EASTVILLE HOUSE
BALLINACURRA MILL LRD
CONSERVATION REPORT
METHOD STATEMENT &
IMPACT ASSESSMENT

2025

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1. Introduction

Background to the Report

This report has been produced by Fourem in response to proposed development of the site of the Ballinacurra Mill which includes Eastville House. The house is located on the west of the main Mill complex and behind the Mill buildings which sit on the edge of Rose Lane. The form of the site and the village are notable. The depth of each building plot to Rose Lane is uniform. The form of the house is unique and typical of the 18th Century in its expression, proportion and original plan for such a small building. The external form, room proportion and layout and the wide staircase are all significant and important characteristics of a mid-sized and relatively plain 18th Century house.

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 or exhaustive study, opening up and / or further examination. The report does not exhaustively list defects or condition.

Aims of the Report

To support the employer and contractor to achieve a technologically lasting and sympathetic solution to the building 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 opportunities to make sympathetic improvement within the constraints and ambitions of the proposals.

Protection Status

National Inventory of Architectural Heritage: 20907636 (National Rating).

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.

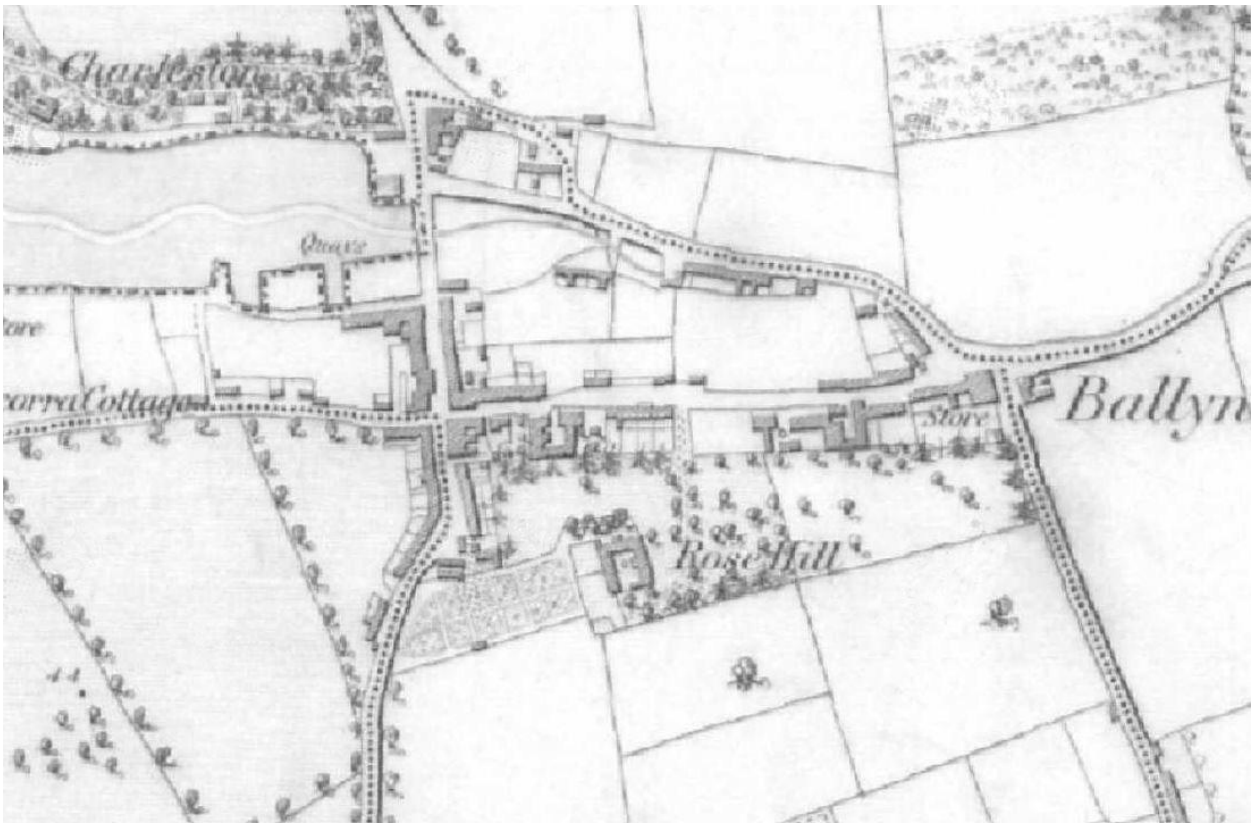
Background History

Ballinacurra or Ballynacorra, was a port town developed in the 12th C. for the Town of Cloyne in the next parish. The location functioned well as a port, for coal, timber, iron, slate, corn, wool and flax. The village , contracted and expanded depending on the circumstances of the times. There was a revival in the late 1700s when Anderson and Lapp, Cork Merchants, built new quays and grain stores in the town for the export of malted barley*.

The first record of ownership, known as Griffith's Valuation, cites the house as occupied by Robert Barry, with William Longfield occupiying the greater site most notable Rose Hill House. It is stated under this record that the building was used as a house, with corn and coal stores, yards and a garden. In 1860, Robert Bible bought property, but some years later was aqquired back by William Longfield.

In the 1870s the house was let to many different occupiers and was leased by Longfield in the 1880s. Ultimately, in c. 1890 the Bennetts bought both the house and stores, as well as the other buildings on site.

*See Archaeological and Industrial Heritage Impact Assessment Ballinacurra LRD, Ballinacurra Midleton, Co Cork 3.3 Cartographic Analysis.



First edition O.S. Map, 1841-1842.

Description of the Building

Eastville house has a T-shaped plan with a long rear return and is located on the Rose Lane street frontage. The existing building design has remnants of a stone-walled enclosed rectangular space to its west side, with an outbuilding to its rear, south-east side and fronted by a possible well.

The house is a five-bay two-story dwelling with a pitched slate roof, accompanied by a single-bay single-storey block with hipped slate roof to south and west elevations, and single-bay single-storey catslide addition with slated gabled dormer window. Roofs are pitched with natural slate and rendered chimneystacks. All rainwater goods are original cast iron. Square-headed openings throughout the building hold timber two-over-two pane sliding sash windows, with a partial mix of timber casement windows on the south and east elevations of the building. The street elevation is plain and Palladian in nature with five almost square windows in a row to the first floor and central entrance door with taller windows to the ground floor.

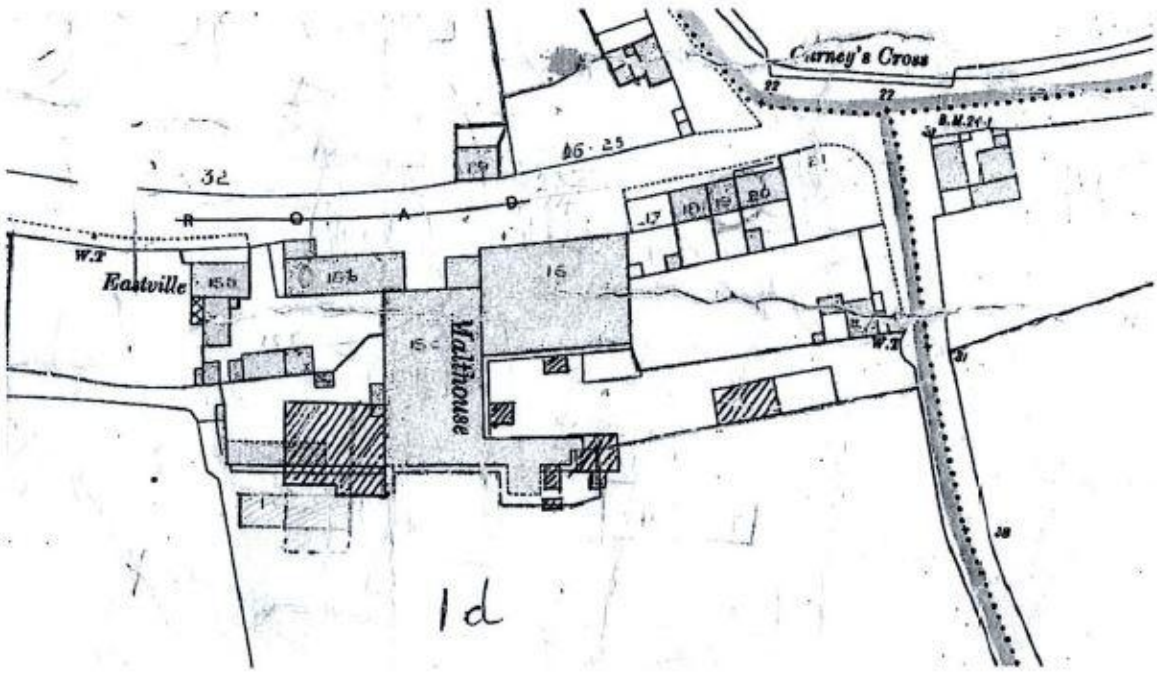
Ballinacurra mill and Rose Hill O.S. Map c 1897.

2. Historic Building Features

Exterior

General Form

The original house is a five-bay house of two storeys. The north block to Rose Lane has both a living and dining area, with the perpendicular block facing south at the rear of the house. The rear block houses the kitchen / service spaces in addition to a parlour. The west façade of the building features a one-story extension accessible at first floor from the internal stairs. This extension, which may have been a glasshouse / conservatory, is not shown in the earlier historical drawings of the house and may have been built in the late 19th century.



Valuations map, showing later additions to buildings or a conservatory c. 1890.

The external walls are rendered which is consistent with the nature of building at the time. These walls are mainly rendered with a rough cast lime-based render except for the street facade at the north elevation of the house, which is more recently smooth plastered and painted.

Though missing some historic fabric, the form and proportions remain intact and are representative of mid to late eighteenth century urban domestic architecture.

The Roof

The house has a pitched slate covered roof with chimney stacks at the gable ends. The main block to the north of the house now has fibre cement slate in part. The roof structure is in machined timber joists. The chimneys are rendered and located at the gable end of the main roof with two more stacks on the rear wing of the building.

Windows and Doors

The formal windows on the original house are to the main front façade facing North. Square-headed openings throughout the building seem to have timber two-over-two pane sliding sash windows with horns, with a partial mix of timber casement windows on the south and east elevations of the building. The ground floor windows on the front elevation have visible wide frames. This is an indication of an early 18th C. house which seems correct given the history and internal detail of the house.

The windows vary in size, which reflects alterations to the house. The plan suggests the house was extended by one room on each floor at the end of the southern wing.

There are four smaller casement windows on both the south and east elevations which reflect the nature of the space inside, mostly lighting smaller functional spaces such as the pantry or the small loft bedroom.

The main front door on the north façade is a modern replacement glazed timber door, but the moulded stucco and ornate detail with a single windowpane are original and have been retained. The existing door on the east elevation is a timber battened door with a thumb latch.

Interior

Eastville House has retained many original 18th C. features including the house floor plan, staircase with panelling, raised and fielded panelled doors, and windows. The main block to the north has two rooms, a central entrance hall, pantry, and staircase which leads upstairs to two additional rooms of similar size. The rear block on the ground level contains a kitchen and parlour, with two further rooms directly above.

Ground Floor

The original house comprises of a symmetrical plan of central hall in the north block which leads into a landing, with utility and pantry rooms to the east and west of the stairs. A separate door in the hall the south block, entering the kitchen and directly beyond, the parlour. The south wing with the kitchen is accessed through the southern room on each floor.

North Block Rooms

The two rooms to the north block are lit by two, two-over-two timber sash windows to the north façade of the house. They both have fireplaces of the later 19th or early 20th century. Panelled doors

have architraves, and window architraves have panelled shutters. Both rooms are entered from the central hallway of the block. This hallway has two doors for access, one being the exterior front door, and the other leading into the stairs. The east room has two recessed cupboards either side of the fireplace.

South Block Rooms

Leading from the plain but wide stair, the south block enters directly into the kitchen. The stairs is lit by a sliding sash window on the east façade. Accessible only by the kitchen, the parlour to the rear of the house is lit both by timber sash two-over-two windows and timber casement windows. On the south façade there is a chimney on the gable end of the building which is used by the parlour.

First Floor

North Block

There are two bedrooms on the floor of similar size with a landing to the stairs. Both rooms in this northern block are accessed from the landing. Bedroom one is lit by two, two-over-two timber sash windows identical to the sitting room below. While bedroom two is also lit in the same manner, there is a dressing room only accessible by bedroom two which is lit by the central two-over-two timber sash window which sits above the front door at the north façade of the house. Both bedrooms in this main block have fireplaces each to the gable ends. The fire surrounds are cast iron and have decorative cast insets and raised fire brackets, identical in both rooms. These rooms are separated by thin timber partition walls which are not part of the overall structure and have had the panelling (perhaps boarding) removed so that now only the frame is in place.

The lath and plaster of the ceilings have been removed at first floor from the dramatically curved ceiling framework. Originally, these ceilings were vaulted with the vault springing from a plaster cornice running around the perimeter of the rooms. This part of the plaster ceiling is missing but is or was highly unique.

Off the staircase to the east is a small loft bedroom, located above the pantry below. This room has a sloped lath and plaster ceiling reflecting the lean-to roof structure above, with a small casement window and a plain timber sheeted door.

Rear Block

The southern block end of the building has two bedrooms, which are interconnected and take similar form as the kitchen and parlour below. The first bedroom off the landing has a flat ceiling of lath and plaster and is lit by small sash windows to both the east and west elevations. There is no fire surround in this room but there may have been.

The second bedroom is a later addition to the building, like the parlour below. The ceiling is coved, with the lath and plaster removed similar to the other rooms. The intricate cast iron detail of the fire surrounds is identical to that of the bedrooms in the front block of the house. The doors to these

bedrooms have been removed but remain in the rooms and are a simple timber sheeted door which have a narrow architrave. The windows here also have simple architraves and no shutters.

The Original House - Character

The original house would have functioned to support the needs of the owners and all those living in the house and the outbuildings that supported the household directly. Eastville House has retained many original 18th C. features including the house floor plan and windows.

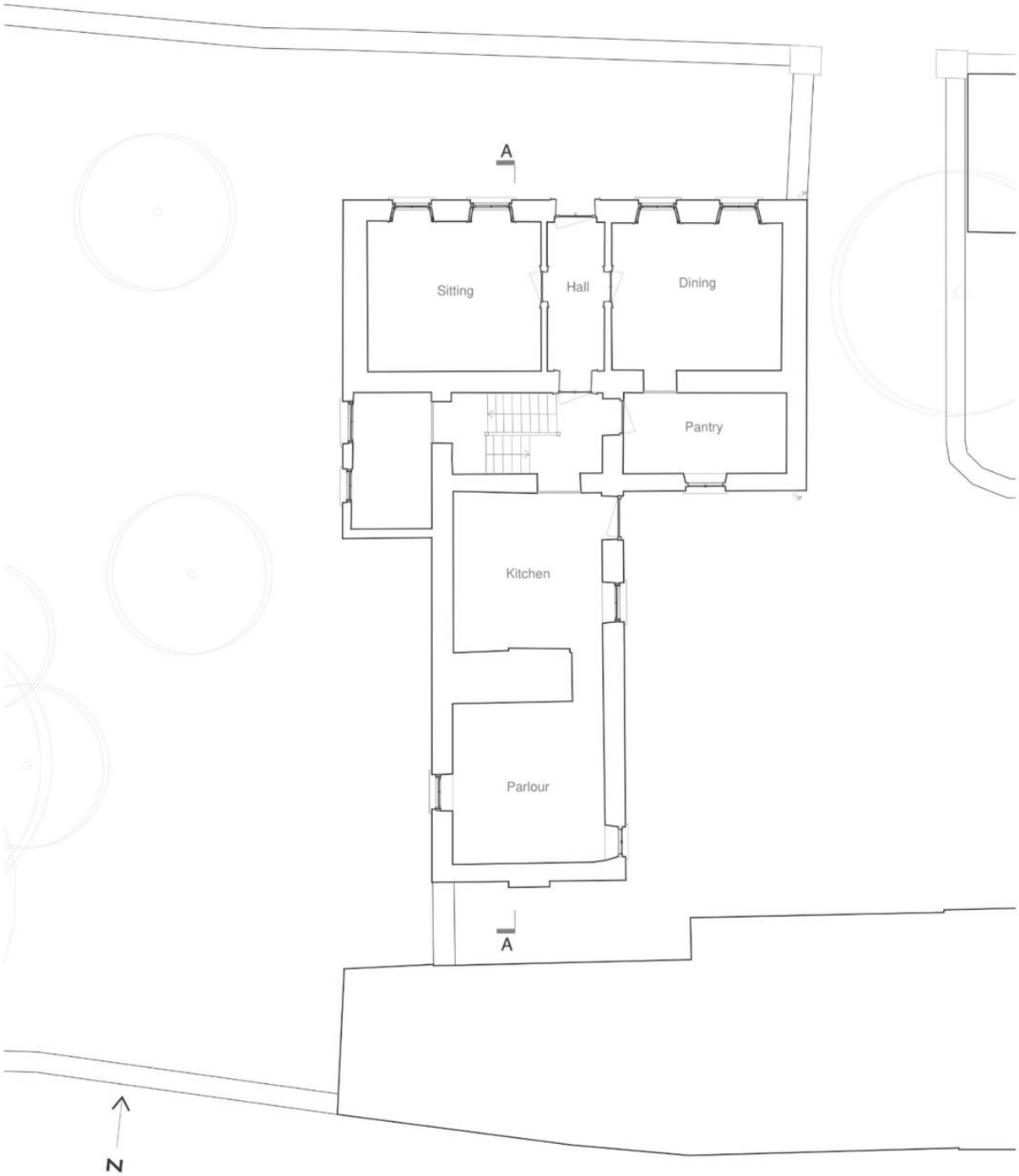
Building Condition

The building is currently in a state of dereliction. Despite this, the building has been used in recent years, particularly in the main block, and is generally in good condition. The majority of the existing roof is seemingly intact, save a few areas where slate has slipped and created holes in the roof. As a result of this, water has begun to leak directly onto the timber floor on the first level. Additionally, there is evidence of water ingress in the loft room off the stairs where plaster has come away from the ceiling.

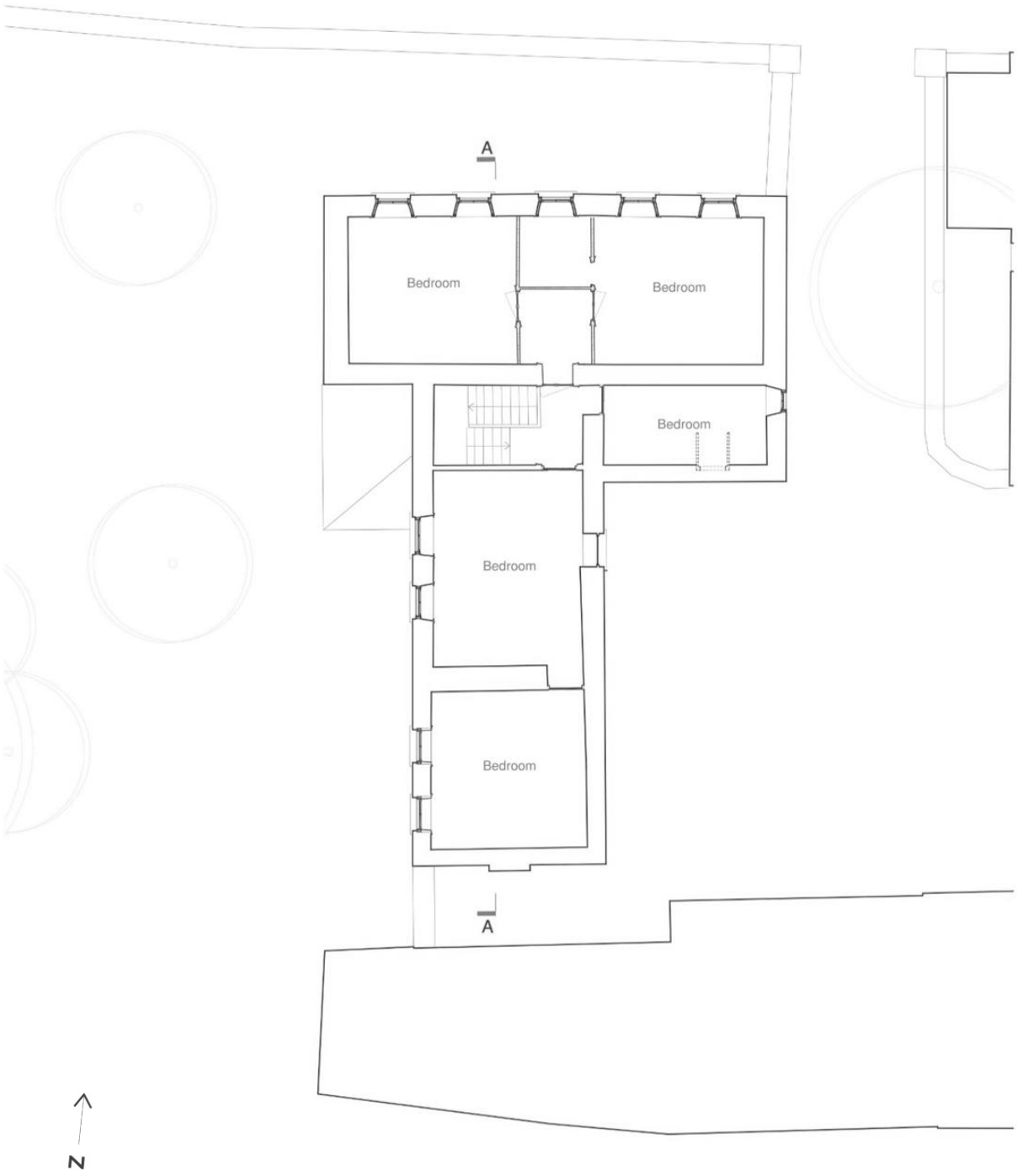
The removal of the original interior fittings and finishes has caused damage. Removal of lath and plaster ceilings on the first floor have exposed internal structure. Interior partitions have also been stripped back to the frame, exposing the timber.

3. Survey Drawings

Survey Plans



Ground Floor plan



First Floor plan

Survey Elevations

North Elevation

South Elevation

West and East Elevation

4. Impact Assessment

Summary of Proposal

The building of new houses around Eastville impacts the setting of the house but also allows the house renewed care and use. The design proposes that the Eastville house be divided into two smaller houses (1 no. 2 bedroom house and 1 no. 3 bedroom house) as a use and scale compatible with surrounding development.

Landscaping proposals aim to place traditional forms of landscape detail around the site and have influenced the entire scheme generally, including the use of estate fencing, plain tarmac surfaces, lawns and hedging, the repair of existing walls and planting of traditional forms of trees.

It is proposed to restore the external elevations of Eastville and present it as an 18th C. house and focal point in the northern side of the development.

The proposal integrates the house into a new townscape landscape with a loss of outbuildings and boundary Walls.

Design Intervention

It is proposed that any development of the site could repair the house to a standard that protects the integrity of the building and leaves some aesthetic, internal decisions to any future owner.

Intervention to the setting and to the public realm is quiet and informed by historic precedent with regard for the authenticity of the setting without jarring intervention. Immediate landscaping has historic reference in material form of plaster finishes, hedging and estate fencing with an emphasis on estate parkland finishes and detail historically referenced to present the antiquity of the house in a sympathetic way.

Building immediately adjacent to the house refers to the scale and form of the house and adopts a rhythmic simplicity and minimal historic form and material quality without slavish attempt to replicate historic detail but still seeking enhancement of character adjacent to the house. The proposal for development represents a continuity in the development of the urban landscape of the village with soft material quality. There is consideration of the relationships between materials and forms of historic detail character such as delicacy, abstract form and material quality and finishes of the 18th and 19th C. locally, even in the surrounding new housing that is proposed which aims to sit in harmony with the historic buildings in the area including Eastville

The restoration of windows is a proposal based on the intact nature of the original internal joinery which may date the restoration and is seen as an opportunity to restore the window joinery and sashes and contribute to the enhancement of character of the townscape.

5. Method Statement

General Repair & Restoration

The exterior of the building is proposed to be repaired / restored to form part of the setting of the overall landscape / design proposal. The house is proposed to remain a dwelling house function as this is most suitable for retention of form and detail and does not represent a change of use. It is proposed to be separated into two dwellings.

External

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 enhance the existing setting by way of repair and revealing of historic detail and presentation of a well maintained historic building. Emphasis is placed on repair and presentation of original forms of external detail combined with lime technology and use of heritage forms of detail, external joinery and external products such as cast heritage rainwater goods.

Internal

There is sensitive addition of limited modern services to adapt the building to new use while maintaining original detail and character with emphasis on repairing original features and historic forms of detail and material finishes. Of notable importance is the internal joinery including the staircase which is of simple 18th C. form proposed to be restored and the curved ceilings unique to the house also proposed to be retained.

Addition of New Elements

External – The Proposal

It is expected that few new elements be added to the building externally. Window openings are proposed to be restored. All eaves details are proposed to be retained and plaster finishes of smooth plaster and harled plaster to the remaining facades are proposed as closely resembling the prevalent historic finishes.

Internal – The Proposal

It is proposed that there are additional new elements internally of services, partition walls and doors. These are all proposed to be sympathetic to the original building and in keeping with the form and material quality of the building.

Windows and window surround details of architraves are proposed to be retained and repaired in the new interiors. Original joinery to be repaired and retained without exception including shutters, architraves and doors.

It is considered sensible to support the idea of insulating attic and external walls and pouring a new screeded ground floor over the entire ground floor sympathetically detailed at the ground entrance doors with a limestone threshold and placing sympathetic flooring materials to 18th & 19th C. precedent.

It is also considered sensible to use Insulating Lime Plaster to the walls internally to increase thermal efficiency and to insulate the roof to within / approaching modern standards.

Repair of the existing building fabric.

All existing items of external historic finishes whether seen or not, to be repaired and retained and even restored in the traditional form, detail and material without exception. The project aims to retain well maintained forms of the traditional building in the historic setting without alteration. In conjunction with this the project aims to add modern addition internally for conversion to modern use of services in a sympathetic manner.

Method Statement – Roof, Roof Detail, Roof Cover

Repairs / Renewal

The roof is finished in traditional slate detailed in the traditional manner and flashed with lead where required. The detail is of slate to plaster with no trim, beads, barges, overhangs or fascia's except as presented in masonry. The roof has a traditional clay ridge tile bedded in mortar.

The roof to be repaired using matching or approved slate with traditional form dark clay ridge tiles set in mortar (a concealed flashing may be proposed to protect the ridge board set under the clay tiles). Slates were grey/black slate and may have varied in width.

Intervention

The roof profile of the lean-to portion of roof to the rear to be altered in profile.

No other new intervention items to the roof are proposed beyond matching repairs in the manner of the mid-19th C. Roof vents required should be clearly indicated, flush and located to be hidden from view from the external landscape and additionally presented as relating to the geometry of the building and with clear commitment to and detail of the type of outlet proposed for extract or roof vent purpose.

Method Statement - Eaves, Rainwater Goods

Repairs / Renewal

The eaves are detailed finely in masonry with no overhang except for the slate.

Rainwater goods may be inadequate in size for the building and should be checked for function. Some cast iron downpipes remain.

The eaves to be detailed as historic detail with plaster external wall finishing under slates on gable and at eaves. Rainwater goods to be cast iron, to heritage detail and painted (not jet black) in historic colour referencing the existing building evidence. Rainwater gutters to be half round, appropriately sized to be fitted with traditional brads only (can be galvanised).

Intervention

Rainwater goods are proposed as fully matching historic detail. Additional rainwater goods and / or soil vent pipes may be used in a heritage detail / cast format to the elevations with appropriate sizing and shape for round heritage gutters and round downpipes using brads only for fixing of historic gutters.

Method Statement - External Walls & Wall Details

Repairs / Renewal

The walls are plastered externally with a mix of lime-based mortar and lime and cement-based mortars. The finishes are the traditional forms of harling and smooth plaster. It is proposed to repair the house externally and present it in the landscape closely to its 18th C original form, still largely intact.

Walls to be plastered or locally repaired with lime plaster and mortar following inspection for hollow plaster, weakness or erosion.

Intervention

No new intervention items are proposed outside of items matching historic detail and finishes. External stone boundary walls to be restored in brickwork plastered to the front elevation in traditional lime plaster finish with no beading to match the historic wall proposed to be replaced.

Method Statement - Doors and Windows

Repairs / Renewal

Historic 18th C. windows and doors and some later 18th C. additions are proposed to be repaired and decorated to good working order in best practice technique. All doors and windows except those that are not to remain or require restoration, to be repaired in good working order and decorated and presented in working order in the historic manner and to best practice without alteration of form, material quality or detail carrying out as little work as possible but to ensure retention of historic detail

and longevity. Historic glass is an expensive resource and should be retained or reused and added to as necessary for retention of character. Historic windows may have additional seals added.

Intervention

Limited new intervention items are proposed outside of items restored to historic detail. Internally there is much joinery to architraves and shutters around doors and windows to be retained. These surrounds should not be removed and the best retention of joinery is in place.

Method Statement – Outbuildings and External Walls

The house at Eastville has outbuildings to the south east now dilapidated and remains of enclosing garden walls to Rose Lane. These are proposed to be demolished and the material maintained on site and proposed to be used in repairs to boundary walls at Rosehill. While the house has boundary separation consistent with the new development to the rear the front wall and pillars are to be rebuilt to heritage detail matching the originals but closer to the house.

General Intervention

Intervention - Internal Partition Walls

It is proposed to add internal walls to all floors for the creation of bathroom enclosures and for the division of the building into two houses. This is proposed to be sensitively carried out to reflect the materials of each adjoining space.

Intervention - Services

The addition of electrical and plumbing services is sometimes a damaging process, and it is possible that heritage form external soil pipes to the rear and neatly formed may prevent undue damage to the building. The placement of services should be thought about carefully to minimise damage and compromise / ingenious design of bathrooms in the internal plan may be required to achieve this.

Thermal Efficiency

Historic buildings performed well in terms of a comfortable environment but required more than acceptable energy to do so in modern terms. Our modern approach does need to be adapted and our concerns examined and adjusted to maintain authenticity in the historic building. Items that can be upgraded easily should be carried out. These include addition of seals and brushes to external doors and windows, insulation of external walls with insulating lime plaster, insulation of ground floors and attic

areas. The gain of trying to double glaze windows is fraught with complexity and damage and failure and not worth the limited gains that can equally be achieved with good seals and working shutters.

Heating & Ventilation

Ground floors of historic houses may be heated with underfloor heating powered by heat pump of simple boiler. Electric heating may be considered for historic rooms to reduce intervention / damage by service pipes. Bathroom ventilation should be by local moisture sensitive extract and an attic small scale heat recovery system to attic bathrooms supplying air to the landing area may be used to advantage for improved ventilation and condensation prevention following the sealing of windows. If room vents are required, they can be formed in window frame surrounds behind shutters to reduce impact.

Building Regulations / Interpretation

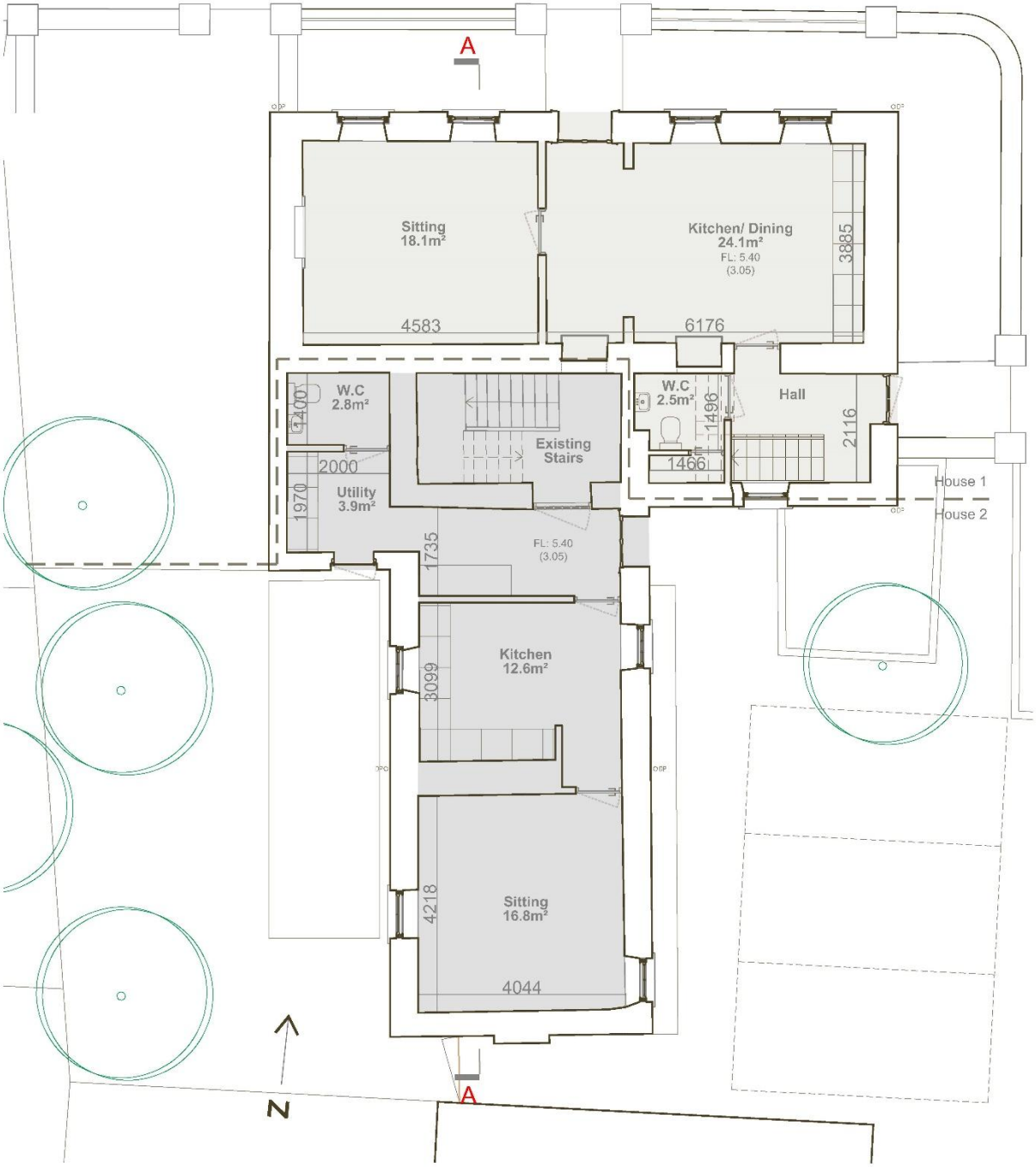
Works to existing / historic buildings or interventions should not disimprove the performance of the building. With all intervention opportunity should be taken to improve the building where practical understanding that it is not practical to remake the building to exact modern codes and regulation requirements (this would mean its complete destruction). Items relating to safety and modern convention of safety should always be applied in adapted form to allow the building to reflect modern expectations such as the restricted opening of windows or heights off the ground. Simple quiet additions can address these and other requirements. Sensible and balanced interpretation of what's needed is required and an understanding of the balance between benefit and intervention. In some cases technology may assist (like insulating lime plasters or modern ventilation systems). Design interpretation for access and facilities if ingenious need makes little impact and still provide welcome facilities easily in a heritage building of substantial size. Safety cannot be reduced by any intervention but may be considered and improved upon instead at every opportunity to carry out work.

Recommendations - Summary

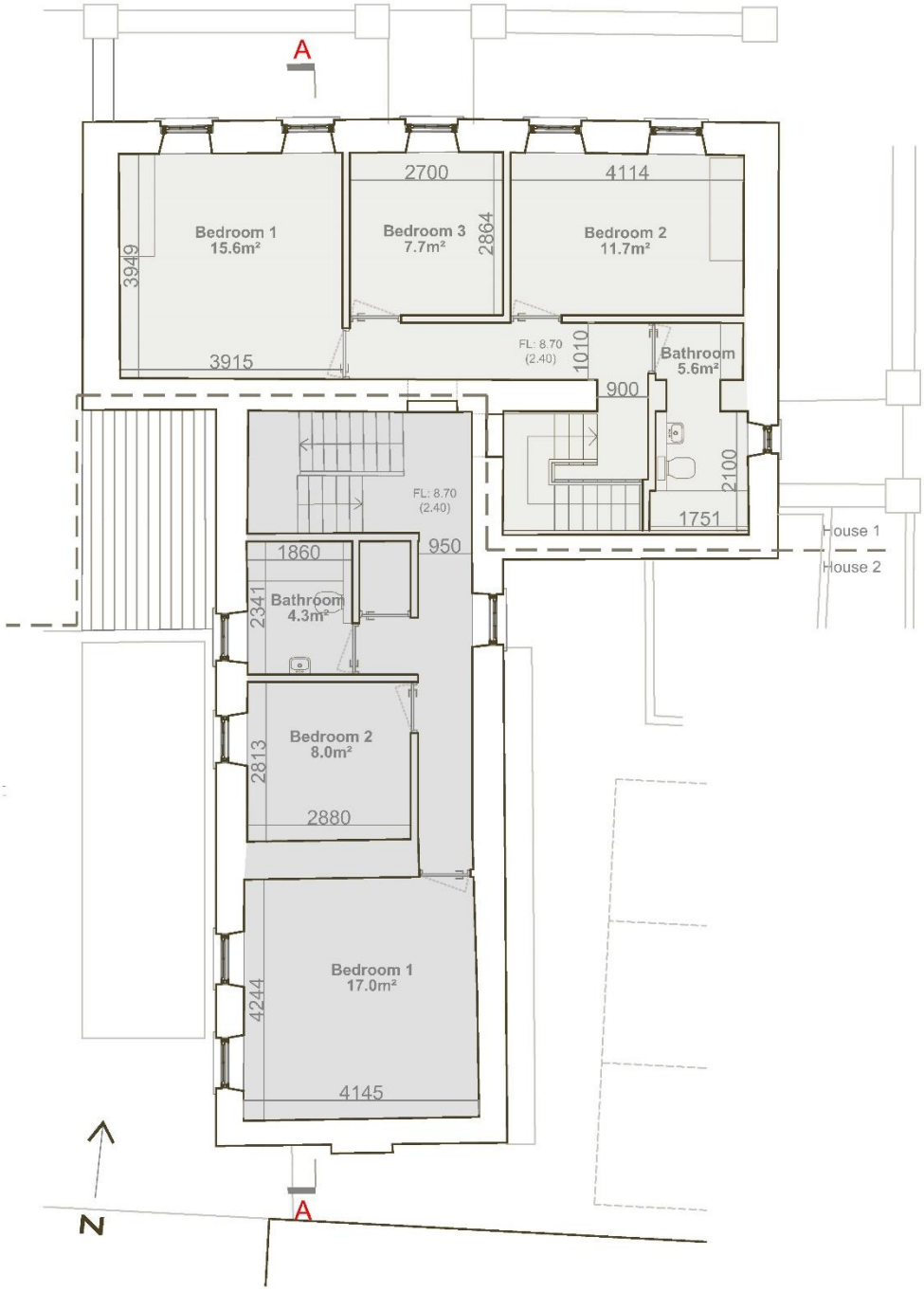
- Present the 18th C. building to historic detail to the public realm
- Present external setting around the building sympathetically
- Repair and restore historic detail accurately
- Replaster in lime plaster externally
- Re-slate roof in natural slate
- Maintain and restore heritage rainwater goods
- Repair and restore historic joinery of doors windows and timber screens
- Minimal intervention of new internal partition walls
- Minimal intervention of new internal services
- Improve thermal efficiency of the structure
- Reuse boundary wall and outbuilding stone on site repairs at Rosehill and Rosehill boundary walls.

6. Proposal Drawings

Proposed Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Proposed Elevations

+ 4.0m MALIN HEAD DATUM

PROPOSED NORTH ELEVATION

+4.0m MALIN HEAD DATUM

PROPOSED SOUTH ELEVATION

LEGEND

01. Repair of historic timber entrance door - painted
02. Repair of historic timber sliding sash windows - painted
03. Lime plastered wall - harled finish
04. Heritage natural slate roof covering - dark clay ridge
05. Cast iron rainwater goods
06. Timber gate.
07. Existing pillars to be retained.
08. Existing arched opening in boundary wall to be retained.
09. Timber sheeted entrance door.
10. Existing roof to be altered. Heritage natural slate roof covering.

+ 4.0m MALIN HEAD DATUM

PROPOSED WEST ELEVATION

+4.0m MALIN HEAD DATUM

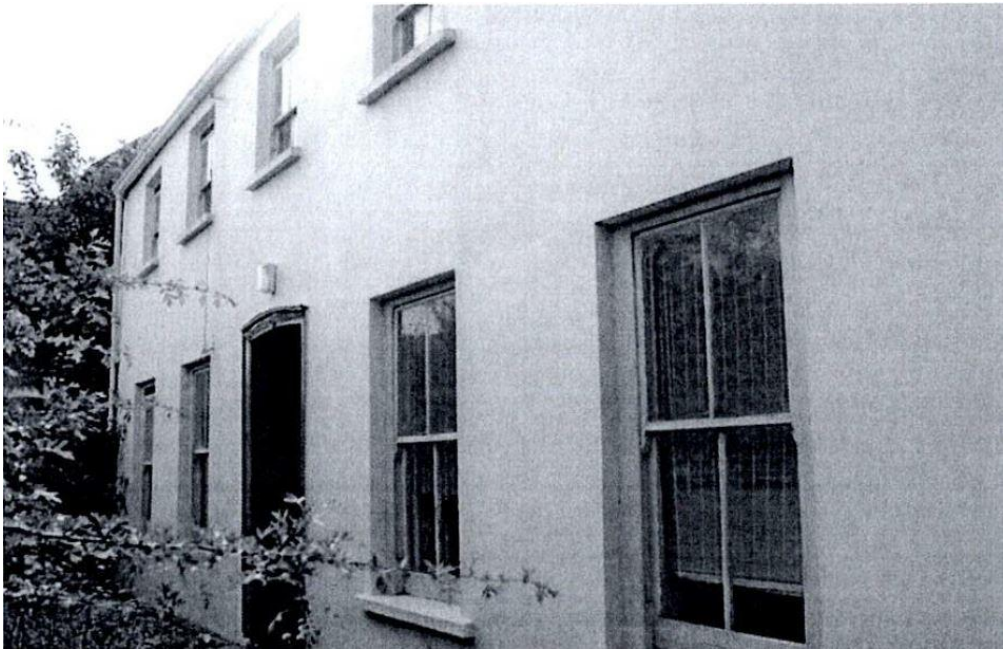
PROPOSED EAST ELEVATION

LEGEND

02. Repair of historic timber sliding sash windows - painted
03. Lime plastered wall - harled finish
04. Heritage natural slate roof covering - dark clay ridge
05. Cast iron rainwater goods
09. Timber sheeted entrance door.
10. Existing roof to be altered. Heritage natural slate roof covering.
11. Heritage rooflight (historic detail / conservation rooflight)
12. New timber paneled entrance door to existing opening. Detail of door to match exactly to historic detailing of existing front entrance door.

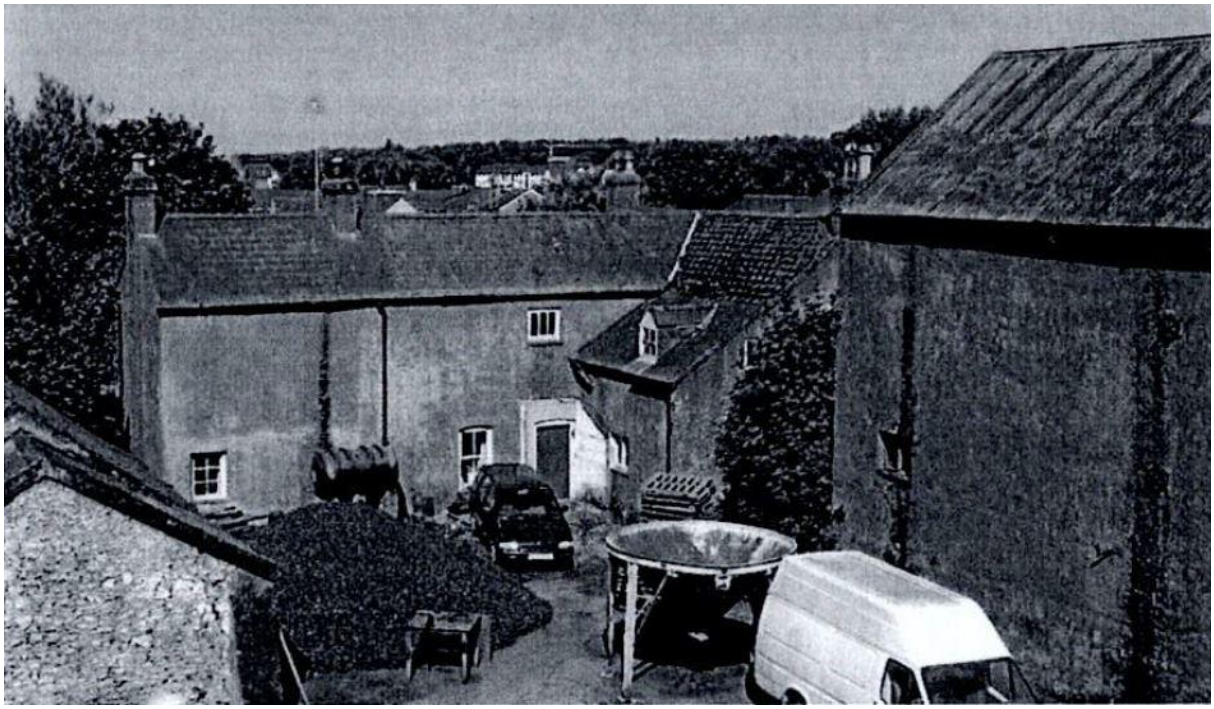
7. Selected Images – 2006

View of Eastville North Façade from Upper Road.

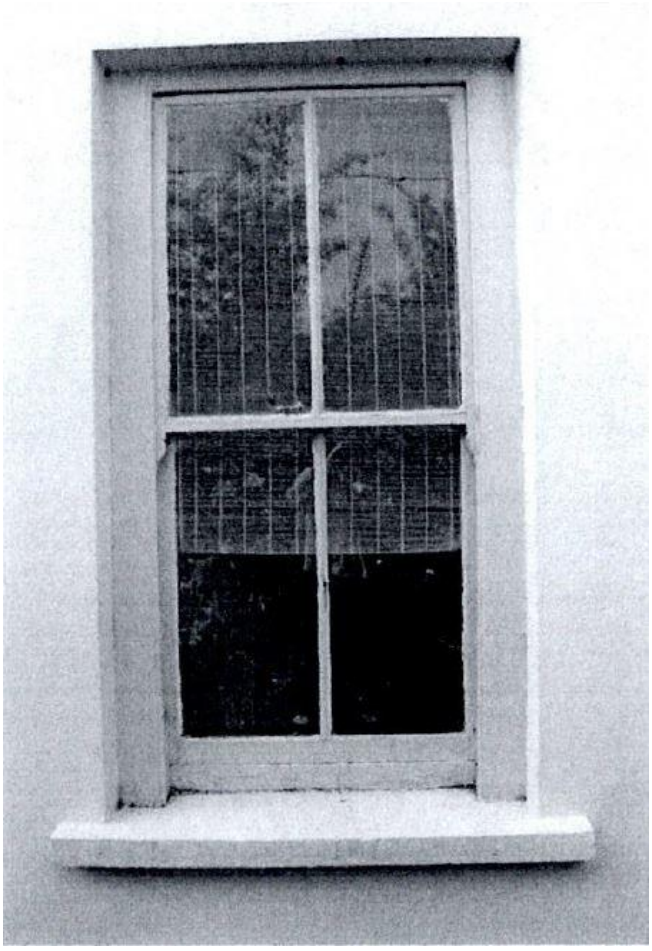


View of Eastville North Façade in closer detail.

View of Eastville West façade from yard.

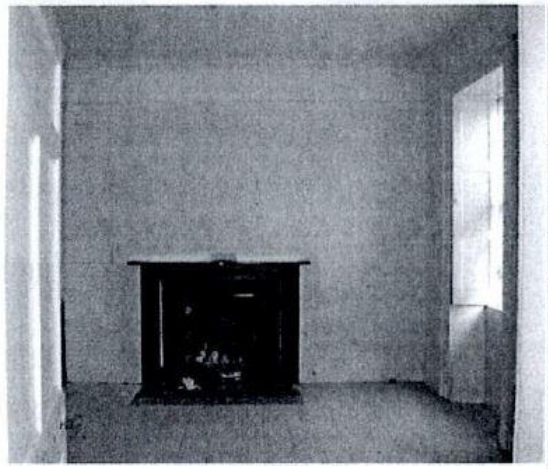


View of Eastville East Façade from Mill building.

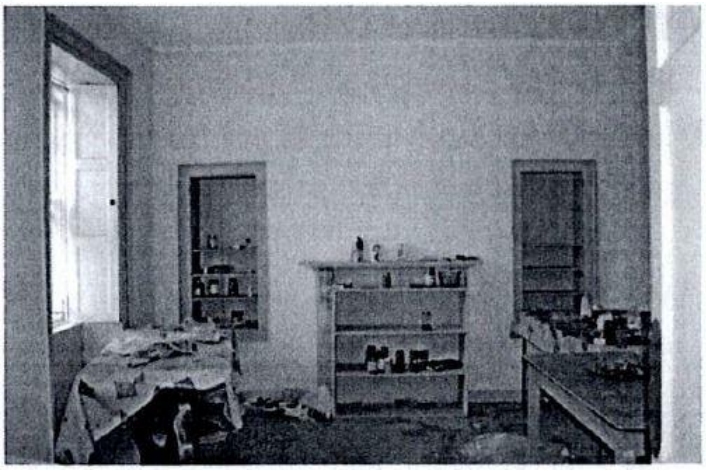


Timber Sash Two-over-two sliding windows.

New timber door, original frame detail and window



Living room at front of house.



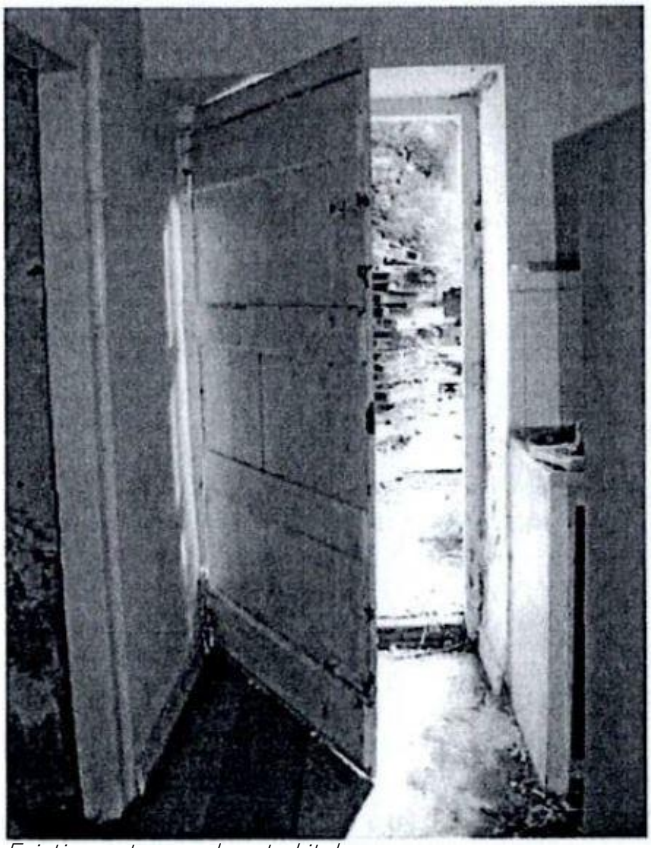
Dining room at front of house.

Ground floor bathroom directly off stairs.

Kitchen in rear block ground level.

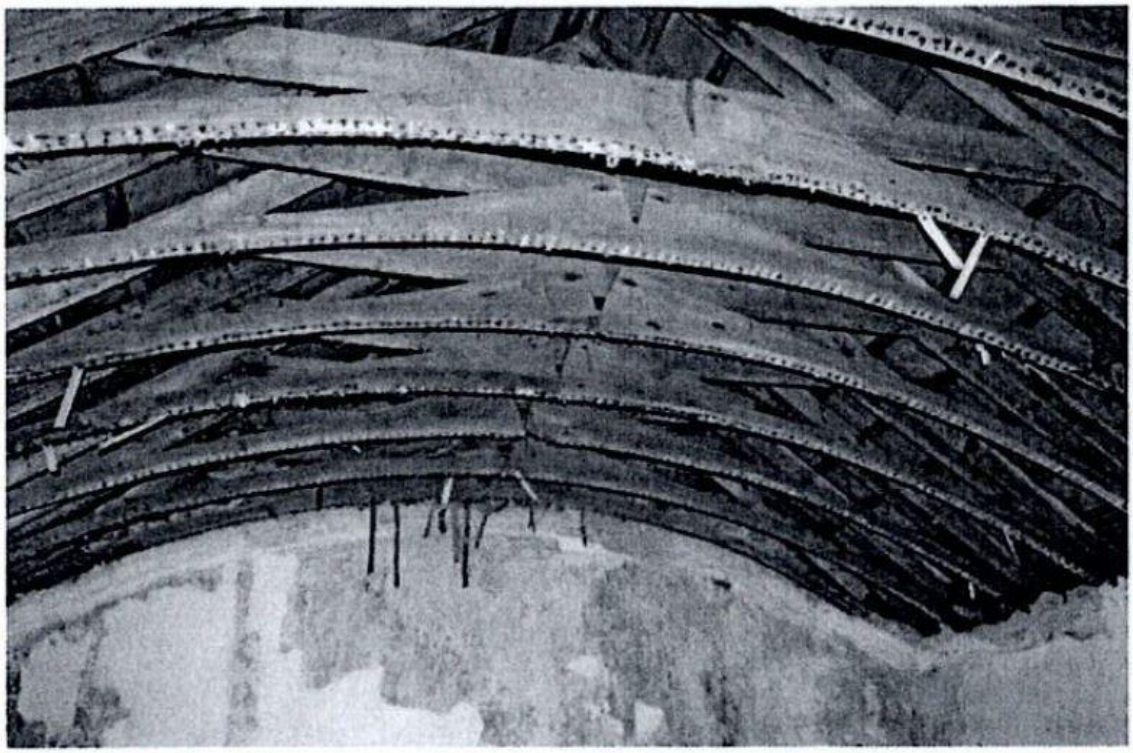
Parlour room.

Landing with stairs.



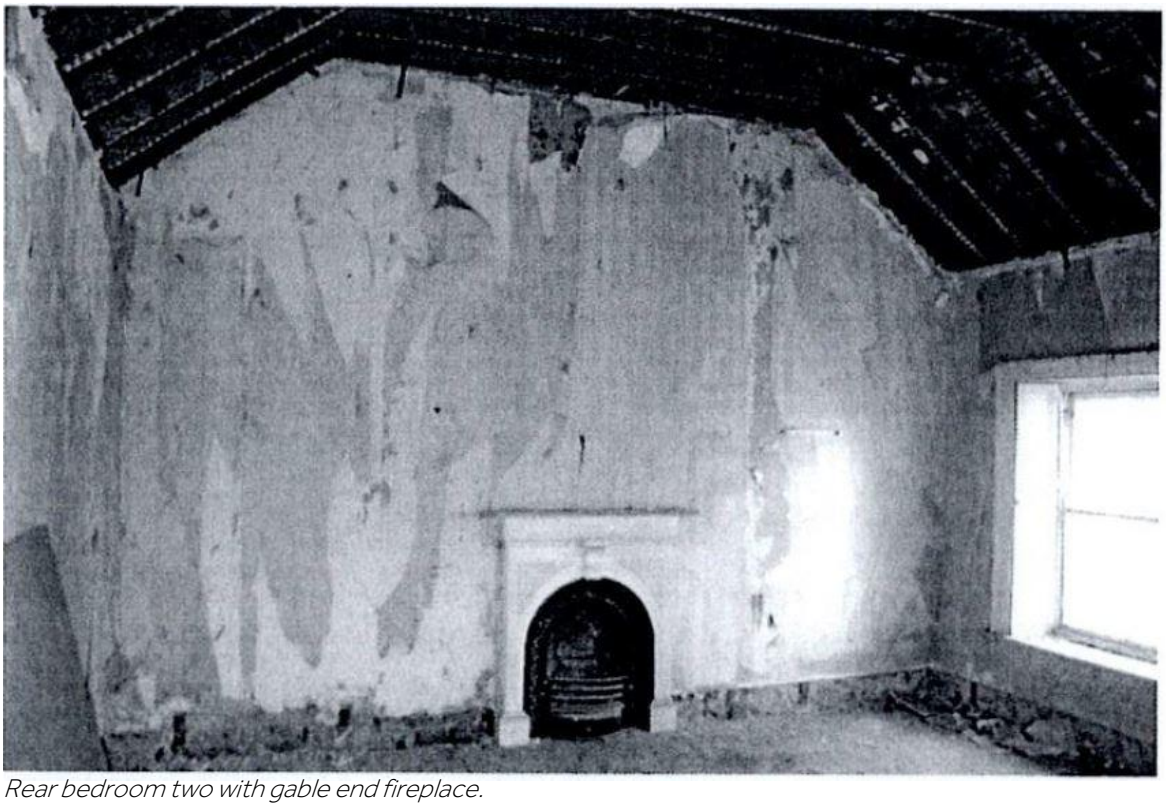
Existing entrance door to kitchen.

Bedroom 2 with retained frames of partition walls.



Exposed ceiling timber structure.

Rear bedroom one, directly off landing.



Rear bedroom two with gable end fireplace.

Selected Images – Contemporary

Façade to Rose Lane

Rose Lane looking east

Rear wing and lean to.

Ground floor main block (west)

Ground floor reception room (east)

Form of vaulted ceiling first floor main block

Rear ground floor room (19th C.)

Rear first floor room

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end.