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# Denny Street, Tralee

## Advice for building owners

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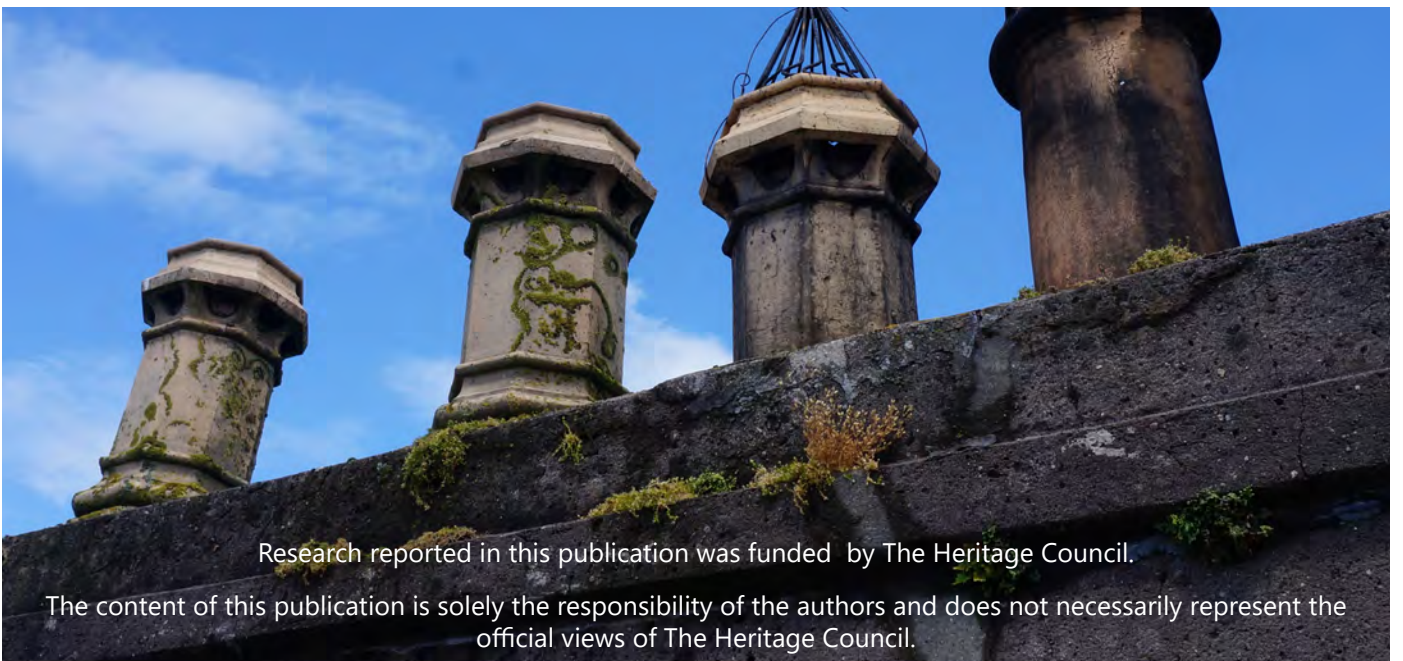
by Gareth O'Callaghan



An Chomhairle Oidhreachta  
The Heritage Council



JCA Architects

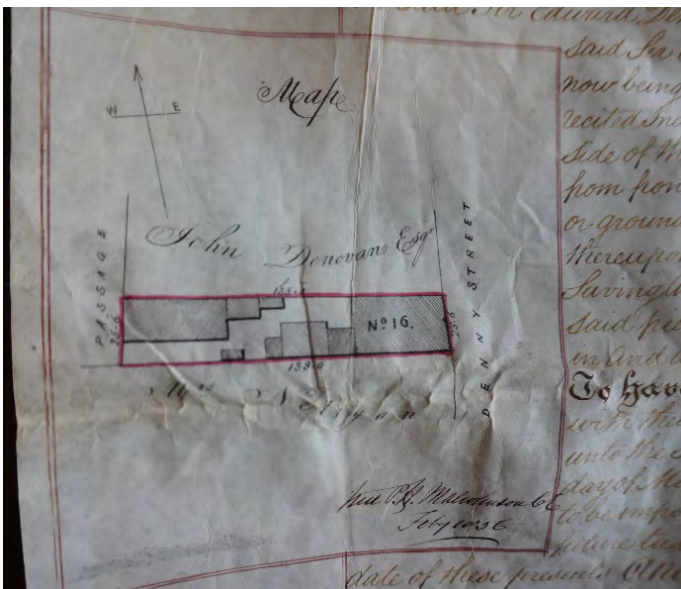


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## Denny Street

- Buildings and street layout are largely intact
- Architecturally distinguished: of National significance
- Generous width and formal views towards the Ashe Memorial Hall set it apart from other streets in the town.
- Laid out shortly after the demolition of Tralee Castle in the early 1820's
- Set out as development plots, with individual sites sold to developers who built houses along both sides of the street, in accordance with general design principles dictated by the original landholder.



## Denny Street, the Square & Environs Architectural Conservation Area

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- Denny Street is at the heart of this Architectural Conservation Area
  - Identifies the importance to Denny Street of its harmonious scale, plot sizes, building heights and proportions
  - Details on Denny Street highlighted as being of particular importance to the character of the ACA include projecting cornices and decorative stucco (plaster) detailing
  - Doorways in the Denny Street ACA are predominantly panelled doors with decorative fanlights above and Ionic timber columns at either side.
  - The retention of traditional roof pitches, profiles, slate coverings and render or brick chimney stacks form an important part of the architectural rhythm of Denny Street.
  - The ACA recognises the importance of retaining original features including shopfront details, chimneys, rainwater goods, iron boundary railings, carriage stops, boot scrapers, letter boxes, door plates, windows & window sills, slates, chimney pots and decorative moulding and corncicing.
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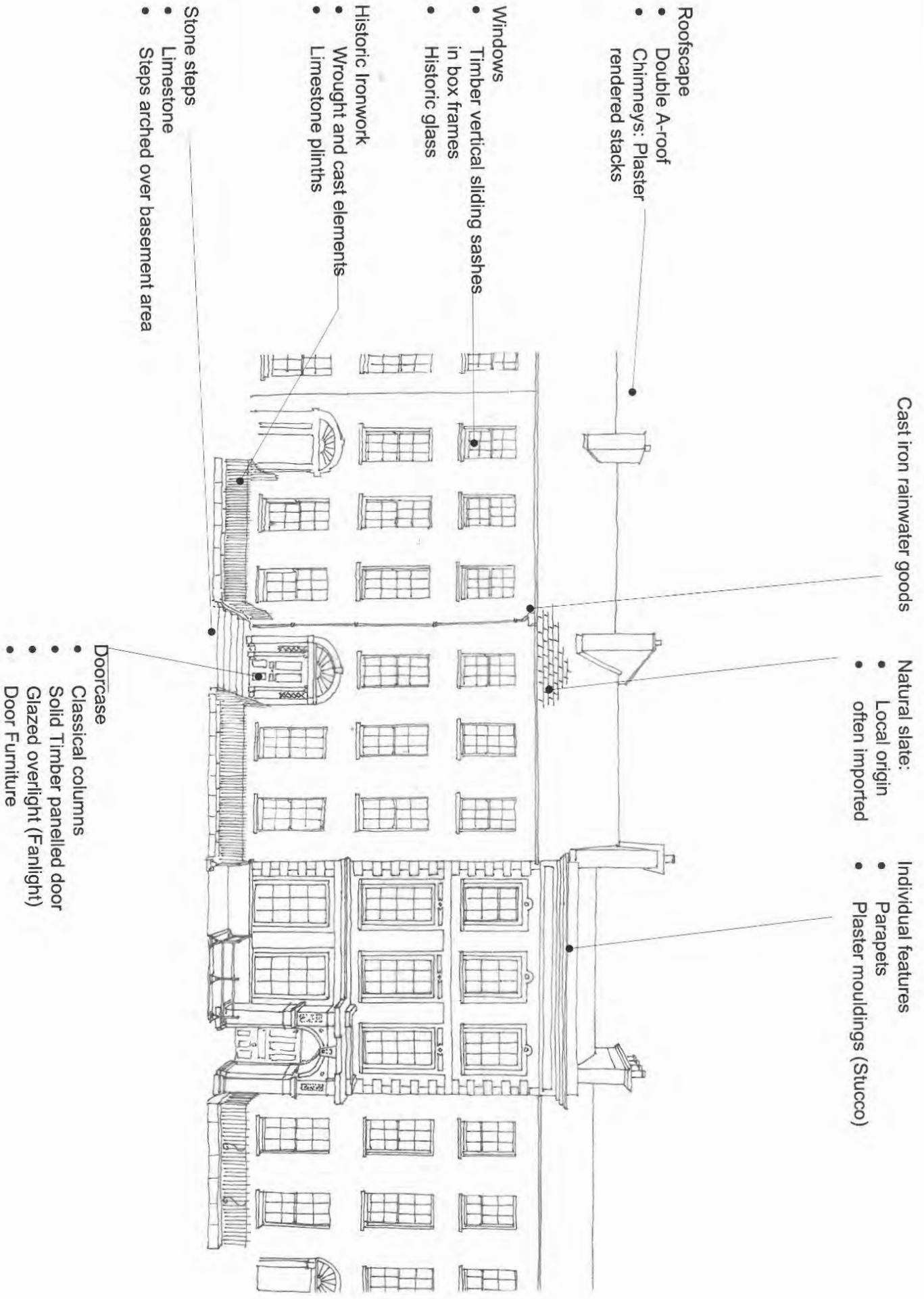
## Characteristics of Denny Street buildings

Denny Street retains a great deal of its important Georgian architectural character.

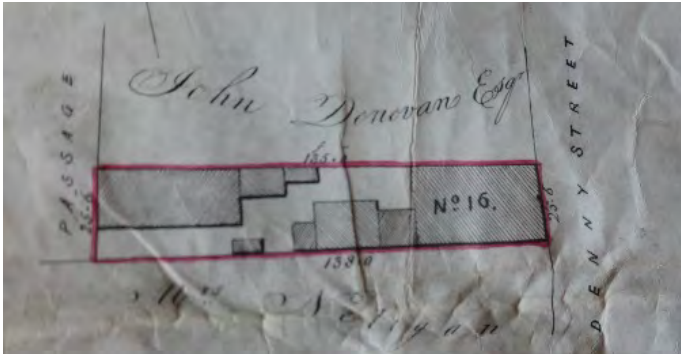
Individual buildings retain a balance of scale, height, materials and form that would originally have been dictated when the street was first developed. Buildings generally retain a single main access, and the introduction of commercial uses to residential buildings during the 19th and 20th centuries has not altered this feature. Most buildings retain their original pair of windows at ground floor beside the main entrance.

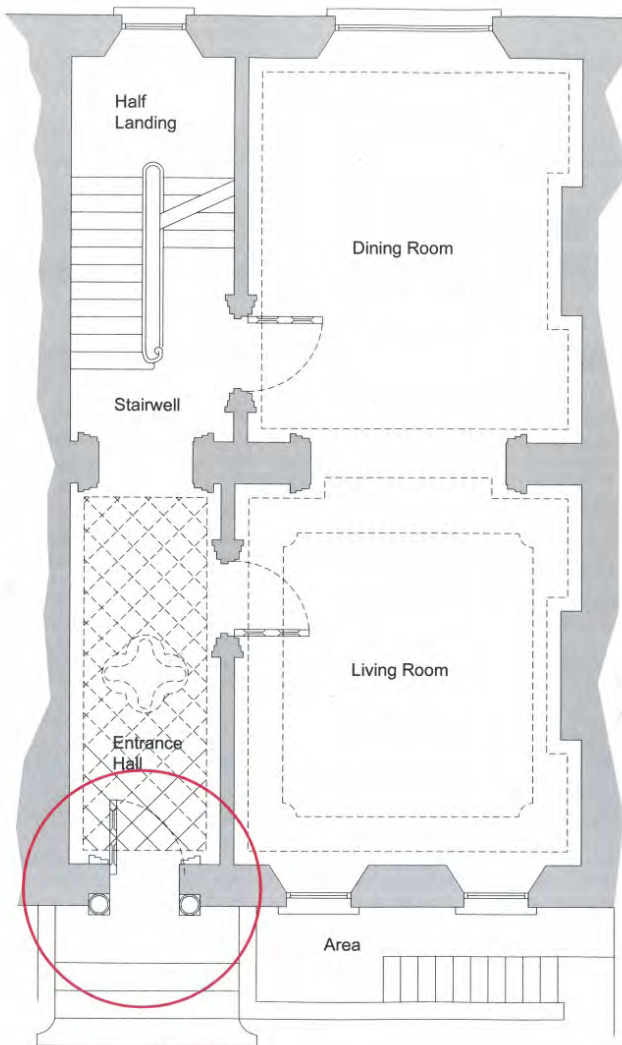
The width of the street allows the buildings to be fully appreciated from a distance not possible in the narrower streets more typical of Tralee.



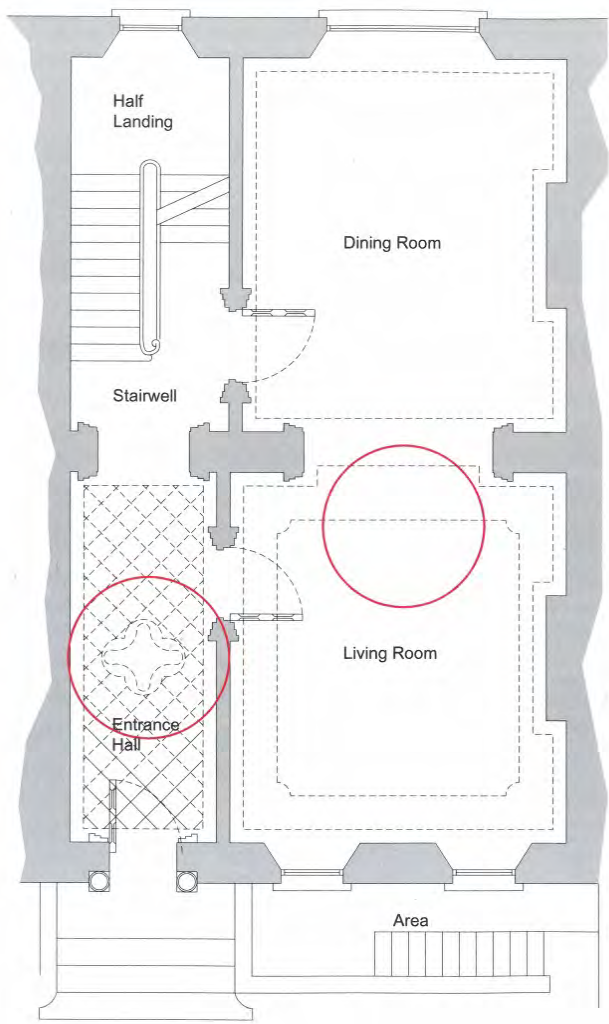
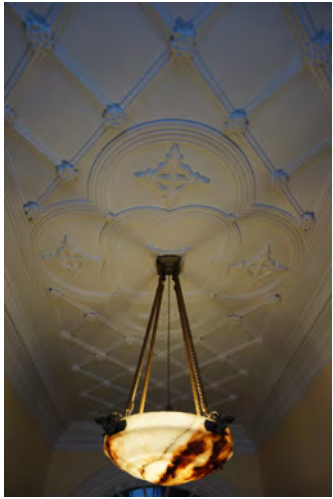


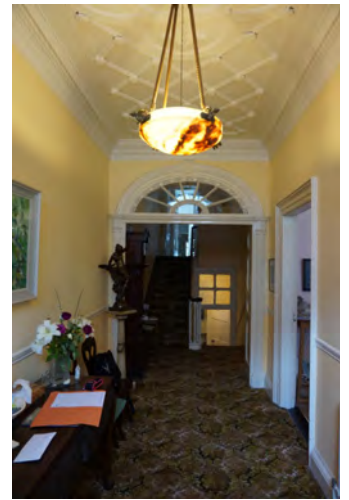
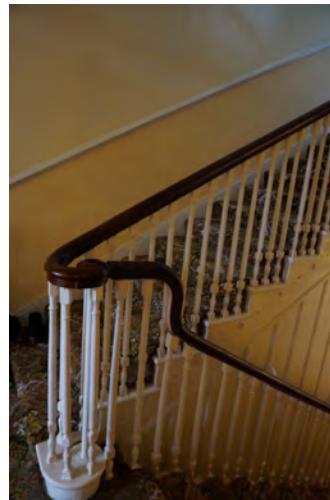
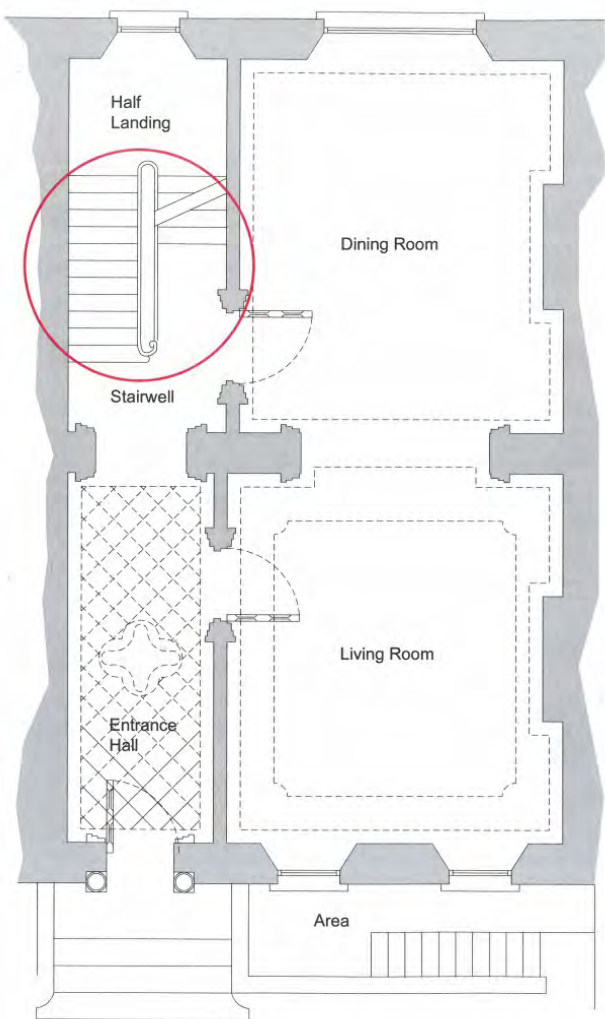
## Character Case Study: No. 16 Denny Street

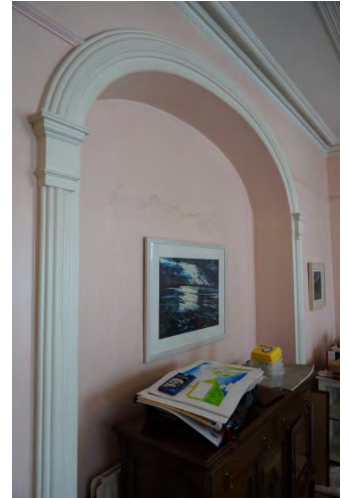
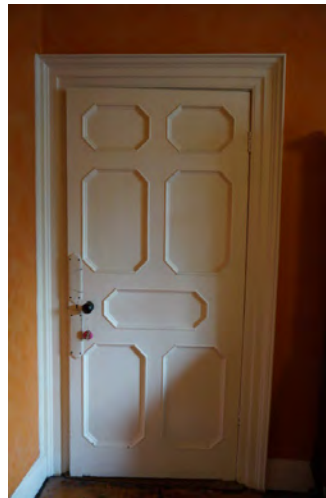
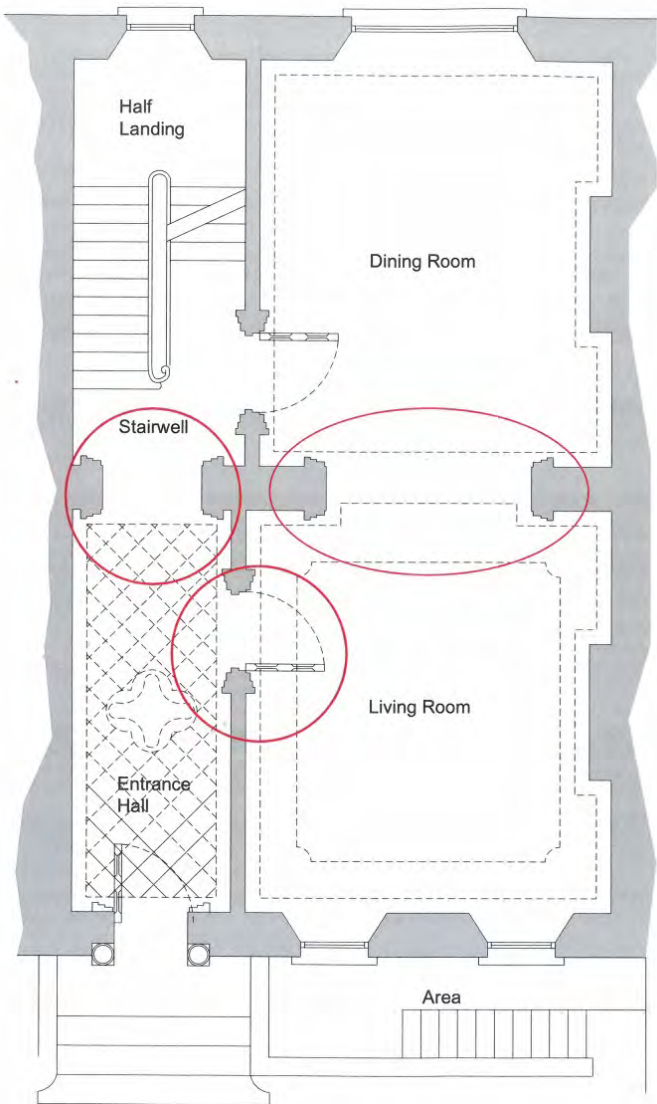


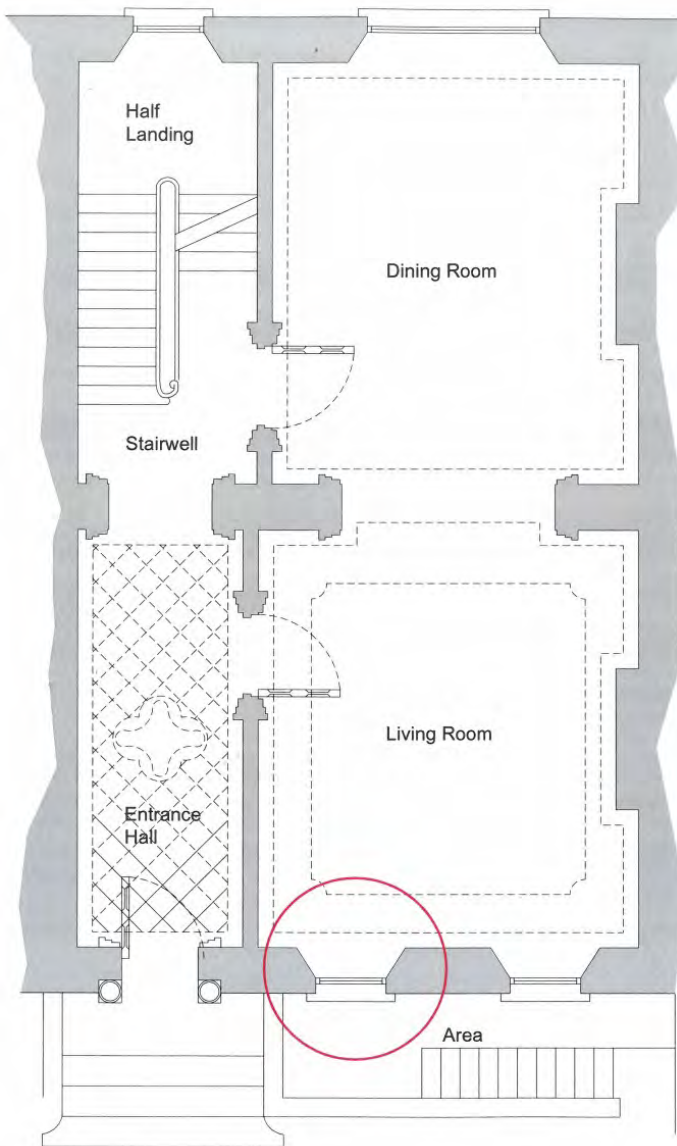


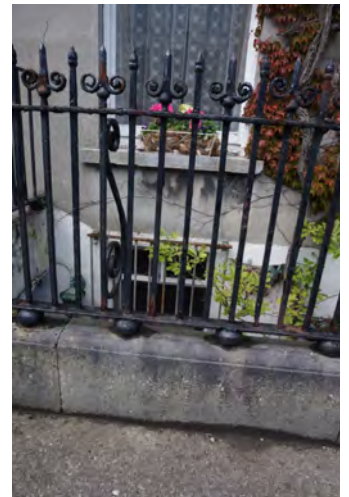
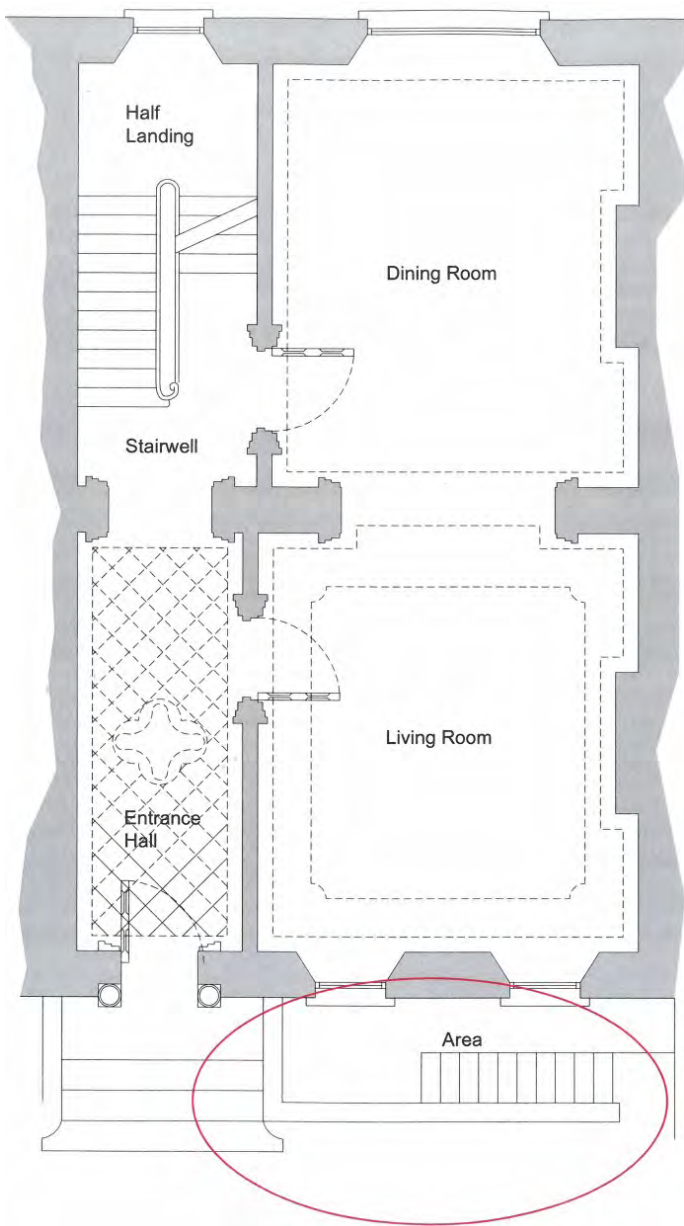












## Typical problems: Roof coverings



Roofs on Denny Street retain their original roof profile and pitch in almost all cases, and natural slate covering is an important part of the character of the buildings.

Maintenance and ongoing inspection and repair of slates is an important part of conserving the entire building. Water ingress as a result of a small number of slipped slates can be the cause of damage which is very costly and complex to repair. Individual slipped slates may be replaced by new slates clipped into place, without removing other slates..

If a building is to be re-roofed, existing slates may be re-used. An appropriate breathable roofing felt will further protect the roof covering



## Typical problems: Roof structure



Timber decay typically occurs where timber comes into contact with damp masonry, or is exposed to moisture from damage to roof covering.

Damaged areas of timber can be cut out and replaced with new sections, in order to preserve the original roof structure.

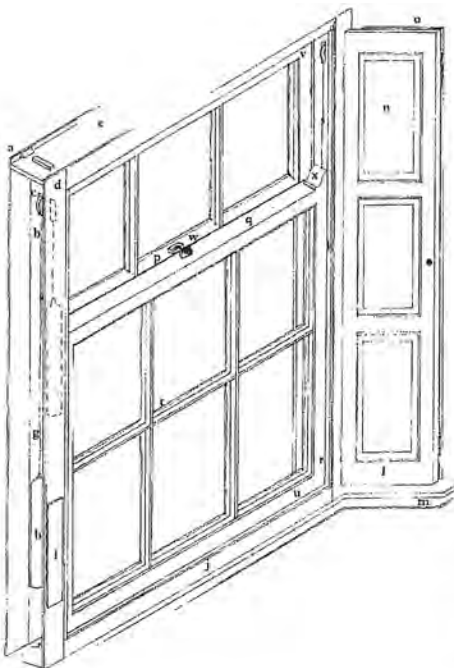


## Timber sash windows: Repair and maintenance



Timber sash windows are made up of many individual elements. Where timber decay has occurred, it is possible to remove only the damaged elements and to repair or replace them before splicing them back in to the original window. Specialist knowledge is required in order to undertake these repairs.

The profile of glazing bars, and horns should be noted and maintained if new elements are required



### Frame parts

- a. outer lining
- b. pulley stile
- c. pulley
- d. inner lining
- e. head piece
- f. parting bead
- g. weight box
- h. weight
- i. pocket
- j. sill
- k. staff bead
- l. shutter
- m. dado
- n. shutter panel
- o. shutter leaf

### Sash Parts

- p. meeting rail top sash
- q. meeting rail bottom sash
- r. sash stile
- s. sash cord
- t. glazing bar
- u. bottom rail
- v. top rail
- w. catch
- x. horn

Anatomy of a Sash Window



## Typical problems: Ironwork

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Many buildings on Denny Street retain their original cast and wrought iron railings

Corrosion of ironwork occurs where the protective paint covering deteriorates. Areas where ironwork meets stone, particularly where water may collect, are very vulnerable to corrosion

Ironwork should be inspected regularly and repainted at the first sign of rust or where paint is breaking down

Rust should be removed and ironwork cleaned before repainting in order to ensure a thorough seal.

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## Typical problems: Internal decorative plasterwork

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Original internal plasterwork in Denny Street is most often made of lime plaster. This is quite a robust material, with damage generally occurring when the supporting timber laths or brackets, or timber floor or ceiling structures become damaged, generally by water.

Structural movement can also cause damage to plasterwork.

It is important to eliminate the causes of damage, such as water ingress, before repainting or covering damaged wall or ceiling plaster. This is particularly important in the case of dry lining walls. Dry lining can further trap moisture and cause additional damage to the underlying surfaces

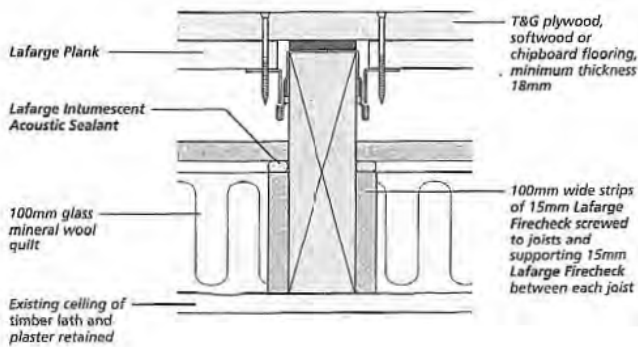
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## Energy Conservation in Historic Buildings

- The greenest buildings is one already built: the re-use or continued use of older buildings is a key component of sustainable development
- Upgrading the energy efficiency of an historic building may be prioritised using the following methods:
- Draught proofing of windows and doors
- Roof insulation
- Replacement of outdated services with high efficiency units and updated controls
- Repair of shutters and fitting of curtains. The installation of secondary glazing may be considered.
- Floor insulation





## Fire Protection in Historic Buildings

- Issue of Fire Safety a significant one for the continuing use of historic buildings.
- Key to successfully meeting the demands of fire safety is to find a use appropriate to the existing building.
- Fire detection and alarm systems are important, but care needs to be taken in their installation to avoid excessive damage to historic fabric.
- Existing doors may be upgraded using paints and seals to provide additional protection, and lobbies may be introduced to prevent larger scale changes to original plan forms.
- Additional external means of escape may be successfully integrated to upgrade fire safety of an existing building.
- While sprinkler systems can be damaging to historic building fabric, both in terms of installation and water damage through their operation, more modern misting systems may meet fire protection requirements and be less invasive.



## Maintaining Historic Buildings

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- It is always preferable to repair historic building fabric rather than replace it.
  - Routine maintenance of roof coverings, rainwater goods, and chimneys is essential to avoid damage and costly major repairs.
  - External timber joinery, such as doors and sash windows, should be maintained, including regular repainting.
  - A survey should always be undertaken prior to specifying repair works, so that the condition of the building is fully understood.
  - New works should be distinguishable from old, while respecting the original building's character.
  - Specialist advice should be sought with regard to appropriate repair techniques.
  - New uses should be compatible with the fabric and nature of the existing building.
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## Seeking Specialist Advice

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- Kerry County Council is planning to develop a register of specialists with experience in delivering conservation-led building projects
  - Architects: The RIAI has a professional accreditation system for conservation architects: Grade 1 architects are the most experienced, and Grade 2 and 3 conservation architects have demonstrated an understanding of conservation in practice.
  - Structural Engineers: Engineers should demonstrate a good understanding of historic building construction, the causes and treatment of decay, and the least invasive methods of meeting modern regulatory requirements
  - Building Contractors: Contractors should have experience of working with old buildings. Specialist contractors should be used for the repair of brick, stone, renders and mortars, timber sash windows, historic doors, fanlights, ironwork and timber decay.
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## Process involved in good conservation practice

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- 1. Establish Significance
    - Historical research / sources
  - 2. Proposed Use
    - change of use?
    - understand fire regulations / other legislation
  - 3. Intervention
    - reversibility
    - contemporary
  - 4. Conservation Best Practice / Principles
    - Importance of survey & records
    - repair rather than replace
    - minimum intervention / appropriate intervention
    - specialist skills
    - record work as you go
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## Further Information

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- Online publications:
- Built Heritage Advice series: available online on the Department of Arts, Heritage, Regional, Rural & Gaeltacht Affairs website. Topics covered in the brief guides, aimed at building owners, include Access, Energy Efficiency, Roofs, Iron, Brick, Windows and Maintenance:
- <http://www.ahrrga.gov.ie/heritage/heritage-publications/?month=0&years=0&topics=44&paged=1>
- Dublin City Council's Built to Last: the Sustainable Reuse of Buildings (Dublin City Council, 2004) provides an analysis of the long-term financial and environmental advantages of re-using historic buildings rather than building new buildings on the same site. It is available online:
- [http://www.dublincity.ie/sites/default/files/content/Planning/HeritageConservation/Documents/sustainable\\_reuse\\_buildings\\_athusaid\\_inbhuanaithe\\_foairgneamh.pdf](http://www.dublincity.ie/sites/default/files/content/Planning/HeritageConservation/Documents/sustainable_reuse_buildings_athusaid_inbhuanaithe_foairgneamh.pdf)
- Frank Keohane: Irish Period Houses: A Conservation Guidance Manual, published by Dublin Civic Trust, 2016