MILL BUILDINGS
BALLINACURRA MILL LRD
ARCHITECTURAL IMPACT ASSESSMENT & METHOD STATEMENT

2025

Plain Language

This report is written in plain language to be easy to read, understand and use.

Safety First

Unoccupied buildings can be unsafe places. Health and safety procedures should be followed for all engagement with the structure and any building works.

Contents

1. Introduction

Background to The Report

This report is produced in response to proposed development of the site of the Ballinacurra Mill Buildings. The purpose of the report is to make recommendations for the method of repairs and intervention to the site. It is to be read cooperatively in conjunction with the *Archaeological and Industrial Heritage Impact Assessment Ballinacurra LRD, Ballinacurra Midleton, Co Cork* and drawn proposals for the Ballinacurra Mill site noted below as a List of Drawings.

The Nature of The Report

The report is based on reasonable visual inspection for conservation purposes only. There may be conditions that are unknown or cannot be known without further study, opening up and / or further examination. The report does not exhaustively list defects or condition. A process of salvage and cataloguing of artefacts and industrial archaeology is proposed within the report and recommendations made for the placement of Archaeological and Heritage Items within the finished building project with a priority for in-situ placement of heritage items.

Aims of the Report

To achieve a technologically lasting and sympathetic solution to the project and to support the authentic presentation and maintenance of the historic form and detail of the building in the public realm and wider setting. To achieve this, economical solutions are sought to ensure that heritage and conservation concerns are practical and viable. Ultimately the building should be and should feel authentic in its environment and maintain the setting by informed repair and sympathetic addition taking opportunity to make adaptation to new use and protect the integrity of the existing buildings.

Background to the Building

Mill Buildings, Ballinacurra Mill, Midleton, County Cork.

The Mill Buildings comprise of multi-storey stone structures with pitched roofs predominantly developed in the 19th Century. The west wing "Smart Store" is an early 19th C. structure and is relatively intact. The east Malt Store is of the early to mid 19th Century and was extended towards the south in the late 19th century Maltings, and the central blocks (the malt house, drying room and dropping room) date from c.1900. The buildings are Recorded Monuments and Protected Structures.

Protection Status

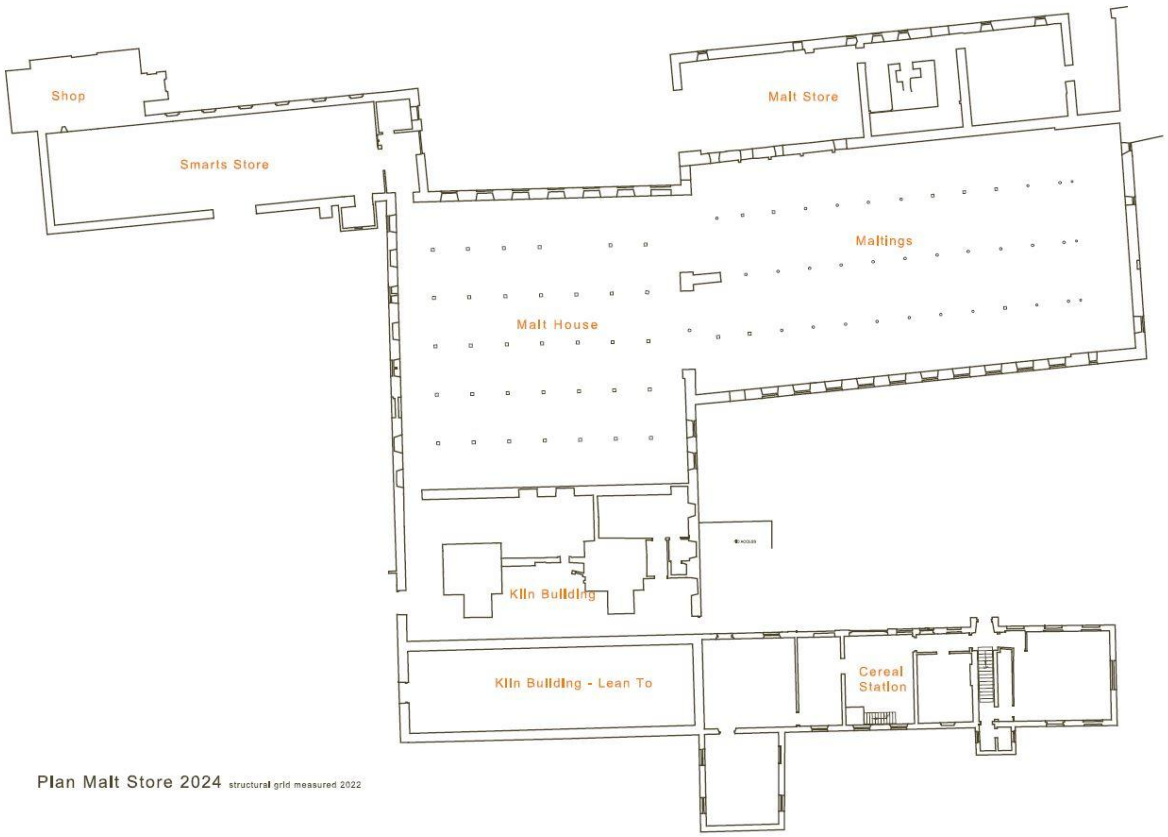
Recorded Monument: RMP; CO 076-045

Protected Structure: RPS No. 00523 - Cork County Development Plan 2022-2028.

National Inventory of Architectural Heritage: 20907637 (Regional Rating).

Reference Drawings - Survey*

Elevation Malt Store at Rose Lane



Plan Malt Store 2024 structural grid measured 2022

*A list of all drawings is presented in 8. List of Drawings Below

2. Impact Assessment

Summary of Building Condition

The building is in poor condition. Deterioration is in widespread evidence and includes fire damage and roof and structural damage to the point of dereliction. The building in greater part may be described as being in ruin state with the exception of the Smarts Store. The building is a traditionally constructed masonry building with timber roof structure which has deteriorated to the point of structural collapse in relation to roofs and internal floors and there has been some wall collapse at high level to the Malt Store, Maltings and Malt House

Design Proposal

It is proposed to adapt the Ballinacurra Mill Buildings to new use and present them as an 18th C. / 19th C. building and focal point in the northern part of the development and addressing Rose Lane.

The proposed development impacts the buildings by new addition and removal of some parts and finds solutions for the buildings to continue in use within a complex development proposal. It is proposed to repair the building externally to protect from water ingress and present it in the landscape closely to its 18th C and 19th C. original form in strategic parts, the evidence for which still survives today, while making modern addition to the Maltings building now entirely dilapidated. Major repairs are proposed internally and externally.

In addressing the overall placement of new buildings in the entire scheme, The Mill has been given careful consideration referring to its rarity and its original character and the character of the overall landscape. More is written on the overall project design approach within the Design Statement of the *Ballinacurra Mill Architectural Design Statement and Housing Quality Assessment & Statistics* report. Here the approach to the design of the houses and new interventions is stated with emphasis on simple detailing, symmetry and architectural forms derived from historic context.

Impact Statement

The impact of works to the Mill buildings is proposed to be low impact externally with alterations as proposed in the planning drawings relating to the conversion of the building to new use and the practical reinterpretation of the structures within a new urban design proposal. Additions include balconies, windows and doors, alteration to openings and additional floors. All historic details and forms of historic finish are to be maintained and presented as repaired or restored without exception as described using best practice in heritage conservation and protection of historic structures and best practice in additions to a heritage building.

Items of architectural detail or industrial archaeology are proposed to be recorded and to find place in their original location, or in the case of moveable machinery, in an appropriate location within the site or in a museum context.

Design Intervention - New Elements

It is proposed that any development of the site adapts and repairs the Mill building to a standard that maintains the authenticity and the integrity of the building and setting yet leaves room for internal alteration to the new use of dwellings, retail and commercial space. There is a proposal for modern intervention to the streetscape at Rose Lane Maltings which reflects the change of use and accepts its impact on the ruined buildings.

External

It is proposed to maintain the Malt Store and Smarts Store building detail due to their better condition and their historic presence in the wider landscape. The Malt House is proposed to form a central presence in the scheme as a public building of scale and historic value addressing a public space that may anchor the development and increase the long-term viability and regard for the mill buildings generally.

Intervention of new windows and new balconies are proposed to be discernible as new but to blend with the setting and complement and reinforce the original character of the buildings, avoiding any proposal for over contrasting additions but accepting the additions as separate and new and of a material character and form that avoids modern materials or materials that do not patinate such as stainless steel or uPVC. Intervention is proposed to the upper level of the Malt store in a more modern approach. The upper levels of The Malt House are proposed to be restored, to reflect the historic profile and detail.

Internal

Many additions are proposed internally to adapt the building to new functions. This applies in particular to the housing function where simple finishes and details such as flush doors and plain surfaces are proposed to allow any heritage items to contrast well with the new intervention. At ground level the requirement to integrate with the urban landscape and the new functions propose alteration to some facades sympathetically formed in an arcade and vertical openings. The ground floor open space of the Malt House and Kiln Building reflect the openness and character of the original building.

Design Detail – Historic Character

The mill buildings have a number of common historic details that are proposed to be retained unaltered as part of its intrinsic value. These include but are not limited to, the detail of the roof covering, the gutters and downpipes, the windows and doors and external finishes.

Internally the proposal for open Commercial space in the Smart Store, Malt Store, Malt House and Kiln Building gives opportunity within each space to integrate and present items of historic architectural and archaeological note into the architecture of the spaces. These items require a process of cataloguing and identification that is supervised and proposals to be made for the integration of architectural terms and for the display of archaeological items. This will require a temporary storage facility on site to protect items and access them for reintegration.

Any and all items identified as of importance historically, architecturally or archaeologically should be catalogued and reference to where they were located and a commitment made to relocate in context or according to a priority as described here.

3. Method Statement

General Repair & Restoration

The setting is taken as being the built landscape around the building and site viewed from the context of the surrounding area. The project aims to improve the setting by way of repair and revealing of historic detail and presentation of a well-maintained building with sympathetic new addition continuing the progressive development of the site over time by each new generation. Emphasis is placed on repair and presentation of original forms of external detail combined with good lime technology and use of heritage forms of detail, external joinery and external products such as rainwater goods.

With all works to historic buildings decisions have to be made to repair or replace different elements. As such, judgement must be made on the level of intervention to be carried out. At the Malt House design decisions are informed by their historic status and protection and by:

- The condition of the buildings – roofed - or in ruins.
- The ability to convert them to new use
- The requirement to address a new function internally
- The requirement to address a new function externally
- Building standards and regulations

Addition of New Elements & Alterations

External - The Proposal

Additions to the existing buildings / ruins are proposed as follows:

- External balconies / access to the Smarts Store, Malt Store, Malt House & Kiln Building. This facilitates the conversion of the buildings to a residential use.
- A two- floor addition in new expression proposed to the Rose Lane Maltings Building. This is a response to the ruined nature of the building addressing is as a ruined structure.
- Upper parts of The Malt Store to be rebuilt with grey varied brick and medium varied red brick to be sympathetic to existing brick & stone elevations. Windows are proposed as modern windows. Lower part of the Malt Store to be retained and restored.
- Removal of the derelict lean to of the Kiln Building to the south of the Malt Store. This facilitates the creation of a façade to the Malt House to address a public space that may anchor the building in the development and the public realm.
- The adaptation of the Cereal Station to dwelling houses and removal of the 20th C. south extension.

This is in response to the ruined nature of the building and a desire to save the heritage parts of the building.

- The adaptation of the Maltings building - south to terraced houses and attendant grounds.
  A response to the ruined nature of the Maltings building with a desire to repair the urban setting particularly the south elevation which forms part of a significant courtyard addressing the Maltings, the Cereal Station and the Malt house.
- The removal of the Smart Store shop addition from Rose Lane.
  This is an addition to the Smart Store and facilitates the revealing of the store and the creation of pedestrian facilities on Rose Lane streetscape.
- General adaptation to and addition of openings in the building facades including windows and door openings.
  A window type that upgrades the performance of the windows has been proposed and certain external features of joinery, particularly at the Smarts Store are proposed to be retained.
- Restoration of historic elements such as gutters and downpipes, pointing and plastering.
  To facilitate the conversion to new use while maintaining an historic aesthetic to detail of the buildings.
- Roof reconstruction and repair.
  Repair of the outline of the Malt House, Kiln Building, South Maltings, Smarts Store and Cereal Station. With adaptation to the original ridge height at the Malt Store (Maltings North) to Rose Lane. Slate roof finishes are proposed to the Malt Store, Smarts Store, South Maltings and Cereal Station. Zinc roof finishes are proposed to the Malt House & Kiln Buildings.

Internal - The Proposal

It is expected that new elements and alterations occur to the buildings with some losses and adaptations as follows:

- Addition of internal walls and floor structures.
- Addition of internal services such as lifts and service pipes and ducts.
- Addition of internal staircases
- Windows, doors and joinery
- Industrial archaeological machinery and architectural features
- Additions relating to thermal efficiency

Method Statement - Roof, Roof Detail, Roof Cover

Repairs / Renewal

The Malt House roofs historically were finished in traditional slate detailed in the traditional manner and flashed with lead where required. The roof to the Smarts Store is now covered in corrugated

iron. All roofs were constructed with timber truss, purlins and common rafters. Restoration of form is possible. All roofs but the Smarts Store have now collapsed.

The roofs are proposed to be reconstructed using matching, approved natural slate with traditional form, dark clay ridge tiles set in mortar or lead ridges to the Smarts Store, Cereal Station and Malltings and Zinc roofing is proposed to the Malt House, Malt Store and Kiln Building. The eaves to be detailed as historically without any addition of fascia, overhang or soffit and with heritage cast gutters fixed with traditional brads:

- Smarts Store - Natural Slate - Original Form - Original Structure - Clay Ridge - Cast Gutters and Downpipes
- Malt House -Zinc form - Recreate Original Form - New Structure - Cast Gutters and Downpipes - Internal roof to create safe access area for maintenance.
- Kiln Building – Zinc form - Original Form (2020) - New Structure - Lead Ridges - Cast Gutters and Downpipes
- Malt Store – Natural Slate – Recreate Original Form at raised Ridge height - New Structure - Cast Gutters and Downpipes
- Maltings - Natural Slate - Original Form - New Structure - Clay Ridges - Cast Gutters and Downpipes
- Cereal Station - Natural Slate - Original Form - New Roof Structure - Clay Ridges- Cast Gutters and Downpipes

Intervention - Roof

No new intervention items to the roof are proposed beyond matching original form. Addition of vents for roof extracts should be flush and located to be hidden from view from the external landscape and additionally presented as relating to the geometry of the building.

Method Statement - External Walls & Wall Details

All buildings but the Cereal Station are constructed of random rubble stone with some areas of limestone and brickwork opening surrounds. External walls are part loadbearing for roof structures and some floor structure. All Stone walls are proposed to be repointed in a flush pointing detail lime mortar of local sand constituents.

Walls to be locally repaired with stone as appropriate with lime mortar following inspection for damage, weakness or erosion. Stone walls should be repointed in a flush pointing lime mortar of local sand constituents.

- Smarts Store – Flush pointed Stone and Traditional Lime Harling - Pointed Stone to North and West Elevation
- Malt House - Traditional Lime Harling
- Kiln Building - Traditional Lime Harling to the east and west with Smooth Plaster (Scored) to the South
- Malt Store - Traditional Lime Harling & flush pointed stone to lower level where existing walls are present, grey varied brick and medium varied red brick to upper levels to be sympathetic to existing stone and red brick materials present at lower level.

- Cereal Station - Traditional Smooth Lime Plaster and Slate hanging to West Elevation

Intervention

New intervention items to the walls. Adaptation to openings is proposed to the ground floor of buildings to facilitate access and engagement with the public realm.

The Malt House

The walls are to be restored to match historic detail of the Malt House, restoring its original form. Some existing openings to upper levels to be altered to allow for modern apartment functions of balcony doors & larger windows to allow additional light to apartments. Original openings which are not proposed as windows/ doors to be blocked up but retain a recess in elevations and to be plastered to maintain character of historic elevations.

The Malt Store

The existing walls of the Malt Store to be harled, flush pointed and new walls to be clad in brick. Existing openings to blocked up with recesses retained in the wall.

The Smart Store

The smart store to be flush pointed on North & West Elevations and harled on South & East Elevations. Some existing openings to be altered to allow for additional natural light to apartments. Existing brick detailing above openings to be retained and brick to be pointed. Addition of new openings.

The Kiln Building

The kiln building to be finished in traditional harled lime plaster to west and east elevations and smooth lime plaster, scored to south elevation. Addition of new openings to elevations and alterations to existing openings to allow additional light to apartments. Original openings which are not proposed as windows/ doors to be blocked up but retain a recess in elevations and to be plastered to maintain character of historic elevations.

Cereal Station

The Cereal station to be finished in traditional harled lime plaster. Addition of new openings to elevations and alterations to existing openings. Original openings which are not proposed as windows/ doors to be blocked up but retain a recess in elevations and to be plastered to maintain character of historic elevations.

Maltings

The Maltings to be finished in traditional harled lime plaster. Alterations proposed to some existing openings. Original openings which are not proposed as windows to East elevation to be blocked up but retain a recess and plastered to maintain character of historic elevation. North Elevation to be reconstructed and openings to be of historic form and detail.

General

The buildings are industrial buildings and yet were dry originally but partly relying on adequate ventilation excessive for purposes of the proposal. It is proposed in terms of character that pointed stone as an external finish is pursued only to the North and sheltered elevations of the buildings to Rose Lane generally and that this gives opportunity to place the original form in the landscape of the town. Generally, a harled finish over flush pointing is then proposed. With smooth plaster to walls not originally exposed. Some slate hanging is proposed to complete the setting of the Kiln Place public square and as a weathering process.

Method Statement - Doors and Windows

Repairs / Renewal

New windows are proposed to the Mill Buildings generally bringing them close to modern standards. The chosen form is of an aluminium clad timber window that is of similar form opening or closed sash with fully opening two casement formats to reflect the need for safe assess and egress and maintain the form of the original windows / shutters. The window has been found in a Velfac format, but this may be changed if the precise form can be found in another.

Maintaining Historic Window and Door Joinery

It is proposed to maintain as much historic joinery as is possible. This may be achieved by repairing joinery elements to the elevations of some buildings. This is proposed in the Smarts Store in particular.

Historic Window and Door Joinery

It is proposed to place shutters and window frames which open inwards in most cases, inside the new windows as a functional record left in situ in the apartments and commercial units of each building. This applies to the Smarts Store and the Malt Store, Malt House and Maltings.

In all the buildings the retention of original openings has been made a priority within the bounds of safe window sizes and the alteration to floor levels that may be required in conversion of a building to new use from a maltings.

- Smarts Store – Aluminium clad timber windows - Salvaged Historic Windows, Internal Shutters and Doors
- Malt House – Aluminium clad timber windows - Salvaged Historic Windows, Internal Shutters and Doors
- Kiln Building – Aluminium clad timber windows - Salvaged Historic Windows, Internal Shutters and Doors
- Malt Store – Aluminium clad timber windows - Salvaged Historic Windows, Internal Shutters and Doors
- Cereal Station - Aluminium clad timber windows - Restored Historic Windows and Doors placed in situ.

Intervention

New windows are proposed to reflect the original simple and symmetrical forms of timber frames and shutters at the Mill building generally. These are Aluminium clad timber windows where the Aluminium face is the moving part of the window, and the frame sits behind. The window also has a same aesthetic for fixed and opening sashes mimicking the original frame format. Window colours should reflect the progression of the development of the buildings and the predominant colour of each age without exact placement but differentiating the building phases separately:

The Malt House.	Ral 7044, Silk Grey – Matte finish	
The Malt Store.	Ral 7016, Anthracite – Matte finish	
	Ral 1013, Oyster White – Matte finish	
The Smart Store.	Ral 2001, Red Orange – Matte finish	
The Kiln Building.	Ral 1013, Oyster White – Matte finish	
Cereal Station	Ral 6007, Bottle Green – Matte finish	
Maltings	Ral 1002, Sand Yellow – Matte finish	

Salvage & Reuse

The project requires a process of clearing and salvaging of material in a careful manner to protect the Industrial Archaeology and Architectural Heritage Items of the buildings for repair and reuse.

Inventory of Salvaged Items

Industrial Archaeology & Architectural Heritage Items

An Inventory is required to identify, locate as found, locate as original, name, number, catalogue, record description and place in storage on site if required of items of Industrial Archaeology and

Architectural Heritage with a commitment to placement of items within the development and a priority to allow items to remain in - situ above all else. Inventory to be based on convention with the format agreed presented to the Conservation Officer (UNESCO Process or agreed other).

Temporary Storage

It is suggested that the Smarts Store may initially be a place for placement of recovered items for record and cataloguing / labelling.

Final Placement of Recovered Items

Priority - Order of Placement in Repaired Buildings

Catalogued / recovered items salvaged in the buildings to be placed with the following priority:

1. Placed in original location
2. Placed in original building
3. Placed on location in a protected area externally for public viewing
4. Placed in commercial spaces for public viewing
5. Placed in a museum location and catalogued

Categories and Placement of Heritage Items

Industrial Archaeology

These items must be recovered in a defined process from the derelict buildings, catalogues and placed in on site storage for repair and placement within the development or as proposed otherwise within agreed parameters and as set down here. Recovery of items to be supervised by a registered archaeologist.

Architectural Heritage Items

These items must be recovered in a defined process from the derelict buildings, catalogues and placed in on site storage for repair and placement within the development or as proposed otherwise within agreed parameters and as set down here. Priority must be given to allowing items to remain in situ or be placed in situ following repair or replacement of parts in conservation and restoration process.

Window Frames and Window Shutters

- Structural Supports & Beams - Reuse and Placement in the Commercial / Public Access areas of the Malt House and Kiln Building & Malt Store. Each Commercial Space with some repeated items of structural support placed in authentic manner.

- Windows - Reuse and replacement In situ behind Aluminium timber windows as internal items of interest in original location - to be as functional shutters in locations that are, if possible, of functional use noting they open inwards.
- Doors Reuse and replacement in original location in situ or as an internal door close to original location.
- Hoppers and Gutters and Downpipes - Repaired and reused as appropriate in original locations.
- Stone Corbels and Carved Stone Surrounds or Details - Reused in specific location as part of a reconstruction of original built fabric at the Malt House, Maltings and Malt Store.
- Stone Corbels and Carved Stone Surrounds or Details - Reused in landscaping in public space and planting area strategically in Kiln Place.
- Rubble Stone - Reused on site in the repair of walls to the Malt House, Maltings and Malt Store and to the walls and boundary walls at Rosehill and the historic boundary wall to the Old Dairy housing.

4. General Intervention - Building Design

Intervention - Thermal Efficiency

Historic buildings performed well in terms of a comfortable environment but may require more than acceptable energy to do so in modern terms without due consideration. Our modern approach needs to be adapted, and our concerns examined and adjusted to maintain authenticity in an historic building. Items that can be upgraded easily should be carried out. These include addition of thermally efficient external doors and windows, insulation of external walls and window recesses with insulating lime plaster, insulation of ground floors and of roof structures.

Intervention - Heating & Ventilation

By increasing insulation efficient electrical heating systems including heat pump systems may support the proposals. Bathroom ventilation should be by local moisture sensitive extract and / or a scale heat recovery system to attic bathrooms supplying air to the hall area for improved ventilation and condensation. If room vents are required, they can be formed in window frame surrounds avoiding the addition of vents to external walls in visible areas. Creative approach is necessary to reduce the impact of intervention but maintain a healthy, sustainable internal environment.

Intervention & Regulations

Works to existing / historic buildings or *interventions* should not disimprove the performance of the building. Opportunity should be taken to improve the building performance understanding that it is not practical to alter the building to exact modern codes and regulation requirements (this would mean its complete destruction) noting that items relating to safety and codes of safety must always be applied and adapted to allow the building to reflect modern expectations and requirements.

Sensible and balanced interpretation of what's needed is required and balance may be found between cost benefit analysis. In some cases, technology may assist (like insulating lime plasters or modern ventilation systems). Design interpretation for access and facilities if ingenious need has little impact and still provide required facilities easily in a heritage building.

Slavish interpretation of guidance can cause damage to a heritage building. It is notable that safety and structural safety cannot be reduced by any intervention. In fire detection and safety no compromise may be made.

A thorough knowledge of all regulations and the advice of experts is required for complex interpretation of the performance of heritage construction as it relates to construction.

5. Recommendations

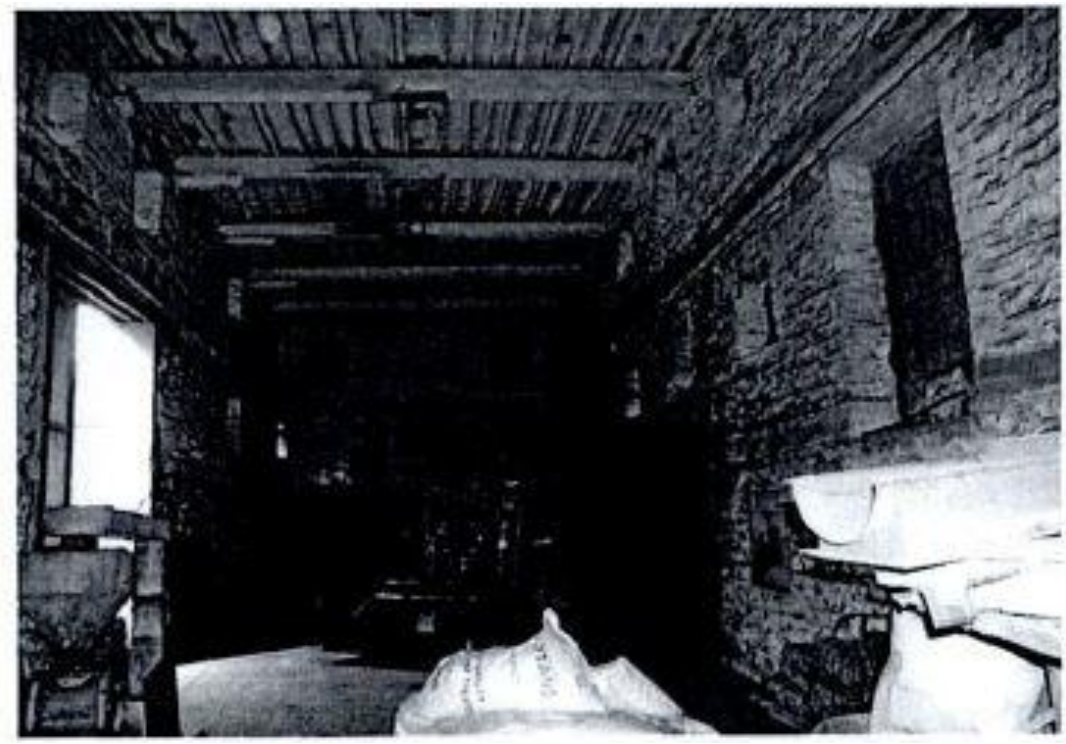
Summary of Recommendations

- Present the buildings to historic detail to the public realm
- Present interventions as new in harmony with the buildings without material contrast
- Apply sympathetic modern alterations and interventions to ruined buildings
- Authentic presentation of the building in the historic setting
- Repair and restore historic detail accurately
- Present historic items within the building by priority of original location first
- Point in light lime mortar to match original externally to maintain original character
- Replaster in historic lime plaster externally as appropriate
- Re-slate roof in natural slate where specified
- Maintain and restore and use heritage rainwater goods
- Repair and restore historic joinery of doors windows and internal structure as possible
- Minimal intervention of new internal partition walls
- Minimal intervention of new internal services
- Improve thermal efficiency of the structure sympathetically with insulating lime plasters
- Address fire prevention and protection
- Ingenious improvement of function and safety relating to Building Regulation.
- Refer exactly to planning conditions (note protected status as a Recorded Monument)

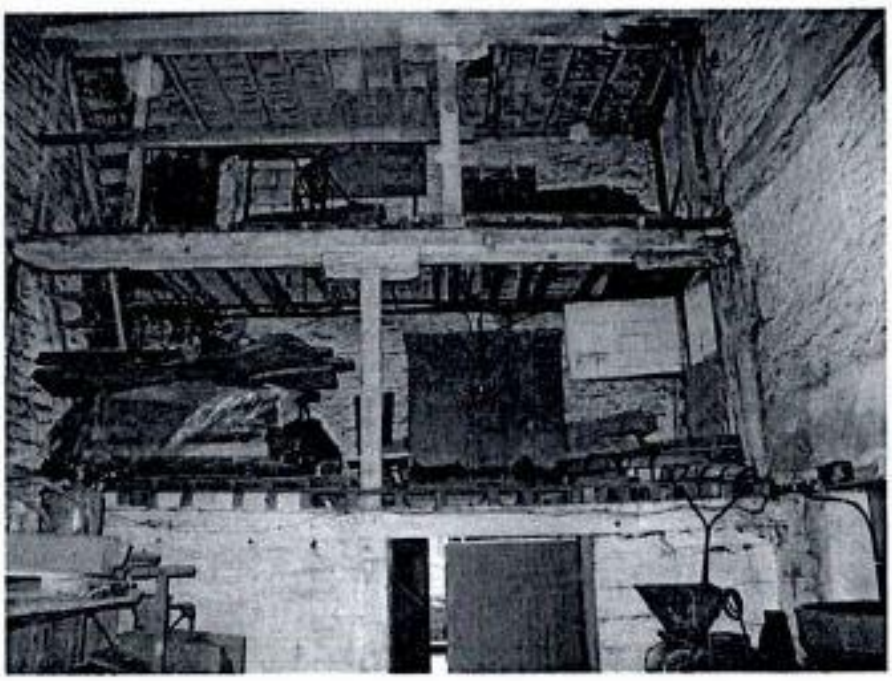
6. Images - 2006 JCA Images in Black and White 2006

Mill Buildings North Elevation.

Mill Buildings West Wing South Elevation.



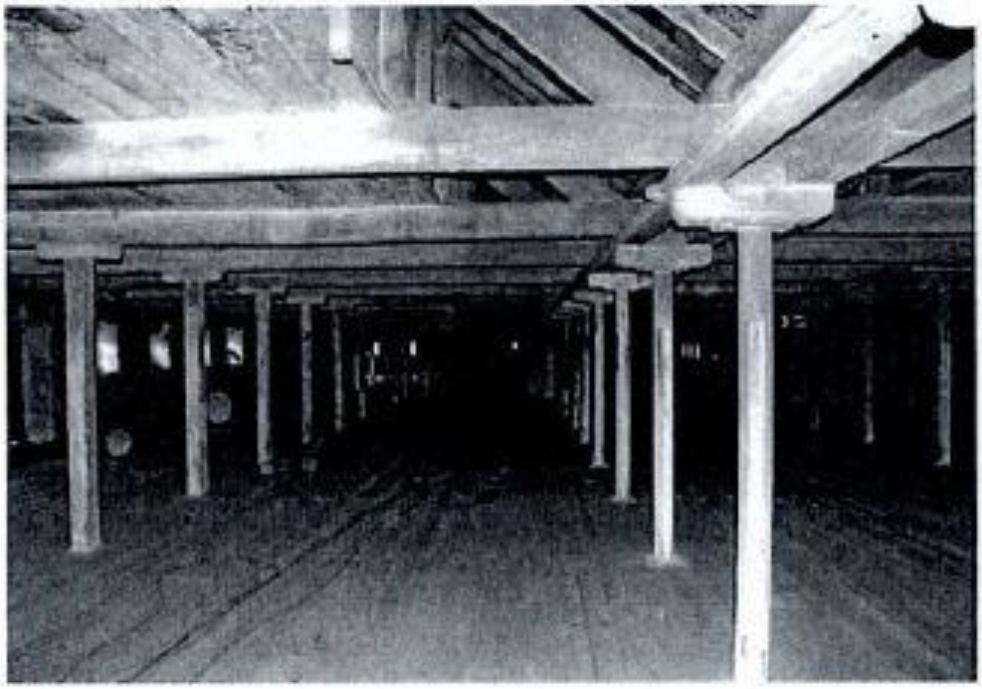
West Block interior with floors removed.



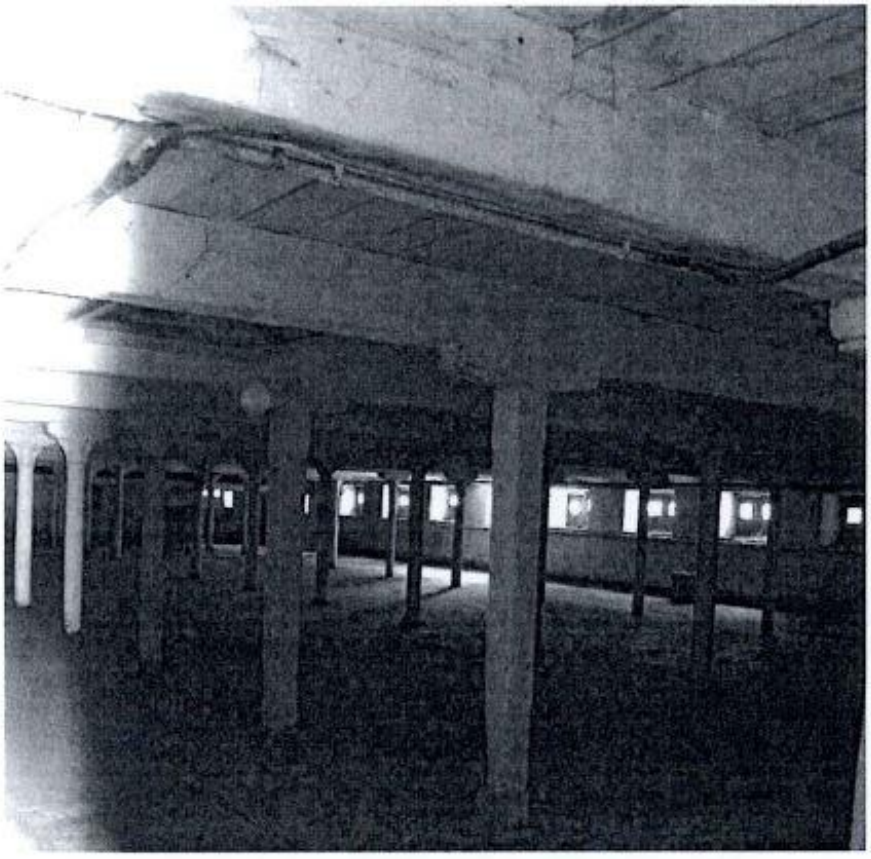
West Block interior with floors retained.

View of the Malting Complex from the Northwest - Malt Store and Maltings Behind with Malt House to the right.

View of the Malt Store complex from the Northwest with Maltings to the right. Kiln Building to the rear and Cereal Station to the left.



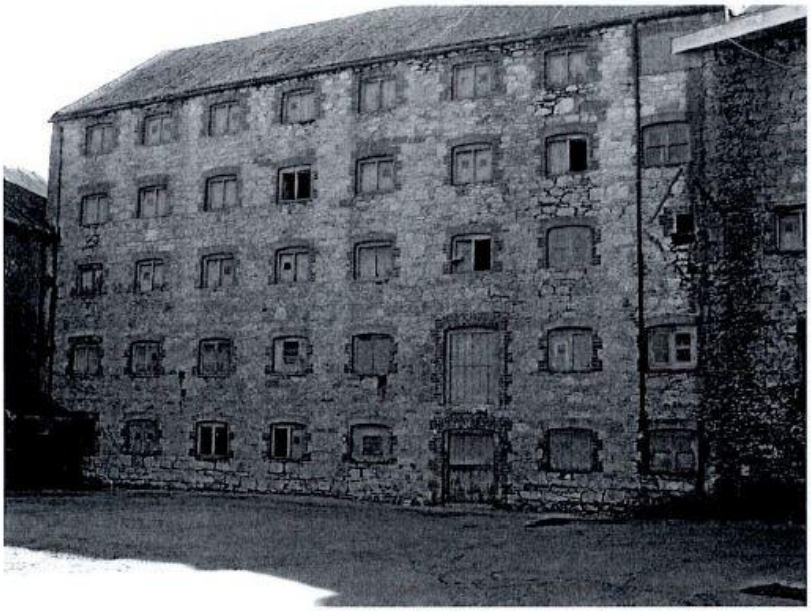
Malt House Interior - Fifth Floor



Malt House Interior - Ground Floor.

Malt House Interior - Roof.

Malt House - North Elevation.



Malt House - West Elevation.

Malt House Interior - Roof Structure.

View of the Malt Store / Kiln Building from the north

Maltings Interior

Maltings Interior

The Cereal Station from the south

The Cereal Station from the north

6 Images - Contemporary 2022

View of the Smarts Store and Maltings behind – Rose Lane

View of the Malt House and Malt Stire Complex from the North.

North Elevation of Smarts Store

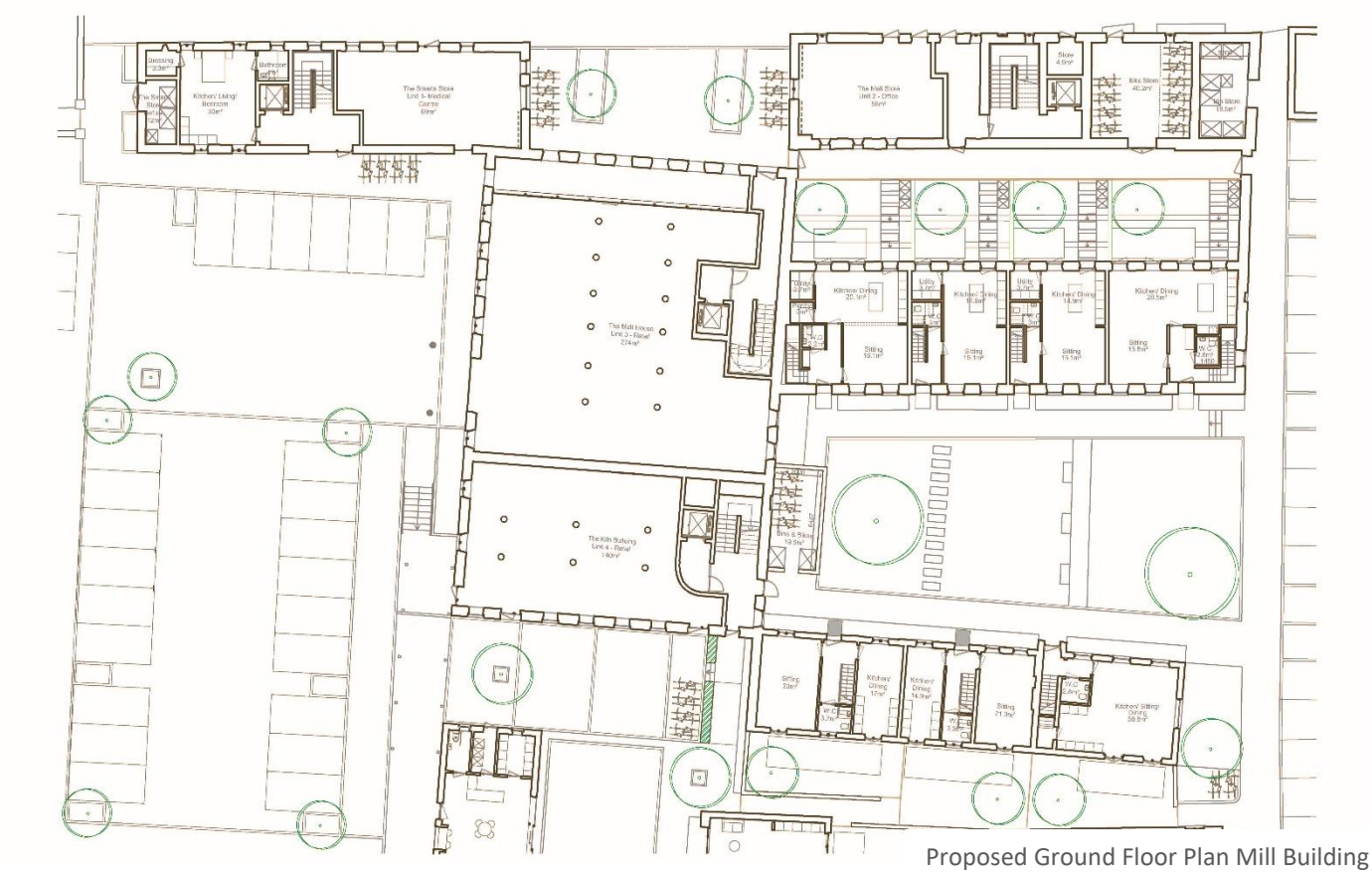
Smarts Store and Shop / Residence - Eastville in Background - Rose Lane

East Elevation of Kiln Building and Malt House with Maltings to the right and Cereal Building to the left.

Southern Elevation Kiln Building & Malt House

7. Drawings

Proposals



Proposed Ground Floor Plan Mill Building

Proposed Norh Elevation Mill Building

Proposed South Elevation & Section A.A Mill Building

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Drawing 01.07 – Proposed Contextual Elevation E.E' (Scale 1:200)
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Drawing 03.07 – Mill Building – Proposed East, West Elevations & Section B.B (1:100)
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Drawing 00.01 – Existing Site Plan (1:500)
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Drawing 00.11 – Existing Mill Sections C.C (1:100)
Drawing 00.12 – Existing Mill Sections D.D & E.E (1:100)

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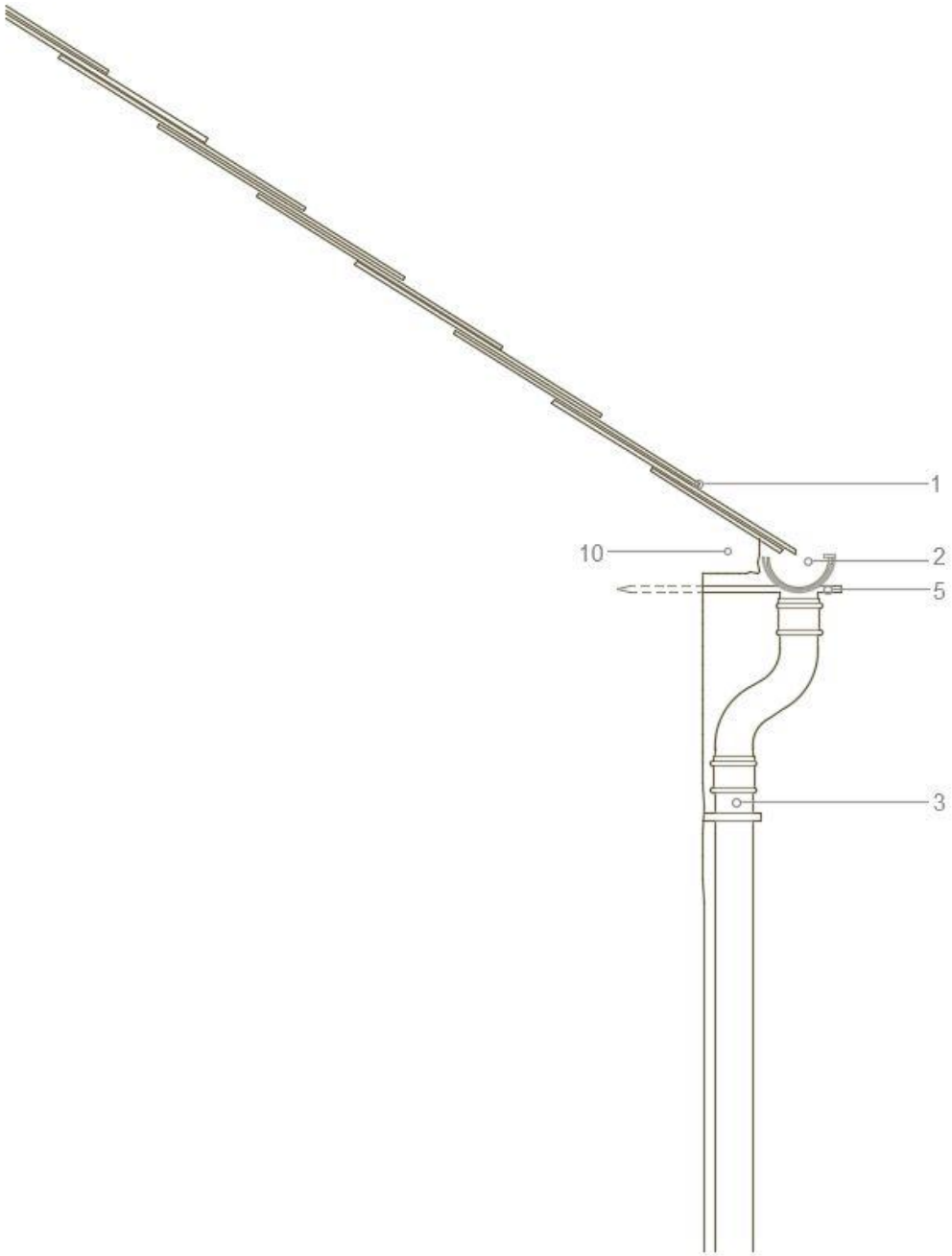
Appendix I



1. Natural Slate
2. Heritage Cast Gutter
3. Heritage Cast Downpipe
5. Galvanized Traditional Brad
10. Stone Projection

Heritage Eaves Detail - Typical Detail

Gutter size relates to roof size. Gutter detail allows for slate or metal or corrugated roof covering.

end.