IRISH CONSTRUCTION INDUSTRY AWARDS 2016

Conservation Project of the Year

Refurbishment of No.36 Fenian Street, Dublin for Trinity College Dublin

The design, co-ordination and management of the internal refurbishment of No.36 Fenian Street, Dublin.

The work included the re-routing and upgrading of existing IT and building services, upgrading performance of the building to meet current fire safety performance and the sensitive repair of the internal historic fabric including internal walls, original windows, geometric curved staircase and architectural features.

Contract Value:	€562,619.00
Square footage:	376m²/ 4047ft²
Commencement:	June 2016
Completion:	January 2016

Client	Trinity College Dublin; Project Manager: Monica Janson
Architects	Kriterion Conservation Architects
M & E Consultants	J.V. Tierney & Co
Structural Engineers	Fitzsimons Doyle Associates
Cost Consultants	Brendan Merry & Partners
Main Contractor	Ganson Building & Civil Engineering Contractors Ltd
Electrical Sub-Contractor	Hickey Electrical Services
Mechanical Sub-contractor	Phoenix Mechanical

1. New front entrance
2. Contemporary light fittings enhance the geometric curved stairwell
3. Refurbished ground floor room

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Conservation

Guided by a conservation philosophy which seeks to do as little as possible, but as much as is necessary, and extensive renovation programme was undertaken to transform this tired and dated building into a state of the art bespoke student study and office accommodation for The School of Literary Translation whilst reinstating the Georgian domestic character of the building.

Removal of unsympathetic and inappropriate additions:

- Existing exposed cables, conduits and trunking were removed throughout the building and services re-routed to reinstate the character of the principal rooms of the Georgian terrace

Use and re-use of original materials:

- Original cornices were preserved in their current state and repairs carried out to replicate this
- Original ceilings to first and second floor rooms consolidated and repaired to improve their integrity
- Existing historic doors were upgraded to achieve 30min fire rating with intumescent strips, coating and fire closers
- Existing floor joists retained and strengthened with additional joists. Rockwool Flexi insulation inserted between joists to improve fire performance
- Refurbishment of original windows and replacing non-original windows with traditional sliding sash

Application of traditional skills or methods used to conserve building identity:

- The design team collaborated closely with a specialist lime company to agree an appropriate solution for internal wall repairs using Ecomortar R100 lime plaster and a glass fibre mesh to repair decades of cement and gypsum plaster repairs

Design features:

- Traditional wainscoting installed within entrance hallway
- Use of both traditional and contemporary light fittings to enhance architectural features
- Ground and first floor principal rooms have hand-crafted wallpaper finish and bespoke shelving integrate with state of the art audio-visual equipment – a sensitive marriage between traditional and modern

4. Contemporary light fitting with original ceiling rose to the ground floor
5. Traditional light fitting to first floor seminar room

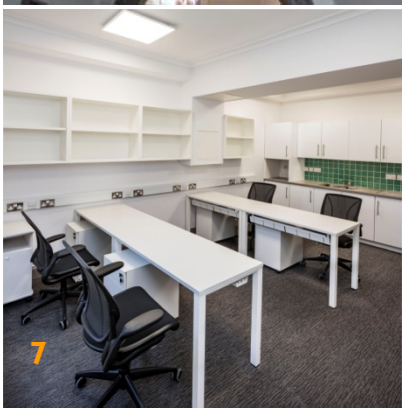
Project Excellence

Use of innovative products to repair and refurbish the building including:

- NYM-J electrical cables installed locally around original cornice to minimise risk of damage
- Multi-layered pre- insulated radiator pipe-work with reduced diameter of 50mm installed within existing floors allowing notching of original floor joists at perimeter to minimise exposed service routes so historic character of principal rooms is retained
- Use of Ecomortar and a glass fibre mesh application to the existing internal lime plastered walls which were in a poor condition

Excellence in managing construction work in a challenging environment:

- Working in a live campus environment and maintaining existing building services to adjoining building during construction works
- Maintaining extremely tight and limiting budget on this sensitive conservation project
- Sensitive integration of electrical and mechanical services concealed carefully within the existing historic fabric and new vertical service risers
- Excellent communication and collaboration between design team and contractors to provide sound conservation advice and guidance on rotten timbers, plaster repairs and damp proofing
- Sensitively integrating building services within the historic fabric to ensure the domestic Georgian character of the building was retained whilst future-proofing for further building services or IT upgrades as required



6. Vaulted decorative ceiling to entrance
7. Refurbished third floor student space
8. Handcrafted wallpaper and refurbished fireplace
9. Traditional lantern – focal point of the curved stairwell

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Health and Safety

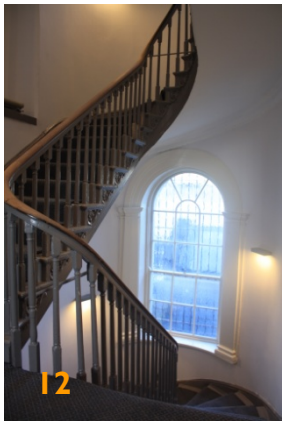
- A pragmatic approach was undertaken to ensure compliance with all Health Safety and Welfare regulations
- Contractor was made aware from the outset of very restricted site conditions and that the building did not form part of the main university campus
- Deliveries to and from site only provided outside 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

10. Principal first floor seminar room prior to decoration

11. Seminar room now transformed with handcrafted wallpaper and traditional built-in shelving

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 &horizontal risers located to ensure the building was future-proofed allowing for easy upgrade of building services
- Dual-flush toilets
- Existing windows draught-proofed to minimise air leakage



12. Unusual geometric curved staircase with French Polish finish to handrail

13. Traditional wainscoting transforms the entrance hall

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Summary – Main Outcomes & Achievements of Submission

- No. 36 Fenian Street has been sensitively restored with all refurbishment work guided by conservation principles and underpinned by the Venice and Burra Charters
- The project successfully incorporated all Trinity College Dublin IT and building service requirements into the historic fabric of this protected structure.
- The original layout and proportions of the principal rooms have been retained and enhanced with the addition of handcrafted wallpaper, traditional shelving, wainscoting, sensitive repair of original ceilings and cornices all of which reinstate the domestic character of this Georgian terrace.
- The overall achievement of the project is the accomplishment of a sensitive balance between old and new, traditional and modern, residential and educational.

Testimonial from Project Sponsor

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.

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