north cottage pre-dates the two-storey house, and that it was likely to have been built prior to the first OS in the early nineteenth century. There was a second cottage, further to the north, where there is now a large shed. The maps confirm what is found on site, that parts of this shed building may be historic, and were probably once a cottage. The smithy is indicated on the early maps, though it is not labelled until the 25inch map. The cottage to the north of the forge which is within the subject site boundary, is not on the first edition maps but was complete by 1911. The 25" Ordnance Survey map surveyed c.1907 confirms that Vallemount House was in use as a Post Office from at least 1907. It closed in 2006. The main house and north cottage were occupied until the recent death of the previous owner.





View of the back of Vallemount House, taken January 2023
The conservatory was added c.1980. Its removal will not impact on the character or special interest of the site, and will allow a proper examination of the back wall

4.0 ARCHITECTURAL DESCRIPTION

General

Vallemount House is a three-bay two-storey former shop and house with ornate granite window dressings and door cases, fronting directly onto the main road through Vallemount Village. The main two-storey volume is under a pitched A- roof with a lean-to extending the full width of the house to the rear. There is a sunroom to the back of the lean-to. A former three-bay, single storey cottage to the north is attached to the main two-story house. The buildings are joined internally, with a second former cottage, further north to the north, now in use as a shed. There is a third four-bay cottage to the south of the main two-storey house, at the southern boundary of the property, which is attached to a former forge or smithy in separate ownership. There are three further modern outbuildings or stores and a glass house. There is a mature and attractive garden.

The works for which a Section 5 declaration is sought are to the main building, its conservatory, and the attached flat roofed store only. No work will be carried out on the north cottage or sheds. The cottage has been recently refurbished and is in good condition. The detached south cottage is also in good or fair condition for a cottage of that period. It was most recently used to house animals.

Roofs

The main roof is pitched and covered with natural slates with large areas of replacement concrete tiles, particularly along the verges and to the lean-to. Flashings appear to be lead to the stacks and along the join with the rear lean-to roof, with clay ridge tiles. Rainwater goods are plastic replacements, missing or slipped in places. There are two rendered and painted stacks on the main roof, with concrete caps and clay pots.

There is a single-storey flat roofed extension to the south of the house, with failing or collapsing felt roof covered in ballast. There is a plastic or glass roof over the sun-room at the back of the main house. It is in good condition.

Walls:

The main walls are substantial solid masonry walls, comprised of granite with fine, carved granite faced brick dressings. Generally they are rendered or dashed externally, recently painted and well maintained. Cracks were noted in the render on the front wall with damp in the main internal separating wall and the back wall likely stemming from problems with the roof, construction joints, and impermeable internal finishes.

Floors

The ground floor has concrete floor slabs from various dates with various coverings. The first floor is timber spanning from front to internal wall with timber floor boards to the front rooms and replacement timber sheeting (OSB) in the back rooms.

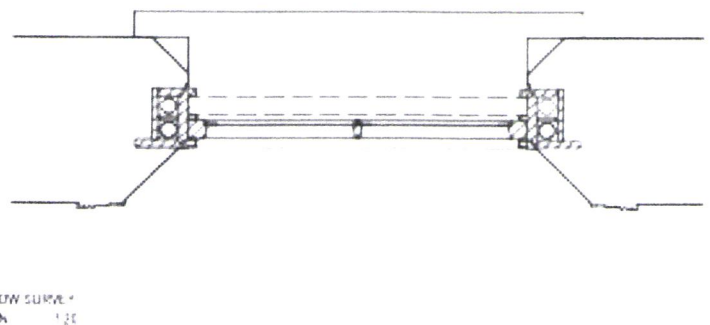
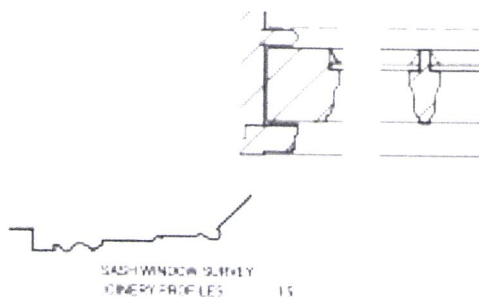
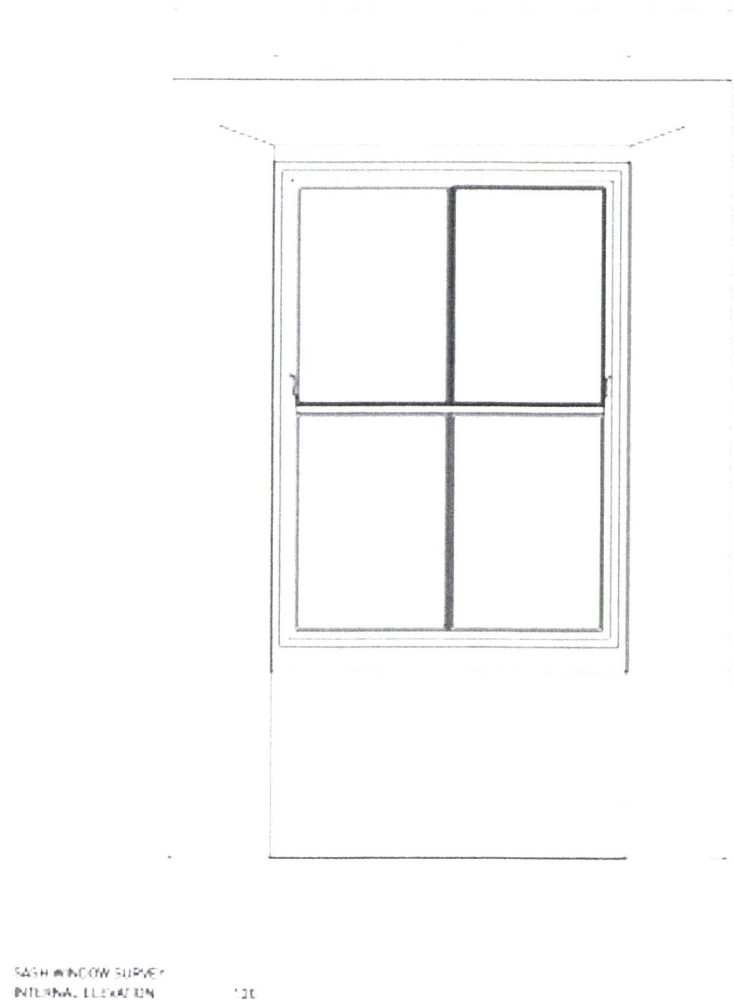
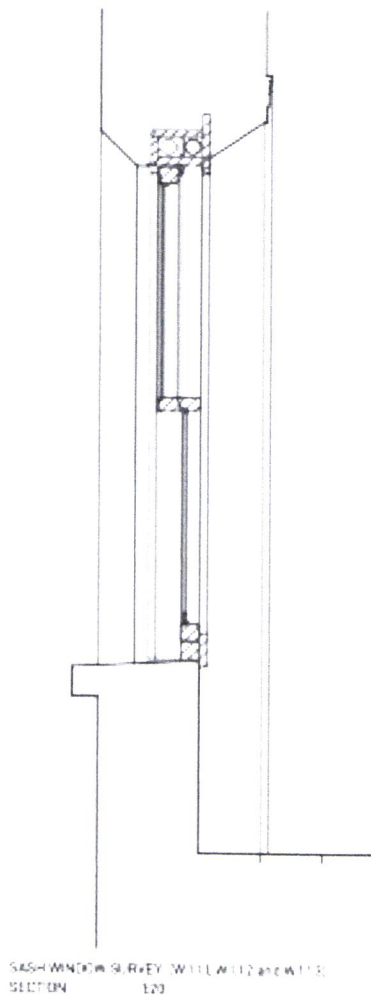
Windows and Doors

The shop windows are multi-pane fixed timber windows in poor condition. They are unlikely to be original and their condition suggests a poor quality material.

The first floor windows are two-over-two up-and-down sliding sash windows with concave horns to the inside and outside. They have granite surrounds and sills. Internally there are moulded architraves. Recesses suggest that there may once have been shutters though there are no head or base mouldings.

There is one more sash window on the ground floor south wall, lighting the store. It is smaller than the first floor windows though the detail seems to match. There is boarded shutters internally, though the surround is missing.

The first floor side windows are replacement uPVC. The conservatory to the rear is a timber structure probably dating from the



Measured survey of the upstairs front windows, January 2023

1980s.

The external doors to the front are replacement timber with multi-pane glazed sections and half round fanlights above.

Internal

The main house comprises of a front room, entered directly from the street, which was used as a shop and post-office until this closed in 2006. To the north of the shop is the stair hall with separate entrance to the road. There is a small living room behind the shop, on the north side, giving access to a large conservatory or sunroom overlooking the mature garden. A bathroom has been added into the conservatory. A second room behind the shop has been used for storage with further stores beyond in a flat roofed extension to the south of the shop. Upstairs there are two large front rooms, and two smaller rooms to the back under the lean-to roof. Access is awkward, there is a split level which is negotiated by two sets of steps. The south front room is internal, only accessed through the room to the north of it.



View of the former Post Office which closed in 2006, taken January 2023

Ground Floor

The shop is lined with painted softwood boards of varied widths. They are modern and lightweight 8-10mm thick. Behind the timber the stone is un-plastered. The ceiling is also boarded and painted with fluorescent strip lighting. Painted timber shelving of various dates lines the walls. There is a desk fitted into an alcove beside the north window which is behind a crude timber half partition. It was used as the post office desk with poor quality veneered draws fitted into it. A Queen Anne stove was hidden behind the shelving on the south wall. It is in poor condition. The floor is uneven, a concrete slab covered in a mix of linoleum and concrete tiles.

The stair hall walls are wall papered modern plasterboard over a more historic plaster finish below, which may be cement based, lime or both. There is a plain run cornice and pre-cast plaster ceiling rose which are not historic, on a modern plasterboard ceiling. The staircase is closed string with a turned balustrade and newel post, and polished hardwood handrail. The stringer rests against the gable wall suggesting that this is not the original stairs. There is a fireplace under the stairs close to the centre of the north gable wall, suggesting that the original stairs was not in this location. The side wall of the staircase is clad in modern plaster board. The floor is covered in carpet at the front with linoleum behind, over a concrete floor slab. There is a simple painted timber surround to the front door and simple skirting boards. There is a small fixed window between stairhall and back living room of six panes with coloured glass with simple timber surround.

The back living room has been drylined and covered in a wood chip wall paper finish. The underlying masonry is plastered with cement/lime or both. The back and side walls are wet. The ceiling is low, covered in modern plasterboard. The floor has a carpet finish over a concrete floor slab. A modern tile fireplace and built in veneered timber furniture has been added. The door to the conservatory is a fifteen panel glass door. There is a step between back room and conservatory.

The back store has a soft lime plaster finish to the masonry walls in poor condition. The dividing wall to the living room is a timber structure with plasterboard lining. The ceiling is covered in OSB timber sheeting. The floor is an exposed concrete slab, doors are ledged and braced. Rudimentary timber shelving lines the walls.

The north store room is in poor condition. The flat roof is collapsing and plants are growing through it. The ceiling to the underside of it is covered in very thin OSB sheeting. Walls are plastered in a hard cementitious plaster. The front and side walls are thin, likely to be constructed of concrete blocks, while the back and opposite side walls are fatter and probably were original site boundary walls built up and plastered to form the shed. The floor is concrete. There is a flush sheeted timber door on the south wall and rudimentary timber shelving has been added along the east wall.

First Floor

The first floor is split over two levels with the floor level of the front rooms 810mm higher than the back. The stairs is cut out of the north room and partitioned by a thin, timber clad wall with coloured glass light. The north front room is entered from a back hall. Because of the split level, the only access to the second front room is through the first.

The walls of the front rooms are papered and covered in modern plasterboard lining an historic plaster behind which appears to be cement based over the granite rubble walling. The floors are covered in wide floorboards (170mm) which have been blackened around the edges of the rooms. The ceiling is high in the centre, canted at the front and back and covered in painted timber boarding. The separating partition is very thin and lightweight. Doors are four panel replacements, architraves are mixed, some simple bull nose, some profiled to match the window surrounds. The skirting board profile also varies suggesting that the arrangement has been altered. An opening in the back wall of the south room, which was probably the original entrance to the room, has been infilled with a glass fronted cabinet. There is a modern tiled fireplace with decorative hardwood surround on the south wall.

The back rooms have been altered and are in poor condition with restricted head height at the east or back side. As for the front,



View of the site on approach from the village, taken January 2023

the walls are covered in plasterboard over an historic plaster finish. There is signs of damp on the back wall and the gables. The internal masonry wall (between front and back rooms is covered in a lime plaster which is crumbling where exposed. The ceilings are lined with modern plasterboard. The floors appear to be historic floor joists with a lightweight (6-8mm) OSB boarding. Newspapers found under the carpets were dated 1974. The doors are four panel with a simple bull nose skirting. There is a flight of four steps in the south back room, the detail of which is similar to the main stairs and the side panels matching the lightweight timber boarding that lines the shop. The floorboards in the upper part of the hall along with some of the joinery details may be original. More information is required to establish this, and what the original first floor arrangement was.

Site

Boundary walls are generally granite, some dashed, built in various periods to different details. They have been maintained and are generally in good condition. There are tall granite pillars used as gate posts to the front and standing in the garden where there are also granite retaining walls and pavers of note.

5.0 LEGISLATIVE CONTEXT

Valleymount House is listed as a Protected Structure under Wicklow County Council's Development plan where it is described as 'A Three- Bay, Two-Storey, Gable-Ended House with Rendered Walls, Granite Window Dressings, a Plaque Records the Date Est. 1832`.

A protected structure is a structure that the local authority considers to be of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest. It is an offence to allow a protected structure to be endangered, or to carry out any works that could affect its character without planning permission.

The National Inventory of Architectural Heritage (NIAH) provides a database of buildings of significance in Ireland.

Valleymount House is not included in the NIAH. Using the assessment methodology provided in the NIAH Handbook the subject site is assessed as follows:

Valleymount House is of architectural interest because of its contribution to the streetscape of Valleymount. which was established, following the construction of St. Joseph's Church, to support its congregation. The village shows many characteristics of a 'Chapel Village', which is a settlement type unique to Ireland. Valleymount House was integral to village life, serving as a shop

and post office until it closed in 2006. The architectural significance of the main building is therefore its principal elevations (front and side and its roofscape). The granite dressings to the front are of some artistic interest, and a characteristic of the locality owing to its proximity to the quarry at Ballyknockan. The post office, including its fixtures and fittings are of social interest, while the cottages on the site are vernacular structures of some cultural interest.

6.0 PROPOSED DEVELOPMENT

The proposed works are enabling and investigative works only, intended: to inform an ongoing design process for refurbishment of the property; to open up areas of concealed fabric for assessment; to inform the proposed methodologies for repair of the historic fabric; to provide safe access to all areas of the property by removing a collapsing roof and a modern lean-to conservatory structure; to address areas of decay, or potential decay, by removing impermeable modern plasterboard and OSB linings; to remove defunct mechanical and electrical services; and to remove hazardous or potentially hazardous materials (asbestos).

The works are described on the accompanying drawings 1143-PP-S5-100 and 1143-PP-S5-101. They include:

- Decommissioning and removal of all defunct mechanical and electrical services (to the main building only - Services to the North Cottage or Annex are to be retained in working order).
- Demolition of the existing modern conservatory and boiler house to the back of the main house
- Removal of the collapsing flat roof to the south store
- Removal of non-original furniture, soft furnishings and finishes
- Removal of modern plasterboard ceilings and wall linings, and OSB floor and ceiling finishes to the back rooms at ground and first floor levels.
- Specialist repair of the sash windows
- Opening up at ground floor level to allow inspection of the base walls (foundations and floor build-ups), removal of concrete floor slabs
- Opening up joist ends, wall plates and window heads to allow inspection of structural timbers
- Trial plaster and render removals to establish methodologies and specifications
- Removal of asbestos by specialist contractor

7.0 IMPACT ASSESSMENT

The buildings and the site have been thoroughly recorded through photographs, survey drawings, notes and this report prior to the undertaking of the proposed works.

The work is intended to inform the understanding of the building and its development, and to address areas of decay or potential decay through a period when it is vacant. The works will be carried out under the direction of a Conservation Architect and no original or historic fabric will be removed from the building. An updated survey and record of the building will be prepared when the opening up and enabling works are complete.

The proposed works are exempt development, as they will not materially affect the character of the structures, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The proposed works will have a neutral impact on the character and special interest of the site. With the information gained through the investigative and opening up works, the design and repair methodologies will be developed in accordance with best conservation practice, which will ultimately have a positive impact.

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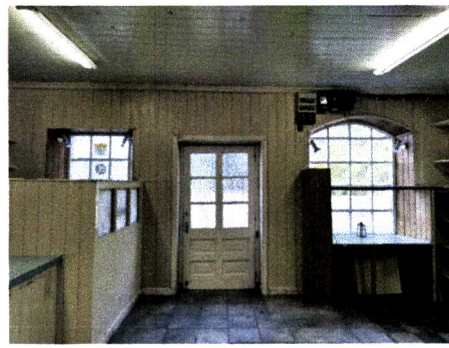
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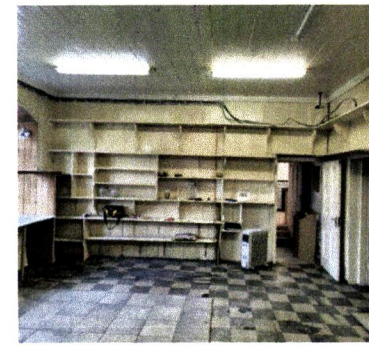
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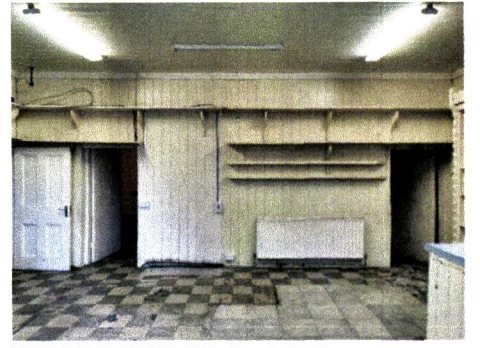
FORMER POST OFFICE - West Wall



FORMER POST OFFICE - North Wall



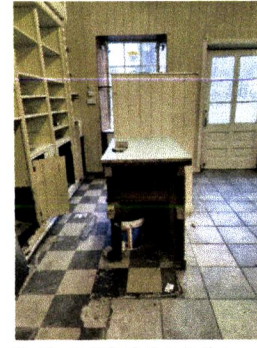
FORMER POST OFFICE - East Wall



FORMER POST OFFICE - South Wall



Queen Anne Stove found behind panelling in the former post office



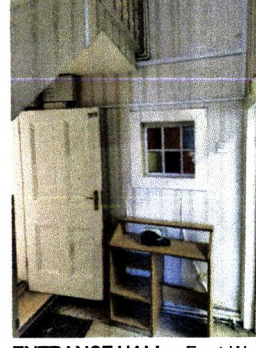
Desk and shelving in the former post office, the panelling is 8-10mm



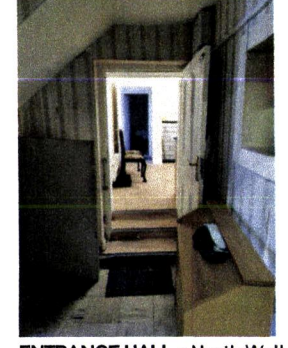
ENTRANCE HALL - West Wall



ENTRANCE HALL - View under the stairs - there is a blocked fireplace on the rhs of the photo



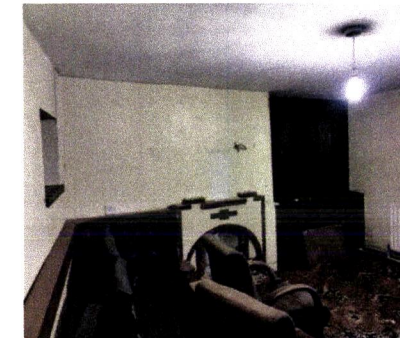
ENTRANCE HALL - East Wall



ENTRANCE HALL - North Wall Door to North Cottage



BACK LIVING ROOM - West Wall



BACK LIVING ROOM - North Wall



BACK LIVING ROOM - East Wall



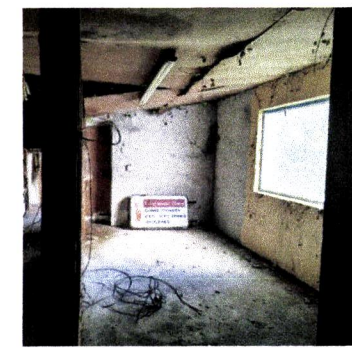
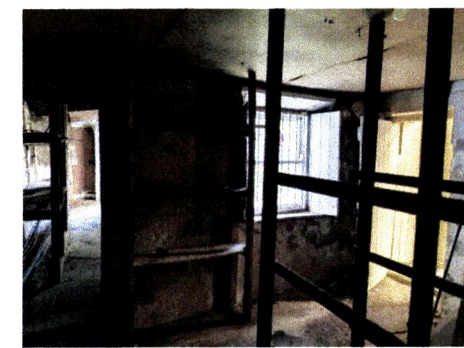
BACK LIVING ROOM - South Wall



BACK STORE - shop entrance



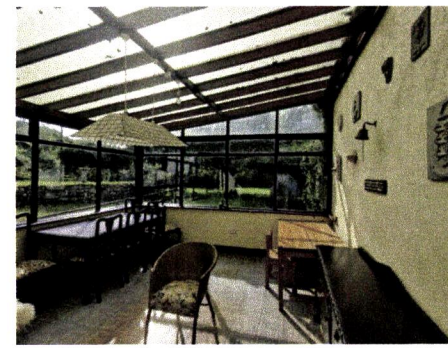
BACK STORE - north wall



STORE - showing collapsing and overgrown roof



CONSERVATORY - north wall



CONSERVATORY - south and east walls



CONSERVATORY - entrance/shower room



STORE - north wall

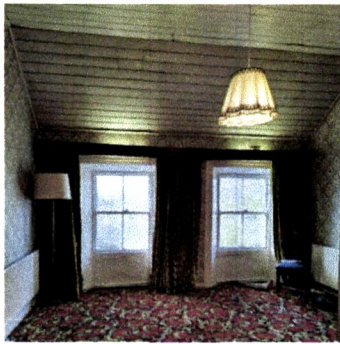
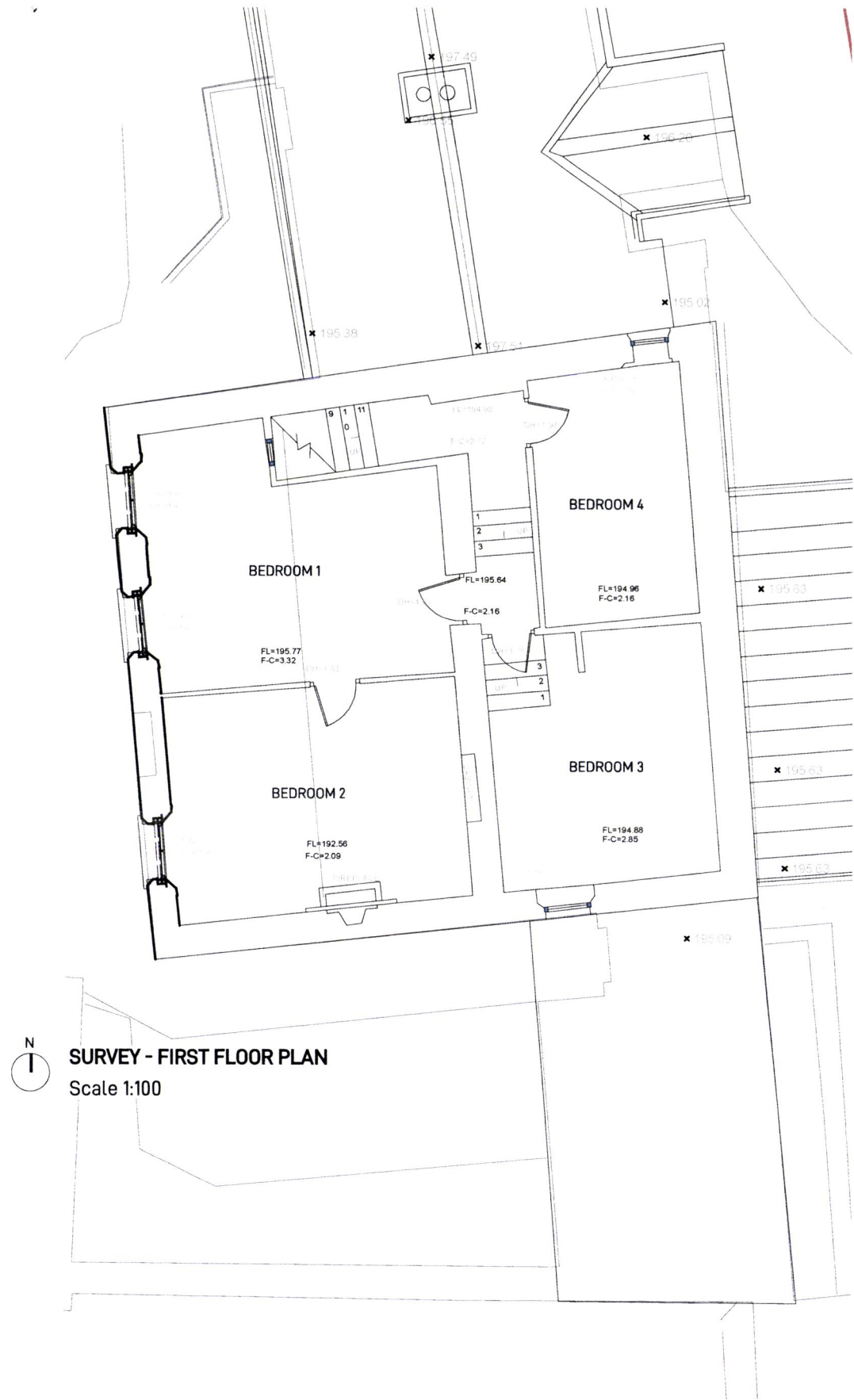
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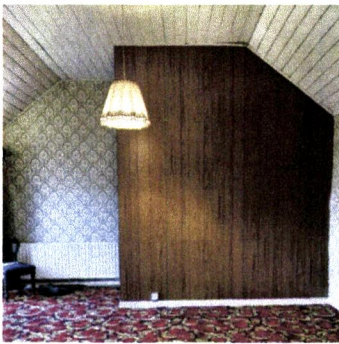
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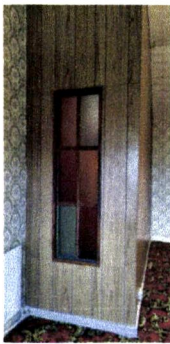
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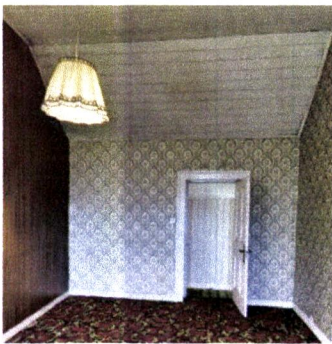
BEDROOM 1 - West Wall



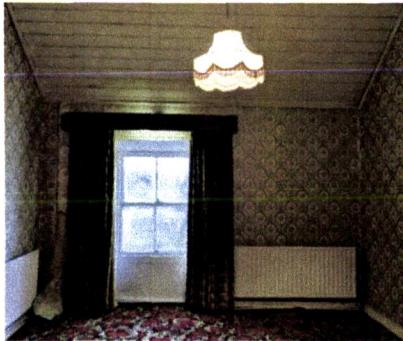
BEDROOM 1 - North Wall



BEDROOM 1 - East Wall



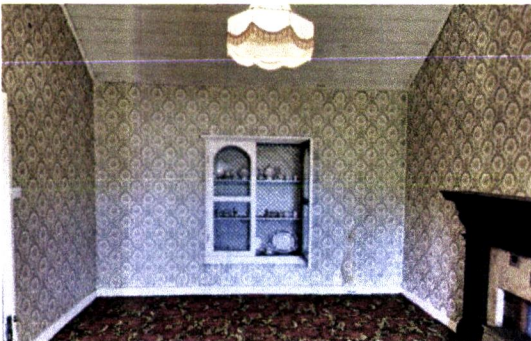
BEDROOM 1 - South Wall



BEDROOM 2 - West Wall



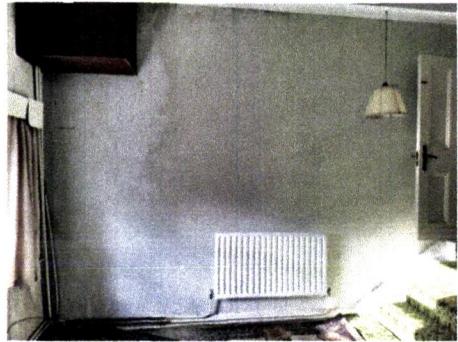
BEDROOM 2 - North Wall



BEDROOM 2 - East Wall



BEDROOM 2 - Fireplace, South Wall



BEDROOM 3 - West Wall



BEDROOM 3 - North Wall



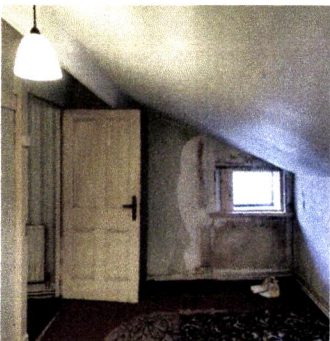
BEDROOM 3 - East Wall



BEDROOM 3 - South Wall



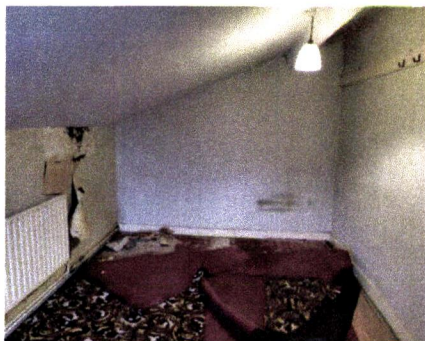
BEDROOM 3 - West Wall



BEDROOM 3 - North Wall



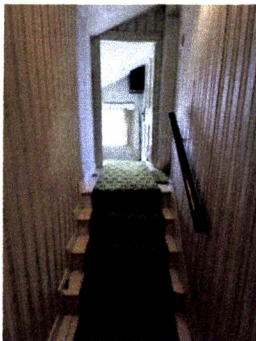
BEDROOM 3 - East Wall



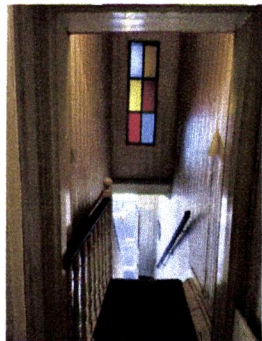
BEDROOM 3 - South Wall



HALL - View from the top of the stairs looking East



HALL - View from the top of the stairs looking South



HALL - View from the top of the stairs looking West

FLYNN Architects

Clane Road, Sallins, Co. Kildare, W91 XW2T

Brian Flynn B Arch. MRIAI Sinéad Flynn B Arch. MRIAI, MUBC (087) 414 7796 www.flynnarchitects.com info@flynnarchitects.com

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Valleymount House

Job No:
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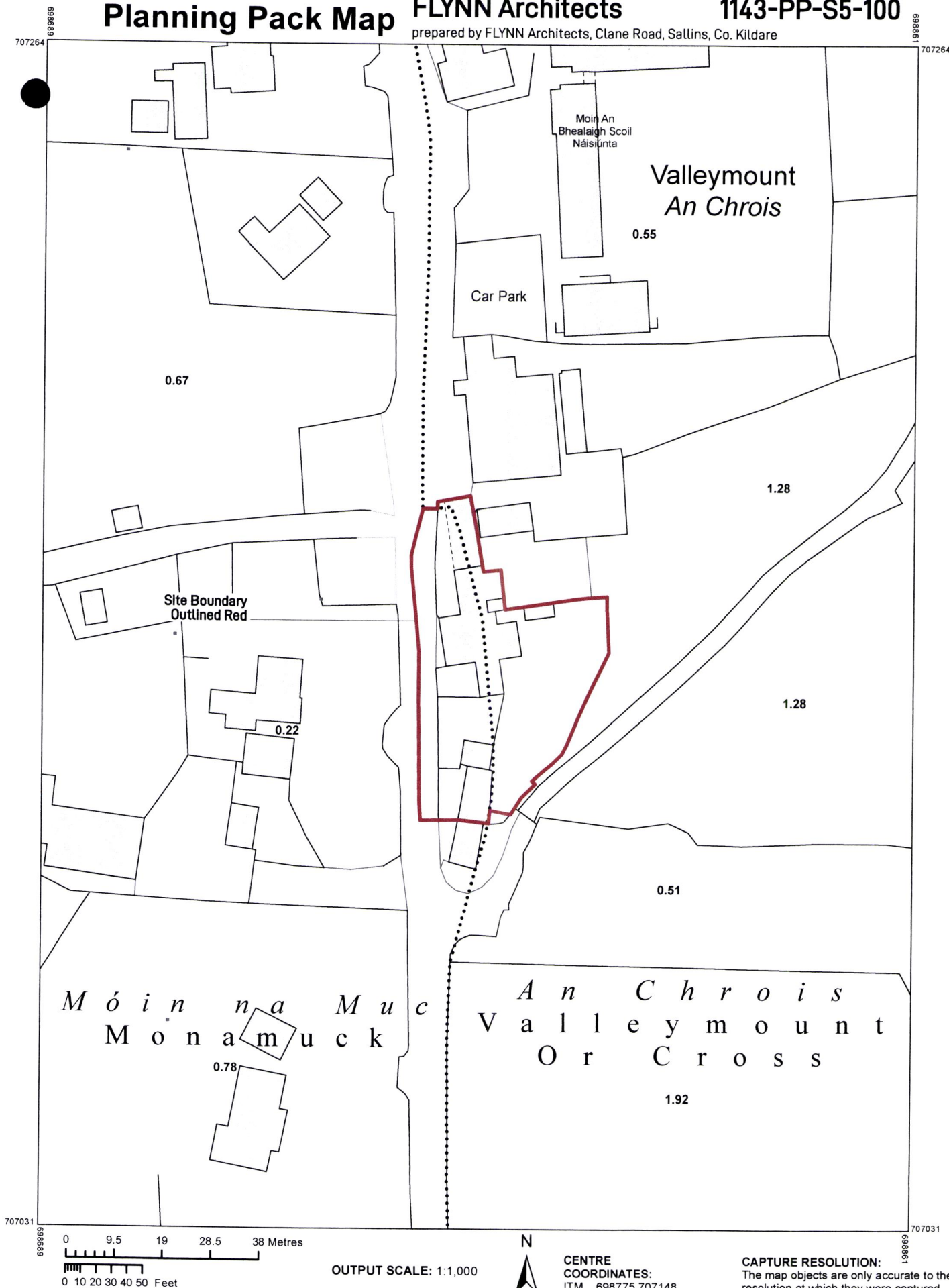
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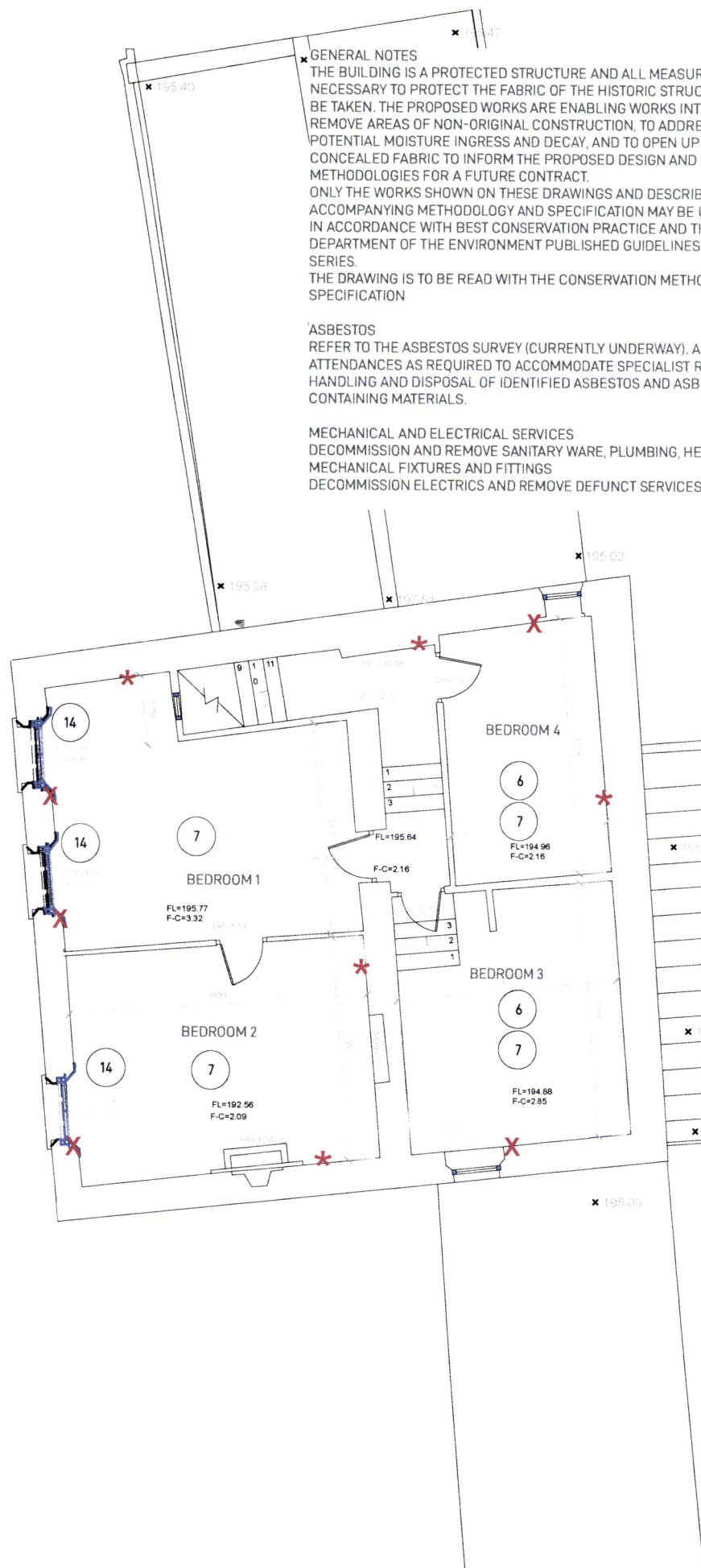
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GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

GENERAL NOTES
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ASBESTOS
REFER TO THE ASBESTOS SURVEY (CURRENTLY UNDERWAY). ALLOW FOR ATTENDANCES AS REQUIRED TO ACCOMMODATE SPECIALIST REMOVAL, HANDLING AND DISPOSAL OF IDENTIFIED ASBESTOS AND ASBESTOS CONTAINING MATERIALS.

MECHANICAL AND ELECTRICAL SERVICES
DECOMMISSION AND REMOVE SANITARY WARE, PLUMBING, HEATING AND MECHANICAL FIXTURES AND FITTINGS
DECOMMISSION ELECTRICS AND REMOVE DEFUNCT SERVICES

- DRAWING LEGEND**
- PROTECTION OF EXISTING FABRIC**
- EXISTING FABRIC WHERE SPECIAL PROTECTIONS MAY BE REQUIRED / SHOULD BE AGREED WITH THE CONSERVATION ARCHITECT.
- DEMOLITIONS**
- CAREFULLY REMOVE EXISTING NON-ORIGINAL CONSERVATORY EXTENSION TO THE BACK OF THE HOUSE THE CONSERVATORY IS TO BE CAREFULLY DISMANTLED AND TAKEN AWAY ENSURING NO DAMAGE TO THE ADJACENT HISTORIC STRUCTURES AND FABRIC. WHERE FABRIC TO BE REMOVED IS BUILT INTO, FIXED TO, ABUTTING, SUPPORTING OR TOUCHING THE HISTORIC OR RETAINED STRUCTURES, IT IS TO BE RECORDED BY THE CONTRACTOR, BEFORE BEING CUT AWAY AT A DISTANCE NOT LESS THAN 300mm FROM THE FACE OF THE HISTORIC STRUCTURE. A METHODOLOGY SHALL BE PREPARED AND AGREED WITH THE CONSERVATION ARCHITECT AHEAD OF AN INSTRUCTION TO PROCEED WITH ANY FURTHER TAKING DOWN OR REMOVALS.
- SOFT STRIP**
- REMOVE ALL CARPETS AND SOFT FURNISHINGS TO ALLOW INSPECTION OF THE UNDERLYING FABRIC AND DRYING OUT
- OPENING UP AND TRIALS**
- REMOVE SAMPLE PLASTER SECTIONS INTERNALLY AT LOCATIONS AS SHOWN ON THE DRAWING. SAMPLE PANELS ARE TO BE 600x600mm SQUARES, NEATLY CUT. PRECISE LOCATIONS ARE TO BE CONFIRMED ON-SITE WITH THE CONSERVATION ARCHITECT WHERE MODERN PLASTERBOARD OR OTHER IMPERMEABLE MODERN LININGS ARE REVEALED DURING THE OPENING UP, THEY WILL BE REMOVED TO ALLOW INSPECTION AND ASSESSMENT OF UNDERLYING PLASTER AND MASONRY AND TO FACILITATE DRYING OUT OF THE BUILDING
- STRUCTURAL OPENING UP**
- OPEN UP THE FLOOR AND/OR REMOVE CONCRETE FLOOR SLABS TO ESTABLISH THE FOUNDATION CONDITION AND DEPTH.
 - OPEN UP WINDOW HEADS (250x250mm SAMPLE PLASTER SECTION) TO ALLOW INSPECTION OF THE ENDS.
- FABRIC REPAIRS**
- REPAIR SASH WINDOWS BY SPECIALIST - REFER TO DRAWING 1143-PP-S5-600 FOR FURTHER INFORMATION

FLYNN Architects

Clane Road, Sallins, Co. Kildare, W91 XW2T

Brian Flynn B Arch. MRIAI Sinéad Flynn B Arch. MRIAI, MUBC (087) 414 7796 www.flynnarchitects.com info@flynnarchitects.com

For SECTION 5 DECLARATION APPLICATION Only

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Revision: Description:

Date:

By:

Project:
Vallemount House

Job No:
1143

Drawing No:
PP-S5-101

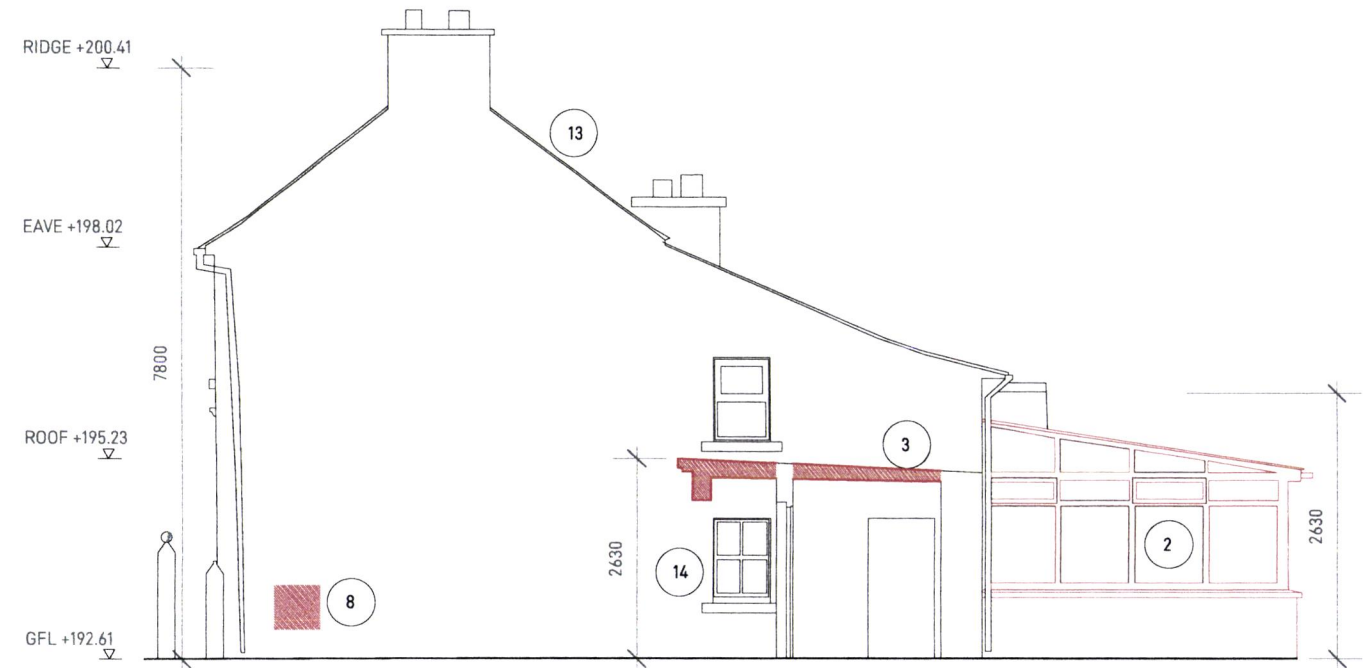
Revision:
A

Client / Site Address:
Niall O'Connor and Sharon Casey
Vallemount House, Vallemount, Co. Wicklow

Scale:
1:100

Title:
Proposed Plans

Drawn / Checked:
SF / BF



SIDE (SOUTH) ELEVATION
Scale 1:100

STORE

DEMOLITIONS

DEMOLITIONS ARE INDICATED IN RED

2. CAREFULLY REMOVE EXISTING NON-ORIGINAL CONSERVATORY EXTENSION TO THE BACK OF THE HOUSE THE CONSERVATORY IS TO BE CAREFULLY DISMANTLED AND TAKEN AWAY ENSURING NO DAMAGE TO THE ADJACENT HISTORIC STRUCTURES AND FABRIC. WHERE FABRIC TO BE REMOVED IS BUILT INTO, FIXED TO, ABUTTING, SUPPORTING OR TOUCHING THE HISTORIC OR RETAINED STRUCTURES, IT IS TO BE RECORDED BY THE CONTRACTOR, BEFORE BEING CUT AWAY AT A DISTANCE NOT LESS THAN 300mm FROM THE FACE OF THE HISTORIC STRUCTURE. A METHODOLOGY SHALL BE PREPARED AND AGREED WITH THE CONSERVATION ARCHITECT AHEAD OF AN INSTRUCTION TO PROCEED WITH ANY FURTHER TAKING DOWN OR REMOVALS.
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OPENING UP AND TRIALS

8. REMOVE SAMPLE PLASTER SECTIONS EXTERNALLY AT 4no. LOCATIONS TO BE AGREED WITH THE CONSERVATION ARCHITECT
13. OPEN UP ROOF COVERINGS (AND R CEILINGS BELOW) TO ALLOW FOR INSPECTION OF AND ASSESSMENT OF THE ROOF TIMBERS AND WALL PLATES

FABRIC REPAIRS

14. REPAIR SASH WINDOWS BY SPECIALIST - REFER TO DRAWING 1143-PP-S5-600 FOR FURTHER INFORMATION

DEMOLITIONS

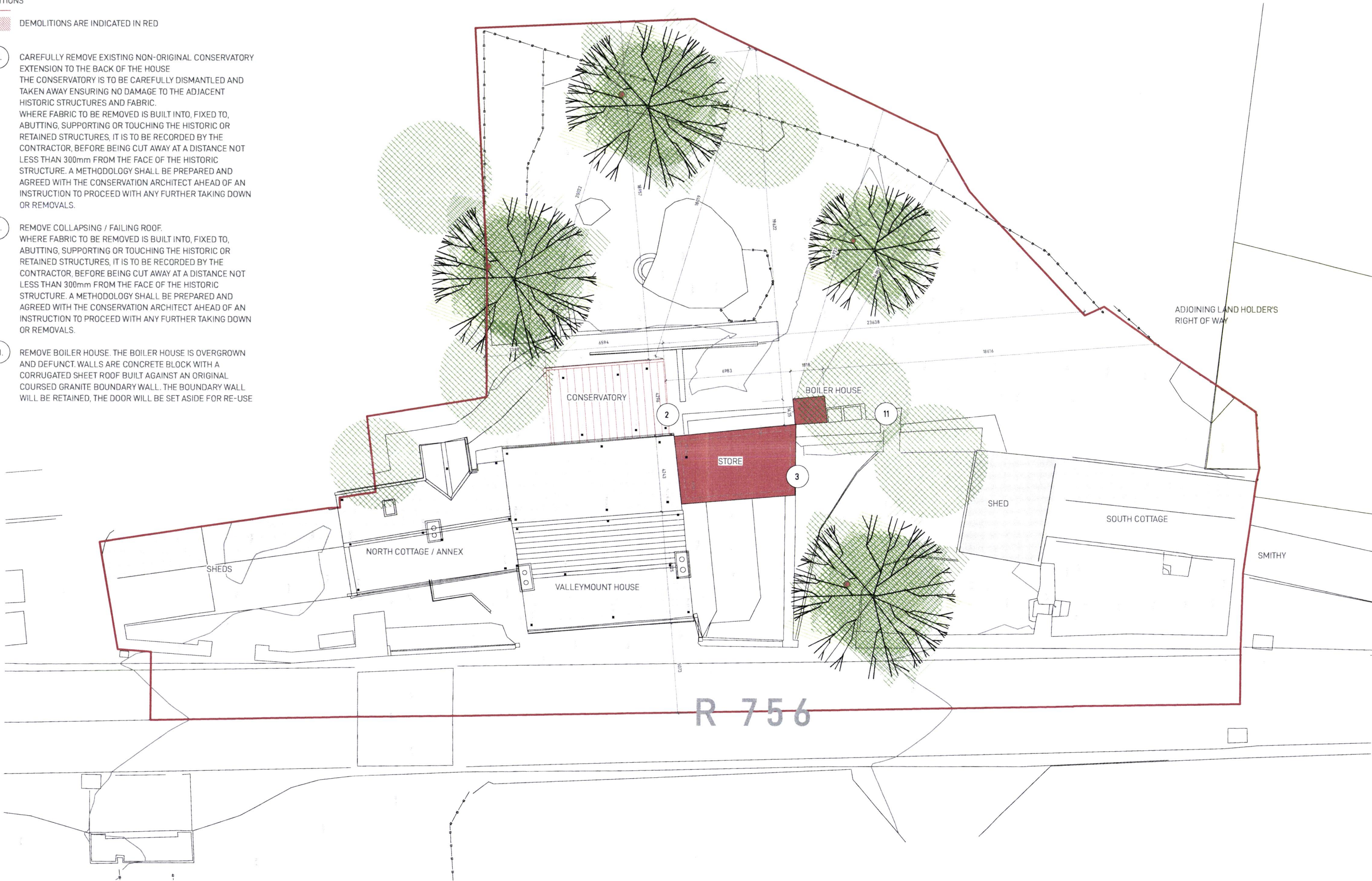
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11.

REMOVE BOILER HOUSE. THE BOILER HOUSE IS OVERGROWN AND DEFUNCT. WALLS ARE CONCRETE BLOCK WITH A CORRUGATED SHEET ROOF BUILT AGAINST AN ORIGINAL COURSED GRANITE BOUNDARY WALL. THE BOUNDARY WALL WILL BE RETAINED, THE DOOR WILL BE SET ASIDE FOR RE-USE



SITE LAYOUT PLAN SHOWING THE ROOFS
Scale 1:200

Brian Flynn B Arch. MRIAI Sinéad Flynn B Arch. MRIAI, MUBC (087) 414 7796 www.flynnarchitects.com info@flynnarchitects.com

FLYNN Architects

Clane Road, Sallins, Co. Kildare, W91 XW2T

Revision: Description:

Date:

By:

Project:
Valleymount House

Job No:
1143

Drawing No:
PP-S5-100

Revision:
A

Client / Site Address:
Niall O'Connor and Sharon Casey
Valleymount House, Valleymount, Co. Wicklow

Scale:
1:200

Title:
SITE LAYOUT PLAN

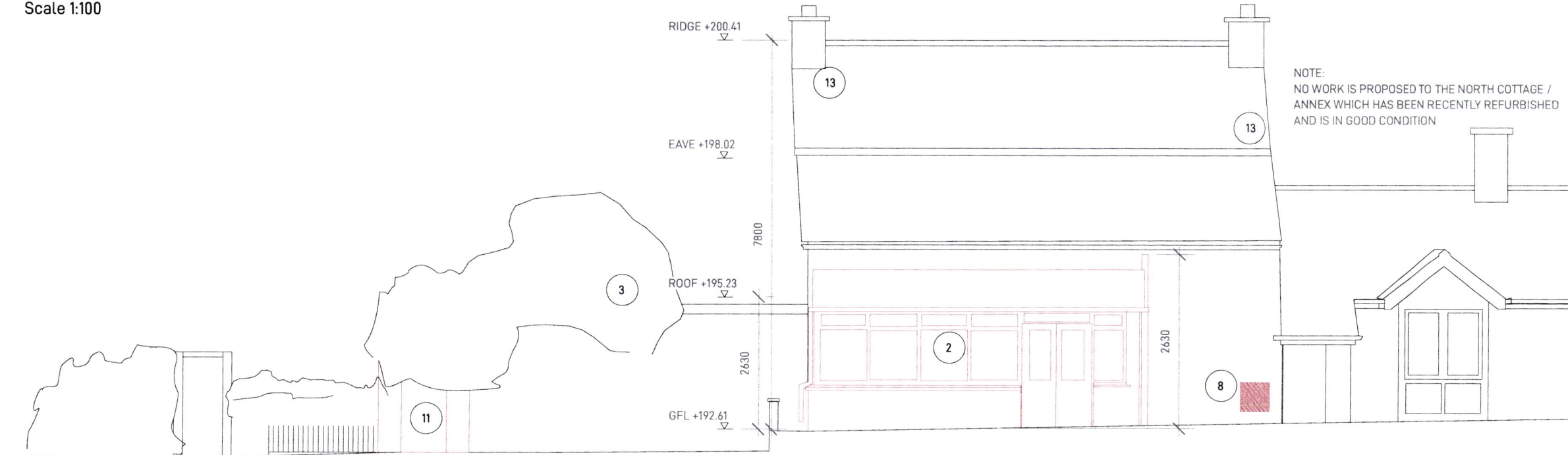
Drawn / Checked:
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FRONT (WEST) ELEVATION
Scale 1:100



BACK (EAST) ELEVATION
Scale 1:100



BOILER HOUSE - View of the modern, overgrown boiler house from in front of the conservatory



BOILER HOUSE - View of boiler house from the garden - the entrance is to the left of the frame



GATE - View of the boiler house from the front - the structure is hidden beneath the plant growth. Only the modern structure will be removed. The granite rubble walling will be retained

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