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Conservation Architects

for  
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Former Spicer's Bakery Masterplan, Athlumney Lands, Navan

Conservation Report / Management Plan

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Photograph: Current condition of Spicer's Bakery on first floor looking north

# Former Spicer's Bakery, Athlumney Lands, Navan

## 1.0 Introduction

This report has been produced in support of the Spicer's Bakery, Ramparts Car Park & Andy Brennan Park Project led by Paul Hogarth Ltd, appointed by Meath County Council.

The masterplan site is located to the east of Navan Town Centre in County Meath on the right bank of the River Boyne. The R153 road traverses the site east to west. To the north is the former Spicer's Mill, associated vacant buildings and car parking for the Ramparts River Walk. To the south is Andy Brennan Park, a triangular shaped public space on the shores of the river.

This report focuses on the former Spicer's Bakery Site and is informed by:

The Meath County Council Brief and Vision for the overall Masterplan: Spicer's Bakery, Ramparts Car Park and Andy Brennan Park Project.

Paul Hogarth Ltd: Design Statement: Spicer's Bakery, Ramparts Car Park and Andy Brennan Park Project.

Consultation was undertaken with:

Conservation Officer Robert Miles, of Meath County Council on two occasions. A site visit to discuss the project on the 10th August 2022 and via Microsoft Teams to discuss the developed proposals on 06th December 2022.

Navan Silver Band: Site visit to discuss the project and investigate boundary conditions on 22nd November 2022 and via Microsoft Teams to discuss the developed proposals on 13th December 2022.

An Taisce via Microsoft Teams initial meeting on 15th September and on 13th December 2022 to present the proposals to James Leahy.



Site Location to East of Navan Town Centre on right bank of River Boyne



Spicer's Bakery Site highlighted (Yellow) within overall Spicer's Bakery, Ramparts Car Park & Andy Brennan Park Project Site Boundary

## Former Spicer's Bakery, Athlumney Lands, Navan

### 2.0 Historical Context & Setting - Historic map illustrating development of the site

#### HISTORIC CONNECTIONS

During early 19th Century, the Mill complex had a more open connection with the canal, Boyne Road, and surrounding town.  
LA RPS ID: 90881. NIAH Reg Number: 14010089  
Description: 'Detached six-bay four-storey corn store built c. 1860 with exposed rubble facade.'

#### YARD SPACES

Open spaces between buildings most likely used as working 'yards' handling deliveries, materials and sales.

#### RELATIONSHIP WITH THE RIVER BOYNE & CANAL

Historically the canal ran directly alongside the rear of Spicer's Mill.  
RPS Name: Spicer's Basin, Upper Boyne Navigation  
RPS ID: 90882



OSI 6 Inch Map (1829-1841)

Historic Map showing site conditions and context

The original Spicers Mill complex site can be easily distinguished. The original central 4 storey Mill Building (North/South Orientation) is legible on plan, with adjacent yards formed by single and two storey buildings.

# Former Spicer's Bakery, Athlumney Lands, Navan

## 2.0 Historic Context & Setting - Site Topography

### RELATIONSHIP WITH THE RIVER BOYNE & CANAL

Historically the canal ran directly alongside the rear of Spicer's Mill.

RPS: Spicer's Basin, Upper Boyne Navigation

RPS ID: 90882

### INFILL BUILDINGS ALONG THE CANAL

Physical and visual connection with the canal reduced as the site is further developed

### PROTECTED STRUCTURE

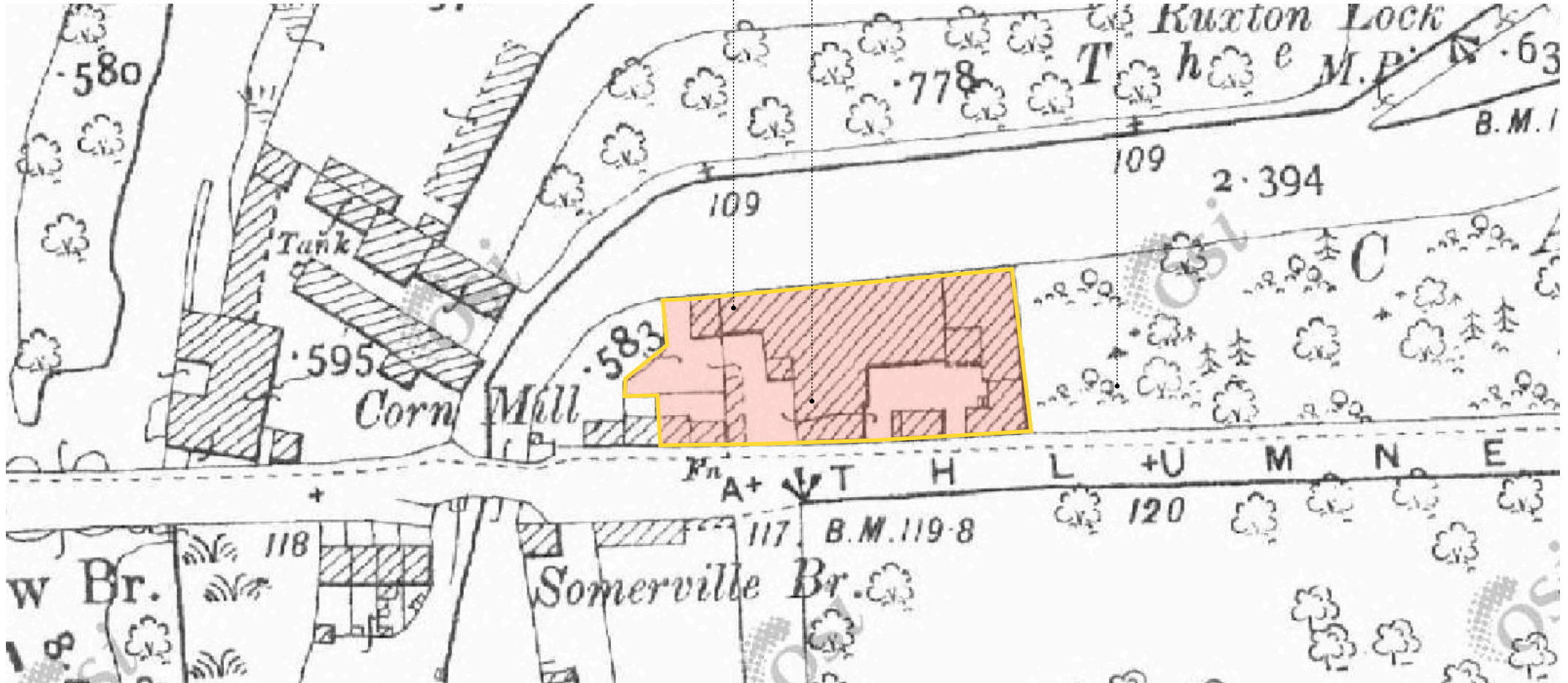
Building footprint appears to be the main mill building (constructed c.1860s)

RPS Name: 'Spicer's Bakery'

RPS ID: 90881

### YARD SPACES

Open spaces between buildings reduced in size however still remain a key part of the site layout/structure



OSI 25 inch Map (1897-1913)

Historical Map showing site conditions and context

The Spicers Mill complex site can be seen to develop with incremental infill between the earlier development pattern.

The original central 4 storey Mill Building (North/South orientation) remains legible on plan, with adjacent yards formed by single and two storey buildings reducing in size.



OSI 25 inch Map (1897-1913)  
Historical Map showing site conditions and context

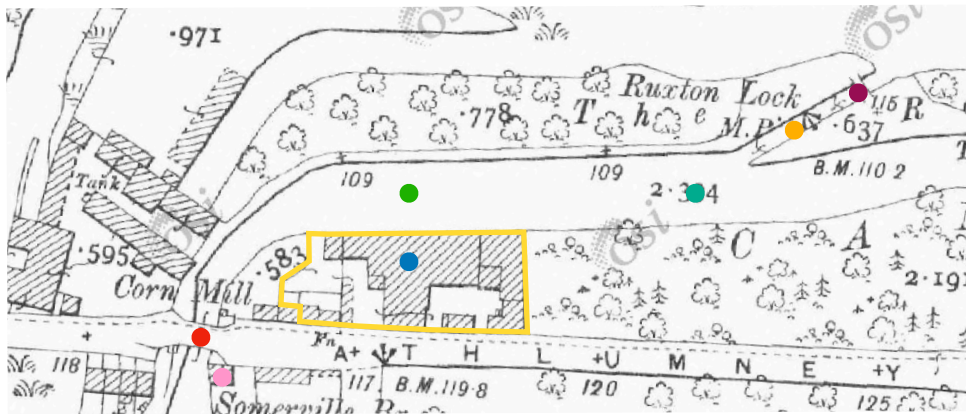


Aerial Image of Site (c. 2020)  
Solid yellow line highlights historic Mill Complex considered within this report

The Spicers Mill complex site can be seen to develop further with substantial industrial infill between the earlier development pattern, with later conversion to Spicer's Bakery. The original central 4 storey Mill Building (north/south orientation) remains legible on plan, but by this time has been altered to a 3 storey configuration. The bakery extended to the east with the additional of large scale industrial units. Adjoining lands and properties to the west are now under ownership of the Navan Silver Band. An Taisce obtained ownership of the canal to the north of the site boundary from The Spicer family in 1969. The Bakery Closed in 2012 and is now in Meath County Council Ownership.



A summer excursion c. 1900 at Spicer's Basin (The Ramparts), Navan.  
Credit: James Young



Map showing locations of Record of Protected Structures via Meath County Council Database

## Designations

### Meath Built Heritage - Record of Protected Structures

- LA RPS ID: 90881
- NIAH Reg Number: 14010089
- Description: 'Detached six-bay four-storey corn store built c. 1860 with exposed rubble facade. Now in use as bakery.'
- LA RPS ID: 90882
- NIAH Reg Number: 14010083
- Description: 'Remains of canal harbour built 1792, now partly filled in.'
- LA RPS ID: 90883
- NIAH Reg Number: 14007114
- Description: 'Canal, constructed c. 1785, opened 1792 and closed 1932.'
- LA RPS ID: 90884
- NIAH Reg Number: 14010081
- Description: 'Canal lock, built 1792, with ashlar limestone walls and remains of timber lock gates. Closed in 1932 and mass concrete walls built across lock.'
- LA RPS ID: 90885
- NIAH Reg Number: 14010080
- Description: 'Hump back single arch bridge, built 1792, with scroll ended and coursed rubble parapets and inscribed plaques'
- LA RPS ID: 90878
- NIAH Reg Number: 14010087
- Description: 'Double arch bridge over navigation channel, with three inscribed plaques, built 1792, widened 1936.'
- LA RPS ID: 90879
- NIAH Reg Number: 14010097
- Description: 'Detached two-storey over basement former gate lodge, c 1870. Exposed rubble facade. Arched gateway attached with single and pair of wrought iron gates c. 1870'

## Former Spicer's Bakery, Athlumney Lands, Navan

### 2.0 Historic Context & Setting - Historical Overview

#### Historic Context of The Spicer Family:

For almost two hundred years, the Spicers were one of the most influential and important families of Navan and for North Leinster. They were successful Millers and Bakers with a family tradition spanning six generations.

The original John Spicer was born 1743 but it was his grand-son John Spicer II that developed the family business by carrying out a coal, corn, flour, timber and seed business in Academy St., as noted from the 1856 edition of Slater's Directory.

John Spicer III (b. 1853) eventually took control of the business during a time when milling was still carried out by the traditional method of the old stone process, compared to the roller system that had revolutionised the industry in the USA. John Spicer III sought to pioneer the use of this method within Ireland.

John Spicer III bought a bakery on the Boyne Road from Luke Smyth when the latter retired in 1899. He then owned 3 mills including Blackwater Mill, one in Ludlow Street and the third near his bakery on the Boyne Road. This building on the Boyne Road is thought to have been constructed circa 1860 as outlined Meath County Council's Record of Protected Structures.

The Spicer's family business flourished during the 1900s. In 1915, two years after the Boyne Navigation Co. went into liquidation, Spicers bought the canal linking Navan to Drogheda. It was also successful for a time ferrying grain to Drogheda and returning with coal and timber. An Taisce purchased the navigation rights to the canal from The Spicer family for one Irish pound on 1969.

John Spicer III died in 1922 and his obituary in the Meath Chronicle describes him as "the dominating figure in the business life of Meath, and one who's industrial activities extended far beyond the boundaries of his native county ... he was recognised as one of the best employers in the country, possible in the province ... and the pivot upon which ... tillage hung for many years ... a man who's memory will live long in the hearts of the people, whose monument is in the midst of the community in the great business he worked up and in the Manu civic enterprises which he inaugurated."

After the death of John Spicer III, his son John Spicer IV continued in his father's path, leading to John Spicer V being the Managing Director of Spicer & Co. Ltd. where he modernised the Boyne Road Bakery and set up a confectionery plant in Trim and acquired the company's premises in Kells from which that towns bakery operated.

At its height, Spicer's had employed an estimated 300 people, however in October 2012, Spicer's Bakery became victim of the economic collapse, and it was put into receivership, with the loss of the remaining 20 jobs in the bakery on the Boyne Road. Bread had been baked there for over 100 years and it was regarded as a "dark day for the town" by local representatives as reported in the Meath Chronicle.

Information sourced from:  
'Spicer's Mills and Bakery'. Navan & District Historical Society. [ONLINE]



Photograph of Former Spicer's Bakery viewed from Boyne Road (N&DHS)



John Spicer III (1852-1922) (N&DHS)



Rampart, Walk, Navan, Co. Meath  
NLI - The Lawrence Photograph Collection



## Former Spicer's Bakery, Athlumney Lands, Navan

### 2.0 Historic Context & Setting - Historical Overview

#### Historic Context of Canals:

*"Navigable cuts and canals are of great and general utility; while at the same time they frequently require a greater expanse than suits the fortunes of private people."*

Adam Smith, 1776

Before 1700, most Irish and British inland waterways had been built by aristocratic landowners to carry agricultural products. However, in that year a new waterway opened that was radically different. The Aire & Calder Navigation, linking Leeds to the sea, was built primarily by textile merchants and coal owners who saw a better transport infrastructure as a key part of the development of their trade. It took over two decades to become established, but by the 1770s many of the original promoters had become so wealthy from increased trade, that they were able to purchase large country estates. More river navigations were built by merchants in the first half of the 18th century, strengthening the position of established industrial towns. These early canals, linked directly to trade, were highly successful.

The success of the waterway system, and the industries it supported, had a major effect on Britain and Ireland's economies. However, waterways were essentially local in character - financed and built by local people, and their greatest effect was upon the communities through which they passed.

When the first canals were built, people were unsure about the future return on their investment. The result was that just over one quarter of the UK's waterways were built as narrow canals, with locks just seven feet wide, in the belief that it would make them less expensive. These narrow canals were certainly marginally cheaper, but their small size made them less able to cope with the increasing traffic that developed, particularly in the second half of the nineteenth century. During this period, most new trade was carried by railways, and a few canal companies built railways along their waterways to offer an improved service. Despite the railways, successful canals held on to their traffic during the 19th century, and some increased their tonnage of goods carried.

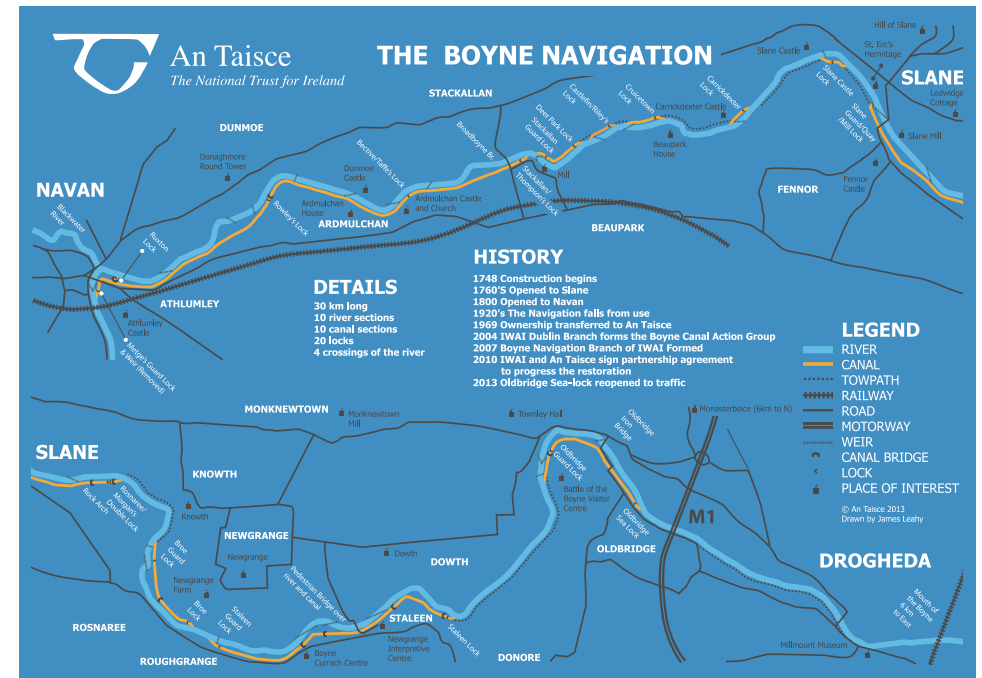
The winter of 1963-64, and the change from coal gas to North Sea gas in the following decade, marked the end for a canal transport industry incapable of coping with the demands of customers increasingly reliant on speedy deliveries by a developed road system.

#### Historic Context of Boyne Navigation, Co. Meath:

The Boyne Navigation Company began the construction of the Boyne Canal in about 1748, and over the next 50 years a series of bypassing canals were built to avoid the worst rapids and eventually stretched for 19 miles from Drogheda to Navan mostly on the Southside. A feature of the tow path that was awkward for the horses and barges is that it changes from one side of the river to the other between Oldbridge and Broad Boyne Bridge (Stackallan). It was donated to An Taisce in 1969, being acquired from John Spicer.

Information sourced from:

'A canal located on the River Boyne'. An Taisce. [ONLINE]



Source: An Taisce Website: <https://www.antisce.org/boyne-navigation>

## Former Spicer's Bakery, Athlumney Lands, Navan

### 2.0 Historic Context & Setting - Relationships with the town



Photograph from the Boyne Road showing street perspective of original Corn Store Complex



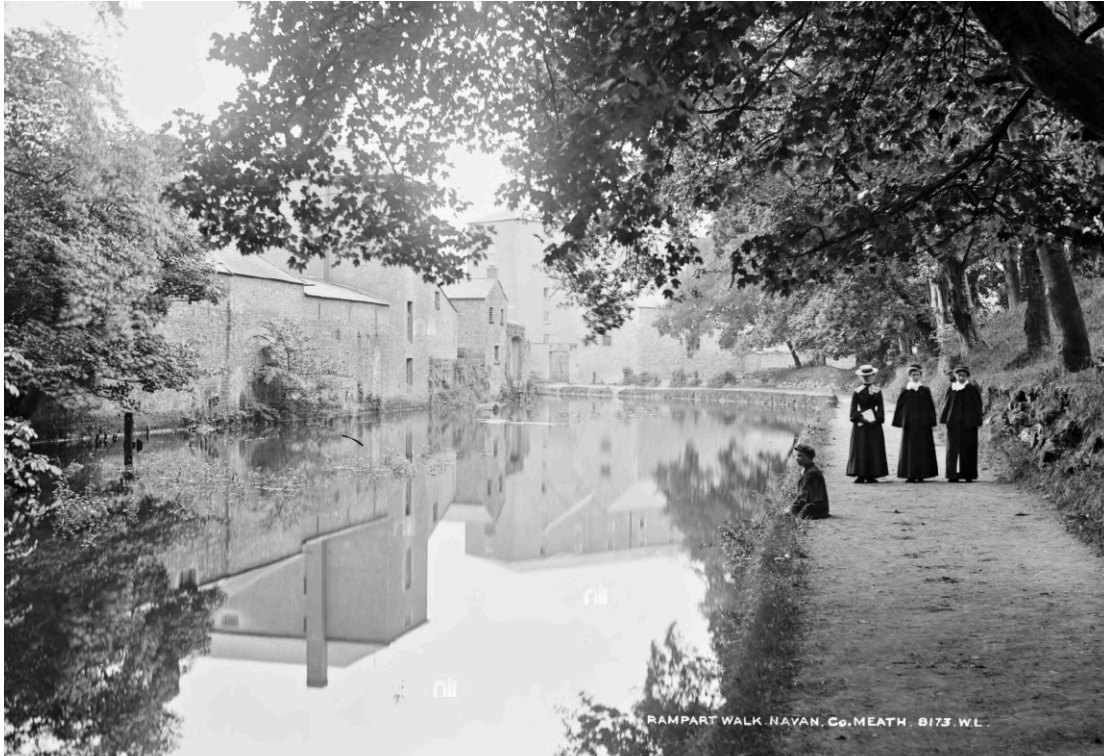
Photograph from the Boyne Road showing street perspective of previous Spicer's Bakery Office looking West towards Navan town

The original central detached six-bay four-storey corn store built c. 1860 with exposed rubble facade remains legible from the Boyne Road, however substantial industrial infill between the earlier development pattern and conversion to Spicer's Bakery has negated the connection through to the canal and the legibility of the original complex of which elements remain.

The granular massing with changes in scale and roof typology creates a dynamic streetscape along Boyne Road which proposals will seek to retain and enhance.

## Former Spicer's Bakery, Athlumney Lands, Navan

### 2.0 Historic Context & Setting - Infilling of 'Spicer's Canal'



Rampart, Walk, Navan, Co. Meath  
NLI - The Lawrence Photograph Collection  
Ref: 8173 W.L.

A historical image showing the original canal location to the rear of the former Spicer's Bakery. Historically the canal ran directly alongside the rear of Spicer's Mill.  
RPS ID: 90882 / NIAH Record: 14010083 - Described as 'Remains of canal harbour built 1792, now partly filled in'.



Site Photo of Rear Boundary (2022)  
Architect's Own

A site photograph taken in 2022 showing the current condition to the rear boundary of the former Spicer's Bakery. The remains of the previous canal are now infilled and there is a growth of mature trees set back from the boundary. The area is in current ownership of An Taisce, having acquired it in 1969 from John Spicer.

# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Ground Floor Key Spaces



01: Warehouse/shed space



02: Warehouse/shed space connected to the historic mill/bakery building



03: Historic 'Yard/Courtyard' space - Protected Structure



04: Rear of building, original 'patchwork quilt' of masonry records the history of the site's development.



05: Warehouse/shed structure.



06: Remnants of ancillary spaces



07: Recent extension building



08: Historic 2 storey 'lean-to' structure connected to the main mill building - Protected Structure



09: 2 storey building which housed the bakery office spaces



10: Historic 'Yard/Courtyard' space



11: External yard space

# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - First Floor Key Spaces



01: Original Mill/Bakery work space looking North, showing 3 storey conversion for bakery use: Bakery machinery remains in-situ.



02: Building is currently open to the elements. Existing timber windows in poor repair.



03: Steel and timber floor joists exposed to underside of second floor. Original windows to corner indicate original floor levels when 4 storey Corn Store existed.



04: Eastern Wall with infilled openings from original 4 storey mill building.



05: Timber roof structure of extension to East.



Aerial view of existing structures

# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Bakery Office Exterior Key Spaces



01: East Elevation with upper windows blocked.



02: East Elevation looking North.



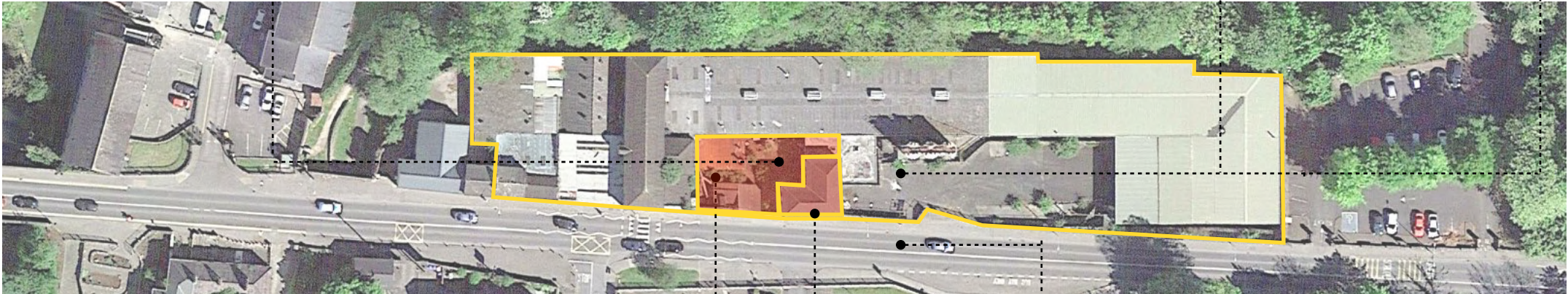
03: Side door entrance to East Elevation.



04: West Elevation with existing windows blocked and adjoining single storey extension.



05: West Elevation looking North.



06: Courtyard Context looking towards Mill building.



07: Courtyard Context looking South.



08: Front Elevation with existing windows blocked onto Boyne Road.



09: Street Perspective on Boyne Road.



10: Connection to stone site wall to East of existing office building.

**Former Spicer's Bakery, Athlumney Lands, Navan**

**3.0 Analysis of Existing Structures - Bakery Office Interior Key Spaces**



01: Ground floor west entrance living area. R.0.B1



02: Ground floor west entrance living area. R.0.B1



03: Ground floor west entrance living area. R.0.B1



04: Ground floor west entrance living area. R.0.B1



05: Fireplace to north wall in living area. R.0.B1



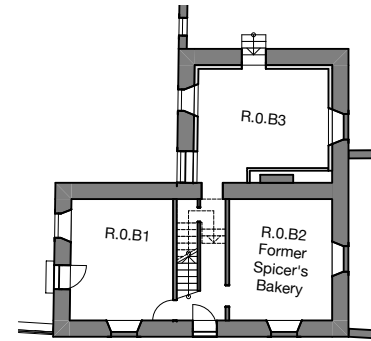
06: Internal view of front door.



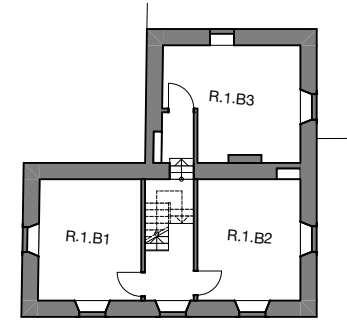
07: Existing staircase.



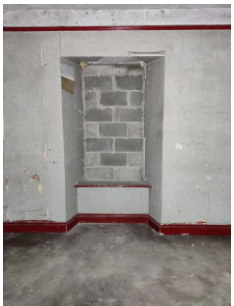
08: Store underneath stairs.



Existing Ground Floor



Existing First Floor



09: Infilled windows to eastern GF room. R.0.B2



10: South-East room on GF looking North. R.0.B2



11: Infilled windows to eastern GF room. R.0.B2



12: North Room looking towards front elevation. R.0.B3



13: North Room leading to rear extension. R.0.B3



14: North room looking East. R.0.B3



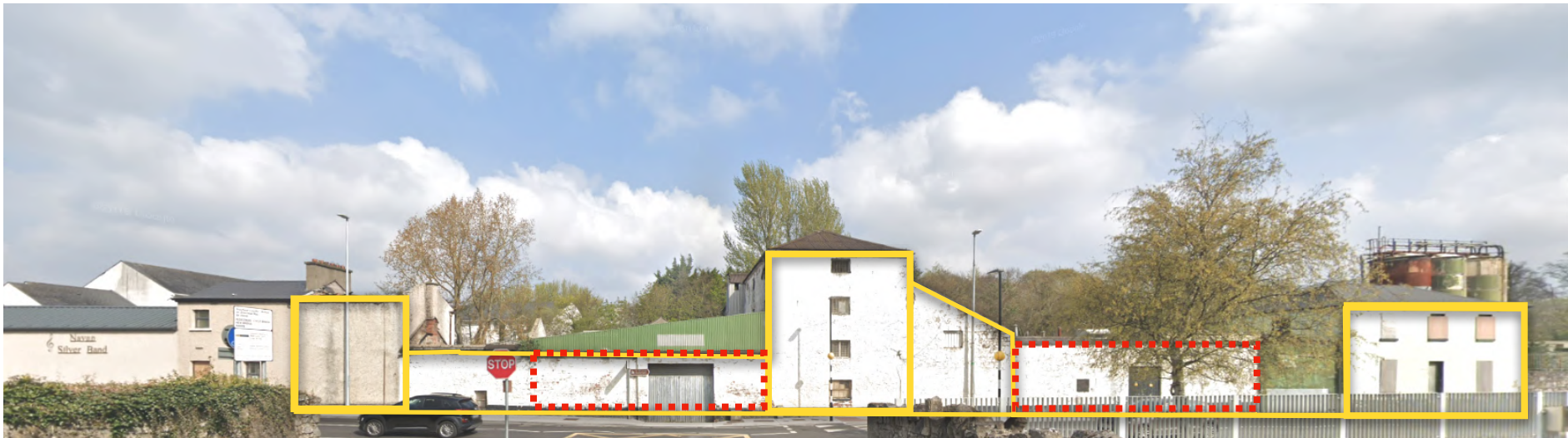
15: North room looking West. R.0.B3



16: Existing roof space condition.

## Former Spicer's Bakery, Athlumney Lands, Navan

### 3.0 Analysis of Existing Structures - Key built form to Boyne Road



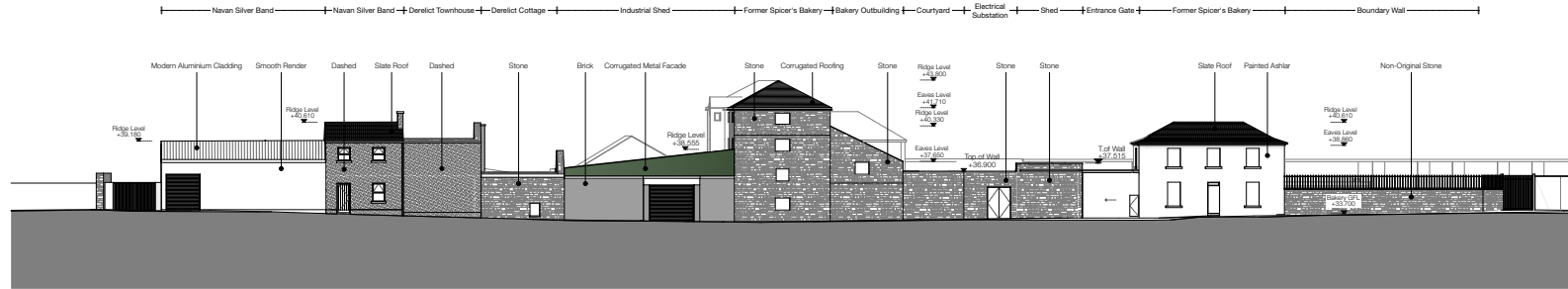
— Primary structures identified as significant (original stone structures) which could form key elements of the overall site composition.

■ ■ ■ Secondary structures (incremental infill) which could be removed to increase permeability and create active frontages within overall masterplan.



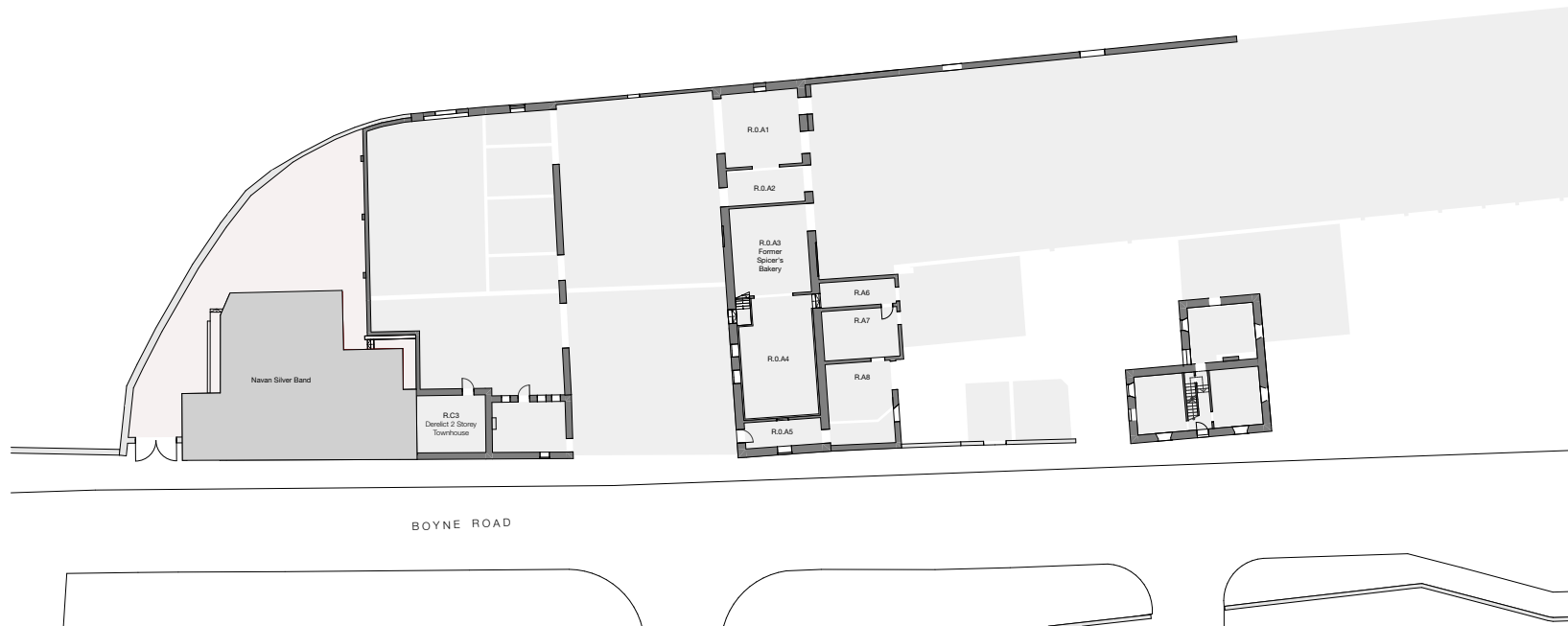
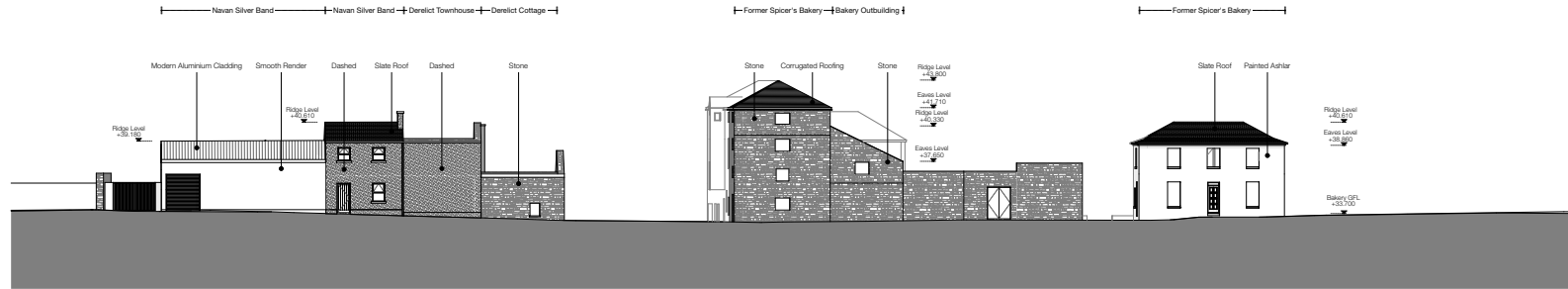
# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Existing Street Elevation & Site Plan



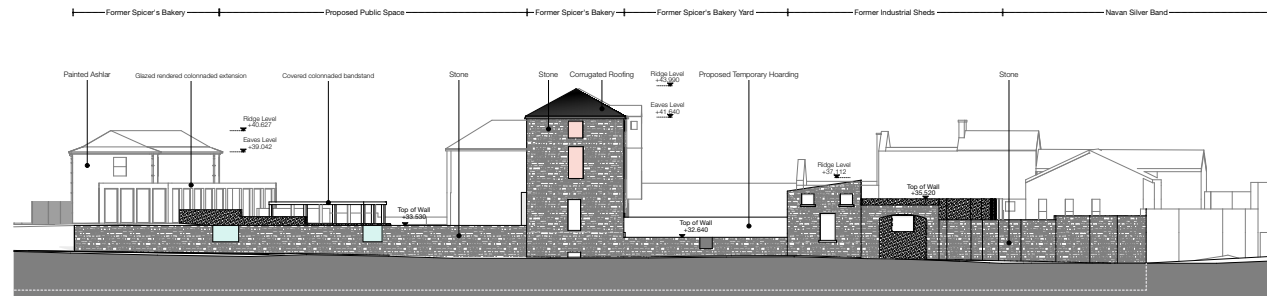
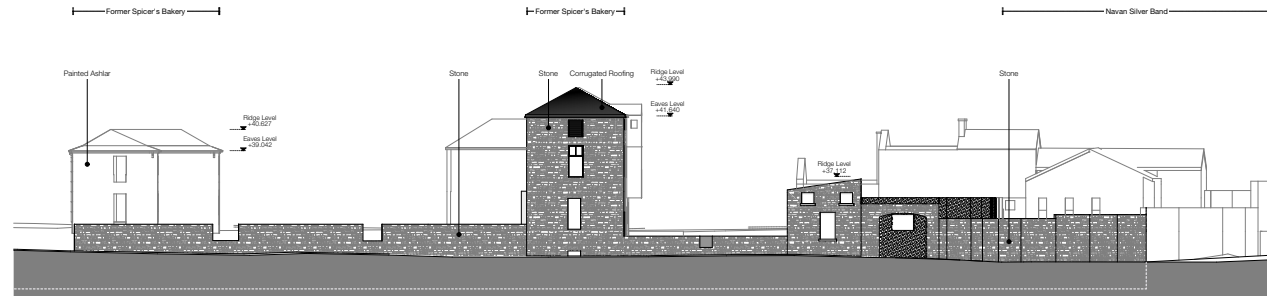
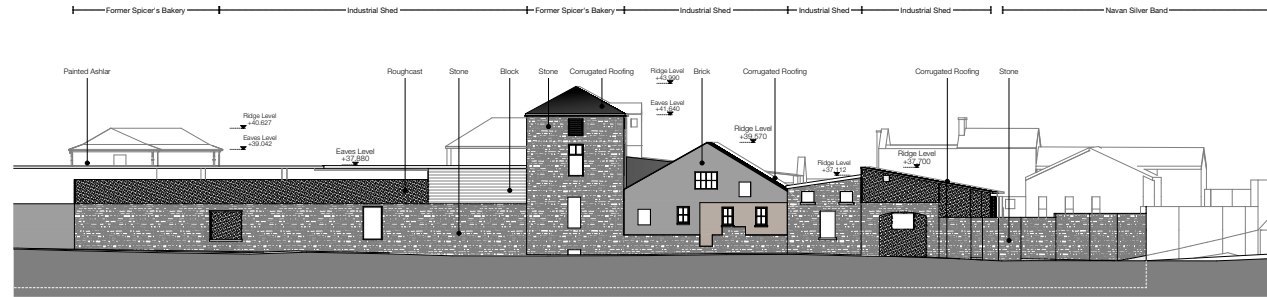
# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Existing Street Elevation & Site Plan showing historic stone structure (17th/18th Century)



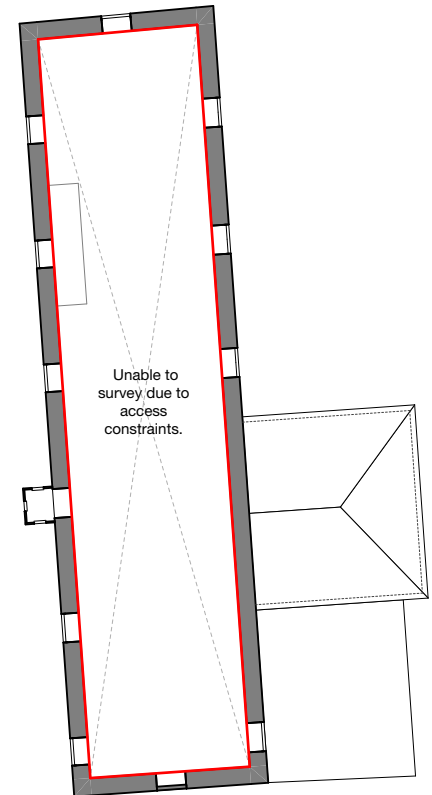
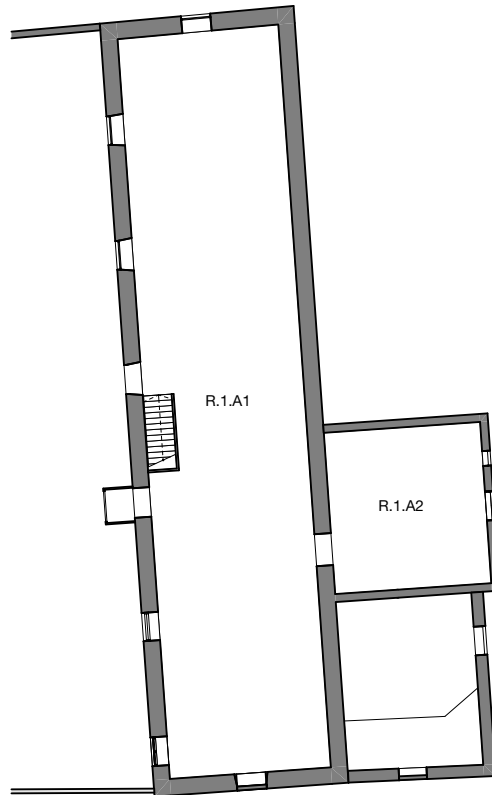
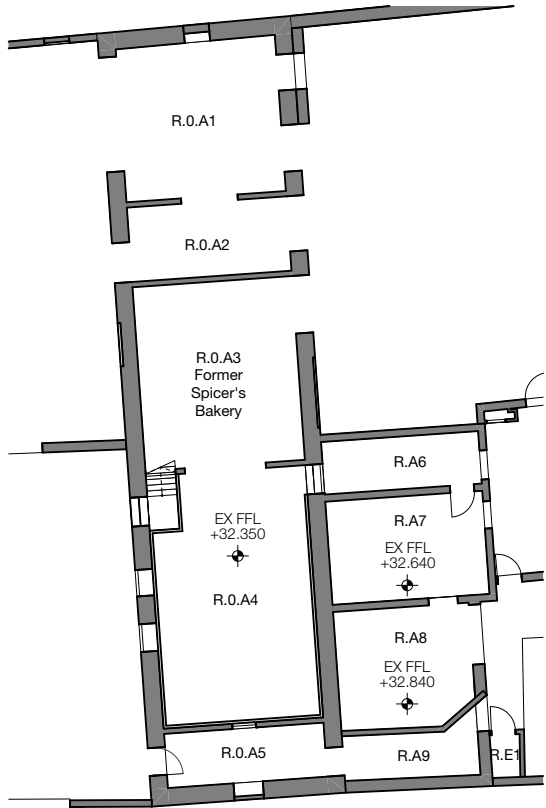
# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Canal Side Elevations



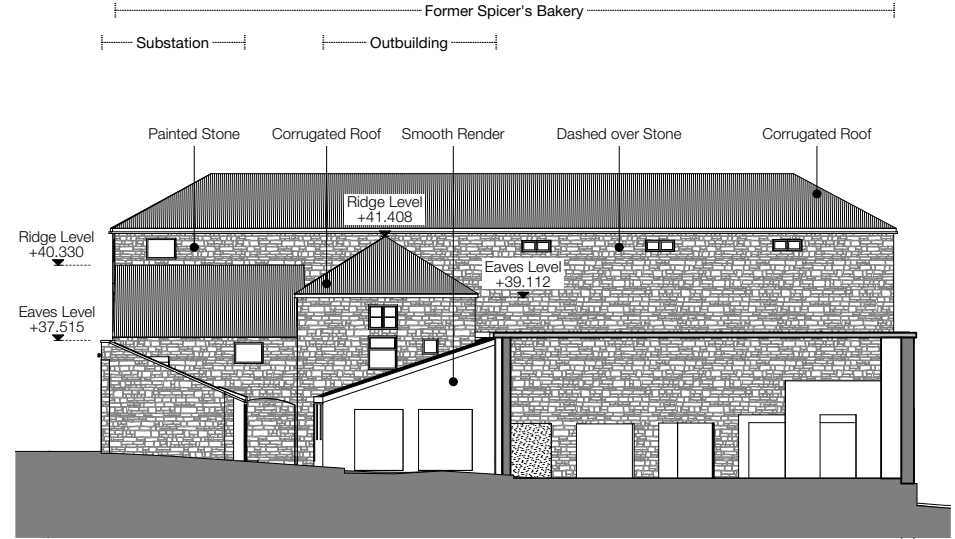
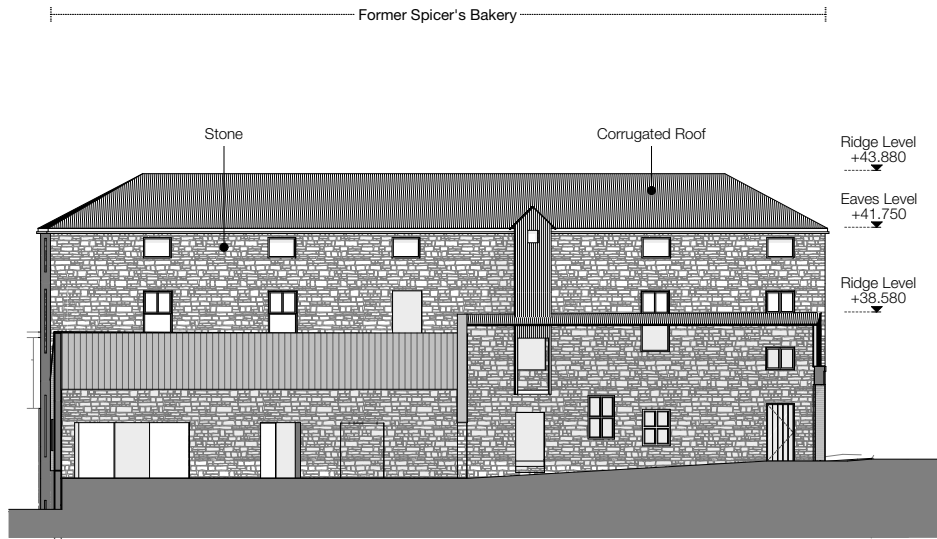
Former Spicer's Bakery, Athlumney Lands, Navan

3.0 Analysis of Existing Structures - Floor Plans of former Spicer's Bakery



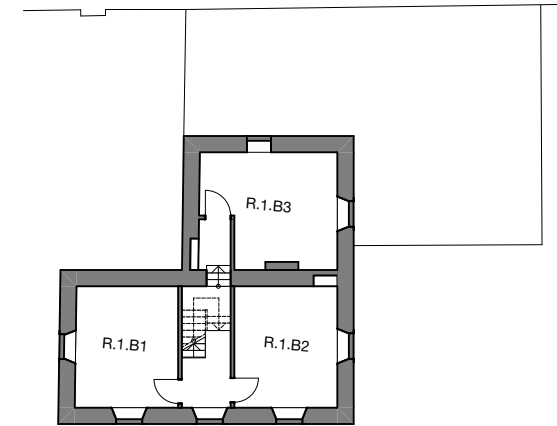
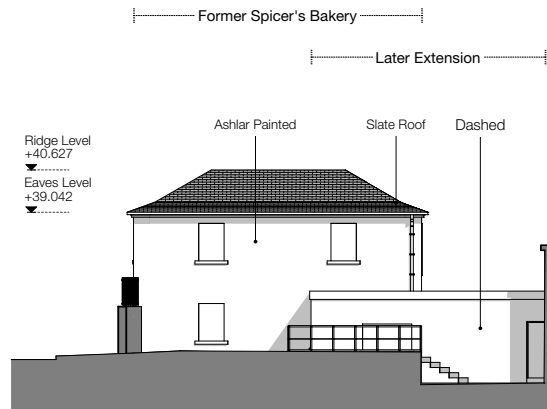
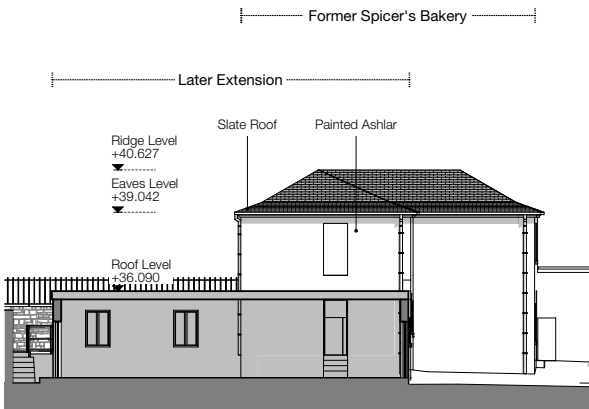
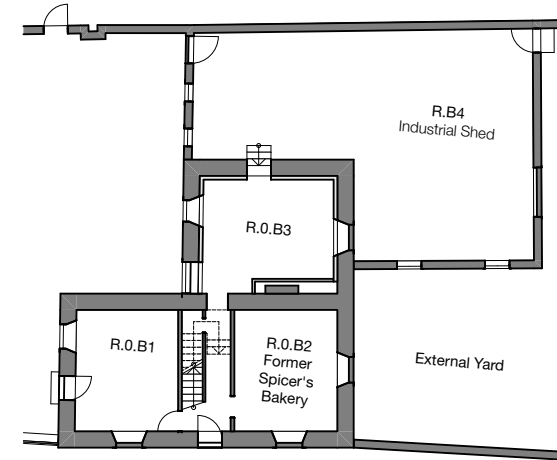
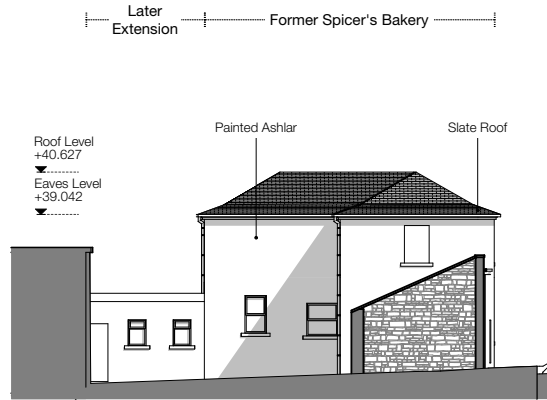
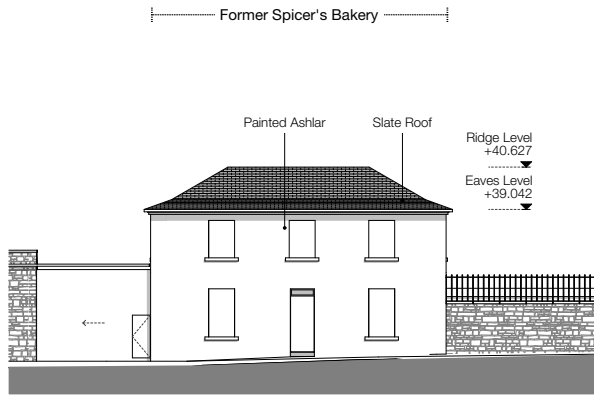
# Former Spicer's Bakery, Athlumney Lands, Navan

## 3.0 Analysis of Existing Structures - Existing East and West Elevations of original Mill Building



Former Spicer's Bakery, Athlumney Lands, Navan

3.0 Analysis of Existing Structures - Existing former Spicer's Bakery Office



## Former Spicer's Bakery, Athlumney Lands, Navan

### 4.0 Statement of Significance

#### Significance of the former Spicer's Bakery Building

The ensemble has significance due to its connection with the local history and heritage of the Spicer family, their Mills, Bakery and Canal.

The buildings and uses are a local landmark within Navan and have played a key part within the lives of many associated with the Mill and Bakery over many generations.

The buildings have significance as an ensemble of industrial architecture, developed in association with emergence of canal network in Ireland, providing a valuable reflection of the developing Socio-Historical context of the area. Historic photographs also record the use of the canal and basin for pleasure craft as well and commercial uses. LA RPS ID: 90882, NIAH Reg Number: 14010083 Description: 'Remains of canal harbour built 1792, now partly filled in.' 'The Ramparts' area to the north of the site has long had a use of social use.

The rear stone boundary walls with archways to the canal form an important element within the setting. The courtyard to the West of the Mill aligns on a North/South axis to Convent Road as seen on the first OS Map (1829-1841). This is an important connection visual connect that has been lost.

The fabric of the buildings charts the transition of industrial construction methods: from load-bearing stone construction and slate roofing, to Victorian brickwork, to steel frame and metal cladding.

The retaining stone structures constructed in random rubble stone retain the majority of the plan form and massing from the time of the OSI 6 Inch Map (1829-1841).

The stone boundary wall to the north sits over the original Boyne Navigation canal wall, ensuring its preservation for potential excavation at a future date.

The original central detached six-bay four-storey corn store built c. 1860 with exposed rubble facade remains legible from the Boyne Road and structurally in tact. This Later interventions converted this to a 3 storey configuration for use by the bakery with the ability to have greater floor to ceiling heights and floor loadings for bakery machinery. LA RPS ID: 90881, NIAH Reg Number: 1401008. Description: 'Detached six-bay four-storey corn store built c. 1860 with exposed rubble facade. Now in use as bakery.' Original window openings from the 4 storey configuration are still visible although many have been in filled. have mainly been infilled.

The current Navan Silver Band property originally formed part of the Mill complex, with the eastern two storey element forming one of a pair of semi-detached properties. The adjoining single storey structure remains without a roof covering as does the eastern semi detached property, although its openings have been closed and rendered to the Boyne Road, evidence of the opening remain internally.

The former Spicer's Bakery Office Building formed an important architectural 'book-end' to the east of the ensemble.

The office building most recently served the Spicers Bakery until its closure in 2012. The original 'L' shaped plan form of this building has been retained as has the hipped slate roof form and window and door openings.



OSI 6 Inch Map (1829-1841)  
Historical Map showing site conditions and context.



Contemporary photograph showing elevation key elements to the Boyne Road.

#### Challenges

- Once an important significant economic and social connection within Navan Town, the vacant site has fallen into disrepair in recent years and currently feels enclosed and disconnected from the town centre.
- The ensemble of buildings along Boyne Road contains stonework dating from c1860 that relates to the original Mill/Cornstore building, linking to the rich industrial heritage of the area. The original Mill building is not fully wind and weather tight leading to an increasing poor state of repair.
- In the Mill's present condition, there is currently no access to the second floor which inhibits a full record of features. This area is in abeyance due to the staircase providing access being removed.
- The former Bakery Office building has all windows boarded over and there is no electrical supply to the building so limited survey access to the second floor which inhibits a full record of features. This area is therefore in abeyance.
- There has been an incremental infilling of yard spaces between the original stone structures, reducing the legibility of the original ensemble and visual connections to the north of the site. Major industrial units have been constructed abutting the original fabric.

#### Opportunities

- To celebrate the existing built heritage and industrial situated the Boyne Road and the former Boyne Navigation Canal.
- Opportunities for heritage interpretation of the Spicer's Mill and Bakery History, linked to Navan and the development of the Boyne Navigation.
- To preserve and make weather tight the existing structures to allow a new and sustainable use to be identified.
- Integration of the existing heritage within the new public realm works to make the former Mill Buildings a destination reconnected to the town of Navan and former Canal Basin.
- By removing a number of existing boundary walls in strategic locations, this will allow a new public space to be created, whilst providing visual connections and new pedestrian links through the site to the Ramparts walking trail and Boyne River beyond.
- Preservation of the stone sections of the northern boundary walls will also preserve the remains of the canal basin wall below, allowing for future conservation.
- Further investigations, when deemed safe to do so should be carried out in order to record a full detailed photographic and measured account of existing features and what should be considered relevant to be preserved.



### The Conservation Strategy

This project is understood as incorporating two key conservation approaches: **Preservation and Adaptive Reuse.**

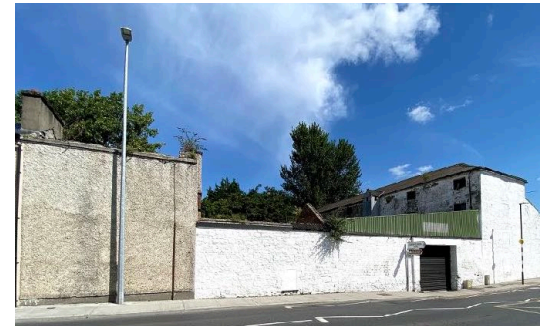
The approach to designing for the new use, taking into account the significance and various aspects of special interest pertaining to the building and site, adopt a number of strategies, or tactics:

- Conservation: Actions aimed at safeguarding the cultural heritage value which includes actions to safeguard fabric.
- Preservation: Actions taken to maintain an element in its existing condition, minimise the rate of change, and slow down further deterioration and/or prevent damage.
- Restoration: Actions taken to modify the existing material and structure of an object in order to return it to a known earlier condition
- Intervention: Interventions range from alteration of existing structure and fabric to plan form and setting. Some may be modest in scale but with potential for significant impact, other interventions are more significant.
- Insertion: The introduction of new permanent elements within an existing context.
- Installation: A sub-set of insertions, installations can be understood to be more readily reversible than insertions.

### The project has two key architectural heritage elements each with a distinct conservation approach

#### Original Corn Store Complex: Preservation

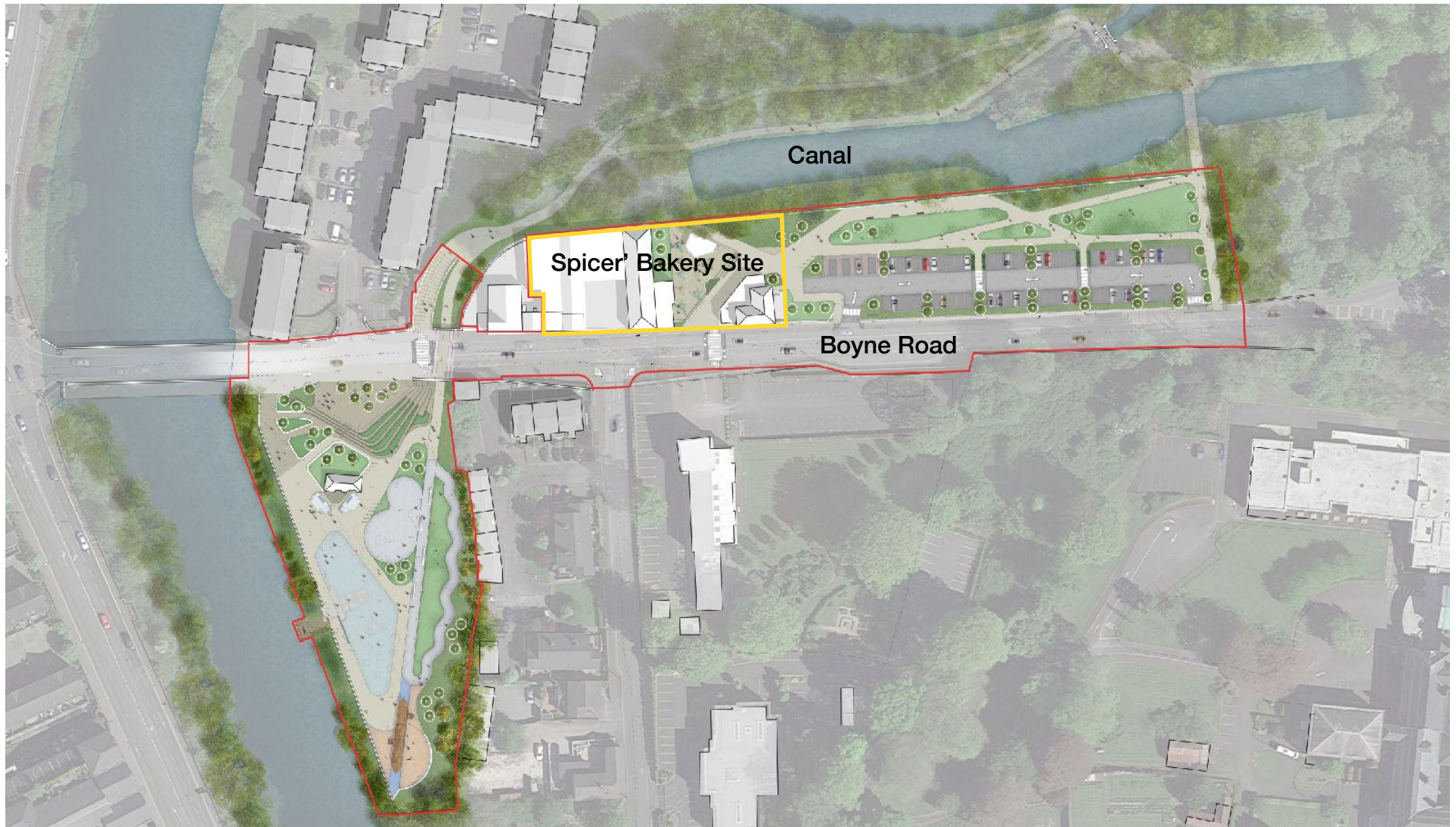
The original central detached six-bay four-storey Corn Store built c.1860 with exposed rubble facades orientated north (Boyne Navigation Canal) /south (Boyne Road). Two Storey extensions to East. Single and two Storey structures to west fronting onto Boyne Road.



#### The Bakery Office Building: Adaptive Reuse

The 2 storey hipped roof former office building forms a book end to the eastern end of the historic Spicer's Mill Complex. It is 'L' shaped in plan, presenting a symmetrical facade to the southern and eastern elevations.





Site Concept Masterplan for Spicer's Bakery, Ramparts Car Park & Andy Brennan Park Project led by Paul Hogarth Ltd, appointed by Meath County Council.

Strategy for the former original Corn Store/Mill Building: Preservation

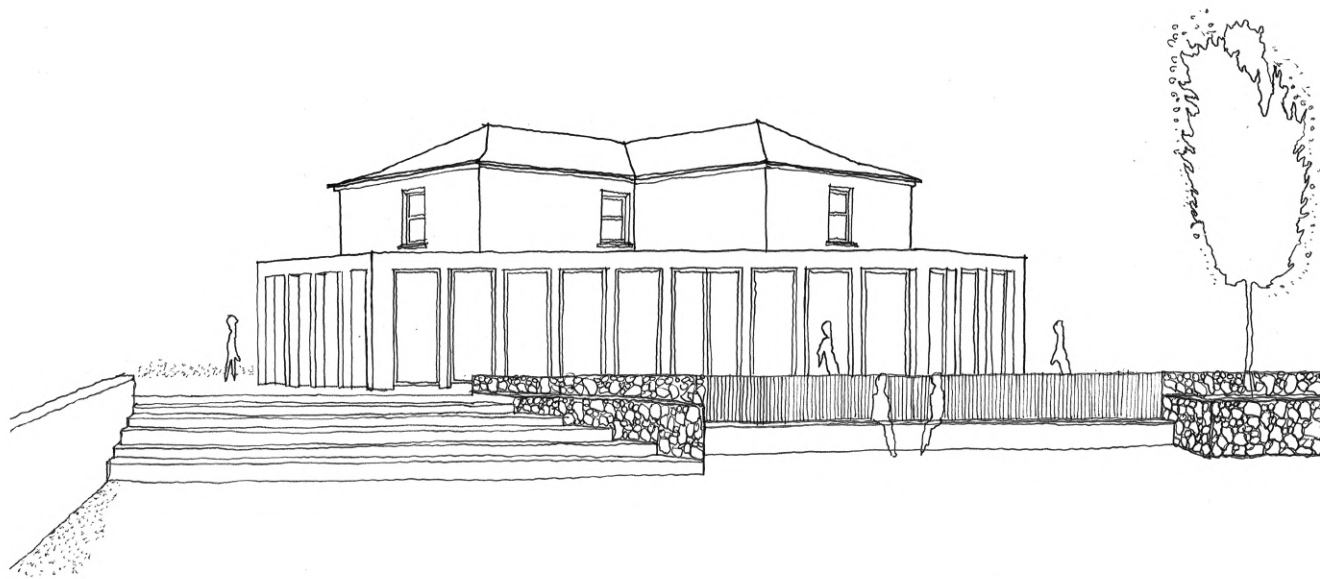
- The approach to the Conservation of the original Corn Store building will be primarily Preservation.
- As no use for these structures has been identified by Meath County Council the intention is to ensure the fabric is preserved until a sustainable use can be identified.
- Installations: The building will be made secure and wind and weather tight by reversible installations.
- Retention: Retention of the existing bakery machinery/industrial heritage within the building for potential use for heritage interpretation within future scheme.
- The removal of 20th century additions to the Mill is proposed to allow the original stone buildings to be read in a similar form as originally developed as per OSI 6 Inch Map (1829-1841)
- Infilling of ground floor openings to the West and Eastern sides will provide security around the site. Windows and doors above ground floor will have temporary protection.
- Landscaping will be provided to eastern facade of the Corn Store, with potential for later interventions to the North of the two store elements on the eastern facade to engage with the new public space.
- Preservation of the rear stone boundary walls with archways to the North Canal form an important element within the setting. The courtyard to the West of the Mill aligns on a North/South axis to Convent Road as seen on the first OS Map (1829-1841). Removal of infill to original yards will allow this connection to be restored.
- Preservation of stone boundary wall to the north to ensure no damage to the original Boyne Navigation canal wall below.



Concept Sketch: Bird's Eye View: showing integration of former Bakery Office Building (LHS) and the original Corn Store/Mill Building with the new landscape design in conjunction with Paul Hogarth Ltd.



Concept Sketch: showing new single storey intervention to former Bakery Office Building (LHS) maintaining primary elevations to the south and east. Original massing of Corn Store/Mill building becomes legible from Boyne Road and The Ramparts.



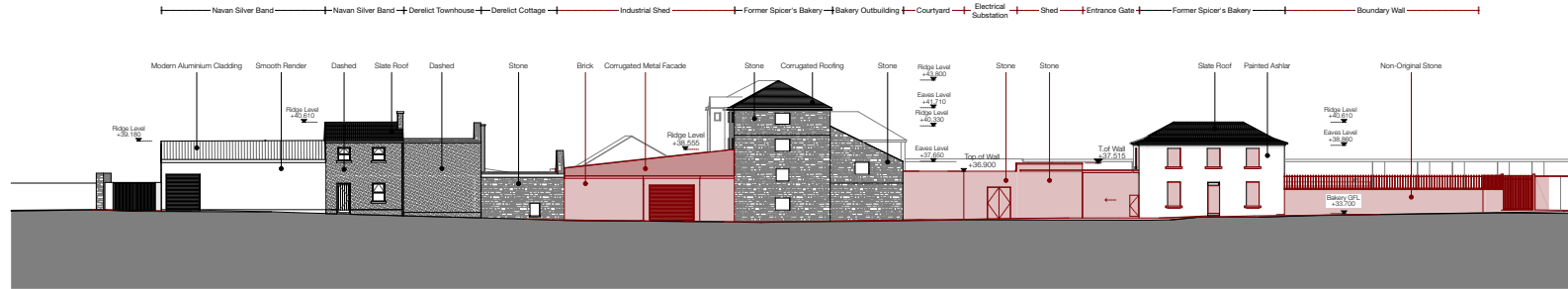
Concept Sketch: showing new single storey intervention to former Bakery Office Building (LHS) maintaining primary elevations to the south and east, whilst creating new connection with the new public realm.

#### Strategy for the former Bakery Office: Adaptive Reuse

- The approach to the Conservation of the former Office Building will be Adaptive Reuse:
- Restoration: Removal of incremental extensions abutting former office building. The building restored in line with Burra Charter and the Department's Conservation and Heritage Guidelines.
- Intervention: This will involve the addition of a new single-storey extension wrapping around the existing building, to provide a new use as a cafe, opening onto the new public realm.
- The extension will be designed to allow Minimum Intervention, Legibility of Intervention, Reversibility and Maximum Retention of existing fabric.

Former Spicer's Bakery, Athlumney Lands, Navan

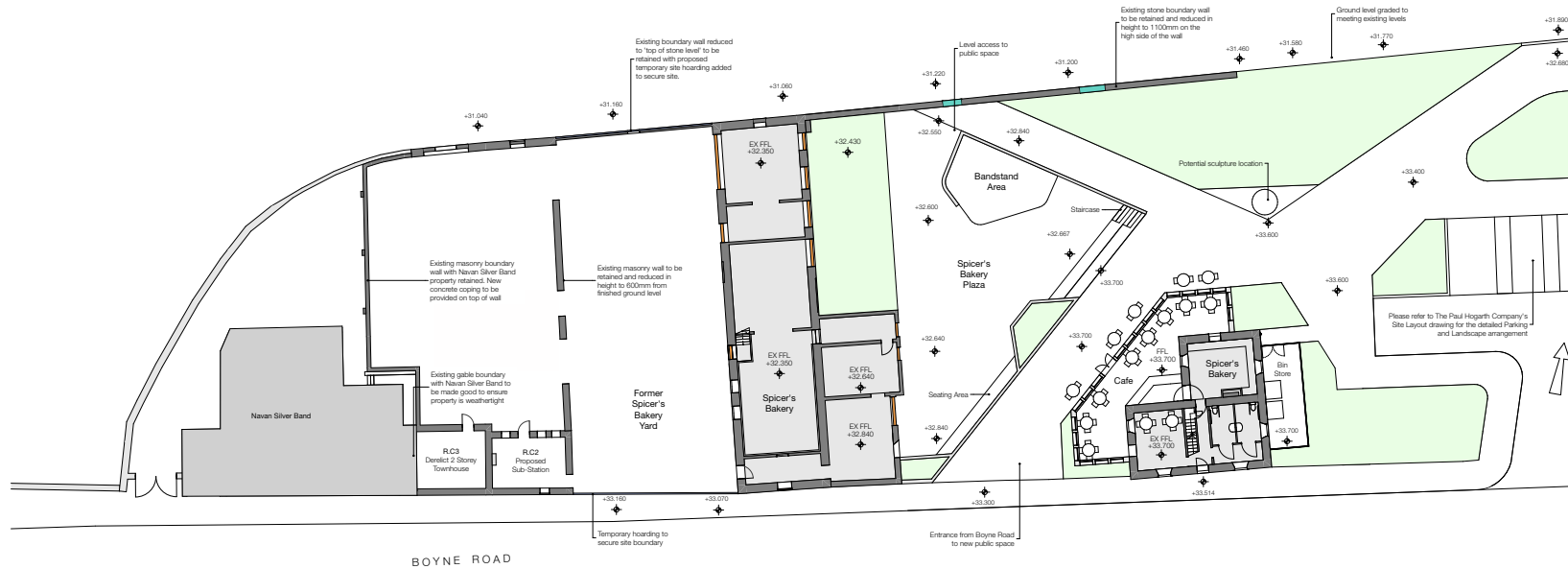
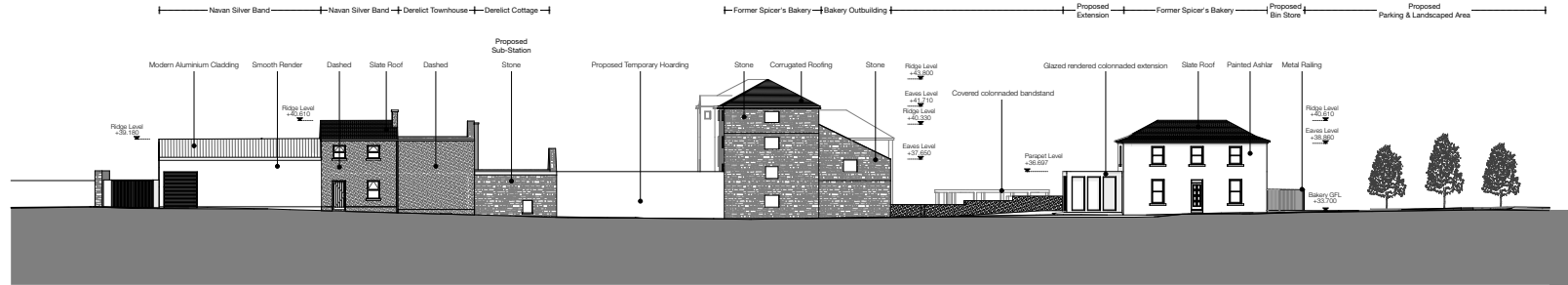
6.0 Proposed Strategy - Street Elevation & Site Plan: Proposed Demolitions Drawings



BOYNE ROAD

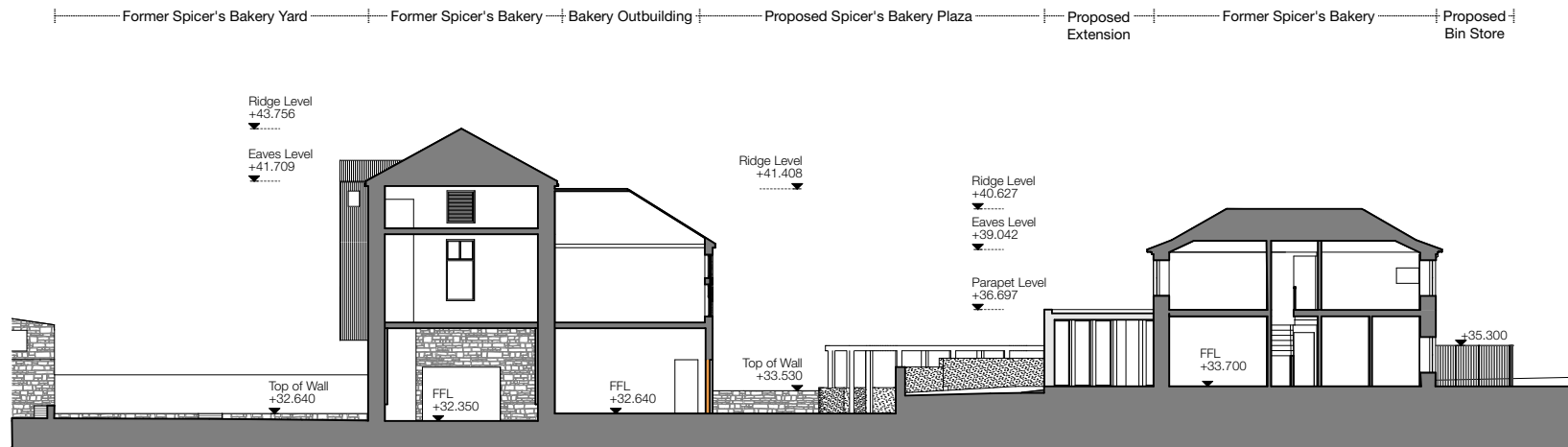
# Former Spicer's Bakery, Athlumney Lands, Navan

## 6.0 Proposed Strategy - Street Elevation & Site Plan: Proposed



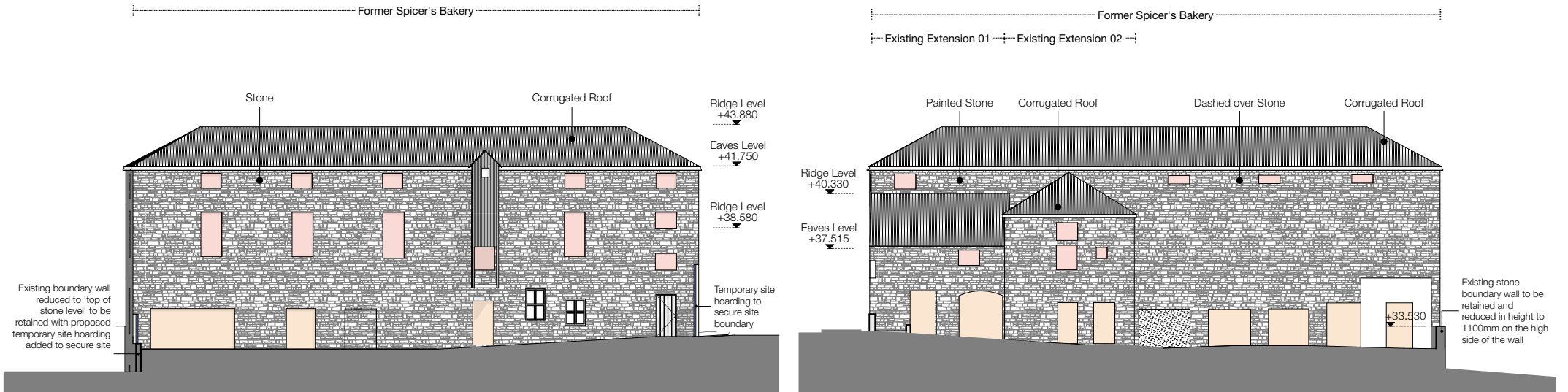
Former Spicer's Bakery, Athlumney Lands, Navan

6.0 Proposed Strategy - Proposed Site Section



**Former Spicer's Bakery, Athlumney Lands, Navan**

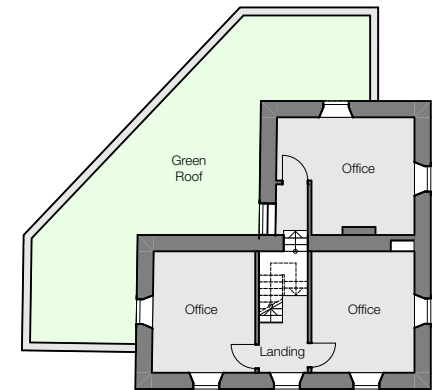
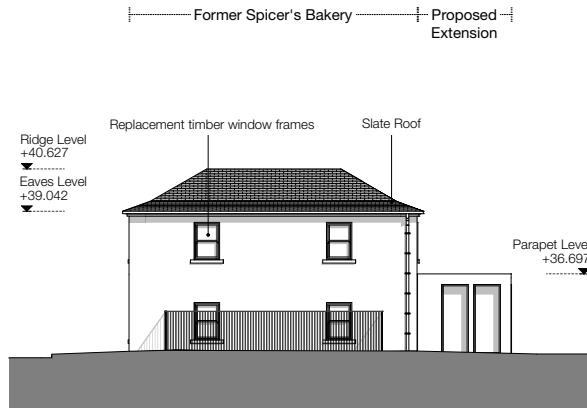
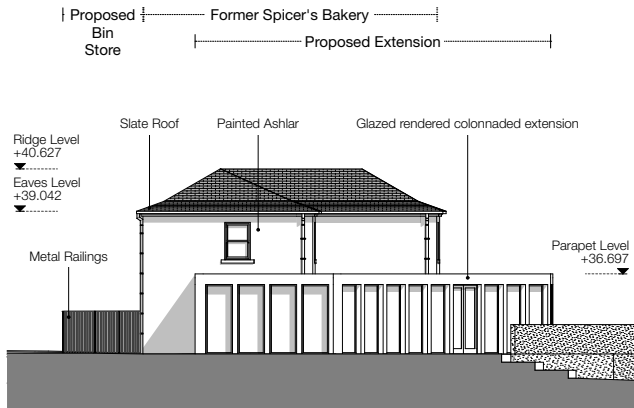
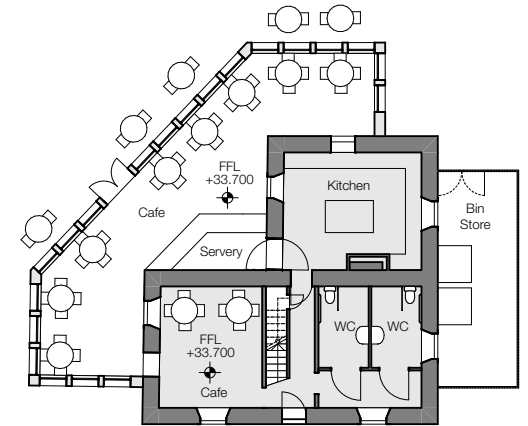
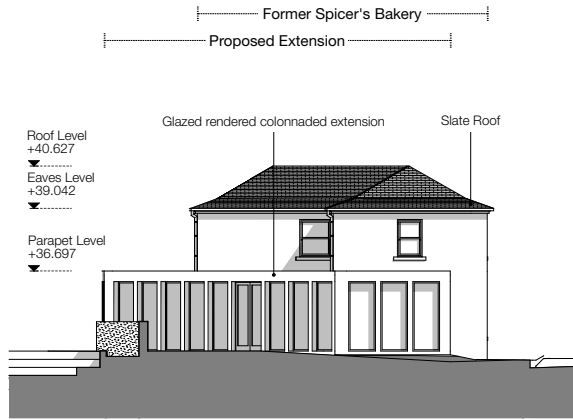
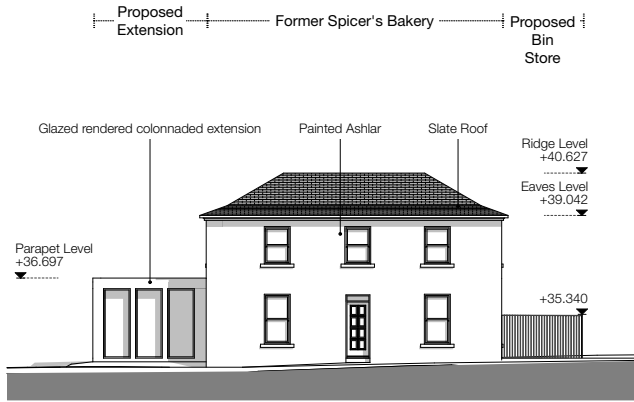
6.0 Proposed Strategy - Proposed East and West Elevations of original Mill Building





# Former Spicer's Bakery, Athlumney Lands, Navan

## 6.0 Proposed Strategy - Proposed Plans of former Spicer's Bakery Office



## Former Spicer's Bakery, Athlumney Lands, Navan

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(Accessed 15th December 2022)

#### Photo Sources:

Rampart, Walk, Navan, Co. Meath  
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A summer excursion c. 1900 at Spicer's Basin (The Ramparts), Navan.  
Credit James Young  
Source: Auld Navan in Colour (Facebook)

The Ramparts, Navan c. 1900 (NLI - Colourised).  
Source: Auld Navan in Colour (Facebook)

## Appendices:

Navan Silver Band Proposals

Heritage Impact Statement



A summer excursion c. 1900 at Spicer's Basin (The Ramparts), Navan.  
Credit: James Young

**Proposed Strategy for Gable Junction with Navan Silver Band**

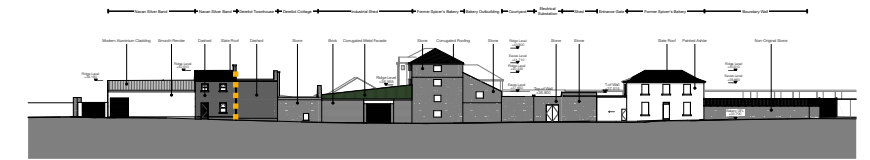
- The property facing the Boyne Road adjoining the Navan Silver Band was subject to extensive damage due to a fire in in 2017. This resulted in a loss of the timber roof structure, timber floors and internal walls. This has left the gable wall exposed to the elements. The following works are proposed.
- In parallel to the conservation preservation works to the original Cornstore/Mill, the gable of Navan Silver Band buiding to be made weathertight using a suitable conservation approach to allow a) maximum retention of existing fabric, b) minimum intervention, c) reversibility d) legibility of intervention.

**Proposed Strategy for Boundary Wall with Navan Silver Band**

- The existing boundary to the rear of the Navan Silver Band and the Former Spicer's Bakery is formed by the rendered western blockwork wall with a steel framed structure and an industrial metal roof. It is propped that the roof is removed and the existing boundary wall maintained on a meanwhile basis, until a later feasible option is established for the future of the site.
- Further to demolition survey the metal roof to be carefully removed and the existing boundary wall retained to eaves level, with the installation of a concrete coping to provide adequate overhang to allow dispersal of rainwater.
- Bracing requirements to existing boundary wall will be in line with Structural Engineer's specification and condition report.



Photograph of exposed two storey gable wall on boundary with Navan Silver Band.



Exposed two storey gable wall on boundary with Navan Silver Band.

Boundary wall with Navan Silver Band.

**Criteria for Assessment for Proposals**

The following section is intended to assess the impact of the development proposals on the heritage significance of the previous Spicer’s Bakery and Office buildings.

In order to more fully understand the effect of the impact on the heritage value against the level of change. This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the blue of the heritage asset.

Level of impact will be assessed based on the following criteria:

Heritage Value	Level of Change (Adverse or Beneficial)				
	No Change	Negligible	Minor	Moderate	Major
	Effect of Overall Impact				
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

Level of Impact	Description
Major Beneficial	The proposed changes will dramatically improve the overall setting and character of heritage assets and historic environment, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building.  Any change resulting in a positive impact should be encouraged.
Moderate Beneficial	The proposed changes will considerably improve the setting or overall character of the heritage asset and surrounding streetscape. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building.  Any change resulting in a positive impact should be encouraged.
Minor Beneficial	The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset or area.  Any change resulting in a positive impact should be encouraged.
Negligible Beneficial	The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.
Neutral	The proposed changes will have no impact on the heritage asset.
Minor Adverse	The proposed changes will have minimal impact on the setting or overall character of a heritage asset.  Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will negatively alter the setting or overall character of the heritage asset or area. It will likely disturb key features and detract from the overall heritage significance.  Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.
Major Adverse	The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features.  Change of this magnitude should be avoided.

## Former Spicer's Bakery, Athlumney Lands, Navan

### 6.0 Heritage Impact Assessment

The following table will assess the effect of overall impact of the proposed changes on the heritage significance of the buildings. This will be based on the table provided in the previous section, which judges the Heritage Value against the assumed level of change.

Area	Heritage Value	Level of Change	Level of Impact
<b>Proposals</b>			
Previous Mill Complex: Potential extents of buried archaeological stone walls that formed original canal basin perimeter.	Very High evidential value in terms of the archaeological potential of the canal wall and grout beneath it.	No Change Existing canal wall which is located below the existing ground level of the former Spicer's bakery building and adjoining outbuildings is under Protected Structure status.	Major/Moderate Adverse (Potential) This impact could be offset by implementing appropriate archaeological evaluation/mitigation measures to minimise and justify loss.
Previous Mill Complex: Removal of 20th century additions to allow legibility of original 19th century stone building forms.	Low	Major The later building additions that infilled the working yards has resulted in a reduced physical and visual connection with the Canal, Boyne Road and Town.  By removing the later building additions, this will provide clarity and a more legible view to the original design intent which will considerably enhance the heritage values of the site.	Moderate Beneficial
Previous Mill Complex: Infilling of window and door openings to provide security to the site whilst ensuring the weather tightness of the building envelope.	Negligible	Negligible Appropriate use of temporary infills to windows and doors that are currently fully open to wind and rain elements, or are broken and will cause a security concern will ensure minimal impact on historic windows.  Temporary infills could be installed on any in-situ window or door and designed to be fully reversible. This will allow future recording of profiles and type in a later phase of works.	Neutral
Previous Mill Complex: Retention of items of Industrial Heritage.	Low	No Change Retention of the previous Spicer's Bakery equipment located on the first floor within the building could be left in-situ with an appropriate interpretive use in a future phase of works.	Neutral
Previous Bakery Office: Demolition of existing non-original extension to rear of office.	Negligible	Moderate By removing the later building extension, this will provide clarity and a more legible view to the original design intent which will considerably enhance the heritage values of the site.	Neutral/Slight Beneficial
Previous Bakery Office: Reinstatement of windows to all building elevations.	High	Negligible Reinstatement of timber windows to match original style will give a slight change to original fabric and appearance of building. Positive conservation and reinstatement.	Slight Beneficial
Previous Bakery Office: Creation of new contemporary glazed extension forming proposed entrance for cafe.	High	Major The frontage of the building on the Boyne Road is significant but this elegant and low impact addition does not detract from the significance of the original building form. The benefit to the overall external conditions and visitor comfort is enormous. There will be minor alterations of a window to the west elevation in order to incorporate a door into the proposed cafe space.	Large/Very Large Beneficial
Previous Bakery Office: Introduction of sympathetic thermal upgrades to existing building.	High	Minor The introduction of these installations generally has little impact upon the heritage and external aesthetic but is very beneficial to the credentials of the project.	Moderate/Slight