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Conservation report

Lime kiln and farm buildings, Harper's Island, Glounthaune, County Cork

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Contents

1. Introduction

John Cronin & Associates have been commissioned by Glounthaune Community Association to prepare a conservation report on a historic farm complex (that includes a former lime kiln) at Harper's Island in Cork Harbour (see location map below).

***Figure 1**: General location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)*

The scope of the report includes:

- A detailed historic background to the structure. This is to include cartographic evidence/record;
- 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 features;
- A detailed condition survey of the building fabric;
- A detailed schedule of recommended conservation works to be carried out to the building in the short term to prevent further decay;
- A feasibility study/brief for the reuse of the building/s.
- 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. Measured survey of the buildings, prepared by Mr Donal Anderson RIAI are included in **Appendix 2** of this document.

This report has been prepared by Ms Ita O'Brien and Mr John Cronin; it is based on a programme of detailed site inspection and desktop research (drawing on extensive research prepared by members of the local community association, especially "Notes on Harper's Island Farmhouse and

Lime Kiln" prepared by Jim Wilson, Henry O'Keeffe, and Derry Delany). The work of the consultants was assisted by Mr Donal Anderson (Architect MRIAI) and Mr Eamonn Hunter (Masonry Conservation Specialist).

2. Context

Location

The subject site is located in the townland of Harper's Island near Glounthaune in Cork Harbour. Harper's Island is a sub townland of Little Island, County Cork. The island is located on the northern shores of Cork Harbour with Little Island to the west and Fota Island to the southeast. The Cork to Cobh railway line runs along the western shore of Harper's Island and the N25, which was constructed in the 1990s, runs through the island leaving a small portion to the south. The island is surrounded by slob land which partially dries out at low tide. The island itself is composed of level ground much of which has been reclaimed.

Figure 2: *Location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)*

Legal & Policy Framework

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical,

archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

There are no protected structures or NIAH structures within the subject site. The subject site is not located in an ACA. The closest protected structure and NIAH structures are listed in Table 1 below.

***Table 1**: Protected structures and NIAH structures within the vicinity.*

Location	Description	NIAH ref. no.	RPS ref. no.	Distance
Killacloyne	House	**20907546**	—	c. 615m to N
Harper's Island	Railway bridge	**20907565**	—	c. 760m to S
Ashbourne House	House	—	00498	c. 1000m to NW

There is one historic structure on Harper's Island which is a former farmhouse and outbuildings incorporating a post-medieval lime kiln. There are no recorded monuments on the island. The farm complex is currently derelict.

The *Cork County Development Plan 2022-2028* presents several objectives to ensure the protection of the architectural heritage resource within the County and these include:

> ***Objectives HE 16-6: Industrial and Post Medieval Archaeology** – Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.*
>
> ***Objectives HE 16-16 Vernacular Heritage** – Protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, farmyards and settlements and the contribution they make to our architectural, archaeological, historical, social and cultural heritage and to local character and sense of place.*
>
> *Cork County Council encourages best conservation practice in the renovation and maintenance of vernacular buildings including thatched structures through the use of specialist conservation professionals and craft persons. Development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultant.*
>
> *There will generally be a presumption in favour of the retention of vernacular buildings and encouragement of the retention and re-use of vernacular buildings subject to normal planning considerations, while ensuring that the reuse is compatible with environmental and heritage protection.*

Historical background

Harper's Island forms part of the civil parish of Little Island in the barony of Barrymore. The island has been associated with the Bury family from at least the late eighteenth century when it owned by Phineas Bury the Elder. The land was passed on to Phineas the Younger and later to his widow Eliza Bury. The Valuation Office House Book of 1847 records the house as a shepherd's

house along with other outbuildings and a basement which was in use as stores. The buildings are classified with the letter 'B' indicating they date to the late eighteenth/early nineteenth century. There is no reference to the limekiln indicating it may have gone out of use by this time. At the time of Griffiths Valuation of 1853, the island was occupied by Reverend Robert Bury who was leasing the house, offices and land from Eliza Bury at a total annual valuation of £83 and 5 shillings. Lewis, writing in 1837, records that Reverend R. Bury had recently reclaimed about 20 acres from the slab of the river.[1] An auction was held in 1853, following the death of Reverand Robert Bury, of farm animals and machinery at Harpurs Island. The auction gives us information on the use of the land at this time.

> *P.Pennington respectfully informs the public that he has been instructed by the representatives of the late Rev. R. Bury, to sell by unreserved auction at Harpurs' Island, a little beyond Lower Glanmire on Friday, the 30th September the following property: 3 working horses, a mare and foal, a handsome pony, 4 years old , very safe and gentle to ride, 49 very fine South Down ewes, 3 wedders, 1 ram and 30 lambs fat and store sheep, about 30 acres of oats in stack, a stack of old wheat, a stack of old oats, a large stack of straw, about 10 tons of very fine new hay and a like quantity of old hay, 6 acres of Swedish turnips, (very prime), a thrashing machine, the works of a wind mill, 2 winnowing machines, carts, harrows, ploughs, beam and scales with weights, a roller and a great quantity of other farm implements. Also masts, spars, sails and other boat gear, boat and punt and a miscellaneous collection of property. [2]*

The land was also advertised to let in 1853 and described as '*70 acres of very prime land in the highest state of cultivation'*.[3]

The Cork to Queenstown railway line was opened c. 1860 and the line ran along the western shore of the island. Much of the land continued to be farmed as a flood recorded in 1869 states that the sea broke into and washed away a field of thirty acres of turnips.[4]

The Cork Reclamation Bill of 1867 involved the construction of embankments around the harbour for the reclamation of land from mud-banks for cultivation and included embankments around Harper's Island as follows:

> *An earthen embankment, six chains in length, commencing on the north side, in the townland of Killahora, at a point about four chains west of the level crossing the Cork and You glial Railway, and proceeding south, parallel to present roadway, to meet the shore at Harper's Island, and terminating at Harper's Island, which intended embankment will wholly situate in the townland of Killahora aforesaid, the parish of Caherlag, and the townland of Harper's Island, in the parish of Little Island.*
>
> *An embankment eleven and a-half chains in length, commencing at a point in Harper's Island, about four chains north of seventh mile post of Queenstown Branch of Cork and Youghal Railway, and proceeding in south-westerly direction to meet point on the opposite shore at Courtstown, in the parish of Little Island, which intended embankment will be wholly situate the townlands of Harper's Island and Courtstown, and in the parish of Little Island.*[5]

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[1] Samuel Lewis, 1837. *A Topographical Dictionary of Ireland,* vol. II, p. 290.
[2] *Southern Reporter and Cork Commercial Courier,* 27 September 1853.
[3] *Cork Examiner*, 7 September 1853.
[4] *Cork Examiner*, 01 February 1869.
[5] *ibid,* 10 January 1867.

Harper's Island was also the home of the County and City of Cork Shooting Club when the land was offered as a site for the club by Mrs. Bury.[6]

Guy's County and City of Cork Directory 1875-1876 refers to the channel at Glounthane as Bury's Bay and states that much of the slob land was being gradually reclaimed by the owner Captain P. Bury, J.P. of Little Island.[7]

By *c.* 1875, the island was occupied and farmed by John Geary. As a result of the Great Southern and Western Railway Extension Act of 1879, lands were acquired from landowners in order to accommodate a double line. Among these landowners was John Geary of Harper's Island who lost six and a quarter acres to the railway line. A hearing was held following a dispute over the awards made for the land which gives us valuable information on the land use at the time. Some of the land is described as marshy and not worth much, while some was manured and used for growing crops such as grass and potatoes. As well as farmyard manure, seaweed was also taken along the shore as manure. The census of 1901 shows the house occupied by John Geary along with his brother, sister and two servants. Following John Geary's death in 1901, the farm was occupied by Thomas Geary until his death in 1919. The property was bought by the Fitzgerald family in 1926 and an architectural drawing of the house in c. 1949 shows some alterations were made to the front elevation. The Fitzgerald family lived there until c. 1980s when it was purchased by Cork County Council. In 2017, Harper's Island Wetland was established as a nature reserve. The buildings are currently derelict.

***Figure 3**: Aerial view of subject site c. 2000 showing addition farm buildings to the northeast (Source: Government of Ireland, Historic Environment Viewer)*

[6] *ibid,* 01 July 1867.
[7] *Guy's County and City of Cork Directory 1875-1876, p. 230.*

Evolution of the site

The building is an unusual structure in that it contains both a lime kiln and a dwelling. Considering the dangers associated with lime burning, the dwelling would not have been contemporary with the functioning of the lime kiln. The draw hole for the lime kiln is also currently located within the northern wing of the structure which indicated that this wing was constructed at a later date. The draw hole would originally have been located on an external wall. It is likely that the lime kiln and storage under the dwelling were originally built as a unit and the northern and southern wings were added later in the early nineteenth century when the kiln had gone out of use. These buildings were then most likely in use as farm buildings for animals and stores. This indicates that the kiln dates to the late eighteenth century. The dwelling over the western stores was likely built in the late nineteenth/early twentieth century. The census details indicate the house may originally have been smaller and extended between 1901-1911. The lime kiln also appears to have been altered and adapted for other uses. The walls appear to have been raised in height with the addition of a doorway and window in the eastern elevation.

The manufacture of lime

Lime kilns are widely distributed across the country and were an important feature in rural Ireland for the production of lime both for agricultural and construction use. Represented on the 1:10,560 Ordnance Survey maps (1837-42) as a circle with a black dot, they were usually rectangular in plan and built up against a bank of rising ground. Limestone was quarried and broken up and then loaded into the top of the kiln in layers along with fuel such as timber, coal of furze. A temperature of almost 1000 degrees Celsius was required to break down the limestone into quicklime and then collected through the draw hole at the base. The main constituent of limestone is calcium carbonate which when burnt in the kiln produced calcium oxide or quicklime. Slaked lime could also be produced by the addition of water.

Lime was used on the land to improve the soil by reducing the acidity and aiding the breaking down of organic matter which helped to release nutrients. It was also used as a mortar when added to sand and for lime washing to both waterproof and disinfect buildings. By the second half of the nineteenth century, the practice of producing lime in kilns declined due to the availability of other fertilisers such as guano and superphosphate.

Most of the surviving kilns in County Cork date to the 18th and 19th centuries and are probably associated with widespread agricultural improvements being implemented at the time. They are a common feature of the Irish countryside and vary greatly in size from small examples which would have been used a small number of farmers to larger kilns associated with commercial quarries. Many continued in use into the first half of the twentieth century when they were replaced by industrial limekilns and the availability of manufactured agricultural fertilisers made them obsolete.

Lime burning could take several days and was hard and dangerous work. The end product, known as quicklime (calcium oxide), is very unstable and reacts violently with moisture. Lime kilns were loaded from the top and had a furnace or firebox at the bottom of the central shaft. The main structural components were as follows:

— *Furnace shaft* or *Funnel*: This consisted of a circular shaft, usually lined with stone, into which the broken limestone was layered with fuel (usually wood, turf or, in later times, coal or culm).

— *Draw-hole or stoke-hole*: This was located at the base of the front of the kiln and usually consisted of a recess from which the lime was "drawn" away from the kiln. At the rear of the recess was a hole which allowed the fire at the base of the shaft to be stoked
— *Kiln head*: This was the flat area at the top of the kiln from which the furnace shaft was loaded. The area was often surrounded by a low wall to prevent accidents in the thick smoke which rose from the shaft. The furnace mouth was usually fitted with a cast-iron cover which could be used as a damper.
— *Ramp*: Access to the kiln head was provided by an earthen ramp which allowed horse drawn carts to unload at the furnace mouth. Quite often kilns were built into a natural slope so as to remove the need for a ramp.

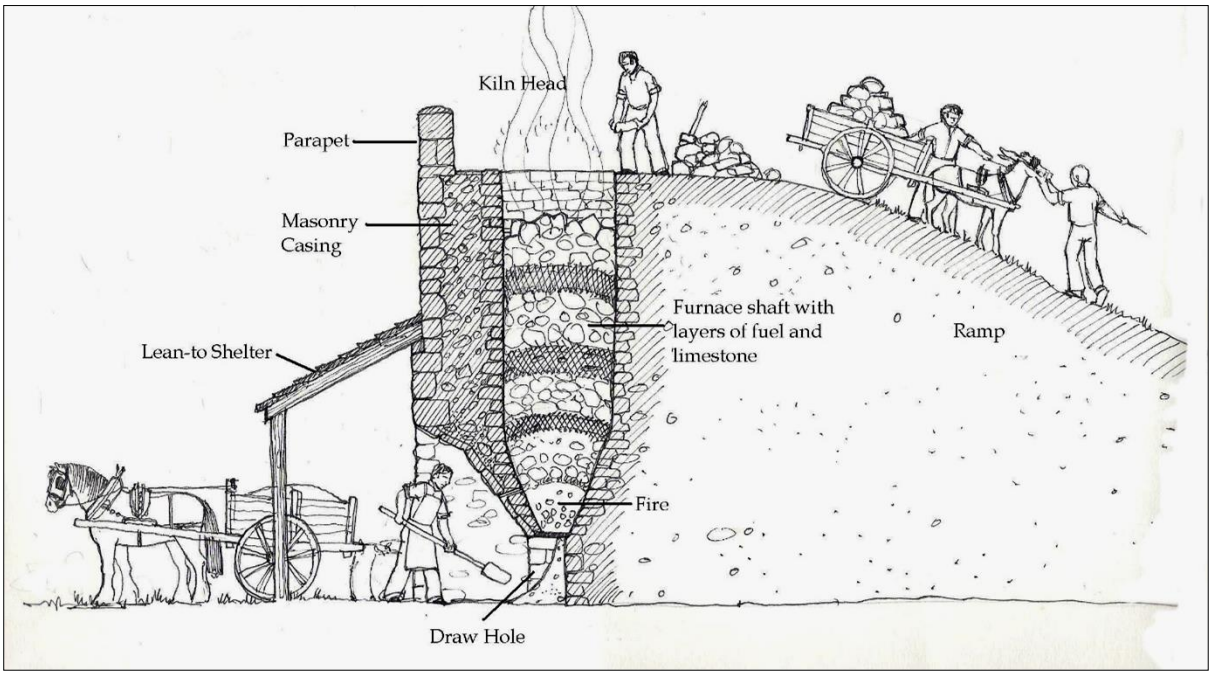

***Figure 4**: Cross-section of a typical rural Irish lime-kiln (drawing by Rhoda Cronin-Allanic)*

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the Down Survey map of c. 1658, the 1:10,560 Ordnance Survey map (1837-42), the 1:2500 Ordnance Survey map (1888-1913) and the 1:10,560 Ordnance Survey map of c. 1935.

***Figure 5**: Extract from the Down Survey map of c. 1658 showing Harper Island*

The Down Survey map of 1658 (see **Figure 5**) shows Harper's Island located between Little Island and Redd Island, later known as Brown Island.

***Figure 6**: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)*

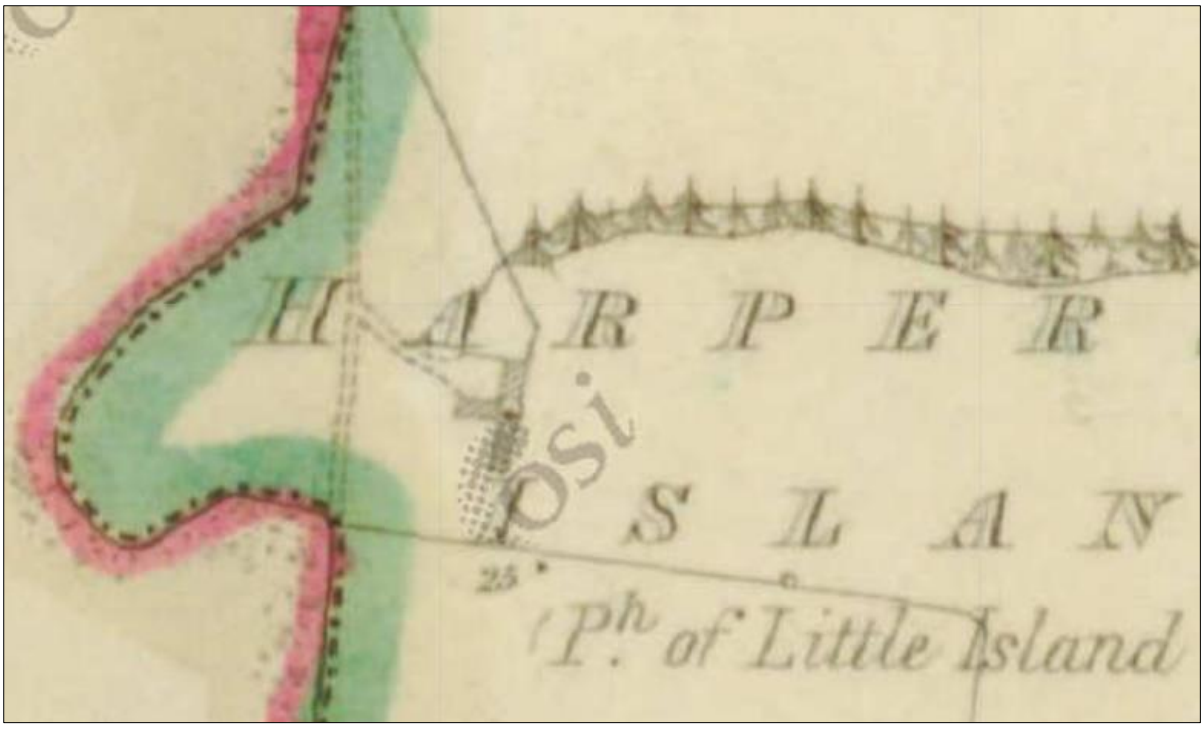

***Figure 7**: Detail from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)*

The 1:10,560 Ordnance Survey map (see **Figures 6 and 7**) shows the southern part of the island sub-divided into a number of fields. The northern part of the island was reclaimed from the mud flats in the beginning of the nineteenth century. The small island to the east is now known as Brown Island. The islands are surrounded by channels of the river and mudflats. Harper's Island is connected to the shore to the north by a bridge providing access to the main road and a small pier to the east of the bridge. A trackway runs from the bridge along the western shore of the island. There is one structure on the island at the end of the trackway which is T-shaped with a centrally located lime kiln depicted by a circle with a dot symbol.

Lime was used on the land to improve the soil by reducing the acidity and aiding the breaking down of organic matter which helped to release nutrients. The limestone was likely sourced nearby. While no historic quarries are noted on Harper's Island on the historic mapping, there are two recorded on Little Island. A small quay located on the shore to the north of Harper's Island (see **Figure 6**) could have provided a landing site for the stone to be transported by water.

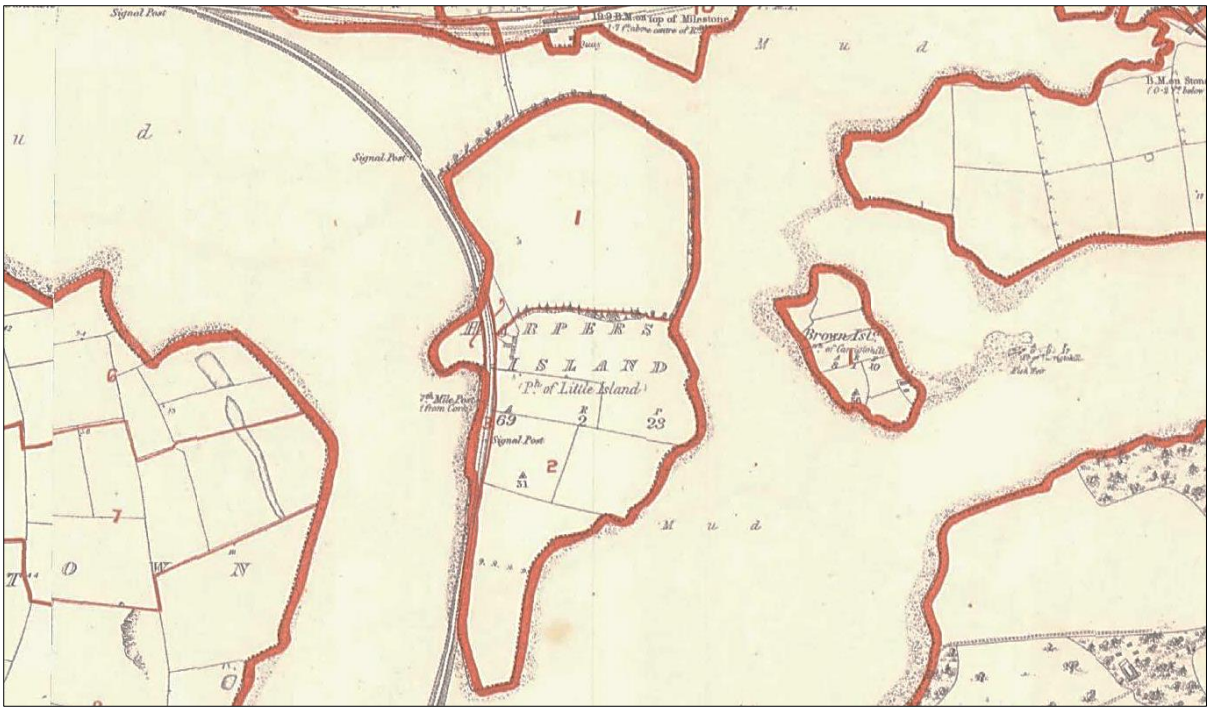

Figure 8: *Extract from Griffith's Valuation map (1847-64) (Source: www.askaboutireland.ie)*

Griffith's Valuation map (see **Figure 8**) shows Harper's Island located between Little Island and Fota Island occupying an area of 69 acres, 2 reaches and 23 perches. The island is located to the north of the main River Lee channel and is surrounded by mud flats. The island is divided in two with the southern part of the island sub-divided into a number of fields and occupied by the T-shaped structure. The island is accessed by a roadway from the northern end. Griffith's Valuation records the northern part of the island of c. 33 acres held in fee by Reverend Robert Bury. There are no upstanding structures on the northern part of the island. The southern portion is leased by Eliza Bury to Reverend Robert Bury and consists of house, offices and land of c. 36 acres with a total annual valuation of £46. The Cork to Cobh railway line has been constructed and runs along the western shore.

The 1:2500 Ordnance Survey map (see **Figure 9** below) shows little change within the site although the northern end of the island has now also been sub-divided. A footpath leads from the structure to a pump to the east. There are two level crossings on the island indicating access to the shore was required which included the gathering of seaweed as fertiliser.

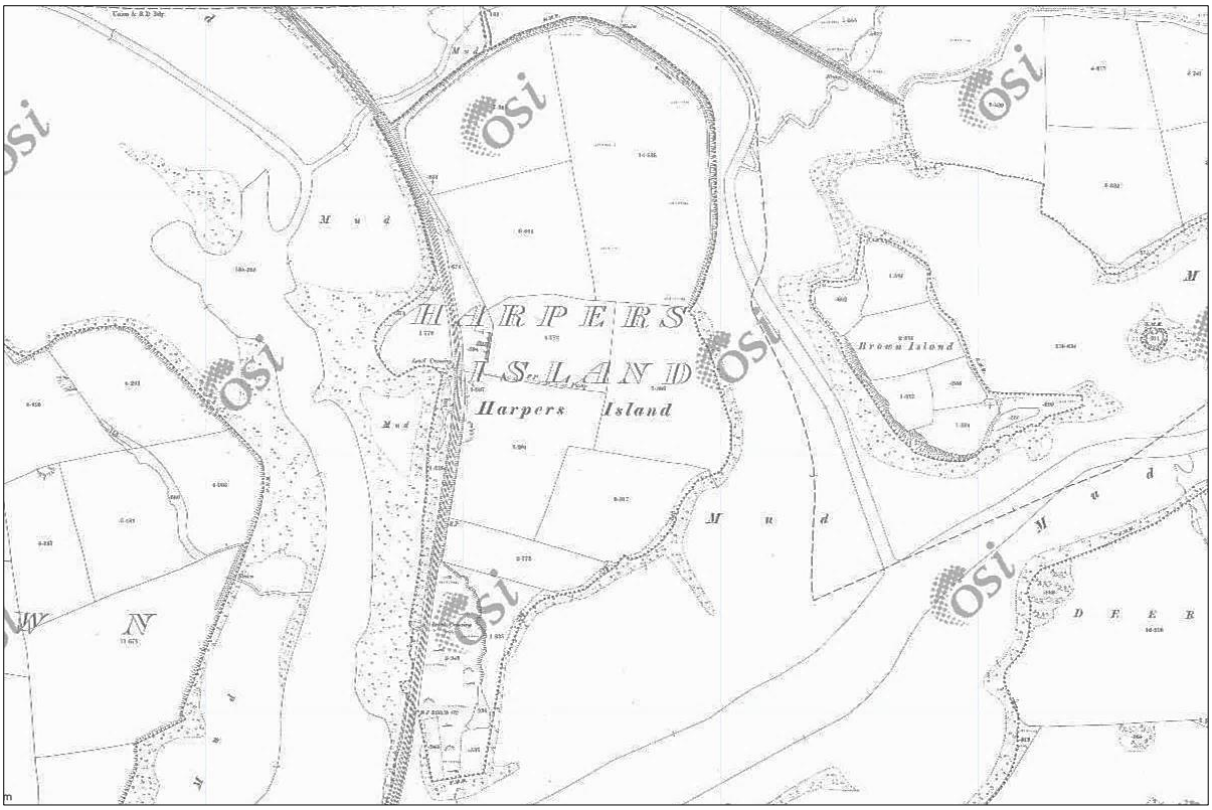

Figure 9: *Extract from 1:2500 Ordnance Survey map (1888-1913) (Source: Government of Ireland, Historic Environment Viewer)*

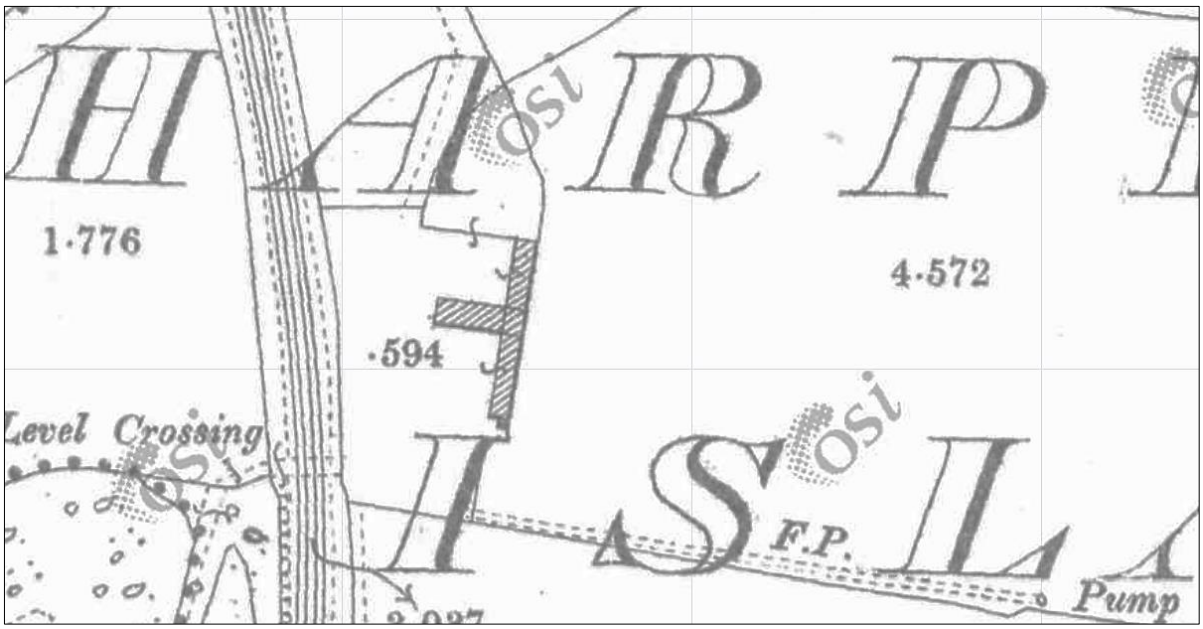

Figure 10: *Detail from 1:2500 Ordnance Survey map (1888-1913) (Source: Government of Ireland, Historic Environment Viewer)*

3. Description of buildings

The subject building has a T-shaped footprint which can be seen on the 1:10,560 Ordnance Survey map (1837-42) incorporating a lime kiln (see **Figure 11**). The complex of buildings appears to have undergone a number of phases of construction.

The buildings on site have been divided into three phases for the purpose of this report as follows:

- **Phase 1** – Building A: Mid-late eighteenth-century lime kiln.
- **Phase 2** – Buildings B and C: Early nineteenth-century farm buildings.
- **Phase 3** – Building D: Mid-nineteenth-/early twentieth-century dwelling.

***Figure 11**: Layout of buildings on site*

Phase 1 – Building A: Mid-late eighteenth century lime kiln.

(see **Appendix 1: Photographic record, Plates 9-16**)

The earliest phase of the structure is the lime kiln and the storage store to the west which appear to be contemporary. The kiln would typically be rectangular in shape with a masonry casing surrounding a central cylindrical furnace shaft. The kiln would have been built against a bank of rising ground allowing the layers of limestone and fuel to be loaded into the top of the kiln. The draw-hole (see **Plate 13**) is located on the northern side of the kiln with storage areas to the west consisting of two stone built, segmental-headed arches with brick vaults (see **Plates 14-16**).

The eastern elevation has been much altered as the walls appear to have been raised in height with the insertion of a square-headed doorway and window opening (see **Plate 9**). The upper sections of the walls are of brickwork.

The vaulted stores to the west appear to be contemporary with the lime kiln. The industrial process would have required weatherproof storage areas both to store fuel and to keep the produced lime dry. They are stone-built with small brick vaulted roofs. It is possible the brick vaulted roofs were rebuilt when the upper section was being constructed.

Phase 2 – Building B and C: Early nineteenth-century farm buildings.

(see **Appendix 1: Photographic record, Plates 17-32**)

The northern and southern wings to the kiln appear to have been constructed at the same time when the kiln was no longer in use. Constructed in random rubble masonry, the buildings are now roofless and derelict apart from one section of the upper floor which is in use as a workshop (see **Plate 26**).

Building B: The northern wing consists of a two-storey, three-bay structure with a replacement mono-pitched, corrugated iron roof. Built into rising ground with ground floor only accessible from the western elevation. Three segmental-headed stone arched openings to the western elevation to ground floor with two square-headed openings to the first floor. Random rubble stone construction with some cut stone to corner. First floor accessed directly from eastern elevation with large replacement timber doorway and small square-headed window opening. Walls partially rendered with stone eaves course and upper section built in concrete blockwork.

Building C: The southern wing is a two-storey structure which may have been in use as stables. Built up against the rising ground, the upper floor is also accessed from the eastern elevation which has a large square-headed opening. The roof is no longer extant but the elevation of the kiln and the gable indicates it previously had a pitched roof. The upper floor joists are no longer extant but the putlog holes are visible as are a number of blocked up openings. The western elevation retains a segmental-headed arched opening.

Phase 3 – Building D: Mid-nineteenth/early twentieth-century dwelling.

(see **Appendix 1: Photographic record, Plates 33-49**)

The existing dwelling is a three-bay, two-storey structure with a pitched modern slate roof and rendered chimneys which is built over the western stores associated with the kiln. The walls are stone-built, cement rendered with square-headed window openings with one-over-one horned painted timber sash frames and concrete sills. The door is a modern timber replacement with rendered decorative surround and concrete overhang. A later concrete-built extension is located to the eastern side of the front elevation which is ruinous.

Interior

Internally, the ground floor is occupied by a central hallway (**GF01**) with a quarter-turn, open-string staircase to the first floor. A sitting room (**GF02**) is located off the hallway and is lit by two one-over-one sash windows to the front with painted timber reveals and apron, a small casement window is located to the rear. The walls and ceiling are plastered and painted/wallpapered and the ceiling is extensively damaged with exposed joists. The door is a four-panelled painted timber door, and the chimney is located on the gable wall but the fireplace is no longer extant.

The other room located off the hallway (**GF03**) was a dining room/kitchen with built-in cupboards to the walls, a one-over-one painted sash window to the front and a small, fixed casement window to the rear. The fireplace is no longer extant and a doorway to the front leads to the later extension which is ruinous.

The staircase leads to the first-floor landing (**FF01**), with a one-over-one sash window and a modern casement window to the rear. The first floor is occupied by three bedrooms (**FF02** to **FF04**). Access was limited due to the damaged floorboards, but the rooms retain little of architectural heritage significance.

4. Assessment of significance

The subject site is occupied by a complex of buildings incorporating a dwelling and a post-medieval lime kiln which is an unusual structure. The lime kiln, associated storage store to the west (which appear to be contemporary to each other) and outbuildings are of cultural heritage significance. Though the upper portions of the structures are in fragmentary state, they are capable and worthy of conservation. Whilst lime kilns are not uncommon building type, the example at Harper's Island is unusual and noteworthy in terms of its survival and situation. It affords the possibility of presenting this building type to the public (subject to consolidation, safety measures and a degree of on-site interpretation).

The remaining ruinous stone structures while of lessor significance are well built and capable being adapted to accommodate new structural elements and new uses.

The fabric and character of the farmhouse, while it has been somewhat altered, adds to the story of the development of the structure over time. The house is built on and incorporates substantial stone walling of an earlier structure. The farmhouse is a testament to the adaption of the site as a dwelling and forms part of the evolution of the complex and as such contributes to the social and cultural heritage of the site. The juxtaposition of the post-medieval industrial building contrasts with the later dwelling and is a unique feature of the site.

The site is currently underutilised, and the conservation and reuse of the site has the potential to enhance the cultural heritage significance and contribute positively to the understanding of the obsolete process of lime manufacturing. The surrounding area was also the subject of land reclamation since at least the early nineteenth century which is part of the story of the evolution of the island itself. The conservation and redevelopment of the site would prevent the deterioration of this unusual structure which lends itself to a sympathetic adaption as a site to communicate the cultural heritage significance of both the structure, the island and Cork Harbour.

5. Conservation issues

Building conservation or reuse

The works to the site depend on the level of refurbishment and repurposing envisaged for each building. Suggested priority works are scheduled below according to the most effective repairs to protect the most significant elements of built heritage as well as those which will provide the greatest possible level of usable space within the refurbished structures.

Clearance and ongoing control of damaging vegetation from on and immediately adjacent to historic masonry structures is worthwhile both for effective survey of the nature and condition of buildings, but also to restrict the accelerated deterioration which ivy, valerian and trees cause when they become established on structures. By keeping a 1-2m strip of ground clear at the base of all walls, this enables ongoing minor repairs and maintenance from mobile access platforms or scaffolding to be easily undertaken, thereby making it more likely to happen.

Depending on the nature of the proposed building uses as well as the surrounding ground conditions, installation of French drains around the base of all or some of the most vulnerable walls on the site are likely to be beneficial. These should be separate to storm drainage gullies and pipework serving roofs of the buildings and both should take water away from the base of buildings to a suitable soak-pit or discharge point.

Building A (Lime kiln)

The lime kiln has been much altered, and the interior has been infilled with later debris. The walls have been raised with brickwork to the upper section when the lime kiln went out of use. It is considered feasible and desirable to undertake a programme of detailed vegetation clearance and masonry consolidation in order to better present the monument/structure to the general public (subject to safety measures). It is possible that such works would attract grant assistance.

Building B

The extent of the corrugated steel **roof** to this building was not visible due to overgrowth when surveyed, however the structure and cladding of this roof should be inspected with localised repairs and/or washing and painting with protective paint undertaken as required. A gutter and downpipe should be installed to collect **storm drainage** from the roof and prevent a concentration of water accumulating at the base of the western elevation of this building. The gutter should be held on metal brackets driven into the masonry walls beneath the overhanging stone cornice of the eaves to the original pitched roof here, rather than introducing a timber fascia board and the associated maintenance requirement.

Reinstatement of a pitched, slate-clad roof to this building based on evidence of its former abutment with the north elevation of the lime kiln and the remaining detail at the eaves cornice would restore much of the building's original character and provide a more durable long-term roofing solution for the building but it is not an urgent priority.

Following removal of extensive vegetation from around the **walls**, these should be pointed locally where joints are missing or loose. Consideration could be given to patching or completely re-coating the exterior elevations with lime render to match the remnants of same that survive on sheltered areas of the masonry walls.

Any **new gates or doorways** to be installed on lower ground-level arched openings should make use of existing sound hinges or hangers or else, they should be of a new design that does not compromise the masonry walls and which is ultimately reversible.

Interior works should be appropriate for the site and should minimise the loss of, or irreversible intervention to historic masonry fabric. No internal or external wall surface treatments which restrict the moisture permeability of the masonry walls should be introduced or if necessary, they should incorporate fresh air ventilation of the historic masonry surfaces to prevent condensation of moisture, dampness and decay of building fabric.

Building C

The general comments related to removal of excessive vegetation overgrowth and provision of drainage where necessary on the site apply to any plans being formulated for Building C which was not possible to fully survey during preparation of the present summary assessment.

If considered worthwhile, a lightweight, sheeted timber **roof** structure with sufficient collar ties to prevent outward pressure on the masonry walls could be installed on this ruined building. This would enable an appropriate use to be restored to the building footprint, even if temporarily for the few year's duration required to allow masonry walls to dry out before a more historically referenced roof is reinstated to the building. Reinstatement of a pitched, slate-clad roof to this building based on evidence of its former abutment with the north elevation of the lime kiln and the remaining detail at the eaves cornice would restore much of the building's original character and provide a more durable long-term roofing solution for the building but it is not an urgent priority.

Following removal of extensive vegetation from around the **walls**, these should be pointed locally where joints are missing or loose. Consideration could be given to patching or completely re-coating the exterior elevations with lime render to match the remnants of same that survive on sheltered areas of the masonry walls.

Any **new gates or doorways** to be installed on lower ground-level arched openings should make use of existing sound hinges or hangers or else, they should be of a new design that does not compromise the masonry walls, and which is ultimately reversible.

Interior works should be appropriate for the site and should minimise the loss of, or irreversible intervention to historic masonry fabric. No internal or external wall surface treatments which restrict the moisture permeability of the masonry walls should be introduced or if necessary, they should incorporate fresh air ventilation of the historic masonry surfaces to prevent condensation of moisture, dampness and decay of building fabric.

Building D

The fabric and character of the farmhouse, which somewhat altered, adds to the evolution and cultural heritage significance of the site. The house is built on and incorporates substantial stone walling of an earlier structure. There is considerable scope to repurpose the building to a new use, subject to the retention of the structural envelope (walls and rood), planning permission and environmental considerations.

Structurally the building is good serviceable condition. Furthermore, the fibre-cement tiled **roof** to this building appears to have been installed in the 1980s/90s and appears to be in a reasonable state of preservation. A programme of localised roof repairs would be beneficial. Furthermore, inspection is needed to ensure that leadwork around chimney stacks and abutments are well-detailed and in good condition. The existing **gutters** should be inspected, cleared of debris and the eaves timberwork cleaned and painted as necessary. **Downpipes** need to be inspected, repaired and ensure that are effectively taking stormwater away from the base of the building through gully traps and a suitable storm-drainage pipe network leading to appropriate discharge away from the base of the building.

The **chimney** stacks to this roof should be inspected to ensure that the pots are capped and ventilated, that the capping is uncracked and sound and that flashing and lead soakers beneath tiles around the chimney stack are in good order.

Depending to the proposed use of this structure and the condition of the present cementitious **render** to the building exterior, consideration could be given to stripping cement render carefully from underlying masonry walls and re-coating the exterior elevations with lime render to match the remnants of same that survive on sheltered areas of the masonry walls elsewhere on the site. This would restore not only much of the historic character of the building but also the appropriate moisture permeability of the masonry walls to reduce the instances of internal dampness issues within the building.

The existing timber windows are in poor condition and in need of replacement. Existing timber sash **windows** should be replaced with appropriate hardwood windows that replicate the moulded detail and proportions of the existing twentieth-century windows.

The interior of the building is a very poor state, and it is likely that the internal timber partitions, flooring, and staircase would require replacement. None of the internal fabric predates the early twentieth century. Given the lack of internal fabric of note, there is scope for complete reordering and renewal within the structure. However, no internal or external wall surface treatments which restrict the moisture permeability of the masonry walls should be introduced or if necessary, they should incorporate fresh air ventilation of the historic masonry surfaces to prevent condensation of moisture, dampness and decay of building fabric.

Recommendations

— Detailed method statements should be provided prior to any works being undertaken.

— The interior of the lime kiln should be manually cleared of any internal debris to assess the structure. A full detailed archaeological survey of the kiln should be undertaken by a suitable qualified person.

Potential source of conservation grant assistance

Historic Structures Fund (administered by Cork County Council)

Applications for this usually open around November each year for works in the following calendar year. Applications normally close in January for works to be completed in the same year by around September.
https://www.buildingsofireland.ie/app/uploads/2022/11/Historic-Structures-Fund-2023-Guidance-Booklet-for-Applicants.pdf

An application for the HSF grants takes most of the form of that for the BHIS and depending on the strength of the application, the number of other similar applications within the local authority area and the public benefit of the works, the same works listed above could be applied for. The potential funding amounts are greater and the required percentage of matching funds is less. This scheme is also more suited to applications by community groups and not-for-profit organisations where there will be a clear public benefit or possibility for enhanced appreciation of a built-heritage site in a public setting.

6. References

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Appendix 1: Photographic record

***Plate 1**: General view of eastern elevation of subject building*

***Plate 2**: General view to subject building from northwest*

***Plate 3**: Eastern elevation*

***Plate 4**: Central section of eastern elevation*

***Plate 5**: Northern elevation*

***Plate 6**: Northen elevationof house and store*

***Plate 7**: Western elevation of northern wing*

***Plate 8**: Western elevation of southern wing*

Building A-Lime kiln

***Plate 9**: Eastern elevation*

***Plate 10**: Interior of lime kiln*

***Plate 11**: Store on northern elevation of house*

***Plate 12**: Junction of kiln and northern wing*

***Plate 13**: Lime kiln drawhole*

***Plate 14**: Arch to Store 1*

***Plate 15**: Interior of Store 1*

***Plate 16**: Arch to Store 2*

Building B- Northern wing

***Plate 17**: Western elevation of northern wing*

***Plate 18**: Northern elevation of northern wing*

***Plate 19**: Eastern elevation of northern wing and lime kiln*

***Plate 20**: Arch to Store 3*

***Plate 21**: Interior of Store 3*

***Plate 22**: Arch to Store 4*

***Plate 23**: Arch to Store 5*

***Plate 24**: Interior of Store 5*

***Plate 25**:Interior of Store 5*

***Plate 26**: Upper floor of northern wing*

Building C- Southern wing

***Plate 27**: Eastern and southern elevation of southern wing*

***Plate 28**: Stone eave detail*

***Plate 29**: Western elevation of southern wing*

***Plate 30**: Interior of southern wing looking north*

***Plate 31**: Arch detail in western elevation*

***Plate 32**: Putlog holes for floor joists and blocked up doorway*

Building D-Dwelling

***Plate 33**: Western elevation of house*

***Plate 34**: Southern elevation of house*

***Plate 35**: Southern elevation and single-storey kitchen extension*

***Plate 36**: Main entrance to house on southern elevation*

***Plate 37**: Entrance hallway GF01 and staircase*

***Plate 38**: Staircase detail*

***Plate 39**: Entrance hallway GF01 looking to front door*

***Plate 40**: Ground floor room GF02*

***Plate 41**: Ground floor windows in room GF02*

***Plate 42**: Ground floor built-in cupboards in room GF03*

***Plate 43**: Ground floor room GF03 looking to entrance hall*

***Plate 44**: Staircase to first floor*

***Plate 45**: Staircase and first floor landing FF01*

***Plate 46**: First floor bedroom FF02*

***Plate 47**: First floor bedroom FF03*

***Plate 48**: First floor bedroom FF04*

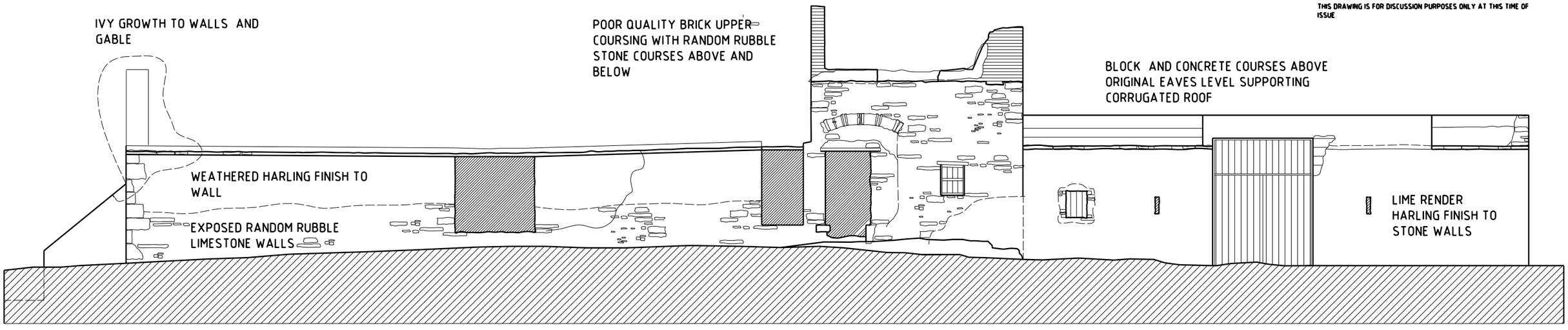
***Plate 49**: Ground floor single-storey kitchen GF04*

Appendix 2: Annotated survey drawings

The following survey drawings were prepared by Donal Anderson MRIAI. For the purposes of report presentation, the drawings have been reproduced at scales to be accommodated on A3 pages.

NOTE:
THIS DRAWING TO BE READ WITH ALL OTHER DRAWINGS AND REPORTS ISSUED.
ALL DIMENSIONS TO BE CHECKED BEFORE WORKS COMMENCE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT .
DO NOT SCALE THIS DRAWING . ANY DIMENSIONS ARE FOR GUIDANCE ONLY

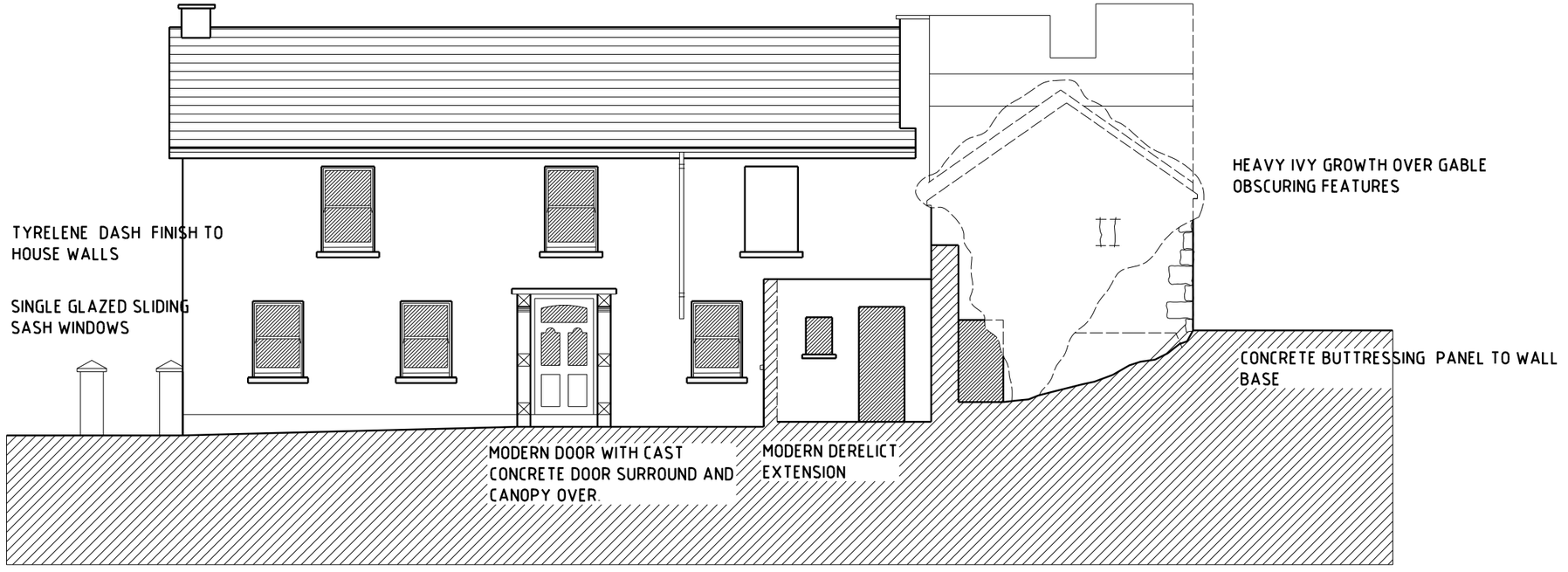
THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY AT THIS TIME OF ISSUE



EAST ELEVATION

PREVIOUSLY WIDER ENTRY DOOR REDUCED IN WIDTH AS SHOWN .RANDOM STONE ARCH OVER.

MODERN TIMBER SHEETED DOOR TO PART FLOOR OF NORTHERN WING



SOUTH ELEVATION

0 1M 5M

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CLIENT: JOHN CRONIN AND ASSOCIATES
PROJECT: GLOUNTHAUNE COMMUNITY ASSOCIATION - HARPERS ISLAND LIME KILN AND ASSOCIATED FARM BUILDINGS

EAST -SOUTH ELEVATIONS

SCALE: 1:100 DATE: 5/10/2023 DRG NO:

NOTE:
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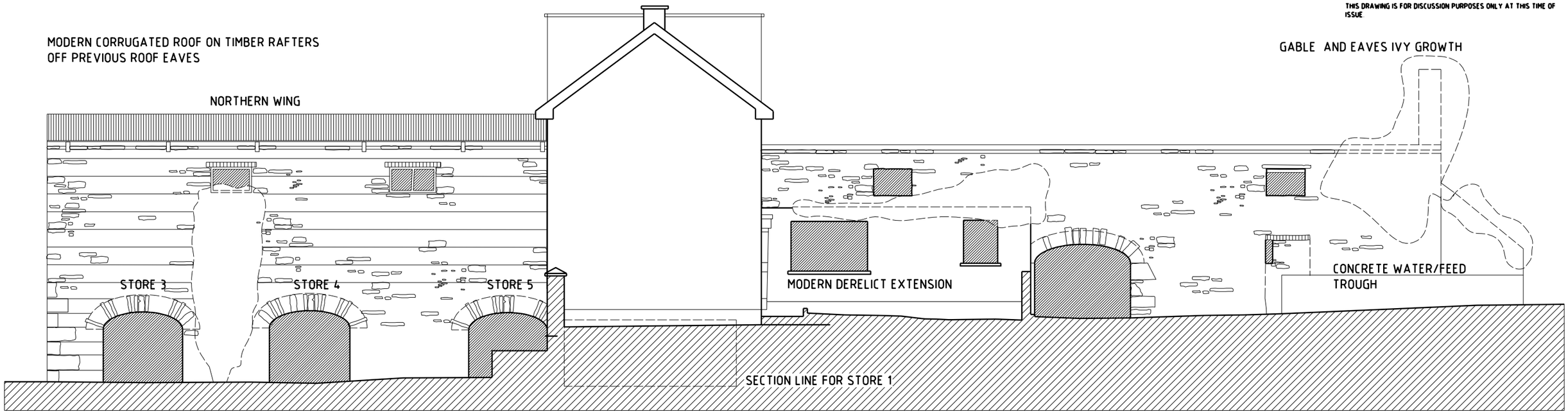
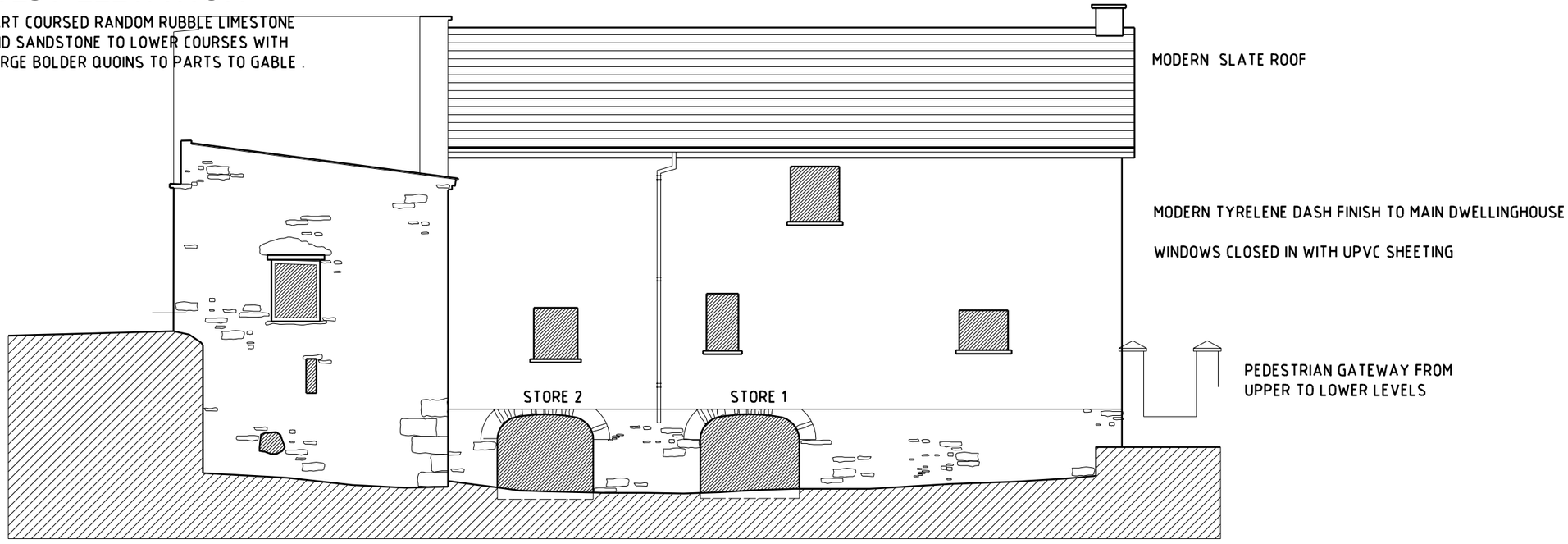


WEST ELEVATION



NORTH ELEVATION

PART COURSED RANDOM RUBBLE LIMESTONE
AND SANDSTONE WITH HEAVILY WEATHER
HARLING RENDER OVER TO GABLE .

0 1M 5M

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WEST -NORTH ELEVATIONS

SCALE: 1:100 DATE: 5/10/2023 DRG NO:

NOTE;
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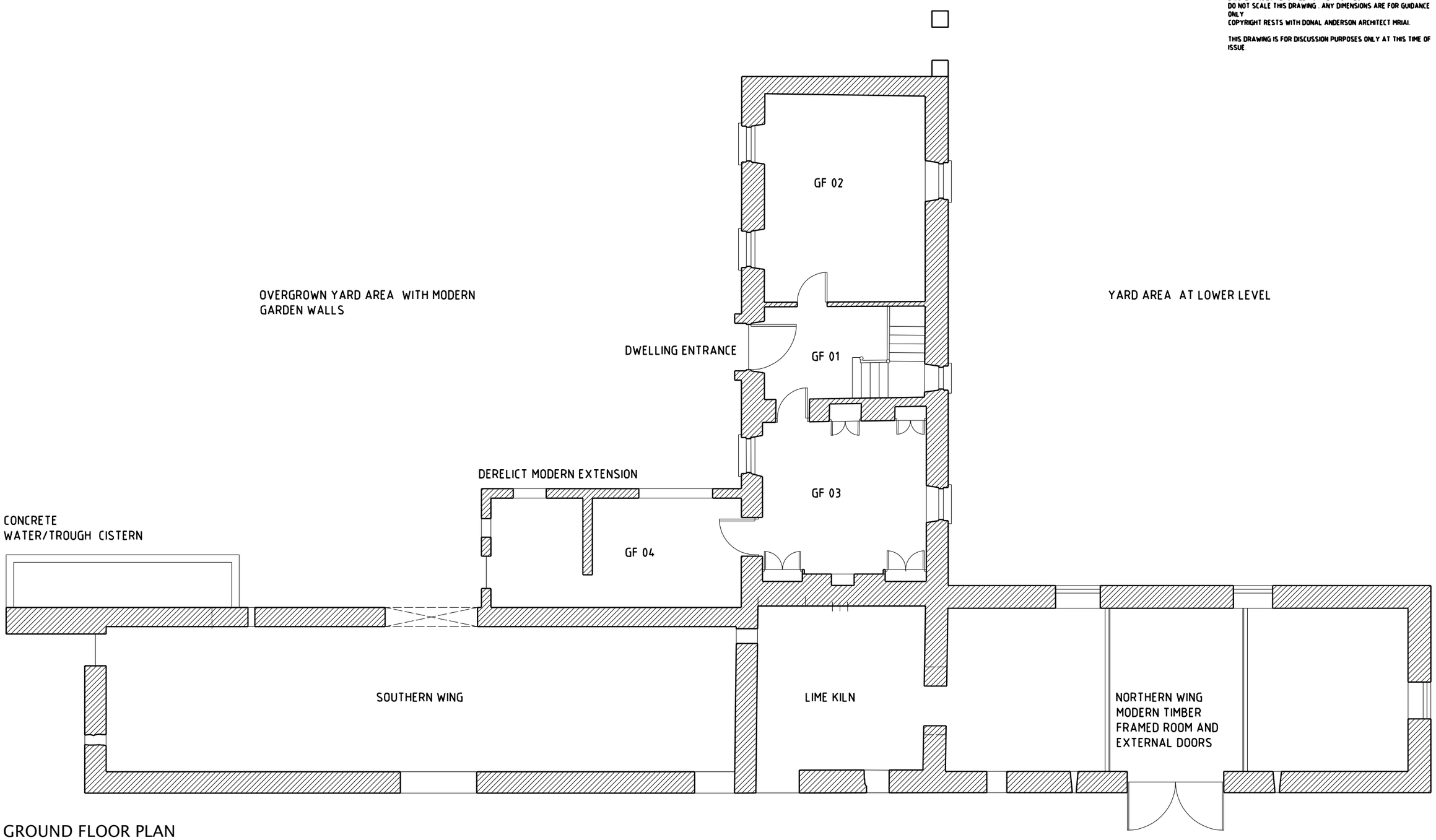

GROUND FLOOR PLAN

0 1M 5M

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GROUND FLOOR PLAN

SCALE: 1:100 DATE: 5/10/2023 DRG NO:

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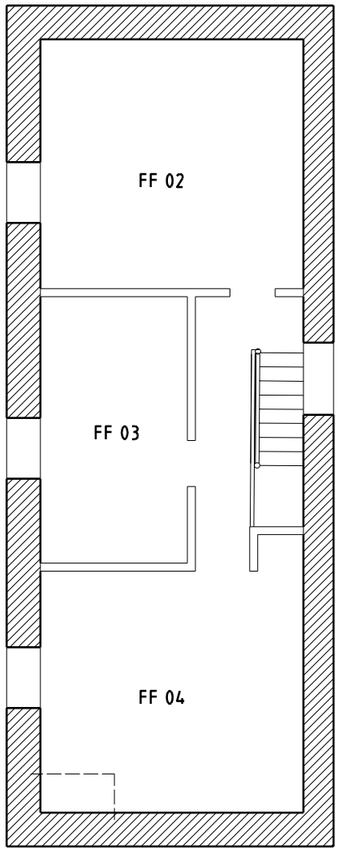
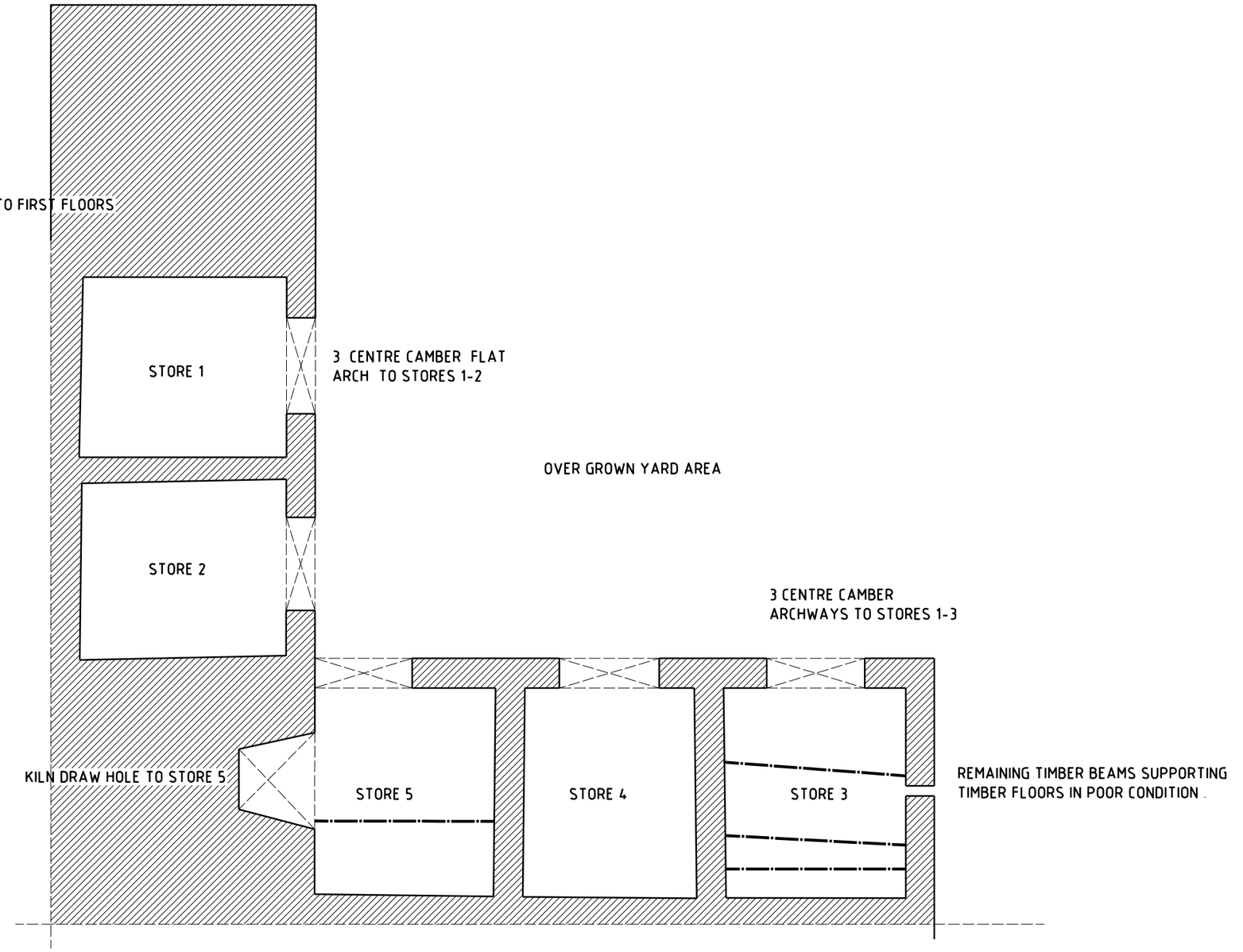


FIRST FLOOR PLAN

PARTS OF ROOMS INACCESSIBLE DUE TO STABILITY OF FLOORS



LOWER YARD PLAN

0 1M 5M

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LOWER YARD PLAN

SCALE: 1:100 DATE: 5/10/2023 DRG NO: