

# Former Garda Barracks Ballitore

**METHOD STATEMENT**

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Property: The Old Garda Barracks, Ballitore  
Status: NIAH No 11822021  
Project: Development and Refurbishment at the old Garda Barracks, Ballitore, Co. Kildare  
Location: Townland: Ballitore  
Coordinates: 679924, 695970  
Client: Kildare County Council

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# 1.0 PRINCIPLES OF CONSERVATION

Prior to any work commencing, the principles of conservation as detailed in the Department of Environment Heritage and Local Government's Architectural Heritage Protection Guidelines should be assessed and applied to the proposals.

The following conservation strategy and principles for the proposal are directly referred to in the itemised impact assessment for each building as described below.

## **Keeping buildings in use & preventative maintenance**

The building has been vacant for a period and as such is at risk of degradation and vandalism. It is therefore extremely welcome that the building is proposed for this redevelopment, as the first step in ensuring the longevity of historic buildings is to keep them in use. Finding sensitive and appropriate methods of upgrade to meet modern standards is important, whilst retaining the historic character and special interest of some of the buildings features, of which there are many.

## **Research and Analysis**

Research and analysis have been 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. Reviewing similar Board of Works Garda Barracks throughout the country has identified appropriate doors and windows for the structure to replace the non-original uPVC, which has been reflected in the design by KCC.

## **Protecting the Special Interest**

In this instance the building has important social and historic interest and is a fine example of mid-century civic architecture. The proposal is to retain as much historic fabric as is practicable and to execute repairs where possible rather than wholesale replacement. This is welcome and reflected in the proposals.

## **Minimum intervention**

An approach of minimum intervention will result in minimum impact and minimum loss of heritage fabric on the structure. Significant emphasis has been placed on the retention of features in this scheme, and the refurbishment works to the barracks will reflect the character of the original structure.

## **Maximum retention**

Works are to be implemented in a manner that will cause the least amount of disturbance and damage possible to the historic fabric. For example, the staircases and handrails in both buildings are intact, well made, and original, and should be carefully retained and maintained.

## **Repair rather than replacing**

Where possible works to original fabric should focus on repair rather than replacing and again, this is reflected in KCC's proposals.

### **Promoting honesty of repairs and alterations**

Some alterations are proposed to bring the building up to current standards and to facilitate required living accommodation including a universal access WC at ground floor level. The alterations proposed are not deemed obtrusive or inappropriate but will safeguard the structure for use for many years to come.

The proposed new dwelling units to the rear and side are clearly identifiable as modern interventions, that remain subservient to the original historic structure and therefore do not confuse the historic record.

### **Materials**

Materials are to be compatible with the existing fabric; new material introduced in the course of 'like for like repairs' and restoration should match the original materials as closely as possible, for example in the instance of patch repair works to the roof, cast iron rainwater goods, or external plasterwork.

### **Reversibility**

Wherever required the principle of reversibility or the ability to substantially deconstruct interventions contained within the application in the future have been employed. This includes taking off an existing interior insulated lining which stands proud of key features such as the window board, skirtings, and architraves, and projects slightly over the stairs in one unit.

### **Compliance with Building Regulations**

The works proposed here to greatly improve the buildings compliance with Building Regulations and associated Technical Guidance Documents.

### **Safety**

All work shall comply with the relevant legislation and regulations of the statutory authorities concerned. In particular, the Health and Safety Authority's requirements shall be fully observed throughout any work that may be undertaken

## **2.0 METHODOLOGY**

### **2.1 Replacement of all non-original windows and doors with anthracite grey triple glazed timber sash windows, and timber doors, the design and profiles of which reflect the original design.**

#### **General**

This welcome intervention should be carried out by a specialist joiner with experience of working with historic buildings. It is vital that an appropriate design be proposed for all windows and doors that matches the originals, that have sadly been lost at this site.

Examples of these windows and doors will be on archive and are also evident at Kilcock Garda Barracks, which is an identical design.

The colour selected (Anthracite Grey) is deemed appropriate.

### **2.2 Cleaning down and localised repair of the existing roof, retaining existing timber soffit and fascia and cast iron rainwater goods.**

#### **General**

The contractor must assess the roof works, fascia, soffits and rainwater goods in detail following the provision of working platforms. All should be photographed to record its appearance and condition before any works start. More detailed method statements should be provided by the contractor for approval prior to work being completed.

#### **Protection of surrounding surfaces:**

Measures should be put in place for the protection of render during cleaning and repair works. Windows are to be covered with plywood for duration of works.

#### **Roof**

Roof to be carefully inspected and any areas of localised repair works identified. Repairs to be carried out by a specialist familiar with historic buildings and using like for like materials.

Roof to be carefully cleaned using a method that will cause minimum damage to the slates (manual scrape and clean or steam, avoid pressure washing where possible). Prior to any cleaning works all rainwater goods, fascia, soffits and walls should be covered and protected for the duration.

#### **Fascia and Soffits**

Existing fascia and soffits to be inspected and areas of localised repair to be identified. Any repair works must be carried out by a specialist joiner with experience in historic buildings, using materials that match the existing. The existing profiles should be replicated and the finished result must be seamless.

Fascia and soffits to be carefully cleaned down and prepped and primed for repainting. Cleaning works should be manual

where possible to ensure no damage to the historic fabric. Power washing should be avoided. Good surface preparation is necessary to ensure that new paint layers adhere properly to the timber surface and perform well.

### **Rainwater Goods**

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.

Where corrosion or paint decay are more severe such as on the gutters to the rear elevation, it will be necessary to clean ironwork back to bare metal to provide the best base surface for fresh paint.

If on closer inspection it is found that blast cleaning is required, the gutters should be removed to the workshop. This should be carried out by a specialist, and specific method statements should be provided. Sand should NOT be used as the blast medium. Glass beads, plastic pellets or walnut shells should be used.

## **2.3 Complete rewire and replumb with new heating system**

### **Selection of specialist contractor**

Selected contractors will ideally have experience working with historic buildings.

Any opening up works to floorboard or joinery should be supervised by the nominated specialist joiner. This will ensure the minimum loss of historic joinery during upgrading works to the electrics.

### **Proposed upgrading of electrics**

A complete upgrade of the electrical system is required to provide lighting, power sockets, fire alarm, intruder alarm, thermostatic controls for heating, TV points and CAT 6 cables that are safe for use and that comply with current building regulations. Cabling for this is to be laid when floorboards are lifted. From these locations it is proposed to chase wires using a 15mm x 20mm deep chase.

### **Provision of heating and ventilation system**

The proposed heating system is yet to be determined. Method statements must be submitted prior to approval.

## **2.4 Internal reconfiguration works**

### **General**

A full survey of the original condition and aspect should be carried out prior to any reconfiguration works commencing.

### **Alterations**

Stud partitions should be placed as shown on the drawings, and any openings to existing fabric must be carried out with adherence to the principles of conservation.

In carrying out the reconfiguration works; all efforts must be made to adapt and reuse existing fittings and fixtures. This includes but is not limited to:

- Staircase and balustrades
- Skirtings and Architraves
- Original Fireplaces
- Original joinery
- Doors and ironmongery

In the instance that any of the above cannot be retained and reused, this must be discussed with a conservation consultant to find a suitable solution.

#### **Internal Joinery**

Architraves, skirting and staircases are to be cleaned with a non-alkaline soap, mild detergent in water or sugar soap to remove dust and grease. Change cloth regularly. Rinse and run wet sandpaper over it. All joinery is to be lightly sanded back to an even finish to prepare surface for repainting.

#### **Fireplaces and Surrounds**

To be cleaned with a non-alkaline soap, mild detergent in water or sugar soap to remove dust and grease. Change cloth regularly. Rinse and remove excess water with a soft dry cloth. Repaint with appropriate paint finish.

### **2.5 Excavation of existing ground floor to install new concrete slab with required insulation, radon sump barrier etc**

#### **General**

A full survey of the original ground floor build up and finish should be carried out and kept for record

Works to be carried out by a specialist contractor with experience in historic buildings

### **2.6 Internal linings to achieve required sound proofing and insulation**

#### **General**

A full survey of the original condition and aspect should be carried out prior to any reconfiguration works commencing. All should be photographed and documented for record.

#### **Removal of Existing Non-original linings**

The existing non-original linings should be carefully removed to expose the original internal wall finishes for assessment.

#### **Skirtings and Architraves**

Original skirtings and architraves should be carefully removed and stored for re-use on the new internal surface.

#### **Staircase**

The width of the original staircase will potentially be compromised by the depth of an internal wall lining. Consideration must be made here and a solution proposed such as the following:

- A slim internal insulation system be provided (e.g. 40mm Diathonite Insulating Plaster)
- A thinner standard insulating system be considered for this area
- The stairs be removed and repositioned to facilitate the additional insulation thickness

The least favourable option would be wholesale removal and replacement of the staircase as this would result in unnecessary loss of the historic fabric. A method statement should be provided for the chosen solution and agreed with the conservation consultant.

### **Fireplaces and Surrounds**

It is understood that all fireplaces are to be blocked up and vented, which is acceptable. Surrounds should be carefully removed, cleaned and stored, for reinstallation on the finished wall surfaces.

### **Proposed Linings**

The proposed linings are to provide thermal and sound insulation and are necessary and considered acceptable here. A proposal for these linings should be submitted to the conservation consultant for review and approval prior to any works being completed.

An insulating plaster should be considered as significant thermal efficiencies can be gained with a limited loss of internal area, which is particularly important for historic buildings and facilitates retention of existing features.

## **2.7 Quilt insulation to attic**

### **General**

To be carried out by a specialist contractor with experience in historic buildings.

## **2.8 Demolition of proposed outbuilding**

### **General**

A full survey of the original condition and aspect should be carried out prior to demolition. All should be photographed and documented for record.

## **2.9 New Dwellings within structure's curtilage**

### **General**

The proposed new dwellings are considered sensitive and their impact considered within the acceptable range. The form and scale is simple and subservient to the original historic structure. A conservation consultant should review the construction works and method statements to ensure the integrity of the historic structure is retained.

**Materials**

Materials are considered sympathetic and the palette should be maintained as simple and considered. In addition to white rendered walls, the proposal includes a corrugated iron clad element and wood cladding that is proposed to the reveals. This is considered acceptable but should be considered in a colour that matches or is complementary to the selected window colour so as not to overly stand out or detract from the simple mid-century form and finish of the existing structure. Both cladding types should be close in tone/hue so as to remain harmonious.