The Food, Drinks & Skills Innovation Hub
at
The Model School
Athy

Project Report

Including
Architectural Heritage Impact Assessment

for
Part 8 Public Consultation

February 2021

BLUETT & O'DONOGHUE

PROJECT MANAGEMENT ARCHITECTURE ENGINEERING PLANNING BUILT HERITAGE FORENSICS

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PROJECT REPORT

including

Architectural Heritage Impact Assessment

THE FOOD, DRINKS & SKILLS INNOVATION HUB

AT THE MODEL SCHOOL, ATHY

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1. Introduction

This Report, incorporating the architectural heritage impact assessment of the proposed works, together with the material listed in the Schedule of Documents, comprises the documentation for public consultation in relation to 'The Food, Drinks & Skills Innovation Hub' project at the Model School, Athy in accordance with Part XI, Section 179 of the Planning and Development Act 2000.

The Design Team engaged by Kildare County Council for the Innovation Hub project comprises;

- Bluett & O'Donoghue
- Fearon, O'Neill, Rooney, Civil & Structural Engineers
- RMCE, Mechanical & Electrical Engineers
- Roadplan, Transportation Engineers
- Hayes Ryan Landscape Architecture
- MGM Partnership, Chartered Quantity Surveyors

This report has been prepared by Cormac O'Sullivan (Planner, Architect, and RIAI Accredited in Conservation at Grade 3) and Peter Bluett (RIAI Conservation Architect Grade 2) of Bluett & O'Donoghue Architects

The methodology of the report follows the guidance set out in the Dept. of the Environment, Heritage and Local Government *"Guidelines for Planning Authorities on Architectural Heritage Protection, Appendix B; Architectural Heritage Assessment Reports".*

Kildare County Council wish to revitalise the Model School as an Innovation Hub and by so doing to promote community regeneration, skills training and employment in the town and the wider region.
The objective is to foster interaction between students and entrepreneurs in a co-working environment which will be underpinned by training and business development.

The new accommodation is to include;

- A shared use, licenced, commercial kitchen facility which can be rented by the hour or by the day by small 'start-ups'.
- A professionally managed demonstration kitchen offering culinary skills and hospitality training programmes and traineeships.

- A community cafe to showcase new product development and to act as a central venue to facilitate networking.
- Co-working areas with ‘hot-desk’ work stations and private meeting room facilities to allow emerging and existing food and food-tech entrepreneurs to come and work, to connect with peers and mentors, and to access specialist resources.

The area of the site is c. 5,300 sq.m, a little over an acre and a quarter, and the internal floor areas are 797 sq.m at ground level and 216 sq.m at upper level. The extent of the demolitions in the rear yard amounts to c.15 sq.m.

Over and above a comprehensive programme of repairs, the refurbishment and conversion of the Model School will entail;

a) Internal alterations and fit-out as training and innovation kitchens, co-working areas, showcase cafe and ancillary facilities.
b) Installation of new mechanical and electrical services including lift and air intake and extract ventilation systems.
c) External alterations including demolition of lean-to toilet block and latrines in rear yard.
d) Modification of existing site entrances and formation of new vehicular entrance from Geraldine Road.
e) Siteworks including improvement of service ducts and drainage systems, provision of gas tanks, car parking and associated works, landscaping including modification of ground levels to facilitate universal access to the building.

2. Planning Context

Zoning

The site is zoned for Community and Educational uses in the Draft Athy Local Area Plan 2021-2027 with the objective of providing for education, recreation, community and health. The Zoning Matrix in the Plan indicates that school and community uses are permitted in principle.

Architectural Heritage

The Model School is included in the National Inventory of Architectural Heritage (NIAH) Survey of Buildings, Ref. Appendix, NIAH Record 11506012.

The building is also listed in the Record of Protected Structures in the Kildare County Development Plan, RPS Ref. AY133.

Relevant planning objectives in the Draft Plan include;

- **BH1.1** *"to ensure the protection and preservation of all protected structures (or parts of structures), including the curtilage and attendant grounds of structures contained in the Record of Protected Structures"*
- **BH1.3** *"to support the sensitive conservation of protected structures, their curtilage and attendant grounds, and to operate flexibility with regard to the use of these buildings to facilitate their ongoing use, subject to good conservation principles".*

Car and cycle parking

Car and cycle parking standards are set out in Tables 17.9 and 17.10 of the Kildare County Development Plan respectively.

For 3rd. level education, a cycle stand should be provided at the ratio of 1 per 5 staff and 1 per 2 students and for a café at the ratio of 1 per 10 sq.m.
The shelter in the Boy's Yard will be refurbished and can provide ample covered cycle stands to cater to the demand generated by the Hub.

Car parking should be provided at the ratio of 1 space per 10 sq.m for a café and for community spaces and at the ratio of 1 space per classroom plus 1 per 5 students.
By these measures and using an anticipated student attendance of 25 maximum at any one time, use of the Model School as Food & Drinks Skills Innovation Hub requires 31 car parking spaces in total.
32 spaces are proposed including some spaces which are adequately sized for disabled drivers and there is also scope to extend the proposed car park to the west towards the Geraldine Road junction, should the need arise.

Roads and Traffic

The existing vehicular access arrangements are unsatisfactory. The separate in & out entrances onto the Dublin Road, a National Road, are unacceptable to the Roads Authority and the existing rear vehicular access from Geraldine Road is unsafe due to inadequate visibility sightlines around the bend to the north.

Consequently, a new main entrance off Geraldine Road into the Boys' Yard and modification of the existing secondary access further north on Geraldine Road are proposed in order to address road safety considerations.

The traffic generated by the Innovation Hub will be less than that generated by previous uses which operated satisfactorily within the capacity of the roads network.

The distance between the new Geraldine Road access to the site and the traffic lights at the junction with the Dublin Road is maximised to avoid right turning movements through traffic queuing at the lights.

These works affect the alignment of the boundary wall and pedestrian gateways to Geraldine Road and alter the enclosed character of the Boys' Yard. However, this approach also presents the opportunity to enhance the principal setting of the Model School to the Dublin Road and to restore the original entrance for pedestrian use only.

The influence of road safety issues on the design is described in the attached commentary by Roadplan Consulting 'Athy Innovation Hub, Road Safety Considerations'.

Trees

The original designed landscape is evidenced today by the lime trees along the Dublin Road, the Monterey Cypress and cedar framing the main entrance and the single yew tree in front of the Model School. These trees will be retained and their root zones will be protected during the course of the works although no significant groundworks are proposed close to them.

The trees to the side and rear of the Model School include a medium sized birch and a number of acers. These are mostly self-seeded rather than planted by intent but nevertheless they bring greenery and a sense of maturity to the site and will be retained wherever possible.

Detailed commentary on the trees on site and measures for their protection are contained in the attached Report by Hayes Ryan Landscape Architecture and an arborist will be engaged at detailed design stage so that all required tree surgery is included in the tender documentation.

3. Historical Background

In 1831, the 'Model School' system was set up in Ireland. One of its main aims was to provide trained teachers to work in the new national schools. The idea was that able pupils would be encouraged to stay on at school as monitors and train under an experienced teacher.

Between 1848 and 1857, model schools were built in Limerick, Galway, Clonmel, Waterford, Kilkenny, Trim, Dunmanway, Newry, Ballymena, Coleraine, Belfast and Athy. The early designs are attributed to James Higgins Owen of the Board of Public Works (1822 – 1891) and subsequent designs to Frederick Darley (1798 – 1872). Darley was directed by the Board of National Education to visit exemplar establishments in England and Scotland and his subsequent designs were endorsed by the Board for construction. Later, due to inadequate cost control, the Board concluded that the designs were overly elaborate and the overall building programme was significantly curtailed.[1]

In 1870, the Royal Commission into Primary Education examined the model school system and recommended that it should cease and that the buildings should be used as ordinary locally managed national schools. Teacher training was to move into residential training colleges offering one and two-year full time courses and model schools were to be used for teaching practice only.

In 1848, plans were made for the Athy District Model School. The Duke of Leinster agreed to lease his land for 'educational purposes'. On the 26th June 1848, the 99 year lease was drawn up. In 1850 building began on this Tudor Gothic School at a cost of £8,224.21. It consisted of a male and female school with an adjoining agricultural school, together with a headmaster's residence and dormitory accommodation for the trainee teachers and the agricultural pupils.

The Model School was officially opened on 12th August, 1852. It achieved its highest enrolment in 1858 when 582 children were listed on the school registers and the infants wing was added in 1860. In the agricultural school pupils received training in the latest farming methods on the farm attached to the school. This extended to 64 acres in 1855 but was sold by auction when the agricultural school closed in 1880. The District Model School remained open but with a reduced number of children on its rolls, the majority of them being of the protestant faiths.

The school was refurbished in the early 1990s and due to the deteriorating condition of some of the 'no longer used' rooms in the school, and the urgent need for facilities for the V.T.O.S

[1] Doyle, Joseph, Model Schools-Model Teachers ? (Thomastown 2020)

(Vocational Training Opportunity System), an arrangement was reached to accommodate them in the school. They moved into a totally separated area, which included the old 'turf-room' and the infant's extension with the junior play-ground as their entrance and car park.

In 1970, a temporary home was found for the Garda Síochána at the Model School in the old headmaster's house, and adjoining unused rooms facing the Dublin Road and the gardaí remained there until 1985.

Unfortunately, the Model School was very badly damaged by fire in March 2010 but works (mainly roof, chimneys and external rain gear) carried out since then to keep it watertight and to eradicate dry rot have ensured that it is now possible to refurbish the building.

4.1 Historic maps.

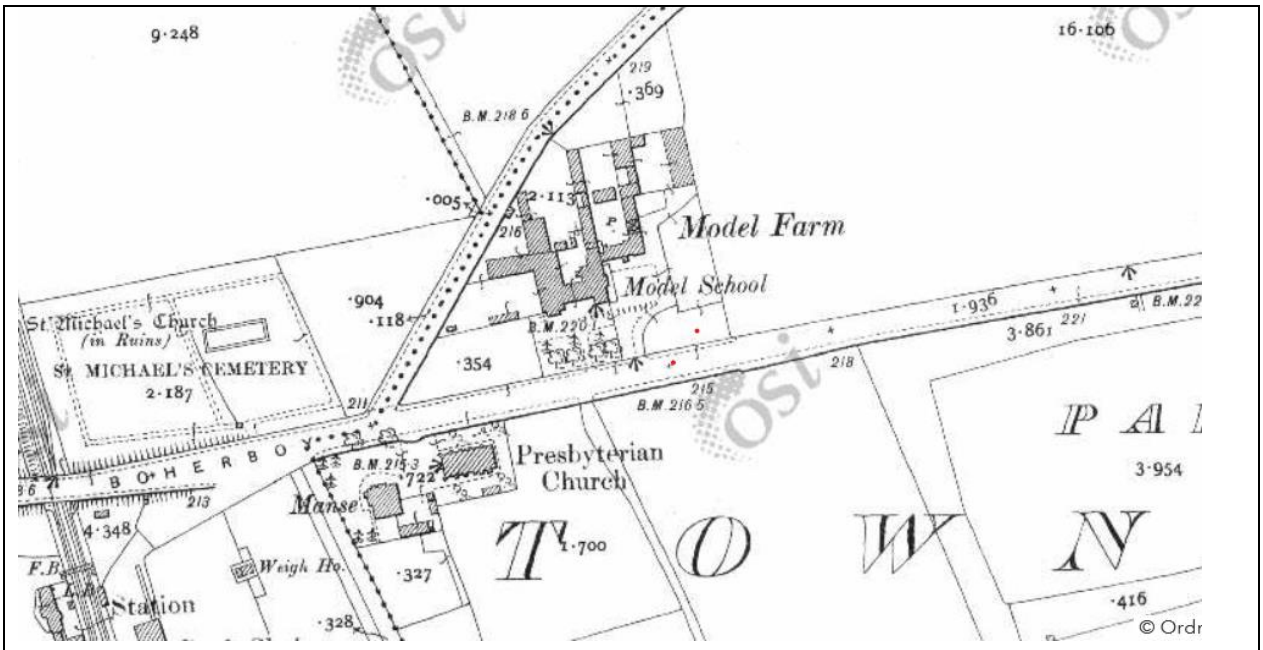


Figure 1; Extract from Ordnance Survey 25" Edition 1888-1913 north ↑

Note the trees to the front of the school to south on Dublin road frontage, this map shows the boys and girls shelter and also the trees more mature. It also indicates the deciduous and coniferous trees to the front of the building.

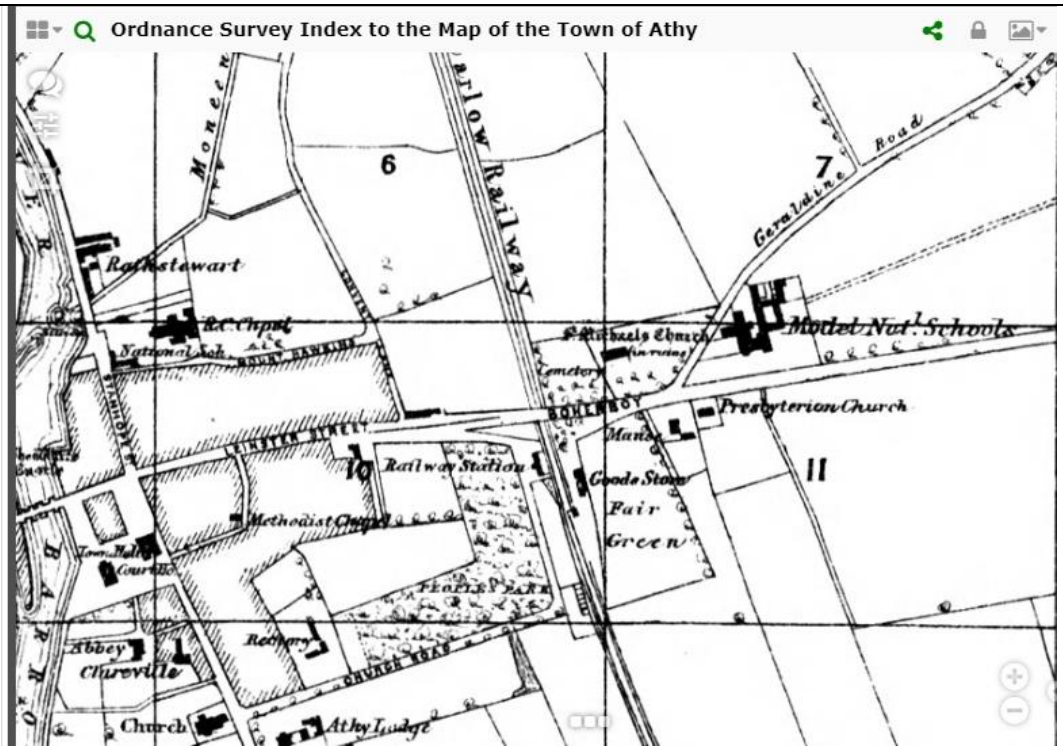


Figure 2; Extract OS index map undated (produced between 1838-1896 *(post construction of model school, appears to be slightly earlier than figure 1)*

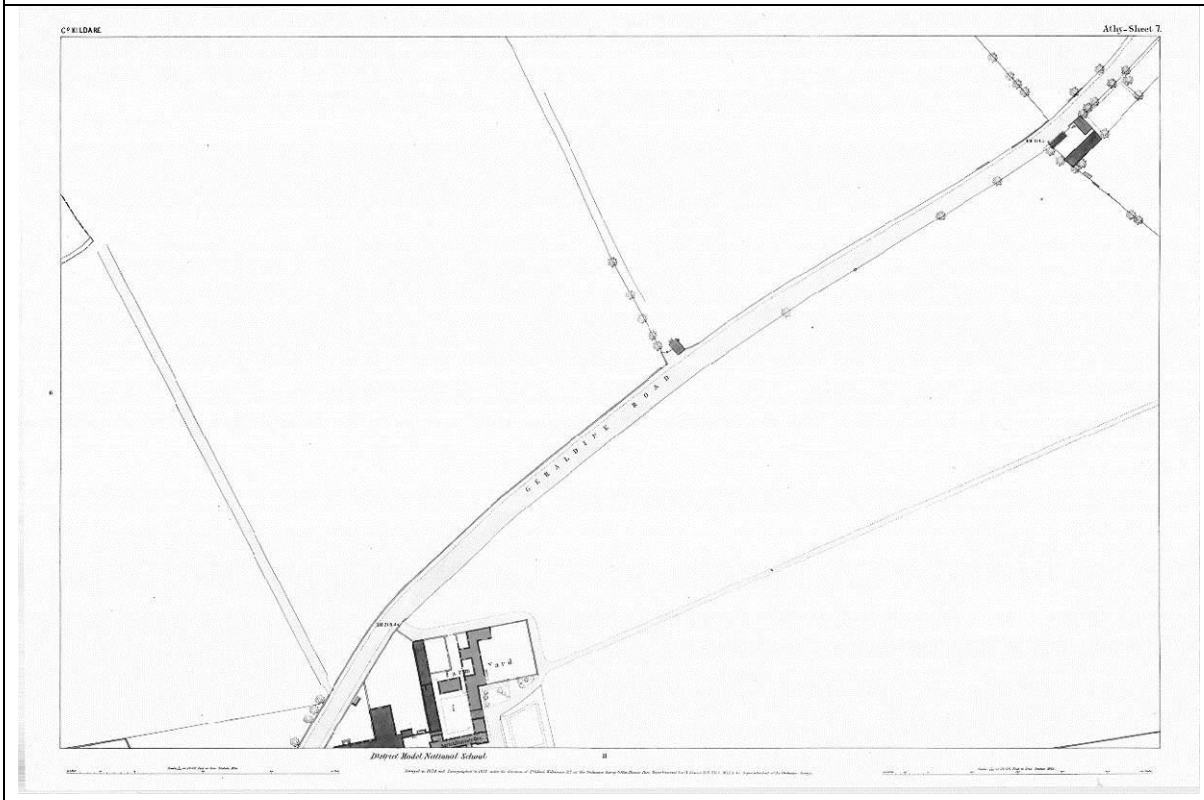


Figure 3; Extract OS map 1872 sheet 7

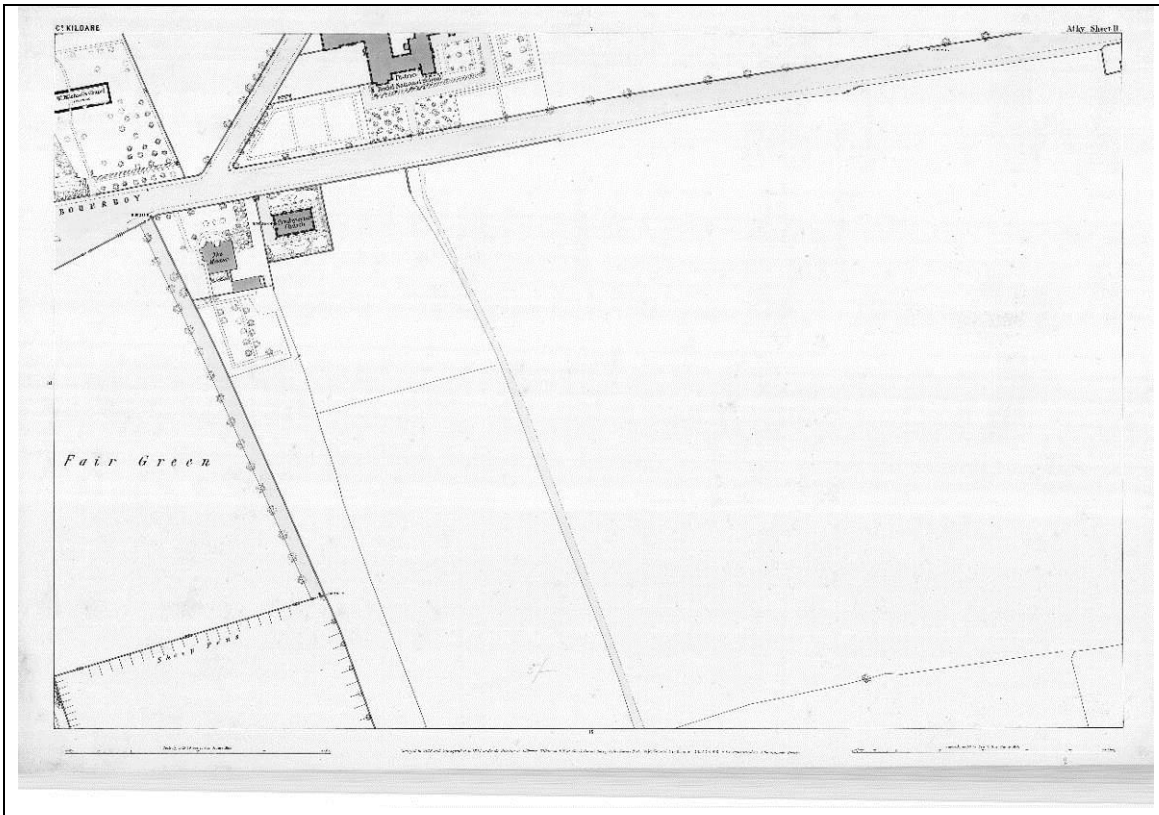


Figure 4; Extract OS map 1872 sheet 7 *(prior to building of shelters in yard)*

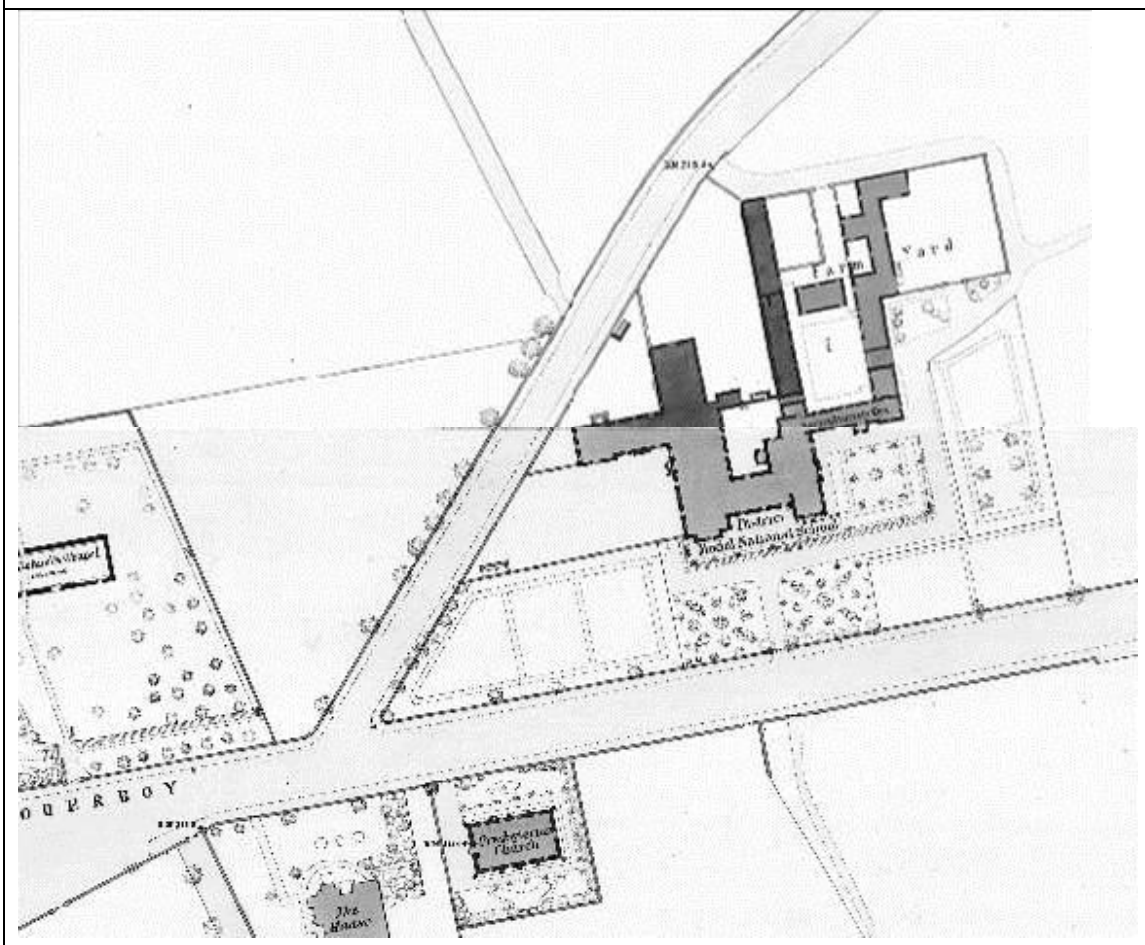


Figure 5 enlargement of 1872 maps spliced together.

The playground shelters were not constructed in 1872 in either the boys or girls yards.
The two privies adjacent to the boiler house were also not constructed at this time, there appeared to be a different wall/building at this stage at this location.
Garden with paths noted to Southwest, Formal planting and paths to front building still exist.

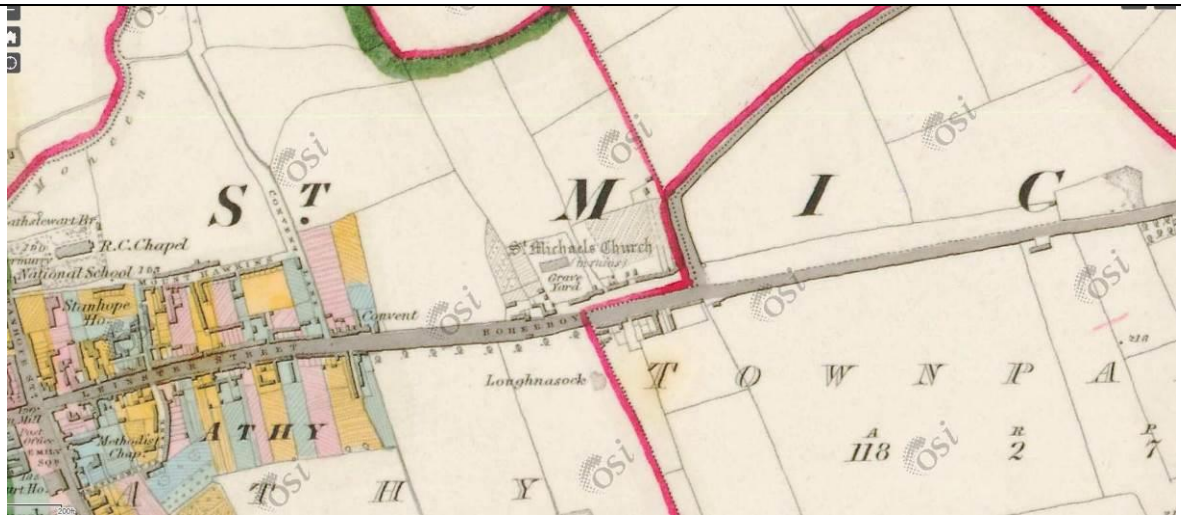


Figure 6 ordnance survey first edition map. (1829-1842)

Development not yet constructed.
Geraldine Road was realigned subsequent to this mapping to form the site for the model School. This Geraldine road realignment appears to have incorporated and demolished existing cottages adjacent to Saint Michael's Church along Boherboy Road (Dublin Road)

4. Description & Heritage Significance of the Model School

A fire caused extensive damage to the Model School in 2010. The first floor, staircase and much of the ground floor were destroyed by the fire and a considerable portion of the roof was lost. A restoration project was undertaken by Kildare County Council to save the building and arrest further decay. The roof was reinstated, chimneys repaired and the building envelope was made secure and water tight. The building subsequently suffered a significant fungal dry rot attack and insect infestation and an additional timber removal and treatment works package was undertaken in 2019. The works resulted in the removal of all affected timber leaving considerable areas of the building without ground floors. Today, the basic structure remains in generally sound condition despite these unfortunate events.

The principal elevations are faced in limestone ashlar and dressed with carved granite quoinstones, castellated parapets, door and window surrounds, plinths and steps.
The roofs are finished in natural slate and mostly post-date the fire of 2010. There are cast-iron and cast-aluminium gutters and downpipes.

The windows are a combination of timber sliding sash units and inward opening casement windows. The windows to the 2-storey element are replicas of the fire damaged units although many of the remaining windows and external doors survived the fire and can be repaired.

There are later lean-to and flat-roofed toilet block extensions in the rear yard.
There are rubblestone walls in the yards and the pedestrian gateways in the Geraldine Road boundary wall have dressed ashlar surrounds. There are cast and wrought-iron railings to the road frontage of the main block. The historically acute fork of the Dublin Road/Geraldine Road was widened out in recent years and the roadside boundary wall at that end of the site was rebuilt to the current curved alignment and an additional gateway was formed onto the Dublin Road.

The Model School is of special architectural interest. It is described in the NIAH as being ‘Victorian Tudor Gothic’ in style and it is a well designed and elegant building. The main block is a 5-bay composition with half-dormers at upper level and projecting gabled end-bays.

A notable feature of the design is the strongly articulated ‘shouldered’ gables and chimney stacks with elaborate granite chimney heads which stand tall against the skyline.

The Model School is of social and historical interest, mainly in relation to its original function, but also for its later service as a VEC facility and as a barracks for An Garda Siochana. Its future role as Innovation Hub for Athy has the potential to further enrich the social history of the site.

The projecting Victorian ‘Tudor-gothic’ gables create an imposing façade to the Dublin Road.

The tall chimneystack springing from the eaves (right) is centred on the facade to the Boys Yard.

Roofscape of the Model School with elaborate chimneystacks set against the skyline.

In similar vein, the high chimneystack is centred on the elevation to the Girls Yard.

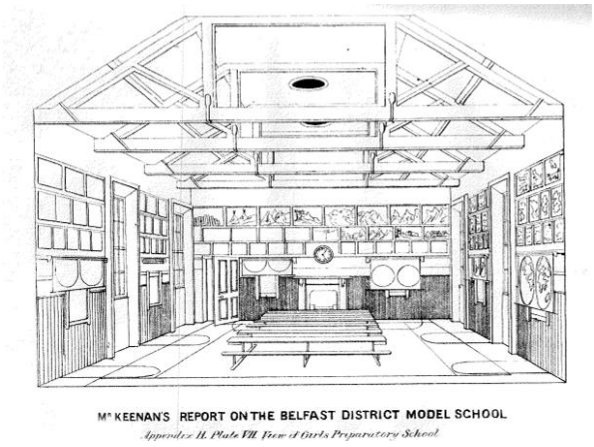


Figure 7

Illustration of typical classroom at the Belfast Model School [2]

[2] Doyle, Joseph, Model Schools-Model Teachers ? (Thomastown 2020)

5. Architectural Heritage Impact Assessment

Description of the proposed development

Kildare County Council wishes to revitalise the Model School as an Innovation Hub and by so doing to promote community regeneration, skills training and employment in the town and the wider region.

The objective is to foster interaction between students and entrepreneurs in a co-working environment which will be underpinned by training and business development.

The new accommodation is to include;

- A shared use, licenced, commercial kitchen.
- A professionally managed demonstration kitchen.
- A community cafe to showcase new product development.
- Co-working areas with 'hot-desk' work stations and private meeting room facilities.

The front door facing the Dublin Road is to remain the principal access to the building. The location of the café in the central room serves to make it a common meeting area for all occupants of the building while also separating the culinary training spaces in the single storey wings on the left-hand side from the co-working areas to the right and upstairs.

The principal setting of the Model School to the Dublin Road will be enhanced by hard and soft landscaping which will incorporate car parking, charge points and site lighting and ground levels will be subtly modified to facilitate universal access to the main entrance.

Following the demolition of the lean-to toilet block extension in the rear yard, it will be possible to form an access from the café to an outdoor 'breakout' space and it is intended that the full extent of the rear yard, out to Geraldine Road, can function occasionally as a Country Market to promote community development and to showcase the produce of the Hub.

The internal accommodation comprises a training kitchen, a chef's ancillary office, cold and dry goods stores, toilets, shower facilities and changing rooms, single use food units and circulation areas. The high ceilings in the classrooms make them ideal to accommodate the air extract and ventilation systems which are required in the training kitchens.

The fit-out of these spaces for culinary training purposes will entail the use of proprietary demountable equipment and partitioning off of cold and dry stores which can be readily removed or upgraded as needs change, without impact on the historic fabric

The very limited material alterations proposed to the historic fabric include opening up 2 recesses as doorways, forming 4 new internal door openings and making good after the demolition of the small toilet block and latrines.

Impact Assessment of the Works.

a) Internal alterations including new floors, door openings, partitions, wall finishes, ceilings and fit-out as training kitchens, co-working spaces, showcase cafe and ancillary facilities.

1. RG32, Co-working office space

New Upper Floor

The upper floor structure was destroyed in the fire of 2010.

3 options were considered for reinstatement of the upper floor structure.

1. Suspended timber floor of adequate depth to span wall-to-wall. This option would entail building the timbers joists into the existing /external walls. This is feasible in a number of the smaller rooms subject to sufficient timber section being provided. In the larger rooms where internal walls were removed (over café) the span is not feasible. There are concerns regarding dry rot in the walls.
2. Suspended timber joisted floor with shorter spans bearing onto the flanges of new steel beams at c 3m c/c set on padstones formed in the existing walls. In such a scenario the ceiling joists can be spanning from steel to steel rather than into walls.
2. Concrete first floor bearing onto the flanges of steel beams set on padstones formed in the existing walls.

Following a review of the various options and considering the current condition of the building, Option 2 would appear to be the most appropriate. Option 1 will require some steel any case and there are concerns regarding timbers going into the existing external walls due to the extensive dry rot infestation being treated in the building currently. Option 3 would give a sturdier floor but considering the co-

	working space proposed a timber floor is more than adequate and is closer to that which originally was in the building. Mitigation measures to be incorporated into the scheme include: • The steel beams shall be constructed within the depth of the timber joists which will be battened out under so that the ceiling can run through flush. This provided a flat ceiling while having the strength to take the loadings associated with the co-working spaces. • Care will be taken in the construction of the pad stones for the steel beams to minimise risk of damage to external walls and minimise the risk of cold bridging. • Existing downstand steel beams, columns and associated foundations existing in the cafe area shall be demounted and removed. (See notes under Picture 2)
 **2. RG26 Cafe**	The structural integrity of the steel frame in RG26, Café, cannot be assumed. It is likely that the steel frame was introduced in tandem with the removal of a structural wall between RG26 and the corridor along the north side of the room in order to create a larger space. A new first floor is proposed as set out in item 1 above and the remaining fire damaged steel will be removed. Note in relation to access to exterior from cafe: Following the demolition of the lean-to toilet block extension in the rear yard, the paired door openings can form a single wide opening to access the outdoor 'breakout space'.(See Pictures 2 and 15).

3. RG25 Training Kitchen

Ground floors

The timber ground floors in the main spaces were removed due to severe outbreaks of dry rot since the fire and the presence of dry rot in the suspended timber floors in the single-storey wings cannot be discounted. There are also some areas of timber floor remaining however there is considerable concern that these areas could also easily be impacted by dry rot infestations.

There are a variety of floor locations with different requirements.

Co-working area:

In rooms RG32,,33,39,40,34,35,36,37, the co-working spaces and toilet areas, the existing ventilated voids are almost non-existent or have been changed to concrete floors. Existing suspended timber floors have been removed from these areas. Design of the floors considering the shallow void and the extent of dry rot in the premises would indicate that there is a high risk of timber decay in such a situation.

Options considered include:

1. Reinstate floors in suspended timber with shallow ventilated void. (serious risk of rot)
2. Dig out floors to create an adequate void for tassel walls and ventilation. (This was not in place previously and would be new work, the condition of existing walls and that of existing foundations could be a concern. Also ground levels at this end of the building are high externally.)
3. Form a new concrete floor on insulation and damp proof course and in areas where existing concrete floors are in place, remove these and replace them with insulated concrete floors with damp proof membrane.

	In these areas the conclusion is that Option 3 is the most appropriate. The reinstatement of substandard timber floors and ventilation would not be appropriate as long-term issues in relation to timber rot are likely to reappear. The digging out of the floor to create a void and adjustment of the ground levels externally to facilitate adequate ventilation in these areas was never contemplated by the original construction. We therefore conclude that the provision of new concrete floors is appropriate in this location. The following mitigation measures are to be considered: • The option of using concrete or limecrete was considered. The option of limecrete without a damp proof course and allowing for natural ventilation of the floor would be a concern with the proposed use and it would be preferable to err on the side of caution by providing a damp proof course in the area which then would mean that the use of concrete is not an issue. • Ground levels externally to the rear yard will be reviewed and where possible adjacent to the building where less than 150 mm under floor level a set back back, acco type drain in conjunction with land drain will be considered. **Floor within the cafe area RG26** The existing ventilated voids are deep except along the former corridor area where the intermediate wall was removed. Along the corridor line the void is almost non-existent.

View of proposed cafe area and corridor line RG26, see also Picture 4.

Existing suspended timber floors have been removed from these areas. The design of the existing floor along the former corridor with very shallow void, combined with the extent of dry rot in the premises would indicate that there is a high risk of timber decay occurring in such a situation. Options considered include:

1. Reinstate all floors in suspended timber with shallow ventilated void under corridor section. (serious risk of rot)
2. Provide a suspended timber floor within the deep void cafe area; also dig out floors along former corridor to create an adequate void for tassel walls and ventilation within corridor section. (This was not in place previously and would be new work, the condition of existing perimeter walls and that of their existing foundations could be a concern if shallow. Also ground levels at this end to the rear courtyard (north) of the building are high externally.)
3. Provide a suspended timber floor within the deep void cafe area and form a new concrete floor on insulation and damp proof course with modern sympathetic stone slab finish to identify the route of

	the corridor historically and in areas where existing shallow void is in place. Provide ventilation tubes across to the rear yard to ventilate the timber floor under the cafe. In this area we conclude that option 3 is the most appropriate. The reinstatement of substandard timber floors and due to the poor ventilation on the corridor section would not be appropriate as long-term issues in relation to timber rot are likely to reappear. The digging out of the floor to create a void and adjustment of the ground levels externally to facilitate adequate ventilation in these areas was never contemplated by the original construction. We therefore conclude that the provision of new concrete floor with stone slab finish is appropriate in this location. The following mitigation measures were considered: • The option of using concrete or limecrete was considered. The option of limecrete without a damp proof course and of the floor would be a concern with the proposed use and it would be preferable to err on the side of caution by providing a damp proof course in the area which then would mean that the use of concrete and insulation above the dpc is acceptable. (detail provided on detail sheets) • Ground levels externally to the rear yard will be reviewed and where possible adjacent to the building where less than 150 mm under floor level, these levels will be lowered to minimum 150mm and where necessary an acco type drain in conjunction with land drain will be considered. • Provision of stone slab of modern stone

	material along the line of the original corridor will differentiate visually between the original room locations and the corridor and will interpret the original room and corridor layouts. • The reinstatement of the suspended timber floor will allow an example of the original floor construction in this area. The area currently has extensive dry rot infestation which is being treated however there is a high risk of re-infestation. Measures will include upgrading of under floor cross ventilation including provision of additional ventilation tubes for ventilation between the floor void and the rear yard to the north. To avoid the risk of timbers touching walls, it is proposed that new tassle walls shall be provided set back from all external walls and that the existing tassle walls will be lowered but not removed to allow for interpretation of the original tassel wall positions. Existing material and all existing timber debris within the void will be removed and a new permeable layer will be provided at the base of the ventilated void. **Floor within the training kitchens and toilet areas RG22,23,24,25, RG 9, 15, 16, RG 10, 11, 12, 13, RG8a, RG 5, 6, 7, RG 2, 3, 4/part 1** The existing ventilated voids are deep.

Example RG 22-25

Example RG5,6,7

Existing suspended timber floors have been removed from most of these areas. In some areas the timber floors have been partially opened up and extensive areas of rot are being treated. Options considered include:

1. Reinstate floors in suspended timber with ventilated void and timber separated from external and internal walls.
2. Reinstate floors in suspended concrete with ventilated void under and concrete separated from external and internal walls.

In these areas the conclusion is that option 2 is the most appropriate considering the proposed use of these areas which are toilets and training kitchens. This specification will withstand the rigours of educational culinary use, wet floors and the demanding cleaning regimes attendant on food areas while maintaining the overall

	proportions of the spaces. • The fitting of the suspended concrete floor can be undertaken in the same method as a suspended timber floor. • The area currently has extensive dry rot infestation which is being treated however there is a high risk of re-infestation. Measures will include upgrading of under floor ventilation including provision of additional cross ventilation To avoid the concrete touching the internal or external walls, it is proposed that new tassel walls shall be provided set back from all external walls and that the existing tassel walls will be lowered but not removed to allow for interpretation of the original tassel wall positions. Existing material within the void will be removed and a new permeable layer will be provided at the base of the ventilated void. On balance, this approach is considered to respect the character of the Model School while also addressing the HSE licensing requirements for food areas. • The provision of the concrete ventilated floor will facilitate an appropriate finish for wet areas within the building. • The retaining of the void under will allow sub floor cross ventilation. • The partitioning for dry stores and cold rooms within the spaces will comprise demountable partitions which can be easily reversed. **Floors along corridors/ lobbies with stone slabs RG 1, 8, 20,21, 29,30** The corridor areas have stone slabs or very shallow sub floor voids

View of corridor RG20

Options considered include:

1. Make minor repairs to stone.
2. Lift stone and re lay on weak limecrete bed on stronger limecrete slab on well compacted hardcore Where there is inadequate stone salvaged, provide sections of modern sympathetic stone slab finish in areas where existing shallow void is in place currently.
3. Lift stone and re lay on weak limecrete bed on new concrete floor on insulation and damp proof course. Where there is inadequate stone salvaged, provide sections of modern sympathetic stone slab finish in areas where existing shallow void is in place currently.

In these areas the conclusion is that option 3 is the most appropriate. I propose to err on the side of caution in relation to the fitting of a damp proof course.

Option 1 does not facilitate the long-term use of the building and in particular universal access. The current floor is very uneven and in the future use of the building would not be user-friendly in particular for persons with special needs or wheelchair use. In addition the slabs are damaged in locations. The lifting of the

	slabs will allow for them to be re-fitted and repaired giving a more even surface for long-term future use. The following mitigation measures are to be considered as part of the implementation of option 3.: • The option of using concrete or limecrete was considered. The option of limecrete without a damp proof course and allowing for natural ventilation of the floor would be a concern with the proposed use and it would be preferable to err on the side of caution by providing a damp proof course in the area which then would mean that the use of concrete slab is not an issue. A weak limecrete layer would be provided between the slabs and the concrete which in the future will allow for removal of the slabs again. • Ground levels externally to the rear yard will be reviewed and where possible adjacent to the building where less than 150 mm under floor level where possible ground levels will be Lord and where necessary, acco type drain in conjunction with land drain will be considered to help reduce rising damp within walls.. • Provision of stone slab of modern material will be used to make up for areas where the slabs are missing. (Example below of section of floor in entrance hall RG30 linking through to stairs area RG29

- Priority shall be given to refitting the original slabs to the key routes in the building with the secondary routes being provided with new slabs where necessary.

4. RG26, Showcase Cafe

Interventions in the existing structure.

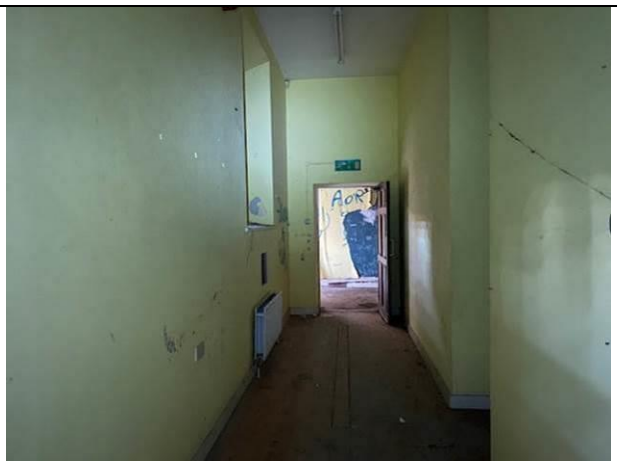
Existing internal door openings are being reused generally. Only a very small number of interventions are proposed which will impact on structural walls internally.

New openings are limited to the following locations

- Opening up recess in RG26 main training kitchen and Café RG25 (this is located in a section of wall which has a recessed arch currently see photograph 4 to left)
- Opening DG20 to access RG35 to the accessible WC. (This is located in an existing opening which was closed up at some earlier date) see photograph under

- Formation of new opening DG31 to RG09, accessible changing room, (This is located on a plain section of wall without features) see photograph of corridor under, relevant wall is to right hand side.

- Forming opening DG 32 to changing room RG16, changing room, (this is located in a plain section of wall without features) see photograph under of corridor. Note plasterboard plaster finishes on wall to right.



- Forming door DG 48 to access RG39, comms. room/electrical room. (This is located on a plain section of wall without features) see photograph under. Wall has brick construction

The main mitigation features being incorporated into the scheme where alterations are taking place are as follows:

- The new openings are made through plain sections of wall and do not impact on architectural detailing or features of interest.
- The location of openings is selected to be in areas which do not materially impact on the overall integrity of the building.
- Any elements of brickwork or stonework which are salvaged as part of these interventions will be set aside for reuse in repair work elsewhere.

Limited wall demolitions are also proposed. These relate mainly to the following

1. Changing room area RG 15, RG 9, RG 16. This was a later intervention for toilets layouts and these toilet layouts are now being updated for new toilet use. See photograph of corridor under. The walls have plaster finish and modern fit out and doors.

2. Incubation kitchen area and stores area RG10,11,12,13. See photograph of room under. The existing walls to be removed.

The main mitigation features being incorporated into the scheme are as follows:

- The walls being removed are plain sections of wall and do not impact on architectural detailing or features of interest.
- Any elements of brickwork or stonework which are salvaged as part of these

	interventions will be cleaned and set aside for reuse in repair work elsewhere.
 5. **RG29 Hallway**	**Stairs:** The stairs was destroyed in the fire of 2010 The traces of the earlier stairs and half-landing can be seen on the walls of the stairwell and the stairs will be reinstated to the original pitch and configuration. see photograph under.  It is proposed to recreate the stairs to the same location, width and pitch and same landing height. It is proposed that the stairs will be constructed of timber with fire rated lining under (subject to concurrent fire safety certificate application. If required by the fire department, its structure will be of non combustible materials. The materials will be sympathetic to the building but will indicate that it is a modern stairs intervention in the location of the original stairs.

 **6. RG29 Hall**	Following the loss of the staircase in the fire, stone flags were revealed underneath which predate the concrete floor in the rooms alongside. (See section regarding floor finishes)
 7. **RG20 Hall**	The hallway and main corridors retain the stone flagged floors in varying states of repair. In the corridors which will be retained as such, the stone flags will be lifted and re-laid (See section regarding stone floors) A small number of existing joinery doors remain on site. The original location of these doors is not clear.
 8.	The slabs will be levelled up with offcuts from broken slabs to ensure an even surface when re-laid. New stone slabs of similar texture but evidently modern will be used to make up the shortfall. (See section regarding stone floors)
9. A small remnant of wall lath and plaster much has been extensively damaged by the fire and by dry rot in the walls.	**External Walls** The stonework is in generally good condition externally with an estimated requirement for

repointing of 20%. This work is of a maintenance nature and will be undertaken as required on a maintenance basis.

Some small sections of Ivy on the wall shall be cut back.

Loose joints in the limestone and granite masonry will be carefully raked out and repointed using lime mortar and the facades will be gently cleaned by washing down using bristle brushes.

New internal wall finishes

There is ample evidence of the previous wall finishes which comprised simple lime plaster, lath and plaster (see picture 9), and areas of modern dry lining over stripped back masonry (see picture 10).

10. Example a section of lath and plaster remaining.

The approach to internal wall finishes is to repair in like manner the limited areas of lime plaster and lath & plaster which remain and where there is no indication or likelihood of dry rot.

Options for other wall areas which do not have existing original lime plaster finish are reviewed as follows:

1. Line the inner face of external walls using calcium silicate thermal mineral board using the proprietary lime based adhesive mortar and lime based plaster skim to take a paint finish with high breathability.
2. Re plaster inner face of external and internal walls with lime plaster with skim finish.
3. Retain existing dry lining in areas were dry lining exists. In some locations where lining is to be removed allow for re-plastering either with option 1 or two depending on location.

	4. Where existing sand and cement plaster exists, allow for hacking off of this plaster and re-plastering either with option 1 or 2 depending on location. Considering the range of wall conditions and existing finishes the upgrading work will incorporate all of the above depending on location. The extent of final use of the calcium silicate thermal mineral board will be dependent on budget availability. The advantage of using the board is that it will increase the thermal insulation of the building and reduce risk of condensation.
11. 	**Windows** Most of the windows in the single storey wings survived the fire of 2010 and will be repaired in accordance with conservation best practice.
 12.	The fire damaged windows in the two-storey element of the Model School were already replaced in a like-for-like manner. Note: conservation work already completed includes the window linings in RG32 incorporate two sections of salvaged shutter which survived the fire.

13. RG25 Training Kitchen

New ceilings

The existing main room of the building RG 25 training kitchen is to be the hub of the overall innovation centre. It is appropriate that this hub is located within the main high ceiling room facing Dublin Road. The room has timber trusses over. The ceiling had been joisted out at the location of the bottom beam of the trusses. See photograph 13. Taking into account the illustration from the model School in Belfast and also as lime plaster on the wall above the main south window within the proposed training kitchen (see picture 13) extends up to the upper section of the truss it is proposed that the existing ceiling timbers be removed to expose the trusses.

(Ref Figure 7,8, illustration of typical classroom in the Belfast Model School) with the ceiling line following the rafters to collar line

Elsewhere on the ground floor, ceiling lines are generally established will be reinstated at the location of the top plaster line where ceilings were removed.

On the first floor the ceiling line follows the roof up to the collar line. See general section details. The new plasterboard ceilings under roofs will have 30-minute fire-rating and will incorporate breathable hemp insulation on the sloped sections. The roof has already been reroofed. The felt type provided will be examined to assess breathability characteristics however considering the age of the re-slating works care will need to be taken to allow a 50mm ventilation gap on sloped sections between slate and insulation to allow for air movement. This is set out in the detail sheet as part of the application.

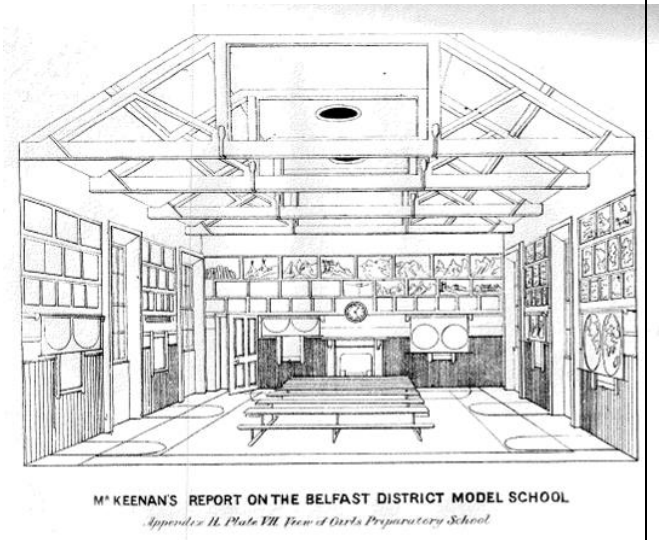


Figure 8

Illustration of typical classroom at the Belfast Model School [3]

14.

In a number of smaller rooms some portions of existing lath and plaster ceilings remain in sound condition, they will be retained and repaired wherever possible. The introduction of breathable insulation above the plaster line will be considered where possible using hemp batts or similar on sloped sections where access can be achieved. As the roofs have already been re-slated without considering potential insulation, some areas of sloped lath and plaster cannot be easily accessed for insulation purposes.

[3] Doyle, Joseph, Model Schools-Model Teachers ? (Thomastown 2020)

b) Installation of new mechanical and electrical services including lift and air intake and extract ventilation systems.

15 External view at lift location Option 1 	**New Lift** Three location options were considered. 1. The option of locating the lift to the first floor within a lift shaft constructed in the rear yard on the footprint of the lean-to toilet block was considered. However, this option would be visually intrusive and would compromise the historic composition by covering up the gabled half-dormer (right) and requiring alteration of the window (centre) to a full height internal opening. Furthermore, the low eaves do not afford adequate headroom to a new lift lobby and to step the eaves would be difficult and unsightly.
 **16. RG26 Cafe**	2. The option of placing the lift at a corner of the café RG26, and the room above, RF07, co-working office and meeting area was considered. Although feasible, it was felt that this location subdivided one of the principal historic spaces at ground level and was not well positioned at upper level in relation to the stairs.

17. RG33 Reception

3. The option of placing the lift in RG33, reception, and the room above RF02, co-working space was considered.
   The proposal would reduce the size of the existing room however this was a secondary room within the building. In addition almost all of the existing fabric has been destroyed within the room area due to the 2010 fire.

   There is existing remains of a fireplace at ground floor level with some cut stone trim. This is to be protected and not damaged as part of the works for the new lift. (See photograph under) which includes elements of cut stone which are broken and infill by brickwork. The original openings are already filled with block work. Where possible ventilation grilles shall be opened in existing chimney opening to allow for air movement through the chimneys)

Conclusion and mitigation:

All of the options can be technically undertaken and provide access to the first floor. We conclude that Option 3 is the least invasive proposal. It meets the requirements of the Building Regulations Part M for universal

	access without compromising the external appearance of the Model School or the proportions of one of the principal internal spaces and on this basis, it is the preferred option. Mitigation includes: • The construction of the lift system will be with its own frame and sit on the floor slab without the need for a deep pit. • It does not have any visual impact externally. • Its location is set away from the main rooms. • Care will be taken to protect the remains of the existing fireplace at ground floor level as noted above.
 **18. West elevation of the Training Kitchen (boys yard)**	**Training Kitchen & Innovation Kitchen air-handling units** The kitchens and single-use food units require high rates of air change ventilation to meet hygiene regulations. This in turn, requires two purpose-built air-handling units and a number of mechanical extract ventilation units. Three options were considered for incorporating the air-handling units for the main Training Kitchen and the Innovation Kitchen respectively. For the Training Kitchen these options comprised 1. Within the boys' yard for location with air ducted in via the underfloor void. 2. Exposed at high level in the space between the roof trusses (technically more difficult , increased issues with maintenance and external extract vent required in roof) 3. In the rear yard within the flat-roofed modern toilet block extension (technically feasible where ventilation ducts can reach this location) In relation to Option 1, the air-handling unit is a

	bulky steel-clad appliance c. 3m x 1.5m x 1m high and its placement within the boys' yard, even if screened, would not be considered appropriate given its prominence close to the new principal entrance from Geraldine Road.
 **19. RG25 Training Kitchen.**	Regarding Option 2, additional steel members could be inserted between the roof trusses to support the air-handling unit. Being a filter there would be added hygiene issues and difficulty of access for maintenance. The route for the extract duct would require a roof ventilation intervention, access for maintenance would be difficult and may require that the kitchen be closed to allow safe working at a height. The air intake for a unit at high level would also require the provision of louvred panels, either in the front gable of the building or within a significant roof upstand. Taking all these factors into account, Option 2 was discounted.
 20.	Option 3, location within the toilet block in the rear yard after stripping out would effectively screen the air intake unit and the extract unit would be located above on a new section of flat roof. This would require alteration of a short length (c. 2.5m) of the pitched slate roof above the corridor to a flat roof to accommodate the extract unit and the intake and extract ducting for the main training kitchen. However, it is considered that this intervention is adequately mitigated by the consequent elimination of bulky extract fans and cowls from the clean plane of the roof where they would be visually prominent and detrimental to the character of the protected structure.

	On balance, option 3 for location of the air-handing systems is considered the most suitable. **Innovation Kitchen** For the Innovation Kitchen, the options of placing the air-handling unit within the following locations included b) within the girls shelter, c) at high level between the roof trusses within the space d) and in the Girl's Yard were considered. In this case, a location to the side of the kitchen within the girl's yard was selected as the most practicable and least obtrusive solution and the air intake into the space can be underground via the deep floor void.
 21.  **Typical roof mounted extract ventilation unit**	**Mechanical Extract Ventilation** The kitchens, single-use food units, toilets and changing rooms all require mechanical extract ventilation commensurate with their scale and intensity of use. Although the roofs were largely rebuilt after the fire of 2010, they replicate the original form and the clean expanses of slated roofs set against impressive chimneys and chimneystacks create an attractive vista across the wider area. With this in mind, the option of placing the extract vents on secondary elevations, out of main public views, was considered over the option of mounting the vents on the roofs and consequent loss of the visual consistency which contributes so significantly to the historic character. The design of the Model School with U-shaped plan and secondary elevations facing into the

22.

rear and side yards allows scope to position the extract fans in an unobtrusive manner.

e) Training Kitchen RG25,

Options considered included

- wall vents facing west
- roof vents facing east
- forming plant access are over corridor

The extract unit can be placed on the short section of flat roof formed above the corridor, discharging upwards. These ducts are substantial in size The air intake for the room can be location in same location.

Mitigation proposed include:

- slate grey upstand on existing flat roof to screen duct work, use of existing toile block for plant,
- Slate trim to opening and relocation of gutter to raised gutter line.

f) For the incubation Kitchen RG10 and the single-use food units RG3,6,7, smaller extract units are required.

Options considered included

- wall vents facing north and east
- roof vents facing north and east

the least visually impacting solution is to place wall vents at high level facing into the girls' yard/proposed herb garden rather than impacting on the roof plane.

Mitigation proposed include:

- slate grey paint to grills,
- grilles to be kept as small as possible.
- Grilles to be centred between Windows
- Forming of opening to use minimal invasive work and any stonework salvaged use for repairs
- Number of openings to be minimised absolutely necessary.

	g) The extract vent for the toilets and changing rooms. RG 9,15,16,18,19 . Options considered included - wall vents facing east - roof vents facing east - roof vents facing west - wall vents facing west The least visually invasive and practical solution is to place vents on the roof place facing east serving the toilets and . The wall vent facing west for changing. To the east area is the lower corridor make it difficult to get ventilation across to the East Wall. The East elevation is screened somewhat by the boiler house and providing the grilles to the east with the least invasive. Mitigation proposed include: For roof vents - slate grey paint to vents, - Size to be kept as small as possible. - Number of openings to be minimised absolutely necessary. For wall vents - slate grey paint to grills, - grilles to be kept as small as possible. - Forming of opening to use minimal invasive work and if possible cored - Number of openings to be minimised absolutely necessary. h) The extract vents for the co-working toilets were reviewed, these ventilators are small and the area is single storey to the east of the stairs. mitigation measures proposed in relation to these ventilators include: - Can be located on the roof pitch facing south and wall mounted facing north at corner - slate grey paint to vents,

	- Size to be kept as small as possible. - Number of openings to be minimised absolutely necessary. . (see picture 22 under)
 23.	The positioning of extract vents on the secondary elevations avoids compromising the clean lines and expanses of the principal facades and roofscape.

c) External alterations including demolition of lean-to toilet block and latrines in rear yard and making good to exposed areas.

24.

Later toilet blocks

It is proposed to demolish the later lean-to toilet block extension in order to create a 'breakout space' from RG26, café. This will allow for opening up of the corner. A review of the ordnance survey map indicates that these toilets were constructive subsequent to 1888-1913.

This area can be accessed from the Café via the openings which will be exposed following the demolition. In mitigation the following measures will also be implemented/undertaken.

Under: photograph of interior of toilet area which has concrete floor/PVC tiles plaster walls and plasterboard ceiling.

- Brickwork where it can be demounted (if existing mortar is soft) shall be kept for repair works internally.
- Slate will be carefully demounted and set aside for reuse/repairs.
- Gutter and down pipe shall be set aside and be available for repairs.
- The lead work at the junction of the extension and the original building shall be carefully removed and any joints repointed in lime.
- The existing downpipe which was truncated at the corner of the original

	building shall be extended back down to ground level incorporating its original function of draining directly to a gully. - The now opened up external wall will be cleaned of existing render, the stonework cleaned and repointed in lime pointing to match existing. - Care will be taken to dress the opening to the cafe in a sympathetic manner
 25.	**Back-to-back latrines** It is proposed to take down the small gable-ended back-to-back latrines (left of the lamp post) in order to improve access to the rear yard/breakout space and to open up a view of the Hub/Café from Geraldine Road. A review of the early ordnance survey maps indicates that these trains were constructed subsequent to the original building with possibly post 1872. It is an objective of the Project that the full extent of the ground to the rear of the building, extending from the break-out space from the café right through to Geraldine Road should function for occasional events to showcase the produce of the Innovation Hub or to accommodate weekend country markets and thus attract the public and embed the Hub as a community facility in the town. Opening up this aspect of the Model School from the back entrance would also reveal the rear elevation of the building to view and this is a well composed elevation and a worthy backdrop to outdoor activities.

 26.	The back-to-back latrines are redundant and the rubble and ashlar limestone can be used to good effect to dress the exposed openings to the Model School café, the modified openings in the wall of the Boy's Yard and repairs to the external wall and pedestrian gates. The main mitigation measures will be as follows: - Stonework where it can be demounted shall be kept for repair works to boundary walls externally. - Slate and ridge tiles will be carefully demounted and set aside for reuse/repairs - Gutter and down pipe shall be set aside and be available for repairs
27. 	It is proposed to alter a short section of the pitched roof over the corridor RG21 to a flat roof to take the main extract unit and to provide a route for the air intake and extract ventilation ducts into the Training Kitchen. The exposed areas of internal fabric will be weathered in vertical slate. It is considered that this intervention to the historic fabric is mitigated by eliminating the need for roof mounted air handing plant in this location. The main mitigation measures will be as follows: - Slate will be carefully demounted and set aside for reuse/repairs/ side slating - Gutter and down pipe shall be set aside and be available for repairs, /relocated up to new pitch stop line - The lead work at the junction of the existing roof shall be retained carefully repaired and any joints open repointed in lime.

	- The exposed area of internal will be cleaned and finished with a new cladding of salvaged natural slate on battens and counter battens (with hemp insulation lining on section to corridor). - The section of flat roof will not be seen from the ground and will have a perimeter upstand to screen the service ducts.

d) Modification of existing site entrances and formation of new vehicular entrance from Geraldine Road.

 28.	**New Vehicular Entrance** The existing vehicular access arrangements are unsatisfactory. Separate in / out entrances onto the Dublin Road, a national road, are unacceptable to the Roads Authority and the rear vehicular access from Geraldine Road is unsafe due to inadequate driver's visibility sight lines. Consequently, a new principal entrance off Geraldine Road into the boys' yard and modification of the existing secondary access further north on Geraldine Road are proposed in order to address road safety considerations.
 29.b	These works impact on the alignments of the boundary walls and pedestrian gateways and alter the enclosed character of the boys' yard. However, this approach also presents the opportunity to enhance the main setting of the Model School to the Dublin Road and to restore the original entrance for pedestrian use only. Although the new main entrance will change the nature of the boys' yard from an enclosed play area to an entrance forecourt with more open aspect, it is considered that this change can be balanced against the imperative to bring suitable new uses to the Model School and to access the site in a safe manner. It is considered that the impact on the historic character of the site can be adequately mitigated by enhancement of the setting and presentation to the Dublin Road as proposed including the repair of railings, wall and gates.

Figure 9

Two options were considered for the design of the new vehicular entrances.
Option 1 seeks to minimize setback of the existing boundary wall by lowering it in height to achieve the required visibility sightlines. (figure 9)
This is a clearly contemporary intervention with curved alignments at the entrances in similar manner to the rounded-off boundary wall at the junction with the Dublin Road.

Figure 10

Option 2 achieves the required visibility by setting the boundary wall back behind the sightlines. (figure 10) This requires setback over a longer dimension than in Option 1 but the wall can be rebuilt to its full height and the wing walls at the entrances can reflect the orthogonal footprint of the Model School.

30.

Both options impact on the historic fabric, however it was considered preferable to set back the wall at its full height rather than reduce it in height on the existing alignment and erect a high security fence behind.

31.

Although Option 2 requires full reconstruction of the boundary wall over the affected lengths, the security concerns attended on a low wall do not arise and the setback area can be incorporated into the public realm as a wider footway or as a planted verge.

Reconstruction of the boundary wall to its full height also allows for incorporation of the existing pedestrian entrances, which are finely crafted with ashlar dressings including lintels, as functioning entrances and this is considered very important in order to maintain the historic character of the site.

On balance, Option 2 has been identified as the more appropriate approach to formation of the new and improved vehicular entrances. In mitigation following features are also incorporated:

- The existing wall will be carefully demounted, stonework cleaned and set aside for reuse.
- The new wall will be constructed to match the existing wall in height and design. Pointing will be in lime.
- To allow for a differentiation between the existing wall and the rebuilt wall sections, a natural slate bedding will be provided directly below the top stonework. This will differentiate the new work and in addition provide an element of protection from rainwater also.
- Any stonework salvaged from the existing gate piers (which were a later intervention) will be reused in the wall. The proposed new piers in both gates will be constructed of standard concrete block work with lime plaster render smooth finish with course lines which will be in sympathy with the overall

	premises. A reconstituted granite cap shall be provided to the piers. - The gates shall be side sliding and will have a painted steel frame timber vertical painted hardwood sheet finish. These will be open normally during business. - The pedestrian gate serving the upper carpark yard shall be setback at the same location but on the splay wall. The new pedestrian gate shall have a painted steel frame with painted hardwood vertical joint finish. - The pedestrian gate serving the sensory garden is being retained in its current position as it just lines up with the sideline requirements. Pointing will be repaired. The new pedestrian gate shall have a painted steel frame with painted hardwood vertical joint finish. - The pedestrian gate serving the boys yard shall be set back on the new wall. The new pedestrian gate shall have a painted steel frame with painted hardwood vertical joint finish. - The cut stone work on the two relocated gates will be cleaned, numbered and carefully rebuilt in their current configuration.

e) Siteworks including improvement of service ducts and drainage systems, alterations to boys' yard boundary wall, provision gas tanks, car parking, charge points, site lighting, hard and soft landscaping including modification of ground levels to facilitate universal access to the building.

 32.	The wide expanse of tarmac surface in front of the Dublin Road façade will be broken up and removed. The trees framing the original entrance gateway will be retained and reshaped by an experienced arborist. The area in front of the building will be laid to lawn edged with sustainable bee friendly sensory planting with new footpaths graded to ensure level access at the front door.
 **33.**	The fine Monterey Cypress and cedar trees framing the entrance from the Dublin Road will be retained and any works required for the welfare of the trees or for safety reasons will be carried out in accordance with the recommendations of an experienced arborist and any new hard and soft landscaping will have regard to the required tree root protection zones. No significant groundworks are proposed adjacent to the trees. These trees are depicted in the earlier ordnance survey map of the site (1888-1913 edition)

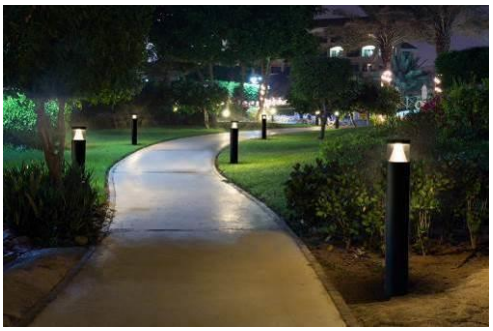
 **34.**	The yew tree close to the front elevation has not been maintained for many years and is now oversized and poorly shaped. This mature and slow growing specimen will require very careful attention trimming and maintenance to return it to its previous function as a decorative feature in front of the building. The deciduous tree intertwined with the yew is to be removed. It is also important that the tree is trimmed back from the building to reduce the risk of damage to the protected structure in particular in the event of storm impact on the yew tree. The adjacent proposed access for wheelchair use will be constructed on the surface without damaging the root structure of the yew tree.
 35.	The iron gates and railings on granite piers and plinths to the front and east side of the building will be restored, cleaned, redecorated and will function as an elegant pedestrian entrance from the Dublin Road.
 36.	Although currently concealed behind hoardings for security reasons, the cast and wrought-iron gates and railings to the Dublin Road are in reasonable condition and will be restored. The gate piers will be cleaned and is part of a maintenance regime and pointing reviewed and repairs undertaken as maintenance requirements.

 37.	The iron gates and railings on granite piers and plinths to the front and east side of the building will be restored/repaired as a pedestrian egress route from the east side of the building and will enhance the setting of the Model School from the Dublin Road. The granite will be cleaned as part of a maintenance regime and pointing reviewed. Existing growth shall be cut back as part of the planting scheme.
 38.	View of the modern site entrance from the Dublin Road.
 39.	The modern vehicular access from the Dublin Road. This was a later intervention possibly in the mid to late 20th.century. It will be narrowed to allow pedestrian access only. The iron work which is set into steel frames will be salvaged for replacement of missing components at the original entrance.

40.

View from the Dublin Road towards the boy's yard.

At the Geraldine Road junction end of the forecourt, below the boys' yard, a new car park will be laid out. This will be accessed via the boy's yard only and the modern vehicular entrance onto the Dublin Road will be narrowed using matching stone to allow pedestrian access only. The existing car park shall be moved away from the front of the Model School building and laid out to the south of the boys yard.



The car park will be equipped with a pair of EV charge points and site lighting will be by means of illuminated bollards.

 41.	A narrow opening, with brick edging, was formed in the boys' yard boundary wall to facilitate vehicular access into the yard. It is proposed to modify access between the boys' yard and the forecourt area by creating separate pedestrian and vehicular openings which will be neatly dressed using ashlar stone salvaged from the latrines in the rear yard.
 42.	The boys shelter will be used to provide covered cycle parking. The shelter was later in construction post 1872 and is noted on the 1888 – 1913 ordnance survey map. Repair of the shelter will enhance the social and historical heritage of the site.

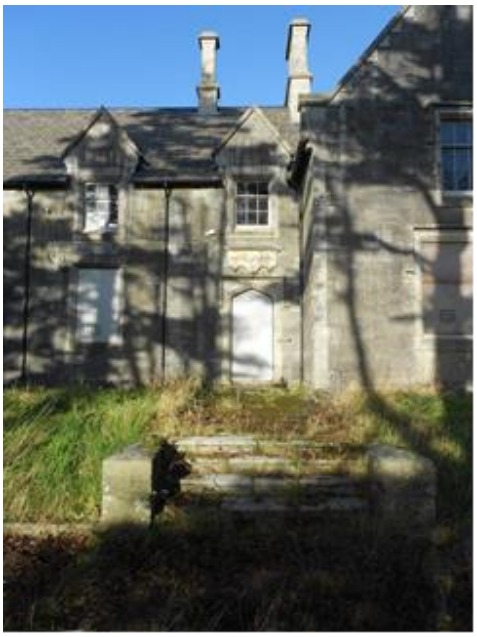
43.

The south end of the girls shelter has access to the yard behind which will be used to grow herbs for the kitchens.

The shelter can be used partly as a potting shed and partly for storage of wastes and recyclables as it is adjacent to the service access.

The shelter was later in construction post 1872 and is noted on the 1888 – 1913 ordnance survey map.

Repair of the shelter in its original form will enhance the social and historical heritage of the site.



44.

Universal Access

Part M of the Building Regulations deals with access to buildings and seeks to ensure that movement into and within buildings is possible for people of all abilities wherever practicable.
Within the proposed Hub, the corridors, doorways and sanitary facilities where feasible meet the requirements of Part M and a lift as noted above is provided to ensure universal access to the upper part of the building.
Externally, there are currently 1 or two steps at most entrances to the building, including also short flights of granite steps at the entrances from the boy's yard and the girl's yard.

A detailed review of potential access options was considered for all entrances taking into account the potential impact of providing level entry on the historic fabric.

 45.	**Front entrance (to south):** Currently there are two separate flights of steps leading up to the front entrance (pictures 44/ 45). In accordance with the spirit of the Regulations, where possible universal access should be considered at the principal access. Rather than changing the current access route the provision of a separate gently sloping path to the side is considered. By providing an alternative route, significant intervention is not required to the flight of granite steps from the forecourt as it is set well forward of the building. It is proposed to raise and reset the single granite step at the threshold (picture 45), which has an inset iron boot scraper, to be level with inside building floor level and there is sufficient dimension in the green area along frontage to modify ground levels and provide a gently sloping path from the west side from the accessible car parking space with concrete pavior finish. The area in front of the building will be laid to lawn/ sensory planting. The short flight of granite steps on axis with the front door (picture 44) will be retained and repaired and the iron gates and railings on granite plinths to the front and east side of the building will be restored and will function as an elegant pedestrian entrance from the Dublin Road.
 46.	The granite steps in the girl's yard will be cleaned repointed and retained (general maintenance works) It is proposed that this area which is relatively secluded and sheltered will be used as a sensory/herb garden.

 47.	The granite steps in the boy's yard will be cleaned repointed and retained (general maintenance works)
 48.	**External location of gas tanks.** The preference in the kitchens and food units is to have gas cookers. Therefore, there is a requirement to have a gas tank enclosure within the grounds. For safety reasons, the positioning of the gas tanks is dictated by distances from existing buildings, boundary walls, areas of higher fire risk and potential sources of ignition such as motor vehicles. A number of locations were considered and the options which were assessed included: **1. Within the main landscaped area facing the Dublin Road to the west of the car park.** While suitable for gas storage, the concern at this location was that a gas compound would compromise the principal setting of the Model School and intrude on the view of the protected structure from the Dublin Road. Access for refilling the tanks would also be inconvenient and could periodically block access to the car park.

 49.	**2. At the north-east corner of the site adjacent to the staff car park.** A location within the small green area at the north end of the site was considered. This is close to the service entrance and would be convenient for gas delivery. However the area is very close to the neighbouring property and safety issues arise. Moreover, the sycamore tree close to the boundary, although presently untidy with an over mantle of ivy, is a good specimen and worthy of retention.
 50.	**3. Between the Geraldine Road boundary wall and the open sided shelter in boys yard.** This location is within an existing courtyard and is screened from most directions by the yard walls and the shelter. The area is well away from the Model School building. Access for refilling is convenient via the adjacent main entrance available. Following consideration of the visual impact of a gas enclosure at each of the locations, the most appropriate location was identified as Option 3, adjacent to the boys' shelter. In mitigation the following is proposed: - The gas enclosure is kept as close to the wall between the front garden and the boys yard as possible. - Adequate space is provided to ensure effective screening between the tanks and the rest of the yard. This location does not have any material impact on the existing protected structure or on the yard walls and the gas enclosure is fully reversible without damage to the Model School.

6. Conclusion

This report outlines the aspirations of Kildare County Council for the Food, Drinks, and Skills Innovation Hub at the former Model School in Athy. It sets the proposed development in context of the draft Athy local area plan and demonstrates that it is in accordance with the relevant planning policies and standards.

It summarises the history of the Model School and identifies its social and architectural heritage significance.

It describes the works to be undertaken to convert the Model School to the new use and examines in the Architectural Heritage Impact Assessment how the design and specifications relate to the Protected Structure and can retain an enhance its character.

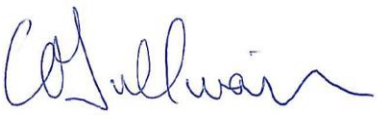
The conclusions of the AHIA are positive:

- The project will save the fire damaged building from dereliction and will secure its future in a suitable new capacity.
- Use as an Innovation Hub serving the town, will retain the Model School as a community asset which will remain accessible to the public. The historic educational use of the site will be re-established. The training and innovation kitchens and the showcase café will be located in the principal spaces of the Model School and will effectively function as classrooms for acquiring culinary skills.
- The project will support the planning objective of the Local Authority as set out in the Draft Athy Local Area Plan *"to support the sensitive conservation of protected structures, their curtilage and attendant grounds, and to operate flexibility with regard to the use of these buildings to facilitate their ongoing use, subject to good conservation principles".* (BH1.3)
- The original plan form is retained, and the staircase is reinstated in its previous location. The partitioning off of stores, cold rooms, toilets and changing rooms is in lightweight construction which can be easily reversed in the future if required without damage to the protected structure. The plant required for mechanical air intake and extract ventilation for the kitchens is located as inconspicuously as possible.
- The building fabric will be subject of a comprehensive programme of repairs inside and out using traditional materials and detailing which are appropriate to a solid masonry structure and which will prolong its life.
- Although road safety issues require a new entrance to be formed from Geraldine Road, and this will require the boundary wall to be realigned, this significant impact can be mitigated by the enhancement of the principal setting of the Model School to the Dublin Road. This will include restoration of the original gates and railings as a pedestrian access only and closing up the modern vehicular entrance from the Dublin Road close to the junction with the Geraldine Road.

- The boys' and girls' shelters in the yards were not damaged in the fire but nor were they repaired afterwards, and the girls shelter in particular is in poor condition. The shelters will be repaired with the boys' shelter providing covered cycle parking and the girls' shelter will function as a potting shed or other related function for the proposed herb garden for the training kitchens alongside. These non-invasive uses for the shelters will maintain their form intact and will be testament to the social heritage of the site, as will be the inscribed stone 'Boys' School' and 'Girls' School' plaques above the secondary entrances.
- The maintenance of the key trees on the site will be informed by detailed examination by an experienced specialist and new hard and soft landscaping will have regard to the required root protection zones.
- In addition to safeguarding the architectural heritage of Athy, the creation of a herb garden to supply the kitchens in the former girls' yard, supplemented with pollinator-friendly plants and shrubs can foster the natural environment and habitats.

The Model School project presents a unique opportunity to combine youth training/ employment and community enterprise/development with the refurbishment of a cherished historic building which was severely damaged by fire in 2010 and currently lies vacant.
The realisation of the project will be of great benefit to the social and economic development of Athy and to the safeguarding of its architectural heritage and the refurbishment of the Model School on the N78 National Route will also enhance one of the principal approaches to the town and expand and enhance the public realm.

SIGNED **DATE: 16th February 2021**



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Encl.

- **NIAH Record Ref. 11506012, The Model School, Dublin Rd. Athy**
- **Site Layout Plan with photo vantage points**
- **Ground Floor Plan with photo vantage points**

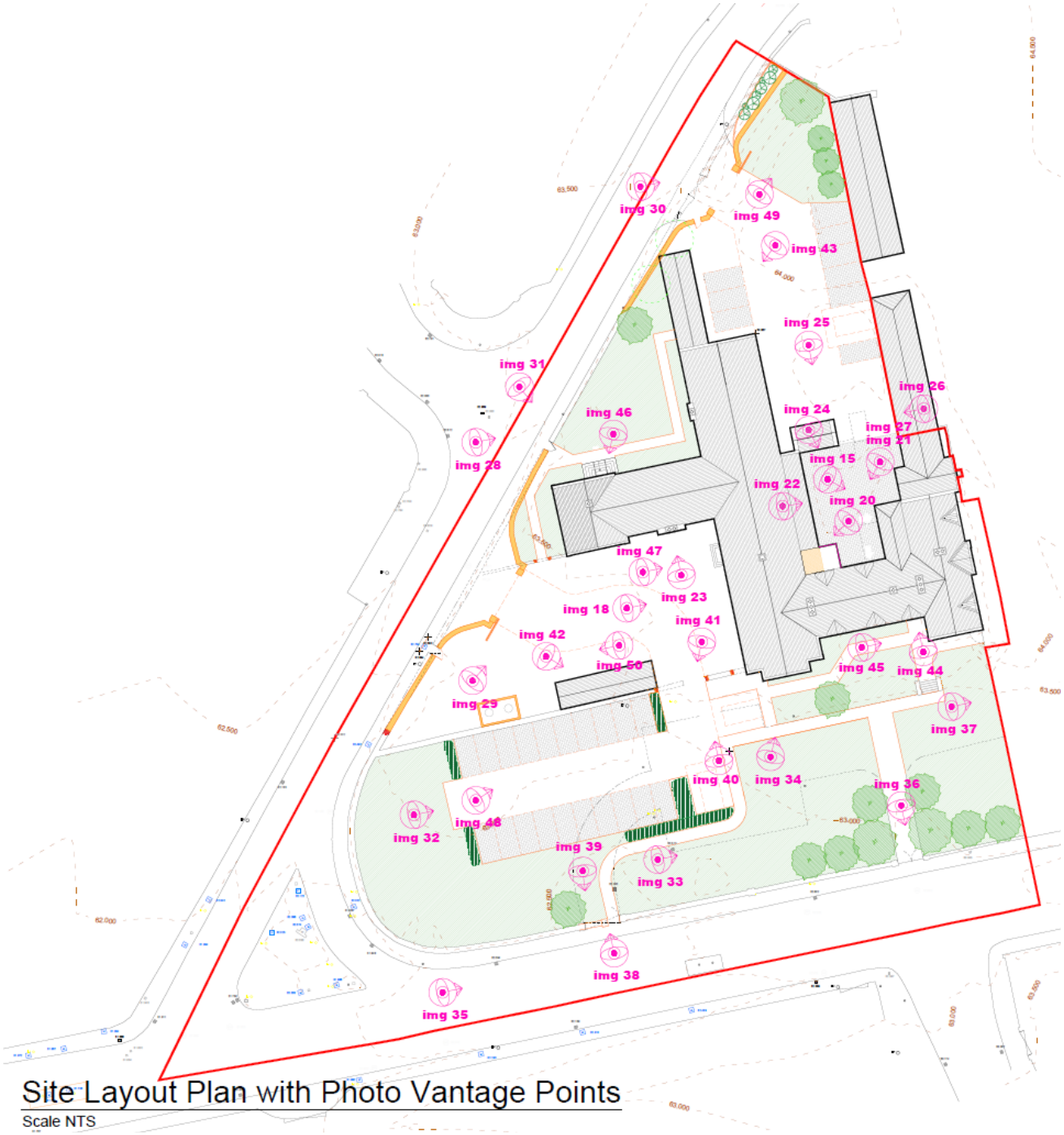
The Model School, Dublin Road, TOWNPARKS (D.P.) (ATHY RURAL ED), Athy, County Kildare

Survey Data

Reg No	**11506012**
Rating	**Regional**
Categories of Special Interest	**Architectural Technical**
Original Use	Model school
In Use As	Office
Date	1845 - 1855
Coordinates	269047, 194099
Date Recorded	14/06/1996
Date Updated	--/--/--

Description

Formerly detached five-bay two-storey Victorian Tudor Gothic model national school, c. 1851, with upper storey half-dormered projecting end bays. Single-storey school projecting to side and rear, renovated c. 1990. Partly in social service use. Rubble stone wall to front and cast-iron railings.

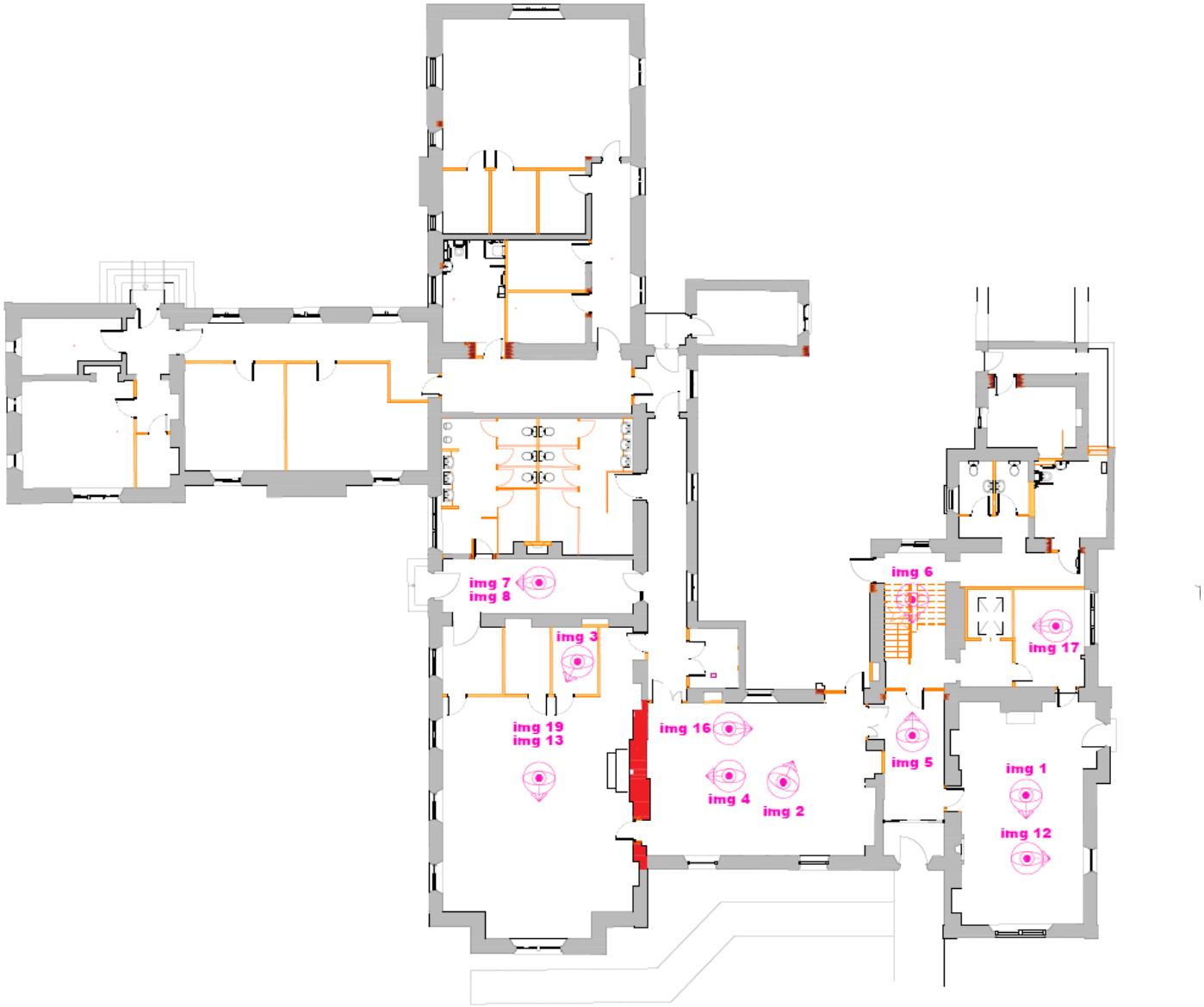


Site Layout Plan with Photo Vantage Points

Scale NTS

	Vantage point and view direction
img 37	AHIA document image reference

Site photo vantage points North



Vantage point and view direction

img 5 AHIA document image reference

Ground Floor Plan with Photo Vantage Points

Building photo vantage points referred to North