

Appendix 1:

Conservation Guidelines for Refurbishment

The alteration, restoration or refurbishment of buildings can dramatically change the way they look. The removal of original features from windows, doors etc. and their replacement with different designs and materials can ruin a building and spoil a whole street because of the resultant visual impact.

Guidelines for the protection and enhancement of the built heritage in the context of refurbishment are set out below. These guidelines have been prepared with reference to the Department of the Environment Conservation Guidelines Series.

It should be noted that material alterations to the façade of a building, including replacement windows, may require formal planning permission. Developers or owner-occupiers hoping to avail of the incentives should note that proposals for refurbishment should be consistent with the guidelines outlined below. In order to qualify for incentives, all works must be certified by Cork Corporation (see Certification Section for details). Advice and guidance is freely available to assist those wishing to carry out refurbishment, to ensure that the architectural character of the area is protected and enhanced.

Renders

It is important that the rendered or smooth plaster finish of houses is preserved and enhanced. Many stone or rubble walls were originally rendered to provide a layer of protection for the building and to give a uniform finish to the exterior. The removal of these renders for the purpose of revealing a stonework finish will not be acceptable. Where renders have been scored (incised to imitate cut stone) or painted, these features shall be retained. Paint finishes should be appropriate to those traditional to Cork City, i.e. pastel colours with an appropriate accent colour for detail.

Windows

Repair rather than replacement of windows in old buildings is desirable. In most instances it is possible to repair old windows. Use of aluminium or uPVC is out of character with historical buildings and will not be acceptable for any part of a property. Replacement will only be considered when restoration is involved, i.e. restoring an historic design to replace an inappropriate substitute. Such replacement should be based on careful research as to the design and detailing of the original and should only be undertaken by an experienced joiner.

Doors

The position, opening and design of the door on the façade of the building must also be considered. Many of the doors also have a fanlight, limestone threshold and plinths. The traditional door in the area is the panelled timber door of four to six panels, depending on the period and style, and always painted. Repair rather than replacement of doors and doorcases is desirable. Where replacement is necessary, new joinery should be based on the original. Use of aluminium or uPVC is out of character with historical buildings and will not be acceptable.

Interior

Care must be taken when refurbishing the interiors of buildings. Some appraisal of the remaining original joinery and its significance, as well as a consideration of the floor plan is necessary before significant alterations are made. Cork Corporation will be available to offer advice on this process and consultation is advisable before work commences. As a general rule, plaster finishes should reproduce the texture and finish of the original. Mouldings, cornice details and architraves should be copied where appropriate.

Roof

The material traditionally used for roofing is slate. Existing slate should be reused or replaced to match the existing in both material and shape. All rainwater goods should be repaired or replaced to match the existing. Use of uPVC will not be acceptable.