

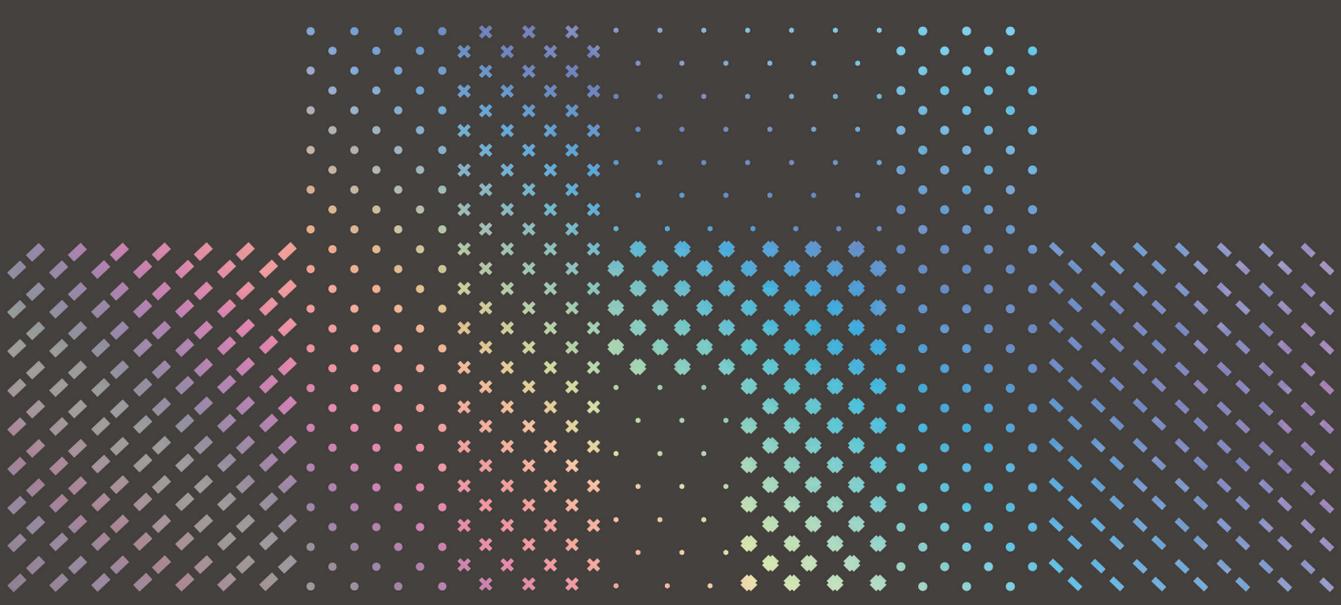
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Architectural Heritage Impact Assessment

Cavan Abbeylands Proposals
Part 8 Planning

17-01-2023

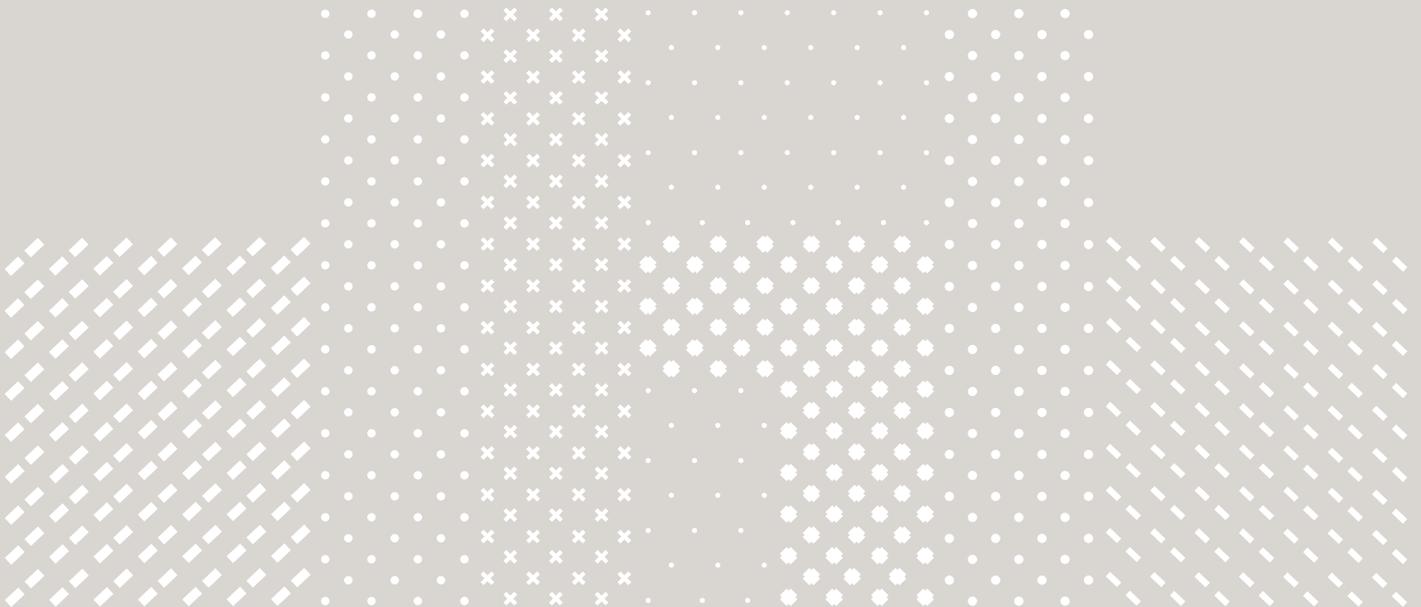
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A. Introduction



*Image; the abbey Tower from d**h**bA's records (Oct 2019)*

Scope of the Assessment

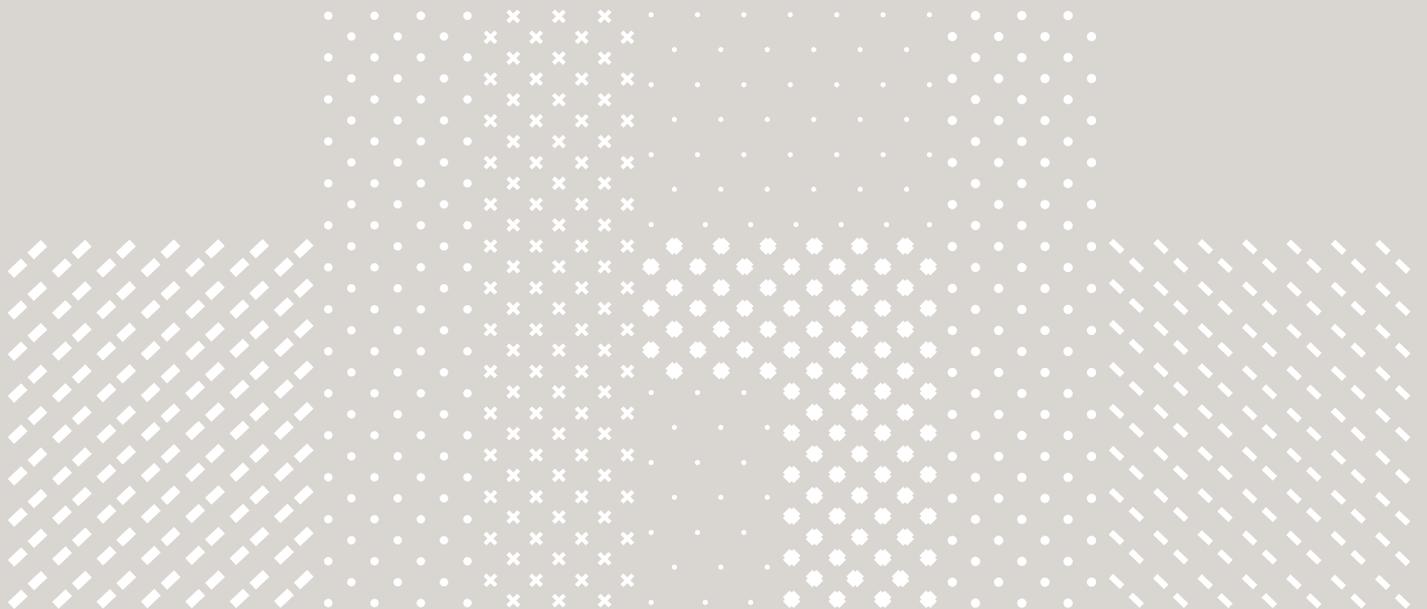
This assessment was carried out with reference to the Abbeylands Masterplan report where the historic fabric referred to below is described, and its significance assessed. Impacts on the Archaeological heritage of the site are assessed in the Archaeologist's report which is included with the Part 8 documentation.

For the location of the elements described and the changes outlined below, please refer to the Part 8 survey, demolition and proposal drawings.

For the purposes of this Architectural Heritage Impact Assessment, historic fabric is taken to mean any workmanship or materials not produced industrially and generally being more than a century old, as well as all of the fabric of the tower and graveyard.

The Graveyard and the Abbey tower are protected structures (40000331 & 40000371 respectively). The graveyard protection includes everything within its curtilage such as the gravestones and their fragments and the boundary walls as well. The protection extends to the place or structure's fabric and its setting.

B. Graveyard Proposals



B.1 Gravestones

There is a number of intact gravestones (approx. 22) as well as the broken or partial remains of other ones within the graveyard boundaries. These are to be gathered from their current locations to be put on display along the boundary walls and within the planted area of the south eastern corner of the graveyard. The intact gravestones are currently located on the curved masonry wall towards the eastern side of the graveyard (7 no.), lying along the edge of the eastern boundary wall (12 no.), stacked against and lying behind the curved wall (2 no.) and one leaning against the mature tree on the northern boundary beside the An Post block wall. The remaining stones are a mix of different gravestones though there may be enough pieces following a more detailed inventory to allow for the reassembly of some more gravestones. The two extant graves behind Charlie O'Donoghue's former house are being kept unchanged in their current location.

B.1.1 Nature of the proposals

The gravestones and remnants are to be carefully removed from their current locations and gathered for inventory. Their inscriptions are to be recorded and a report on their conditions prepared. The disassembly of the curved display wall must be done in such a way as not to damage the gravestones as they are being removed. The gravestones are to be fixed along the southern graveyard boundary wall using stainless steel

cramps and frames. The broken pieces and remnants etc. are to be set up for display within the south eastern corner of the graveyard as part of the landscaping of this area.

B.1.2 Reason for the changes

These gravestones were presumably located within the graveyard area prior and were all displaced following the works to clear the graveyard a number of decades ago. Their conservation is a priority, especially for those currently lying along the eastern boundary wall, as well as for the broken and scattered stones. By gathering them, carrying out an inventory and then displaying them in an accessible way within the graveyard precinct they will acquire an enhanced presence and meaning, in keeping with their character and the character of their setting.

B.1.3 Impacts of the changes – on historic fabric

The impacts on fabric will be minimal and positive if the gravestones are moved and conserved according to best practice. As such, method Statements should be prepared for the careful demolition of the curved wall avoiding any damage to the gravestones, and for the lifting, transport and re-fixing of the gravestones, as well as minimising any impacts due to fixings on the boundary wall itself. Once the gravestones are in their new location i.e. vertically against the boundary wall, they will weather

much more slowly and can be monitored for deterioration or damage.

B.1.4 Impacts of the changes – on setting.

The impacts on setting will be minimal and positive since the gravestones are being retained within the graveyard context and, through being rendered more visible, will serve to remind visitors of its history as a sacred place and a repository of memory.



image; dhbA records taken on the 10th of Oct 2019

B.2 Boundary Walls

B.2.1. New Openings

B.2.1.1 Nature of the proposals

As part of the development and transformation of the Abbeyland area it is necessary to create new connections through the site. For this purpose two new openings are required through the graveyard wall, one through the eastern side to align with the new public route through the back of the former Credit Union site, the other through the southern side beside the former coach house connecting to Bridge Street via the Bridge Street Centre laneway. These routes are proposed to have the same width as the paths around the public space i.e. 3m and will be formed by inserting a steel-frame portal within the wall, removing the stone from that area and tidying up the jambs with masonry pinnings.

The other type of opening is for two new windows and a door to the coach house through the southern boundary wall. These are to be framed with brick piers and lintels.

Generally, where required, the pointing restored using a lime and sand mortar.

B.2.1.2 Reason for the changes

Good urban design requires the making of connections in order to encourage movement within and around these former backland areas. Some of these routes must pass through the graveyard boundary wall in order to link the new public space within the former graveyard to Main Street and Abbey Street while facilitating pedestrian movement from Farnham to Main Street and from Town Hall Street to Bridge and Abbey Street. The Abbeylands masterplan has identified these and other routes as being essential to the opening up of these area to public access.

B.2.1.3 Impacts of the changes – on historic fabric.

The impacts on the boundary walls of the removal of rubble stonework and its replacement with a framed opening in each case will be significant. However, there will be no loss to the site of this historic fabric since it will be retained on site for future reuse, according to the requirements of the masterplan. It

is intended to store it in gabions on the adjoining former Credit Union site to be incorporated into future projects on these sites.

B.2.1.4 Impacts of the changes – on setting

The impacts on the setting due to the new openings in the walls will be noticeable within the historic graveyard context. This is particularly so for the openings to the laneways as new views will be created in this instance, though perhaps less so for the new windows and door to the coach house. The transformation of the graveyard and by extension that of the Abbeyland area will undoubtedly change some aspects of the historic the character and setting but in ways that are compatible with this change of use, while preserving the majority of the place’s historic fabric and the essence of the former graveyard’s setting.



B.2.2. Treatment of Stone

B.2.2.1 Nature of the proposals

The graveyard boundary walls are generally of rubble stonework and vary in terms of their appearance and state of repair, from the relatively new looking northern boundary to An Post, to the worn and ribbon-pointed areas of the south western corner. However, it is not proposed to undertake a general campaign of conservation and repointing: The walls are in reasonable condition overall. It is proposed however to recap the graveyard walls with a projecting coping line to help protection from the rain and to protect the gravestones where these are being placed against the wall. Where required repointing using a lime and sand mortar.

On the eastern side, along the line of the former Credit Union site sheds, the wall will be shored and the upper storey, predominantly of concrete block, will be removed. The sheets of metal cladding which are filling gaps in the boundary at this location will also be removed. The wall will then undergo structural repairs, including partial rebuilding, with stone recovered from the Credit Union site etc. so that continuity of the enclosure is restored and the shoring can be removed. The coping line will be somewhat higher here in order to include the existing windows and their brick arches, in memory of the former industrial and retail activity behind the wall.

On the western side, from its junction with the stone edge to the blocked-up arch opposite the Tower and as far as the mature tree at its return with the northern boundary, the block wall will be removed in its entirety.

B.2.2.2 Reasons for the changes

As a result of the Abbeylands Masterplan proposals, these backland areas are being transformed for new uses as an essential component of the phased urban regeneration of Cavan town. These include sites directly adjacent to the historic graveyard boundary as well as the creation of vistas and new connections to public space (hence the removal of the blockwork sections of the western boundary). Maintaining the graveyard's enclosure through the preservation in-situ of the bulk of its historic stone boundary is the driving principle in the management of these changes.

B.2.2.3 Impacts of the changes – on historic fabric

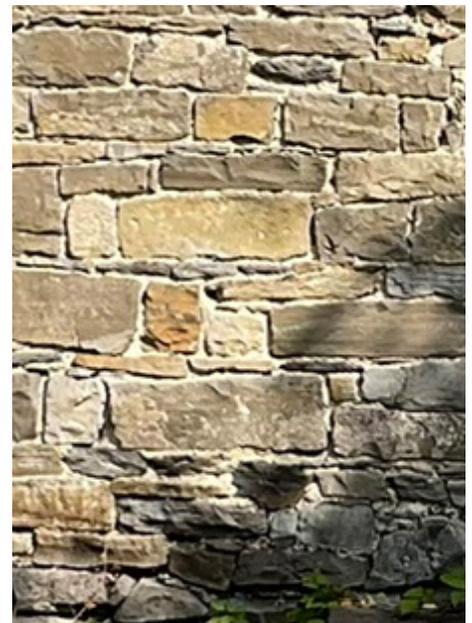
The conservation of the boundary wall areas, including the repairs and coping additions will have a positive impact on the historic fabric. The material proposed for removal is predominantly concrete block and therefore of little or no historic value or significance. It is generally causing damage to the historic stone fabric and its removal will have a positive impact on the place's fabric.

B.2.2.4 Impacts of the changes – on setting

On the western side where the (block) boundary wall is being completely removed there will be a change to the graveyard setting due to the opening out of the space on this side. However, a new boundary is being provided a few metres further back along the edge of the former McIntyre site via the façade of the new Remote Working

Hub. The historical line of the enclosure on this side will still be legible from the remaining section of wall, including the entrance gates facing onto Abbey Street. From Farnham Street looking up Abbey Street towards the Tower, the sight of this section of wall will give the impression that the boundary is still intact on this side.

On the eastern side, where the blockwork former Credit Union structures are being removed over the graveyard wall, the setting will change dramatically from a two-storey to a single storey line. However, this change is arguably an improvement since it involves the removal of an unsightly 'accretion' (the upper floor in blockwork), leading to a more uniform and dignified wall line along the graveyard edge.



B.2.3. Gates and Historic Arch (opposite Tower)



image; dhbA records taken in Sep 2022

B.2.3.1 Nature of the proposals

As mentioned above, the block wall contiguous to this fabric, the only surviving section of historic boundary wall on this side of the graveyard, is being removed. This will be done manually and the rubble stone edge at their junction will be finished with a cut-stone pier. The blocked-up archway directly opposite the Tower will be opened by carefully removing the rubble stone infill and restoring the jambs and intrados. As much as possible of the cement renders and pointing should be removed from the wall (without undue damage to the stone faces) and the pointing restored using a lime and sand mortar.

B.2.3.2 Reason for the changes

These changes are necessary for the proper conservation and presentation of the wall. The reinstatement of the archway opening is justified from the historical evidence of its former use as a pedestrian entrance to the Graveyard.

B.2.3.3 Impacts of the changes – on historic fabric.

The changes proposed are required for the conservation of this element and as such will have a positive impact on its fabric. The rubble stonework removed from the archway will be set aside for reuse on site.

B.2.3.4 Impacts of the changes – on setting

There will be no change to the setting, apart from the opening up of the archway. This is not likely to negatively impact it however.

B.3. Surface Finishes (Paving and Landscaping)

B.3.1 Nature of the proposals

It is proposed to create a new public space within the heart of the Abbeylands by altering the finishes to the graveyard grounds. These finishes consist of hard-paved areas, self-draining paved areas and landscaped areas, the latter corresponding to the undeveloped triangular areas to each corner of historic enclosure. The trees currently located here will be removed, apart from the mature Sycamore on the north western boundary and the Fern-leafed Beech towards the north eastern corner. Some, such as the young Beech to the north of the Tower will be cut and the young Oaks which were planted as semi-mature just over 4 years ago will be moved and transplanted elsewhere. The public space will connect the graveyard paved areas to a new axis (to be completed in a later phase of work) which will link the Town Hall with Abbey Street, providing public pedestrian access to the heart of the Abbeylands as well as to the ground floor of the Remote Working Hub building. It will be used for public gatherings, for concerts, performances, open-air markets etc and as such will require to be as open as possible. It will tread lightly upon its graveyard and sit comfortably within its setting. It will largely follow existing ground levels, or slightly raised ones in places so that excavation will be limited to the minimum required for the planting, paving and laying of services.

B.3.2 Reasons for the changes

The proposed public space will draw people into the heart of this urban regeneration scheme and as such is a requirement of the redevelopment and of the transformation of the place. It will provide Cavan Town with a multifunctional and safe urban space of a different nature to the Town's existing urban spaces acting as both park and plaza.

B.3.3 Impacts of the changes – on historic fabric. The proposals should have little or no direct effects on historic fabric since the paving will always be one joint removed from any contact with walls or with the Tower etc. Where a sub-paving slab is required in proximity to any historical bases or foundations, this will be stopped at least 25mm short of same and a separating layer applied to the historic sub-structure before pouring takes place.

B.3.4 Impacts of the changes – on setting. The graveyard is now largely a 'historic graveyard', in other words, a graveyard that has not had any burials for at least a century. Apart from one gravestone that dates to the 1960s the rest of the inscriptions suggest that there have been no new burials here since the nineteenth century. While it remains a very powerful place of memory, this memory has become largely collective and historical, in the absence of family connections to specific graves sites.

For this reason it is considered that the proposed new park/plaza repurposing of the historic graveyard area represents a compatible use, particularly when associated with other uses that call to mind the place's former purpose, such as the quieter landscaped areas in each corner, and the careful retrieval and presentation of the surviving gravestones within the repurposed areas. While the setting will be radically transformed, it will assume a new character in the process.

B.4. Tower

B.4.1 Nature of the proposals

It is proposed to address the conservation of the stonework of the Tower as follows:

- Any vegetation growing out of the stonework will be sprayed using an ecological defoliant (steam treatment) in advance of the stone conservation works.
- Joints are to be raked out to a depth of approx. 25mm or until cementitious material has been removed. This is to be done manually – no cutting or drilling equipment to be used - following a best-practice conservation method statement.
- The joints are to be replaced using a lime and sand mortar. This mortar is to be compatible in terms of colour and composition with the lime joints behind the cement ribbon pointing. Existing mortars to be analysed for sand type and content and a specification for the repointing works is to be determined.

It is proposed to introduce an electrical services point into the Tower base. This should be set into the ground as a 'pop-up' OR fixed to the inner face of the side wall of the Tower, based on the archaeologist's assessment of the below-ground condition during the pre-works assessment. The tower floor is currently composed of limestone slabs, apparently of recent origin. One of these can be reset into a manhole cover to provide access to the pop-up chamber.

B.4.2 Reasons for the changes

To assist the conservation of the historic fabric of the Tower. The electrical services point will allow for the temporary connection of lights or projectors etc. either inside or outside the Tower to assist performances or light and sound events etc.

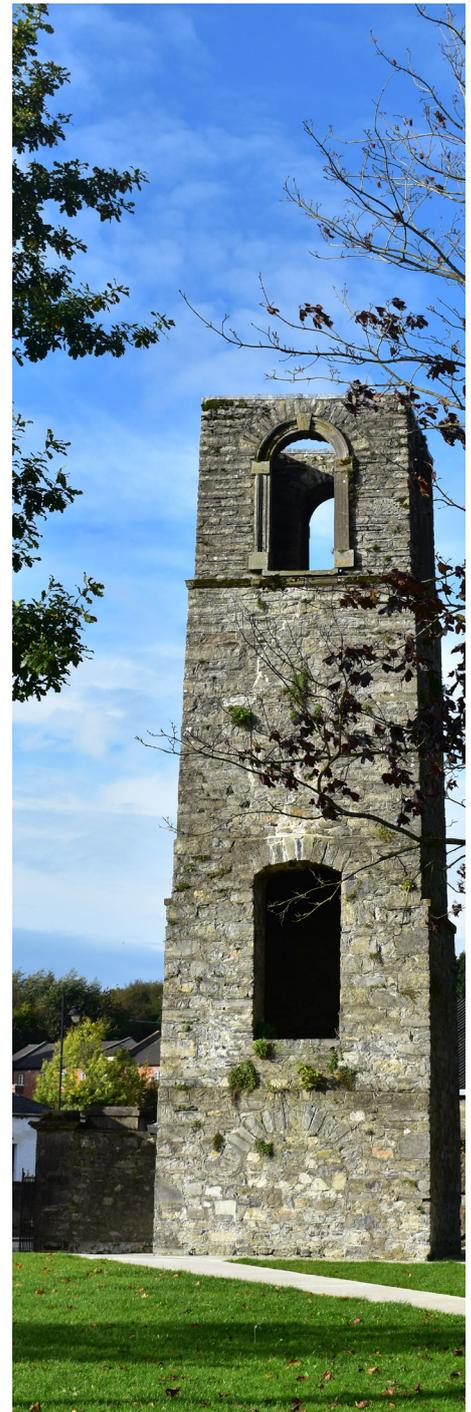
B.4.3 Impacts of the changes – on historic fabric.

In the case of the vegetation removal and repointing works, there will be little or no impacts on historic fabric as these are conservation works to maintain the artefact's cultural significance.

In the case of the addition of the electrical services point – these works will not be visible from outside the Tower and will take the form of a socket, or series of sockets within their own secure case. The electrical supply will be provided via a duct passing within the upper 300mm of the graveyard surface thus avoiding the zone of most archaeological potential.

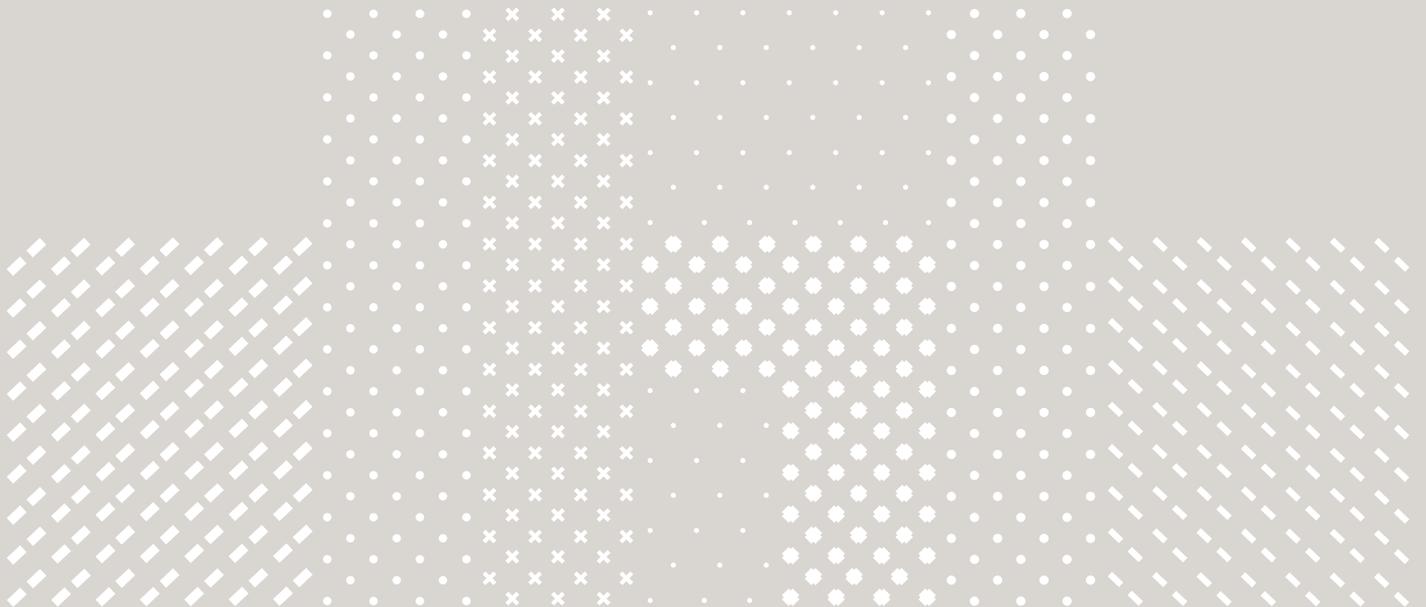
B.4.4 Impacts of the changes – on setting.

The repointing works will not adversely affect the setting – only the colour of the joints of the Tower will change and this colour will be a lighter one, more in keeping with the buff and cream colours of the stonework. The electrical services point will have no visible presence within the setting.



image; dhbA records taken in Oct 2019.

C. Former Credit Union Outhouses



C. Former Credit Union outhouses

C.1. Demolitions

C.1.1 Nature of the proposals

The Council has acquired this part of the Credit Union site. Over the years, this cluster of buildings housed a former garage; warehouse; shoemakers; and a workshop. It is proposed to remove the roofs and number of walls within this area, as shown on the demolition drawing and the site sections. This will require the shoring of some of the walls prior to the demolition and the careful removal of the fabric. This consists of brick, concrete block and rubble stone masonry, timber flat and lean-to roofs, metal cladding and timber post infill panels, timber flooring and a scissors truss timber A-frame structure carrying an asbestos roof. The brick and stone masonry from this demolition is being retained in-situ as historic fabric and will be stored in gabions to be used to close off these cleared areas and temporary metal-clad monopitch roofs on light steel frames will be used to cover them until the next phase of the development. The first section of the 'ambulatory' route around the outside of the graveyard wall will be created in this phase, giving access to the new opening through the graveyard wall into the new plaza (see Graveyard-openings above). The new route is being channelled between two walls of the old garage, one of which was the main entrance façade onto the

former courtyard.

C.1.2 Reason for the changes

As part of the redevelopment of the Abbeyland backlands a new pedestrian connection from Main Street through the archway beside the Credit Union and as far as the graveyard boundary wall (eastern side) is required to service the new opening being created through the graveyard wall mentioned above. A new vista is being created along this new route from Main Street to the Tower within the graveyard. This 'direct line' is intended to make the route and its destination visible from both ends so people will feel comfortable using it, hence the requirement to remove some of the structures along it, all of which are currently derelict. Significant areas of these structures are also currently unsafe (see Graveyard - boundary walls/eastern side above) and would have to be taken down to allow public access. Apart from the extension connected to the rear of the Credit Union (on the northern side of the courtyard), these structures are not fit for purpose in their current state.

C.1.3. Impacts of the changes - on historic fabric.

The impacts on the fabric of these changes are extreme and permanent - they are to be demolished and the site largely cleared. However, while none

of these structures is protected they do contain historic fabric, and this fabric is largely reusable if taken down carefully and stored on site. It consists mainly of rubble stone and brick and the impacts of the demolition will be mitigated by the recycling for reuse on site of the masonry thus recuperated.

C.1.4 Impacts of the changes - on setting

These changes will affect the setting of the site area itself behind the Credit Union, as well as the setting of the graveyard (see Graveyard-boundary walls/impacts on setting above). These effects will be positive on the Graveyard side of the wall, and will not be negative within the site area, since these backland structures tended to evolve and change over time in any case, without any planning or aesthetic purpose.

C. Former Credit Union outhouses

C.2. Additions *Paving, shoring, storage of stone*

C.2.1 Nature of the proposals

It is proposed to treat the surfaces of the laneway from Main Street and the new route as far as the graveyard wall as a new paved route, to pedestrian access standards, with self-draining joints and build-up. The former courtyard beside this route will be ‘greened’ by removing the surface finishes (tarmac and concrete) and adding topsoil, so that flowers and/or grass can be planted here as a temporary measure during Phase 1. The two primary retained masonry walls on each side of the new route will be shored by means of steel or timber portals forming a structural ‘pergola’ over the passageway along this length. The stone and brick from the demolition works will be cleaned off and then stored on site in gabion cages, screening the non-accessible areas from public access.

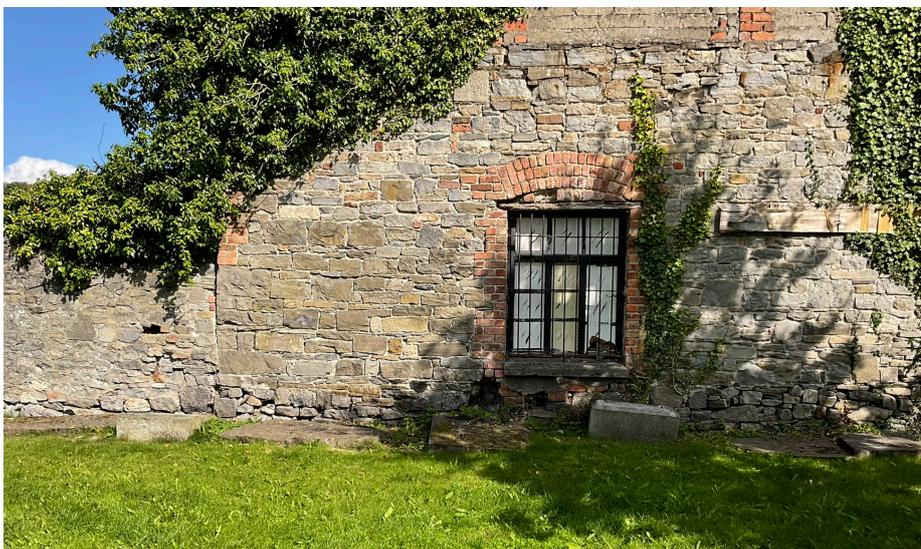
C.2.2 Reason for the changes

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the extension connected to the rear of the Credit Union (on the northern side of the courtyard), these structures are not fit for purpose in their current state.

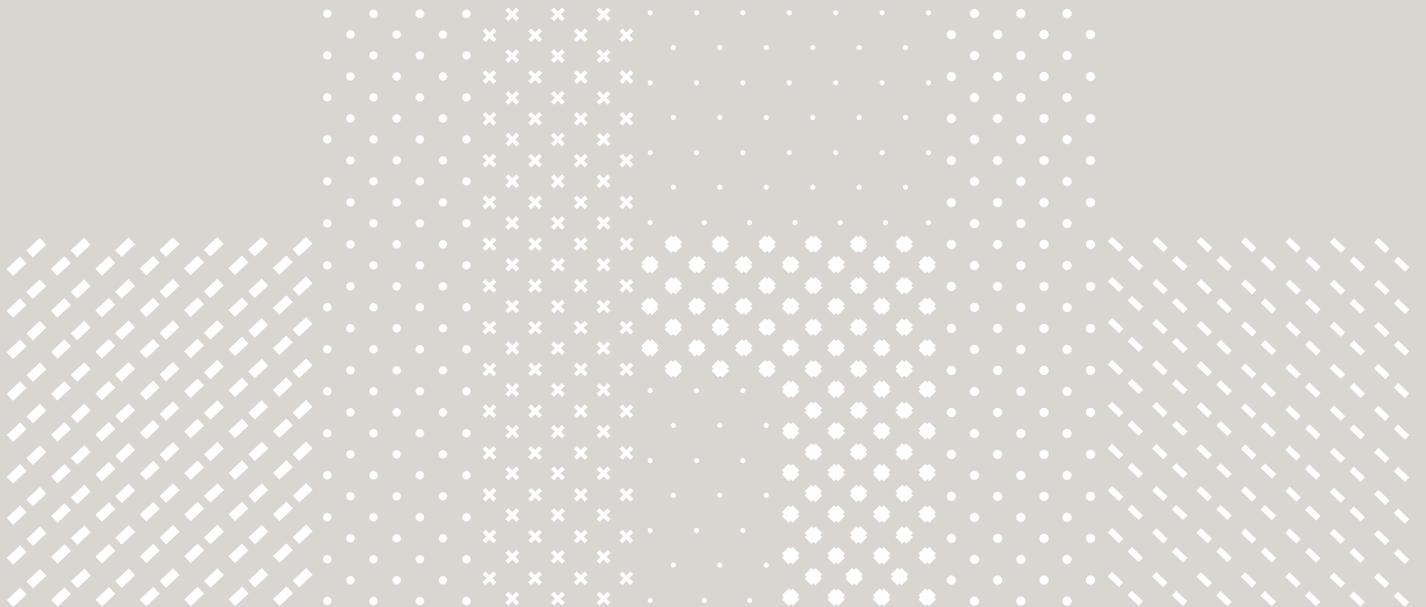
C.2.3 Impacts of the changes – on historic fabric. There will be little or no impacts on historic fabric from these changes as they propose to replace non-historic surface finishes with new ones.

C.2.4 Impacts of the changes – on setting The only addition to the setting is the new presence of the shoring portals defining the volume of the new route. These will have little or no effect on the setting particularly from the Graveyard side (they will not be visible over the wall) and in any case are just a temporary measure during the Phase 1 development period.



image; dhbA records taken in Sep 2022

D. McIntyre Site



D. McIntyre Site

D.1. Demolitions

image; dhbA records taken in Oct 2019



D.1.1 Nature of the proposals

The existing shed and stone boundary wall to An Post’s access lane are to be removed. In the case of the shed structure, the concrete slab, block walls, steel structure and corrugated roof are to be removed from the site for disposal and recycling. The stone boundary wall is to be carefully taken down and the stone cleaned and stored on site for reuse.

D.1.2 Reason for the changes

The shed cannot be repurposed for the needs of the proposed new Remote Working Hub building so its demolition is the only viable option. The stone boundary wall if not removed will present a physical and visual barrier to the connection between the publicly accessible ground floor of the new building and the new public space in the Graveyard. Based on the map evidence, this wall was constructed in the second

half of the nineteenth century and has undergone a number of adjustment to its alignment since then.

D.1.3 Impacts of the changes – on historic fabric.

The only surviving historic fabric of obvious significance on this site is the stone boundary wall to An Post’s access lane. Its removal will have significant impacts but these are being mitigated by its careful demolition and storage for reuse on site (it will serve as cladding for the new building).

D.1.4 Impacts of the changes – on setting.

The impacts on setting of the removal of the shed and the wall on the setting will be severe though in the case of the shed in particular, there should be no adverse effects since its presence at this location significantly detracted from that of the Graveyard and Tower. In the

case of the wall, its removal will lead to a significant reordering of the spatial qualities of the site but in a way that will provide an enhanced ‘new’ setting, giving a full appreciation of the Tower and Graveyard space from the ground floor of the new building.

D.2. New Building

D.2.1 Nature of the proposal

It is proposed to redevelop this site as a new building with a cultural centre on the ground floor and two floors of remote working facilities above. The building is intended to be of timber frame construction with timber cladding and glazing to the upper floor facades, and glass and stone at ground level. The stone cladding is the recycled stone of the demolished boundary wall to the An Post access lane referred to above. The roof parapet is designed to screen the heat pump and solar collector plant for the energy needs of the building. The building's overall height to this parapet level is 12m. Its eastern façade will overlook the Graveyard/public plaza and its western side, which is a property boundary, will be relatively blank on the outer face but with inset light wells providing natural light and ventilation to the internal areas. The external windowless areas will be covered with climbing plants. The ground floor on this side will be faced in the stone from the recycled wall.

D.2.2 Impacts of the changes – on historic fabric.

There will be no impacts of these changes on historic fabric as this is a new building with its own footprint. It will incorporate the historic stone of the

demolished wall, as described, so that it's presence will be made even more tangible and visible as a 'rear garden' wall toe properties fronting onto Farnham Street.

D.2.3 Impacts of the changes – on setting

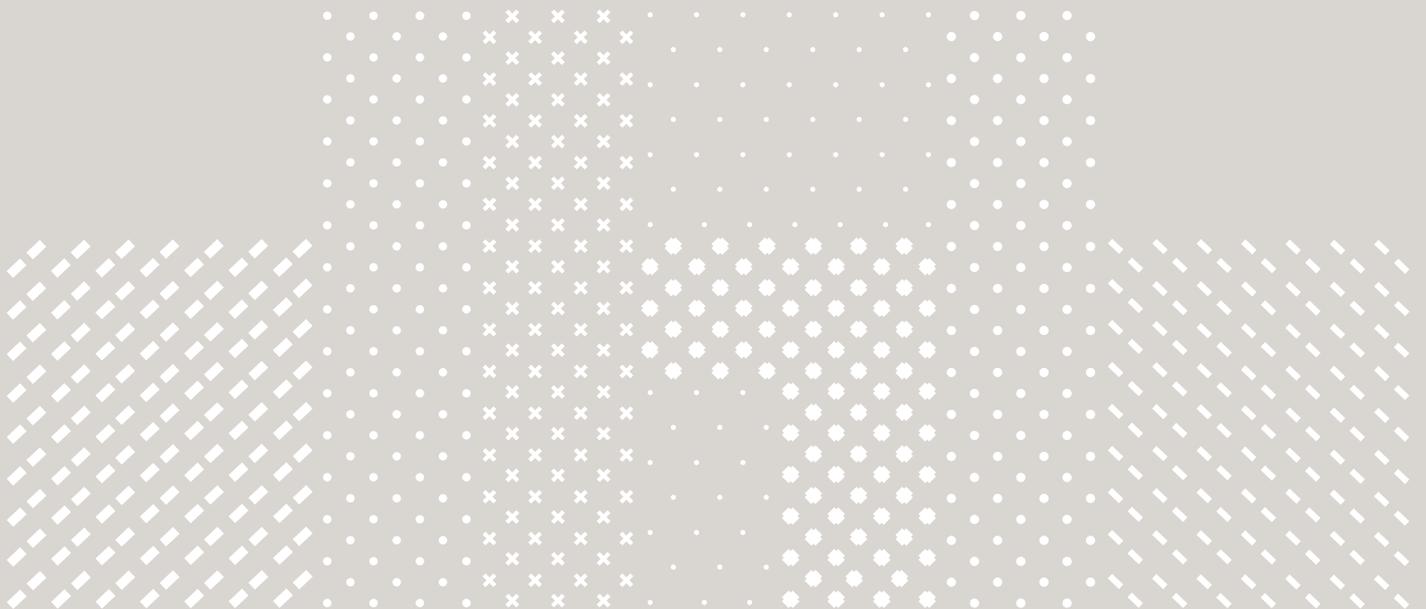
The new building overlooks the Graveyard and Tower, protected structures (RPS Nos. 40000331 & 40000371 respectively) and the rear of the properties on Farnham Street. One of these properties is the Garda Station on the northern corner of Abbey Street and Farnham Street, a protected structure (RPS No. 40000166). The principle element of the setting is arguably the Tower whose height is 14.2m high approximately. The Abbeylands Masterplan established the principle that the height of any new development within the Abbeyland area must not exceed that of the Tower and ideally be lower than it. The proposed building is approx. 2.2 metres lower than the Tower. The massing of the new building however will exceed the presence of the former McIntyre shed. To mitigate this, while using the site efficiently, the building line has been cut back on its southern end, from its corner with the gates of the adjoining property on Abbey Street along an alignment with the northern face of the Tower. This will ensure that the new

three-storey building will not block views to the Tower from Farnham Street along the Abbey Street axis.

On its northern side, facing Cavan Town Hall (a protected structure, NIAH ref No.40000161) the new building's ground floor will be glazed with its reception area overlooking the rear of the Town Hall. However, the setting of the Town Hall on this elevation has already been compromised by the addition of a 1970s/80s brown-brick extension and the location against the façade, descending from the back stage area, of ducts and air-handling equipment which is extremely unsightly.

In summary; the setting of three of the Abbeyland areas will be significantly affected by this new building: The Graveyard, Abbey Street coming from Bridge street and the views from Abbey Street/Farnham Street looking east. While the new building will have a noticeable additional presence in the urban landscape of these areas compared to the McIntyre structure, the design measures outlined above will serve to mitigate any adverse impacts while establishing a new quality of setting for the area.

E. The Former Dwelling House (also known as Charlie O'Donoghue's House) & Abbey Street Opening



E. The Former Dwelling House & Abbey Street Opening

E.1. Demolitions

E.1.1 Nature of the proposals

The former dwelling at the historic entrance to the Graveyard, locally referred to as 'Charlie O'Donoghue's house' is being proposed for change of use to a commercial use and the rear extension which impinges on the graveyard area is being demolished and the opening made good temporarily. It is also proposed to extend it through its gable to the south to occupy some of the vacant lot which forms a gap in the terrace along Abbey Street. This should provide some limited additional floor area and connect it to underground services without having to go through the Graveyard. Along with these changes it is proposed to make some changes to its main elevation onto Abbey Street. The non-historic replacement aluminium windows will be replaced with timber sliding sashes and some smaller windows will be added to the extended façade of the extension. The current doorway will be blocked up and a new door created through the central window opening at ground floor. The gap in the terrace will be repurposed as vehicular and pedestrian entrance to the Donohoe's site and Coach house coffee shop. Over time, according to the Abbeylands Masterplan proposals, this entrance will form the southern leg of the proposed ambulatory access route outside the Graveyard walls.

E.1.2 Reason for the changes

The house is to be retained for its dual value as an element of the Abbey Street terrace frontage and the graveyard boundary, as well as its historic presence as an element of the Town's fabric and living memory. Its gable extension and the portal entrance façade to the Donohoe site are designed to reconnect it to the rest of the Terrace. The rear extension is to be removed in this phase in order to allow the archaeological inspection of the area directly below it.

E.1.3 Impacts of the changes – on historic fabric.

The stairs extension to the rear of the house which it is proposed to demolish is not classified as historic fabric. The extension to the south via the gable will

necessitate making a large structural opening over two levels and removing the rubble stone and brick within it. This historic masonry will be carefully removed, cleaned and stored for reuse on the Donohoe site. The addition of the new entrance portal to the gap in the terrace will not have any significant impact on the fabric of the adjacent terrace structures.

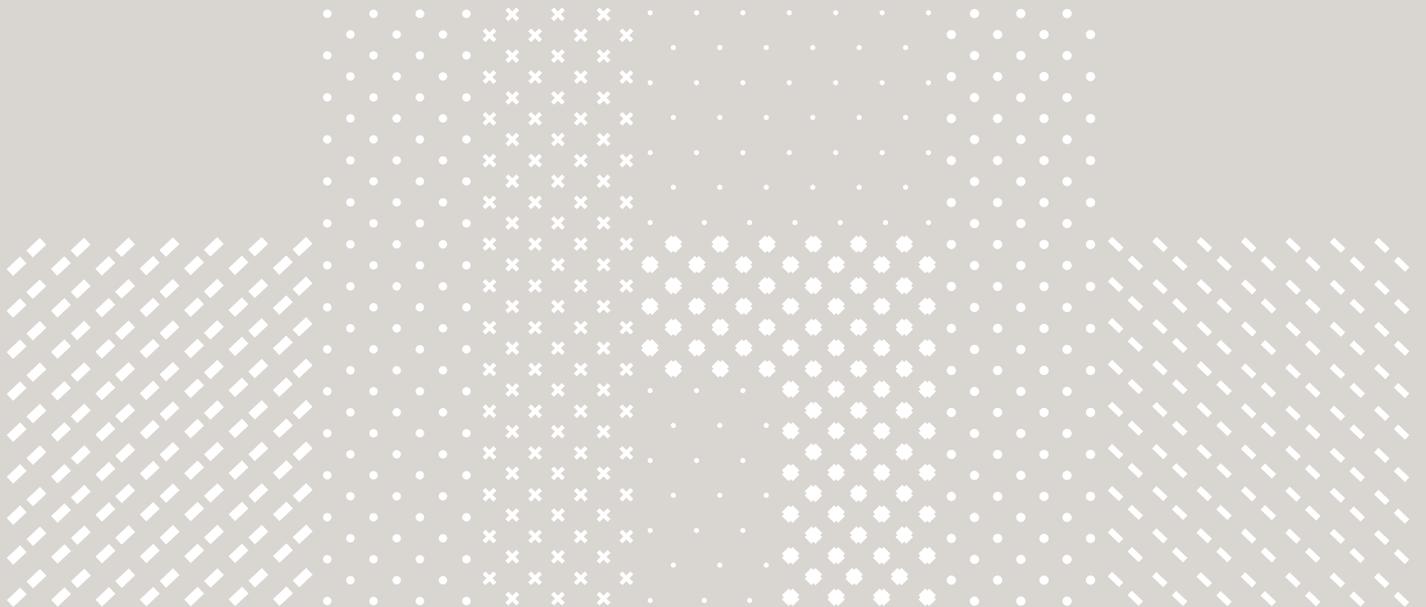
E.1.4 Impacts of the changes – on setting.

The changed elevations to Abbey Street – the replaced windows and reordered door opening to the house façade and the new façade portal to the gap – will improve the setting which had been somewhat compromised by these earlier changes.



image; Former dwelling along Abbey Street, also referred to Charlie O'Donoghue's house.

F. Donohoe Site



F. Donohoe Site

F.1. Demolition

F.1.1 Nature of the proposals

It is proposed to demolish the former abattoir structure and its extension to the rear of the former Donohoe Retail space off Bridge Street and replace it with a three-storey community offices building. The abattoir is a shed with concrete walls, a steel structure and a metal roof.

F.1.2 Reason for the changes

To prepare the site for the addition of a new building.

F.1.3 Impacts of the changes – on historic fabric.

There will be little or no impacts on historic fabric since the structures it is proposed to demolish are of relatively recent materials and construction.

F.1.4 Impacts of the changes – on setting. The impacts of the demolition works on the place’s setting will be temporary - the impacts of the new building are assessed below.

F.2. New Building

F.2.1 Nature of the proposals

This addition will form a connection to the former Retail space (to be designed and developed in a second phase). It will also connect to the rear of the Bridge Street Centre premises. The new building will be of timber frame construction with timber cladding and glazing, similar to the new Remote Working Hub building, along with the use of recycled stone as cladding to its western side on the ground floor. Its profile and massing have been designed to integrate its scale into the surrounding urban fabric and to ensure that this is compatible with the surrounding spaces, in particular the Graveyard from where it will be visible. The historic stone boundary wall forming the eastern side of the site will be retained in-situ. It is not known how much, if any stone will be recovered from the demolition works, since some may be covered by renders and linings. However any stone present will be carefully removed and cleaned for reuse on site. The laneway access from Bridge Street will provide pedestrian access to the new building (as will the ‘gap’ entrance from Abbey street). This laneway will be extended through the building’s ground floor via an atrium, providing daytime access to Abbey Street and the Coach House café.

F.2.2 Reason for the changes

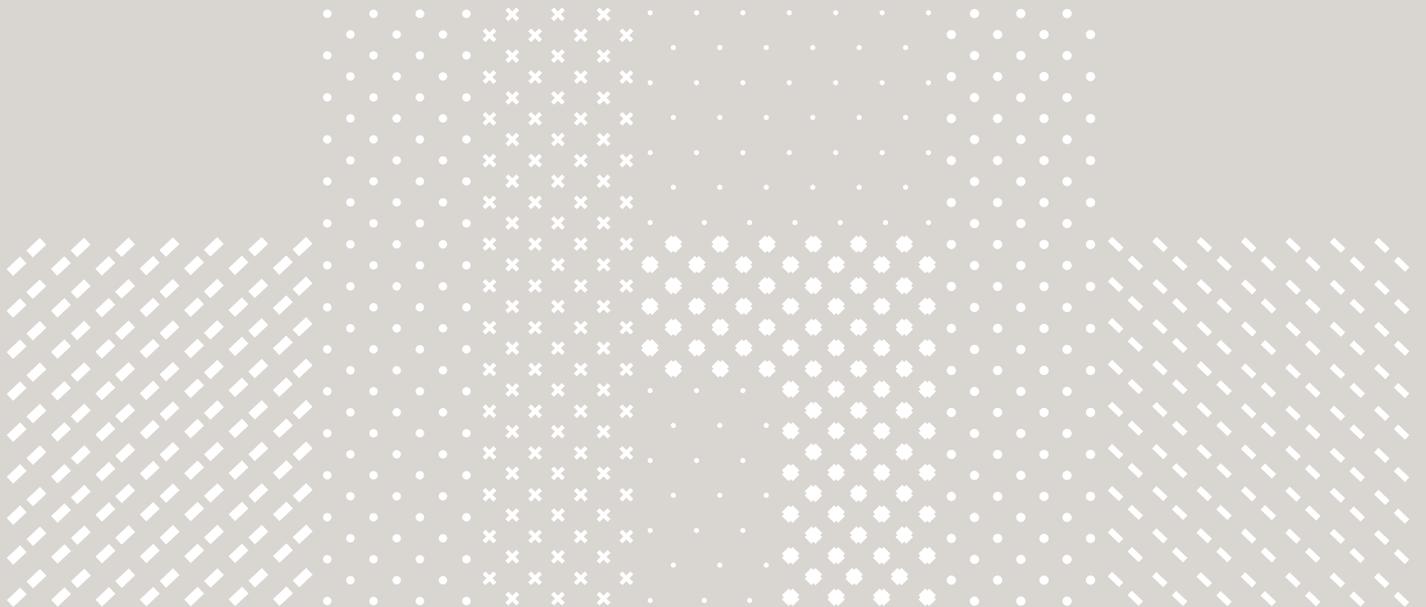
The Abbeylands Masterplan identified this site as being an ideal site for Community uses, to reinforce its current use as established by the Bridge Street Centre.

F.2.3 Impacts of the changes – on historic fabric.

There will be little or no impacts on historic fabric since the structures it is proposed to demolish are of relatively recent materials and construction. The stone boundary wall will be protected during the construction phase and conserved by consolidation and repointing where required.

F.2.4 Impacts of the changes – on setting. The impacts on the setting of the addition of this three-storey structure will be significant. This setting includes the views of the building from the Graveyard looking south and views into the site from Farnham and abbey Street from the west. In order to mitigate the effects of this presence the building’s height is being limited to 10.8 m overall in keeping with the precedent established in the Masterplan maintaining the Tower as the dominant element of the area. The building’s mass is softened by a series of setbacks – one to the front (its northern end) and another on the western side where it faces the rear of the terraced houses on Abbey Street.

G. Former Coach House



G. Former Coach House

G.1. Demolition Works

G.1.1 Nature of the proposals

This historic structure (though not protected) is being proposed as a café with access from the Graveyard and from the Donohoe site. The approach from the Donohoe site is entered from the archway off Abbey Street. The structure is being refurbished internally with a new roof and an extension through each gable. These works will require some removal of historic stonework.

G.1.2 Reason for the changes

These demolitions are necessary for the repurposing of a currently derelict structure into a building with a public amenity and commercial purpose.

G.1.3 Impacts of the changes – on historic fabric.

The demolition works consist of; making structural openings in the front and rear gables and creating a series of three new windows through the wall on the graveyard side. The masonry (brick and stone) resulting from the demolition will be carefully removed, cleaned and stored on site for reuse.

G.1.3 Impacts of the changes – on setting.

The additions to each end of the structure, one single- and the other two storey, will increase the structure’s visual prominence and scale. However, these changes will be mitigated through the careful design of their proportions – the two-storey addition for example will not exceed the height of the existing structure plus its new roof, and the material aspects of these additions will provide a subtle contrast with the existing masonry, as well as transparency.



image; former coach house, from dhbA's photographic records Oct 2019.

G.2. Redevelopment Work

G.2.1 Nature of the changes

The structure is being proposed for refurbishment and extension as a café. The proposals require a new entrance addition on the western side (facing the Abbey Street entrance) and a services and circulation addition on the eastern gable. Internally are proposed a kitchenette and counter area, a new floor and the walls are being insulated. The existing openings on the southern side will be reglazed. The structure will require some masonry works to the existing wall tops and a new roof structure and covering. It is proposed to re-render the western gable in a lime and sand render.

A new paved and planted route is being proposed from Abbey Street to the café and to the ramp beside it which provides access to the Graveyard. This route will also allow delivery and emergency vehicle access.

G.2.2 Impacts of the changes – on historic fabric.

The historic fabric will be retained intact (apart from the demolished areas above) and used as the support for the new functions and their additions. The current rubble masonry appearance of the structure is relatively recent as the photographic evidence attests – it was formerly externally rendered on at least three sides – but this will be re-pointed rather than re-rendered (apart from the western gable) in keeping with currently familiar perceptions of the structure.

G.2.3 Impacts of the changes – on setting.

The current setting contains the Coach House’s presence as a roofless ruin. This redevelopment will provide an improved presentation of the Coach House which will improve the qualities of setting of this part of the site.

