



## ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

ST KINNETH'S CHURCH Ballivor, County Meath

de Blacam and Meagher ARCHITECTS

JANUARY 2021



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## 1.0 Core Data

### 1.1 Purpose of Assessment

This report has been prepared in support of a planning application for works at St Kinneth's church, Ballivor, as follows:

- a) Change of use from deconsecrated church to community building.
- b) Construction of a new accessible toilet, office and tea station within the church.
- c) Installation of a new insulated floor slab.
- d) Repair and restoration works to stained glass windows, roofs, ceilings, stairs and joinery.
- e) New mechanical and electrical services including underfloor heating.
- f) Associated site works and landscaping.

1.2 Name and Address of Structure                      St Kinneth's Church  
Main Street  
Ballivor  
County Meath

### 1.3 Brief Description of the Structure

St Kinneth's is a Board of First Fruits church built in 1821. It is situated on a corner site on the main street in Ballivor, surrounded by a graveyard. The site is accessed via a set of cast iron gates on the corner, with the church orientated east-west, set towards the back of the site. It is described in the Buildings of Ireland National Inventory of Architectural Heritage as:

*"Detached Board of First Fruits church, built in 1821. Three-bay side elevations to nave, three-stage tower with ashlar limestone spire to the west and single-bay addition to the east. Pitched slate roof. Rendered walls to the nave. Ashlar limestone to tower, with buttresses, string courses, castellations and pinnacles. Pointed arch openings with stone surrounds, hood mouldings, traceried windows, timber battened doors and louvered vents. Graveyard to site. Hexagonal stone gate piers and cast-iron gates and railings, set in rubble stone boundary wall."*

1.4 Ordnance Survey Map Reference                      268775, 254172

1.5 National Grid Reference                                      N 68758 54176

1.6 Form of Statutory Protection                      Protected Structure                      MH035-102

1.7 Name of Individual / Agency who Prepared the Assessment  
Andy Richardson MRAI  
de Blacam and Meagher Architects  
RIAI Grade 1 Conservation Architects  
4 St Catherine's Lane West  
Dublin 8  
Tel.                      01 453 4240

1.8 Date of Assessment    December 2020

1.9 Name of Planning Authority                      Meath County Council  
Buvinda House  
Dublin Road  
Navan  
Co. Meath C15 Y291

1.10 Previous Declarations issued                      None.

1.11 National Inventory of Architectural Heritage Registration Number                      14327004



Aerial photograph

## 2.0 Short Description of the Structure

St Kinneths is a Board of First Fruits church built in 1821. It is situated on a corner site on the main street in Ballivor, surrounded by a graveyard. The site is accessed via a set of cast iron gates on the corner, with the church orientated east-west, set towards the back of the site.

Typical of Board of First Fruits churches, it has a simple rectangular nave, with a square tower to the west. The tower is topped with an ashlar limestone spire. To the east of the nave is a single bay chancel, and to the north a small vestry, both later additions.

The tower is in three stages, with ashlar limestone buttresses on each corner and castellations and pinnacles to the top. The belfry has pointed arch openings with stone hood mouldings on each of the four facades. The spire is octagonal in plan, tapering to a point.

The nave has three pointed arch windows to the south and is blank to the north. It is rendered, with ashlar limestone hood mouldings and window surrounds. It has a pitched slate roof with cast iron rainwater goods.

The chancel is also rendered, with a pointed arch stained glass window on its east facade, and smaller stained glass windows on its north and south facades. It has a pitched slate roof with decorative clay ridge tiles.

The vestry, to the north, is a simple pitched roof structure, whose windows have been removed and blocked up.

The church is entered through a door at the base of the tower's south facade. The tower, which is square in plan on the outside, is circular internally, with a curved timber staircase leading up to a first floor gallery. The nave has simple plastered walls, a cut timber roof and modern tiled and carpet floor. The chancel has stained glass windows and a distinctive mosaic tiled floor with Sicilian marble steps.

The church grounds are surrounded by a rubble stone wall with a set of cast iron gates on the corner with octagonal cut stone gate posts. The grounds are a graveyard in lawns, with a number of mature trees to the sides and rear of the church.

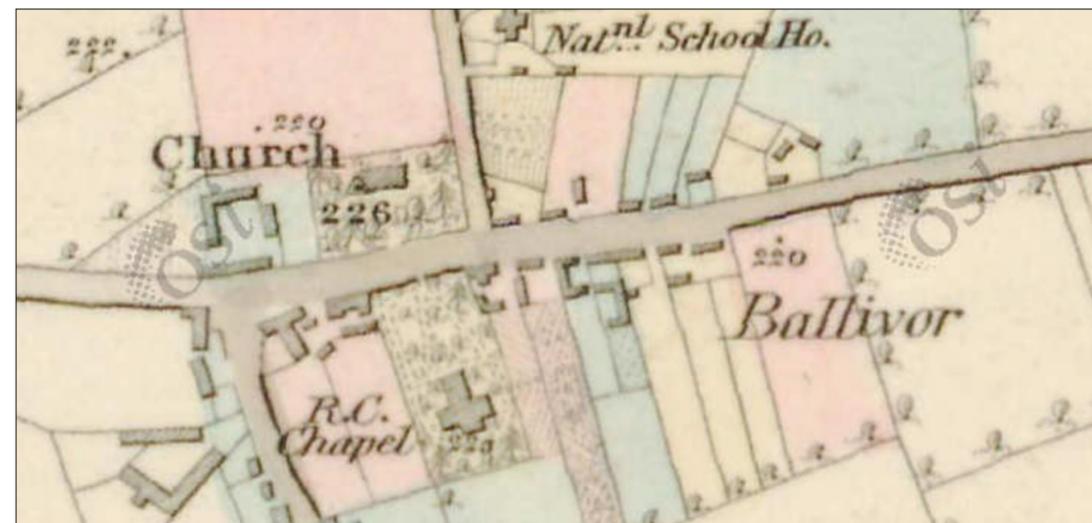


### 3.0 Analysis of the Existing Structure

The village of Ballivor developed around a Royal Irish Constabulary barracks built in the early 1800s, located at a crossroads midway between Trim and Raharney. As the village grew, it was decided to build a new church to serve it. John Bligh, 4th Earl of Darnley, donated the land and paid £200 towards the cost of the church, which is dated 1821. Interestingly, in the same year, Lord Darnley also donated land on the opposite side of the road for the construction of the Roman Catholic Church of St Columbanus. The Board of First Fruits gave a loan of £700 towards the building of the church. The church is named St Kinneths, dedicated to NaomhChounait (later St Kineth).

The original church, built in 1821, consisted of a tower and nave (the vestry and chancel being later additions). It follows a typical design for Board of First Fruits churches of the time, with a square tower to the west and a simple rectangular nave with three windows on the south wall, a single window to the east and a blank wall to the north. The plan of the tower is of note, being square on the outside and circular on the inside. It has a stone spire (one of only six Board of First Fruits churches to have a spire) which is hexagonal in plan, tapering up to a point.

John Bowden was the Architect to the Board of First Fruits from c. 1814 until his death in 1822, and while the Church of Ireland Representative Church Body (RCB) Library does not have a record of the Architect's drawings for St Kinneths, the design follows closely other church designs of that time by John Bowden, notably Rusky Church and Killoe Church (pictured below), this being the typical Board of First Fruits church design of the time.



Location map, 1837-1839. Note that at this time only the tower and nave had been constructed.

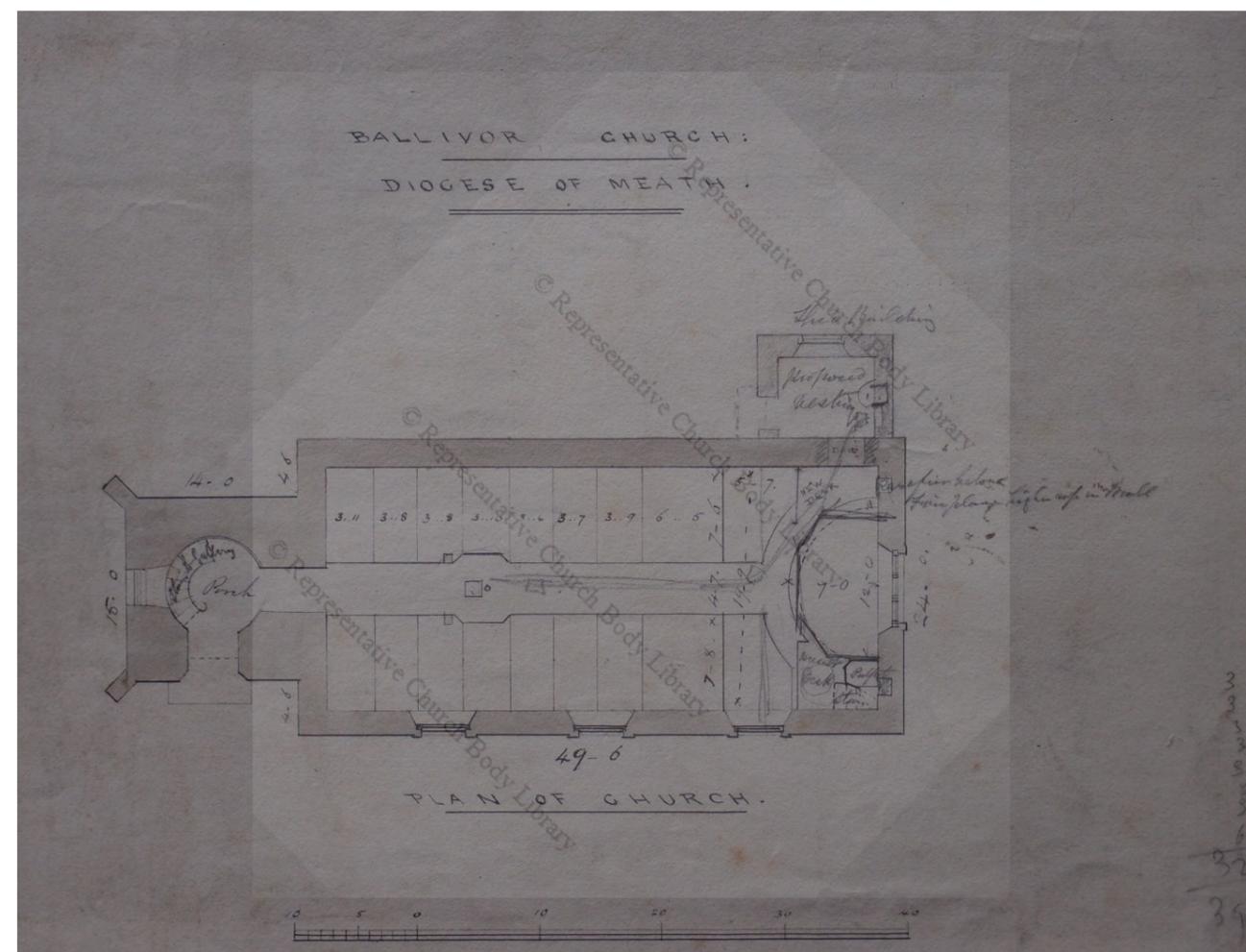
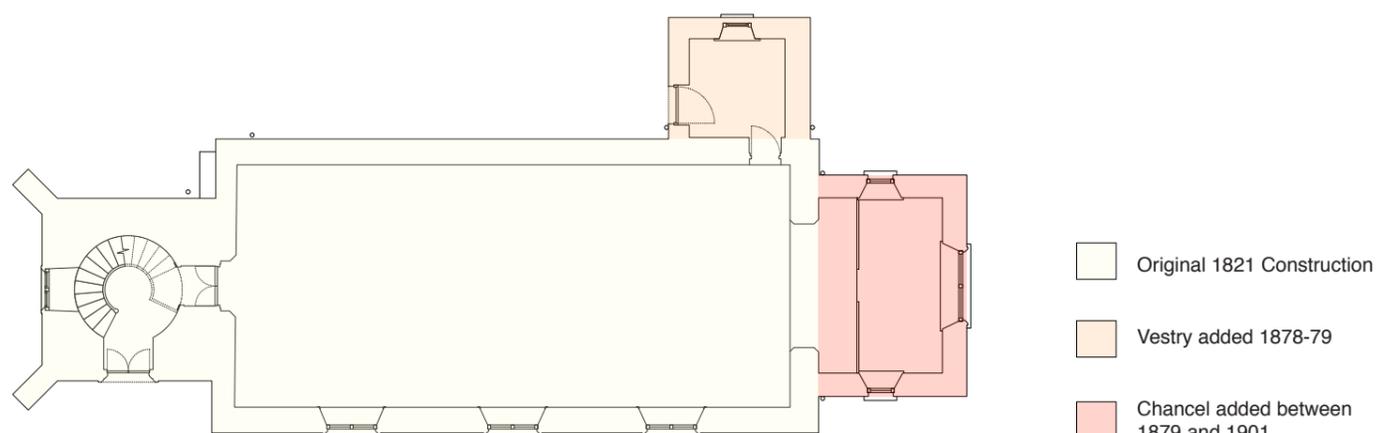


John Bowden, Design for Rusky Church, plan    John Bowden, Design for Rusky Church, elevation    John Bowden, Design for Killoe Church, plan  
Source: Representative Church Body Library, Drawings Archive

Around 1878-79 improvements and repairs to the church were made under the direction of JF Fuller, Architect, including repewing, chancel rails, reading desk and the addition of the vestry. These are roughly documented on a drawing held in the RCB Library (shown opposite) and described in the Irish Ecclesiastical Gazette of 1879 (Appendix 2)

At some time between then and 1901, the chancel was added to the east gable of the church. It is a small hipped roof structure with a pointed arched stained glass window on the east wall and smaller pointed arch stained glass windows on the north and south walls. In 1903 the floor of the chancel was upgraded with mosaic tiles and Sicilian marble steps.

The church was in use until 1990, when it closed after 169 years of operation. It was acquired by Meath County Council in 2004.



JF Fuller sketch drawing for works including repewing, chancel rails, reading desk and the addition of the Vestry, 1878-79  
Source: Representative Church Body Library, Drawings Archive

## Description of the Existing Building

### *Tower*

The tower is built in stone rubble, rendered, with ashlar limestone buttresses on each corner. It is entered via a pointed arched doorway with sheeted timber door. It has a traceried window on the ground floor, west facade, similar to those in the nave. Above the first string course there is a simple square casement window on each of the three exposed facades of the tower. Above this again, surrounding the belfry, are pointed arched openings on all four facades with cut stone surrounds, hood mouldings and louvred timber screens. The top of the square tower has castellations and pinnacles. The spire is octagonal in plan, tapering up to a point and topped with a finial.

Internally the tower is circular, with a curved timber staircase leading up to the gallery. The floor is paved in its original flag stones.

### *Nave*

The nave is a simple rectangular room with three traceried pointed arch windows on the south wall, made from white painted timber with clear glass. They are set in cut stone surrounds with hood mouldings and are in a relatively good state of repair. They have been covered with a modern steel mesh grid on the outside to protect them from vandalism.

The walls are constructed from stone rubble, rendered on the outside and lime plastered internally. There is some painted decoration at high level on the north wall and surrounding the windows and chancel arch.

The central aisle of the nave is finished in decorative ceramic tiles widening out into a hexagon at the mid-point. At the eastern end the tiling returns around to the entrance to the vestry. These are modern and laid on a lean mix concrete base. In the south eastern corner of the nave (the likely position of a pulpit, now removed, and later the organ) the floor is finished in stone flagstones, the same as those at the base of the tower. To either side of the aisle, where the pews would once have been, the floor is finished in a modern carpet tile on plywood, laid directly onto an earth floor.

The roof over the nave is of cut timber construction and is finished in natural slate with stone ridge tiles. It is detailed in lead around the edges with cast iron rain water goods (some of which have been replaced with pvc).

### *Chancel*

The chancel was added towards the end of the 19th century. It has three leaded stained glass windows with pointed arch heads. The base of each window has been vandalised and is in a poor state of repair. They have since been protected with a steel mesh screen on the outside. The roof is natural slate, with clay ridge tiles with decorative mouldings on top.

The walls have been covered with timber veneer panelling, likely installed around the 1960s. A section of plywood was removed, revealing geometric painted patterns in red and green lines below. The ceiling is painted in blue with gold stars.

The floor is tiled in decorative stone mosaic with Sicilian white marble steps.

### *Vestry*

The Vestry is a simple addition on the north (rear) of the nave. It has a simple pitched slate roof and rendered stone rubble walls. Two pointed arched windows have been removed and the openings blocked up. It has a modern steel door on its west wall.

The interior is lath and plaster with a timber boarded floor. There have been mechanical and electrical services brought into this room from the outside.

### *Mechanical and Electrical Services*

There are a limited amount of electrical services in the building, none of which are in working order. There are electric radiators wall mounted on the west wall of the nave, some floor trunking and floor boxes in the carpeted areas of the floor, light fittings and heating panels at ceiling level.

There is a relatively new fuse board and incoming electrical supply wall mounted in the Vestry. The only water service is to a sink in the vestry. There is no gas supply into the building.

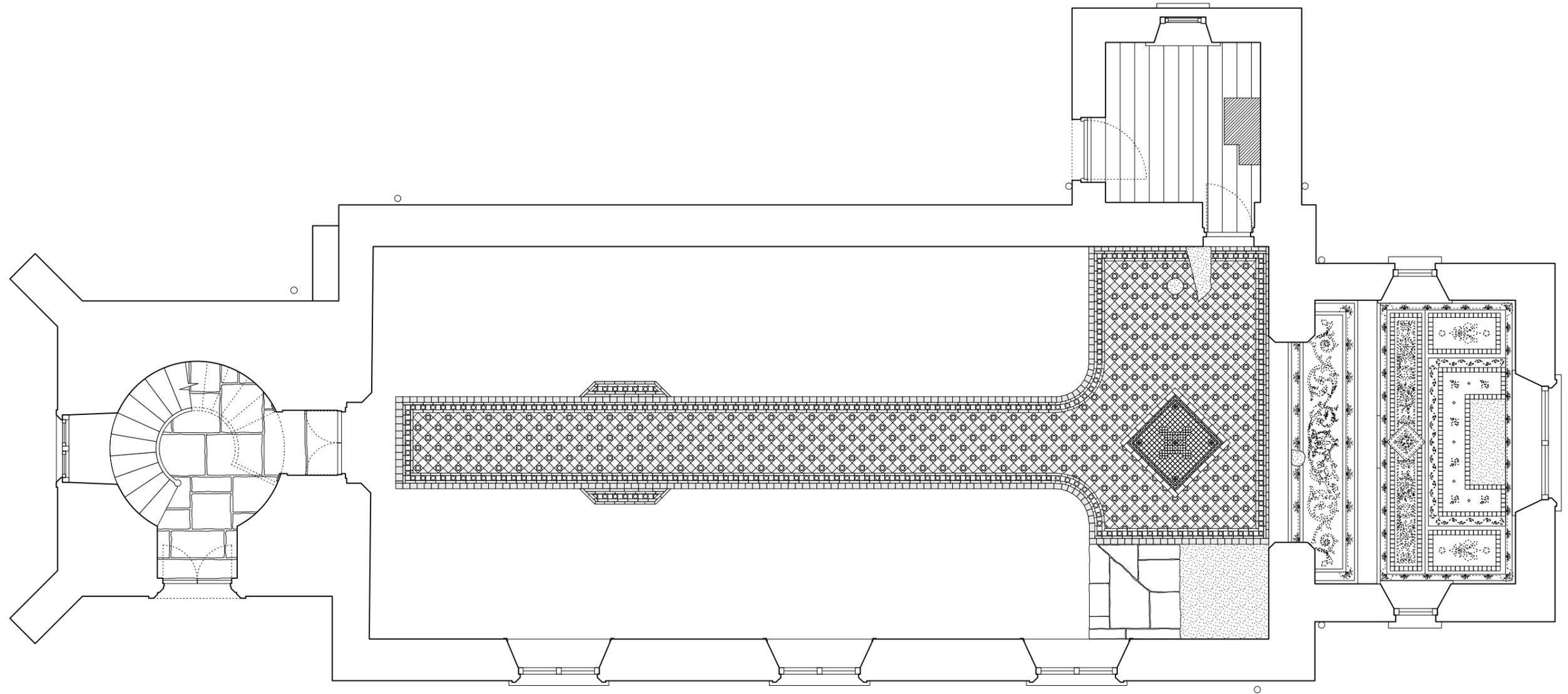
### *Condition Report*

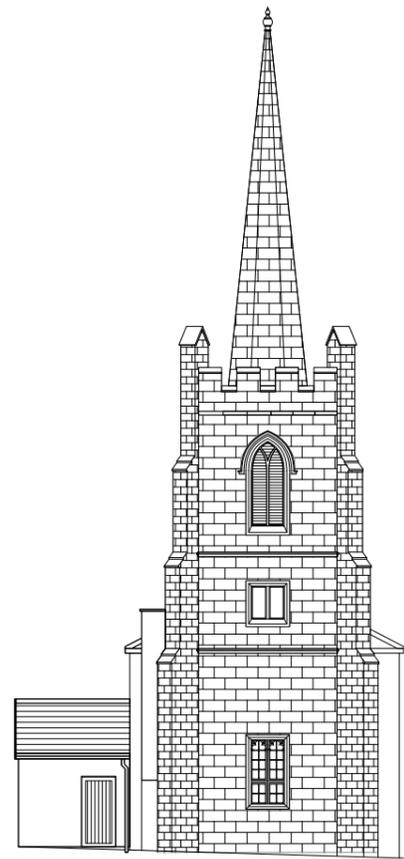
The building is in a reasonable state of repair, having benefitted from recent works to repair the roof of the nave, preventing water ingress. There are however a number of items which require attention:

1. There is significant water ingress from the roof of the tower, which is evident inside the tower itself and on the west wall of the nave. This is also damaging the timber joinery in these locations.
2. The bottom panels of the three stained glass windows to the chancel have been vandalised and are badly damaged. Mesh screens have since been installed on the outside to protect them.
3. The floor of the nave to either side of the central tiled aisle is carpet tile on plywood laid onto soil and has disintegrated. The timber floor of the Vestry has also been damaged by installation of services.
4. The stair up to the gallery is in reasonable repair but is loose in places and requires refurbishment.
5. The first floor gallery is constructed in timber and has been damaged in places by water ingress.
6. Rain water goods are in reasonably good condition, but downpipes stop around 900mm above ground level. It is also not clear if the below ground drainage is functioning in getting water away from the building.
7. There is a lightning rod from the top of the spire down, but this is not earthed at ground level.
8. The grounds are maintained in parts but the paths are overgrown in places.
9. The veneer panelling around the chancel is disintegrating and requires to be removed.
10. The internal walls of the nave are in reasonable condition (save for the west wall as per item 1 above) but are in poor decorative repair.

4.0 Drawings

4.1 Ground Floor Plan





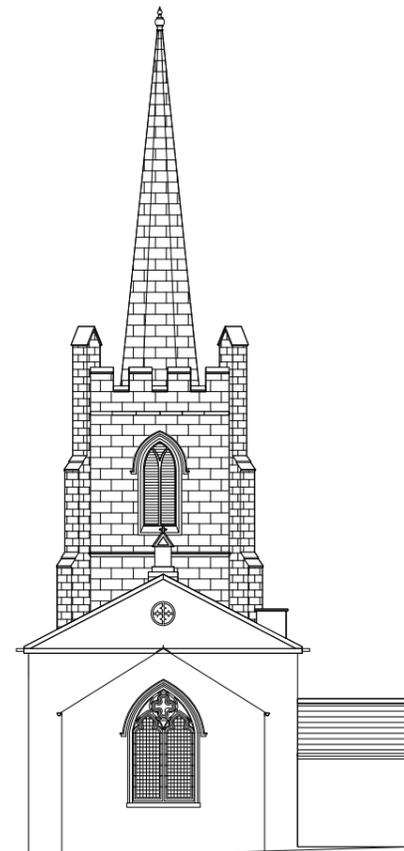
West



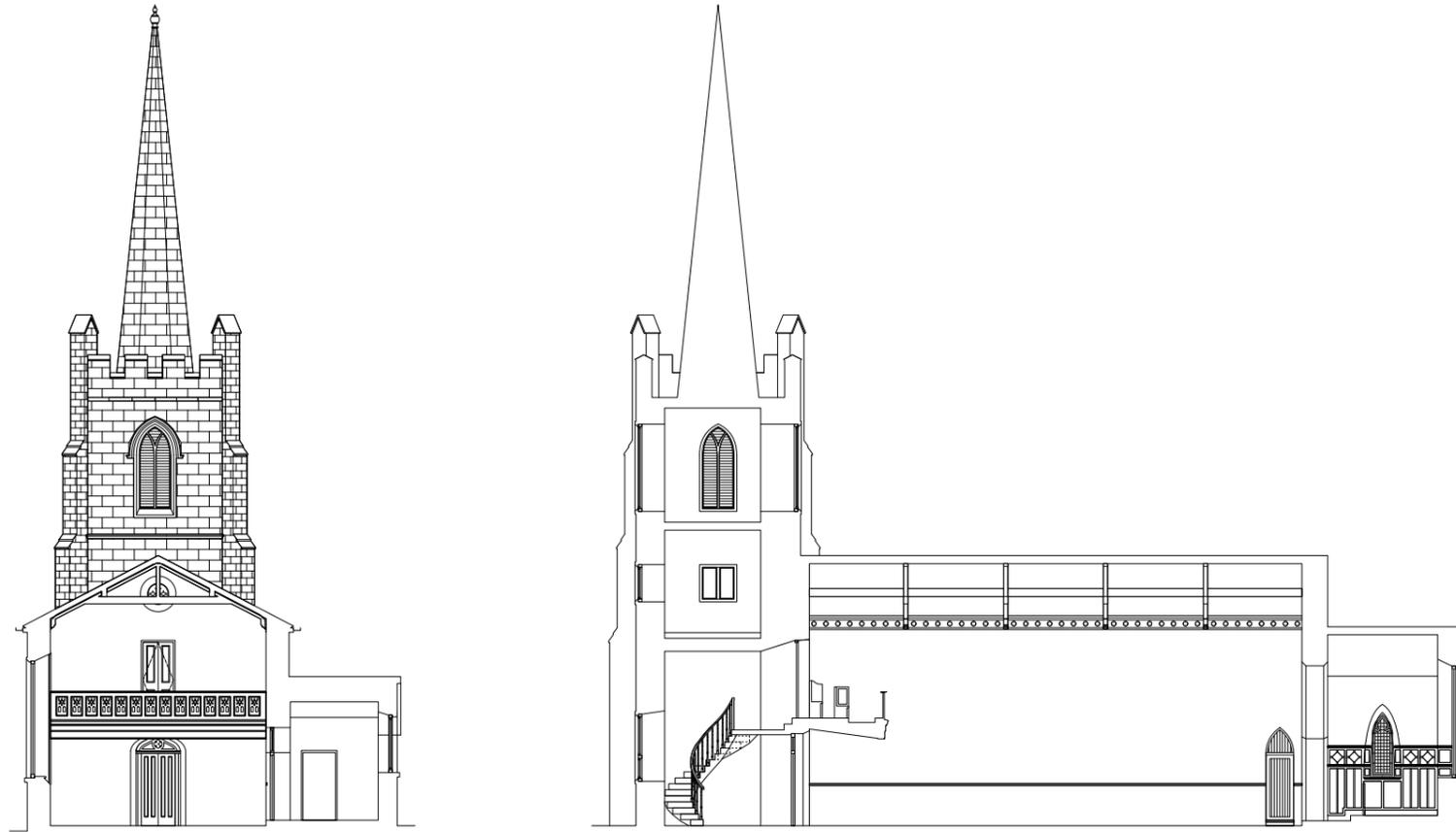
South

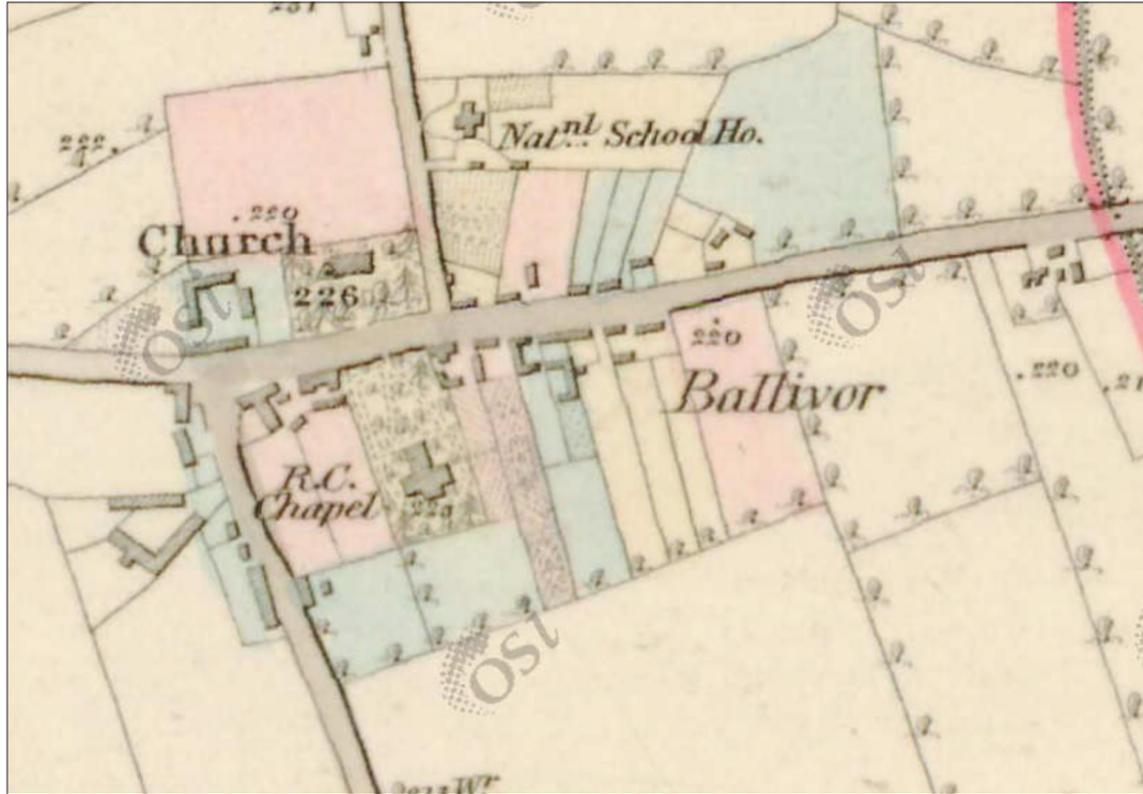


North

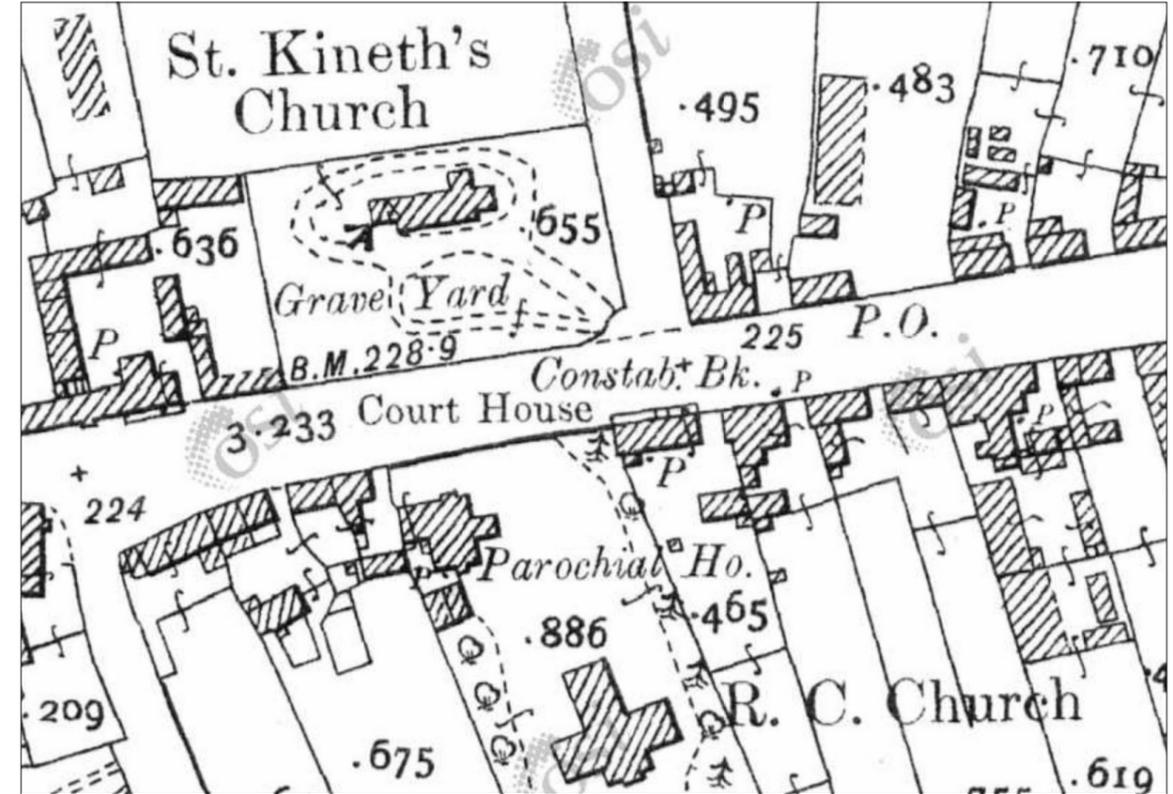


East





Location map, 1837-1842



Location map, 1888-1913



Location map, 6 inch Cassini



Aerial Photo 1995

6.0 Photographic Record

6.1 Photographs, Exterior



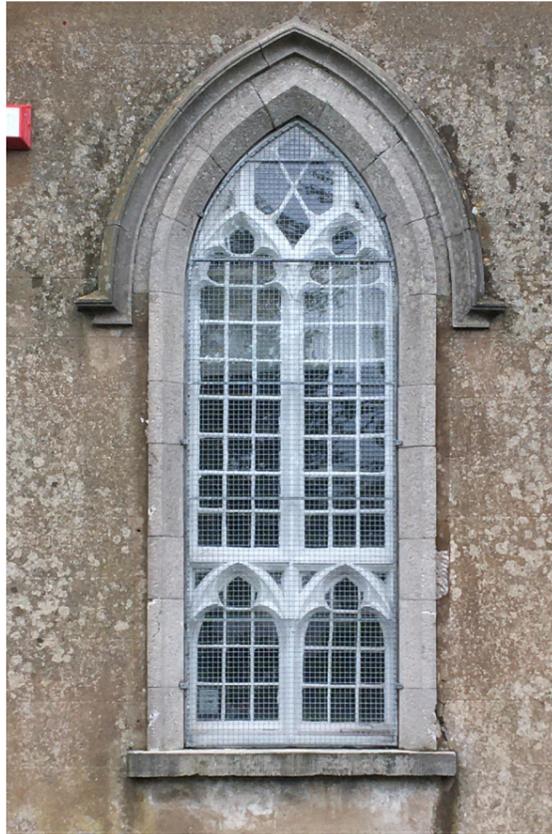
View of the south facade from inside the entrance gates



The Chancel from the west



North elevation and vestry



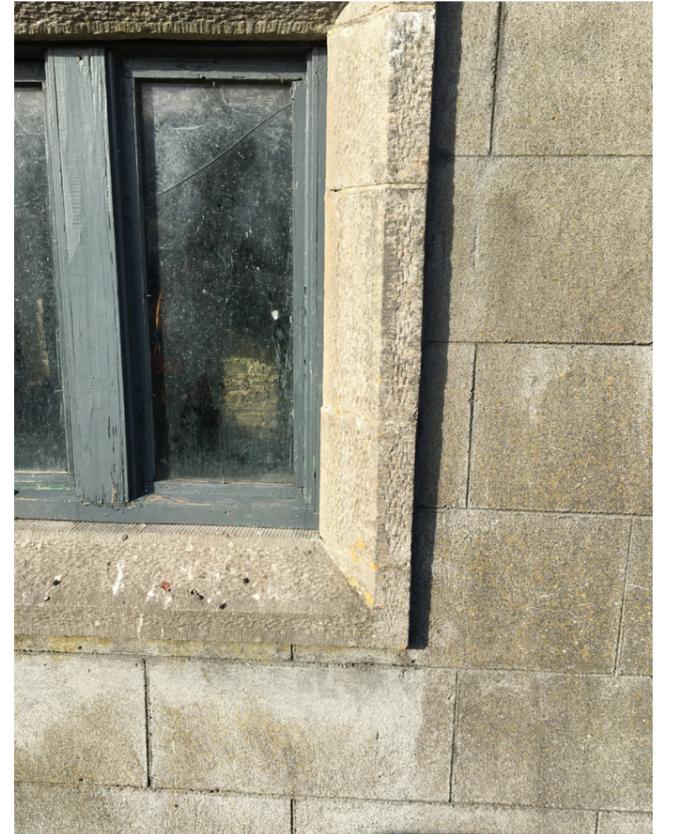
South window to the nave (one of three)



Aerial view of the graveyard to the south



West elevation of Vestry



Detail of stone window surround on spire



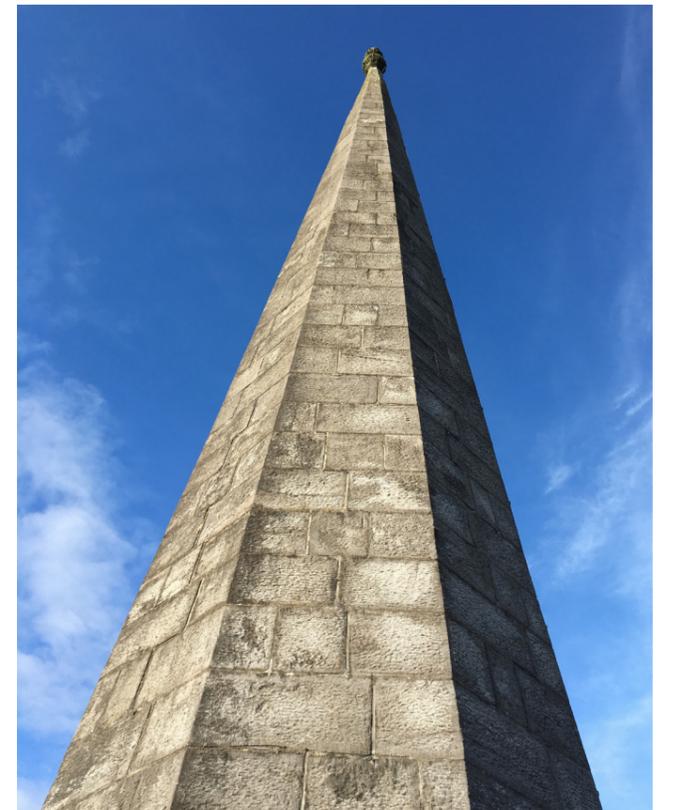
Blocked up window on north of vestry



Stone plaque above door



Detail of roof over nave



Cut stone spire



Main entrance gate on the corner of the site



Detail of hinged opening section to the left hand side of the main gate



Detail at centre of gates



Photo of area in need of repair

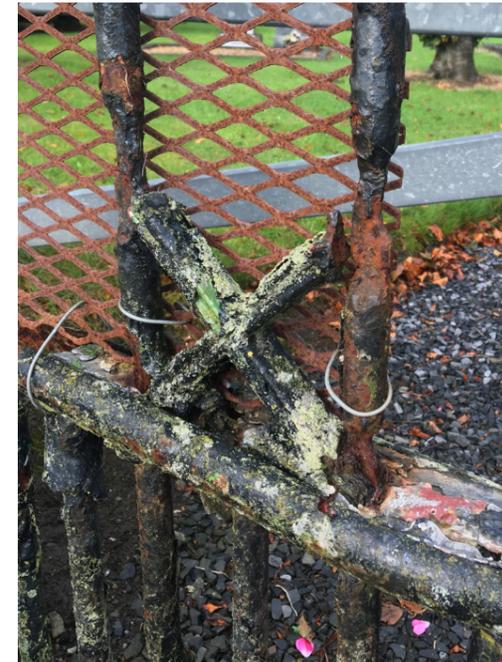


Photo of area in need of repair



Hexagonal cut stone gate post



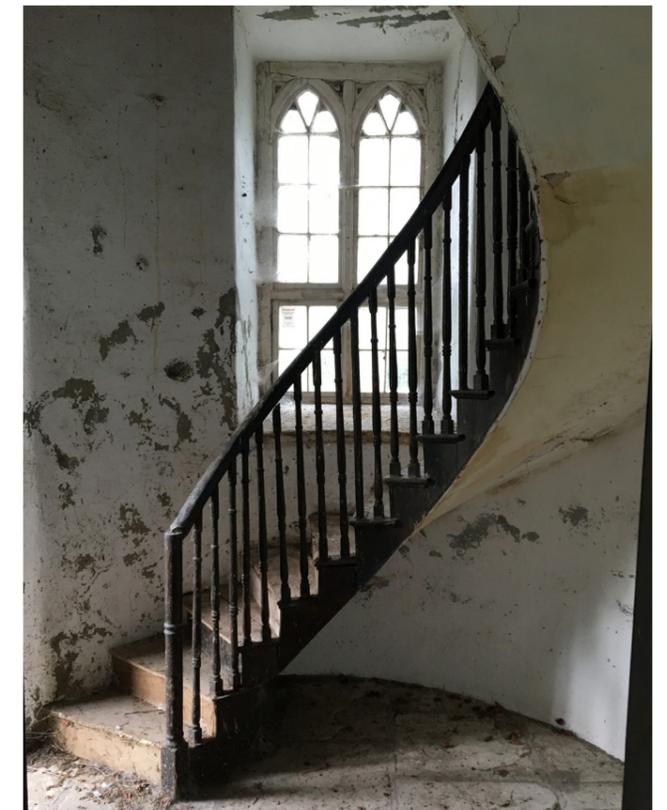
Interior view looking east



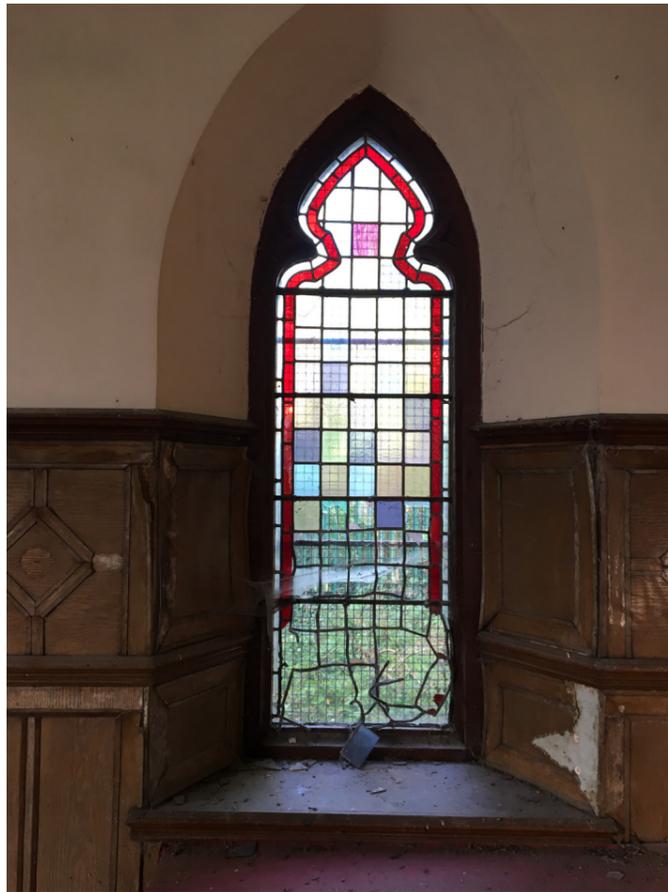
Interior view looking west



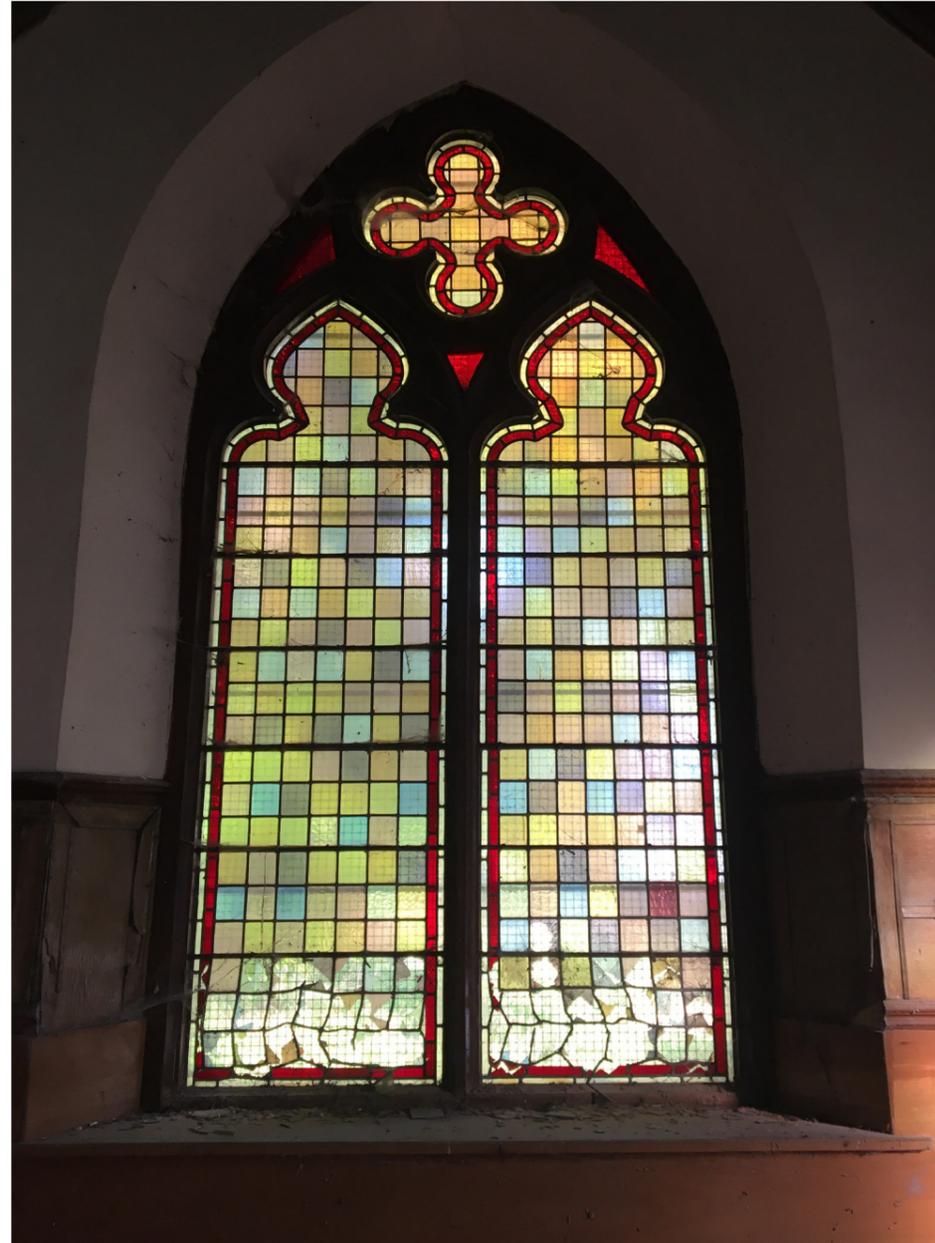
View through to base of tower



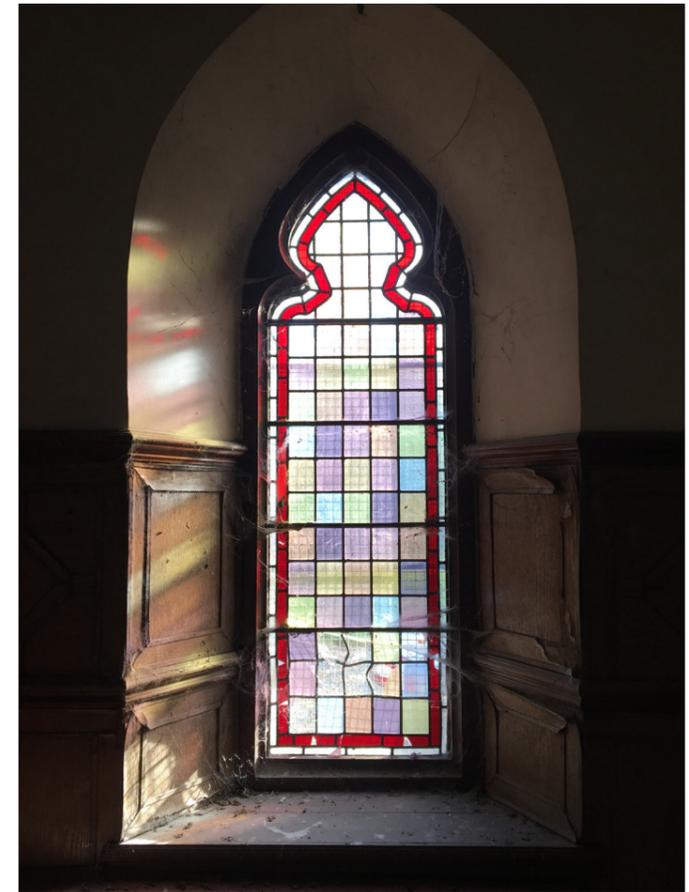
Curved stair up to gallery



North window



East window



South window



Tiled floor to central aisle



Tiled floor detail



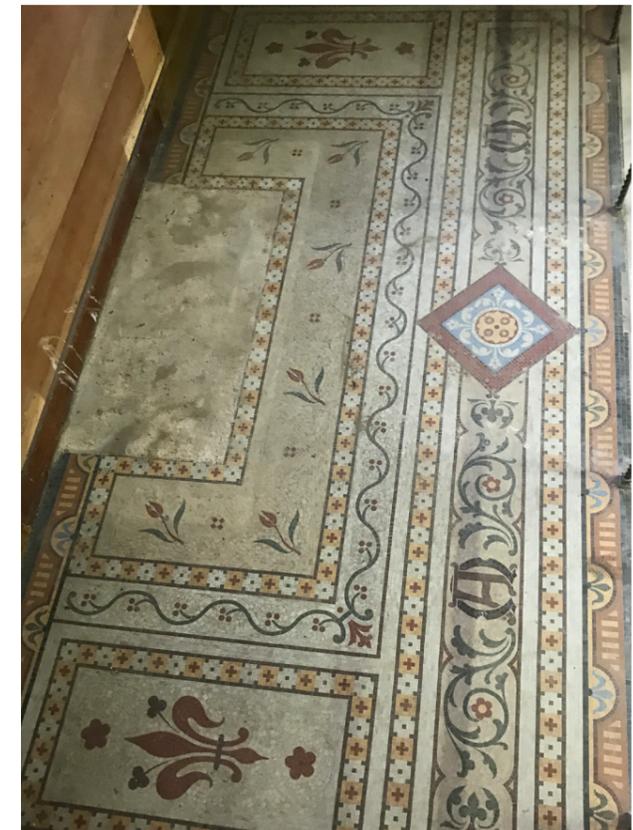
Carpet tile on plywood on earth to either side of aisle



Stone floor to base of tower



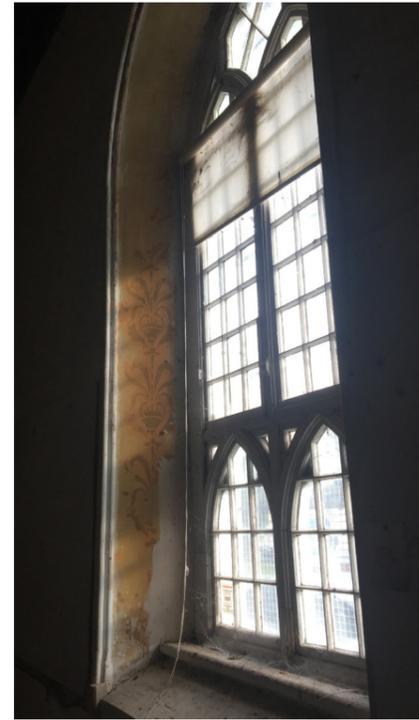
Stone floor to south east corner of nave



Mosaic tiles to chancel floor



East wall of Nave. "Worship th Lord in the Beauty of Holiness"



South wall window reveals



Chancel ceiling



North wall (Part 1)



North wall (Part 2)



North wall close up view



Gallery



Gallery



Timber veneer panelling around the chancel



Timber veneer panelling detail



First Floor Gallery Pews



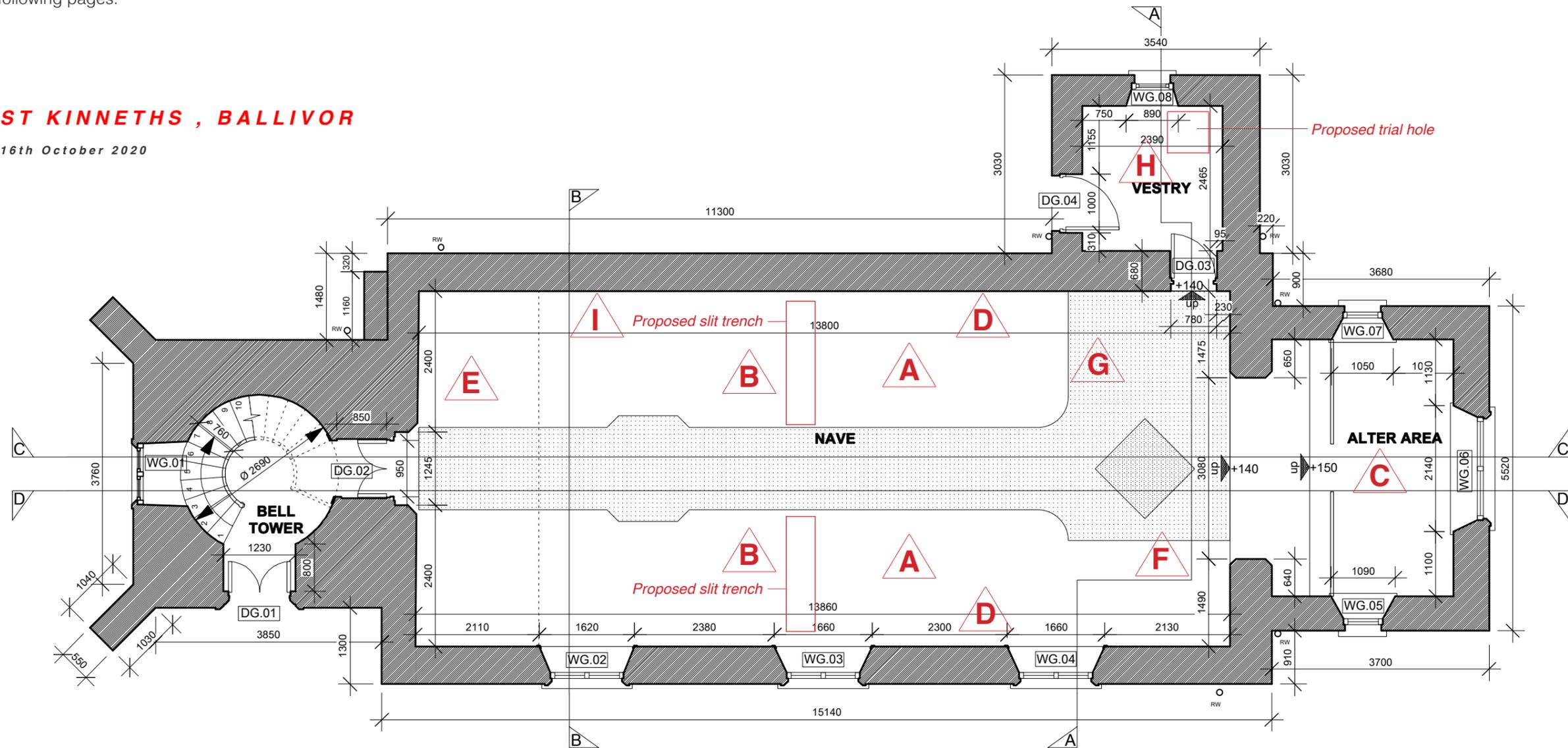
Vestry Door

## 7.0 Anticipating Concealed Features

A small opening up works contract was carried out to remove modern fixtures from the nave and chancel and to dig trial holes in the floor of the nave where it is proposed to install a new floor slab. The result of these opening up works is described on the following pages.

### ST KINNETHS, BALLIVOR

16th October 2020



#### PROPOSED INITIAL STRIP OUT WORKS

A. Remove carpet tiles and plywood layer on existing floor and dispose of off site. Floor boxes and trunking in these floors also to be removed. Note ceramic tiles along the centre of the floor not to be altered.

B. Hand dig a slit trench c. 600mm deep from adjacent to external walls across to the central tiled isle.

It is proposed to remove the earth floor either side of the central tiled isle and to install a new insulated floor slab incorporating underfloor heating in this area. This will form part of a Part 8 Application, to follow.

In order to establish the existing conditions at the base of the external walls and at the edges of the ceramic tiled area, we propose to carefully hand dig a slit trench to a depth of c. 600mm across the width of the church. This is to establish the existing ground conditions to inform the design of the new floor slab.

C. Remove existing modern painted timber staging in altar area and dispose of off site.

D. Carefully remove modern softwood timber battens screw fixed onto existing wall. These had hardboard sheeting on them, which has largely already been removed, though there are some areas on the south wall where this is still in place. These are all modern and it is proposed to carefully remove them by hand and dispose of them off site.

E. Remove existing wall mounted modern electrical services and dispose of off site. This includes electric radiators and some wiring. Note ceiling mounted services will be removed at a later date as scaffolding will be required.

F. Organ to be removed from the church.

G. Existing modern loose furniture and fittings to be removed and disposed of off site.

H. Existing timber floor in vestry to be removed and disposed of off site. This is in poor repair and has been partly removed to add modern services. It is proposed to hand-dig a trial trench c. 600mm deep here to review the possibility of adding an insulated concrete slab to this area in the same manner as item B.

I. Carefully remove modern timber board from wall and dispose of off site.

## 7.1 Chancel Floor

The removal of the modern built in tiered seating revealed the full extent of the stone mosaic tiling beneath. This is largely intact and in good condition. There is a rectangular section centred to the rear which has no tiles and is infilled in concrete. The border pattern on the tiles suggests that this area was never tiled and was the location of a piece of furniture. There are also minor areas where the mosaic tiles are missing and should be replaced.



Chancel floor



Chancel floor, detail



Chancel floor. Note the small area of missing tiles to the front.

## 7.2 Chancel Walls

Following removal of the tiered seating, a piece of plywood fitted directly below the east window of the chancel was removed. This revealed some decorative painting on the plastered wall in a geometric pattern of red and green lines. There is also evidence of this painting behind the veneer panelling around the chancel. However, the panelling has been glued directly to the wall and the painting behind is therefore largely concealed by the adhesive.



East wall of the chancel, with plywood board in place.



East wall of the chancel, with plywood removed



Detail of wall painting



Detail of wall painting

### 7.3 Nave and Vestry Floor

The area of the pews either side of the aisle had carpet tiles on plywood laid directly onto the soil below. The plywood and carpet tiles were removed and trial trenches and holes dug. These reveal that the outside walls extend to around 500-600mm below finished floor level, which is sufficiently deep to allow the proposed new floor to be installed without the need for underpinning.

The central aisle has modern tiles laid on a 75mm thick insitu concrete base, with no damp proof course.

The floor boards of the Vestry were removed, revealing timber joists directly onto the soil below.



View of the nave looking west while trial holes are being dug.



Detail of concrete base below aisle tiles



The base below the aisle tiles is approx. 75mm thick lean-mix concrete directly onto soil.



The tiles to the aisle are modern ceramic tiles.



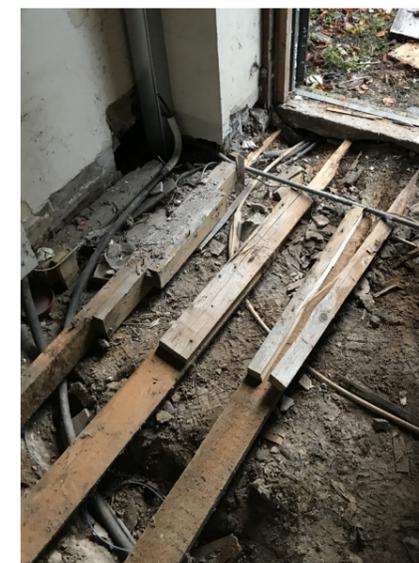
Area of stone flags laid directly on soil in the south east corner.



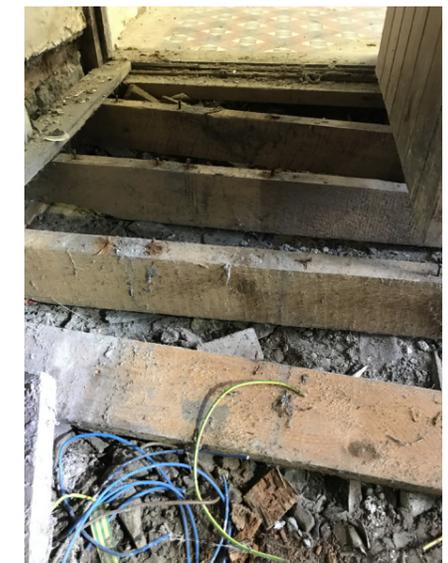
The flag stones are laid directly onto the soil below.



Trial hole to the edge of the nave. The external walls typically extend 500-600mm below finished floor to a stone foundation.



Vestry floor. Modern timber joists directly onto soil



Vestry floor. Modern timber joists directly onto soil

#### 7.4 The tower and spire

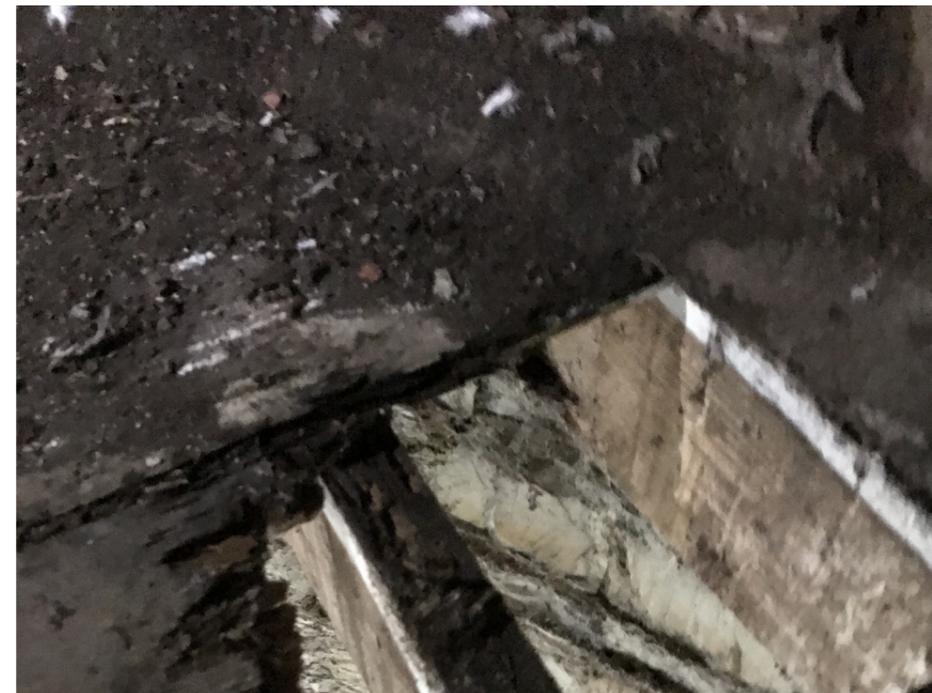
During the strip out works access was provided to inspect the interior of the tower. The stonework is in reasonably good condition, though there is evidence of damp throughout. The damp ingress appears to start at the base of the spire, which is roofed in lead, installed in the recent past. There is damp apparent on all sides of the tower, which has caused damage to the joist ends of the timber floors.



Damp patches in the wall of the tower.



View up the interior of the spire



Water damaged joist ends and timber floor in the tower.

## 8.0 Scope of Works and Impact Assessment

### 8.1 Outline of Proposed Works

St Kinneths Church closed as a place of worship in 1990. It was acquired by Meath County Council in 2004 with a view to restoring it for use by the local community. The purpose of the current scope of proposed works, subject of this application, is to carry out necessary repairs to the building fabric and to install new services into the building to facilitate its use by the community.

#### The tower

- Replace the leadwork at the base of the spire which appears to be a source of water ingress.
- Carry out repairs to the curved timber staircase and landing.

#### The nave

- Following waterproofing repairs to the roof of the tower, allow the west wall of the nave to dry out.
- Remove any loose or damaged plaster and patch repair as necessary with lime plaster.
- Painted finish with appropriate breathable paint.
- Repair any water damaged joinery and replace where necessary.
- Install new floor as described below.

#### The chancel

- Repair lath and plaster ceiling in sections where it has collapsed.
- Paint in blue with gold stars to match existing.
- Remove 1960s timber veneer panelling from the walls.
- Make good any damaged plaster using lime plaster.

#### The vestry

- Repair lath and plaster walls and ceilings where necessary.
- Install new floor as described below.

#### Floors

##### *Tower*

- Existing stone flags to be retained and cleaned.

##### *Nave*

- Remove the existing floor finishes, including the ceramic tiles and stone flag stones.
- Re-use the stone flags as paving outside the main entrance.
- Remove soil to a depth of 500mm and install a new concrete floor slab on damp proof course, 150mm rigid insulation, 75mm screed incorporation underfloor heating.
- Terazzo finish throughout.

##### *Chancel*

- Carry out minor repairs to the mosaic tiles.
- Remove 1960s veneer panelling and make good walls behind.

##### *Vestry*

- Remove soil to a depth of 500mm and install a new concrete floor slab on damp proof course, 150mm rigid insulation, 75mm screed incorporation underfloor heating.
- Terazzo finish

#### Windows

- Carry out repairs to the three stained glass windows in the chancel which have been vandalised.
- Replace the broken glass in the circular stained glass window at the west end of the nave.

#### Joinery

- Refurbish existing hardwood doors and install new ironmongery.

#### Proposed new construction

##### *Accessible toilet*

- Construction of a new accessible toilet located under the balcony at the west end of the nave.

##### *Office*

- Construction of a small office located under the balcony at the west end of the nave.

##### *Tea station*

- Installation of new units in the Vestry.

##### *Mechanical and Electrical Services*

- Install new underfloor heating system.
- Install new lighting services
- Install new electrical services within the new floor of the nave.

## 8.2 Impact Assessment

The purpose of the proposed works is to bring this building, which has been vacant since 1990, back into use. Finding new, and appropriate uses, where the original use is no longer viable, is considered a reasonable way to ensure the future preservation of the Protected Structure.

### The new accessible toilet and office.

The building currently has no toilet facilities. In order to bring it back into community use it is considered necessary to provide an accessible toilet.

Two different locations were considered for this. Initially it was proposed to locate toilets in a new extension to the north (rear) of the building. Locating the toilets in the area below the balcony to the west end of the nave was also reviewed.

Having considered these options it was decided that the location below the balcony in the nave was the less obtrusive of the two. Being located below the existing balcony, the toilet can be accommodated without negative impact on the overall volume of the nave and the symmetry of the plan can also be maintained. The toilet can be dealt with as a new insertion into the building which is reversible.

In deciding not to locate the toilets to the rear of the church, it was considered that maintaining the existing exterior unaltered was preferable and that the plan would be unsatisfactory. Forming a new opening in the rear wall to access them would also have resulted in a loss of existing building fabric.

A small office is proposed opposite the accessible toilet to maintain the symmetry of the plan in this location.

### The floor to the nave

The areas of floor to either side of the central aisle of the nave (the former location of the pews), are a modern construction of plywood laid directly onto soil with a carpet tile finish. As they have no damp proofing, they have gradually disintegrated and require to be removed. This therefore provides the opportunity to install a new, properly waterproofed and insulated floor slab, and also the opportunity to introduce underfloor heating into the nave.

Trial holes and trenches have been dug which establish that the outside walls go down around 500-600mm below floor level to a crushed stone foundation. This means that a new floor construction can be installed without need for underpinning.

The initial intention was to install the new floor slab only in the area of the former pews. However, the opening up works revealed that the tiled aisle is laid on approx 75mm of lean mix concrete directly on the soil. The tiles are modern ceramic tiles and while they are appealing, they are a modern addition and not, perhaps, in keeping with the original character of the church.

It is therefore proposed to remove the entire floor of the nave and replace it with an insulated slab and underfloor heating throughout. It is proposed that this will be finished in terrazzo to provide a high quality, natural finish, in a muted tone. The tone of the terrazzo to be similar to the tone of the stone flags in the base of the tower.

There is an area of approx 3m x 3m of stone flag stones laid directly onto soil in the south east corner of the nave (in the area where the pulpit would once have been). These are the same stone as in the base of the tower and appear to be part of the original floor. It is proposed to carefully lift these and re-use them to pave the area immediately outside the door to the church.

The steady low temperature output of underfloor heating is considered a good way of heating historic masonry buildings such as St Kinneths. It will also eliminate the need for radiators or radiant panels (as are in the present building) which detract from the character of the Protected Structure.

The installation of a new floor also provides the opportunity to integrate electrical services into it without impacting on the existing historic fabric of the building. A series of floor boxes are designed into the floor layout for electrical and IT services.

### Stained glass window repairs

The three stained glass windows in the chancel been damaged by vandalism at the bottom 400mm of each. It is proposed that these will be repaired by a firm with specialist experience in this work, using new glass to match existing where required. It is considered that making repairs to match existing is appropriate in this instance.

### Lead repairs to roof of tower

There is considerable water ingress at the tower. This is evident both inside the belfry and on the west gable of the nave. It appears that the most likely source of water ingress is at the leadwork between the base of the spire and the castellations. This lead has already been replaced in the recent past but appears to have failed and the water ingress is causing considerable damage inside. It is proposed to lift and replace the lead.

Internally the plaster on the west gable of the nave and around the doors is in poor repair. Following the repairs to the lead, this will be allowed to dry out, any loose plaster removed and then patched with lime plaster where necessary.

This is considered essential maintenance to prevent further damage to the interior walls and joinery of the tower and west gable of the nave.

### Tea Station in the Vestry

As part of the works to bring the building back into use by the local community it is proposed to install a small tea station in the Vestry. This will be a simple built in unit, without cooking facilities.

As the interior of the Vestry has no original or decorative features, it is considered that the addition of a tea station will not have a negative impact on the character of the building.

### Internal re-decoration

The interior of the church is in relatively poor decorative order as a result of water ingress, unsympathetic modern additions and a general lack of maintenance.

Modern panelling and electrical fittings have already been removed from the nave as part of the enabling works carried out in October 2020. There are holes in the plaster where these were removed and also other areas where the plaster has come off the wall.

The 1960s veneer panelling around the Chancel is also in poor repair and is proposed to be removed.

Once this has been done it is proposed to make good any holes using lime plaster and to re-paint the interior using a neutral coloured breathable paint.

It is noted that there are areas of murals on the north wall of the nave, around the nave windows and the Chancel Arch and on the rear wall of the Chancel. These areas will not be painted and will be retained in their current state.

### Other works

The other works proposed are minor in nature and generally comprise repair works which will be carried out using traditional building methods to match the existing. They will be done in a manner which respects the existing character of the building.

### Future Works and Conclusion

In summary, the works proposed are designed to retain the important characteristics of the Protected Structure and to introduce modern services to bring the building back into use. It is submitted that this is an appropriate way to approach the maintenance and upgrade of the building.

It is noted that these works are designed to make the building secure and watertight and to introduce basic services to bring it back into use. It is envisaged that following community engagement, a further phase of works will be proposed. These future works would be to fit out the interior to suit the particular function(s) for which the local community wish the building to be used.

## **APPENDICES** Architectural Heritage Impact Assessment

**Appendix 1** Irish Architectural Archive, Dictionary of Architects 1720-1940, Biographical Notes

Board of First Fruits  
John Bowden, Architect  
Joseph Welland, Architect  
James Franklin Fuller, Architect

**Appendix 2** Irish Ecclesiastical Gazette, Extracts

**Appendix 3** Condition Report and Proposal for Restoration of Karn Reed Organ

Prepared by Fr Darragh Connolly

## Appendix 1

Irish Architectural Archive, Dictionary of Architects 1720 – 1940

Biographical notes

### Board of First Fruits

The Board of First Fruits was established in 1711, when the revenue from annates was transferred from the Crown to the Established Church. Annates consisted of a proportion of the stipends of all clergy presented to a living during the first year of their holding the benefice. Until the Reformation they had been payable to the Pope. The Board of First Fruits was initially charged with using the income from annates to buy back inappropriate tithes from lay owners, any surplus being devoted to the building and repair of churches and glebe houses. The latter function eventually became the primary one. From 1777 the fund was supplemented with a number of grants from the Irish parliament and from 1801, more substantially, from the Union government. In 1808 Parliament consolidated the Board's various sources of revenue into one account, doubled the size of its annual Government grant and gave it greater freedom of operation. The grant was further increased in 1810, and a system of interest-free loans from the Treasury established. These moneys supported a major programme of building, repairing and enlarging the churches and glebe houses of the Established Church throughout Ireland. With the passing of the Church Temporalities Act in 1833, the Board was dissolved. It was replaced by the ECCLESIASTICAL COMMISSIONERS in 1834.

Architects to the Board: JOHN BOWDEN from 1814 or earlier until his death in 1822. In 1823 the post was divided into four, with one architect for each ecclesiastical province, as follows: Armagh: WILLIAM FARRELL, Dublin: JOHN SEMPLE, 1823-24; JOHN SEMPLE & SON 1825-1832; FREDERICK DARLEY, 1833, Cashel: JAMES PAIN, TYAM: JOSEPH WELLAND.

### John Bowden

John Bowden was an Irish architect and member of the Board of First Fruits of the Church of Ireland from 1813 to 1821. He was born in Dublin and died in 1822.

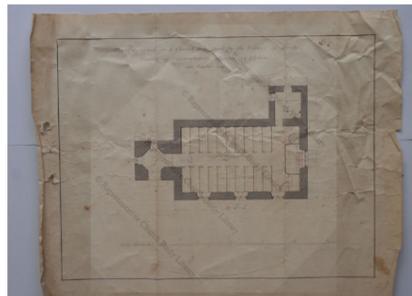
Bowden, having studied at the Dublin Society's School of Architectural Drawing between May 1798 and 1802, won premiums in 1799, 1801 (as 'John Boden', ex-pupil) and 1802. He served his apprenticeship with Sir Richard Morrison. He designed many churches and courthouses around the country including St. Stephen's Church of Ireland (Pepper Canister), Mount Street, Dublin. St Stephen's was completed by his student Joseph Welland after his death.

Selected Works

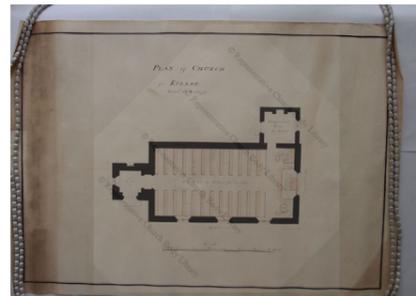
- Foyle College, Derry, County Londonderry (1808–1814)
- St. George's Parish Church, Belfast (1811–1816)
- Antrim Castle, County Antrim (1813)
- Dundalk Court House, Dundalk, County Louth (1813–1818) Supervisor
- St. Paul's Tartaraghan, Portadown, County Armagh (1816)
- Derry Court House, Derry, County Londonderry (1817)
- St Fiac's Church, Clonegal (1818)
- Church of Ireland, County Cavan (1820)
- St. Cronan's Church, Roscrea (Church of Ireland)
- St. Stephen's Church of Ireland (Pepper Canister), Mount Street, Dublin (1821–1824). Designed by John Bowden and completed by Joseph Welland.
- St. Philip and St. James Church, Booterstown, Dublin (1821–1824) Designed by John Bowden and completed by Joseph Welland



John Bowden  
Roosky Church



John Bowden  
Roosky Church



John Bowden  
Killoe Church Armagh

### Joseph Welland

Architect to the Board of First Fruits and subsequently to the Ecclesiastical Commissioners. Joseph Welland was born in Midleton, Co. Cork, on 8 May 1798. His father was WILLIAM WELLAND, head agent to George Brodrick, fourth Viscount Midleton. Through the influence of Lord Midleton's brother Charles Brodrick, Archbishop of Cashel, Joseph became a pupil and subsequently an assistant to JOHN BOWDEN, architect to the Board of First Fruits, in Dublin. Bowden also had a large secular practice, and Welland, according to his obituary in the Irish Builder, 'enjoyed an extensive share of business' with responsibility for 'numerous works' including Monaghan gaol and court house. This would seem to suggest that after Bowden's death in 1821, Welland inherited at least some of his secular projects and clients. At the same time William Welland asked Brodrick to recommend Joseph as Bowden's successor in the Board of First Fruits post. After it had been decided that the position should be divided between four architects, each responsible for an ecclesiastical province, Joseph was given charge of the province of Tuam. He kept this position after the Board was reconstituted as the Ecclesiastical Commissioners in 1833 and retained it until 1837, when he was succeeded by GEORGE PAPWORTH. Welland was then presumably allotted duties of a more general nature, and, when the architects' department was further reorganized and centralized in 1843, he was given sole responsibility for the whole country. It may have been at this point that the Commissioners introduced the requirement that their architect should undertake no outside work.

Most of Welland's drawings are to be found in the Representative Church Body Library, Dublin. These consist of designs for a large number of new churches and church alterations, many survey drawings and several designs for glebe-houses in the province of Tuam. The list of Welland's works in this database has been compiled without examination of the RCB drawings and should not be regarded as definitive. It should be borne in mind that Welland may have signed designs (or office copies of designs) by other architects to denote his authorization rather than his authorship and that minor works and alterations may well have been left in the hands of local assistants, working to an approved 'house style'. Some churches have been listed under ECCLESIASTICAL COMMISSIONERS

## James Franklin Fuller

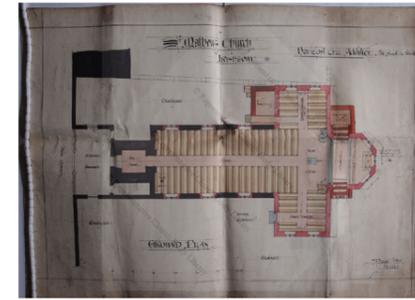
Architect, of Co. Kerry and Dublin city. James Franklin Fuller came of minor landed gentry in Co. Kerry. He was born in 1835, the only son of Thomas Harnett Fuller of Glashnacree, Co. Kerry, by his first wife, Frances Diana, third daughter of Francis Christopher Bland of Derryquin Castle, Co. Kerry. He was sent to a school in Blackrock, Co. Cork, where THOMAS NEWENHAM DEANE, was a fellow pupil. After two years the establishment moved to Dublin, where he completed his schooling.(1) In 1850 he went to England, where he spent a year's apprenticeship with the mechanical engineers Summers, Day and Baldock of Southampton before entering the office of FREDERICK WILLIAM PORTER of London. After serving his articles with Porter he worked briefly for several London architects - Horace Jones, Thomas Roger Smith, and WILLIAM BURGESS - then for ALFRED WATERHOUSE in Manchester. From Manchester he moved to the office of MATTHEW ELLISON HADFIELD in Sheffield, and afterwards to the office of Henry Dawson(2) in the City of London.

In 1861 Fuller returned to Co. Kerry with his wife. The following year he answered an advertisement for a district architect under the Irish ecclesiastical commissioners, and was chosen for the post from among ninety-seven candidates.(3) His charge was the North Western Division with residence at Killeshandra, Co. Cavan. On the disestablishment of the Church of Ireland in 1869, he received a lump payment, and set up his own office at 179 Great Brunswick Street, Dublin, where he remained for the rest of his long life. His connection with the Church of Ireland continued: in 1871 he became architect to the Representative Church Body for the dioceses of Dublin, Glendalough,(4) Kildare, Ossory, Ferns and Leighlin, and in 1882 for Meath, holding these positions until his resignation at the end of March 1913 'on account of advancing years and failing health', when he was granted a retiring allowance of £200 per annum.(4) In 1873 he was appointed architect to St Patrick's Cathedral, Dublin.(5) He was considered an authority on the Hiberno-Romanesque style.(6) Diligent in supplying the Irish Ecclesiastical Gazette with news of all his latest works, 'Mr Fuller', as a contributor to that periodical observed somewhat wearily in 1877, 'must, from the frequency with which we meet with his name in connexion with church work, have built over half of Ireland'.(7) He was evidently regarded by the Church of Ireland authorities as a safe pair of hands. 'It is not too much to say that the Church of Ireland may be congratulated on having in Mr Fuller, one whose taste and skill may be safely relied on,' ran a description of All Saints, Killesk, in the same journal in December 1878. 'The complete success of Mr Fuller's design for All Saints may be traced to the fact that the fact that no attempt was made to interfere with his plans in those matters in which he ought to be the best judge of fitness and propriety.'(8) In addition to ecclesiastical work, he was architect to the Benchers of King's Inns and to the National Board of Education,(9) and in 1912 he was appointed assessor to the Ballsbridge Carnegie Library competition.(10)

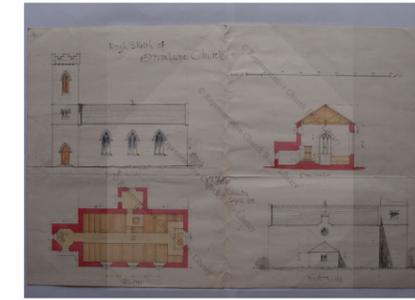
Fuller ran his practice at 179 Great Brunswick Street with a gentlemanly disregard for standard clerical procedure. 'A few months after opening my offices I discarded the regulation copying-press and the regulation letter-book... The 'correct' thing to do with letters received, was to preserve, docket and to pigeon-hole them, in the case of each separate client; whereas nine out of ten of them went into my waste paper basket immediately after receipt... I used my own discretion with regard to letters written by myself, only keeping copies of a few... In issuing cheques, I never troubled to fill in the corresponding counterfoils... I kept no ledgers or books of any sort: I could not see the least necessity for them.' He also made a point of destroying all letters marked 'Private' as he thought it 'in the highest degree treacherous and dishonourable to preserve and reproduce such letters to the detriment of the writers'.(11) His pupils and assistants included GEORGE FRANCIS BECKETT, LAURENCE ALOYSIUS MCDONNELL and possibly RICHARD GEORGE THOMPSON.

In addition to running a busy architectural practice, Fuller was a prolific writer on a variety of topics. He published several novels, which were well received,(12) as well as articles on genealogy, heraldry and antiquarian subjects. His reminiscences, *Omniana: the autobiography of an Irish octogenarian*, were published in 1916.

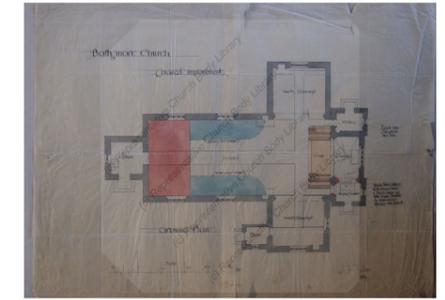
Fuller died suddenly, after a few hours' illness(13) at his house on Eglinton Road, Dublin, on 8 December 1924. In spite of the 'failing health' cited as a reason for his resignation from his position with the Representative Church Body in 1913, he was said to have 'retained all his faculties and mental vigour to the end'. He ascribed his longevity to a sound constitution which had not been undermined by excess. He ate only two meals a day, drank mainly water, confined his pipe smoking to the period after dinner, and kept his bedroom window open at night throughout the year. He was said to have left an estate of £32,216,(14) which seems in reality to have been considerably less.(15) In 1860 he had married H  l  ne (1838-1925), daughter of John Prosper Guivier, a French musician,(16) by whom he had two sons and three daughters, of whom only one daughter, Evelyn, survived him.(17) She is buried in the same plot as her parents in Mount Jerome cemetery.



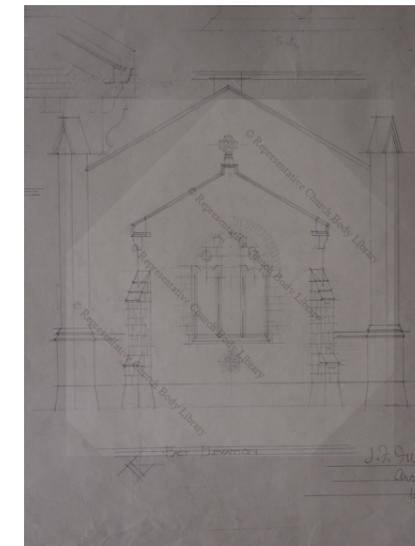
JF Fuller  
St Mathews Church, Irishtown



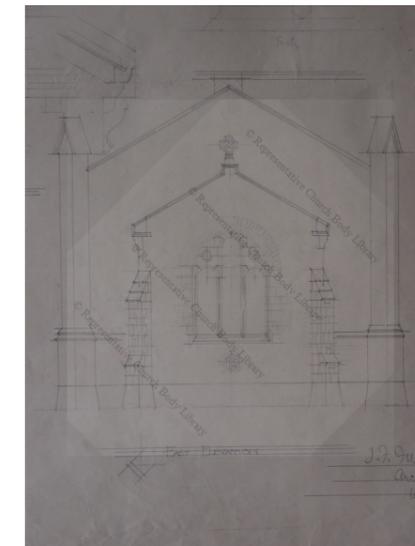
JF Fuller  
Drumlambe Church



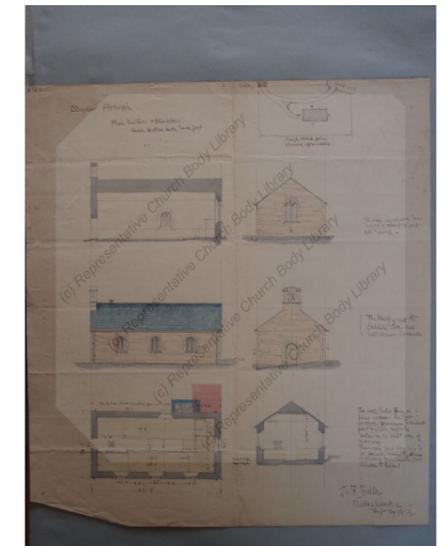
JF Fuller  
Ballymore Church



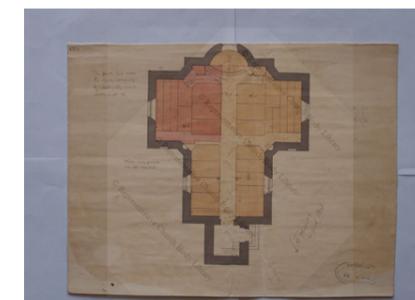
JF Fuller  
Loughcrew Church



JF Fuller  
Loughcrew Church, chancel



JF Fuller  
Church, Armagh



JF Fuller  
Unidentified

## Appendix 2

Extracts from the Irish Ecclesiastical Gazette

On Friday, July 11th, Ballivor Church, county Meath, was re-opened for Divine service after having undergone extensive repairs. The church has been re-seated, a new reading desk, chancel rails, and suitable vestry built to correspond. The weather was all that could be desired, and the neat little church was well filled with an attentive congregation of some 160 persons. The Morning Service was read by the incumbent, the Rev. J. E. Preston, A.M., and the Lessons by the Rev. R. S. D. Campbell, A.M., Rector of Leney. The Rev. Dr. Bell, Rector of Kells, preached a most impressive sermon, selecting as his subject Matthew xii., latter part of 44th verse. There were also present

Irish Ecclesiastical Gazette, August 1879

“The Council are happy to report that the work of Church-building and Church-restoration, to which they invited special attention last year, still progresses with unabated zeal. Three new Churches are being built at the present time; one at Durrow, at the sole expense of the Hon. Otway Toler; one at Moyliscar, at the sole expense of Mrs. Tottenham; and one at Syddan, from a bequest left by the late Miss Ball. At Moydrum, a Church has been built at the sole expense of Lord Castlemaine as a domestic chapel, but largely attended on Sunday evenings by the Church people of the surrounding district, as well as by the members of his lordship's household. Moydrum Church was consecrated during the present year. The Church of Ballivor has been entirely repewed and painted, &c., a vestry-room also has been added; the entire sum expended amounted to £183 10s. The Parish Church of Moate was re-opened by the Bishop, on the 1st September, after extensive improvements at a cost of over £100, principally subscribed by the parishioners themselves, who are by no means wealthy. In several other Churches a good deal has been done during the past year in the way of painting and general repairs—notably in the following:—Ballyloughloe, Balrathboyne, Fergney, Kilmessan, Kinnegad, Raddanstown, and Rathconnell.

Irish Ecclesiastical Gazette, January 1880

### Killochonigan.

The Church of St. Kineth, in the Parish of Killochonigan, Ballivor, was re-opened for Divine Service on Friday morning, 13th inst., having been for some time past in the hands of contractors. The tower and spire have been re-pointed and several improvements in construction effected calculated to defend the church from the effects of damp, which for many years has been making inroads on the tower and west wall. A pitch-pine roof has replaced the old ceiling. The chancel arch has been re-modelled. And the gallery at the west end has been removed back some feet, thereby affording more light to the body of the church, and much improving the general effect. Before the commencement of Morning Prayer, the Rev. R. J. Merrin, Rector of the parish, read some dedicatory prayers. The sermon was preached by the Rev. Canon Healy, who expressed his regret at the Bishop's illness, which prevented him from being present. The text was from

Irish Ecclesiastical Gazette, 1901

### Bazaar at Ballivor.

A very successful bazaar to raise funds for repair of the church tower was held in the Rectory grounds, Ballivor, on August 7th. The Lord Bishop opened the proceedings and congratulated the Rev. R. J. Merrin, the Rector of the parish, upon the contrast between his church of to-day and that of Archbishop Ussher's time, when the chancel was described as being in ruins and the nave in reasonable repair, and expressed his hope that the present effort would be a successful one. The grounds were gaily decorated with bunting, and a great variety of sports and competitions were carried out during the day. The stalls were held in tents, and did a good business amongst the large number of people who were present. With the united proceeds of the various departments of the bazaar considerably over £100 was realised.

Irish Ecclesiastical Gazette, 1901

### Killochonigan.

The Rev. R. J. Merrin has made a great improvement to the church of Killochonigan, more commonly known as Ballivor, by the flooring of the chancel with ceramic mosaic tiles, supplied and laid by Messrs. Dockrell and Sons, Dublin. The pattern of the tiling is both beautiful and appropriate and the chancel is finished off with steps of choice Sicilian marble.

Irish Ecclesiastical Gazette, December 1903

Condition Report  
and  
Proposal for Restoration  
of  
Karn Reed Organ  
St. Kenneth's Church  
Ballivor  
Co. Meath

Prepared for Meath County Council by:

Fr. Darragh Connolly  
Tearmann Anama  
Ballyjamesduff  
Co. Cavan  
086 322 4346  
reedorgansireland@gmail.com  
www.reedorgansireland.com

### Technical Specifications

Manufacturer:

D.W. Karn Co. Ltd, Woodstock, Ontario, Canada.

Model Particulars:

Case Style M  
Action 14  
Ranks of Reeds: **4 plus Sub-bass**  
Number of Reeds: **257**  
Pitch: Estimate A450-455(Not modern pitch of A440)  
Approximate Date of Manufacture: **1910-1920**  
Solid Quarter-sawn white oak  
Chapel Model

Stop List (19 stops):

Bass Coupler  
Highland Bagpipe 2Ft  
Viola 4Ft  
Wald Flute 4Ft  
Harp Aoeline 4Ft  
SubBass 16Ft  
Missing  
Diapason 8Ft  
Missing  
Vox Jubilante  
Grand Solo 4Ft & 16Ft  
Dolce 8Ft  
?? Diapason 8Ft  
Cremona 16Ft  
Violoncello 16Ft  
Wald Flute 4Ft  
Viola 4Ft  
Melodia (Non-original Stop Face)  
Treble Coupler

### Condition Report

The organ is in need of extensive work, a complete and total refurbishment inside and out is required.

#### The Case:

The case is in generally good condition albeit covered in dirt, pigeon droppings and cobwebs. There is no sign of woodworm in the case. The finish will need to be stripped and French polished. This is particularly necessary because of the pigeon droppings.

The front panel, called the key-slip is missing. The rail into which this slots is also detached from the organ but is present. This is a problem which can be overcome by either sourcing a part from a parted-out organ or replication. This issue is discussed below under Proposal of Work. Obtaining measurements and photos of this part will not be a problem.

There is one minor repair to trelliswork on the back panel.



#### Upper Action:

The Upper action is the mechanical part of the organ which rest on the bellows and comprise the keyboard, stop assembly, and reeds amongst other parts.

The upper action is intact with nothing significant missing. The only exception is the absence of two stop faces and a non-original replacement. These can be sourced.

There is evidence of woodworm in the lower front rail of the reed pan which is unlikely to be the cause of structural issues but is indicative of the high moisture content of the wood due to damp conditions.

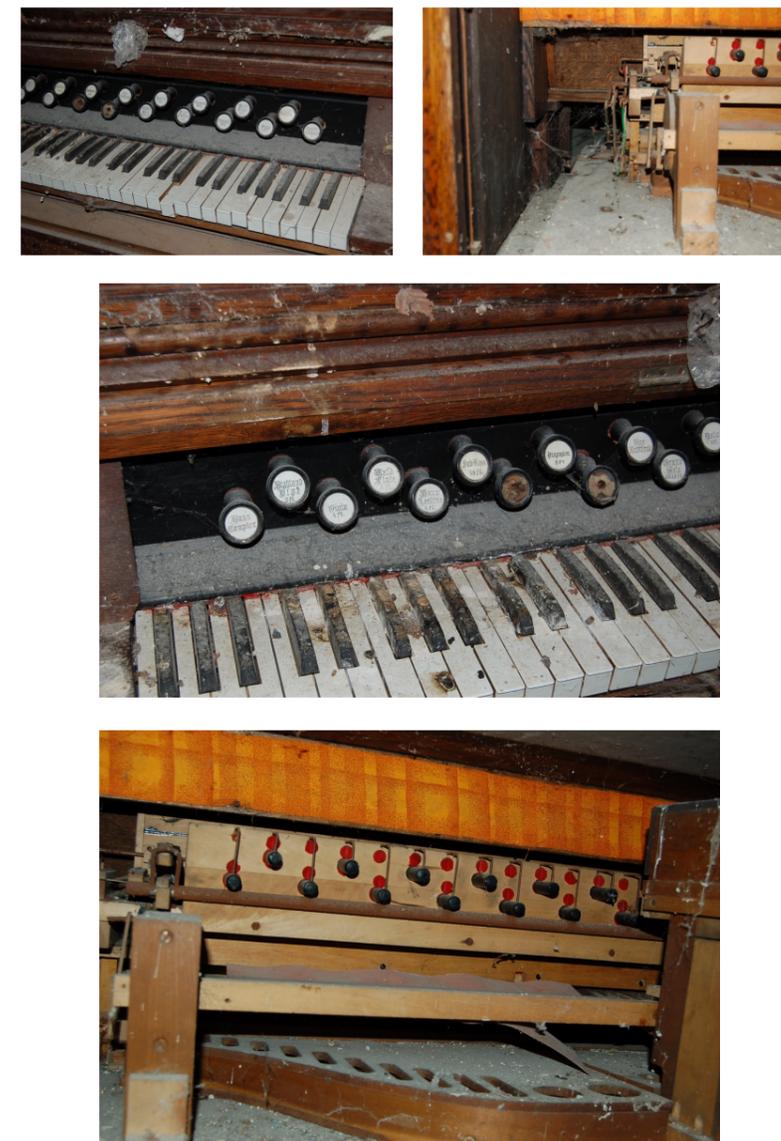
The top of the reed pan is also separating from the frame on the front treble side. This can be relatively remedied.

The keys appear to be in very good condition and no evidence of woodworm is to be seen at the front end at least. All key tops and key fronts are intact.

Clearly it is not possible to comment on the interior condition of many components without a complete deconstruction but I can speculate that the coupler mechanism is likely to need a complete rebuild. The extent of the rust on other visible ferrous metal parts would indicate this.

Some stop-linkages have been poorly repaired at some stage. This will need to be corrected.

No visible issues with the upper action would appear to be insurmountable or cause of great concern.



### The Lower Action:

The lower action is the part of the organ which is comprised primarily of the bellows and ancillary components.

The bellows is intact and is of solid wood construction. Without dismantling the organ it is not possible to state the exact condition of the boards but they appear to be free from woodworm and in restorable condition.

This organ has a hand pumping mechanism which is missing its handle.



## Principle of Conservation in Restoration

It is always my goal in the restoration of a reed organ to leave the instrument entirely playable and aesthetically pleasing. It should not only sound well but look well too.

If markings, such as pencil signatures and dates, are found in the organ these are retained and will be documented photographically.

All materials and methods used in the restoration of the organ will be sensitive to the historical nature of the instrument. As such hot hide glue or fish glue will be used for the attachment of replacement leather and felt in the rebuild of the upper action and the attachment of bellows cloth in the lower action. The only exception to this will be where a strong structural repair must be made and can only be achieved with a modern adhesive in order to safeguard functionality.

Whilst endeavouring to use only materials used in the original construction, including wool felt and organ grade leather, it is not possible to obtain original rubberised bellows cloth. A suitable replacement, accepted in the reed organ restoration community, will be used.

### Valuation

In its present condition this organ has effectively no value. Many are given away and in many cases disposal ends up costing money.

After restoration there is no market to determine the value of this organ since they never come up for sale in Ireland in restored condition.

The Vox Humana mechanism will be serviced to move freely and vanes replaced if necessary. The SubBass unit will be dismantled, cleaned, serviced, and re-shellacked.

All linkages for the stop mechanism, great and swell mechanism, and ancillary parts on the upper action, will be cleaned and renewed as appropriate. All other miscellaneous repairs will be made.

### The Lower Action:

The bellows will be completely stripped, cleaned, re-sealed, new one-way leather valves installed, and re-covered with new bellows cloth. Pedals will be stripped and their mechanism renewed. The hand-pumping mechanism will be rebuilt to functioning condition.