



Appendix III

APPLICATION FORM B

Final Report – October 2019



HSF1976

Keep Gate, Birr Demesne

Co. Offaly

Stream 1

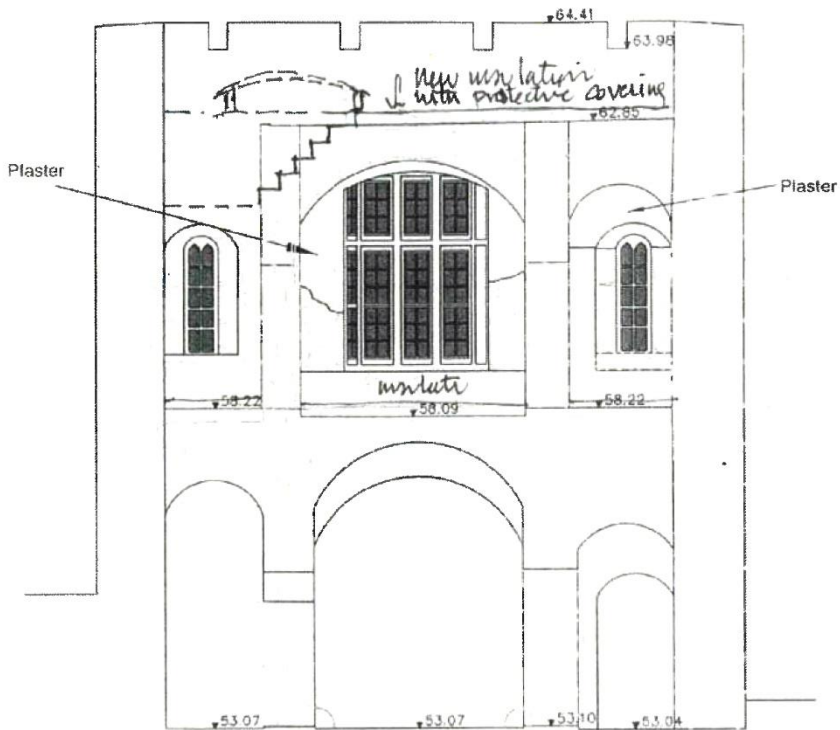
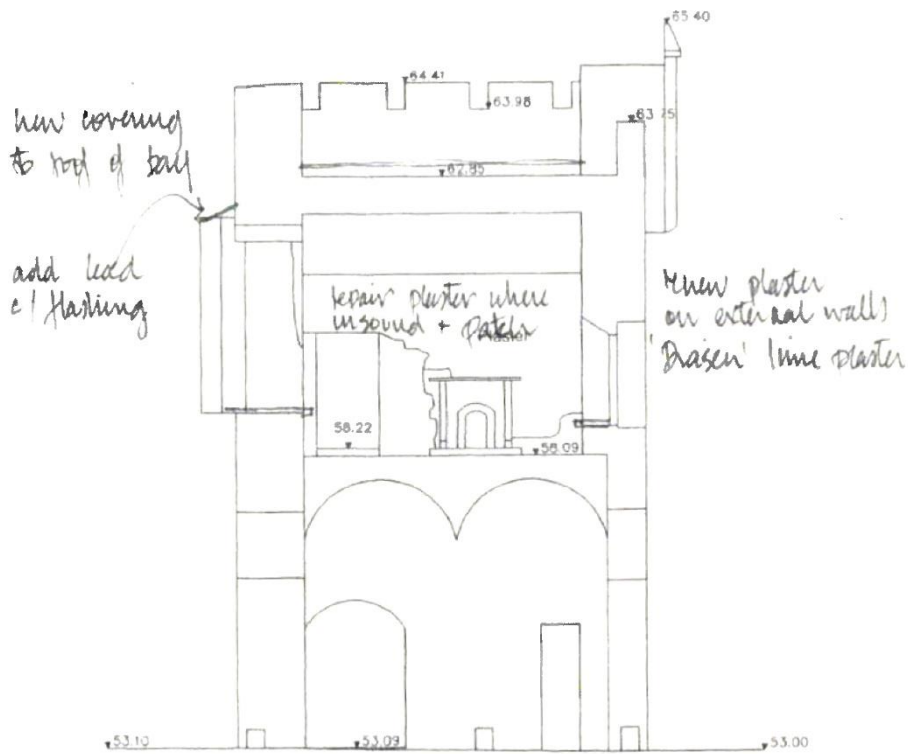




Works have been completed – David Kelly conservation consultants with Dermot Clancy carried out initial works in the form of external repointing and leading above the window. This work was completed in May.



Extract from Method Statement by David Kelly Partnership with Margaret Quinlan Architects



Section B-B

MQ 31/1/2019

Internal works were carried out by Pdraig McIntyre, Contractor. McIntyres installed heating pipes in the walls as indicated in conservation report by Margaret Quinlan Architects; with 5 to 7 coats of lime plaster on the internal walls. Original lime render retained on vaulted ceiling and in areas around window. The process had to allow for the drying out of each layer, starting with a thin lime wash and building up to the current layer of lime render. This work has been completed.







A steel flue has been installed and the chimney cleared ensuring a viable fireplace in the main central room.

On the discovery that the drainage pipe leads to the laundry rather than into the moat the consultants decided to save the vaulted ceiling and send the bathroom pipes through the internal walls instead.



Due to future plans for the stairs the consultants decided to not proceed with opening up the roof access and have decided to work on sealing the internal windows instead.



Timber floors: timber of fallen tree from Birr Demesne



Before + After – Window: Lime plaster, timber sill and head.



Before + After – Fireplace restored and small ante room with lime plaster and original ceiling



Before + After – Walls: lime plaster and timber floors



Before + After –Walls: lime plaster and timber floors





Before + After - Original sliding door repaired with new wicket door incorporated

