

NENAGH HISTORIC AND CULTURAL QUARTER Part 8 Planning Application

ARCHITECT'S REPORT & DESIGN STATEMENT



Comhairle Contae Thiobraid Árann
Tipperary County Council

Nenagh Historic & Cultural Quarter

Document Control

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Issue Record

Rev	Status	Initials	Date
0	Part 8 Planning Application Document	WW	27.11.2023

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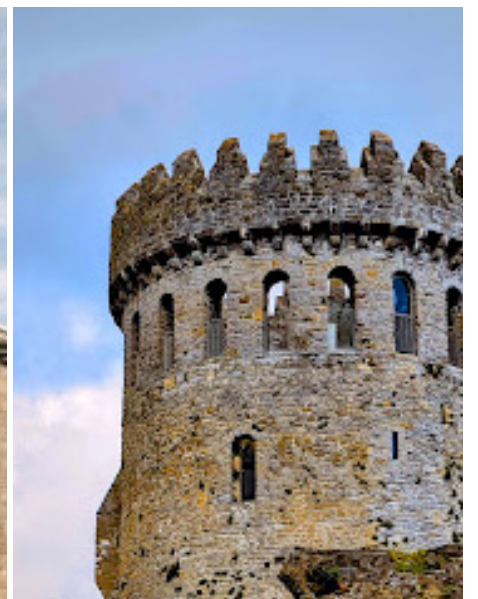
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1 Introduction



1.1 Executive Summary

Introduction - Purpose and Content of this Report

This document is an Architect's Report and Design Statement and has been prepared by Scott Tallon Walker Architects as Design Team Leader in support of a Part 8 Planning Application relating to proposed development at the Nenagh Historic and Cultural Quarter (NHCQ).

It outlines the background and context of the proposed development works, summarises the main strategic reinstatement and intervention works, sets out detailed schedules of conservation and construction works associated with the proposal and introduces the full suite of Part 8 Applications Documents, Reports and Drawings.

Site Location

The proposed development will be defined across a number of "precincts" for the purposes of understanding the parts and places involved in the overall development. These are set out on the site location plan and in a series of precinct plans that relate to the supporting drawings and reports.

- | | |
|--|-------------|
| • Banba Square | NHCQ Zone 1 |
| • Nenagh Castle - Forecourt | NHCQ Zone 3 |
| • 35 & 36 Pearse Street - archway & yard | NHCQ Zone 4 |
| • Nenagh Castle - Barbican & Bailey | NHCQ Zone 5 |
| • Nenagh Castle - Castle Park | NHCQ Zone 6 |
| • Nenagh Gaol & Courthouse/Gaol carpark | NHCQ Zone 7 |
| • O'Rahilly Street & Tourist Office/former Town Hall | NHCQ Zone 8 |
| • Streets upgrade - business district footpaths | NHCQ Zone 9 |

For clarity, NHCQ Zone 2 has been subsumed into the above zones and is, as such, a spare number for the purposes of this Part 8 Application.

The development address is Kenyon St., Pearse St., Silver St., Mitchel St., Emmet Place, Kickham St., O' Rahilly St., Banba Square, Nenagh North and Nenagh South, Co. Tipperary.

Nature and Extent of Proposed Development

The proposed development comprise, inter alia, the following works:

- I. Public Realm upgrade works to Banba Square, O'Rahilly Street & Carpark, Courthouse Carpark & Courthouse frontage, Castle Field, Barbican entrance & bridge.
- II. Reinstatement of historic access gates and posts (incorporating light) to the courthouse including extension of the Banba Square paving to the courthouse steps & portico.
- III. Installation of natural stone paving and improvement works to the footpaths of the main business district streets, Kenyon Street, Mitchel Street, Pearse Street, Silver Street, Kickham Street and Emmet Place.
- IV. Refurbishment with internal and external alterations to the Protected Structure, the existing Nenagh Heritage Centre (former Governors' house, Gatehouse and the single storey and three storey Gaol Cell Blocks) conservation and adaptive reuse works, installation of new accessible toilets on the ground floor of the truncated Cell Block.
- V. Reinstatement of an elevated footbridge structure and associated works connecting the cell block to the Governor's House.

- VI. Demolition of the former Civil Defence building & adjacent lean-to stores in the courthouse public carpark and reorganisation of the parking including the partial removal of a dividing stone wall.
- VII. Installation of a new universal access pedestrian route (comprising elevated bridge, paved walkway, and ramped footpaths) from the O’Rahilly Street Carpark to Nenagh Castle forecourt (utilising the Castle barbican entrance).
- VIII. Demolition of the modern single storey lean-to structure adjacent to the Barbican entrance of Nenagh Castle and associated works at O’Rahilly Street Carpark.
- IX. Accessible public realm to the O’Rahilly Street carpark comprised of predominantly hard landscaping with soft landscaping areas including installation of new edgings at junctions between hard and soft landscaping, asphalt surfacing to car park, natural stone paving to the public areas, with installation of Nature Based Drainage Solutions.
- X. Installation of high & low lighting to public realm (Banba Square, Courthouse carpark, O’Rahilly Street carpark) generally as well as facade lighting to Nenagh Castle and Nenagh Gaol buildings and the former Gaol exercise yards.
- XI. Removal of existing traffic barrier and installation of a revised vehicle access security system (automated rising bollards) at the vehicle entrance through the Gaol gatehouse archway serving the Governor’s house & existing Convent access beyond.

Appropriate Assessment (AA) and Environmental Impact Assessment (EIA) Screening

The development has been the subject of an Appropriate Assessment (AA) screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and article 250(1) of the Planning and Development Regulations 2001, as amended.

The Appropriate Assessment (AA) screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

In accordance with Article 120(1)(a) of the Planning and Development Regulations 2001, as amended, the Planning Authority has carried out a preliminary examination of the nature, size and location of the proposal, and has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required.

Other Part 8 Application Documents

This application has been compiled on the basis of extensive work completed to date by the Project Design Team working in close collaboration with Tipperary County Council. It should be read in conjunction with the following documents:

Concept Development - Part 8	Event
Landscape Architecture Design Report	Bernard Seymour Landscape Architects
Conservation Reports in 3 Volumes:	Carrig Conservation
Vol I - Architectural Inventory & Appraisal	
Vol. II - Preliminary Conservation Repair Recommendations	
Vol. III - Architectural Inventory & Appraisal	
Achaeological Impact Assessment	John Cronin & Associates
Ecological Impact Assessment	EirEco
Concept Development	Event
Engineering Planning Report	Punch Consulting Engineers
Structural Condition Report on Barbican Walls	Punch Consulting Engineers
Public Lighting	Varming Consulting Engineers
AA Screening Report	Greentrack
Preliminary EIA Screening	Greentrack
Architects’, Landscape Architects’ and Engineers’ Drawings	Varies

1.2 Background & Context

Background & Context

Nenagh occupies a strategic position within Ireland's Hidden Heartlands that it has, as yet, to fully exploit. Located in proximity to several historic sites and to Lough Derg, it possesses significant heritage sites that have the potential to deliver a unique and compelling cultural experience for visitors and to enhance the town for residents.

The town currently attracts a modest number of tourists and it is recognised that improving the general experience of the town - while an essential component of delivering a good visitor experience - is not sufficient in itself to greatly increase tourism. A key gap in Nenagh's current offering is the provision of a high quality, immersive visitor attraction that will meet the needs of the key audience segments for Ireland's Hidden Heartlands (IHH).

The visitor experience proposition identified to fill this gap is the development of the existing Historic and Cultural Quarter in Nenagh. This quarter is based on a group of unique and substantial historic buildings located around Banba Square in the centre of the town. The principal buildings are Nenagh Castle and the former Nenagh Gaol, and the Quarter also includes the former town hall which is now an arts centre and tourist information office. It is proposed that the visitor experience offered at these two sites be transformed into a much more compelling attraction which will also address the current short supply of indoor attractions in Nenagh and the surrounding area. The project also includes extensive improvements to the public realm at Banba Square and the adjoining streets which will strengthen the connection between the Historic & Cultural Quarter and the core retail areas of the town centre and thereby greatly enhance Nenagh as a destination.

In order to advance this project, Tipperary County Council, in partnership with Fáilte Ireland, the Office of Public Works and the Department of Housing, Local Government and Heritage, engaged a multi-disciplinary consultancy team led by Scott Tallon Walker Architects to develop plans for the tourism led regeneration of Nenagh's Historic & Cultural Quarter. The team includes tourism and visitor attraction specialists Event and CHL Consulting Company, along with a full professional Design Team of Consultants who have contributed to this Part 8 Application Suite of Documents.

Nenagh Historic and Cultural Quarter – Narrative Overview

We want Nenagh to become a place where stories unfold, where characters are discovered and developed throughout a day, a weekend, or a lifetime. There are three strands of experience that braid around each other and that visitors can engage with at the Gaol, Castle, and the town.

Visitors will discover Nenagh and will show how the town has changed over 800 years. By stepping into and seeing what remains, visitors will be drawn to what has been lost and fill the gaps between, either physically or in their minds.

Extract from Event's 'Concept Development - Part 8' Report

1.3 Project Phasing

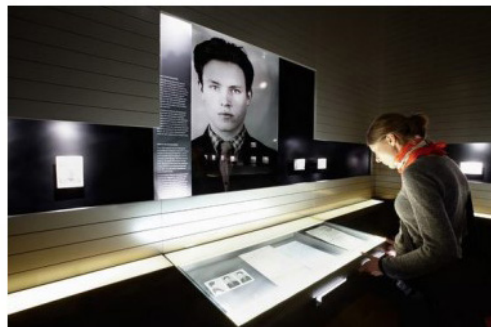
Project Phasing

The project has been structured into three main phases, with an opportunity at the end of each phase for the Steering Group to review the conclusions and to determine whether continuation to the following phase was warranted.

- Phase 1 was the Visitor Experience Development Phase which included extensive research and benchmarking, initial concept identification and development, a programme of consultations and consumer testing of concepts.
- Phase 2 was the Concept Development & Pre-Design Phase which took the outputs from Phase 1 and identified the options best placed to deliver on the objectives of the project. This phase included commercial and financial planning, taking into account the requirements of the Public Spending Code, the business case and consideration of operational models.
- Phase 3 is the Detailed Design and Planning Phase. This includes preparation of detailed drawings, planning application and required consents i.e. this Part 8 Planning Application.

On the basis of the Phase 1 and Phase 2 Outcomes, Phase 3 has focussed on developing the core heritage and cultural aspects of the preferred concept. The initial concept was further elaborated by visitor experience designers, Event, drawing on unique approaches to interpretation and storytelling in order to create differentiation from more traditional approaches taken at comparator destinations in Ireland.

The development of the visitor experience was accompanied by design work by architects, Scott Tallon Walker; landscape architecture in the public realm (Bernard Seymour Landscape Architects); conservation architecture inventory and appraisal (Carrig Conservation International); civil engineering design (Punch Consulting Engineers); mechanical & electrical engineering planning and costing (Varming Consulting Engineers); archaeological assessment by John Cronin & Associates, and overall project cost estimation by O'Reilly Hyland Tierney & Associates (Quantity Surveyors).



Extract from Event's 'Concept Development - Part 8' Report

1.4 Project Rationale

Project Rationale

Tipperary County Council (TCC) have initiated this heritage tourism project with a view to maximising the potential of the existing Historic and Cultural Quarter to contribute to Nenagh as a successful and sustainable visitor destination. The real potential of tourism as a driver of wider economic and social benefits has also been recognised in a number of other plans and strategies, including Fáilte Ireland's Hidden Heartlands Regional Tourism Strategy 2023-2027.

It is intended that the project should deliver on the following objectives:

- Deliver a series of linked attractions that provide a motivating visitor experience based on a multifunctional and vibrant centrepiece based on local heritage and history.
- Apply best practice in place-making, reclaiming the street for pedestrians, facilitating sustainable transport and providing places to socialize.
- Elevate Nenagh Town as an historical, heritage and cultural tourism destination.
- Contribute to the economic sustainability of Nenagh Town through business and employment opportunities.
- Lengthen the tourism season.
- Protect the heritage assets located in the Quarter.
- Identify opportunities to utilise public assets to optimise their contribution to the economic, social and cultural life of the town.

The rationale for the project is stated in the Client's brief, as follows:

"A key gap in Nenagh's current offering is the provision of a sufficiently high quality, immersive experience which will meet the needs of the key audience segments for Ireland's Hidden Heartlands (IHH). It is a strategic priority of IHH to invest in visitor experiences that will raise awareness of the region, be motivational to visitors to travel to the destination and around which clusters of supporting experiences can develop over time. In addition, the strategic context for this project is set out in the Lough Derg Visitor Experience Development Plan (VEDP).

The creation of this new historic and cultural quarter in Nenagh will provide a very attractive all-weather cluster of visitor attractions and will serve to significantly improve the attractiveness of the overall destination and offering in the Region."



1.5 Strategic Alignment

Strategic Alignment

Demonstrating its importance, the Nenagh Historic and Cultural Quarter project is promoted in a series of relevant plans and policies for Nenagh, the Lough Derg area and County Tipperary. These are highlighted below.

The Tipperary Transforming Tourism Product Development Plan 2020-2030 identifies the Nenagh Historic & Cultural Quarter as a leading project within its Creating Clusters category¹, seeing it as part of a wider framework of related projects in the town. The Plan states that: “it has the potential to be of greater scale, ambition and economic impact. It has the potential to attract more international visitors and fits well into the Ireland’s Hidden Heartlands brand.”

The Lough Derg Visitor Experience Development Plan 2020-2024 visualises the Lough Derg destination as comprising Nenagh Gateway Town, Killaloe/Ballina Destination Hub, Holy Island and Connected Destination Villages, and Portumna Destination Hub. Nenagh is described as a “bustling market town, steeped in heritage, with a great reputation for food and new stories to tell”. In the Plan, the Hero Project for Nenagh is “exploring the Historic Quarter and following the Nenagh River to Lough Derg”.

The development of the Historic & Cultural Quarter is highlighted as a significant opportunity and it is a major project in the vision for 2024.

The Regional Tourism Development Strategy 2023-27 for Ireland’s Hidden Heartlands (IHH) is the key plan for tourism in the wider region. The vision for IHH is of “a place where nature is the backdrop to a wide range of compelling visitor experiences, from outdoor activities to uncovering intriguing heritage and cultural gems that continually surprise and exceed visitors’ expectations”. Nenagh HCC is a perfect fit with this vision, as a hitherto little known but historically important collection of buildings with intriguing stories to tell.

Enhancing the range and quality of visitor experiences is a strategic objective of the IHH Plan. In this context, a core goal is to “work with stakeholders to sustainably leverage the range of rich heritage and cultural assets that provide visitor experiences, while protecting their quality, character and distinctiveness”. This is further elaborated in the Plan’s Product Development Strategy which states, as one of its strategic initiatives, “to continue to develop the quality and range of the region’s heritage-based visitor experience with a focus in the first instance on the stock of existing visitor attractions and experience providers”. The Nenagh Historic & Cultural Quarter is one of the existing but underdeveloped heritage-based visitor experiences in the region and its development is consistent with the product development objectives of the IHH Plan.

The new Tipperary County Development Plan, 2022-2028, identifies “Valuing Built and Cultural Heritage” as one of the five Core Strategy ambitions informing the Plan. It highlights a richness of built heritage and culture as one of the key tourism strengths of the County, and its planning objectives include the following which are of direct relevance to the Nenagh Historic and Cultural Quarter:

- Support the implementation of the Tipperary ‘Marketing, Experience & Destination Development Plan’, 2016-2021 and ‘Tipperary Transforming’ (and any review thereof) and associated tourism strategies and plans set out therein. (Objective 9-C)
- To continue to enhance and re-imagine the towns and villages as visitor-led tourism destinations, through the existing collaborative heritage and tourism-led regeneration programmes and projects funded through Project Ireland 2040. (Objective 9-E)

In the context of these objectives, the Development Plan therefore directly supports the implementation of the Nenagh Historic & Cultural Quarter project.

Finally, it may be noted that Town Centre First: A Policy Approach for Irish Towns, prepared by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development, first published in February 2022 and last updated in February 2023, specifically highlights the importance of heritage-led regeneration in creating “viable, vibrant and attractive locations for people to live, work and visit”.

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2 Site

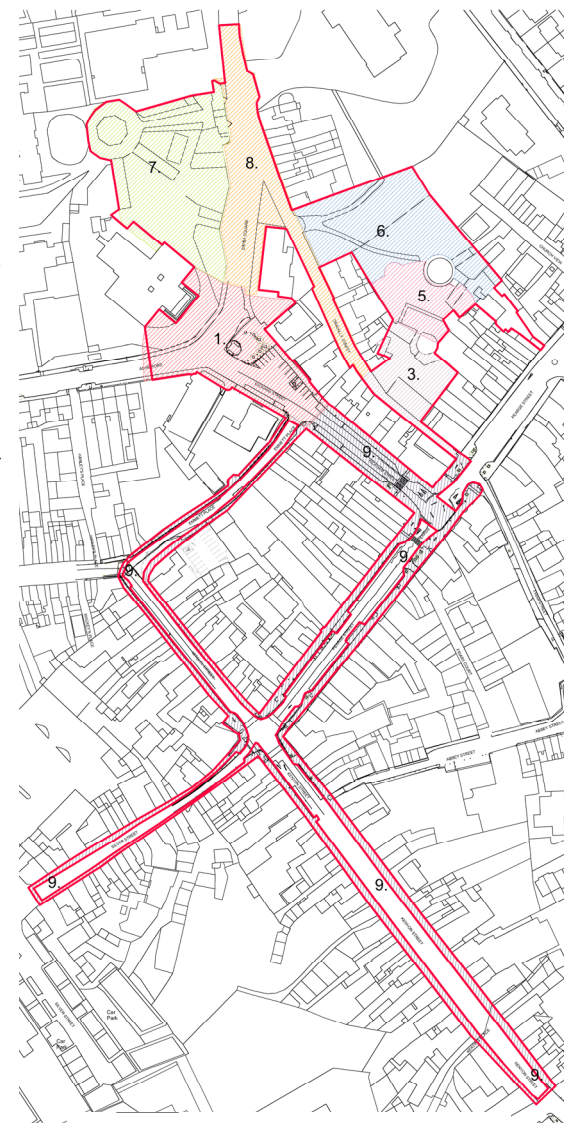
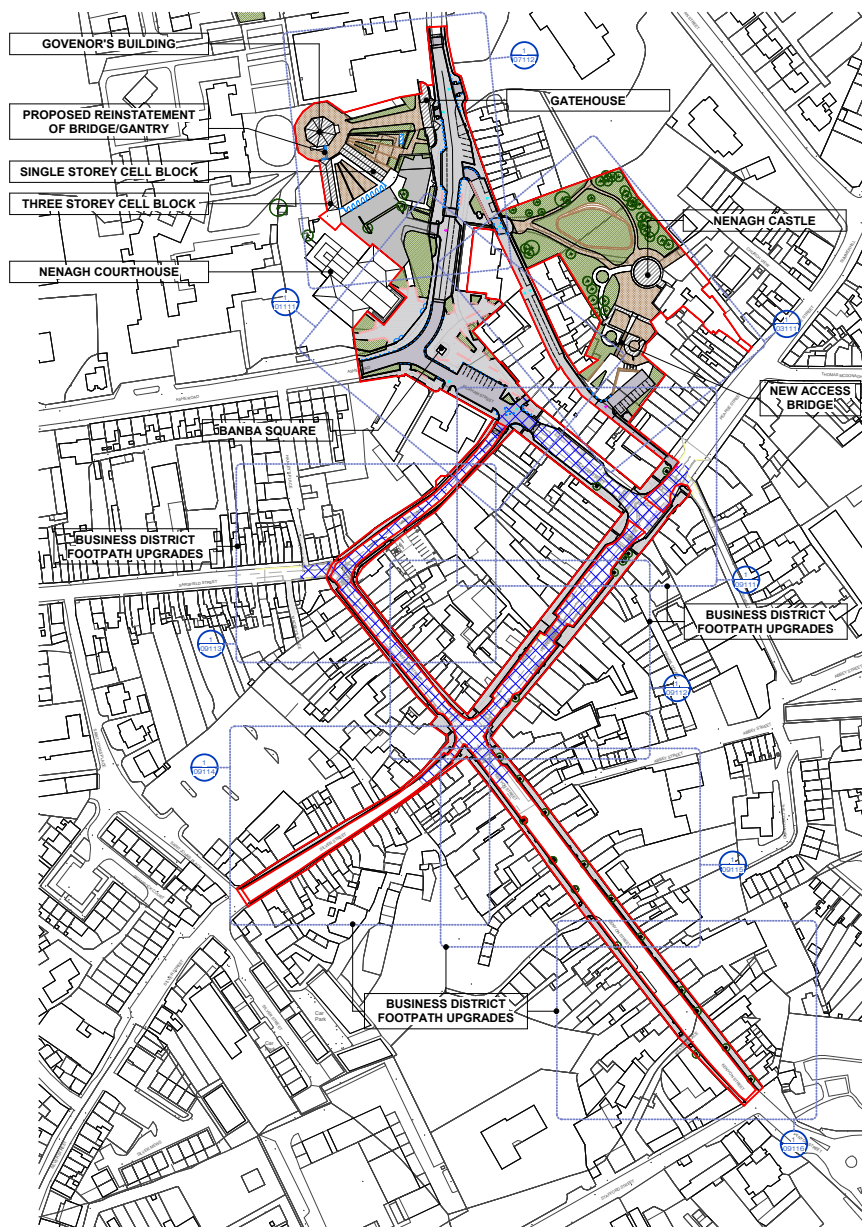


2.1 Site of Proposed Works

Site Location

The proposed development will be defined across a number of “precincts” for the purposes of understanding the parts and places involved in the overall development. These are set out on the site location plan and in a series of precinct plans that relate to the supporting drawings and reports.

- Banba Square (NHCQ Zone 1)
- Nenagh Castle - Forecourt (NHCQ Zone 3)
- 35 & 36 Pearse Street - archway & yard (NHCQ Zone 4)
- Nenagh Castle - Barbican & Bailey (NHCQ Zone 5)
- Nenagh Castle - Castle Park (NHCQ Zone 6)
- Nenagh Gaol & Courthouse/Gaol carpark (NHCQ Zone 7)
- O’Rahilly Street & Tourist Office/former Town Hall (NHCQ Zone 8)
- Streets upgrade - business district footpaths (NHCQ Zone 9)



- ZONE 01 BANBA SQUARE
- ZONE 03 CASTLE FORECOURT / O'RAHILLY STREET
- ZONE 05 NENAGH CASTLE BAILEY
- ZONE 06 CASTLE FIELD
- ZONE 07 NENAGH GAOL & COURTHOUSE CARPARK
- ZONE 08 O'RAHILLY STREET
- ZONE 09 FOOTPATH UPGRADES

Subject Site boundary shown in red - Refer to Architect's Site Location Plan

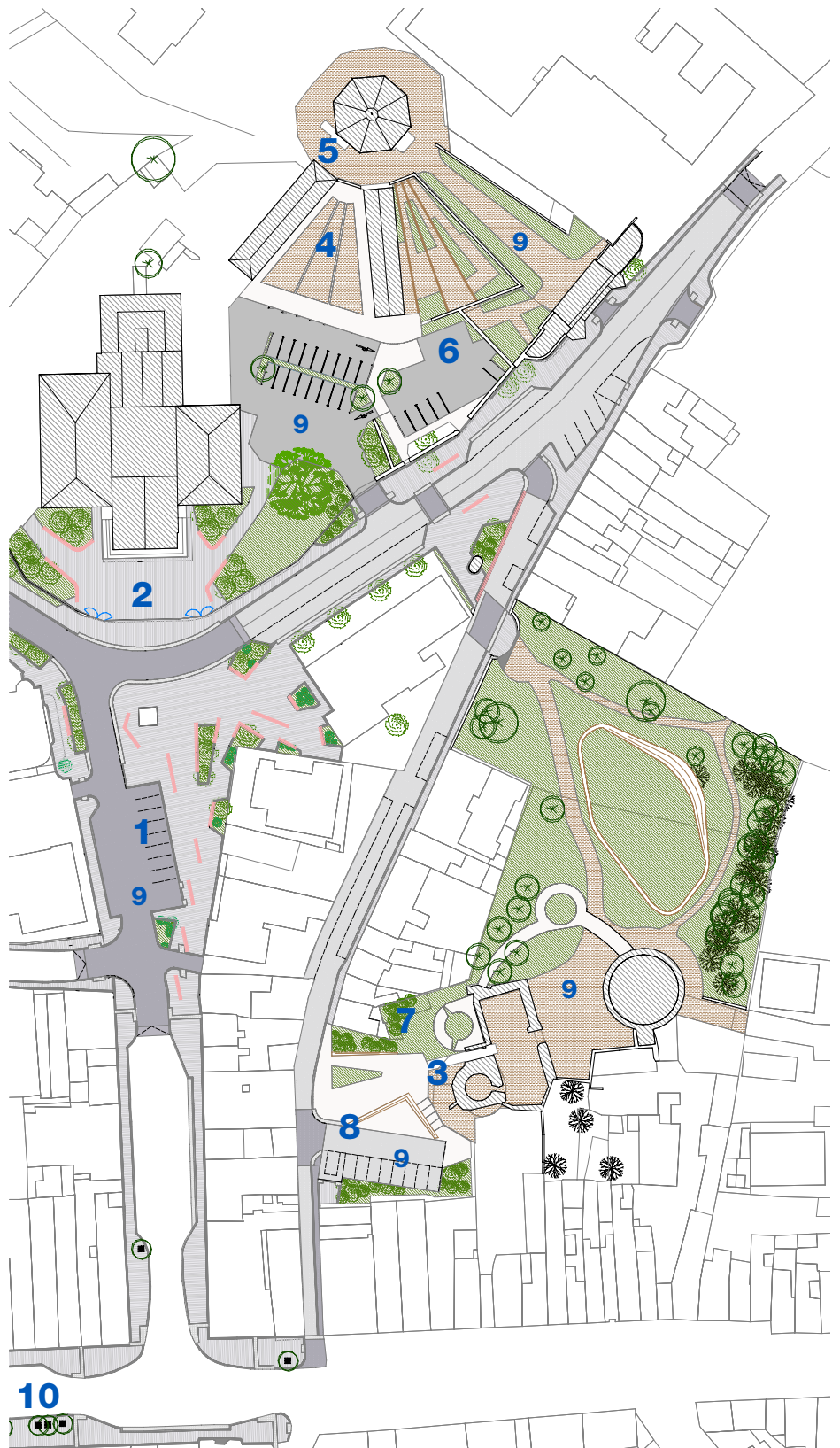
Subject Site - Zoning Nomenclature

2.2 Key Elements of the Proposal

There are a number of simple, yet key strategic architectural, landscape and urban design interventions proposed in combination with an overall approach to best practice urban space de-cluttering, architectural conservation and public realm enhancement works. These main interventions are summarised here:

KEY INTERVENTIONS

1. Public Realm upgrade works to Banba Square, O'Rahilly Street & Carpark, Courthouse Carpark & Courthouse frontage, Castle Field, Castle Barbican entrance
2. Reinstall historic Courthouse gateways
3. Reinstall the formal arrival sequence into Nenagh Castle through the remains of the Barbican
4. Refurbish the former Governors' house, Gatehouse and the single storey and three storey Gaol Cell Blocks of Nenagh Gaol
5. Reinstall an elevated footbridge connecting the Governor's House to the 3 Storey Cell Block
6. Demolish the former Civil Defence building & adjacent lean-to store in the courthouse public carpark
7. Demolish modern single storey lean-to structure adjacent to the Barbican Nenagh Castle entrance
8. Accessible public realm to the O'Rahilly Street carpark
9. Install public realm lighting to Banba Square, Courthouse carpark, O'Rahilly Street carpark and subtle facade lighting to Nenagh Castle and Nenagh Gaol buildings and the former Gaol exercise yards
10. Install natural stone paving and improvement works to the footpaths of the main business





Banba Square - Extract from Landscape Architecture Design Report

Concept image compiling a number of strands of possible approaches, namely the consolidation of the roadway to maximise the pedestrian offering for day to day activity while maintaining flexibility for programming of events throughout the cultural calendar.

Key buildings such as the courthouse come into prominence since the foreground has been simplified and decluttered, now unified with a contiguous edge to edge stone ground plane.



Nenagh Castle Forecourt, Barbican, O'Rahilly Street - Extract from Landscape Architecture Design Report

The boundaries of the Castle Park are bolstered with the addition of ornamental planting, particularly on the eastern boundary with the Castle Garden to signal the entrance through the stone wall and enhance the linkage of the two spaces.

The addition of tree planting and lower ground cover to the edges of the Castle Forecourt aims to frame the Castle and a suitably scaled canopy ensure the historical buildings are not obscured. The Castle Moat is planted with a less manicured type of meadow that will give a seasonal impact and enhance the experiential quality of traversing the new ramped bridge.

3 Detailed Schedule of Proposed Works

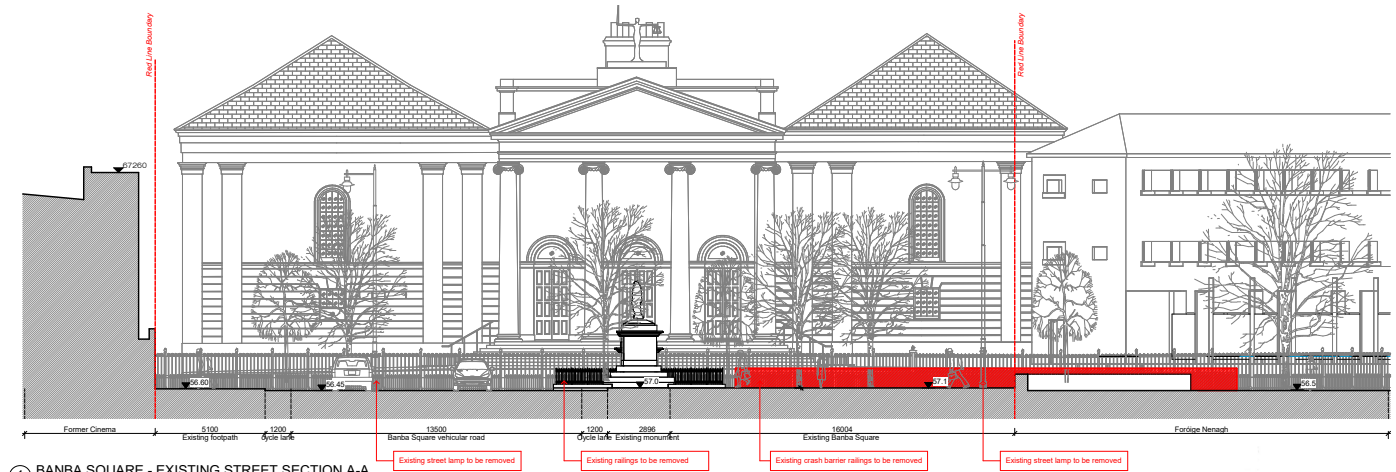


3.1 Banba Square (NCHQ Zone 1)

The following works are proposed to Banba Square, Courthouse Railings and Courthouse curtilage fronting onto Banba Square. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect's documents, the Conservation Architect's Reports and the Archaeological Consultant's Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works to the Gatehouse and Associated Curtilage

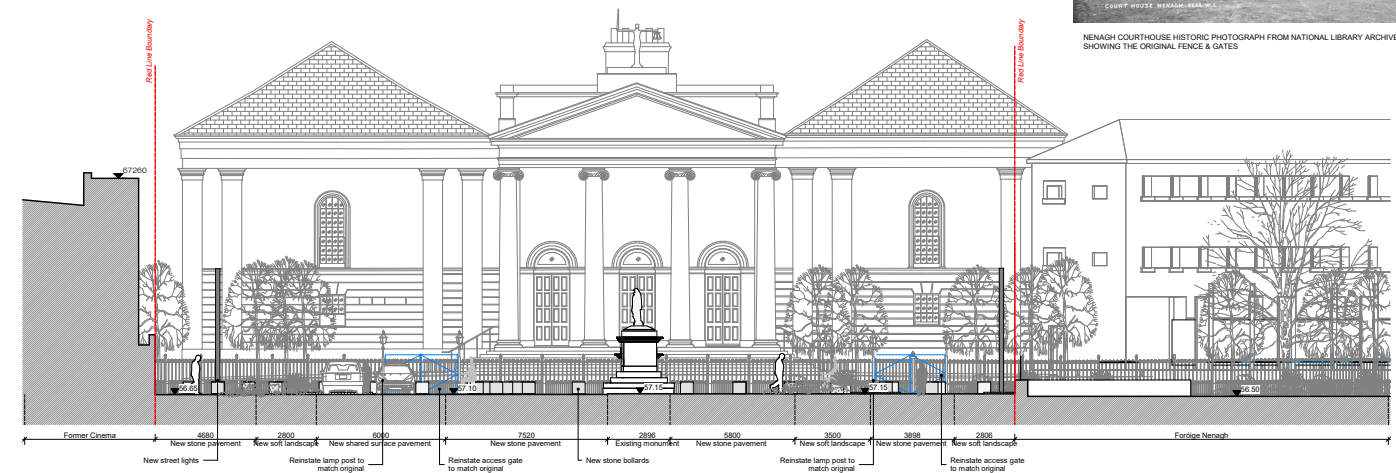
- As indicated on Architect's, Landscape Architect's and Engineer's Drawings.



1 BANBA SQUARE - EXISTING STREET SECTION A-A
SCALE: 1:100

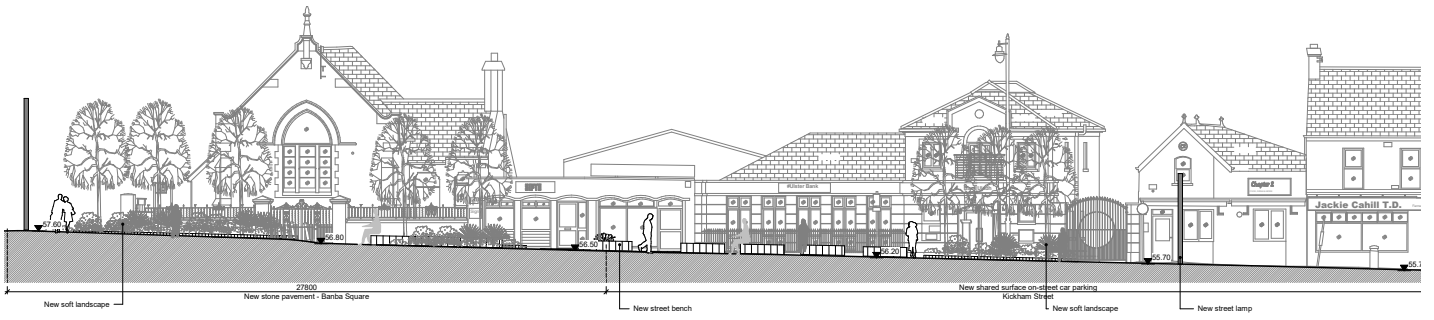


NENAGH COURTHOUSE HISTORIC PHOTOGRAPH FROM NATIONAL LIBRARY ARCHIVE SHOWING THE ORIGINAL FENCE & GATES



2 BANBA SQUARE - PROPOSED STREET SECTION A-A
SCALE: 1:100

Banba Square - Extracts from Existing and Proposed Site Sections - Not to scale - Refer to Architect's Drawing A-01131



Banba Square - Extract from Proposed Site Plan - Not to scale - Refer to Architect's Drawing A-01133

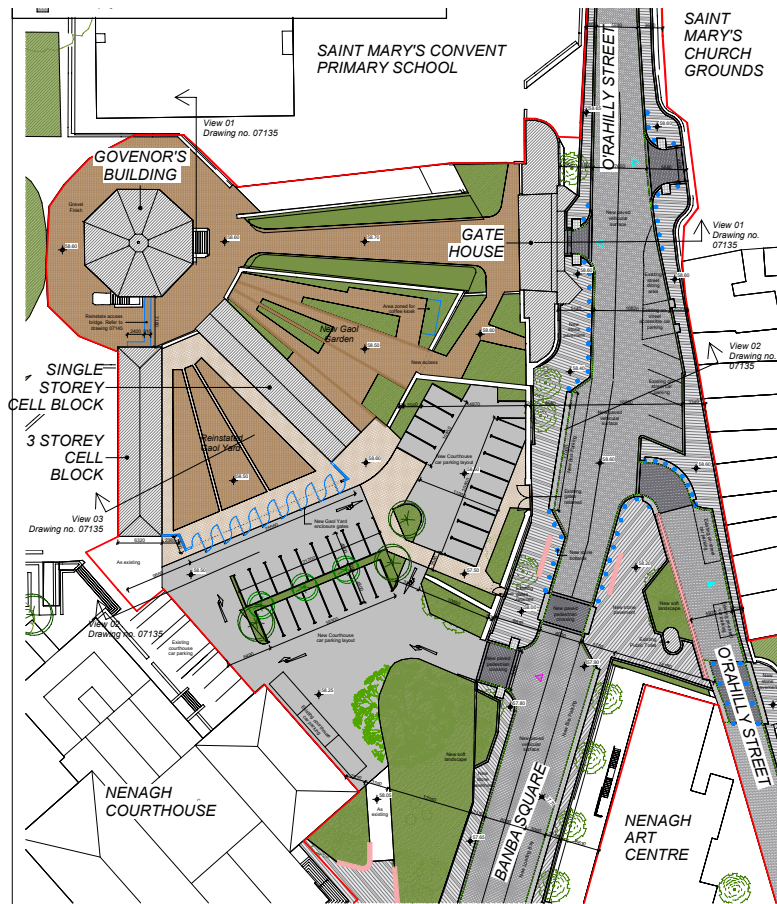
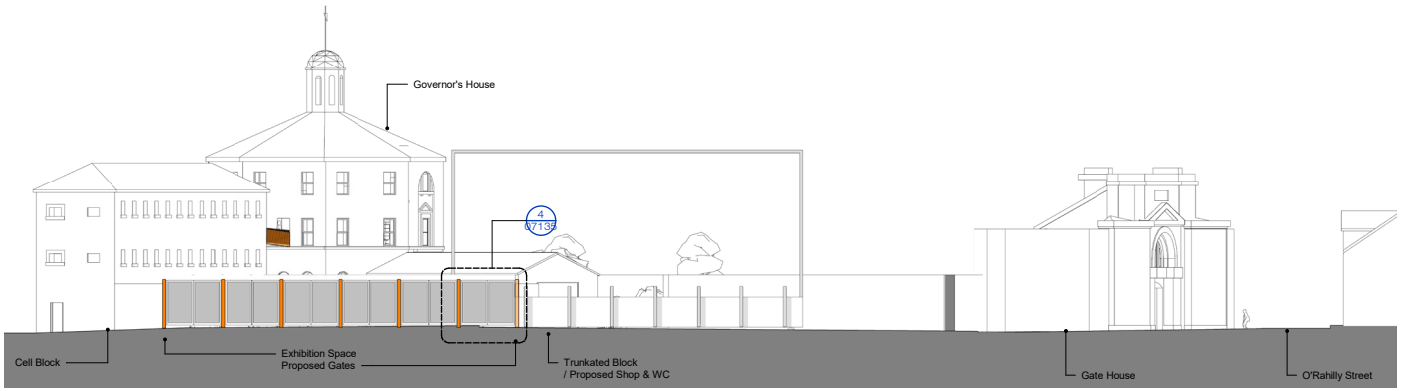


Banba Square - Extract from Proposed Site Plan - Not to scale - Refer to Architect's Drawing A-01111

The following works are proposed to the Gatehouse, Car Park and Curtilage areas in Nenagh Gaol. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect's documents, the Conservation Architect's Reports and the Archaeological Consultant's Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works to the Gatehouse and Associated Curtilage

1. Removal of all vegetation and organic growth to rainwater goods, barges, copings, parapet, and roofs.
2. Investigate barge capping which appears to be failing. Allow for full replacement on both sides with lime-based flashing.
3. Localised repairs to slate roof to replace broken or slipped slates using natural slate to match in composition and size.
4. Allow for partial re-bedding and clamping of parapet wall stones and new lead cover flashing along entire length.
5. Carefully rake out any cementitious pointing to chimneys and parapet, re-point using lime mortar.
6. Replace all flashings on roof complete using lead.
7. Localised repair of timber roof structure is anticipated - requires inspection to confirm extent of damage from water ingress.
8. Investigation of roofs to arrow-head bays on east elevation is required to determine condition and repairs required.
9. Remove all vegetation to elevations complete. (Ridges, pediments, mortar joints)
10. Remove cement strap pointing to front and rear elevations and to chimneys and parapet complete. Rake out open joints and repoint using lime mortar.
11. Rake out vegetation and open joints to internal yard elevations and repoint using lime mortar – allow for 25%.
12. Removal of tarmac surfacing abutting foot of buildings, lowering of ground level and formation of a land drain [width TBC by design team on opening up] to building perimeter (leave trench open during works to allow foot of walls to dry).
13. Recalculate and renew cast iron rainwater disposal system complete (Refurbish and reusing existing elements where possible and appropriate).
14. Installation and connection of new branch drainpipes from any new downpipe locations to existing stormwater drains as required.
15. Installation of new concrete gullies with cast iron grates to the foot of each downpipe.
16. Remove all redundant cabling and fixings. Consolidate and tidy external cabling.
17. Removal of external lights and Installation of Internal / External lighting to Exhibition Designer's details & specifications
18. Removal of existing traffic barrier and installation of a revised vehicle access security system (automated rising bollards) at the vehicle entrance through the Gaol gatehouse archway serving the Governor's house & existing Convent access beyond (subject to detailed design & ground conditions on opening up)
19. Refurbish and draughtproof all existing timber external doors and remove modern signage.
20. Remove interior dry lining and gypsum ceiling plaster from 3 x cells on upper floor.
21. Rake out and repoint stone using lime mortar and replaster using lime plaster and lime wash.
22. Remove modern non-breathable paint finishes where applied to masonry or lime plaster.
23. Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.
24. Brush down and light clean to cell [which retain historic decoration] to remove flaking paint but ensure to retain the original decoration scheme.
25. Rust treat any existing cast iron features and repaint (railings, gates, window bars).
26. Remove all interior signage and install new improved/updated information boards. Various non-structural Exhibition Upgrade works to be agreed at detailed design stage.



Design reference - recessed metal gate & track



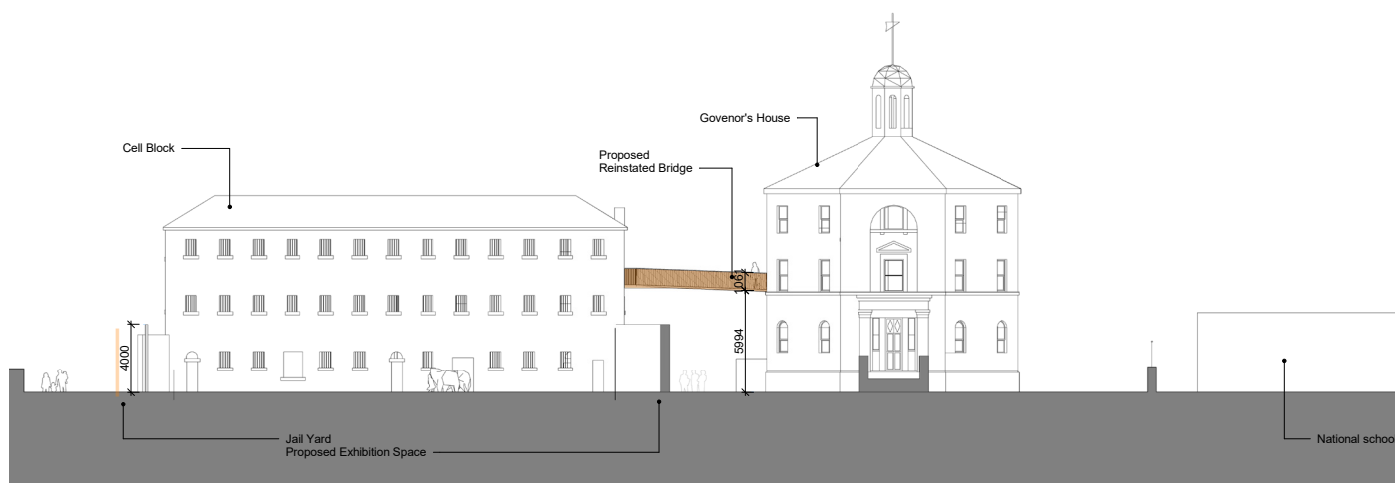
Design reference - Dublin Port gates by Darmody Architecture

3.3 Governor's House, Nenagh Gaol (NHCQ Zone 7)

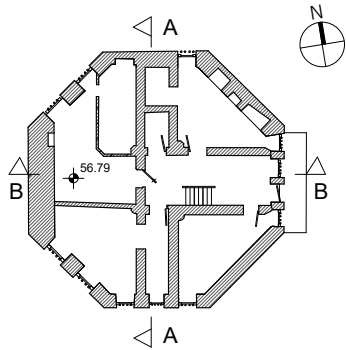
The following works are proposed to the Governor's House in Nenagh Gaol. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect's documents, the Conservation Architect's Reports and the Archaeological Consultant's Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works

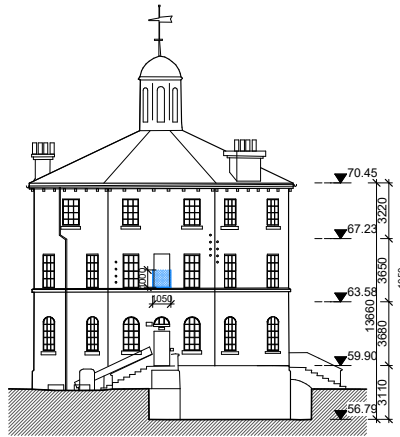
1. Remove any cement strap pointing on all elevations [estimated 50%, further inspection required]. Rake out open joints and repoint using lime mortar.
2. Localised piece-in stone repair to vertical stone jamb on left side of entrance door surround.
3. Localised piece in stone repair to 3 x locations on west elevation to S.E. specification.
4. Clean organic growth from all stone sills.
5. 3 x repairs to stone window sills to SE specifications.
6. Opening up of one blocked-up door on south elevation at L01 to proposed reinstated bridge gantry.
7. Reinstall new gantry bridge structure at first level to connect to prison cell block - Install elevated footbridge structure and associated works re-connecting the cell block to the Governor's House.
8. Repair and redecorate external cast iron elements, brush down to remove rust, treat before redecoration (gates, railings etc.).
9. Where metalwork fixed to stone has caused corrosion jacking, repair to SE specifications.
10. Clean stone paving and steps complete. Rake out open joints and repoint using lime mortar.
11. Clean stone string courses, plinths and parapets.



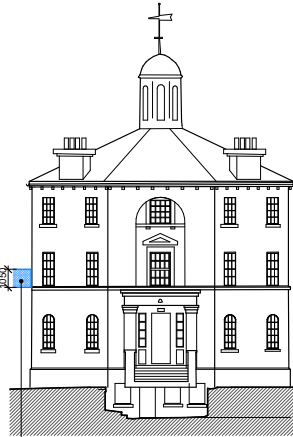
Section through Proposed 'Gaol Yard - Exhibition Space' showing proposed new pivoting gates, and reinstated bridge to Governor's House, Nenagh Gaol



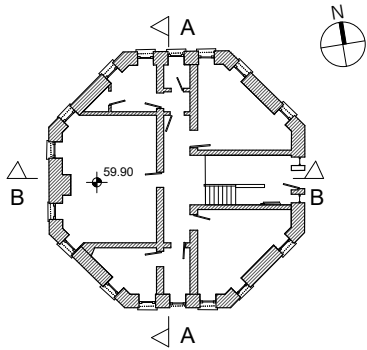
PROPOSED BASEMENT FLOOR PLAN
1 : 200



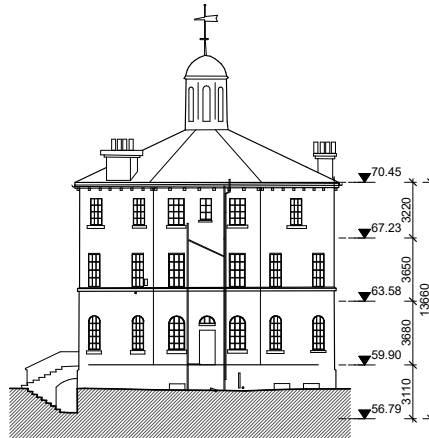
PROPOSED SOUTH ELEVATION
1 : 200



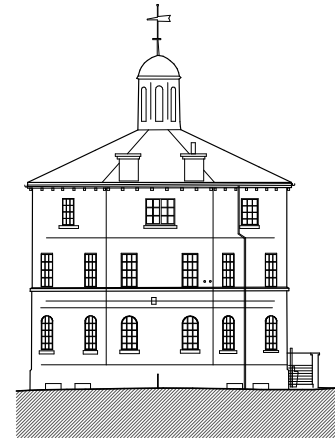
PROPOSED EAST ELEVATION
1 : 200
PROPOSED REINSTATED BRIDGE
(REFER TO DRAWING NO 07145 FOR FURTHER INFORMATION)



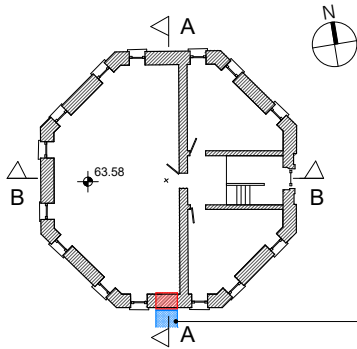
PROPOSED GROUND FLOOR PLAN
1 : 200



PROPOSED NORTH ELEVATION
1 : 200

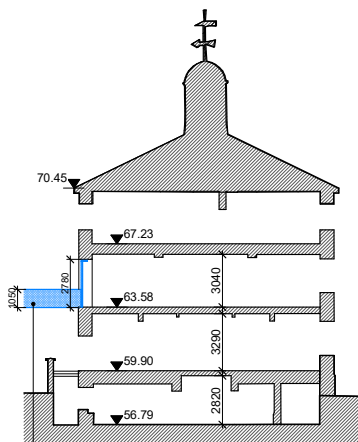


PROPOSED WEST ELEVATION
1 : 200

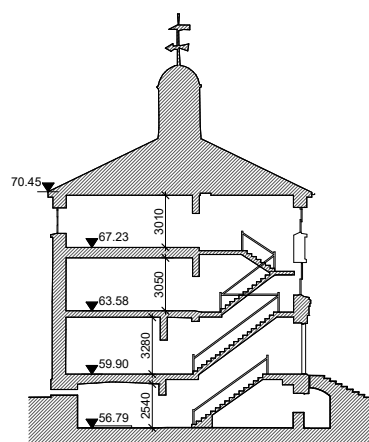


PROPOSED FIRST FLOOR PLAN
1 : 200

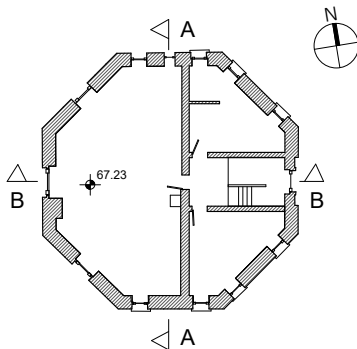
PROPOSED REINSTATED BRIDGE
(REFER TO DRAWING NO 07145 FOR FURTHER INFORMATION)



PROPOSED SECTION AA
1 : 200



PROPOSED SECTION BB
1 : 200



PROPOSED SECOND FLOOR PLAN
1 : 200

PROPOSED REINSTATED BRIDGE
(REFER TO DRAWING NO 07145 FOR FURTHER INFORMATION)

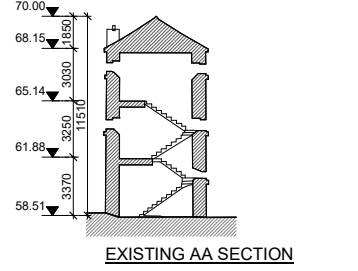
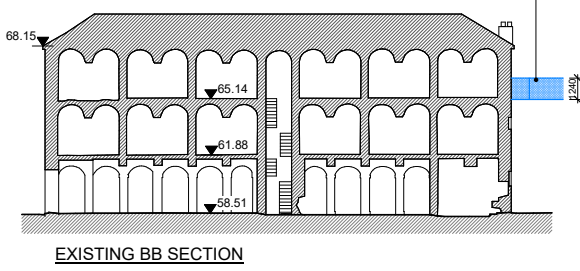
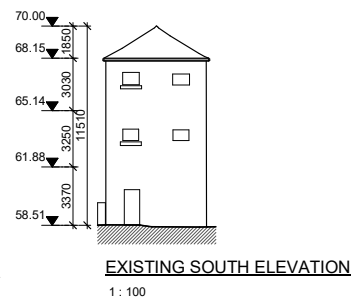
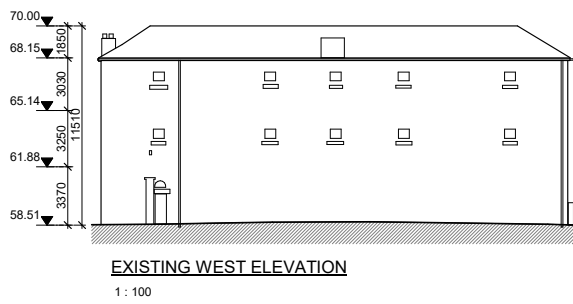
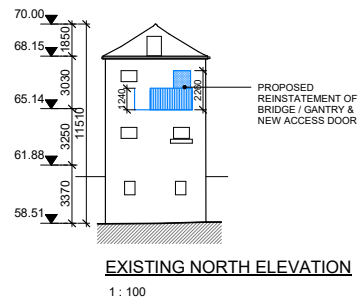
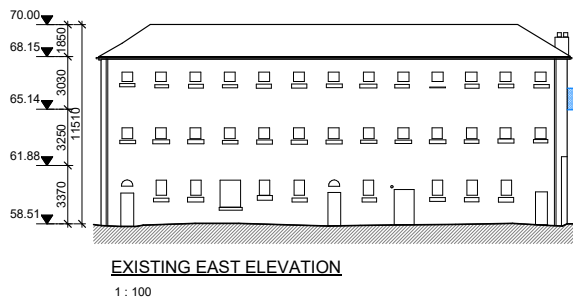
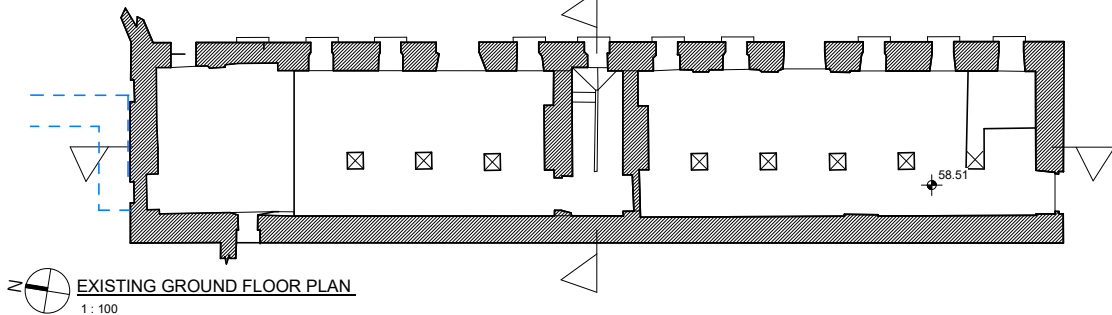
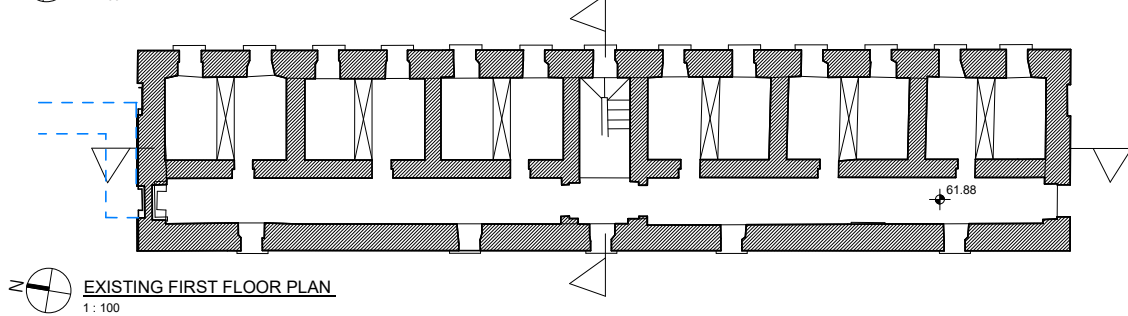
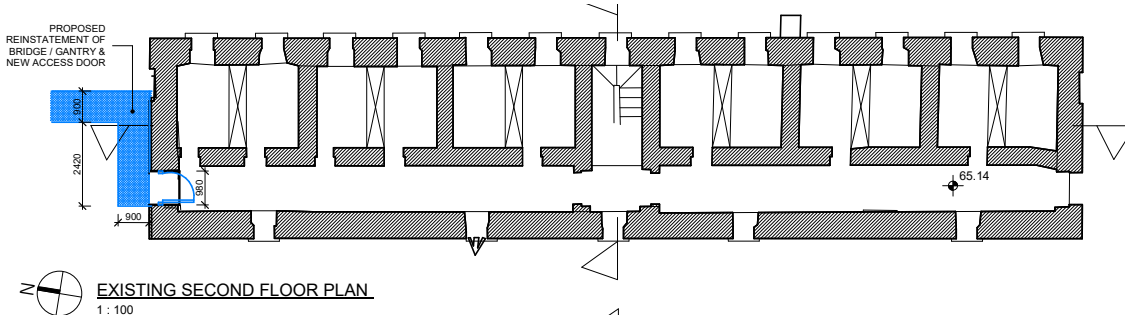
- Demolition Works
- Proposed Works

3.4 3 Storey Cell Block, Nenagh Gaol (NHCQ Zone 7)

The following works are proposed to the 3 Storey Cell Block in Nenagh Gaol. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect's documents, the Conservation Architect's Reports and the Archaeological Consultant's Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works

1. Localised repairs to any open joints on the main elevations using lime mortar and finish using lime wash. Allow for 60% rake and re-point on east elevation. Allow for 10% rake and re-point on west / south / north elevations.
2. Repairs to approximately 15 x spalled stones and 2.5m eave stone to SE specification.
3. Repair 1 x cracked cill to SE specification.
4. Adapt 3 x openings [2 on east elevation, 1 on south elevation] which have been inappropriately altered [2 doors and 1 window] to address unsupported lintels to SE specifications. Allow for new single leaf glazed door to each opening.
5. Removal of all external redundant cabling and associated fixings. Consolidate and tidy external cabling to be retained. Installation of high & low facade lighting to Nenagh Gaol buildings and the former Gaol exercise yards.
6. Repoint all ridge tile joints.
7. Repair roof tile underlay where it overhangs the gutter.
8. Introduce 600mm gravel margin and perforated land drain to west and south elevations and connect to existing drainage.
9. Remove spalling lath and plaster finish to all barrel-vaulted cells on FF and SF and carry out localised plaster repairs using lime.
10. Remove spalling lime plaster finishes to walls, investigate substrate condition [refer to SE specification] and patch repair in matching lime plaster finish.
11. Replace or repair missing or damaged structural elements including door lintels, door jamb supports, masonry arch keystones, flagstones and openings in rubble masonry throughout using matching stone and lime mortar to SE specifications.
12. Where masonry repairs or crack repairs are undertaken, repair over with lime plaster to match existing.
13. Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.
14. Brush down and light clean to corridor and cell walls on FF and SF to remove flaking paint but ensure to retain the original decoration scheme and markings / graffiti made by prisoners.
15. Opening up of one door at high level to connect to proposed reinstated gantry.
16. Adapt internal partition layout at southern end to form new room.
17. Remove rust to interior wrought and cast-iron features and rust treat & redecorate. (handrails, balustrades, gates, doors, hardware, window bars).
18. Refurbish and redecorate 8 x original metal windows.
19. Install new single glazed fixed casement windows in remaining window openings.
20. Hand clean floors. Treat timber floorboards with linseed oil.
21. Carry out repairs to historic floorboards using matching timber sections where required. Allow for 5sqm.
22. Provide new surface mounted interior lighting system to support gallery / museum function. Cable ducts to be 'industrial' style metal finish and to use existing services routes insofar as possible. Internal refit and presentation in line with experience / exhibition design by Event consultants.
23. Provide new emergency lighting system to same specification as above.
24. Carry out structural repairs to cantilevered staircase to SE Specification.
25. New fall protection rail to existing staircase.
26. Remove rust to interior wrought and cast-iron features and rust treat & redecorate (handrails, balustrades, gates, doors, hardware, window bars).
27. Refurbish and redecorate 8 x original metal windows.



- Demolition Works
- Proposed Works

Proposed Architectural Conservation interventions in the 3 Storey Cell Block, Nenagh Gaol - Not to Scale

3.5 Single Storey Cell Block, Nenagh Gaol (NHCQ Zone 7)

The following works are proposed to the single storey or 'truncated' Cell Block in Nenagh Gaol. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect's documents, the Conservation Architect's Reports and the Archaeological Consultant's Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works

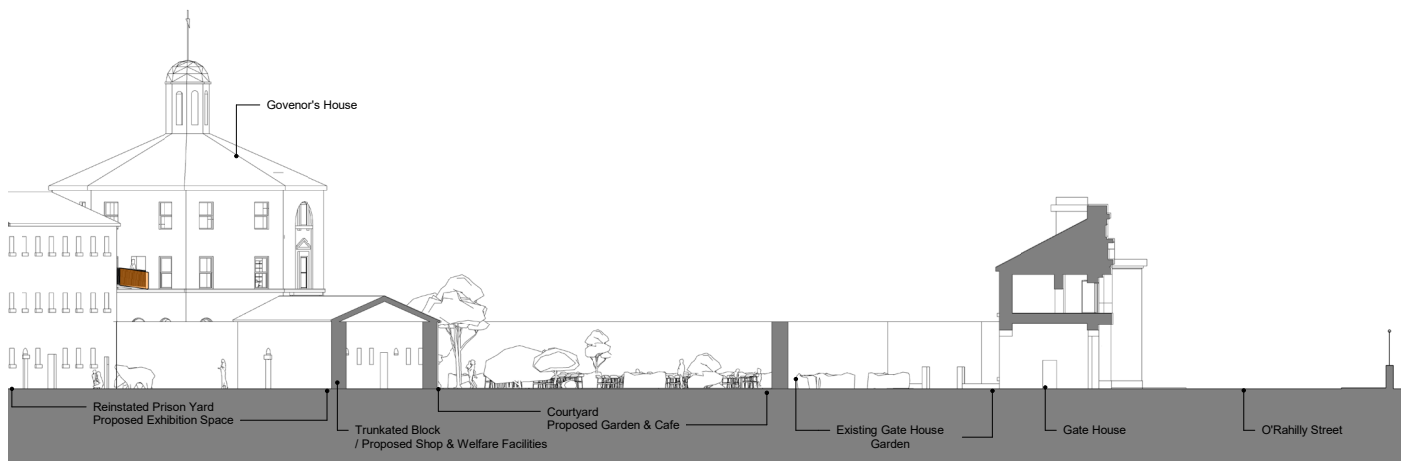
1. 4 x stone graft repairs to cills
2. 3 x crack repairs to window jambs, 1 x crack repair to cill
3. 11 x repairs to corrosion jacking from metal grilles.
4. 20 x spalled stones requiring repair to SE specification.
5. Remove, clean and remove rust, refurbish and reinstate all metal grilles to SE specifications.
6. Installation of high & low facade lighting to Nenagh Gaol buildings and the former Gaol exercise yards
7. Form new partitions and install new services to accommodate new WCs, changing/welfare facilities and a shop.



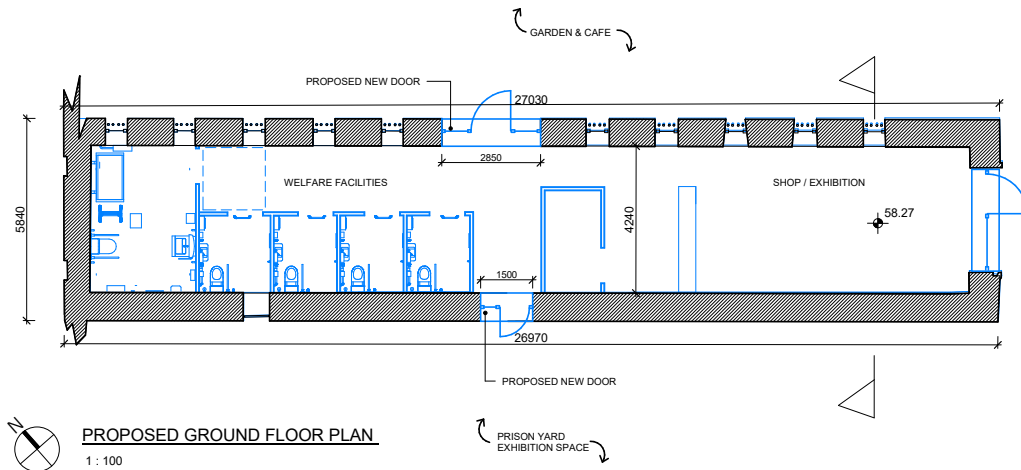
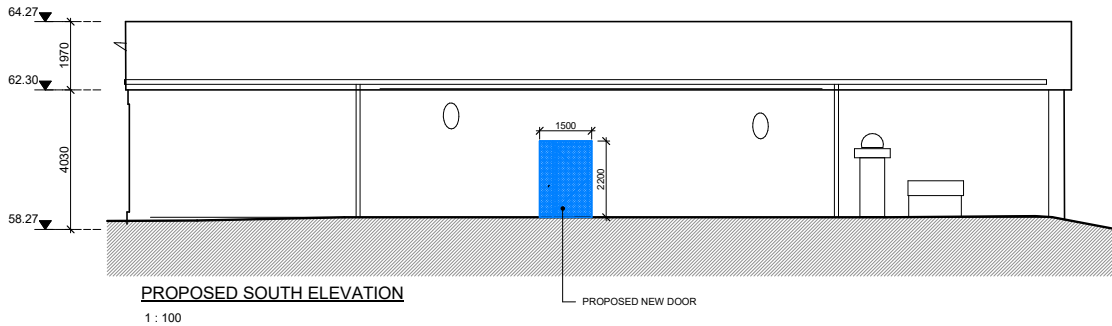
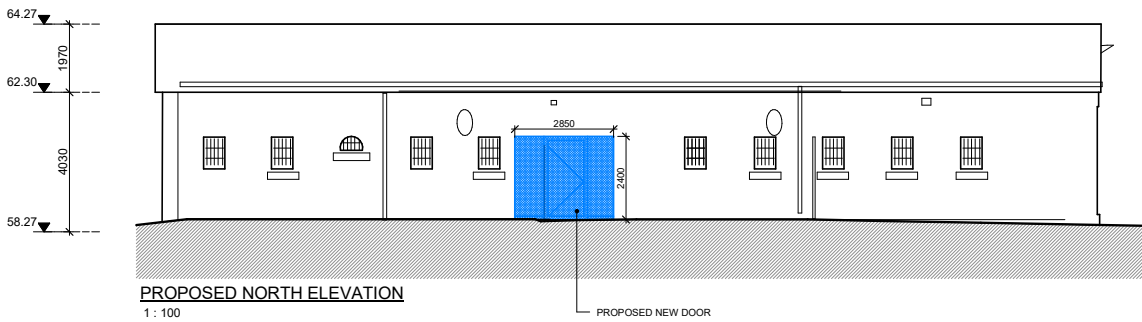
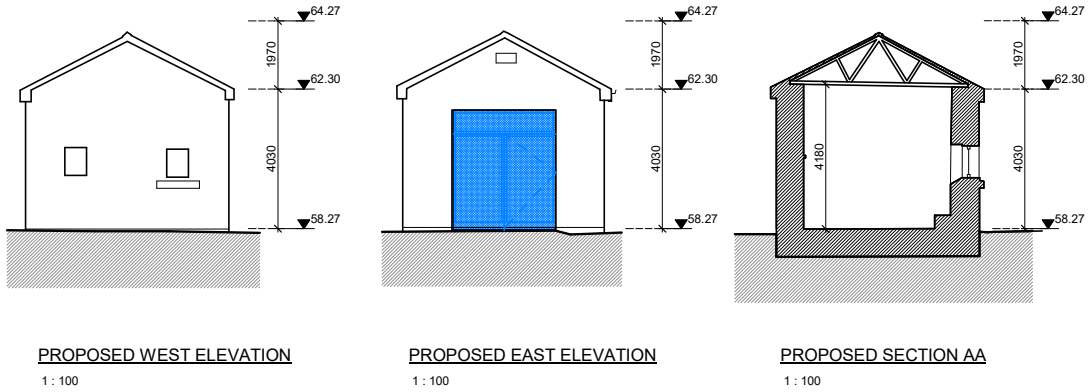
Nenagh Gaol - Extract from Landscape Architecture Design Report

The proposal seeks to consolidate the parking to the front portion of the space adjacent to the entrances in order to free up the prison yards and the immediate building foreground of cars. This works in tandem with the planned museum tour sequence, as envisaged by STW architects, which commences at the Gate house and terminates in the prison yards.

The yards are well protected and are south east facing, making them ideal locations for garden spaces and cafe spill out. They span over 20m at their widest point, narrowing to 5m where they meet the Governor's house, making them viable spaces for performance / flexible events.



Proposed Section through Single Storey ('Truncated') Cell Block, Nenagh Gaol



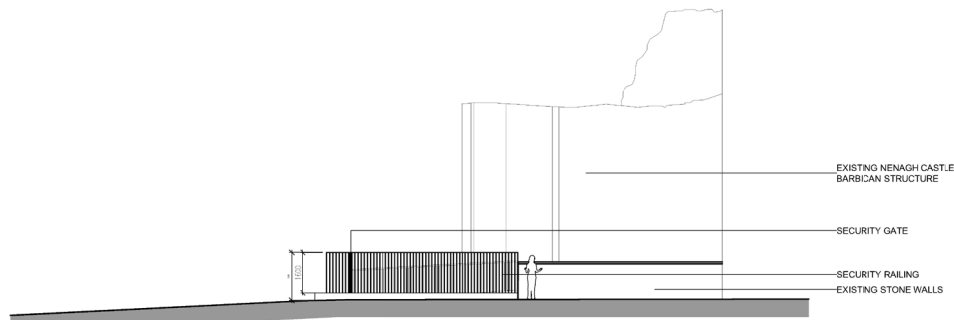
- Demolition Works
- Proposed Works

Proposed Architectural Conservation interventions in the Single Storey ("Truncated") Cell Block, Nenagh Gaol

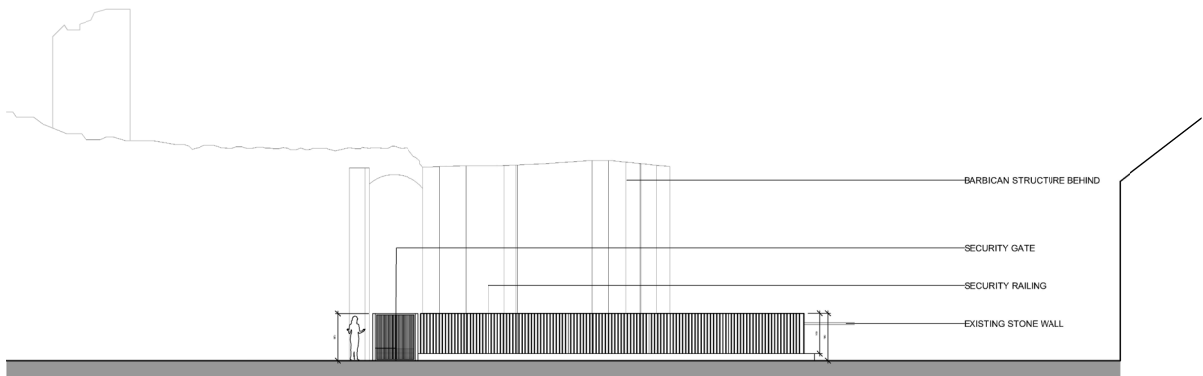
The following works are proposed in O’Rahilly Street Car Park and the Barbican area of Nenagh Castle. Please refer to relevant detailed descriptions and impact analysis of these works in the Landscape Architect’s documents, the Conservation Architect’s Reports and the Archaeological Consultant’s Report. Please refer to the Architectural Drawings for details of existing buildings and landscape, proposed demolitions and proposed interventions to buildings and landscape.

Schedule of Proposed Works

1. Revise the layout of O’Rahilly Street Carpark to re-instate the historic entrance route to Nenagh Castle through the extant remains of the Barbican structure and better visually connect and present the Castle ensemble to O’Rahilly Street
2. Demolish the modern lean to store building, uncovering the extant Castle walls
3. Create a universally accessible pedestrian route into the Castle, through the Barbican, by the installation of a new foot bridge (spanning over the extant historic Barbican structure) and natural stone paved pathway through the Barbican into the Castle.
4. Public realm enhancement works per Landscape Architect’s Drawings and Specifications



Castle Barbican - Proposed East Elevation



Castle Barbican - Proposed South Elevation



Castle Barbican - Proposed West Elevation



Design Reference - Carlingford Castle (Howley Hayes Cooney Architects)

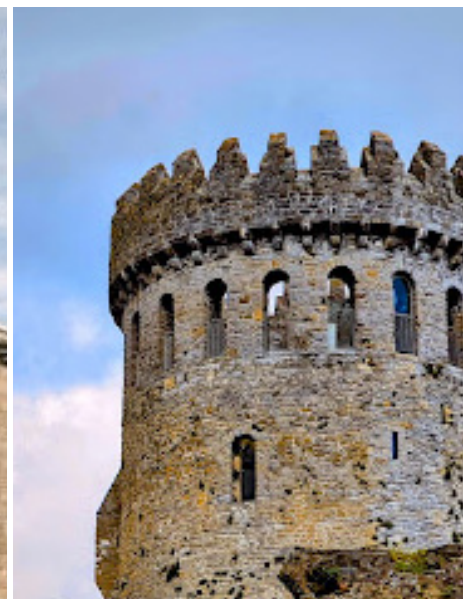


Design Reference - Carlingford Castle (Howley Hayes Cooney Architects)



Design Reference - Carlingford Castle (Howley Hayes Cooney Architects)

Appendices





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www.stwarchitects.com

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