



Coláiste na Tríonóide, Baile Átha Cliath
Trinity College Dublin
Ollscoil Átha Cliath | The University of Dublin



KRITERION
CONSERVATION ARCHITECTS

CMG Irish Building & Design Award

Refurbishment of 36 Fenian Street, Dublin 2



Summary

Guided by conservation philosophy which seeks to do as little as possible, but as much as is necessary, an extensive renovation programme was undertaken. Previous phased works carried out included; re-roofing the natural slate roof, tuck pointing the red brick façade, floor strengthening, structural works to internal walls and replacement of non-original windows. New work was carefully executed to enhance the original character of the early Georgian building.

Internally, trunking and cable trays extended around walls and through original cornices. These were stripped back with new services routed and concealed within vertical risers and floor structure. The design team collaborated closely a specialist lime company to agree an appropriate solution for internal wall repairs using lime plaster and glass fibre mesh to repair decades of cement and gypsum plaster repairs.

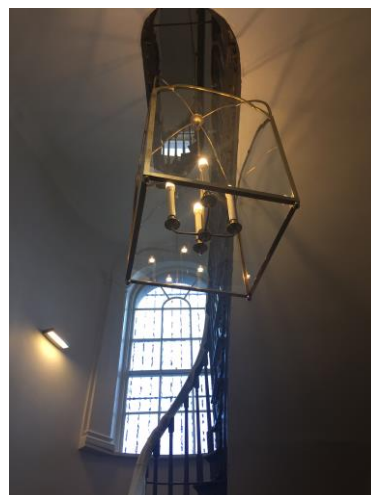
A unique architectural feature is the unusual Georgian curved geometric staircase. The decorative balustrades were strengthened, nosing repairs undertaken and the staircase was finished with a carpet runner and a French polished handrail.

Walls were finished with paint and hand-crafted wallpaper. Shelving incorporating audio-visual equipment to the ground and first floor principal rooms will be used for lectures, seminars and as a showcase for the Faculty.

The final building is one that respects the original domestic character of the Georgian residence and provides bespoke student study and office spaces with state of the art IT and building services - befitting for this prestigious and world renowned university.



Rounded cutstone entrance with original fanlight and timber panelled entrance door



Curved geometric stairwell with contemporary and traditional lighting enhancing spatial characteristics



Hand-crafted wallpaper and purpose built-shelving to seminar room

1.1 Design features

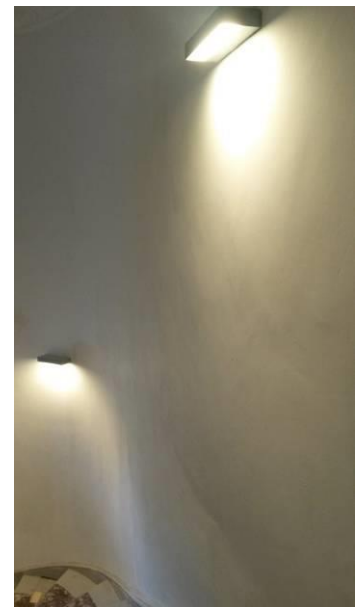
The project reinstated many architectural features of a traditional Georgian building whilst meeting client aspirations by providing high quality accommodation for the Centre for Literary Translation. Unsympathetic interventions were removed and original features were restored and enhanced using traditional materials and techniques.

- Traditional wainscoting reinstated in hallway.
- Refurbishment of original windows; replacing non-original windows with traditional sliding sash windows.
- Traditional lime plaster applied to the entrance hall and stairwell to enhance the spatial characteristics of the curved walls and maintain the breathability of external walls.
- Building services integrated into the fabric with riser positions located in back of house areas, retaining original character of the principal rooms.
- Ground and first floor seminar rooms have hand-crafted wallpaper finish and bespoke shelving integrated with state of the art audio-visual equipment – a sensitive marriage between traditional and modern.
- Both traditional and contemporary light fittings used to enhance architectural features.

The refurbishment ensured the original domestic character and appearance of the building was enhanced and brought back to life.



Built-in shelving incorporating state of the art audio-visual equipment, with hand-crafted wallpaper finish and repaired cornice to seminar room



Elegant, contemporary lighting along stairwell emphasising the curved walls

1.2 Innovative use of materials and equipment

Innovative materials and sensitive techniques included:

- Eco-mortar R100 and glass fibre mesh provided a traditional lime finish without the need to remove the existing lime plaster.
- Pre-insulated multilayer heating pipe-work with reduced diameter of 50mm enabling joists to be notched locally - flexibility of concealed routes within the floor structure.
- NYM-J cables installed allowing local re-routing around original cornices, minimising risk of damage to the historic fabric.
- Existing floorboards were retained and strengthened with additional joists. Rockwool Flexi insulation was inserted between joists to improve fire performance.



Glass fibre mesh used within Eco-mortar R100 lime plaster to internal walls



NYM-J cable route around existing decorative cornice outlined by electrical contractor during construction



Damage to original cornices due to inappropriate building services integration



Pre-insulated multi-layer heating pipe-work between joists which were notched locally adjacent to radiators



Ceiling consolidation using metal discs to support original ceiling

1.3 Challenges

- Sensitively integrating building services within the historic fabric to ensure the domestic Georgian character was retained whilst future-proofing the building for further building services or IT upgrades as required.
- Investigation of existing services and routes to agree costs for re-routing and upgrading building and IT services.
- Agreement of vertical and horizontal service routes.
- Working in a live campus environment and maintaining exiting building services to adjoining building during construction works.
- Proving detailed cost estimates on repair strategy of the building prior to construction. A timber & damp proof survey and structural survey was undertaken to determine accurate condition and remedial measures required.
- Responding promptly to issues during construction to provide sound conservation advice on rotten timbers, plaster repairs and damp proofing and ensure minimal impact on the programme.
- Maintaining extremely tight and limiting budget on this sensitive conservation project.



Curved stairwell prior to refurbishment



Curved stairwell after refurbishment works completed

1.4 Health, Safety and Welfare

- A pragmatic approach was undertaken to ensure compliance with all Health Safety and Welfare regulations.
- Contractor was made aware from the outset of very restricted site conditions and that the building did not form part of the main university campus.
- Deliveries to and from site only provided outside of working hours.
- PSCP visited site fortnightly and recommended measures to be implemented to carefully manage risk, including safe storage of materials and disposal of waste.
- Methodology Statements issued for specialist construction works.
- Use of hot works and other relevant client permits.



Building Control Division,
Floor 2, Block 4 East, Civic Offices,
Wood Quay, Dublin 8.

Registration of Certificate of Compliance on Completion

25th January 2016

Ref: Commencement Notice: CN0008866DC

Submission No.: 8380618

Date of Receipt of Certificate: 19/01/2016

Date Certificate entered on Register: 25/01/2016

Completion Cert Reference No.: CO0000002687DC

Address: 36 Fenian Street, Dublin 2

Works:

The works consist of:
Internal alterations of existing sanitary accommodation;
Reconstruction of partition walls at third floor level;
Replacement of 4 non-original windows new timber sliding sash windows;
Repair of existing main internal stairs;
Reconstruction of entrance and associated renovation works.

Dear Sir/Madam,

Dublin City Council as the Building Control Authority hereby notify you in accordance with Article 20(1b) of the Building Control Regulations 1997 to 2014 that particulars of the Certificate of Compliance on Completion in relation to the above, submitted on 19th January 2016, have been entered on the Register.

Regards,

Fionan Bagnall

On behalf of Dublin City Council Building Control.

Method Statement		Demolition Works	
Method No.:	Revision No.:	Issue Date:	22/06/2015
Contractor:	Project No.:	Client:	Trinity College Dublin
Trinity College Dublin	36 Fenian Street, Dublin 2	Trinity College Dublin	
Project Name:	Demolition and internal refurbishment of existing terraced property to include removal of walls and waste materials.		
Site Address:	36 Fenian Street, Dublin 2	Start Date/Time:	22 nd June 2015 06:00
Finish Date/Time:		Ongoing	07:00
Personnel:	Name:	Role/Trade:	
	Sean Mc Quaid	Foreman, first aid	
	Willie Clarke	Safety Manager	
	Damien Mc Ardle	Demolitions	
Site Supervisor:	Sean Mc Quaid	Tel:	086 - 835 3655
Public Officer:	Willie Clarke	Tel:	086 - 836 8304
Site Work to Date:	Hoarding, Safety Signs, Waste Skip.		
Site Materials:	Heras fencing, footings, brackets, safety netting.		
Other Control Measures:	Mobile Phone, First Aid Kit		
Other Control Measures:	Refer to Risk Assessment		
Specialist Risk Control:	All operatives and staff must undergo a Site Safety Induction prior to beginning work on site.		

Method Statement & Schedule Dates - Trinity College Dublin, 36 Fenian Street, Dublin 2.



BUILDING AND CIVIL ENGINEERING CONTRACTORS LTD

UNIT 19
BALBRIGGAN BUSINESS PARK,
BALBRIGGAN
CO. DUBLIN 15
PHONE: 01 8567143
FAX: 01 8567144
MOBILE: 087 9387777/9387778/9387779
VAT No. 4822788E

OPINION OF COMPLIANCE OF CONTRACTOR

Development: Trinity College Dublin, 36 Fenian Street, Dublin 2.

Client: Trinity College Dublin.

Contractor: Gausson Building & Civil Engineering Limited

Address: Unit 19 Balbriggan Business Park, Balbriggan, County Dublin.

Confirmation: The Contractor hereby confirms that the relevant building or works have been constructed in substantial compliance with the Architects, Structural Engineers and Service Engineers drawings and specifications and any instructions issued during the course of the works. For the avoidance of doubt, this opinion is limited to those works within the scope of the Building Contract. In forming this opinion it is our assumption that the design of the works is in compliance with current Building Regulations.

Element: The element of the construction covered by this confirmation includes: Main Building Contract, and all Domestic Sub-Contracts for the Mechanical and Electrical Services.

Date of Issue: 18th January 2016

Signature of Contractor:

Signed on behalf of:
Gausson Building & Civil Engineering Ltd.

Incorporated in Ireland - Company Reg. No. 371334

Sample method statement for demolition works

Contractors compliance certificate

Confirmation from Building Control of Completion Certificate



New wainscoting to entrance hall



Original ceiling mould repaired with discrete building services



Study space to third floor with contemporary lighting and neutral decor



Tuck pointint carried out to red brick walls during first phase of works.



Contemporary LED pendant lights with original ceiling rose complement the traditional ground floor meeting room



Traditional appearance radiators help retain the domestic Georgian character of the building

1.5 Sustainability

- Approach to sustainability was driven by cost constraints & sensitive conservation philosophy.
- Specification of low energy LED light fittings with motion detectors
- Existing heating system upgraded and controlled by the BMS.
- Vertical and horizontal riser positions were located to ensure the building was future-proofed to allow for easy upgrading of building services that would not disturb the historic fabric again.
- Dual-flush toilets
- Existing windows draught-proofed to minimise air leakage

1.6 Fire safety compliance evidence

- Fire Safety Certification was granted prior to construction works commencing.
- Application identified original elements to be upgraded, location of fire rated doors, automatic opening ventilator and fire alarm systems.
- Installation of Rockwool Flexi insulation between floor joists in-line with TRADA recommendations.
- Existing doors fitted with hardwood slips, intumescent brush and coating applied.
- Services fire-stopped as they crossed between separating walls and inspections were carried out fortnightly.
- Access hatches were fire rated and smoke detectors located in voids.

The project not only meets all relevant fire safety requirements, but also retains its original Georgian character and integrity through the retention of original layout, existing doors and floors.

Dublin City Council, Fire Prevention Section
The Original Inspectorate, 100-102 Victoria Road, Dublin 2, Ireland
Gardaí/Cearta Breata Aire Clárú, Níodú ar Chruinnúcháin Dúchúil
Comhairleoireacht Bhríghíní Dúchúil, 100-102 Bóthar Victoria, Baile Átha Cliath, Éire.
T: 01 872 8860 F: 01 872 8877 E: email: fire@dcc.ie www.dcc.ie/fire

BUILDING CONTROL ACT, 1990 / AN IACHT UM RIALAÍ FORRÍOCHTA, 1990
FIRE SAFETY CERTIFICATE
Deimhníú Sábháilteachta Dóiteáin

FIRE SAFETY CERTIFICATE NO.: FSC219314

TO: SETATES AND FACILITIES OFFICE,
HEBT CHAIPEL,
TRINITY COLLEGE,
DUBLIN 2
FAC: MONICA JARVIN

Application for a Fire Safety Certificate (Reg. Ref. No.: FA14/1467)

FOR: MATERIAL ALTERATION (AN IRTÉIRIÚ ALTERAÍOIN) COMPRÍOIR DE
THE WORKS OF SERVICES (RE)WORKING OF EXISTING PARTITION WALLS
ACCOMMODATION (D) REINFORCEMENT OF PARTITION WALLS AT THIRD
FLOOR LEVEL, (D) REINFORCEMENT OF A NON-COMBUSTIBLE BRICKWORK
AND NEW FIRE RESISTANT WALLS (CONCRETE) AT FIRST FLOOR LEVELS
AND THREE FLOORING SERVICES TO THE FLOOR AT GROUND FLOOR
AND RECONSTRUCTION OF LEVELS (D) REPAIR OF EXISTING MAIN INTERNAL
STAIRS AND (P) RE-DECORATION OF INTERIORS AND ASSOCIATED
RESTORATION WORKS

AT: 36 FENIAN STREET, DUBLIN 2

Dublin City Council hereby certifies that the building or works to which the application relates, will, in accordance with the terms, conditions, specifications and particular conditions, comply with the requirements of Part 6 of the Second Schedule to the Building Regulations, 2010 & 2013. In considering the application, no assessment has been made as to whether the building or works will comply with the other requirements of the Second Schedule to the Building Regulations, 1997 to 2013. This Certificate is GRANTED subject to the following conditions:

Signed on behalf of Dublin City Council:

Senior Staff Officer
Dated this 11th day of DECEMBER 2014



Existing door upgraded with hardwood slips and intumescent strips and coating



Rockwool Flexi between existing floor joists

Fire Detection & Alarm System - Certificate of Installation

Certificate No: HEB0101

Name of company and/or person responsible for installation: Hickey Electrical Services Ltd

Address of Above: Unit 4 Block 3 Meehan Business Centre, Mountview Road, Rathfriland, Co. Wicklow

New System Modification of Existing

Name of Protected premises or Owner: Trinity College

Address of Protected Premises: 36 Fenian Street Dublin 2

Protected Area: Entire Building

Designer's Name: JV Tormey Ltd

Reference Drawings: IET-488-00-AS Installed

I/We hereby certify that the fire detection and alarm installation at the above premises has been installed by Hickey's in accordance with the system designers specification and project designers drawings above and with the requirements of clause 6 & 8 of IS 3218:2013. I/We confirm my/our competence to undertake this work and to the best of my/our knowledge the installation works comply with IS 3218:2013.

I/We confirm that where work has been undertaken to add to or modify an existing system that due consideration has been given to the impact of this work on the existing system and there will be no adverse effect brought about by the work.

I/We also confirm that, in accordance with the designers specification and clause 6 of this standard all record drawings and installation certificates required have been provided and testing / inspection carried out and certification issued.

Record Drawings: HES Drawing (I 67-488-00-As Installed)

Certification issued: _____

Comment: _____

Signature of Authorized Person Responsible for the installation of the system:

Name (Print): Brian Hickey

Position: Director

Signed: *Brian Hickey*

Date: 12/12/2015

Telephone No: 01855 601 295/999

Relevant Fire Safety Certificates



Traditional lantern light fitting – centre piece of the curved stairwell at the heart of the building



Detail of refurbished fireplace with hand-crafted wallpaper to ground floor meeting room



Refurbished window; rich-grey painted stair treads enhance architectural detailing



Traditional chandelier to seminar room in first floor

1.7 Client Feedback:

In a unique, imaginative collaboration between the School of Languages, Literatures and Cultural Studies (TCD), Literature Ireland and Dalkey Archive Press, The Trinity Centre for Literary Translation (est. 2012) brings together the theory, practice and business of translation. Its premises in 36 Fenian Street provides this original partnership with a dedicated space, anchoring a myriad of collaborations between the parties: students with professionals, literary translators with the world of publishing, visiting translators with Irish writers, foreign cultural agencies with their Irish counterparts, researchers with practitioners, and not least, the public with its creative practitioners. Both in the building and the concept it houses, 36 Fenian Street stands testament to Trinity's commitment to conservation and tradition on the one hand, and on the other to renewal and global outreach.

1.8 Time and Cost

- Opening up works carried out prior to the main contract commencing informed design approach.
- Project competitively tendered using two stage procurement method under GCCC contract – client retained control of quality and cost.
- During construction programme was reviewed on a fortnightly basis.
- Review of specification information and methodologies submitted and approve/ decline as required.
- Cost control was maintained and value for money achieved as claims for additional costs were accompanied by a breakdown of materials, labour and prelims.
- The contract was administered to allow sufficient time to review claims and seek further clarification without effect on programme.



First floor seminar room prior to refurbishment



Seminar room after refurbishment. The room is a showcase for the Centre for Literary Translation (PM Photography)

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Appendix of supporting photographs



Additional Page 1:



First floor seminar room (PM Photography)

Additional Page 2:



Basement study area (PM Photography)

Additional Page 3:



Ground floor meeting room (PM Photography)

Additional Page 4:



Original ornate moulded ceiling to entrance hallway



Refurbished original cast-iron boot scraper to entrance



Refurbished third floor office



Detail of wallpaper, shelving and light fitting to seminar room



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