

# Heritage Impact Assessment

**Former National School at North Presentation Convent**

**Hillgrove Lane, Blackpool, Cork**

**Cork City Record of Protected Structures - PS1141**

**Agent:** Godwin Consult  
One South Mall, Cork T12 CCN3

**Planning Authority:** Cork County Council

**Planning Reference:** n/a

**Planning Status:** Section 5 Clarification

**Report By:** Daniel Noonan & Robin Turk

**Date of Report:** 5<sup>th</sup> October 2023

**DNAC Project No:** 23\_14

## CONTENTS

<b>CONTENTS</b> .....	<b>ii</b>
<b>1. Introduction</b> .....	<b>1</b>
<b>2. Site Location</b> .....	<b>2</b>
<b>3. Historical &amp; Cartographic Background</b> .....	<b>3</b>
<b>4. Standing Building Survey</b> .....	<b>5</b>
Site and Setting .....	5
External Description .....	6
North Elevation (Yard/Hillgrove lane).....	6
South Elevation (Garden) .....	13
East Elevation (yard) .....	13
West Elevation (to Convent) .....	13
Interior .....	17
Ground Floor.....	17
G01 .....	17
G02 .....	17
G03 .....	17
G04 .....	17
G05 .....	17
G06 .....	22
First Floor.....	22
F01 .....	22
F02 .....	22
F03 .....	22
F04 .....	22
F05 .....	22
F06 .....	22
F07 .....	27
F08 .....	27
F09 .....	27
F10 .....	27
F11 .....	27
Toilet blocks TB01 & TB02.....	27
Condition Catalogue of Windows and Doors .....	31
<b>5. Assessment, Impacts and Mitigations</b> .....	<b>34</b>
Alterations .....	34
Repairs and Restoration.....	35
Impacts.....	35
Demolitions.....	35
Alterations .....	36
Repairs .....	39
<b>6. Conservation Mitigation Measures</b> .....	<b>40</b>
General Approach to Built Heritage Works .....	41
Demolition .....	41
Repairs .....	42
<b>7. Sources, References &amp; Guidelines Consulted</b> .....	<b>43</b>
<b>RECORD DRAWINGS</b>	

### Copyright © 2023 Daniel Noonan Archaeological Consultancy

Daniel Noonan Archaeological Consultancy retains the copyright of any commissioned reports or other project documents, under the Copyright and Related Rights Act 2000 with all rights reserved; excepting that it hereby provides an exclusive licence to the commissioning client for the use of such documents and material by the commissioning client in all matters directly relating to the project.

All Ordnance Survey of Ireland (OSi) mapping is reproduced under  
**Licence No. CYAL50298677** © Ordnance Survey Ireland/Government of Ireland

## 1. Introduction

Daniel Noonan Archaeological Consultancy (DNAC), acting on behalf of ?? through the offices of Godwin Consult, has prepared this Heritage Impact Assessment relating to proposed alterations at the former school, North Presentation Convent, Gerald Griffin Street, Cork City (see **Drawing 01** for location information).

The school is part of the North Presentation Convent complex which is on the Record of Protected Structures for Cork City, no: **PS1141**.

The school is listed on the National Inventory of Architectural Heritage as part of the North Presentation Convent Complex entry **20862058**. The National Inventory of Architectural Heritage (NIAH) constitutes the minister for heritage's recommendation for preservation (listing on the RPS or similar). The Cork City Council Development plan requires that due care be given to developments affecting NIAH sites.

Neither the building nor its site are included in the archaeological *Record of Monuments and Places* (RMP) for County Cork (1998).

The dwelling is not entered in the archaeological *Sites and Monuments Record* or *Record of Monuments and Places for County Cork*, and has not been subject to survey by the *Cork Post Medieval Survey*. The property is indicated on the 1844 First Edition of the historic Ordnance Survey mapping (see **Figure 1** below).

The report has been created in response to suggestions given following consultation with Cork City Council, with regard to the preparation of a submission under Section 5 of the Planning and Development Act 2000, for a declaration that proposed works to bring the property back into productive use for accommodation are exempt from a planning permission requirement; in line with recent additional exemptions brought forward into the planning regulations by the Minister for Housing, Local Government and Heritage. The recommended report contents include:

- *A detailed written description of the building. This description should include the exterior of the structure and any associated features, the interior of the building (on a room-by-room basis), noting all architectural/original/historic features.*
- *The report is to be appropriately illustrated with scaled drawings @ 1:50 and/or 1:100, and a clearly labelled photographic record. The drawings, photographs and text are to be cross-referenced. A full photographic record of the interior spaces affected by all proposals, with particular detail provided for the proposed staircase insertion.*
- *A detailed condition survey of the building fabric.*
- *A detailed schedule of proposed conservation works to be carried out to the building.*

- A detailed method statement outlining how the proposed works are to be carried out and the material specifications. Where appropriate, the method statement should include scaled drawings and clearly labelled photographs. The method statement shall include measures that will be taken to protect remaining historic fabric during the alterations works.
- An impact assessment of the proposed development and mitigations measures where necessary.

## 2. Site Location

The school forms part of a complex with a convent, chapel, former infant school and modern North Presentation Catholic Primary School, on Gerald Griffin Street, Blackpool, Cork (see **Drawing 01 & 02** for location information). The school being discussed in the present report is at the north of the site facing north to Hillgrove Lane and to the east of Gerald Griffin Street. The enclosed convent gardens are to the south of the school. The building is located at ITM coordinates 567247, 572763.



**Figure 1:** Extract from the historic Ordnance Survey First Edition mapping, Cork, 1844. Not to scale.

### 3. Historical & Cartographic Background

Hillgrove's Lane was first shown on John Rocque's map of 1759, on which it was named "Chilgroves Lane" but was amended to Hilgroves Lane on his 1773 revision (Johnson 2006, 23). At that time the lane led between the street-fronting houses on Mallow Lane (latterly Gerald Griffin Street) down in to a large open space that had access onto the Watercourse but by 1801, this space had been built over and the lane had been extended to lead to Duke Street (Watercourse Road) (ibid). The lane is probably named after the Hillgrove family who lived in the area in the 18<sup>th</sup> century. Hillgrove's Lane first appeared in a trade directory in 1824, when John Fitzgerald, a tanner was listed as the sole trader on the lane and it was part of this tanning yard that was purchased by the Presentation Sisters for their school in the early 19<sup>th</sup> century,

Prior to the emergence of the national school system in the early 1800s, Ireland was littered with numerous types of schools. The parish schools built in each parish under the orders of Henry VIII to educate children in the English language and mannerism and patronised by local gentry, the Diocesan schools, founded by Elizabeth Tudor and aimed at educating middle class children in a wide range of suitable subjects, later to be funded by the grand juries. The Royal schools, a Stuart foundation and largely concentrating on educating plantation children. The charter schools, first established in 1733 and given a government charter and some parliamentary grant aid to facilitate the education of the people of Ireland along English lines. So entrenched was the association between the protestant ascendancy and the education system in the eighteenth century that it was commonly promoted as a means to assert control in areas where tensions were causing concern. By 1725 members of the ascendancy were empowered to set aside lands for schools. Naturally, these schools were seen in a poor light by the Irish Catholic working classes who instead sent their children, where they were educated at all, to informal and unregulated hedge schools where the quality of education could be questionable.

Standards of education in working class children were a subject of heated debate throughout the later eighteenth and early nineteenth centuries. The education of the poor was a favourite topic of middle-class philanthropic campaigns, and it was within that political climate that Honora Nagle (c.1718-1784), known as Nano, was to become a pioneer of education of poor catholic children. Born in Ballygriffin in North Cork to a well-off family, she attended a local hedge school as a young girl before travelling to France to continue her education. After her father's death in 1746 she was to return to Paris to enter an Ursuline Convent. However, she soon returned to her brother, Joseph, in Cork and began to work with the poor. Nano opened her first school on Cove Lane in Cork City in 1754 with about 30 students. The school soon expanded to include classes for 200 girls, and by 1757, an additional seven schools had been opened, five for girls and two for boys. Three of these small schools were dedicated to the very poor and located in the North parish. As her workload increased, Nagle realised that she would need help. In 1771 she sponsored the first Ursuline convent in Ireland, a community of four women and reverend

mother, to be based in Cork city. Nagle and her assistants continued their work without becoming an established religious congregation, so they were free to work for the poor without being enclosed. On Christmas Eve 1775 she founded the Society of Charitable Instruction of the Sacred Heart of Jesus, in Cork, the first convent of what would later be the Presentation Sisters. In 1799, the Presentation Sisters came to live in the north parish of Cork City. Bishop Moylan sent four ladies to South Presentation for training and after taking their vows they returned to a Philpott Curran Lane. Barbara Goold, a local landowner, had a second storey constructed on to her house and the sisters lived there while teaching hundreds of children until 1813 when a site at Hill Grove lane was bought, from the Tanning Yard, to establish a convent. By this time the Commissioners of Education had begun to explore the idea of a National School System in Ireland.

In 1831 Thomas Wyse, an Irish member of the house of commons and author of various texts on education reform, brought up a bill to establish the national system. Wyse was to declare; 'A large proportion of the youthful population...do not attend any school whatsoever.. the education given in those which are attended is of the worst description, the schools are few, and in the worst sites, and of the most wretched kind, the attendance fluctuating and for very limited periods, the teachers incompetent, sometimes profligate, miserably instructed and paid.. The scholars, in most cases, doing little, and what they are doing ill.' (Sir Thomas Wyse, MP in 1837 quoted in Roderick and Stephens, 1978, 13). That same year the proposals of the Commissioners for Education were brought into application through the establishment of the Board of Commissioners of National Education. The first board, approved in 1831, consisted of the Lord-lieutenant (Duke of Leinster, a Protestant), the Protestant and Catholic Archbishops of Dublin, Reverend Francis Sadlier (Presbyterian), A.R. Blake (Catholic) and R. Holmes (Unitarian) (Bernard, 1854, 692), the commissioners had established and confirmed fixed aims and powers by the following year (Stanely, 1832). The aim of the national education system was to be the shared literary education of Protestants and Catholics, with separate religious education, the committee recommended that 'four fixed days in the week should be exclusively moral and literary...of the remaining two days, the one to be appropriated solely to the separate religious instruction of the Protestant children and the other to the separate religious instruction of the Roman Catholic children. In each case no literary instruction to be given, or interference allowed on the part of the teachers, the whole of the separate religious instruction to be given under to superintendence of the clergy of the respective communions.' (commissioners report quoted in Barnard, 1854, 678). This non-denominational ideal was not to last. From the outset Catholic and Protestant alike resented the divorce of moral and religious instructions. By 1850, following the Synod of Thurles, the Catholic Church began to push for religiously aligned national schools. The Roman Catholic clergy were quick to take advantage of existing Presbyterian and Anglican changes to religious teaching requirements which had seen some schools lean slightly towards protestant education, and soon many of the national schools, particularly in rural areas outside Ulster, became fully Catholic. From 1850

onwards Roman Catholic authorities campaigned for separate schooling. The disestablishment of 1871, after which the Anglican church was no longer the established church in Ireland, presumably increased the catholic church's sense of social power and spurred on their advances towards the end of the century. The Catholic campaign was spear headed by a number of groups including the Ursuline Sisters, Presentation Sisters, Christian brothers, Sisters of Mercy and Loreto Sisters. Nano Nagle's schools of course had role to play in this, with the many schools in Cork City now part funded though the National School System but still very much Catholic establishments aimed at the working classes. The original North Presentation infant school was replaced in 1871 through a plan to enlarge the school rooms and its facilities. It was formerly opened on 16 January 1872. The new school was designed by Sir John Benson, who had designed St Patricks bridge and remodelled the butter market some years earlier and had been employed on several important projects in the city, and built by Edmund and Peter O'Flynn. As well as a school a presentation convent and chapel were built. The chapel, which is said to date between 1820 and 1830 is thought to be the work of Presentation brother and architect, Rev Michael Augustine Riordan, who was also involved in the Ursuline Convent in Blackrock. The present primary school was built in 1965-67 and the old building was then used as a secondary school until the group moved to Farranree in 1976.

#### **4. Standing Building Survey**

See the accompanying drawing suite for record drawings, **Drawings 03-08**.

##### Site and Setting

The school building is part of a wider complex which includes a gable-fronted double-height convent chapel and an attached I-plan multiple-bay four-storey convent building, both built c.1830, and an infant school facing onto Gerald Griffin Street to the west of the present school. The convent chapel is described by the national inventory team as having a pitched slate roof behind parapet with cut stone coping to gable and stone crucifix to front gable apex. Smooth rendered walls with dentillated frieze to side (north and south) elevations. Channelled Tuscan pilasters to north and south front elevation supporting pediment having corniced moulded render apron supported on brackets, surmounted by niche containing render orb and crucifix. Round-headed window opening to west elevation in moulded render surround having pronounced keystone, painted render sill and leaded glass. Opening flanked by blind niches. Square-headed door opening at recent flat-roofed porch of cement block construction holding timber and leaded stained glass double doors. It is thought to be the work of Presentation brother and architect, Rev Michael Augustine Riordan, who was also involved in the Ursuline Convent in Blackrock. The Convent is a multiple-bay four-storey building to the north of the chapel. It has full-length flat-roofed single-storey projection to front (west) elevation holding entrance porch. The school is

attached to the rear (east). the convent has a gabled slate roof with central rendered chimneystack and replacement metal rainwater goods. Smooth render walls with ruled-and-lined render to projecting section. Square-headed window openings with stone sills. Segmental-headed door opening in recessed opening flanked by engaged pilasters with timber spoked fanlight, timber panelled door flanked by sidelights over timber panelled risers. Set back from the street with site bounded by tall, rendered wall with painted render coping, square-headed gate opening with render entrance sign surmounted by wrought-iron crucifix. The infant school facing to Gerald Griffin Street, stands eight bays wide and is double-height single-storey. There is a painted circular plaque to the centre of the façade reading infant school 1871. The school is built in Italianate style with double-gabled centre section springing from moulded render brackets flanked by wings with three bays of square headed windows. Pitched slate roof with red brick chimneystack, timber bargeboards to gables and cast-iron gutters on bracketed overhanging eaves. Smooth rendered walls with roughcast render plinth and smooth render continuous sill course and window reveals. Round-headed window openings to centre gabled breakfront, in moulded render surrounds having keystones and six-over-six timber sliding sash windows with fanlights. Square-headed doorway to centre under round-headed window opening with four-panelled timber double doors.

#### External Description

##### *North Elevation (Yard/Hillgrove lane)*

The building is entered from Hillgrove lane to the north, where the school yard, a roughly rectangular area with angled wall at west, is defined by a tall harl rendered boundary wall with render copings, attaching to the convent at west. The school is accessed via a square headed pedestrian doorway within the boundary. This doorway has smooth rendered reveal, stone sill forming a slight step up, and timber battened double door. The yard is paved with cement. There is a rectangular iron drain cover imprinted with M BARRY LTD SANITARY CORK.

Within the yard, the doorway in the boundary wall is flanked by lean-to roofed three bay single storey toilet blocks. These have synthetic slate roofs, leaded copings against boundary wall, replacement square profile gutters and rainwater goods, smooth rendered walls with render plinth course. The paired door openings to both toilets are square headed with timber battened doors, and each block has a modern rooflight and a small square headed window opening with cement sill and modern uPVC framed window.

To north and south of the toilet blocks there are open sided play shelters with bench seating mounted on the boundary wall. These shelters have corrugated plastic roofs supported on Iron circular plan piers, timber eaves boards and (uPVC) semi-circular profile gutters.



The school facing into the yard is six bays wide and two stories high. The roof is gabled slate, with clay ridge tiles and a tall single flue chimney on a rendered projecting stack at southeast. The walls are harl rendered and painted with a shallow smooth rendered plinth course and elliptical iron tie plates located between ground and first floor level. There are cast iron ogee profile rainwater goods on cast iron brackets, cast iron circular profile down pipes and a demi-hexagonal rainwater hopper midway down the wall. Moss and damp here indicate the downpipe and hopper are leaking. There are four doors at yard ground level, each with glazed side light on panelled riser to one side, glazed square headed overlights and having part glazed timber panelled doors. The door openings to the north and south ends are taller than the pair to the centre of the elevation, with double height overlights. While the overlight and their frames are probably original to the building the doors and their side lights appear to be somewhat later in date. The two window openings to ground floor level, flanking the pair of doors to centre, have three over three pane timber sliding sash windows with cement sills. The window at west has a square plan opening beneath it. The upper floor window openings are also square headed and have three over three pane timber sliding sashes.



Restored North Presentation Convent building adjacent to site.



Infant school building on Gerald Griffin Street.



Door to yard on Hillgrove Lane.



Toilet blocks to north of yard.



Shelter at east of yard.



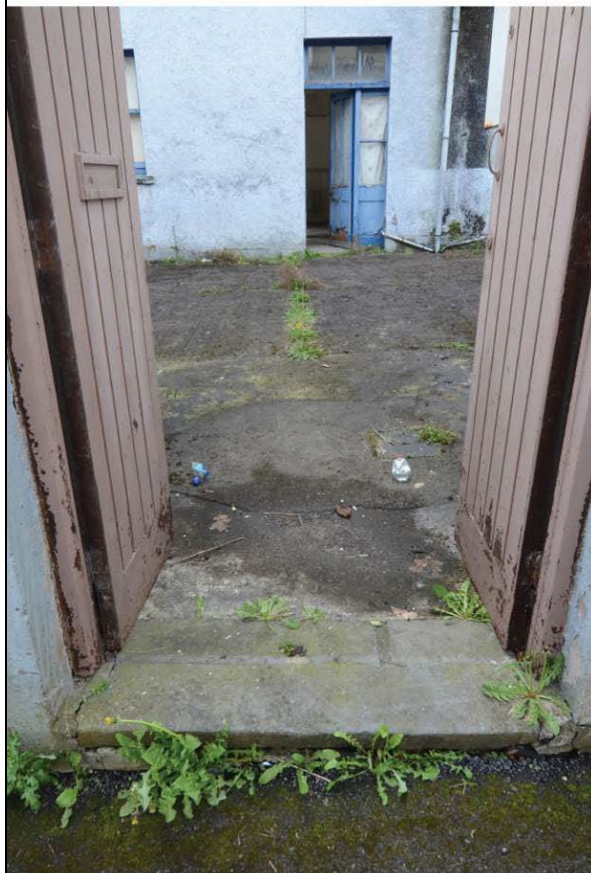
West toilet block.



View of yard looking east showing toilet blocks and shelters.



View looking west up Hillgrove Lane.



Entrance to yard.



View of east elevation between flanking toilet blocks.



North elevation.



Detail of doors to rooms G04 and G05.



Door to room G01 and window to G04.



Detail of sash on window to G04.



Detail of overlight to door to G04



View of north elevation showing the doors.

The building is flanked by flights of stairs allowing exterior access to the first floor, with the stairs exiting into the play shelters in the yard. The steps at west has a semi-circular half arched opening where it connects with the main wall of the school, beneath which is a square headed doorway accessing the main convent yard. The steps are a straight flight of limestone steps, peck dressed and showing wear to centre. There is a simple wrought iron balustrade to eastern stairs and a rendered stone wall with iron handrail to west. The walls are harl rendered and there are corrugated plastic porches/shelters at the landing level. The steps access square headed doorways (modern replacement timber batten door and side light) leading to the upper floor classrooms. The western stairwell landing has a blocked square headed door opening which once accessed the main convent.

#### South Elevation (Garden)

The south elevation is eight bays wide and two stories high, with a shallow two bay central breakfront. The walls are lined and ruled rendered with elliptical iron tie plates either side of the breakfront between ground and first floor level. The window openings are square headed with three over three pane timber sliding sash windows.

#### East Elevation (yard)

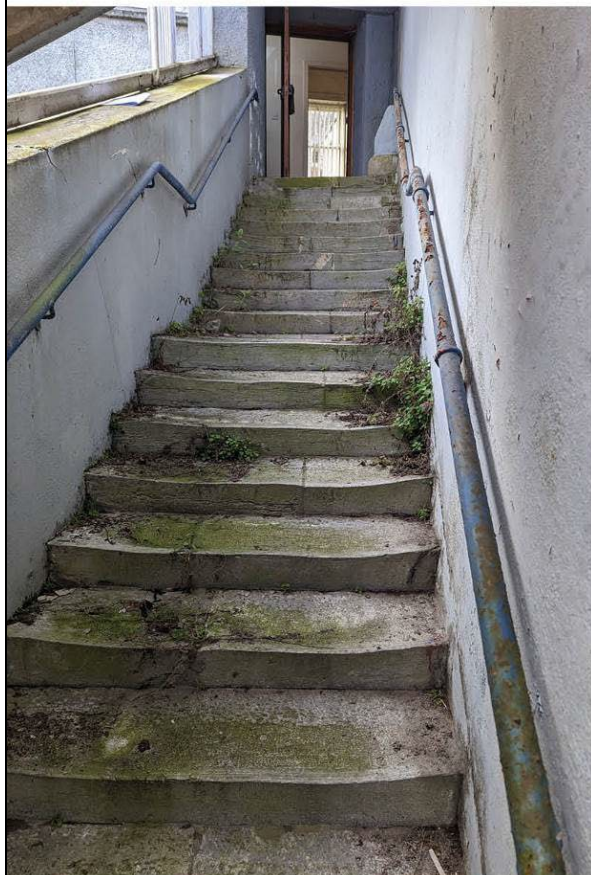
The gable elevation at east is lined and ruled rendered. There is a single central round headed window opening at first floor level with a small square headed vent with louvre fittings over. The rendered chimney stack is set to the south of the elevation. The ground floor of the elevation is part obscured by a lean to roofed addition.

#### West Elevation (to Convent)

The west elevation is lined and ruled rendered. There are no window openings, but a square vent with louvre fittings is apparent near the apex of the gable.



Western steps showing half arched opening and shelters.



Steps of western stairs.

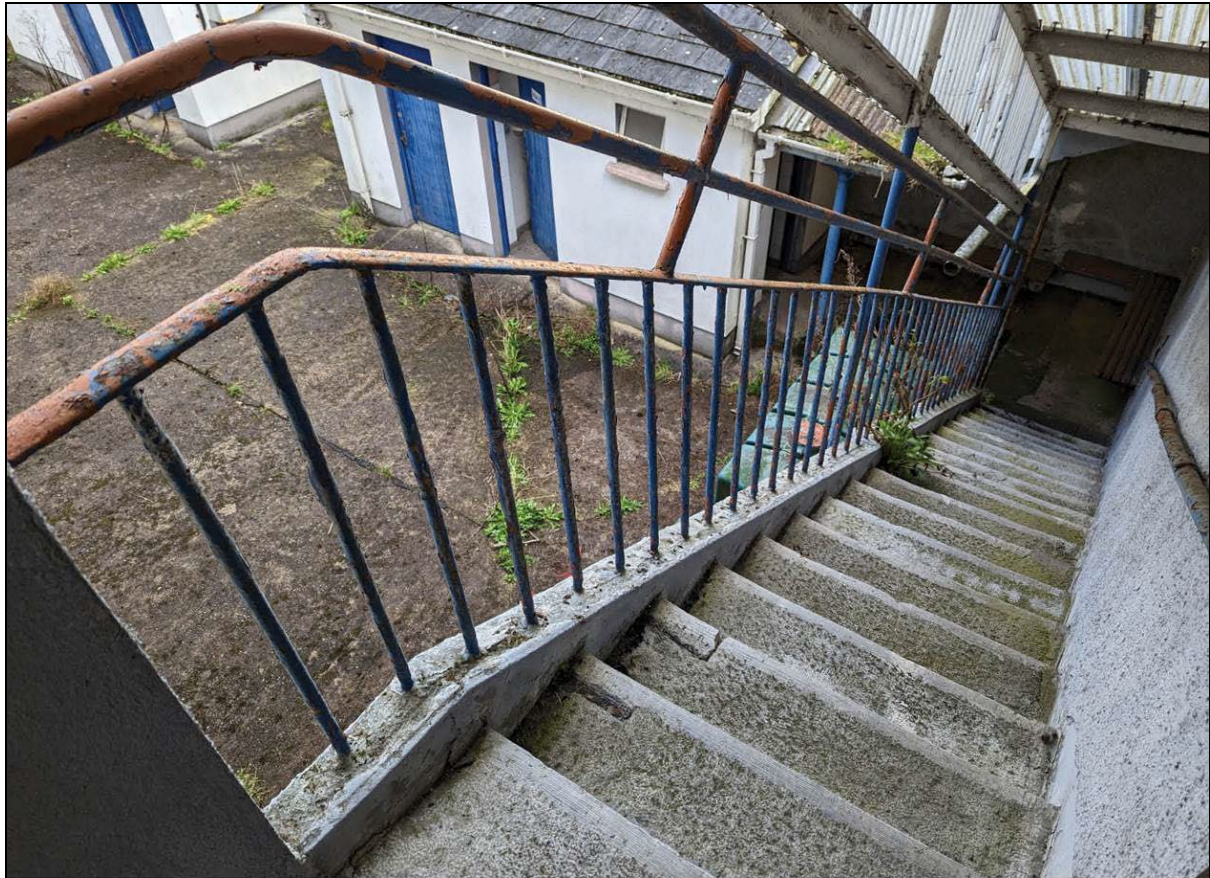


Western steps looking down towards yard.

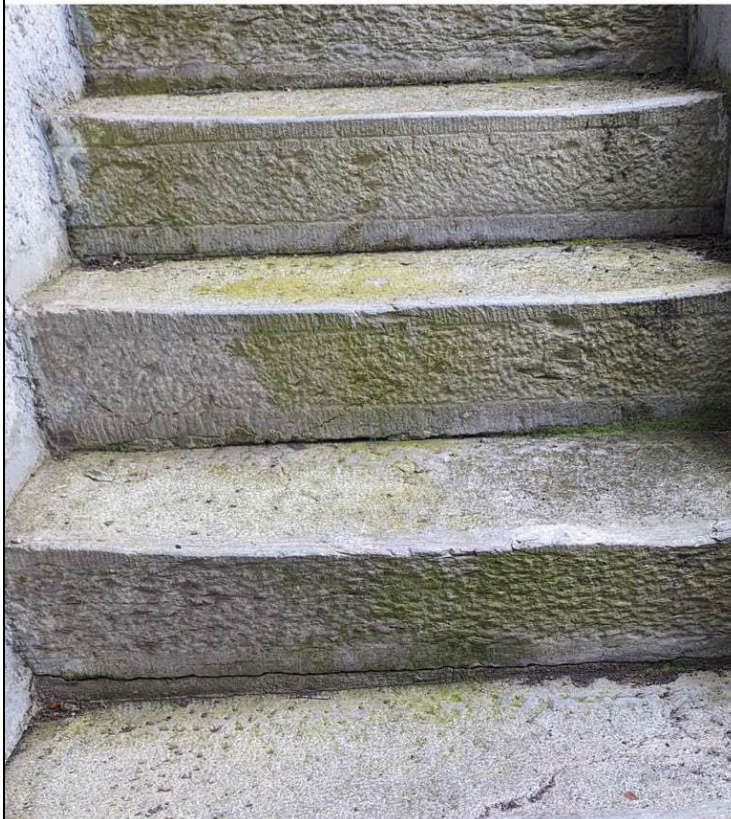


Flags and benches at base of eastern stairs.





Eastern steps looking down toward yard.



Detail of dressing and wear to eastern steps.



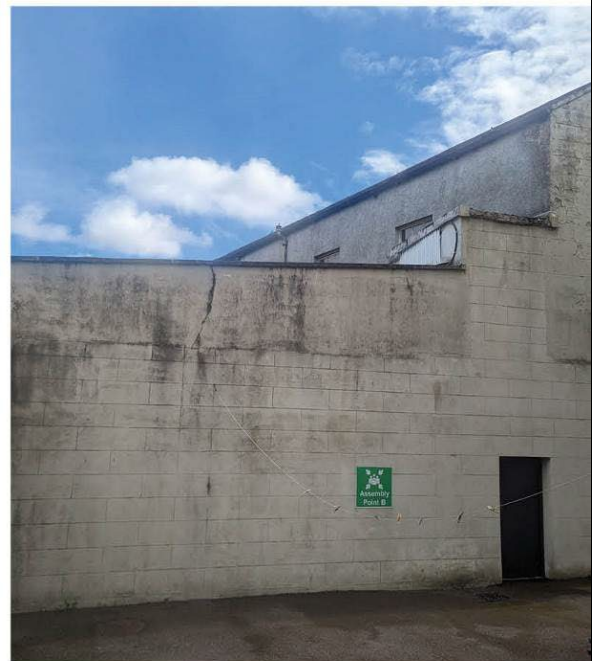
Top landing of western steps showing blocked doorway on right.



View of south elevation from Presentation Convent garden.



South elevation at east end showing chimney and greenhouse.



West (side) elevation to convent yard.

## Interior

### *Ground Floor*

#### *G01*

Located at the west end of the building and accessed via a door at west, this staggered corridor accesses rooms G02 at west and G03 at south. The door opens into a platform with three steps. The floor is carpeted the walls and ceiling are painted gypsum plaster, with a shallow timber skirting board having moulded rolled top. Modern coat hooks and a modern stainless steel sink are set against the long wall east of the entrance door, and there is a square headed opening at west opening to G02 and a similar opening at south which once formed a window to a now inaccessible corridor with short flight of steps. This corridor presumably once allowed access from the yard at west to the garden at south but was blocked during restoration work to the main convent building. The doors to G02 and G03 have moulded timber architraves and modern doors.

#### *G02*

Small square room at west end of ground floor, carpeted floors plastered walls and ceilings.

#### *G03*

Small rectangular room south of G01 and at southwest of ground floor. carpeted floors, plastered walls and ceilings. The room is lit by a single window in the south wall.

#### *G04*

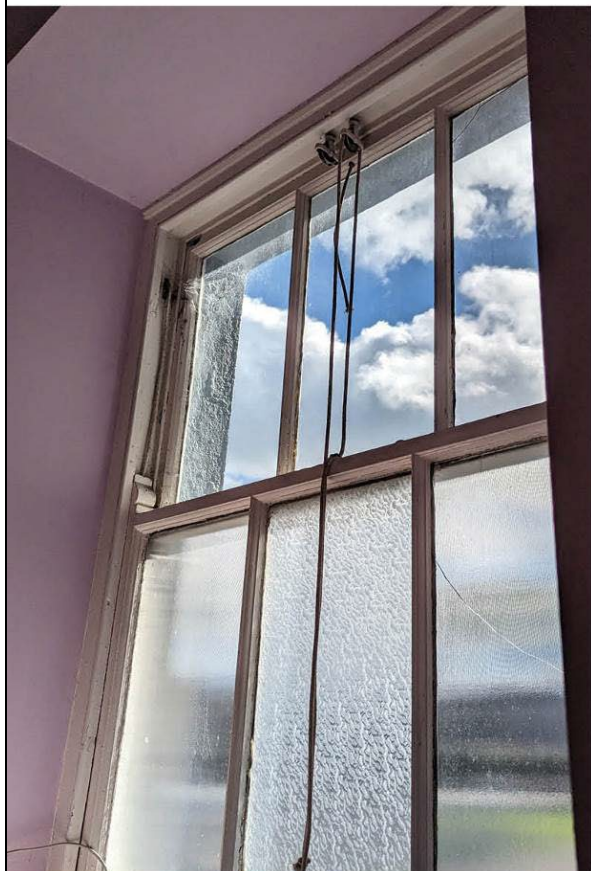
Square classroom with lino covered floor and painted plastered walls and ceiling. Room is accessed from yard via its own door and is lit by pairs of windows in the north and south walls. Sink and counter to east wall.

#### *G05*

Square classroom, accessed from yard via door in the north wall, timber lintel over door showing some decay. Lit by pair of windows in south wall. Lino over carpet to floors, painted lime plaster and gypsum plaster to walls, with significant damp evident to south wall. plaster ceiling. Timber batten wainscoting below dado level to walls at south and west. Window openings in south having enclosed shelf space under and simple folding shutters. Early 20<sup>th</sup> century iron radiator to south. Blackboard with painted lines mounted to wainscoting at west.



Room G03 looking SE.



Detail of sash window to G03



Room G04 looking SW showing windows.



Threshold to room G04



Room G01 looking SE.



Room G01 looking north with window to G02 on left.



Room G01 looking south showing window to inaccessible corridor.



Room G02



Room G04 looking NE.



Detail of panneling to room G04



Detail of door to room G05.



Pannelling and cupboards in room G05



Room G05 looking south.



Window to south wall G05 showing detritus from collapsed lintel and view of garden beyond.



Door to room G05.



Panelling and cupboards in room G06

## G06

Lit by pair of windows in south wall and window in north, accessed via door in north wall at east. windows having simple folding shutters and cupboards under. Square plan room with central rendered painted pier. Painted plaster walls and ceiling with timber batten wainscotting below moulded dado. Lino floor. Blackboard with painted lines mounted to wall above iron radiator in west.

## First Floor

### F01

Corridor at west first floor level, accessed via a modern door from the west stairwell to yard. Lit by window in north wall. The floor is carpeted, and the walls are painted plaster as is the ceiling. There is a moulded picture rail and a moulded timber architrave to a recess below the window sill.

### F02

Classroom in roughly square plan with angled west wall, lit by two windows in south wall and accessed by a modern door in north wall leading from F01. There are built in cupboards below the windows one with shelves the other with numbered coat hooks. The floor is carpeted, the walls are painted plaster, with timber dado rail and doubled picture rail. There are cracks and evidence of damp to walls.

### F03

L-plan classroom accessed via modern door leading to F01 in west wall, lit by two windows in north wall. Carpeted floors painted plastered walls and ceilings. Significant damp evidence in north wall. Iron radiators against north wall, and built in cupboards with moulded timber architrave below windows.

### F04

Small windowless room accessed via (modern) door in F03.

### F05

Small square plan room to south of F03 and accessed via (modern) door from same. Window in south wall with built in cupboard under having moulded timber architrave. Carpeted floor, painted plaster walls and ceiling.

### F06

Small square plan room to south of F03 and accessed via (modern) door from same, with F05 to west. Window in south wall with cupboard having timber architrave below and iron radiator east. modern storage heater to west wall. Carpeted floor, painted plaster walls and ceiling.





Room F01 looking NE showing door to external steps on left.



Room F01 looking west.



Detail of window in F01 showing replacement wired glass.



Room F02 showing door to F01 and external steps beyond.



Room G06 looking south east.



Room G06 looking north towards door.



Windows to south of room G06.



Shutters to window room G06.



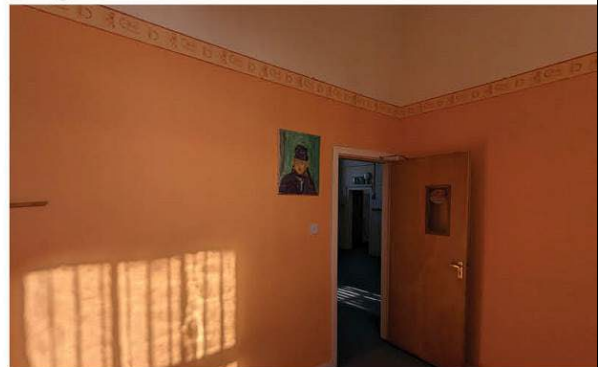
Room F03 looking north.



Room F03 looking south.



Detail showing architrave and various timber fittings in Room F03



Room F04 looking north towards room F03



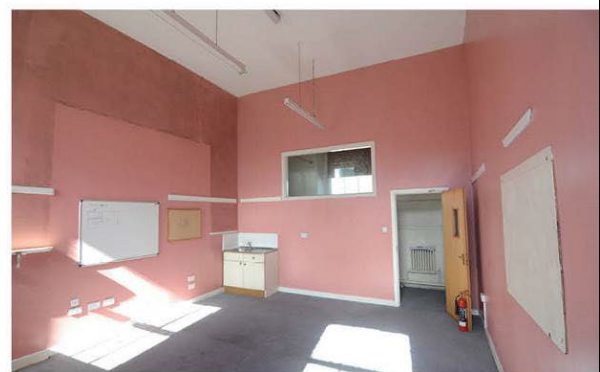
Room F06 looking south.



Room F06 looking north.



Room F08 looking south.



Room F08 looking north.

*F07*

Corridor connecting F09, F08 and F03. Lit by window in north wall.

*F08*

Classroom set east of centre at first floor level and accessed via corridor at north (F07). The room is lit by two windows in the south wall, with cupboards under having moulded architraves. Painted plaster walls and ceiling, carpeted floors. Internal viewing window to corridor.

*F09*

L-shaped corridor and lobby area, accessed from exterior via stairs at east of yard. Lit by two windows in the north wall, each with former cupboard recess below retaining timber architrave. Room allowing access at south wall to rooms F10 and F11, connecting to F07 at west. carpeted floors, painted plastered walls with timber batten wainscotting below dado level, and painted (white) blackboard to wall indicating former use as classroom. Painted plaster ceiling.

*F10*

Rectangular classroom towards east end of first floor and accessed via door from F09. Room is lit by a single window in south wall. carpeted floors, painted plastered walls and ceiling, cupboard recess below window and iron radiator to one side.

*F11*

Rectangular classroom at east end of first floor, accessed via door from F09 and with F10 to the west. Room is lit by a single window in south wall and window in east wall, rounded headed window to east having timber shelves under, and radiator below shelf recess. Timber batten wainscotting to east and south walls. Carpeted floors, painted plaster walls and ceiling. Significant damp evident particularly at east.

Toilet blocks TB01 & TB02

Each having three toilet cubicles having their own exterior doors. Doors modern timber battened, white ceramic toilets and wash basins. White tiled walls, grey tiled floors, painted plaster ceilings.



Detail of window and cupboard to south of Room F08 showing damage.



Room F09 looking west towards F07 corridor.



Window to north of room F09.



Room F09 looking east.



Room F09 showing door to eastern external steps.



Room F10 looking south.



Detail of window to room F10



Room F10 looking NW.



Room F11 looking north.



Room F11 looking SE.



Window and cupbaord to south of room F11.



Window to west of room F11.



### Condition Catalogue of Windows and Doors

In order to appraise the condition of the windows and doors the following table can be used as a guide along with **Drawings 4 and 5**.

<b>WINDOW</b>	<b>TYPE</b>	<b>CONDITION</b>	<b>GLASS</b>
<b>N1</b>	3 over 3 sliding sash	Both sashes in reasonable condition	2 panes cylinder glass at top, 3 panes obscure glass at bottom
<b>N2</b>	3 over 3 sliding sash	Both sashes in reasonable condition	3 panes cylinder glass at top, 2 panes obscure and 1 pane modern replacement at bottom
<b>N3</b>	3 over 3 sliding sash	Replacement sashes	6 panes wired modern glass
<b>N4</b>	3 over 3 sliding sash	Original sashes in reasonable condition	5 panes cylinder glass
<b>N5</b>	3 over 3 sliding sash	Original sashes in reasonable condition	5 panes cylinder glass
<b>N6</b>	3 over 3 sliding sash	Both sashes in reasonable condition	3 panes cylinder glass at bottom
<b>N7</b>	3 over 3 sliding sash	Both sashes in poor condition	inaccessible
<b>N8</b>	3 over 3 sliding sash	Both sashes are replacements	6 panes wired modern glass
<b>S1</b>	3 over 3 sliding sash	Both sashes in reasonable condition	3 panes cylinder glass at top, 3 panes obscure at bottom
<b>S2</b>	3 over 3 sliding sash	Both sashes in reasonable condition	3 panes cylinder glass at top, 3 panes fluted at bottom
<b>S3</b>	3 over 3 sliding sash	Both sashes in reasonable condition Rot and buckling in upper part of frame	3 panes cylinder glass at top, 3 panes fluted at bottom

<b>S4</b>	3 over 3 sliding sash	Both sashes in reasonable condition, lintel is failing, rot in upper part of frame	5 panes cylinder glass, 1pane modern replacement
<b>S5</b>	3 over 3 sliding sash	Both sashes in reasonable condition, severe rot in lintel, some rot in frame	all 6 panes cylinder glass
<b>S6</b>	3 over 3 sliding sash	Both sashes in slightly poor condition,	all 6 panes cylinder glass
<b>S7</b>	3 over 3 sliding sash	Both sashes in slightly poor condition,	all 6 panes cylinder glass
<b>S8</b>	3 over 3 sliding sash	Lower sash is a replacement,	3 panes cylinder glass at top
<b>S9</b>	3 over 3 sliding sash	Lower sash is a replacement, some rot in frame	1 pane cylinder glass at top
<b>S10</b>	3 over 3 sliding sash	Lower sash is a replacement and in poor condition	1 pane cylinder glass at top
<b>S11</b>	3 over 3 sliding sash	Lower sash is a replacement	2 panes cylinder glass at top
<b>S12</b>	3 over 3 sliding sash	Lower sash is a replacement and in poor condition, some damage to upper sash	3 panes cylinder glass at top
<b>S13</b>	3 over 3 sliding sash	Lower sash is a replacement, frame in v poor condition	3 panes cylinder glass at top
<b>S14</b>	3 over 3 sliding sash	Lower sash is a replacement in poor condition, top sash in poor condition, some rot to frame	3 panes cylinder glass at top
<b>S15</b>	3 over 3 sliding sash	Lower sash is a replacement in poor condition, some rot to frame	3 panes cylinder glass at top

<b>E1</b>	2 over 2 casement with 4 pane fanlight	Reasonable condition	4 panes of fanlight cylinder glass
<b>D1</b>	Part glazed timber panelled door with glazed side light on panelled riser, and glazed square headed overlight.	Reasonable condition some rot at base of frame	6 panes cylinder glass in fanlight
<b>D2</b>	Part glazed timber panelled door with glazed side light on panelled riser, and glazed square headed overlight.	Reasonable condition some rot at base of frame	3 panes cylinder glass in fanlight
<b>D3</b>	Part glazed timber panelled door with glazed side light on panelled riser, and glazed square headed overlight.	Reasonable condition some rot at base of frame	2 panes of cylinder glass in fanlight
<b>D4</b>	Part glazed timber panelled door with glazed side light on panelled riser, and glazed square headed overlight.	Reasonable condition some rot at base of frame	5 panes cylinder glass in fanlight
<b>D5</b>	Part glazed modern timber batten door with wired glass side light	Good condition	Wired modern glass
<b>D6</b>	Part glazed modern timber batten door	Good condition	Wired modern glass

## 5. Assessment, Impacts and Mitigations<sup>1</sup>

This section should be read in conjunction with the accompanying drawing suite, **Drawings 09-11** that present the proposed alterations, interventions and repairs as designed by Meitheal Architects, architectural consultants to the project.

The proposed development at the former North Presentation School involves the conversion to residential use and the division into eight units (two 1 bed apartments and six studio apartments). In order to maintain the character and surviving features of the protected structure the scheme has been designed to minimise intervention to historic fabric. As such demolition impacts are minimal with the removal of modern partitions and divisions on the interior, the removal of modern accretions in the yard area (shelters over the stairs) and the partial removal of a play shelter in the yard.

### Alterations

The proposal includes a number of alterations to the internal layout of the protected structure including the insertion of new partitions and internal doors. While modification such as these are not necessarily welcomed on a protected structure it should be noted that the continually evolving use of the building over the years has already resulted in the diminution of many of the original classroom spaces. The conversion of the building to residential use provides for a viable use for this empty protected structure. These alterations are considered necessary in order to bring the building into residential use. Attempts will be made to minimise the impacts of these where necessary and all will be done under the oversight of a buildings archaeologist or conservation architect. On the external envelope the windows and doors are of particular note with the 3 over 3 sliding sash windows retaining much of their original cylinder glass glazing and the ground floor doors showing unusual side lights and mirrored layout. However these are all in varying condition with some in quite poor condition and while the preference would be to repair where possible it has to be acknowledged that some of the sashes will have to be replaced in a like for like manner. In order to improve the thermal performance of the building the developer has proposed repairing all timber sliding sash windows and inserting slim line double glazing. While alternative measures (such as secondary glazing) were considered in order to improve the function of the windows while retaining the original glazing they was deemed impractical by the design team. The proposed approach does have a visual and physical impact in terms of removing historic glass but will have the benefit complying with Part L and of improving the thermal performance of the structure and

---

### <sup>1</sup> NOTE ON MITIGATION RECOMMENDATIONS

All mitigation measures are recommendations only and the decision on implementation, amendments, etc. rests ultimately with the Planning Authority – Cork City Council, with advice from other consultative bodies such as the Built Heritage Policy Unit of the Development Applications Unit of the Department of Housing, Local Government and Heritage.

facilitate the proper functioning of the sliding sash to allow extra ventilation when needed. The external doors to the north elevation with their glazed and sidelit doors and mirrored arrangement of overlight heights are an intriguing feature representative of the previous use of the building as school. Unfortunately the opening door widths are inadequate to meet the requirements of Part M so the design team are proposing the rebuilding of these doors in matching style and details to existing but with a lightly larger door opening and a slightly narrower sidelight (the overlights will be retained as is). Given that the doors in question are probably not original to the building and are in need of repair this intervention can be considered justifiable if it allows the building to be returned to use. In a similar vein it is proposed to recreate the existing double door to the street (from the yard) in matching framed and battened style but with an asymmetric leaf to allow enhanced access. Fire safety considerations for the first floor apartments have necessitated the proposal of 1.8m long by 2m high flanking walls to the unprotected sides of the upper steps. This is admittedly an unfortunate intervention on the external limestone steps to the first floor that are an integral part of the character of the building so all attempts will be made to minimise the visual impact of these walls.

### Repairs and Restoration

The building has modified with much of the original fabric being replaced over the years. There are, nevertheless, some features of architectural significance surviving on site as discussed above. It is proposed to preserve and repair these in situ where possible.

### Impacts

The impacts discussed below are divided into demolitions (indicated in red on the accompanying plan) and alterations (indicated in yellow).

#### *Demolitions*

**Demolition action 1:** Demolition of modern internal partition walls.

Reason: To allow for the insertion of new partitions and interior layout

Impact: Physical-

Mitigation: Care should be taken to protect the walls floor and ceilings around the removed partitions. Demolition should be confined absolute minimum to achieve the required action. The work should be scheduled under the guidance and supervision of a supervising architect and attending conservation specialists; with appropriate records created and maintained.

**Demolition action 3:** Demolition Perspex and timber roofs to part of external yard.

Reason: To provide appropriate access to external staircases and to improve visual clarity.

Impact: Limited Physical impact to historic fabric that has already been truncated (by later modern toilet blocks).

Mitigation: The cast iron columns should be retained in situ Demolition should be confined to the absolute minimum to achieve the required action. The work should be scheduled under the guidance and supervision of a supervising architect and attending conservation specialists; with appropriate records created and maintained.

**Demolition action 4:** Demolition of lightweight Perspex and timber roofs to external staircases.

Reason: To improve visual clarity and remove modern accretion

Impact: Minimal visual impact.

Mitigation: Care should be taken to minimise impact on surrounding fabric. Particular care should be taken to protect the stone steps and iron railing during works.

**Alteration action 1:** New raised suspended floor at ground and first floor level.

Reason: To improve the floor levels and ceiling heights and allow for the change of use of the interior.

Impact: Visual impact on the classroom spaces and minimal physical impact on original fabric at interface.

Mitigation: The interface between new structure and original floors and walls should be designed to minimise the impact on historic fabric. The underfloor areas should allow for ventilation between sealed areas and the historic fabric. Care should be taken to ensure that the floor and any new fittings are of high quality materials, a high standard of finish is expected.

### *Alterations*

**Alteration action 2:** Removal of existing wall panelling and the insertion of a vapour permeable Isover Optima dry lining system.

Reason: To reducing building heat loss and allow for the change of use of the interior.

Impact: Physical impact panelling and picture rails and cupboards internally.

Mitigation: The Panelling and cupboards should be reinstated on the interior after drylining has been fitted. Removal of fabric should be confined to the absolute minimum to achieve the required action. The work should be scheduled under the

guidance and supervision of a supervising architect and attending conservation specialists; with appropriate records created and maintained.

- Alteration action 3:** Insertion of new suspended ceilings and new suspended first floor.
- Reason: To allow for the change of use of the interior To raise floor height in order to be able to access existing windows for ventilation and also to provide appropriate tested fire rating between ground and first floor apartment units.
- Impact: Limited physical impact to ceilings and walls.
- Mitigation: Existing floor to remain in place as ceiling for ground floor units. Where not impinged by the head height of adjacent windows there will be a suspended ceiling hung from the original first floor. In instances where the head of the window meets the existing floor height, it is proposed to retain the existing plasterwork in these areas unless damaged and requires replacement. The suspended ceiling or floor should allow for ventilation be provided to ensure that the historic fabric is not impacted by condensation and damp. Mounting points should be minimised and designed to interface with existing ceiling and structure with as little impact as possible. Care should be taken to ensure that the ceiling and any new fittings are of high quality materials, a high standard of finish is expected.
- Alteration action 4:** Removal of existing modern partitions to interior at ground and first floor level.
- Reason: To allow for the change of use of the interior.
- Impact: N/A. removal of modern accretion.
- Mitigation: Care should be taken protect the exterior walls throughout. Demolition should be limited to a confined an area as possible to achieve the desired result.
- Alteration action 5:** Blocking of doorway in original partition at first floor level.
- Reason: To allow for the change of use of the interior.
- Impact: Minimal physical and visual impact.
- Mitigation: Care should be taken minimise impact on the fabric of the partition. Demolition should be limited to a confined an area as possible to achieve the desired result.
- Alteration action 6:** Extending, reroofing and renovation of toilet blocks TB01 and TB02. Includes Removal of modern toilet fittings and internal partitions.
- Reason: To allow for new use as storage.

Impact: Physical and visual impact of extension of TB01 to west. Positive visual impact of improved roof and detailing on these modern structures

Mitigation: Care should be taken protect the wall fabric of the exterior N wall during works. New roofs and detailing should be in high quality materials that are sympathetic to the heritage of the site.

**Alteration action 7:** New vents, soil vent pipes and lighting to exterior envelope of school structure.

Reason: To allow the building to be reused as a residential building with required associated services and plant.

Impact: Visual impact to external envelope, Limited physical impact to external fabric.

Mitigation: External penetrations should be grouped and routed to the gable ends where possible before exiting the building to reduce the quantity of same. New soil vent pipes should be in cast metal to match existing. External lighting should be minimal in massing and of high quality manufacture. Care should be taken protect the surrounding fabric during these works. Intervention should be limited to a confined an area as possible to achieve the desired result.

**Alteration action 8:** New yard surface and landscaping to same including services.

Reason: To allow for services to be inserted and to create a cohesive outdoor space for the new apartments.

Impact: Visual impact on the yard space.

Mitigation: None

**Alteration action 9:** Insertion of new slim line double glazed units and draught proofing of existing windows and doors.

Reason: To improve thermal performance and allow for the change of use.

Impact: Visual impact on the internal and external spaces, physical impact to external envelope.

Mitigation: This will be carried out during the repair of the windows see Repair action 3 below

**Alteration action 10:** Modification of existing external doors to ground floor level.

Reason: To improve thermal performance and allow for enhanced access (part M).

Impact: Visual impact on the internal and external spaces, physical impact to external envelope.



Mitigation: This will be carried out during the repair of the windows see Repair action 3 below

**Alteration action 11:** Modification of existing yard door to street.

Reason: To allow for enhanced access (part M).

Impact: Visual impact on the internal and external spaces, physical impact to external envelope.

Mitigation: This will be carried out during the repair of the windows see Repair action 3 below

**Alteration action 12:** Construction of new 1.8m long flanking walls to external staircase on both east and west side of yard, including removal of 1.8m of wrought iron railing on east side.

Reason: For fire safety considerations.

Impact: Physical and visual impact on external features.

Mitigation: Consideration should be given to constructing this as a transparent glass panel in order to minimise visual impact. If that proves unfeasible the new wall should be kept as minimal in massing as is possible with minimalist detailing and smooth render finish. Removal of fabric should be confined to the absolute minimum to achieve the required action. Care should be taken to minimise impact on surrounding historic fabric particularly the stone steps and iron railing during works.

### *Repairs*

**Repair action 1:** Repairs to roof

Reason: To maintain the integrity of the building.

Impact: Limited physical and visual impact.

Mitigation: Repairs Where new slate vents are to be introduced they should be of conservation standard (eg triangular lead vents) and removal of roof fabric should be kept to a minimum.

**Repair action 2:** Repairs to failing timber lintels

Reason: To maintain the integrity of the building.

Impact: Limited physical impact to original fabric that is in poor condition.

Mitigation: Care should be taken to protect the walls and internal features around the works area. Demolition should be confined absolute minimum to achieve the required action. Repairs should utilise conservation materials. The work should be scheduled under the guidance and supervision of a supervising architect and attending conservation specialists; with appropriate records created and maintained.

**Repair action 3:** Repairs to windows and doors

Reason: To maintain the integrity of the building.

Impact: Positive physical and visual impact.

Mitigation: Work should be carried out by tradespeople specialising in the restoration and repair of historic windows. Care should be taken to preserve and retain the cylinder blown glass extant in many of the windows. The opportunity should be taken to upgrade staff and parting beads of sliding sash windows with brushes to improve draught proofing. In cases where sash, frame, window or door is deemed irreparable it should be replaced like for like with matching details. The work should be scheduled under the guidance and supervision the attending conservation specialists; with appropriate records created and maintained.

**Repair action 4:** Repairs to rainwater goods and downpipes on south and north elevations

Reason: To maintain the integrity of the building.

Impact: Minimal physical impact to original fabric.

Mitigation: Repairs of existing goods should be preferred and where replacement is required should be done with conservation grade materials in a like for like manner.

## 6. Conservation Mitigation Measures

The proposed development North Presentation School will involve several impacts on the physical and visual aspects of the site and environs and the proposals to convert this protected structure itself to residential use entail some necessary alterations which will remove some elements of historic fabric (detailed above). However, overall, it is felt that the new development is sympathetic to the historic character of the building while the interventions to the building itself will remove some ill-advised mid-late twentieth century additions and help ensure its continued survival.

### *General Approach to Built Heritage Works*

North Presentation School is part of a Protected Structure, and as such requires an appropriate conservation best practise approach. While the foregoing inspection of the property demonstrates that it has seen several interventions and alterations over the years it remains at the core an early nineteenth century infant school. The works proposed for North Presentation School shall be carried out in a controlled, methodical manner; which takes cognisance of *Architectural Heritage Protection Guidelines for Planning Authorities* (issued by the Dept. Arts, Heritage and the Gaeltacht 2011), and will follow the conservation philosophies of the ICOMOS Charters agreed in Venice and Burra.

Specific method statements for the proposed works are detailed in the *Building Condition & Works Method Statement* by John Hegarty of Fourem Conservation (to be included alongside this report). Nonetheless, it is considered advantageous to include in this report the following general principles that should be applied; most particularly those of repair rather than replacement, minimum intervention, and reversibility.

- It is proposed to retain/repair in-situ existing building fabric, timber floors, ceilings, stone boundary wall, historic pedestrian entrances.
- Existing roof timbers including all primary members will be retained and repaired where possible, to include the splicing of structural timbers.
- All existing external joinery including windows, and doors will be retained and repaired where necessary.
- Every effort should be made to match existing building technologies when repairing existing building fabric. This should extend to the use of traditional, breathable materials such as lime mortars and renders, which will contribute to the long-term preservation of the structure.
- Periodic recording of the work as it progresses should be undertaken as part of the conservation exercise, with a final report produced on completion of works outlining all works under taken. The records can be through written, drawn and photographic means as required.
- The scope of work outlined below is a putative schedule based on a visual inspection of the building as it stands now. As discussed above much of the original features have either been removed or are hidden under modern fabric and as such it is anticipated that a more targeted schedule of conservation works will need to be drawn up once opening up works are complete.
- Consequently it is imperative that any further discoveries involving the building fabric made during clearing and preliminary work should be examined first by the supervising architect and conservation specialists before an on-site decision is made.

### *Demolition*

Demolition is to be carried out in a controlled, methodical manner, removing the absolute minimum fabric necessary to achieve the required action. The demolition should be scheduled under the guidance and supervision of the supervising architect and attending conservation specialists; with appropriate

records created and maintained. Health and safety, as well as fabric and structural integrity, will be paramount during demolition.

### *Repairs*

Repairs are to be carried out in a controlled, methodical manner, impacting the absolute minimum fabric necessary to achieve the required action. Every effort should be made to match existing building technologies when repairing existing building fabric. This should extend to the use of traditional, breathable materials such as lime mortars and renders, which will contribute to the long-term preservation of the structure.

Specialist contractors, suitably experienced in their field, will be required to effect repairs to walls, renders, ceilings, joinery, window openings after installation of new doors and windows, and the decorative plastered pedestrian entrance, and all should be briefed on the built heritage nature of North Presentation School in advance of works.

The specialist contractors will work in conjunction with the supervising architect and attending conservation specialists.

The approach by each specialist contractor will be guided by task specifics, in a controlled, methodical manner.

## 7. Sources, References & Guidelines Consulted

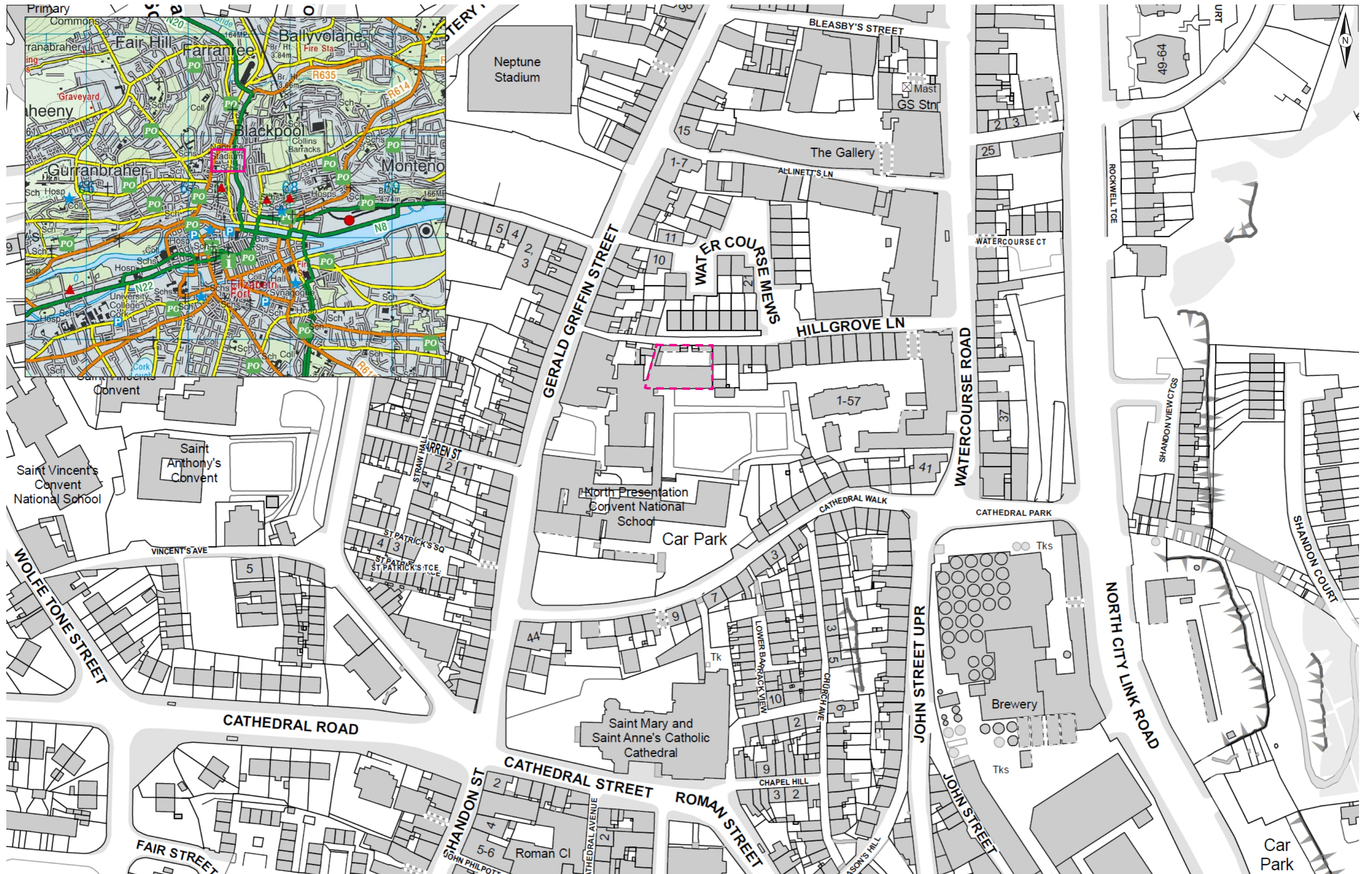
- *Record of Monuments and Places for County Cork*, 1998;
- National Monuments Database - [www.archaeology.ie](http://www.archaeology.ie);
- Ordnance Survey Historic Mapping – Glucksman Map Library Trinity College Dublin;
- Griffith's Valuation of Ireland - <https://www.askaboutireland.ie/griffith-valuation/>;
- National Inventory of Architectural Heritage (NIAH) – [www.buildingsofireland.ie](http://www.buildingsofireland.ie);
- National Archives of Ireland - *Census of Ireland 1901* - <http://www.census.nationalarchives.ie/>;
- Kieran McCarthy [http://corkheritage.ie/?page\\_id=6235](http://corkheritage.ie/?page_id=6235)
- Life and works of Sir John Benson. [www.dia.ie](http://www.dia.ie);
- *Cork City Development Plan 2022-2028*;
- Dept. of Department of the Arts, Heritage and the Gaeltacht - *Architectural Heritage Protection Guidelines for Planning Authorities*, 2011;
- Dept. of Housing, Local Government and Heritage - *A Living Tradition: A Strategy To Enhance The Understanding, Care And Handing On Of Our Built Vernacular Heritage*, 2021.

Johnson, G. 2006 *The Blackpool Streetscape in Hurley* Johnson and Brett, Old Blackpool an Historic Cork Suburb. Cork City Council and the Heritage Council, Cork.

Lewis, S. 1837 *A Topographical Dictionary of Ireland* 2 Volumes. Samuel Lewis & Company, London.

Roderick, G. & Stephens, M. 1978. *Education and industry in the Nineteenth Century*. Longman, London and New York.

## RECORD DRAWINGS



DRAWING  
01 Site Location

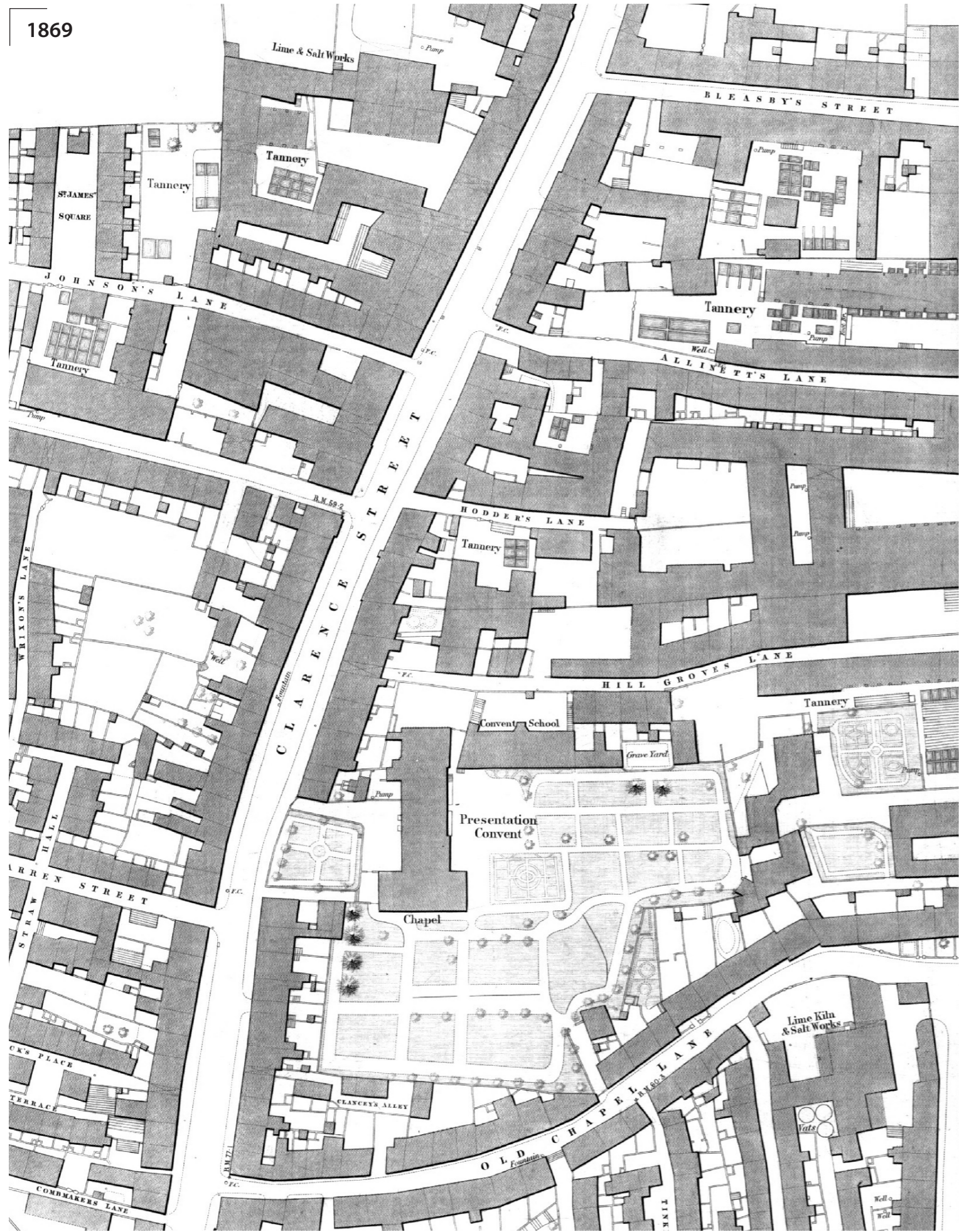
PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

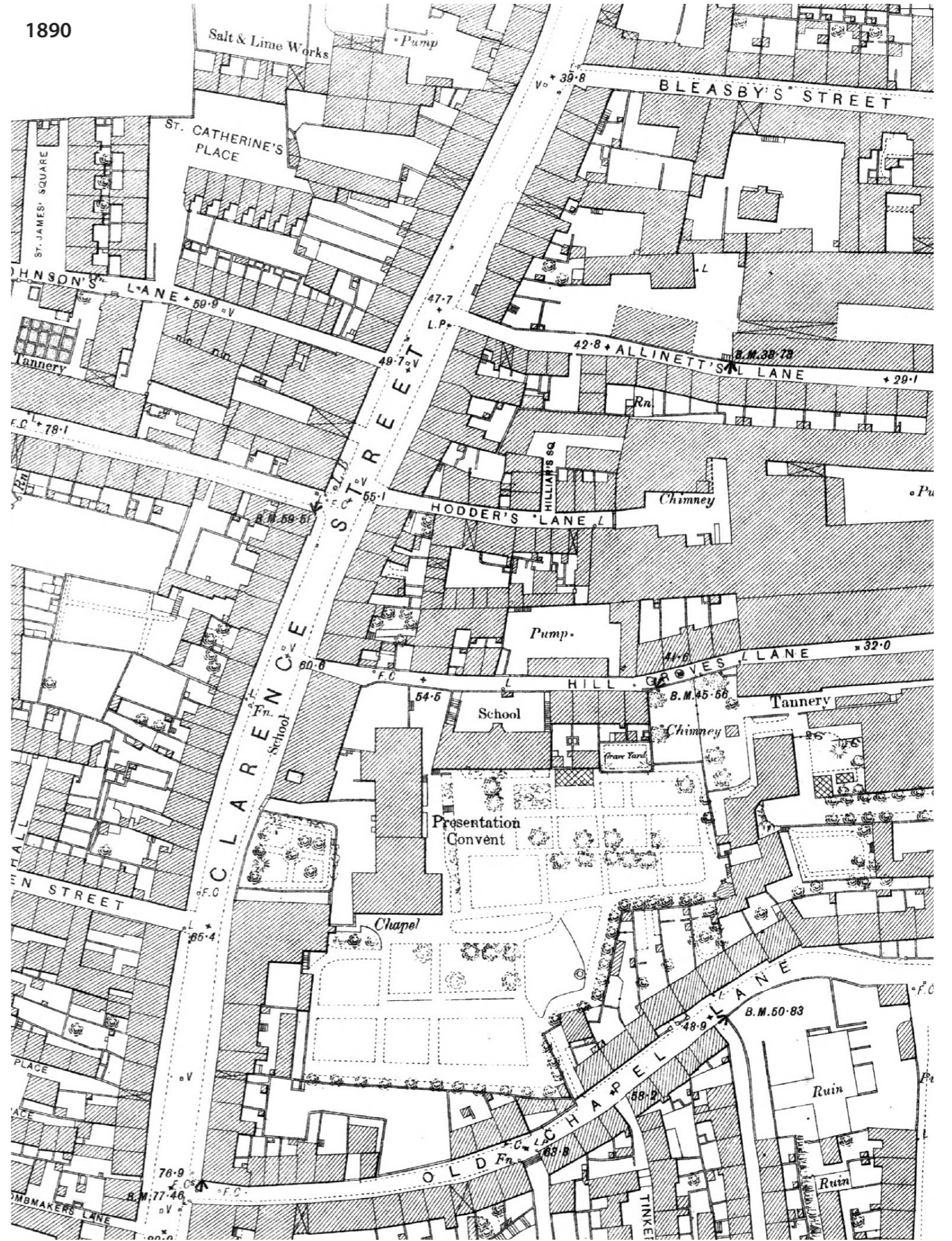
PLANNING REF: n/a  
DRAWN: RT  
CHECKED: DN  
DATE: 16-02-23  
SCALE: 1:800@A3  
SCALEBAR: 20m

All Ordnance Survey of Ireland (OSi) mapping is reproduced under Licence No. CYAL50298677 © Ordnance Survey Ireland/Government of Ireland

1869



1890



DRAWING  
02 Historic Mapping 1869 and 1890 Ordnance Survey 1:500

PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

PLANNING REF: n/a  
DRAWN: RT  
CHECKED: DN

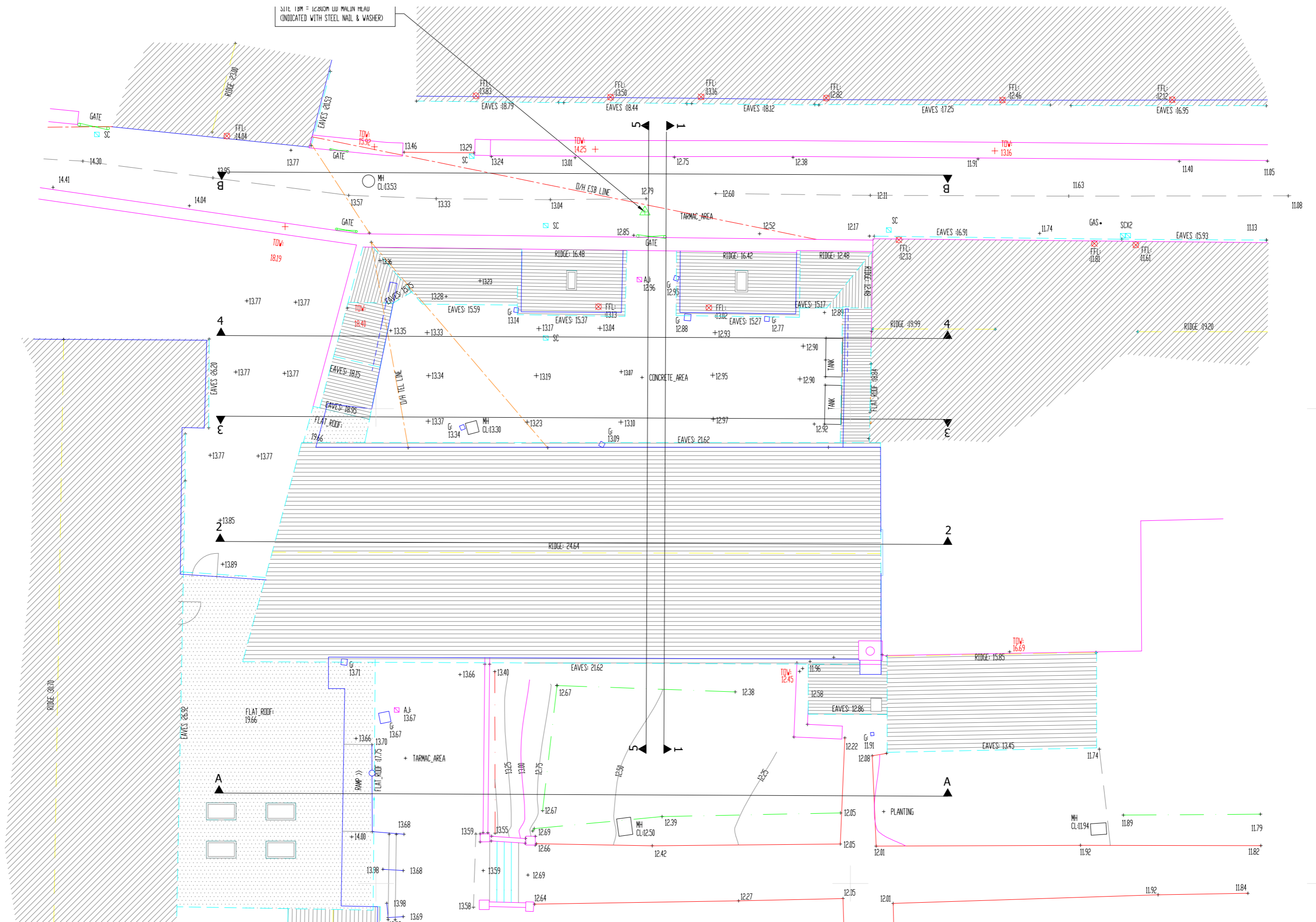
DATE  
16-02-23

SCALE  
-

SCALEBAR

10m





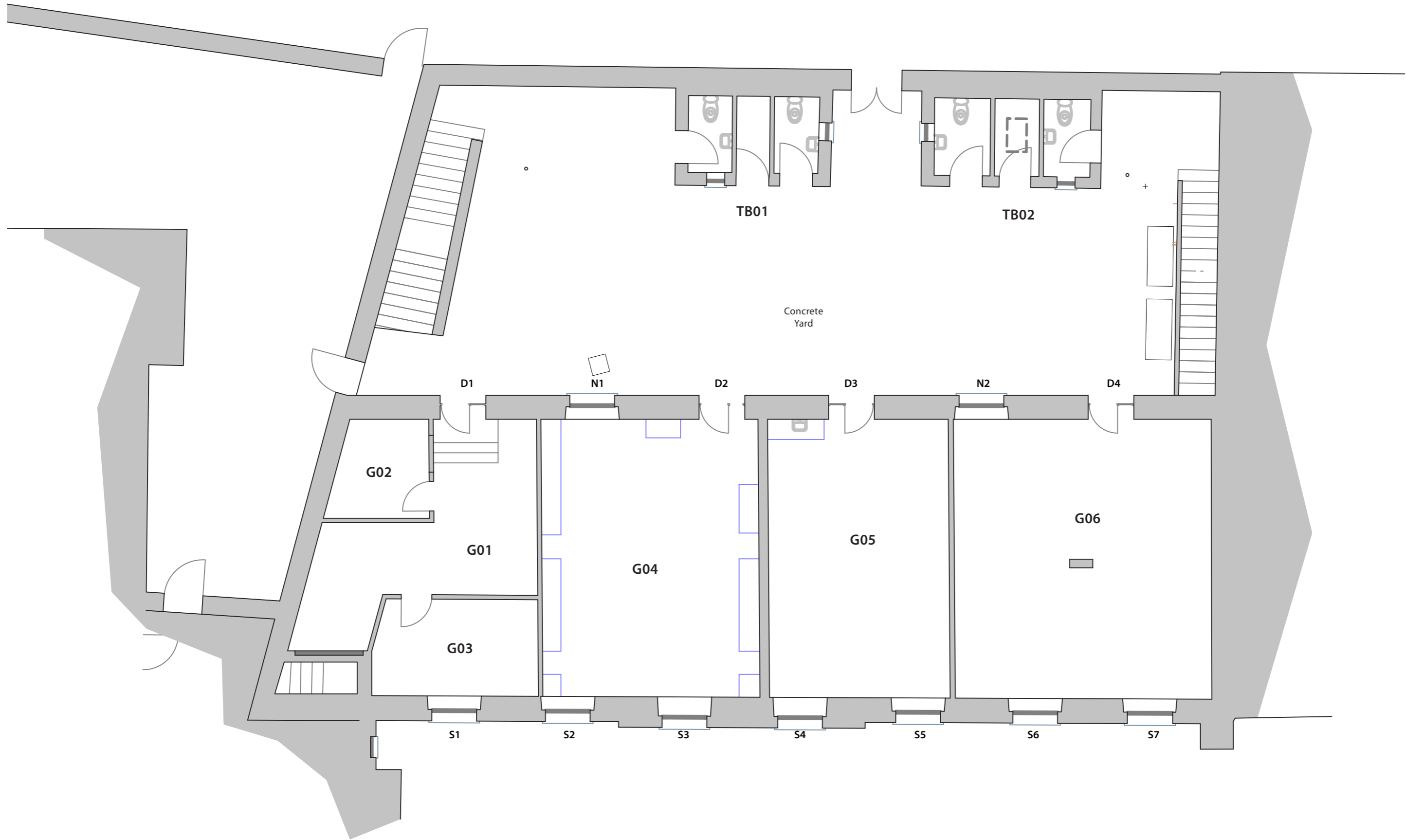
NOTE: 10M = 12.800M LUD MALLIN HEAD (INDICATED WITH STEEL NAIL & WASHER)

DRAWING  
**03 Topographical Site Plan**

PROJECT: Former NS at North Presentation Convent, Blackpool, Co. Cork  
 CLIENT: Godwin Consult

PLANNING REF: n/a  
 DRAWN: RT  
 CHECKED: DN  
 DATE: 16-02-23  
 SCALE: -

LEGEND  
 [Red dashed line] Site Outline



DRAWING  
**04 Ground Floor Plan**

PROJECT  
 Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
 Godwin Consult

PLANNING REF:  
 n/a

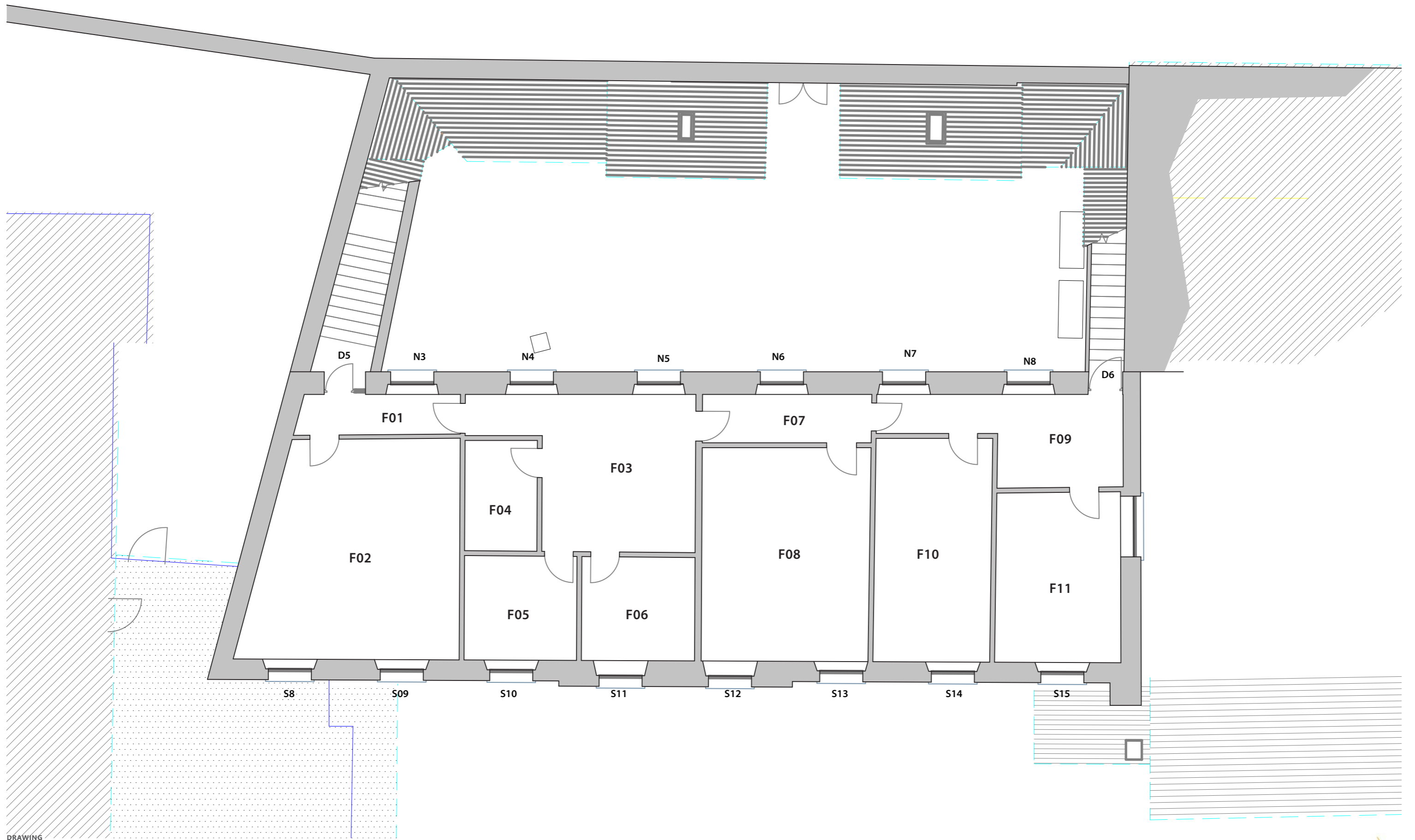
DRAWN  
 RT

CHECKED  
 DN

DATE  
 16-02-23

SCALE  
 1:100@A3

SCALEBAR  
 5m



DRAWING  
**05 First Floor Plan**

PROJECT  
 Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
 Godwin Consult


PLANNING REF:  
 n/a

DRAWN  
 RT

CHECKED  
 DN

DATE  
 16-02-23

SCALE  
 1:100@A3

SCALEBAR  
 5m



DRAWING  
**06 South Facing Elevations**

PROJECT  
 Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
 Godwin Consult

PLANNING REF:  
 n/a

DRAWN  
 RT

CHECKED  
 DN

DATE  
 16-02-23

SCALE  
 1:100@A3

SCALEBAR  
 5m



DRAWING

## 07 North Facing Elevation to Yard

PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

PLANNING REF:  
n/a

DRAWN  
RT

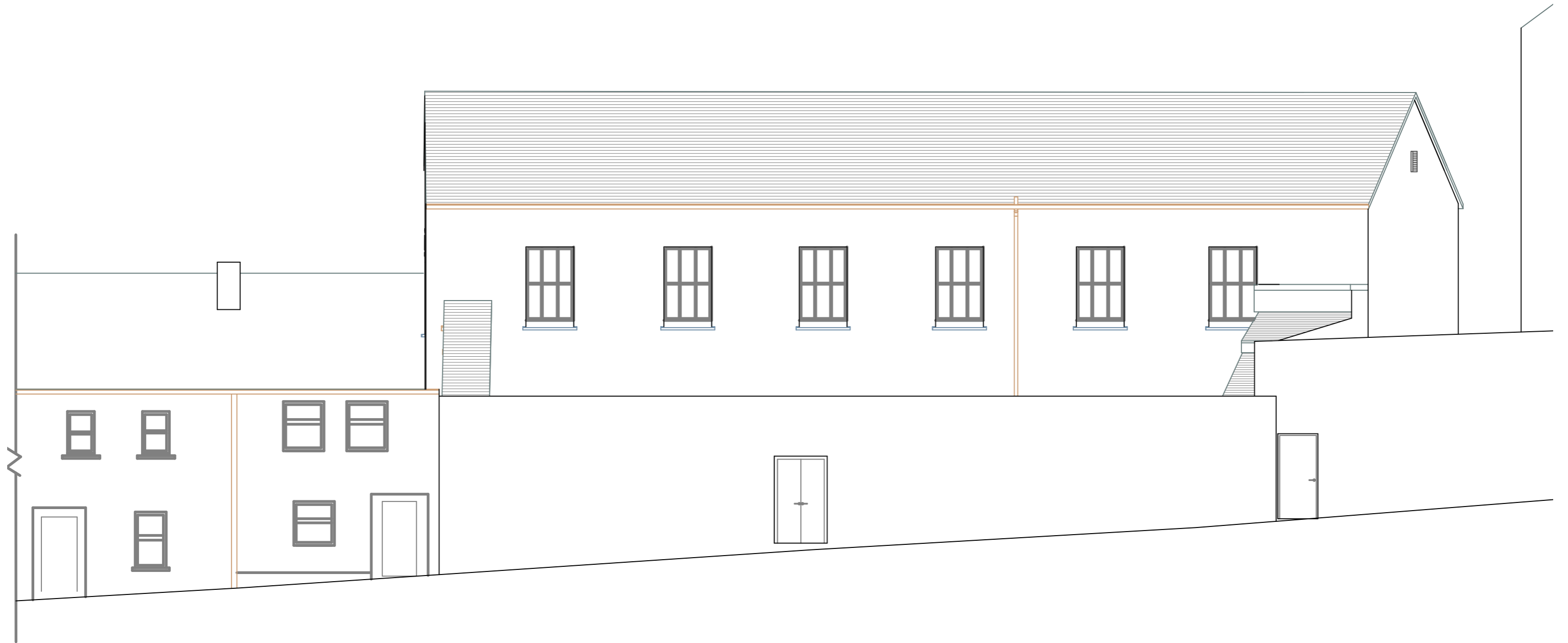
CHECKED  
DN

DATE  
16-02-23

SCALE  
1:100@A3

SCALEBAR

5m



DRAWING

## 08 North Facing Elevation to Hill Grove Lane

PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

PLANNING REF:  
n/a

DRAWN  
RT

CHECKED  
DN

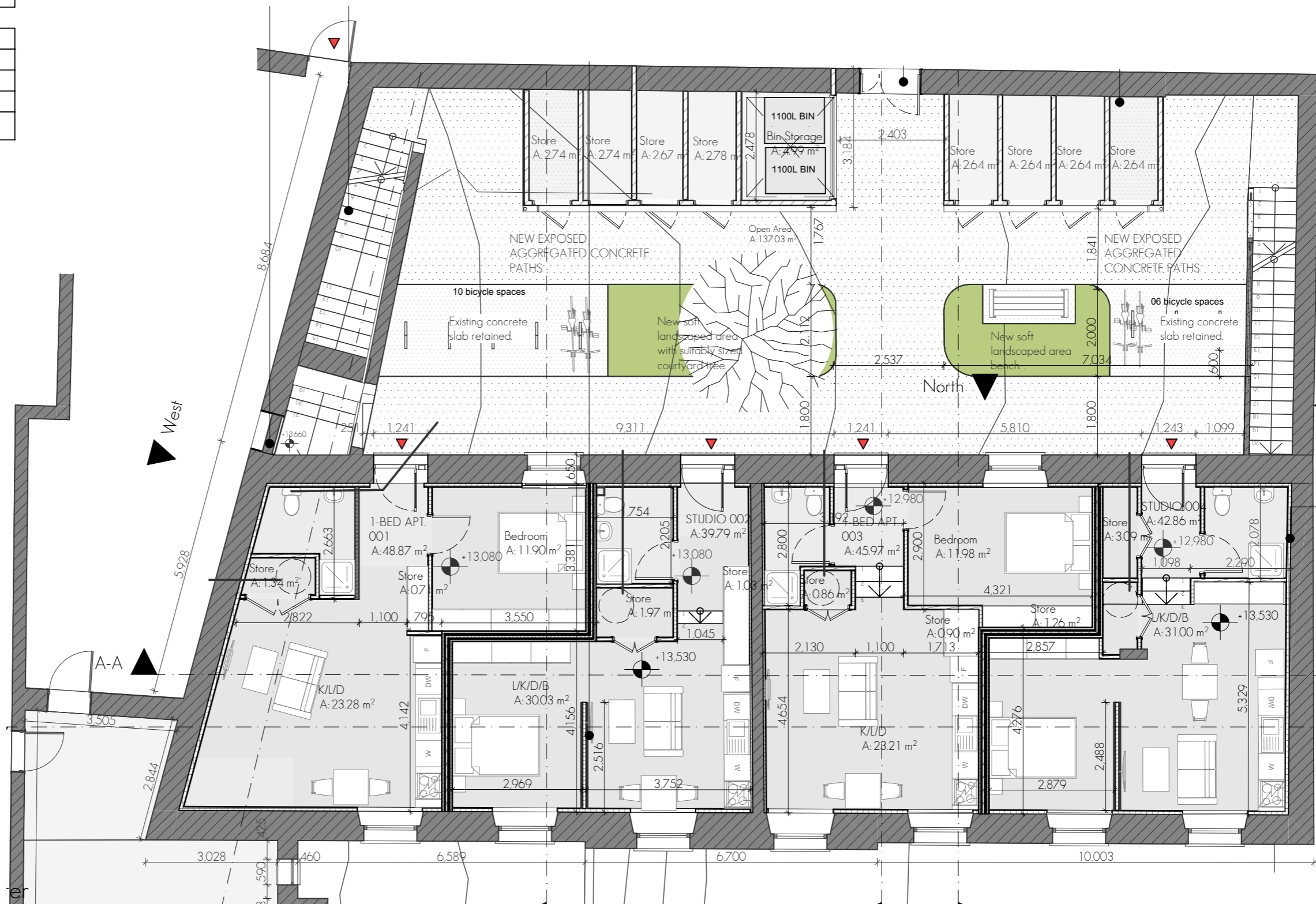
DATE  
16-02-23

SCALE  
1:100@A3

SCALEBAR

5m

Apartment Schedule		
Storey	Apt. No	Apt. Type
GROUND FLOOR		
	001	1-BED APT.
	002	STUDIO 002
	003	1-BED APT.
	004	STUDIO 004
FIRST FLOOR		
	101	STUDIO
	102	STUDIO
	103	STUDIO
	104	STUDIO
		8



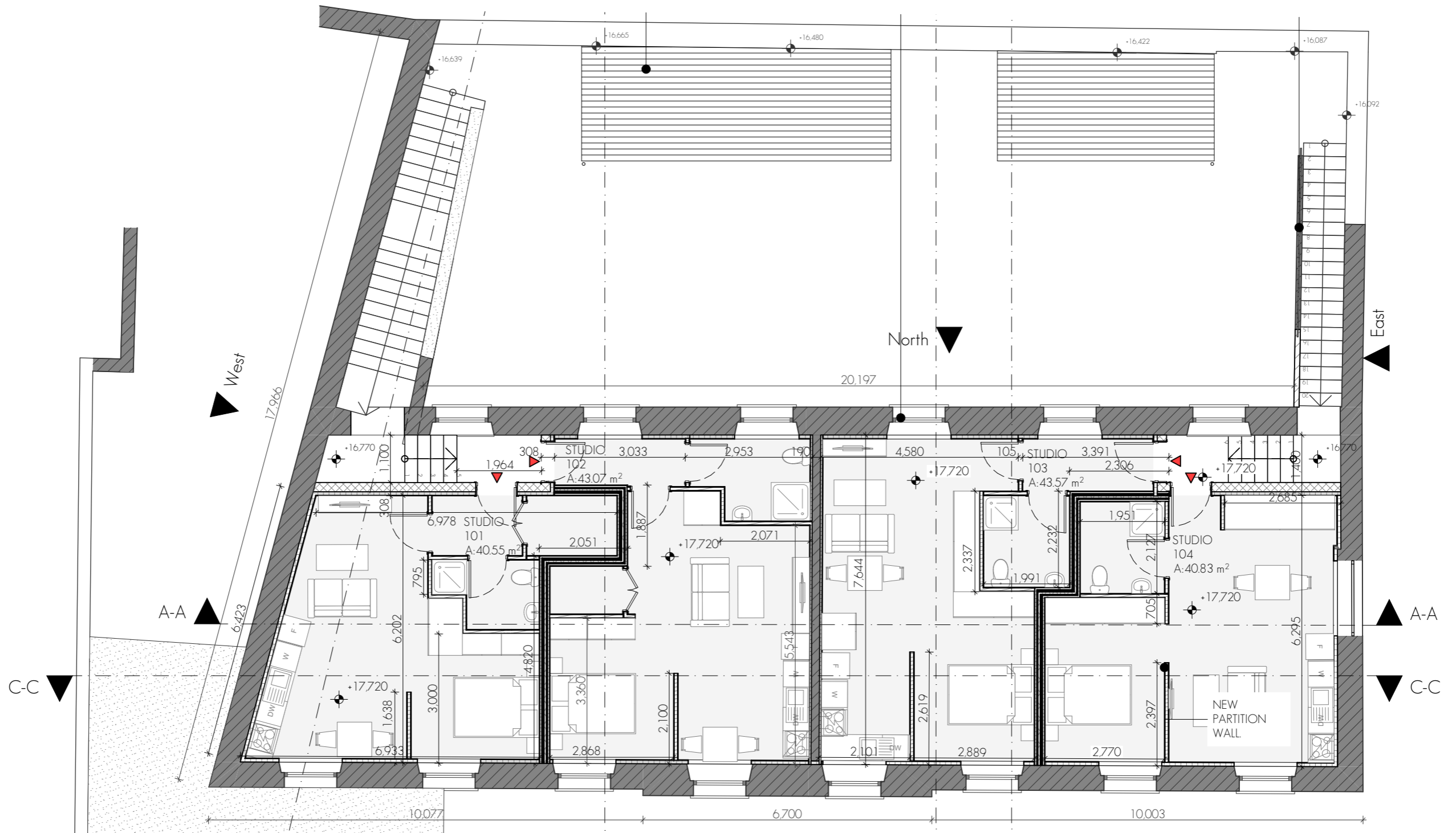
DRAWING  
09 Proposed Ground Floor Plan

PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

PLANNING REF: n/a  
DRAWN: RT  
CHECKED: DN  
DATE: 16-02-23  
SCALE: 1:100@A3  
SCALEBAR: 2m

ACKNOWLEDGEMENTS  
Drawing courtesy of Meitheal



DRAWING  
**10 Proposed First Floor Plan**

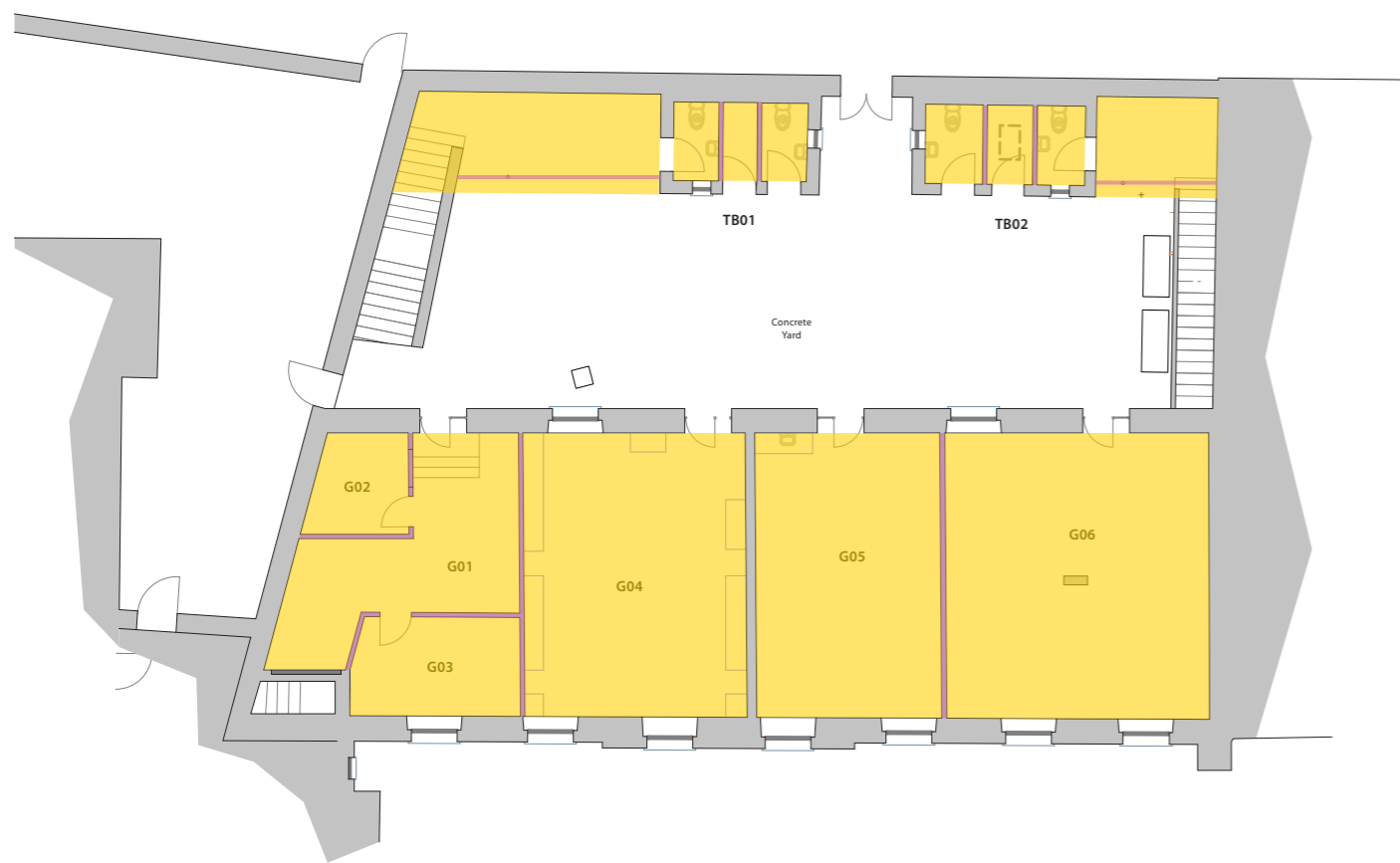
PROJECT  
 Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
 Godwin Consult

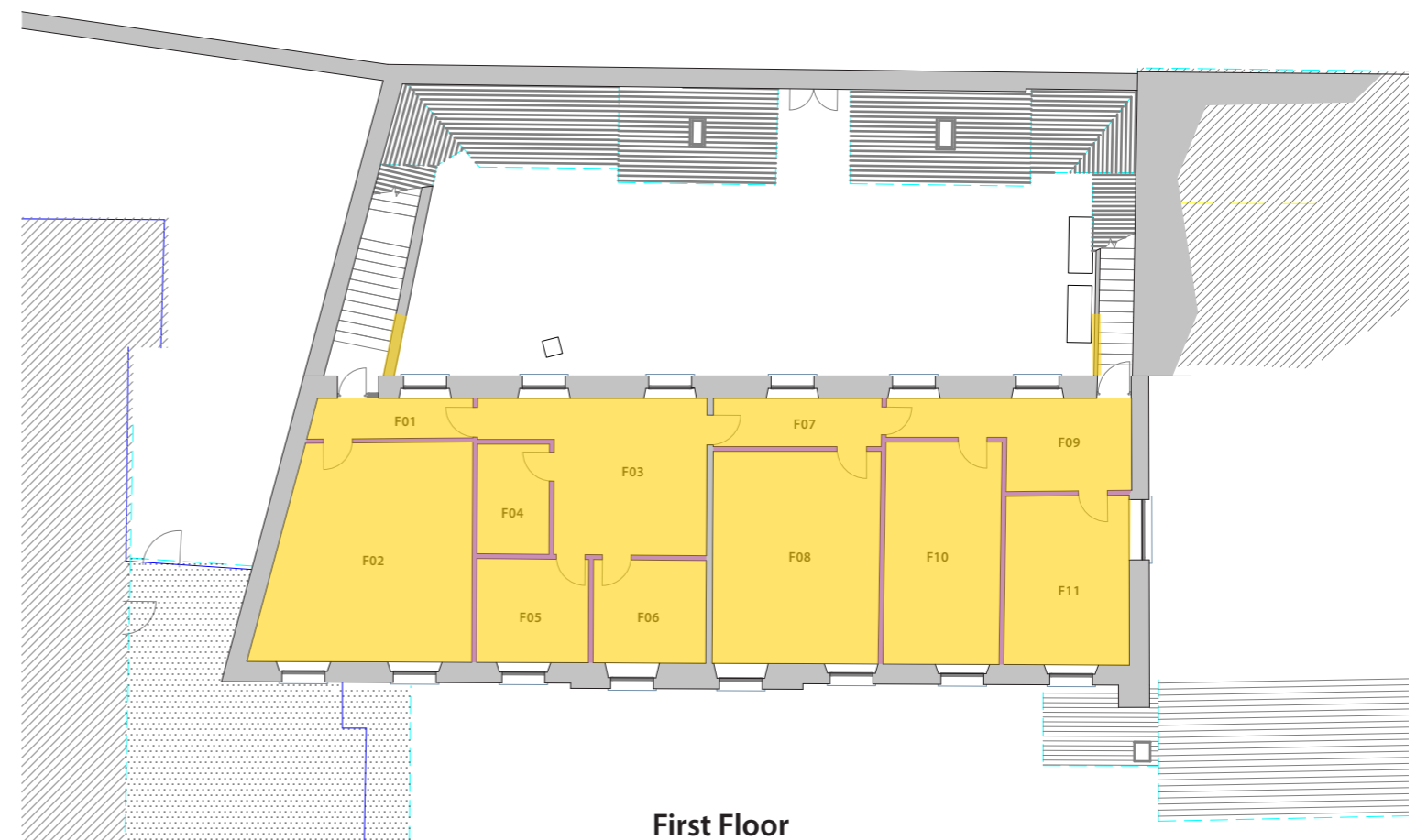
PLANNING REF: n/a  
 DRAWN: RT  
 CHECKED: DN  
 DATE: 16-02-23  
 SCALE: 1:100@A3  
 SCALEBAR: 2m

ACKNOWLEDGEMENTS  
 Drawing courtesy of Meitheal





Ground Floor



First Floor

DRAWING  
11 Plans Showing Proposed Impacts

PROJECT  
Former NS at North Presentation Convent, Blackpool, Cork

CLIENT  
Godwin Consult

PLANNING REF:  
n/a

DRAWN  
RT

CHECKED  
DN

DATE  
16-02-23

SCALE  
1:200@A3

SCALEBAR  
5m

LEGEND  
Demolition

Alteration