

## **7.5 Outline Schedule of Proposed Works - Existing Buildings**

**NEW DUBLIN CENTRAL LIBRARY - PARNELL SQUARE CULTURAL QUARTER: OUTLINE SCOPE OF WORKS FOR EXISTING BUILDINGS/PROTECTED STRUCTURES**

EXTERNAL WORKS										
		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
ROOFS										
<b>REFER TO ROOF MAPPING SCHEDULE</b>	Chimneys	<p>Allow for dismantling and rebuilding chimneys using lime mortars with brick (imperial) replacement where reuse of historic is not feasible. Allow for taking chimneys down to eaves level.</p> <p>Localised repairs required to chimney bases throughout (12-15 courses) This will require taking out brick and replacing with matching size, colour and texture (or as close as feasible).</p> <p>Where chimneys are rendered, render to be removed – anticipate that there will be brick replacement required under render (due to damage) and localised brick repair</p> <p>All chimney tops to be flaunches</p> <p>Assume requirement to replace 50 No chimney pots with matching (salvage or new)</p> <p>Propose stainless steel lining of 30 No flues</p>	As per 20	As per 20	As per 20	As per 20 Chimney between 26 and 25 is to be re-rendered – lime render (nearly full length of party wall)	As per 20 Chimney between 26 and 25 is to be re-rendered – lime render (nearly full length of party wall)	As per 20	As per 20	
	<b>REFER TO ROOF MAPPING SCHEDULE</b>	Roof	<p>Strip existing roof and renew with natural slate with lead/copper gutters and lead/copper flashings. Intact sound natural slate will be reused. Insulate roof at ceiling level and provide through ventilation to roof void. Lift, clean and reinstate parapet coping stones throughout. Repair/renew cast iron rain water goods. Replace existing velux rooflights with new conservation type rooflights. Provide Automatic opening vents over stairs.</p>	As per 20	<p>Careful stripping of roofs and salvage of all sound natural (Welsh) natural slate; replacement of timber battens and re-slating using sound salvage slate with new natural Welsh slate (matching sizes) for replacements..</p> <p>Reinstatement of clay ridge tiles.</p> <p>Provision of Tyvek type breather</p>	As per 23	<p>Replace existing flat roof with new, stepped, flat roof, with stone paved finish or suitable for public access.</p> <p>Metal guardrail set back from front parapet.</p> <p>Planters,</p>	<p>Replace existing flat roof with new, stepped, flat roof, with stone paved finish or suitable for public access.</p> <p>Metal guardrail set back from front parapet.</p> <p>Planters, seating and external lighting as</p>	<p>Replace existing north light/saw tooth roof structure. New roof to partially retain profile of existing north light roof, with new slate finish (small size slate with natural slate to southern most/visible slope and Tegral type</p>	<p>As per 20</p> <p>Propose full roof renewal comprising removal of asbestos slates; all timberwork and leadwork with complete replacement with traditional timber roof and natural (Welsh) slating</p>

				necessary, ensuring adequate falls. Allow for new valley and gutter boards throughout (ref typical roof details) With splice repairs to decayed rafter ends and doubling up of remainder of rafters, Replace decayed sections of wall plate – splice repairs and straps.						
	Rooflights	Allow for 'conservation style' rooflights 1m x 1.5 as per drgs;	As per 20	As per 20	As per 20				As per 20	
	AOV's	Allow for AOV's AT 1M X 1M SQ (free air) above all stairs. AOVs will be glazed rooflights. These are required for fire strategy								
	Roof access	Through proprietary fold down attic stairs and through rooflight hatch	As per 20	As per 20	As per 20					Repair existing timber stairs to roof and form access hatch in roof (dormer type)
	Fall Arrest system	This is a health & safety at work requirement. Post system for fall restraint to be provided which will not be readily discernible at street level								
	Roof Void Crawl way	Yes	Yes	Yes	Yes				Yes	
Rainwater Disposal										
	Front	General note – Allow for repair/renewal with cast iron rainwater goods								
	Rear	Allow for repair/renewal with cast iron rainwater goods								
	West	As per front façade								

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
EXTERNAL WALLS – <b>REFER TO FAÇADE REPAIRS SCHEDULE</b>										
Front (South Facade)	Brick areas	Renew existing brick façade pointing (wiggling as per attached spec); Replace decayed brick with salvage or new brick to best match historic in size, colour and texture Lift and reset existing parapet cappings, repoint with lime mortars. Any damaged/broken parapet stones to be replaced in matching, Leinster, granite.	As 20	As 20	As 20	As 20	As 20	As 20	As 20	Allow for rebuilding up to 50% of perimeter of parapets in brick matching main façade (thickness range 1 brick to 1½ brick); new granite coping will be required (Leinster granite to match existing).
		Window heads to window in Nos 21 and 23 are stone (Portland Stone in 21 and Granite in 23) – all are cracked, need to be removed to be repaired requiring needling of masonry above. No 23 a number of lintels have been replaced and will be replaced with new lintels Allow for rebuilding of window reveals where metal balconies are fixed to facades.								

	<p>Window heads are generally not expected to require rebuilding except potentially in No 28 and rear of 20 &amp; 21</p> <p>Stitching of internal party wall to external walls using helifix at each level</p> <p>Internal wall stitching – anticipate this to be localised – where cracks occur over door heads, etc.</p> <p>External stitching to No 28 as per façade repairs schedule</p> <p>Stitching of vertical crack in gable of 23</p> <p>Stitching of corner of gable and external wall in 21</p>									
Stone string course		Clean stone string course Provide Lead weather flashing Allow for splicing in of indents to approx. 50% of length	Clean stone string course Provide Lead weather flashing String course at high level is Portland stone and will require removal of cement render over coat with repair with stone mortar repair							
Render and stone areas ground level	Stone facing added in 1950s. Localised repairs.	Granite ashlar finish at ground level is modern. While it may be desirable to reinstate the historic arrangement (based on evidence at No 23 and Hugh Lane gallery), the unified ground floor facades of 20 & 21 would require alterations also to No 20. Therefore, proposed to retain and localised repairs to existing stonework.	Remove existing cement render and repair underlying facing stone. Note: original rusticated stone substrate was identified under render during investigative works but is in very poor condition. Propose full repair and reinstatement to match original rusticated presentation, based on surviving stone dimensions, profiles and using a compatible matching stone to original for any repairs/replacement. Informed by presentation seen on Malton print and informed by adjacent Hugh Lane Gallery, flanking walls.	-	-	-	-	-		
Stone Facing Ground Level	Allow for cleaning – ref outline spec further on in this schedule of works	As 20								
Render areas basement level	Remove from all facades and enclosing walls of basement area. Allow for some making good masonry behind and, either present masonry without decorative finish/render coat or as per two options below 1. apply 3 coat lime (NHL 3.5) render, lined. Allow for vapour permeable silica paint finish	Presently basement area is covered over. Proposal to open up. Where render survives on enclosing walls, procedure as per No 20	As 20	As 20	As 20	As 20	As 20	As 20		

		2. apply vapour permeable silica paint finish, or breathable lime-based paint finish direct to masonry								
	Cills	Clean off paint from stone cills as per stone cleaning outline spec below and carry out stone repairs. Where cills structurally damaged or allowing moisture ingress, weathering replace with new cills to match existing/historic – geological type, colour, texture, dimensions & profiles. A number of damaged and broken cills were evident from hoist survey Nov 2015								
		Allow for replacement of stone cills with matching where metal balcony fixings have corroded and damaged stone. Where feasible, spliced indents/graft repairs to be carried out.								
West Façade (No 28)	Brickwork/Render									Ref Façade repair schedule. Allow for rebuilding upper levels (from top window head upwards approx., 15No courses). Brick repair and renewal as per front façade repairs to No. 20
Rear (North) Facade	Brickwork/Render	Existing areas of cementitious render finish to be removed. Depending on the condition of the underlying brickwork, it may be feasible and desirable to repair and present the brick. Alternatively, the condition of brick may be so damaged by the cement render, that it is not feasible to repair it is proposed to re-render using lime plasters. Therefore there are three options proposed for rear façade renewal: 1. Brick repairs and re-render with lime render and apply 3-coat vapour permeable silica paint/lime-based paint finish 2. Brick repairs and apply 3-coat vapour permeable silica paint/lime-based finish directly to brick masonry. 3. Repair existing brick finish, retaining the diverse mix of bricks which display the layered history of the buildings, rake out joint, repoint with lime mortars and ruled finish, or where joint condition is very poor a wiggged finish may be preferable  Most window heads require to rebuilt; allow for c30% brick replacement, raking out joints and repointing – ruled finish.	As per 20	As 20	As 20	As 20	As 20	As 20	As 20	As west façade (brickwork to front façade No 20)

	Window surrounds:	Allow for repairs to all brick reveals and feathered lime mortar reveals.								
Gables to Nos 21 & 23	Brickwork/Render		Remove existing render – allow for brick repairs. Two options proposed: 1. Re-render using lime-based render 2. Carry out brick repairs and repointing (wiggling) to present as per historic condition	As per 21						

		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
Windows	General Note	<p>Many of the existing windows are not original and date primarily from late 19<sup>th</sup> or 20<sup>th</sup> century, in particular on the front, south, facades. It is proposed to replace these sashes on the south façade with new windows which will reinstate the historic/original fenestration pattern as evidenced in the Malton print. This approach allows for recovery of the unity of the Palace Row elevation, in particular as the historic fenestration survives at Nos 18, 19 and Charlemont House. To the rear and in the west façade of No 28, there are a mixture of historic and 20<sup>th</sup> century windows. Where window opes are being enlarged to allow for the interconnection with the new, rear, library building, the existing sash windows will be removed. All other historic windows will be retained and repaired. The existing 20<sup>th</sup> century steel windows inserted by the school will also be retained and repaired. Timber window repairs to allow for replacement of timber sills/bottom sash rails; re-puttying; re-hanging; new ironmongery; stripping off all paintwork and repainting. All windows to be fitted with perimeter brush seal system using timber stop beads. All traditional sash windows (repaired and new) to be made fully operational as up and down sash windows, with conservation type restrictors provided in addition to conservation hinges to allow for cleaning.</p> <p>Rear (north façade) – remove windows where new bridge connections being made to new extension; retain and repair historic windows where they survive, including any historic glass; retain and repair steel windows inserted by school in 1930s; replace modern timber sashes with new, matching historic fenestration arrangements.</p> <p>Fit timber/metal framed glazed fire screens over historic/repaired/replaced windows as indicated on drawings. Note these screens will be placed on exterior face to avoid alteration to interior surrounds.</p> <p>Structural repairs: Allow for replacement of decayed or structural damaged lintels with new precast lintels; Allow for taking down decorative architraves; splice repairs to same and reinstating.</p> <p>External windows to Nos 20, 21, 23 and 28 to be made automatic opening with proprietary actuators fitted to sash windows and linked to BMS system. While the ventilation strategy for the remaining houses does not require the windows to be openable, permission is sought to allow for future installation of proprietary actuators fitted to sash windows and linked to the BMS system. These will only be installed where the ventilation strategy as set out in Appendix C requires to be amended.</p>								
	Glazing	<p>Allow for secondary glazing system (bespoke timber or slim type proprietary aluminium system) to first floor windows (3No) to No 27: To accommodate secondary glazing this will involve resetting position of architrave, where they survive, and introducing additional timber member to achieve sufficient depth between sash and shutter box to fix secondary glazing panel.</p> <p>Allow for 'slimlite', or matching, narrow dimension double glazed units in all new external sash windows throughout (note this system is designed for historic sash windows)</p> <p>Apply UV film ref Sun-X MT90 Clear Ultraviolet Filter to south-facing windows at first floor levels in all houses (for conservation of the book collections)</p>								
Windows	Front (south)	<p>New windows basement (six over six timber)</p> <p>Repair existing gf windows:</p> <p>New timber sash windows (traditional style; fine glazing bar profile)</p> <p>New 9 over 6 first floor windows</p> <p>New 6 over six second floor</p> <p>New 3 over 3 third floor</p> <p>Note new large inset window opening at ground floor will be a special item</p>	As No 20, except basement level (No windows)	New timber sash windows in basement, ground, first, second and third floors	As 23	As 23 for gf, ff, sf & tf New timber/metal frame window in large opening at basement.	As 23	As 23	As 23	
	Rear (north)	<p>Repair existing historic, or where modern replacements, provide new traditional sash type window – six over six at all floor levels</p> <p>GF – reformed window openings at ground floor to have contemporary timber/metal framed sashes with similar detail for basement windows</p>	As No 20	<p>Surviving sound historic windows to be retained and repaired, unless removed for bridge access to new build; new traditional sash windows to match historic fenestration; all sash windows to be openable; New metal/timber framed glazed fire screens over windows onto stairs.</p>	As 23	As 23; also existing metal windows at upper levels to be retained and repaired	As 25	As 23	As 23 – note all windows are external, so no fire screens required.	
	Gable (west) No 28								<p>Repair existing historic windows where they survive and replace modern with new matching– allow for replacement of timber sill/frame and bottom rail of all windows; re-hanging; re-puttying;</p>	

	Cills		Clean off paintwork from all sills; allow for repairs to front sills ff level (and to No. 28 west façade) where iron balcony fixings has caused damage (up to 19 No cills); Allow for replacement of concrete cills to rear windows (25, 26 & 27) in granite.							
	REVEALS	Front / Side	Replace all existing patent reveals with lime plaster reveals (feathered) or, where evidence exists that the historic reveals were brick (as indicated on Malton print), brick reveals to be presented.	Repair/reinstate all reveals to match existing profiles. Clean paint off stone surrounds – depending on condition of underlying stonework it may be necessary to apply protective finish.	As 21	As 20	As 20	As 20	As 20	As 20
		Rear	As front	As front No 20	Painted reveal (ref facades repair schedule)	As 23	As 23	As 23	As front 20	As front 20
Doors & Doorcases	Main Entrance Doors	Ref outline spec for cleaning and repairing principal door surrounds; New timber doors	New timber door within enlarged door opening. Proposed extension of door opening to pavement level to allow for universal access entrance with associated removal of entrance steps.	New front door to match historic original	As 20; repair existing door	No front door	AS 20; As 24	New main entrance door – contemporary insertion in timber/metal. Existing opening to be extended to ground level with associated removal of front entrance steps. New stone/architectural concrete surround to incorporate name sign for library with metal/stone lettering and integrated lighting (source to be concealed)	As per 24	
	Other external doors	New door at basement level to front area; New rear door to rear basement area	New door to front basement area	New door and ope to front basement; area	New door to front basement area	As 23	As 23	As 23	As 23	



		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
Front railings, plinths, entrance steps & basement area zone (ref marked up drawings and public realm on GF and Basement plans)	Plinth and railings Ironworks: General note for all existing railings and plinths to be retained: Railings to be removed, cleaned of surface application and repaired/ altered as required for new gates; painted with zinc rich primer 2 coat paint finish Reset railings in lead. Plinth: Clean and point stone plinth alter stone plinth for new gates as required Repair decayed stone	Repair existing ironworks, including existing external steps from street to basement area (ref outline spec below); remove concrete plinth and replace with stone to match No. 19 adjacent	Remove existing stone steps. Reinstate granite plinth and railings to reinstated basement area – material, details, profiles to match adjacent historic.	Existing to be altered to facilitate reinstatement of front steps and entrance door – to match historic design; dimensions; profiles; materials. Repair existing ironworks and granite plinth	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire)	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire)	Repair existing ironworks and granite plinth;	Remove existing stone steps and repair flanking stone plinth and railings to either side where steps removed – exposed face to be repaired using stone, plaster, or masonry graft to articulate outline of removed steps. Repair retained granite plinth and railings as per general note.	Repair existing ironworks and granite plinth; New gate in railings; new external access steps (fire) and new hoist lift serving street level and basement area – this is to facilitate servicing of library café/restaurant use in ground and basement floors of No 28.	
	Existing steps (repairs to all existing stone)	repair existing stone steps	Remove existing steps	New steps	Repair existing steps	No steps	Repair existing steps	Remove existing steps	Repair existing steps	
	Existing/New stairs from basement areas to pavement	Repair existing stairs from basement to ground			Remove existing and provide new metal and stone stairs providing emergency exit from basement.	As per 24	Remove existing	Remove existing ramp	Remove existing and provide new metal and stone steps and platform lift	
	New universal ramps (excluding principal public realm plinth)		Ground level adjusted to provide ramped access/entry through enlarged door opening; new Leinster granite paving to ground					Ground level adjusted to provide ramped access/entry through enlarged door opening; new Leinster granite paving to ground		
BALCONIES	General Note re repairs to ironwork balconies to be retained: Works generally consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps, augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning	Front balcony is not original, research indicates late 19 <sup>th</sup> /early 20 <sup>th</sup> addition. Significantly and crudely altered in 1950s with steel base and fixings. To be removed and brickwork made good.	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows	Repairs to FF 3 No balconies: as per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows. Remove balconies to second floor	Repairs to FF 3 No balconies: As per general note; fixing appears to be to window sills – allow for new fixings and repairs to windows		Remove existing balconies from second floor windows to front and west facades (7 No total) and make good.  Remove steel window bars to ground and basement windows and make good		

	regime. Ironwork will be painted to selected colour. Missing embellishments (casting )will be reinstated to match existing detail. Allow for new fixings to brickwork and brickwork repair					windows (3no) & make good sills & reveals				
MEMORIAL		Miami Showband memorial to be relocated. This process is being carried out by Dublin City Council Commemorative Panel in line with protocols and in conjunction with related parties. Preliminary consultation has been held with the relevant parties in advance of submitting this EIAR application.								
FABRIC REMOVAL / DEMOLITIONS		REF MARKED UP FABRIC REMOVAL / DEMOLITION DRAWINGS; Note also services strip out required. Heating system primarily involves surface run pipework with openings formed in walls/ceilings, etc., including damage to decorative cornices, joinery, etc. Allow for consequential repairs/making good following careful removal of these services. Also repairs to ceilings following removal of light fittings (especially No's 20 & 21). Note school partitions and suspended ceilings (No's 23 & 24) to be removed throughout 23-28. Existing steel span-breakers in No 28 to be removed and replaced with new steels within floor voids								
CELLARS – UNDER PAVEMENTS		Allow for opening up and clearing out of debris and obsolete plant, tanks, etc. Apply restoration plaster to walls and vault for waterproofing. Cellars to be used for plant, stores, watertanks. Allow for localised repairs to brickwork and stonework. Allow for new concrete floor and repairs to existing stone setts/paving; Structural augmentation to require concrete/steel beams. New metal/timber gates and doors to cellars	As 20	As 20	As 20	As 20	As 20	As 20		
SIGNAGE		NATIONAL BALLROOM sign has been dismantled and currently in storage. It is not proposed to reinstate within the fabric of new Library								Library name sign to be incorporated within the new stone/architectural concrete surround to the enlarged entrance at No 27. Wayfinding signage will be required at entrances and gates in front railings.

INTERNAL WORKS									
		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28
<b>INTERNAL WORKS - FLOORS ARE ADDRESSED HOUSE BY HOUSE</b> <b>OTHER ELEMENTS BASED ON HOUSE BY HOUSE AND FLOOR BY FLOOR</b> <b>NOTE WORKS ASSOCIATED WITH OPENING UP SELECTED CHIMNEY BREASTS TO INSTALL VENTILATION DUCTS AND MAKING GOOD WITH CLAY BRICK (STOCK BRICK) BEDDED IN LIME MORTAR. ALLOW FOR LIME PLASTER REPAIRS AS PER WALL SPEC ELSEWHERE AND ALLOW FOR LOCALISED RESTORATION OF DECORATIVE CORNICES AND FRIEZE WHERE CHIMNEY BREAST OPENED UP. EXISTING FIREPLACES TO BE TAKEN OUT AND REINSTATED FOLLOWING INSERTION OF VENTILATION DUCT. Where blocked up fireplaces are being reopened for ventilation strategy, new fireplace surround and hearth to be provided with integrated grille/louvre detail and fire damper within fireplace opening.</b>									
FLOORS	General Note	<p>All floors above basement are timber floors (note main entrance floor at No 27 allow for stone finish at ground level); Typical floor repair detail based as set out in the Arup Structural Strategies set out in Appendix B. These details are based on floor strengthening by combination of doubling up joists (small span rooms or where loading levels low, subject to structural engineer confirmation); (spliced repairs to decayed joist ends) or steel spanbreakers inserted within the floor void (generally 2No per room to avoid central fireplaces – sized to be contained within floor void). It is anticipated, to meet the relevant statutory loadings associated with the new library use, that the steel spanbreaker strategy will be the primary solution implemented.</p> <p>All works to floors will be carried out from above by lifting existing boards – to retain, where surviving, historic ceiling plaster below (allow for temporary propping during works). In addition to strengthening, floor void will accommodate fire protections/sound insulation batts (allow for additional resilient strips for sound insulation); services wiring and pipework (combination of notching and drilling within Part A Structure limitations). Ventilation strategy for rear rooms in No's 23-26 will bring air into floor at rear external wall and serve room via linear floor grille running along rear wall (on marked up plans). Complexity of floor works will involve significant coordination between trades and skilled labour input.</p>							
	BASEMENT FLOORS	<p>All existing basement floors to be removed and reformed (areas of existing stone flags and brick paving in vaulted stores (No's 23, 28) – historic paving material to be lifted, retained and reused where sound); Note marked up drawings for new floor levels (some floor levels reduced). Allow for c. 800 mm build up for new floors to include for hardcore; tanking (cavity drain type) concrete slab; insulation layer with underfloor heating pipes in screed and floor finish (polished concrete/stone/terrazzo in circulation areas; tiles in wet areas; timber/polished conc/stone/terrazzo in café/restaurant areas; timber with carpet/rug overlay in library areas).</p>							
	<b>FLOORS – RAISED FLOOR ELEMENTS:</b> Raised timber floors on existing floor structure to accommodate level variations and allow for ramped provision of universal access through the houses. Avoidance of platform lift solutions for level difference in houses is a requirement of the brief arising from consultation with disability groups. Planning drawings indicated where it is proposed to raise existing floor levels.	c. 300 mm raised floor proposed at third floor to enable level access between 20 & 21	First floor front room to be raised by 70mm, altering existing timber floor structure to align with No 20 GF entrance hall floor altered to allow for universal access entry to houses. Requires lowering of existing floor level with ramped and part-stepped arrangement full depth of house. New stone/ terrazzo / polished concrete floor finish			Existing third floor level raised to facilitate level/universal access connection with Nos 24 and 26.	Existing first, second and third floor levels raised to facilitate level/universal access connection with Nos 25 & 27	GF entrance hall floor altered to allow for universal access entry to houses. Requires lowering of existing floor level with ramped arrangement full depth of house New stone/ terrazzo / polished concrete floor finish	
	FLOOR FINISHES	<p>Allow for existing historic floor boards to be reused where sound throughout and replacement boarding in douglas fir boards (All existing floor finishes are timber boards except basements and third floor of No 27). It is anticipated that there will be significant percentage of existing boards which will not be reusable. Strategy is to reuse sound historic boards in the primary rooms, i.e. at ground and first floors and in house Nos 20, 21, 23, 24 &amp; 28, as a priority. Floor finishes to be timber with either self-finish or carpet/rug overlay in library rooms (except wet areas to be tiled) and stair circulation areas – timbers. All ground floor and first floors to be timber finish (oil finish); except stone entrance floors at No's 21, 27 and 28). Repair existing Portland stone flagged floor in entrance and stair hall No. 28 (ground floor)</p>							
THIRD FLOOR									

	CEILINGS	New ceilings throughout – fireline board – note most rooms have coved sections (all plain plaster)	As 20	AS 20	As 20	Ceiling to follow profile of new roofs – allow for curved architectural grade ply or plaster finish		New lath and plaster ceilings throughout to follow existing profiles	
	WALLS - FINISHES	Allow for new lime plaster wall finish (1:3 with hair reinforcement) throughout with paint finish							
	WALLS – OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. Allow for new timber linings in openings; Allow for filling in existing window openings in walls onto central circulation hall in No’s 20 & 21 and removal and make good wall (fire rated); above door fanlights to internal doors in No’s 23 & 24. Allow for repairs to circular window in west wall of No 21 (formerly external, now blocked on external side by 2006 Hugh Lane extension)							
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY set out in Appendix B	Repair and augment timber stairs from second to third floor.	Repair, strengthen and augment existing stairs from second floor to third floor	Repair, strengthen and augment existing stairs from second floor to third floor	It is proposed to remove this stairs to facilitate circulation / connection between houses	Repair, strengthen and augment existing timber stairs as per main stairs No 20. Add step at top of stairs to facilitate new raised floor level.	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs – as first floor	Existing stone cantilevered stairs – structural augmentation required; repairs to metal handrail; new steel handrail fixed to outer wall.
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE Where historic doors survive in sound condition these will be retained and repaired	Upgrade 2 No existing 6 panel doors for Fire; 2No new Fire doors to match; Repair 1 No internal door between rooms	Allow for repairs to 1 No 6 panel mahogany door. All other doors will be new. Take for matching existing and fire rate onto all fire escape routes.	Allow for repair and fire upgrade to 3 No doors. All new doors elsewhere	New doors throughout	All new doors	All new doors	All new doors	3 No 5 panel doors to be retained, repaired and upgraded for fire. All new doors elsewhere – match existing 5 panel doors.
	INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE Where historic joinery survives in sound condition this will be retained and repaired	New skirtings to match existing; Repair existing window surrounds & shutters (all windows)	Allow for new to match existing where missing or damaged and make good existing door and window surrounds (all lugged)	New joinery throughout, skirtings, architraves and under-window panels	As No 23	As No 23	As no 23	As no 23	Repair window surround joinery to main front and back rooms (4 windows); New joinery elsewhere
	NEW RAMPS	N/A	N/A	N/A	New ramp - timber ramp with integrated furniture/seat as guardrail	New ramp from 25 to 24 front rooms – timber ramp with integrated furniture/seat as guardrail	N/A	N/A	N/A
	FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Repair existing fireplaces – 3No rooms. New grates	Clean back timberwork and repair and repaint; New grates	All new fireplace surrounds – simple timber and infill grate	As No 23 (1No fireplace remains)	No fireplaces	No fireplaces	No fireplaces	Allow for new fireplace in octagon room (to replace existing); No other fireplaces


		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
SECOND FLOOR										
	CEILINGS	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Clean (removal of heavy paint build by specialist) back paint to ceiling rose; Apply reversible paint finish throughout	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for augmentation based on a 300 x 300 grid.  Apply reversible paint (finish throughout) Allow for filling of cracks in ceilings and cornices (tourpret filler)	As per No 21	As per No 21	As per No 21	As per No 21	As per No 21	As per No 21	
	CORNICES REF CEILING MAPPING SCHEDULE	Clean back loose paintwork; apply gentle chemical application (as per trial samples); repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile.	As 20	As 20	As 20	As 20	As 20	As 20	As 20	
	WALLS	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to all walls. Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes.								
	WALLS - OPENINGS	Ref Marked up plans which show size and locations of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to articulate contemporary opening and new library layer.								
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	See third floor and first floor	See third floor and first floor	See third and first floor	Stairs to third floor to be removed. See first floor for main stairs works	Repair, strengthen and augment existing timber stairs as per main stairs No 20.	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs – as first floor	Existing stone cantilevered stairs – structural augmentation required; repairs to metal handrail; new steel handrail fixed to outer wall.	
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE	Repair existing 5 panel doors – make good glazed panel insert and upgrade for fire. New fire door to match historic	Repair existing 6 panel doors (2No to be upgraded for fire, including 1No with inserted glass viewing panel to be removed and made good). 1 no new fire door to match historic	New timber doors throughout	As 23	As 23	Where feasible historic doors salvaged from Nos 23 & 24 to be reused here and upgraded for fire. New timber doors elsewhere.	As 23	3 No existing 6 panel doors for repair and fire upgrade. All new elsewhere to match.	

INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE Where historic joinery survives in sound condition this will be retained and repaired	Repair existing joinery which is substantially intact. Match existing profiles where replacement sections required	As 20	Window surrounds – mostly intact but some replacement / repair needed. Otherwise all new joinery. Repairs to dado panelling in staircase and decorative joinery/plasterwork in stairhall	As 23	All new joinery – plain and contemporary design to express new library layer	As 25	As 25	Existing joinery is generally in poor condition – repair sound and replace damaged/missing with new to match historic.	
NEW RAMPS	N/A	N/A	N/A	New timber ramp with integrated furniture/seat as guardrail		New ramp from 26 to 25 front rooms – timber ramp with integrated furniture/seat as guardrail		N/A	
FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Repair 2No existing	2 No in fair condition	New fireplaces – 3No;	As per 23	No fireplaces	No fireplaces	No fireplaces	As per 3 <sup>rd</sup> floor No 28	

	No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28	
FIRST FLOOR									
CEILINGS REF CEILING MAPPING SCHEDULE	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 1. Preliminary clean to remove loose material 2. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As 20	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid.  Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile  Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout	As 23	As 23	As 23	As 23	As No 20	

WALLS – FINISHES	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to a Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes. Localised repairs decorative plasterwork stairhall arches to No's 20, 21, 23 & 24. Allow for making good areas damaged by services routes.								
WALLS - OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to artic contemporary opening and new library layer.								
INTERNAL DOORS REF JOINERY MAPPING SCHEDULE Where historic doors survive in sound condition these will be retained and repaired	All fine mahogany doors – retain, repairs and upgrade for fire Remove inner/modern set of folding doors between front and rear rooms, retaining historic doors	All fine mahogany doors – retain, repair and upgrade for fire. Allow for some alteration where floor level of front room raised	Existing 6 panel mahogany door for fire upgrade. All new doors elsewhere	All new doors	All intact mahogany 6 panel/double doors – retain, repair and upgrade for fire	New doors throughout	Historic 8 panel mahogany door – retain, repair and upgrade for fire. All new doors elsewhere	Existing mahogany 6 panel doors (all need repair with replacement panels and upgrade for fire). New doors elsewhere	
STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	Repair existing timber stairs – strengthen (ref Schedule) with steel/timber within undercarriage void (involves removing and reinstating lath and plaster soffits); Allow for strengthening existing balusters and raising same with light metal bar. Provide new secondary metal/timber handrail fixed to wall.	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	Repair, strengthen and augment existing stairs from first to second floor as main stairs No 20	No stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New feature stairs (stone/concrete steps with steel /architectural bronze handrail) in new void in floor between ground and basement	Front cantilevered stone stairs as second & third floors. Main stairs – repair Portland stone stairs and iron balustrade, will require augmentation	
INTERNAL JOINERY REF JOINERY MAPPING SCHEDULE Where historic joinery survives in sound condition this will be retained and repaired	Generally good condition – allow for replacement shutters to 2No front windows	Generally intact; allow for alteration where floor raised and repair where services removed	Allow for some replacement to match existing where damaged, otherwise repair existing	Generally poor condition – will require substantial new joinery, to match historic	Generally limited. Retain/repair existing historic with new elsewhere	As 25	Existing is poor condition and quality propose full replacement of plain joinery	Existing in poor condition – retain/repair sound historic and provide replacement to match	
NEW RAMPS	N/A	N/A	N/A	New timber ramp with integrated furniture/seat as guardrail	New timber ramp with integrated furniture/seat as guardrail	New timber ramp with integrated furniture/seat as guardrail	N/A	N/A	
FIREPLACES REF FIREPLACE MAPPING SCHEDULE	Generally sound – allow for some localized stone repairs and cleaning (some areas of missing stone from front fireplace)	Generally sound – allow for some localized stone repairs and cleaning	Allow for new fireplaces in front and rear rooms.	Remove existing tiled fireplaces and provide 2No new fireplaces	No fireplaces	No fireplaces – take for 2No new fireplaces to main rooms	Allow for 1 No in front room	Allow for 2 No new in front and rear main rooms; Allow for	



		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28		
GROUND FLOOR  	CEILINGS REF CEILING MAPPING SCHEDULE	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 3. Preliminary clean to remove loose material 4. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As 20	As 20	As 20	Retain & augment lath & plaster ceilings; (ss wire and washer fixed to ceiling joists): allow for 40% augmentation based on a 300 x 300 grid. Allow for filling of cracks in ceilings and cornices (tourpret filler) Apply reversible paint finish throughout; Repair damaged sections of cornice to match historic profiles, cleaning back for length of repeat pattern on either side of repair to ensure repair matches original profile Two options for general cleaning of decorative plasterwork: 5. Preliminary clean to remove loose material 6. Full cleaning back paint layers (removal of heavy paint build by specialist) to original decorative ceilings and cornices	As per 25	As per 25	As per No 20		
	WALLS - FINISHES	Retain sound lime plaster where sound and repair damaged areas with new lime plaster wall finish (1:3 with hair reinforcement) throughout, with reversible paint system finish to all walls. Limited cleaning of paintwork from areas of retained plaster is to be carried out to provide sound and even finish to take new paint finishes. (Note 23 & 24 are quite damaged from water ingress). Allow for some decorative plasterwork repair in stairhall arches to No's 20, 21, 23 & 24. Allow for making good areas damaged by services routes. Front room No 23 existing wallpaper to be examined further and, where deemed of historic significance to be retained, conserved and protected. Alternative may be to apply new, reversible, overpaper onto existing wallpaper, and paint									
	WALLS – OPENINGS	Ref Marked up plans which show approx size and location of proposed new openings in external and internal walls. New timber linings to be provided in openings – detailed to articulate contemporary opening and new library layer. Reinststate wall to internal door glass fanlights above doors – or maintain high door opening for access									
	STAIRCASES REF STAIRCASE AUGMENTATION STRATEGY	As FIRST FLOOR	Stairs has been removed	As FIRST FLOOR	As FIRST FLOOR	AS FIRST FLOOR	No Stairs – remove existing and install new passenger lift (evacuation standard) with large services risers.	New feature stairs (stone/concrete steps with steel /architectural bronze handrail) in new void in floor between ground and basement	As First Floor		
	INTERNAL DOORS REF JOINERY MAPPING SCHEDULE	Retain/Repair 6 panel mahogany in good condition – upgrade for fire; remove	Retain/repair existing with new required elsewhere (remove modern	New doors throughout - to match first floor	Retain/Repair existing doors and upgrade (fire). Otherwise	Retain/ repair and upgrade for fire existing doors	Retain/repair existing mahogany 6 panel upgrade for fire New required elsewhere	Retain/repair existing mahogany 8 panel need repair and fire upgrade.	Retain/repair existing 7 panel plus complex folding doors (all mahogany).		



		No 20	No 21	No 23	No 24	No 25	No 26	No 27	No 28		
BASEMENT FLOOR	CEILINGS	Remove all plaster finishes and replaster using lime (NHL) plaster. Allow for silica paint finishes									
	WALLS	Allow for removal of all wall plaster and reapplying lime (NHL with animal hair) plaster throughout. Allow for silica paint finish and tiled finishes in wet areas/kitchens and stores.									
	INTERNAL DOORS	Take for all new doors at basement level									
	STAIRCASES	Provide new stairs from ground to basement	Stairs has been removed previously	Remove existing stairs	Provide new stairs from ground to basement	Remove existing stairs	No stairs -- remove existing and install new passenger lift (evacuation standard) with large services risers.	New stairs as described at ground level No 27	As per third floor No 28.		
	INTERNAL JOINERY-	Repair existing where sound and provide new matching elsewhere	Allow for new joinery throughout								
	NEW RAMPS	N/A									
	INTERNAL DOORS	Allow for new doors throughout									
LIFTS		Propose to install new 8 person lift in existing shaft in No 21 to serve basement to second floor levels	N/A	N/A	N/A	N/A	New passenger lift (evacuation) to be installed in stairwell following removal of existing modern terrazzo stairs. Lift to serve basement to third floor (all floors)		Install platform lift in external basement area. To be used to service library restaurant/café in No 28		
Ironmongery	While desirable to retain historic door ironmongery where functioning, additional/new ironmongery may be required to meet universal access standards in addition to Part M. Also, all fire doors will require appropriate ironmongery to ensure compliance with Part B. Hold open fixings to be fitted to doors linked to fire alarm system.										

**SHAFFREY ARCHITECTS**

grafon architects / Shaffrey Architects

JUNE 2018

## Works to Brick Facades

### Facade Renewal Works 20-21 & 23-28 Parnell Square

The original front facades of No.5 to no.8 Hume street are hand-made brick built in Flemish bond pattern bedded in lime mortar. The upper second and third level of No. 5, No. 6 and No.7 and upper parapet of No. 8 have been refaced with a machine brick. Window heads in are also reconstructed using machine brick. The brickwork is pointed with a white coloured mortar using a strap pointing style, a later pointing renewal likely coeval with the facade refacing work at upper level. A colour wash was applied to provide a homogenous appearance

Window reveals are lined with cement patent reveal and painted. Cills in granite have been over painted A granite string course separates the upper brickwork from rendered stone masonry at basement level . The granite parapet coping has been covered over with a metal cover flashing as part of recent roof renewal works.

The façade contains areas of sound pointing of a condition that would not normally be considered for renewal however the loss of brick facing is observed throughout with no clear discernible pattern indicating that brick is acting in sacrificial manner to the pointing. The impervious nature of cement based pointing mortar traps moisture leaving brick vulnerable to frost and the resulting breakdown of the masonry. Soiling is also observed particularly at downpipes location. A more appropriate pointing would be a lime based pointing which is more vapour permeable and will act in sacrificial manner to the brick. The visual inconsistency arising from the hand made and machine brick requires a pointing technique that will provide a homogenous visual appearance. Traditionally a tuck pointing technique is used to improve the visual appearance of brickwork to achieve a desirable aesthetic appearance.

Arising from the visual examination and desire to achieve a homogenous appearance it is concluded that full re-pointing of the façade is to be undertaken. To date earlier pointing technique has not been identified

### Methodology

All methods and applications will be subject to on site trials and tests to determine their appropriateness and effectiveness.

### Brickwork Joint Preparation

It is envisaged that preparation of joint will be executed in two operations.

Operation 1 – Removal of pointing

Operation 2 – Raking out of bedding joint

## Works to Door Surrounds & External doors

### General:

#### Stonework

Removal of painted surface application using methodology based on sample test removal. Paint removal in accordance with best conservation practice. Where previous repairs uncovered which are detrimental to condition of stone these will be renewed with either plastic mortar repair or stone indent. Damaged areas of stone surface will be repaired. Cleaned surface will be assessed for visual uniformity. Where stone is inconsistent in appearance a vapour permeable translucent wash (Lasur) will be applied to the stone to blend in repair.

#### Fanlights:

Cleaning and removal of surface paint applications.

Repair of damaged comes using best practice conservation

Technique. Paint renewal with stone colour to match door surround

#### Door:

Care out repair to panelled timber door . Repair to door using best practice Conservation technique with spliced indent repair techniques. Paint renewal to door to selected colour

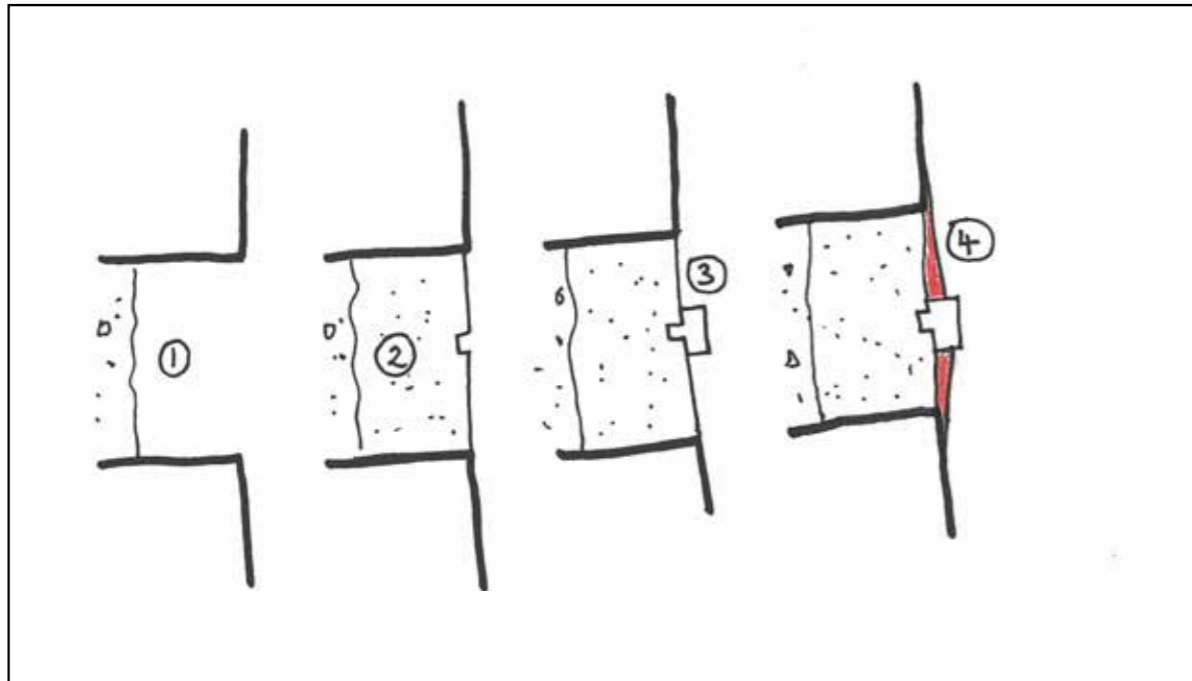
### Cleaning Testing Regime

Sample testing will be required to determine appropriate method of removal and to determine parameters acceptable to carry out cleaning.

Criteria for tests and assessment:

- Façade appearance after cleaning

Cleaning process is to be pre-tested on materials and deposits representative of the whole in unobtrusive location feasible. Written records for each trial area, covering cleaning methods and conditions, to enable repetition of results elsewhere.



1. Joint raked out
2. Joint pointed with white stopping mortar
3. White ribbon inserted and formed
- 4 Wigg (coloured mortar) applied to joint face to overlap with brick

Tests removal shall determine appropriate method and tools for removal of pointing to prevent damage to brick. Test will demonstrate proficiency with joint raking tools and ability to not cause significant damage to brick units with either hand or power tools. A certain amount of chipping of brick edge will occur but adhering to agreed methodology will minimise loss Generally pointing removal will be using of masons fl at headed quirks or similarly appropriate tools. Where pointing is of a hard dense nature a power tool shall be used to cut a centre groove to allow removal of remainder using careful action and with prior sample approved by Architect.

The bed joint will be raked out using quirks to depth of 25mm to provide a square face. Loose dirt and debris shall be removed using a stiff bristle brush or blowing the joints clean with low-pressure compressed air (40-60 psi). Thoroughly flush out joint with clean, Clearwater.

**Brickwork cleaning**

Cleaning of brickwork has two objectives

1. Removal of soiling
2. Removal of graffiti

1. Removal of soiling

A light clean will be given to the overall brick work to remove soiling. In area of heavy soiling such as downpipe location a proprietary chemical cleaner will be used (low concentrate hydrofluoric acid)

2. Removal of graffiti

A proprietary chemical cleaning agent for removal of aerosol spray paints will be applied in accordance with manufacturers specification.

**Pointing Renewal**

The brickwork will be rinsed down in advance of pointing, so that by the time of mortar application, it is damp rather than wet. Pointing will be carried out in suitable weather conditions. Appropriate protection will be in put in place as necessary to ensure suitable condition areas maintained to ensure sufficient time is allowed for pointing curing process to take place.

**Quality Control Sample :**

A control sample be approved by the Conservation Architect which will act as an exemplar for

**Wigged Tuck Pointing:  
(using bastard tuck pointing technique)**

The pointing technique is carried out in a number of steps. Pointing mortar are lime based:

- Step 1.  
Insert white stopping mortar and fill flush with joint
- Step 2  
Groove stopping mortar
- Step 3  
Insert and form white ribbon in stopping mortar while stopping mortar is still green to form compound joint;
- Step 4  
Applied colour wiggging mortar to brick joint face

## **IRONWORKS REPAIRS TO FRONT RAILINGS AND PLINTHS**

Works will consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps , augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning regime. Ironwork will be painted to selected colour. Missing embellishments (castings) will be reinstated to match existing detail. New gates will be provided at location of new step or where original altered and steps to be retained/reinstated.

## **REPAIRS TO GRANITE PLINTHS**

Works will consist of cleaning down, removing loose flaking paint work, treatment of corrosion with appropriate rust converter, filling of water traps , augmentation and/or repair of junction. Trial cleaning will be carried out to determine the most appropriate cleaning regime. Ironwork will be painted. to selected colour. Missing embellishments (casting) will be reinstated to match existing detail. A new gate will be provided at location of original steps.

## **Entrance Paving**

Paving will be cleaned down to remove heavy soiling. Cementitious pointing removed. Pointing will be renewed with hydraulic lime-based mortars. It may be necessary to left and replace granite paving to allow for services and level interface with adjacent new paving finishes. Historic paving, kerbs and coal hole covers to be retained.

## **BASEMENT AREAS MASONRY CONSOLIDATION AND REPAIR**

### **General**

The enclosing masonry walls to the light well areas are in various degrees of deterioration particularly the outer wall to the pavement cellars. The vaulted cellar are current structurally sound with no significant distress observed. Masonry has begun unravelling in the outer wall face is loose and undermining stability of railing above. Opening in the outer cellar wall have been structurally undermined by loss and deterioration of timber lintels.

It is proposed to consolidate and reconstruct all loose masonry and reform missing section of masonry to match existing. Modern infill materials will be removed.

New concrete lintel will be provided to opening in-lieu of missing timber lintels.

Masonry work will be carried out using a combination of stone and brick using hydraulic lime mortar to match existing construction.

## **SHAFFREY ARCHITECTS**

Grafton Architects / Shaffrey Architects

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## 7.4 Fire Safety Design Strategy

Modern buildings are designed from the outset to allow occupants to leave quickly, easily and safely in the event of a fire, adapting an historic building can be more difficult. The primary factors considered are the protection of persons in the building and the building fabric and contents.

A range of fire safety engineering design solutions have been developed by Specialist Fire Engineering consultants based on risk assessment of the building and development of a strategic approach to fire safety measures has been adopted to minimise impact on the buildings, important fabric and elements of the protected structures to lead to a more sympathetic solution. These solutions have been developed in collaboration with the architects/ conservation architects and design team. Compensating measures will be proposed where appropriate and allowed to enhance fire safety.

Generally in Ireland buildings are designed to Technical Guidance Document B (Irish building regulations). An alternative to this is that the building is designed to BS 9999 (British Standards). The recommendations in BS 9999 differ from TGD-B, but generally allow greater flexibility in design, particularly in compartmentation and stair capacity.

The fire safety design is based on utilising the existing stairs for vertical escape and providing suitable life safety systems throughout to increase travel distance and omit lobbying to stairs. Smoke control provision in existing stairs will be via automatic opening vents at roof level achieved utilising rooflights.

The design includes an atrium which requires fire and smoke safety performance standards to be met by the rear façade of Nos 23-28, including the window openings. This requires enclosure of openings at second and third floors with smoke retarding construction (e.g. toughened glazing) as it is not possible to provide a smoke reservoir of equivalent volume above the top floor window head. Windows where openable onto the atrium will require to be on actuators. Actuators will be incorporated into the sash boxes. Windows

onto the stairs – which will provide vertical fire escape routes – will require fire rated screens. These will be fitted to the external face of the rear façade, thus avoiding interventions to the historic window surrounds, sashes and frames which are to be retained and repaired. Fire doors on automatic hold open systems connected to the fire safety system will maintain the fire protection standards and will be provided to the openings between the new building and the protected structures. In a small number of locations it is proposed to provide integrated fire curtains, including the large opening at basement level between the new building and the basements to Nos 25 and 26 and at the connections between the new building and No 27.

It is also necessary to improve the fire safety standard of the building incorporating improvement of the fire resistance of the building fabric; improvements to the fire protection of escape routes including upgrading of doors, lighting, services installation, signage, fire detection and alarm and other proprietary life safety systems. The upgrading of floors will use proprietary fire barrier systems that allow for the retention of historic ceilings. The installation of the necessary services associated with these life safety systems will be integrated within the vertical and horizontal services routes indicated on the drawings and in the Arup MEP workbook reports included in Appendix C.

In summary, the fire safety design strategy uses both active and passive fire prevention measures. The active systems such as fire detection and system will have physical visual manifestations, detectors, alarm, signage and lighting etc. with distribution such cabling/pipes concealed within the building fabric or floor voids. The fire safety installation will be integrated into the building in accordance with the general service installation strategy. The passive fire protection is an integral component of the components of structural fire protection and fire safety in the building through use of fire-resistant walls, floors, and doors etc. Where elements have insufficient fire resistance, proprietary upgrading system will be used, such as fire barriers concealed within floor voids, upgrade treatment system to doors etc. In most instances upgrading of building fabric, will be implemented in an unobtrusive non-noticeable manner, where this is not readily achievable, secondary elements such as independent fire rated glazed screens will be used. Interventions will in accordance with overall approach taken with alteration and intervention in the existing buildings.

## 7.5 Accessibility Strategy

A significant objective for the new library is to provide for universal design standards and to facilitate maximum accessibility to all people irrespective of ability, age, ethnicity, etc. Consultation has informed design approaches, priorities and solutions.

Everybody is different and there is no ‘average’ person. As a result universal accessibility will benefit all because people with long term or temporary disabilities, people of small or tall stature, older people, parents with buggies, delivery persons and so forth will have greater access to the built and external environments.

Accessibility of the built environment in Ireland for people with disabilities is controlled by Part M of the Building Regulations entitled “Access for People with Disabilities”. The underlying philosophy of Part M is to ensure that as far as is reasonable and practicable, buildings should be usable by people with disabilities.

In developing detail design solutions regard, has been had to the heritage value of the buildings together with the requirements of Part M of the Building Regulations and the Disability Act 2005 DoAHG Advice Guide on Improving Accessibility to Historic Buildings and Places. I

The accessibility strategy is based on a best practice approach, drawing on up-to-date international best practice; guidelines and standards; guidance by the National Disability Authority where practicable; and extends beyond disability access matters to incorporate a universal design approach.

Principal design interventions to improve accessibility within the protected structures:

1. Modify entrances at Nos 21 and 27 to provide principal accessible entrance for all. Alter existing ground floors to facilitate ramped entrances and access within Nos 21 and 27, including localised removal of basement vaulting in No 27
2. Provide new evacuation lift within the existing stairwell in No 26, requiring the removal of the existing 20th century terrazzo stairs and insertion of steel structure.
3. Forming new openings within party walls between houses and providing Part M compliant ramps to allow for universal access between the houses
4. Localised raising of existing floor levels to assist in the overcoming of level differences between houses

5. New and enlarged openings in the rear facade to facilitate bridge links to connect the existing houses with the new rear library building.
6. Provision of new toilet, nursing and changing facilities within the protected structures.
7. Subject to future detail design and specification, finishes and wayfinding to meet universal design standards

In addition the design of the public realm has been developed in consideration of universal design and wayfinding principles.