

## Reuse in Home Renovation and Retrofit Go Green and Save Money

Rediscovery Centre, 8th November 2023

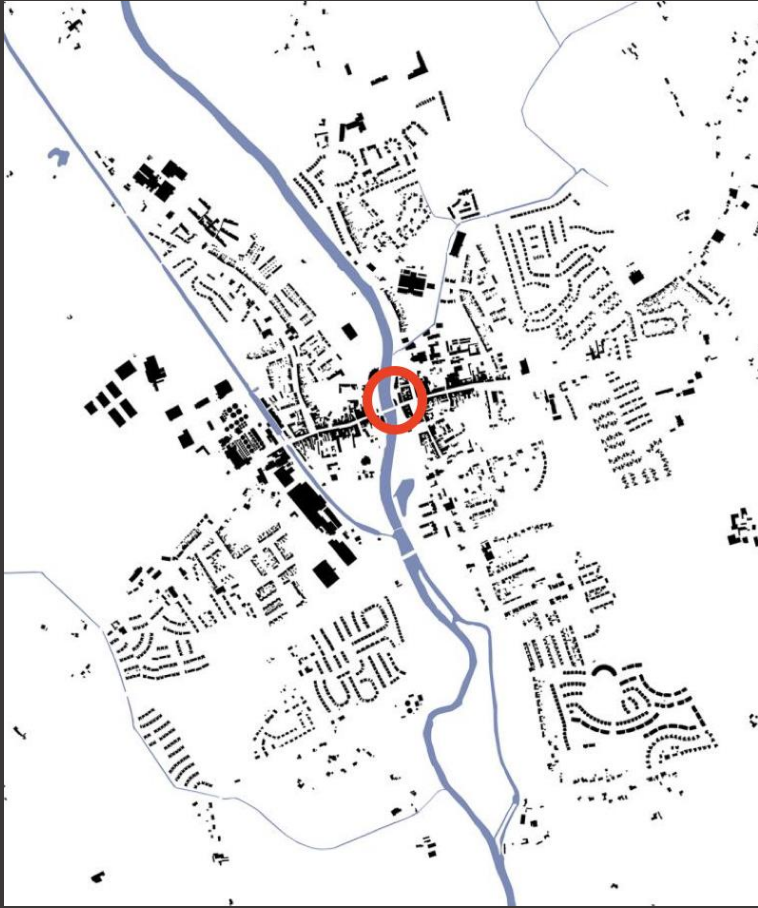


## Reuse in Building Conservation

Fergal McGirl

RIAI Grade 2 Conservation Architect

November 2023

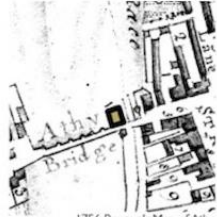


The White Castle, Athy





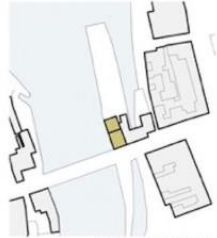
The White Castle, Athy



1756 Rocque's Map of Athy



Conjectural drawing of original castle by JS Fleming



1837 Ordnance Survey



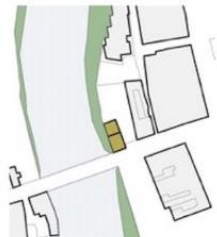
William Smith view of castle 1795



1872 Ordnance Survey



Robert French Photo c.1890



Current Ordnance Survey



Current view from north-west

Fig 14: Pictorial & map representations of the phases of White Castle (Fergal McGill Architects 2020)



**HISTORIC CONSTRUCTION PHASES:**

PHASE I c1500:  

PHASE II c1800:  

PHASE III c1850 (demolished):  



15<sup>th</sup>-18<sup>th</sup> century – tower house

1798 – gaol

1830 – RIC barracks

19<sup>th</sup> century – mill building

19<sup>th</sup>/20<sup>th</sup> century - residence

# The White Castle, Athy

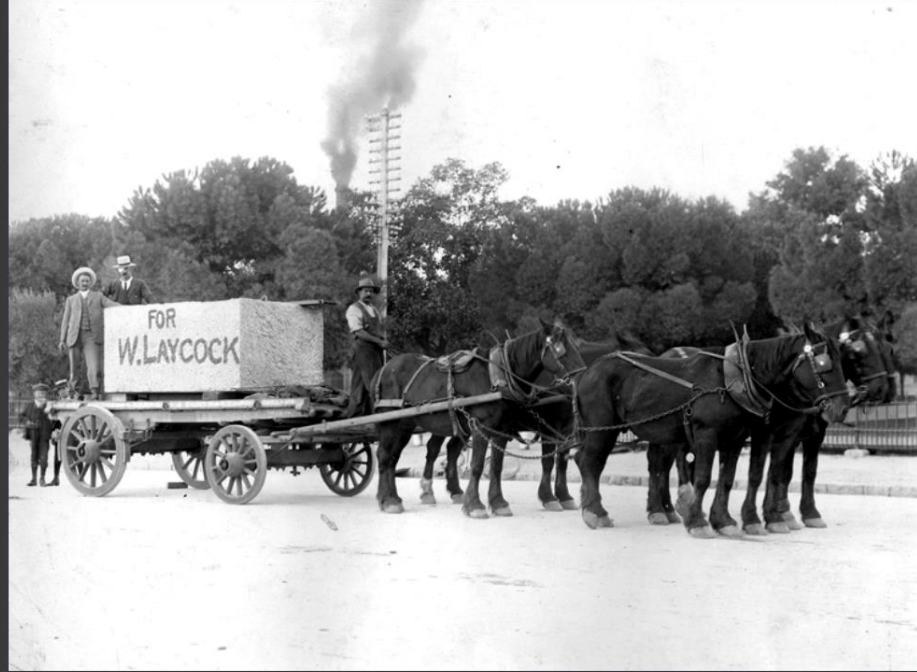






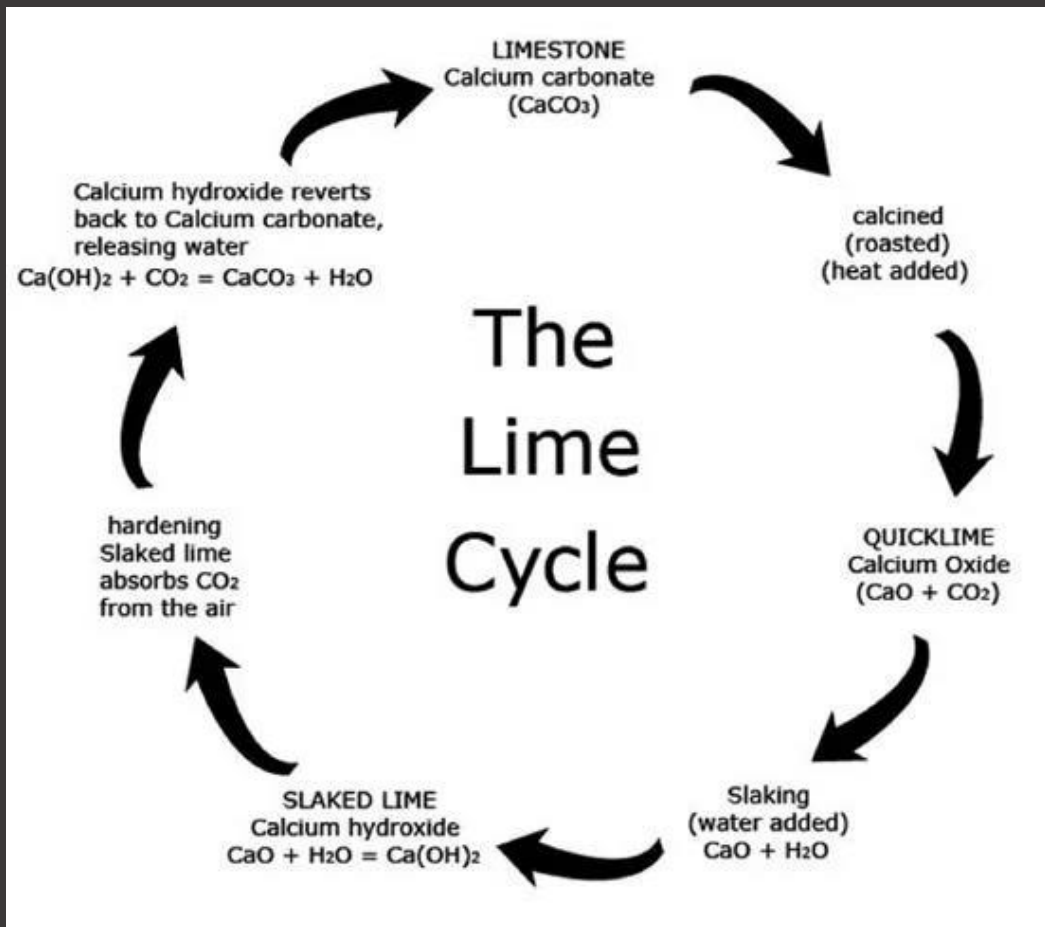


The White Castle, Athy



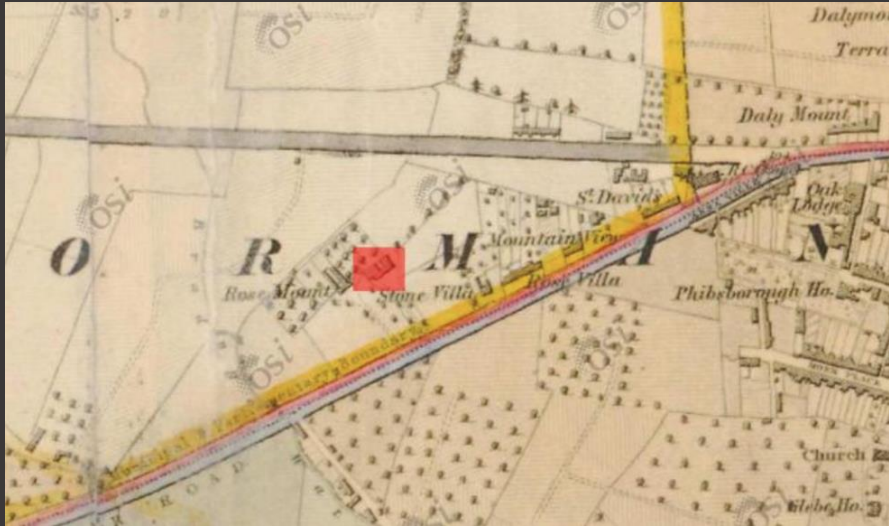
Transport





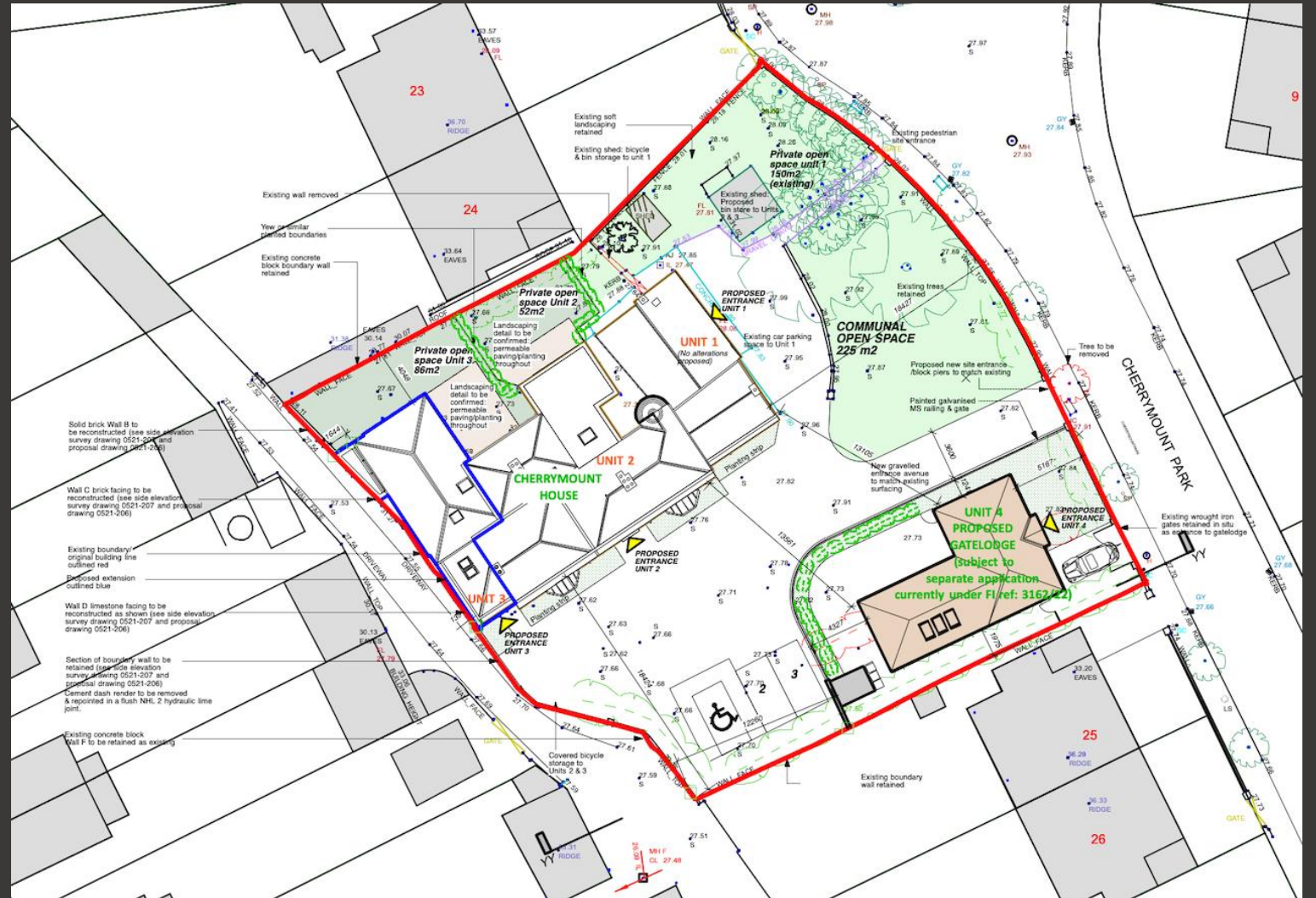
Lime mortar & embodied energy of bricks





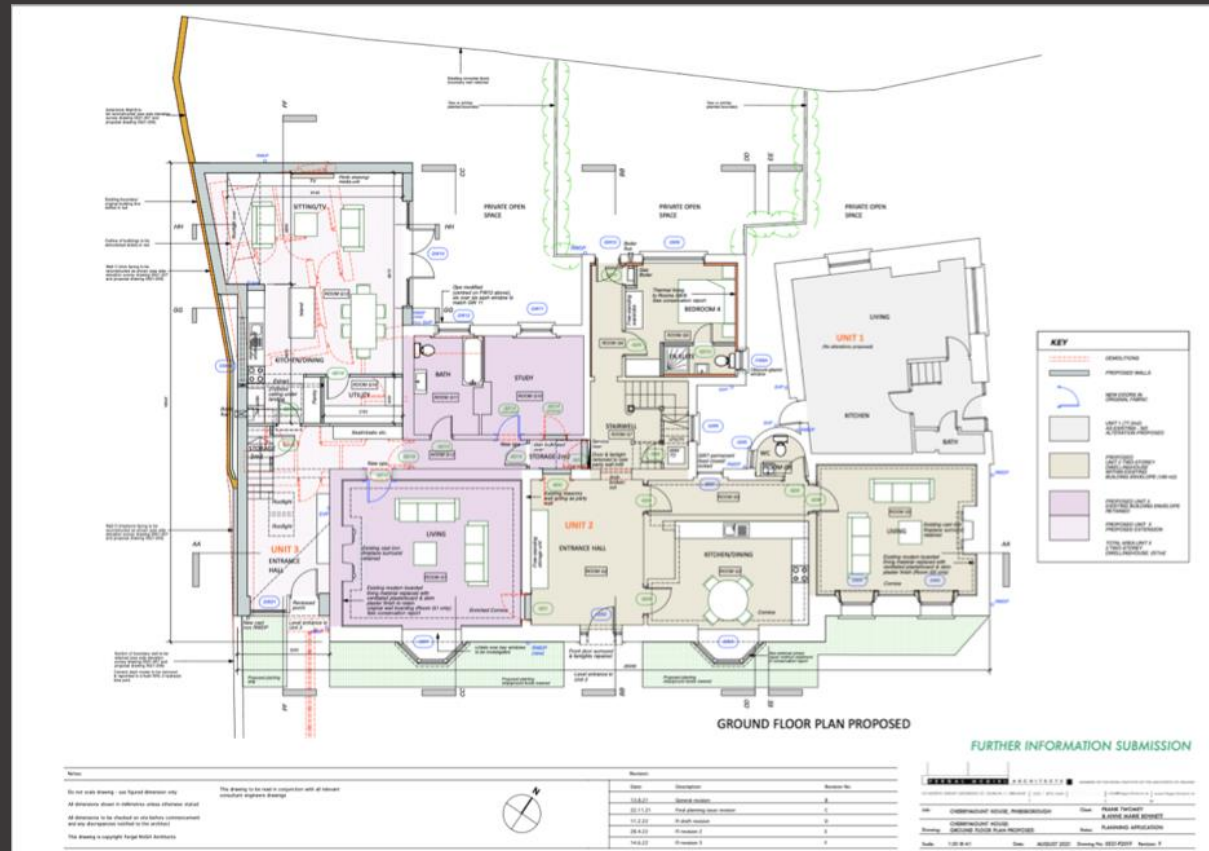
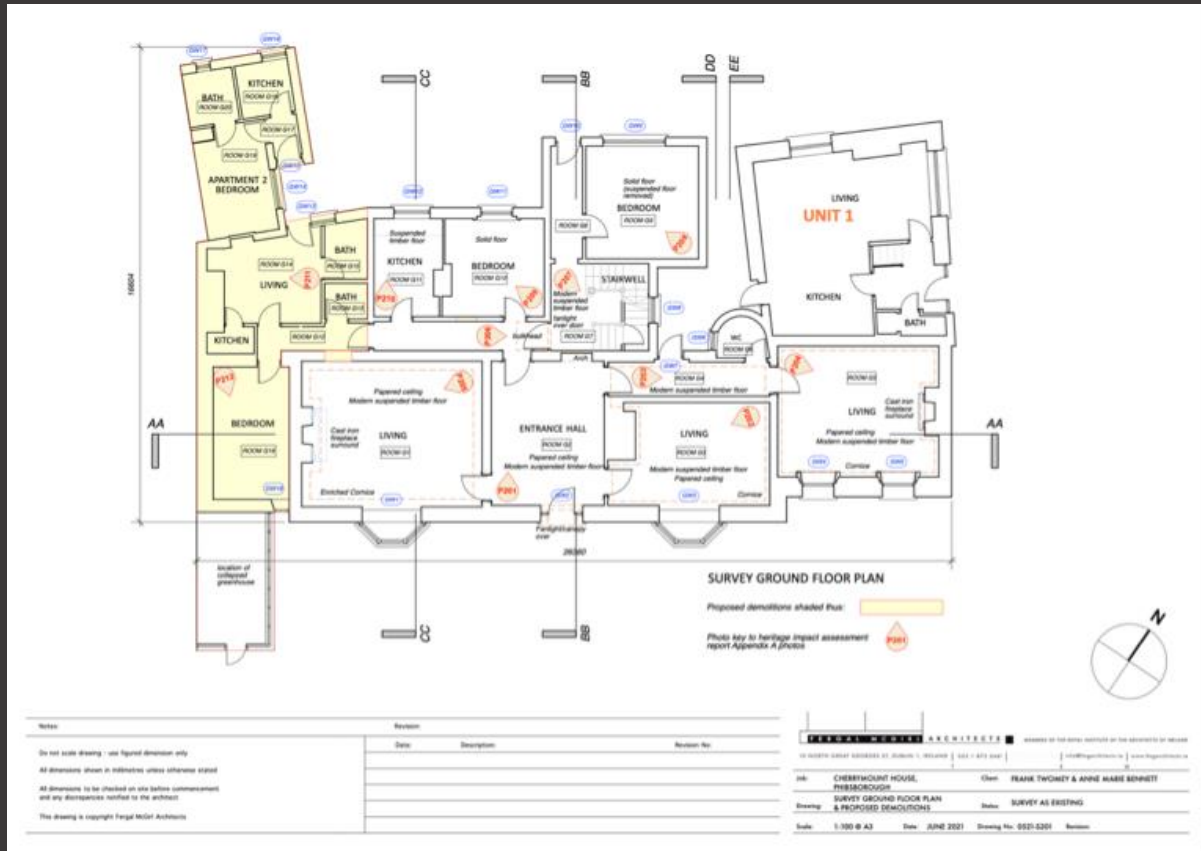
Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





Cherrymount House





The old growth in this photo has 60 rings and the new growth only has only 16. It's widely recognized old growth is more dense, stronger, burns slower and is more insect resistant.

With modest upgrades well maintained 1950/60 relocated & repurposed homes are superior, structurally, to homes built today.



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Durability of timber



7.13.3 It can sometimes be difficult to refuse permission for minor works, but a point may be reached when the combined impact of all the small alterations will be considerable and detract substantially from the architectural quality and character of the building or of an area.

**7.14 Discouraging the Use of Architectural Salvage from Other Buildings**

7.14.1 In granting planning permission for works to historic buildings, including all protected structures, the planning authority should not encourage the use of architectural salvage from other buildings for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched parts of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other old buildings, for example the removal of slates or cut-stone elements from a building for re-use elsewhere.

7.14.2 The planning authority could use the planning process to discourage the use of architectural salvage from other buildings. Promoting the use of newly produced materials such as stone or wrought iron could help to keep them in production or encourage the revival of the craftsmanship associated with these materials. There may be occasions where suitable traditional materials are no longer in production and their production cannot be revived. In such cases, the use of salvaged materials may be appropriate after their provenance has been ascertained.



*It can often be difficult to resist proposals for minor works which seem of little consequence such as the replacement of windows, doors and roof coverings or the conversion of front gardens to parking bays. However the cumulative effect of such alterations can be destructive to the special interest of a protected structure or of an ACA*



Salvage





Salvage





# Hanover Quay, Dublin

## Docklands, voted nation's favourite building

And celebrations for Cork as Cobh wins silver for urban design plan in Irish Architecture Awards



New & old



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**Go Green and Save Money**

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**Thank You**

**Fergal McGirl**

**RIAI Grade 2 Conservation Architect**

**[www.fmgarchitects.ie](http://www.fmgarchitects.ie)**