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Daingean Courthouse
Daingean, Co. Offaly

ARCHITECTURE

Conservation Masterplan

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This conservation master plan was produced for the Daingean Town Hall Committee by Howley Hayes Cooney Architecture in July 2024 to assess the history, significance, and possible reuse of the former courthouse in the town of Daingean, County Offaly. This plan was funded by the Town & Village Renewal Scheme, Department of Rural & Community Development supported by match funding from Offaly County Council. The surveys upon which this report is based upon, were carried out in July and November 2023.

It will provide the end users with a conservation plan based on the guidelines set out by James Semple Kerr, and includes the history of the building, and a statement of significance. It also includes an updated assessment of the physical condition of the structure based on visual inspection by the conservation architect and design team, building upon the report previously commissioned in 2012. An updated conservation strategy with identification of threats to the building and site also forms part of the plan and an outline development strategy for best end use of the building, along with design proposals is also included. Landscape, structural and mechanical and electrical services strategies are also part of the design proposals. Throughout the process consultations were undertaken with town hall committee and wider community and also with the OCC town regeneration officer. Budget costs for the refurbishment and development works are also appended to this document.

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1.0 Introduction

Daingean Courthouse, is an impressive neo-classical building, sited prominently in the centre of Daingean, a small town situated on the Grand Canal in the Irish midlands. The building was constructed around 1807 to replace an earlier building from the 1760s to serve as the new County Courthouse for what was then known as the King's County.

Following the plantation of lands confiscated from the Irish clans by the English Crown, King's County (now Offaly) and Queen's County (now Laois) were created in 1556 and named after the Catholic monarchs Philip and Mary of Spain. The new county towns were named Philipstown (now Daingean) and Maryborough (now Portlaoise). A court was first established in the town in the 1550s initially in the new fort, which replaced the former O'Connor Castle. In 1760 a new courthouse was built on the Main Street (which was replaced in 1807). Up until 1835 the building provided the judicial and administrative centre of the county.

As the county was enlarged, Philipstown was deemed to be too far away from other principal towns in the south, and following an act of parliament in 1832, Tullamore became the county capital. A new courthouse was subsequently erected in Tullamore in 1835 and Philipstown ceased as the county assize. This relocation of its primary function did not signal the total redundancy of the building as it remained in part use by the local community and was used quarterly as an assize for the less serious cases until 1914 and as recently as 1997 for District Court sittings.

Daingean Courthouse also functioned as a town hall since 1914 and is a highly valued asset to the local community.

Due to its architectural quality and historical background, Daingean Courthouse is listed as a building of regional importance. It has a well-documented history as an early courthouse and was widely regarded in its time as one of the finest in Ireland.

The town hall, as it is now known, also provides great benefit to many user groups and plays a significant role in the community of Daingean and the County of Offaly.

Figure 1 - View of Daingean Courthouse.

2.0 Brief History

Philipstown, the County Town

The modern Irish legal system evolved from the English common law tradition. Ireland is often described as the first adventure of the common law. The dominance of English law begins with Oliver Cromwell's military campaign (1649-1652), which forced many Irish landowners to resettle in Connaught. The victory of William of Orange at the Battle of the Boyne in 1691 led to brutal repression of Catholics in the form of the penal laws. The assize system was thus established in Ireland as a means of social control, modelled on that of England and Wales. This system of courts developed to deal with both civil and criminal law cases.

By the nineteenth century courts exercising criminal jurisdiction could be considered under the three headings, Magistrates' Courts, Assize Courts, and the Court of King's (or Queen's) Bench. This enhanced the powers of central government in its Irish headquarters in Dublin Castle which fell under the control of the Under-Secretary and the Crown's official representative in Dublin, the Lord Lieutenant. Sheriffs, constables, and coroners were appointed and creating the need for new jails and courthouses to be built.

Attending these assizes were professional judges who travelled on a circuit, covering a number of counties to deal with criminal cases assigned to them by the bench of county or borough justices. Usually these were the more serious cases, including capital offences. The system of holding the spring or lent assize and the summer assize on five circuits continued for over 150 years until 1796, when an additional home circuit was added.

These assizes had jurisdiction outside Dublin over the most serious criminal offences, such as treason and murder. The county assizes were

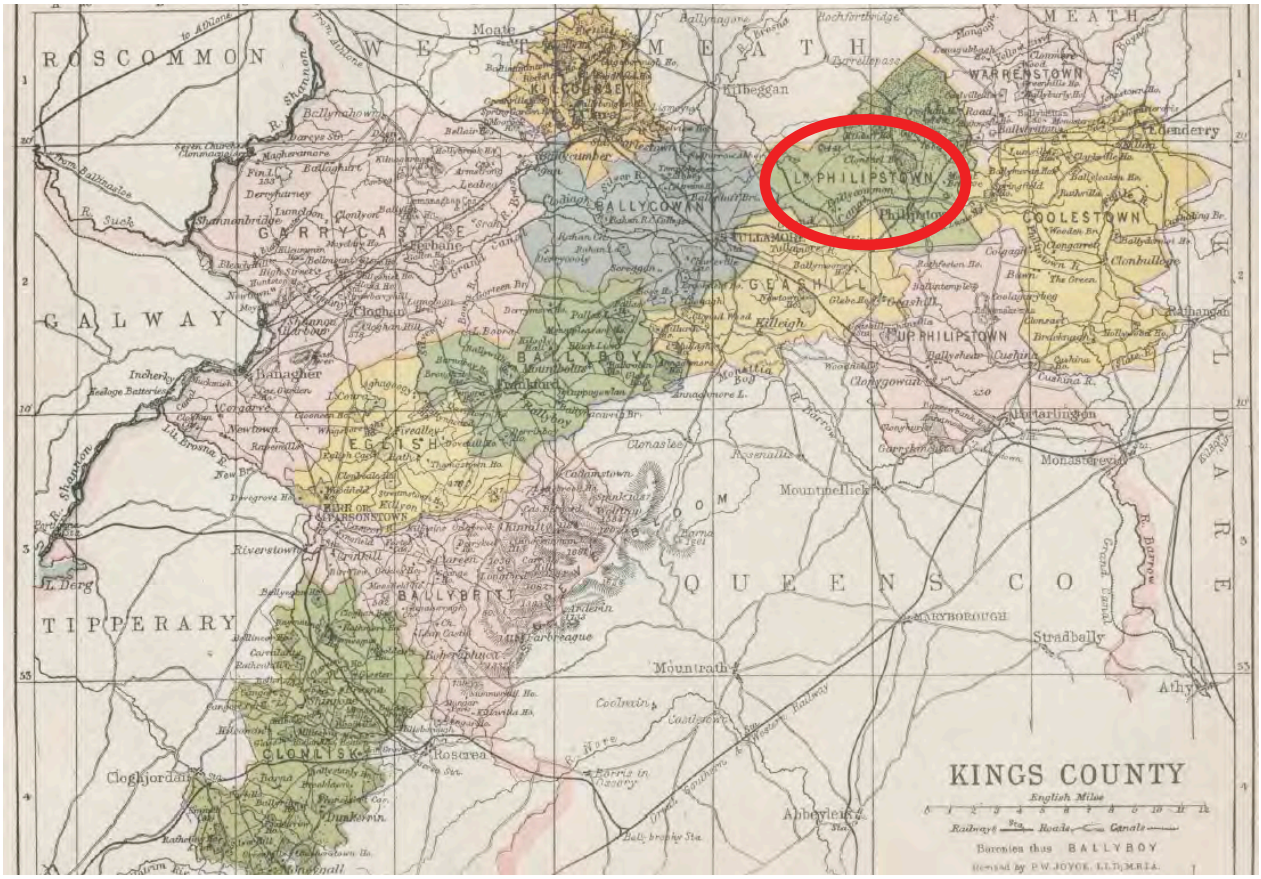


Figure 2 - Historic map of former "King's County"

held in Philipstown until 1835 in two purpose-built courthouses. The precise location of the first Philipstown courthouse prior to 1760, is not known, but is likely to have been part of the old fort, which was demolished in the 1690s.

Thereafter, probably in the early eighteenth century, a house was built on the fort site, which was used as a place of residence for judges while staying in Philipstown on their assize circuits.

In his book A Journey Throughout Ireland 1834, the English author Henry D. Inglis describes his impressions of the Clare Assizes in Ennis which would have been very similar to that of Daingean at the same period:

A small Irish county town, during assizes, presents a spectacle that is never seen in England; for even supposing the calendar to be as long, in an English, as in an Irish county, which it never is, the difference in the character of the cases to be tried, materially effects the aspects of the town and its population. In England, a case of murder or man slaughter, brings to the county town only the near relations of the party to be tried…but in Ireland things are on a different scale…. the case does not bring up merely the accused and his one or two witnesses, but brings half the "boys" in the county who bear the same name and many more as the man of the same name as the man who was killed – every one of the former, ready to kiss the book, and swear that the boy accused, never handled a shillelah, or lifted a stone… It may not be easily conceived what a motley crowd fills the streets of an Irish county town at the time of an assize.

The Decline of Philipstown

The impending decline of Philipstown was anticipated in the passing of the County Infirmaries Amendment Act in 1767, which provided for the removal of the county infirmary from Philipstown to Tullamore because of its more central location within the county.

After an initial burst of growth Philipstown declined after the 1750s, considered as unhealthy because of its boggy situation. The impression given by General Charles Vallancey; a young engineer employed to report to the Commissioners of Inland Navigation on the condition of the midland towns prior to the construction of the Grand Canal was not flattering. He wrote of Philipstown:

Figure 3 - Historic map indicating route of Grand Canal.

Provisions are extremely dear, and no manufacturing of consequence going on, except a few hats and brogues. The town is full of idlers and beggars. The wool is sent from hence to Mullingar, and there brought up to Dublin; this extra carriage will be avoided when the navigation is finished, as the canal is proposed to touch the town. Provisions also would be reasonable. They are at present dearer than the metropolis, being chiefly brought from hence, bread and meal in particular, and the poor would starve, but for the little circulation of money from the troops stationed here.

The Grand Canal was extended as far as Philipstown in early 1797 and to Tullamore a year later. The woollen industry was already in decline and when Coote surveyed the county in 1801 for his report to the Royal Dublin Society he wrote:

The country is very thickly inhabited; Philipstown which is the county town, and the only one in the barony, has hitherto sent two members to parliament; it has till lately been in a wretched state and has rapidly fallen into ruin; now there is little to recommend it. The town was originally part of the Molesworth Estate, and through family connections, is now divided into three properties; the most considerable part of it is owned by the Right A drawing of the Grand Canal in the 1800s.

Honourable Mr. Ponsonby. The new leases given are now considerable and several new houses are erecting. The Grand Canal passes at the northern end of the town and before this navigation was complete to Tullamore, it was of very material service to the town, but now of considerable advantage. A new county gaol is also erecting at the rear of the barracks, which are extensive, and command the town; it is almost entirely surrounded with bog, consequently fuel must be cheap and abundant; and provisions are plenty, yet no manufacture of any kind is carried on. It has formerly a garrison, and the ruins of a lofty castle are situated on the brink of a river. This town is thirty-eight miles distant from Dublin.

Figure 4 - Historic first edition 6 inch OS map (c. 1834).

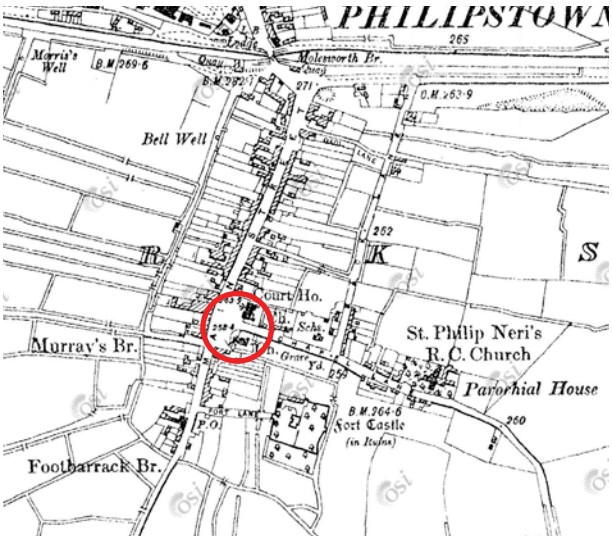


Figure 6 - Historic last edition 6 inch OS map.

Figure 5 - Historic 25 inch OS map.

The most colourful and sympathetic account of the former county town is that of Jonathan Binns based on the survey of 1836. Binns was commissioned to survey the barony of Philipstown as part of a fact-finding mission by way of preparing for the adoption of the poor law in Ireland in 1838:

From Dublin to Philipstown the road is uninteresting. On arrival at the latter place, after issuing notices, and adopting the necessary preliminaries, we inspect the district and the farms in the neighbourhood. The town is well built and was formerly a place of note. It contains a capital courthouse and prison, a large Catholic chapel, and small Protestant church. The Grand Canal, on which two passage-boats ply daily between Dublin and Shannon Harbour, adjoins the town. Previously to the Union, (1800) Philipstown returned two members to parliament, and was a place of considerable trade. Lamentably, however things changed now. It is robbed of its representatives – the assize removed to Tullamore – its trade has disappeared – many of the houses are in ruin – the shops are falling into decay – and its population, as the signs sufficiently indicate are poor and wretched. Although surrounded by miles of unclaimed bog land, its inhabitants wander about the streets in search of employment, and find none. Nor is the desolation confined to the town.

The Courthouse

New courthouses started to appear in Irish county towns from the late eighteenth century onwards and are closely linked to similar developments in Britain. The courthouse design can be considered as the gradual evolution from one multipurpose courtroom to two separate courtrooms for civil and criminal cases with this change came the addition of ancillary offices, space for a judge and jury, rooms for the grand jury; and finally the development of specific patterns of circulation in this plan. This circulation created a separation between judge, jury, and the accused. Compared with other countries, new courthouses built in Ireland stand out, they were purpose built and like Daingean often situated in squares of county towns often situated close to its neighbour, the county jail.

Early Irish eighteenth-century courthouses generally maintained a more vernacular character however, the employment of the architect James Gandon to design the neoclassical Waterford Courthouse in 1784 made a marked impact and became a prototype for many of the courthouses which followed including Daingean. Here two courtrooms were separated by a central passage and judge's chambers situated at right angles to the public hall which provided entrance to both, creating a classical plan with a formal exterior. This expanded brief with court offices, and jury rooms provided variations on the theme of duality. The plan requirement of two equally distributed courtrooms with complex circular and axial entrances. As the uses within were private, many spaces were top-lit or had clerestory windows allowing architects to produce deep plans within solid enclosed cubic blocks. The sequence required an axial corridor from entrance to courtroom often emphasising the access from grand jury room via a grand staircase.

Built in 1810s the Birr Courthouse exhibits a similar architectural form to Daingean and was built just two years later. The Birr Courthouse has two storeys with a three-bay central section and two flanking gable-wings. It has two pitched slate roofs with a linking central section behind a screen wall. It is likely that a similar arrangement was used at Daingean. This is supported by the

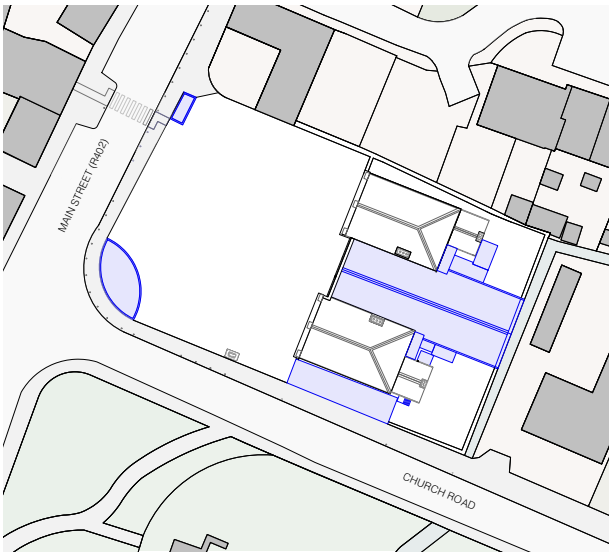


Figure 7 - Current site plan.

OS of 1838 OS. Daingean is clearly seen to have a classical plan with two flanking wings, linked by a roofed section. The two original lower anteroom roofs to ante rooms also clearly visible.

The original form of the building between 1807 and 1833 would have been suited to high status county town courthouses with two courtrooms, one civil and one serving criminal matters linked by a two-storey central area. The main entrance would have consisted of double entrance doors over looked by a statue of justice situated in the arched head above. This area would have contained a public foyer and possibly court offices to the rear overlooking the surrounding yard. On the first floor level there may have been a jury room approached by stairs. The central facade originally had sliding sash windows, which appear, on the photograph from 1900. It seems likely the two courtrooms would have been identical, each containing a double height space with timber gallery, and lit via the three clerestory windows.

The new courthouse in Tullamore was completed in 1833 when the Daingean courthouse ceased to be used as the county assize. From that point onwards one court would be needed for quarterly sessions. It seems likely that at some point in the late nineteenth century the surplus courtroom in the north block was stripped and an intermediate floor added accessed via a large timber staircase. The large openings for the large round-headed windows were reduced in size and replaced with timber sliding sash windows. This theory is supported by the lack of ground level fenestration on the eastern side of the building and with only a modern window inserted into the ground floor niche of the gable end, to allow light into what is now the bar area.

The Twentieth Century

By the beginning of the twentieth century the courthouse now, holding only quarterly petty sessions, has been gradually falling into disrepair over a number of years. In his book from the quiet Annals of Daingean John Kearny suggests that the question of holding courts at Daingean went back to 1897. In January of that year, a solicitor Mr. O'Kearney-White, called attention to the uncomfortable state of the courthouse, stating that the accommodation was entirely inadequate for all concerned. A number of other solicitors and judges at the time also made their concerns public resulting in one judge asking that the matter be brought to the grand jury and the sessions to be relocated instead to Edenderry or Tullamore! In 1906 the building became the responsibility of the County Council, and its condition became an ongoing concern. The King's County Independent of the 4th April 1912 states:

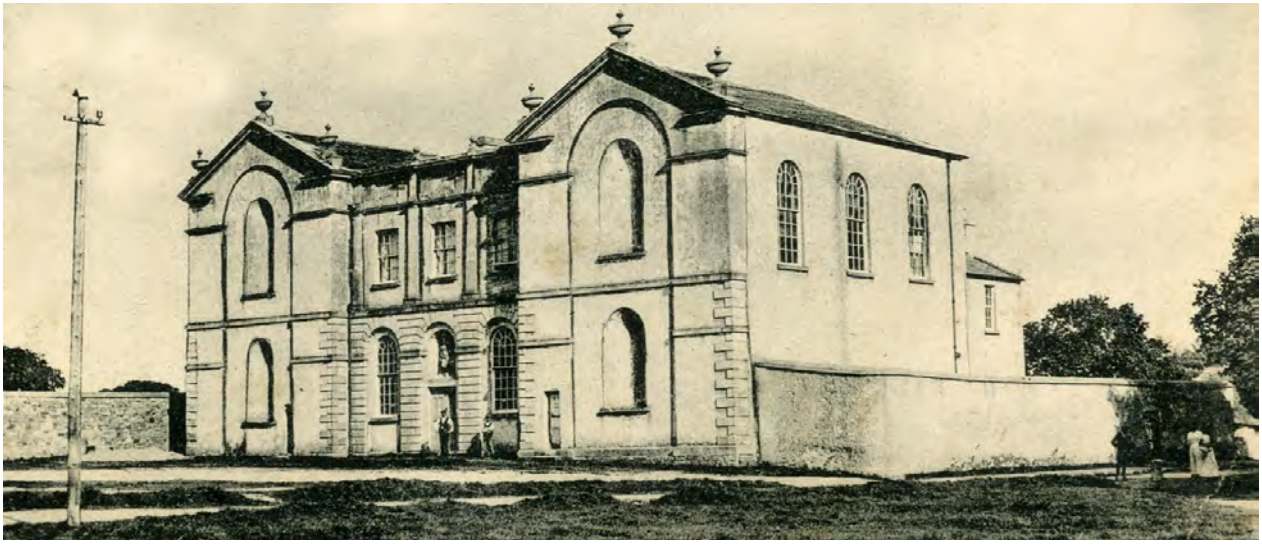


Figure 8 - Historic image of Daingean Courthouse.

We are glad to notice at long last something is being done in the way of renovating the courthouse and putting it in a proper state of repair. It is a great shame that such a splendid building with all its historic associations should be allowed to fall into such a ruinous state, especially as it is needed for many purposes.

In 1912 the clerk of the petty sessions wrote to the County Council directing the attention to the application of the Magistrates of the District to have the courthouse put into a satisfactory condition, that the court record books were being destroyed by the dampness. In reply the County Secretary said the use of the building, as a courthouse should be abandoned. Ultimately in 1914 the continued deteriorating condition of the building lead the quarterly assize sessions of the district to be transferred to Tullamore indefinitely. The following year, the landlords of the town, the Purdon family handed over the building, for a nominal figure of £200, to a group of trustees on behalf of the local community.

The building was now owned by the community but remained in use for District Court sittings. It played an important part in town life and served a wide variety of uses over the years. The upper north block was used as a classroom during a secondary school strike in the mid 1960s and still contains desks and other school room remnants. Prior to the renovation, the ground floor room in the north block served as a community library.

In the early 1940s after a fire, the original linking structure was removed, and a new cinema and hall were built between the two main blocks. This new hall extended to the rear wall of the external yard. In the front of this new structure, a ticket office and cloakroom with a stair leading to gallery and projection room above were also constructed. Subsequent alterations to the building in more recent times have sought to improve the environmental conditions and comfort levels. These were in the form of light weight partitions and suspended ceilings to reduce the large spatial volumes of the old courtrooms in order to provide an adequate standard of heating.

Poorly constructed toilet facilities have also been added with concrete slab roofs to both flanks of the main hall building, where the need of fire escapes has resulted in a number of new doorways.

Figure 10 - Historic image of Claremorris courtroom session.

Figure 9 - Image of typical historic courtroom session.

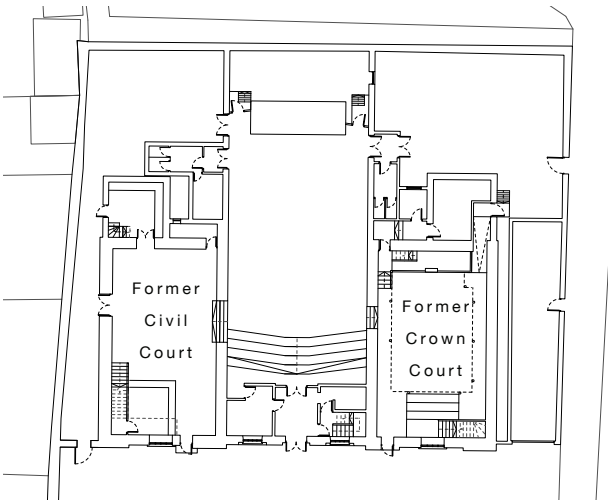


Figure 11 - Daingean Courthouse plan.

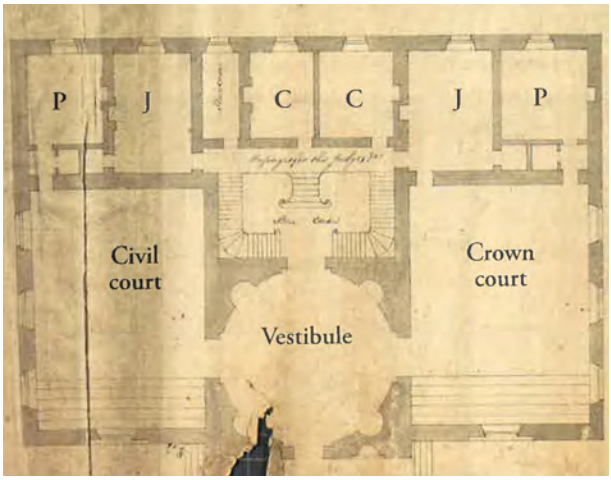


Figure 12 - Carrick-On-Shannon Courthouse plan.

In the 1990s the library in the north block area was refurbished with much of the original fabric being removed, a bar added, and a kitchen area was fitted into the anteroom.

Current Use

Extensive roof repair works were completed in 2012, which have greatly improved the condition of the building.

However, in the intervening years it is apparent that the necessary level of roof maintenance required to the building have not been met as several rainwater gutters are currently blocked by the build-up of vegetation growth.

If the required level of periodic roof maintenance is not carried out, the building will inevitably begin to suffer from the ingress of water from the overflow of blocked gutters which may end up undoing the previously carried out roof repair works.

The courthouse has found a new use as a town hall for the local community, which is managed by the Daingean Town Hall Committee. This committee, which was established in 2021, is seeking to fully utilise the invaluable amenity spaces offered by the town hall and has set up a dedicated website that highlights current / previous activities within the site (including building works etc.) and acts as a portal for online bookings including a hire fee.

The town hall suffered from significant disruption during the Covid-19 pandemic and is still in the process of re-establishing former uses e.g. bingo. It is currently used as a lunchtime space for Community Employment (CE) workers from the area and the central range (main hall) currently holds social and educational events including health & safety courses and dance classes etc.

The former fire station on the southern end of the site currently holds the Grand Canal Wheelers cycling club.

3.0 Statement of Significance

Significance is the means by which the cultural importance of a place and its component parts can be measured and compared. Assessing significance can help guide the policies and proposals for the management and future use of a building, which will respect, preserve, and enhance the cultural importance of the site.

This can assist in the identification of aspects and areas of a place where only the minimum of changes should be considered, and areas where the significance and character of the place could be enhanced by change.

The assessment of the significance of the courthouse is based on an understanding of its history, phases of development and subsequent alterations, using the relevant system of categorisation as set out in Part IV (Architectural Heritage) of the 2000 Planning and Development Act.

In this case the areas of interest are architectural, historical, and cultural. Daingean Courthouse was built in 1807 to provide a legal and administrative centre for the county. Although it only functioned as a county assize for less than thirty years it continued in use as an important and well used community facility. It is a monumental piece of neoclassical architecture and an early example of a purpose-built county courthouse based on the precedent of James Gandon's courthouse in Waterford.
The building is impressive in both scale and quality, although many years of continued neglect and internal alterations have done much to damage the integrity and presentation of the original fabric.

However, the old courtroom has to date retained much of its original fabric, judge's platform, timber gallery structure and timber panelling and the courtroom was used as recently as 1997 for district court sittings. It is a priority that steps should be taken to conserve and repair this area of the building which if neglected any further will be irreparably damaged.

Judicial History

The building stands as a monument to a time of great reform, hardship, and suppression in Ireland. The courthouse would have been presided over by a number of influential judges on their county circuits.

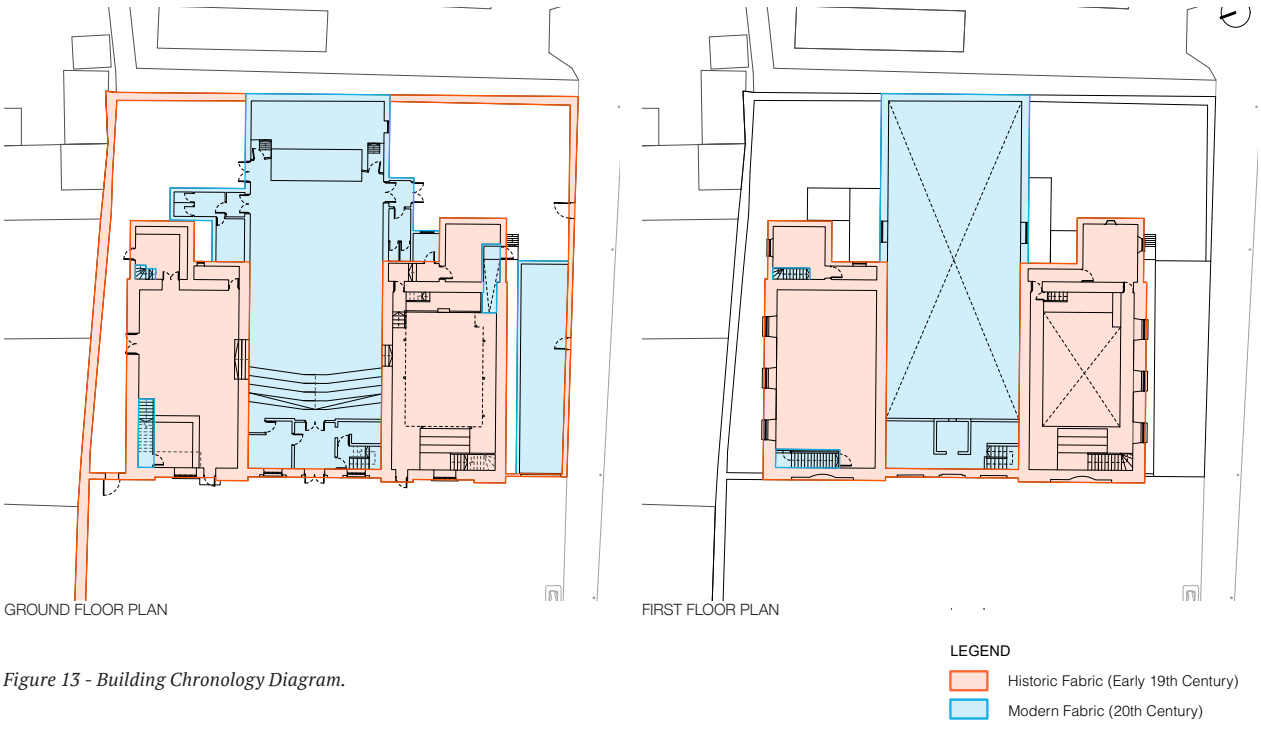


Figure 13 - Building Chronology Diagram.

These included the infamous Lord Norbury (1745-1831) who represented Philipstown in the Irish Parliament between 1783 -1790 and was renowned for his scanty knowledge of the law, his gross partiality, his callousness, and his buffoonery. His court was often in uproar owing to his noisy merriment. He joked even when the life of a human being was hanging in the balance. This earned him the nickname the Hanging Judge.

His most famous trial was that of Irish nationalist leader Robert Emmet in Dublin. Norbury interrupted and abused Emmet throughout the trial before sentencing him to death.

In spite of this, with his strong belief in the protestant ascendancy, he is considered to have had great influence over the government in Ireland in the early part of the nineteenth century. Lord Norbury's armchair is reported to have remained a feature in the building up until the early twentieth century.

Post Famine

After the Great Irish Famine of the 1840s when the midlands were particularly badly affected, land reform became the dominant issue in Ireland with the protestant ascendancy owning almost all of the land, which was then tenanted by the catholic majority. The Freeman's Press reported in 1845 on the terrible condition of the inhabitants of Philipstown.

Figure 15 - Image of a typical historic courtroom interior.

Figure 14 - Sketch depicting the great famine.

The humbler classes in and about Philipstown are in a most melancholy condition – famine and destitution are fast making their appearance about them – the unfortunate creatures are disposing of everything in a disposable nature to maintain themselves…

In March 1849 the Freeman's Journal reports that a meeting was held in the grand jury room at Philipstown Courthouse to address the problem of the distressed population of the barony.

The local inhabitants gathered in large numbers to hear the result of the proceedings with the chair being held by Roger North Esq. J.P., of Kilduff House near Philipstown. A sum of £2,000 was used for the construction of two new roads, which would give six weeks work to distressed labourers in the town and vicinity.

Following the Famine, the Irish Parliamentary Party pressed for reform of land laws in a largely indifferent British House of Commons. Reform began tentatively in 1870 and continued for fifty years during which a number of Irish Land Acts were passed.

Post-Independence

The courthouse building stood as a symbol of British rule in the area before independence. In 1921, the Middle Tribune reported:

On Sunday morning last Daingean courthouse was painted with a large Sinn Fein flag on the front of

the historic building. The following inscription was displayed in bold characters, IRA 1916. The police were hard at work for upwards of two hours trying to remove the design, and only partially succeeded, as traces still remain.

Following Irish independence, the building remained as a prominent part of town life now becoming a symbol of both the new Irish Free State and the local community.

A pattern of neglect, established very early on in the history of the building, which is well recorded and largely due to the main function of the building having been removed to Tullamore caused significant damage to the historic fabric of the building.

Repairs were carried out in 2012, with roof re-slating works and works to the courtroom, including ceiling repairs, window repairs and the reinstatement of a window on the west elevation. These works have greatly improved the condition of the building, however, in the intervening years it is apparent that the necessary level of roof maintenance required to the building have not been met. If the required level of periodic roof maintenance continues to not be carried out, the building will inevitably begin to suffer from the ingress of water from the overflow of blocked gutters which will inevitably undo the previously completed roof repair works.

Figure 18 - View of courtroom repairs.

Figure 17 - View of window repairs.

Figure 16 - View of slate roof repairs.

Figure 19 - View of rainwater goods repair.

The architectural quality and historical background of what is known today as Daingean Town Hall make it a building of regional if not national importance. It has a well-documented early history and was widely regarded in its time as one of the finest courthouses in Ireland.

Today the town hall provides great benefit to many user groups and plays a significant role in the community of Daingean and the County of Offaly.

4.0 Condition of the Building

Scope of Survey

The site visits upon which this section is based upon were carried out by Howley Hayes Cooney Architecture on 31st May 2023 and by the design team including members of Howley Hayes Cooney Architecture, Austin Reddy & Co, CORA Consulting Engineers, Hayes Higgins Partnership, Building Design Lab, and Ashview Consultants on 24th November 2023. Both of these visits included non-invasive visual inspections with a photographic survey carried out by KGSS Chartered Geomatic Surveyors including the use of an unmanned aerial vehicle (UAV) on 24th November 2024. The roof spaces above the schoolroom and courtroom were not accessed during these visits. The mechanical, electrical and below ground drainage systems were not tested as part of these visits.

Health and Safety

As a public building and an historic structure, health and safety considerations are extremely important. The current legislation places full responsibility on the building owner to ensure that all works to the building, including regular on-going maintenance are carried out safety and in accordance with best health and safety practice.

In Daingean Courthouse, there are issues in relation to access to the first floor levels of the north and south ranges. Access to the first floor 'schoolroom' in the north range, is via a single stairwell that is not in compliance with current building regulations. The first-floor gallery level of the courtroom was stabilised during repair works carried out in 2012 and 2013, however, both timber stairs that access this area are in a poor state of repair and require immediate attention.

It is recommended that surveys are carried out by specialised surveyors to establish whether or not asbestos containing materials (ACMs) and lead paint are present on the site.

Figure 20 - Current aerial view of the site.

Roofs

The building consists of a collection of pitched natural slate roofs above the north and south ranges, a pitched metal profile roof above the hall and several bitumen coated flat roofs. All roofs were repaired during the works carried out in 2012 and 2013.

North Range (Schoolroom) Roof

The north range roof is pitched with the ridge line running from east to west with a hipped end section on the east and a masonry parapet wall upstand on the west. As noted above, extensive repair works were carried out to this roof previously including a natural slate covering, lead ridge / hip rolls and structural roof timber repairs. Other than one slipped slate on the northern pitch and one on the hipped end, which need to be refixed, the roof appears to be in good condition.

South Range (Courtroom) Roof

The north range roof is pitched with the ridge line running from east to west with a hipped end section on the east and a masonry parapet wall upstand on the west. As noted above, extensive repair works were carried out to this roof previously including a natural slate covering, lead ridge / hip rolls and structural roof timber repairs. Other than a slipped slate on the northern pitch, which needs to be refixed, the roof appears to be in good condition.

Figure 22 - View of the north range roof.

Figure 21 - View of the south range roof.

Front Parapet Wall

Linking the roof of the courthouse and schoolroom is a screen wall, at the top of which is a stone cornice and parapet covered with a course of lead. As noted above, repair works were carried out to this part of the building previously including a new lead sheet coping. There is some minor vegetation growth on either end of the east elevation arising from water overflowing from blocked rainwater gutters above, which should be treated and removed. There is also some minor vegetation growth on projecting stone string courses on the west elevation, which should be treated and removed. There are two areas on the east elevation where sections of the rendered coating are missing and need to be made good to avoid moisture ingress.

Lower Slate Roofs

There is one pitched roof and one lean-to roof on the eastern end of both the north and south ranges. As noted above, extensive repair works were carried out to these roofs previously including a natural slate covering, lead sheet flashings and structural roof timber repairs. Other than a damaged section of slate on the north-east corner of the lean-to roof adjacent to the south range, which needs to be repaired, these roofs appear to be in good condition.

Hall Roof

This is a more recent addition to the building and consists of a pitched roof with metal trusses covered by profiled metal sheeting and a pressed metal ridge capping. It was not repaired as part of the previously completed works, and the roof coverings and gutter linings appear to be in reasonable condition. However, it was noted during the site visit with the structural engineer, CORA Consulting Engineers, that the metal roof trusses are not adequately sized and need replacement. As such, it is recommended that this entire roof is replaced.

Flat Roofs

There are four flat roof areas, to the eastern ends of the north and south ranges, which are more recent additions to the building that cover the male and female WCs and storeroom. These roofs are a mixture of constructions including flat concrete slab and bituminous felt which were not repaired as part of the previously completed works. On initial inspection the roofs appear to be in a reasonable condition but nevertheless we would recommend a close inspection be carried out at roof level and a regular maintenance routine. There are no rainwater goods to any of these lower roofs, which has resulted in water sitting on roof tops or dripping onto wall faces, causing dampness and extensive organic growth, which needs to be treated and removed.

Figure 24 - View of the rear of the courthouse.

Figure 23 - Aerial view of the twentieth century extensions to the rear of the courthouse.

Chimney Stacks

There are four chimney stacks, one on the southern side of the north range roof, one on the gable end of the pitched roof adjacent to the north range roof, one on the northern side of the south range roof, and one on the gable end of the pitched roof adjacent to the south range roof. Extensive repair works were carried out previously to all these chimney stacks including masonry works to chimney tops, new lime mortar flaunching to chimney tops, new clay chimney pots and the addition of vented chimney pot cowls. Other than some vegetation growth, which needs to be treated and removed, they all appear to be in good condition.

Rainwater Disposal Systems

The rainwater disposal system to the building generally consists of cast iron half round gutters which discharge through circular 100mm cast iron down pipes, which were repaired / replaced as part of the previously completed works. Although these goods appear to be in condition, they are currently blocked by vegetation in several locations that has caused water to overflow on the areas below, which will inevitably lead to water ingress and damage to the fabric of the building. All rainwater goods should be cleared immediately, and a regular maintenance strategy & routine should be put into place.

Walls

The main walls appear to consist of load bearing brickwork walls with ashlar dressings to the front façade with thick cement-based pebbledash render on all four elevations. The uneven nature of the render means that dirt and organic matter have adhered to the surface of the building, which has resulted in staining to the façade. This is prevalent under sills and water run offs, large marks can be seen which are unsightly.

There are two pedimented bay ends to the front facade linked by a three bay screen wall. The two bay-ends correspond to each courtroom volume with limestone stringcourse at the gallery level. There are large blind niches on each bay, original to the building. Two other limestone stringcourses ornament the façade but the large relieving arches at the bay ends break them. The corners of each volume are decorated with limestone quoin stones.

The screen wall that links the gap between the two courtroom volumes is rusticated at ground level in limestone ashlar masonry. There are three bays, which support an upper storey with Doric limestone pilasters. The façade is decorated with a limestone cornice with limestone ball and urns.

The stonework is of good quality despite the fact thick, unsightly cement-based pebbledash render has been generously applied thickly to all elevations as a protective coat. Unfortunately, this can disfigure and hasten the decay of historic masonry, as the underlying stone or brick is softer than the render. A common problem with hard cement coatings is that over time sections of render may detach from the skin of the building which will often result in some of the soft brick underneath being carried with it. Unsightly patches of damaged brickwork result, which can clearly be seen in some parts of the building. Portland cement became particularly popular after the Second World War, quickly replacing the softer lime renders that were used originally. During the 1960s-1990s, the common practice was to re-point and render old masonry buildings with strong, cement-rich mortars and coverings. This is unsightly, unnecessary and can have a very damaging effect on the structures to which they are applied. Problems are caused by trapped moisture in the wall that enters through the many minor cracks that will always occur when hard materials are used in old masonry structures.

Figure 25 - View of the rusticated limestone ashlar masonry at ground floor level.

Figure 26 - View of a chimney stack with granite capping.

The modern extensions are constructed of block work with the thick pebbledash coating. They seem in a reasonable state of repair although should be inspected for loose render and any repairs carried out.

Windows and External Doors

There is one main set of double entrance doors to the central bay of the screen wall; the two ancillary doors to each end bay are later additions, although it is noted that the door into the southern range does appear in historic photographs. The main entrance doors consist of a pair of painted pine six panel doors under a concrete canopy constructed in the 1950s, which appear to be in a good state of repair. The adjacent doors, made from timber boarding are also in a good state of repair. Due to the changes of level between the external ground level and the internal floor level, granite slabs have been added to create stepped entrances.

There are several other emergency exit doors, which have been added, in recent years to the main rooms on the group floor. These exit doors are all modern timber boarded double doors and are in reasonable condition. Regular painting and maintenance routine is essential to ensure all external joinery is kept in a reasonable state of repair.

The only original window remaining in the building is to the judge's anteroom to the rear of the courtroom, which is in a poor state of repair.

On the southern elevation of the courtroom there are three timber sliding sash windows, which were repaired / replaced as part of the previously completed works.

Figure 28 - View of the front entrance.

Figure 27 - Present day view of a courtroom window.

On the eastern elevation there are four large arched headed windows at ground floor level. The two windows to the hall are modern replacement units however, the window in the northern range was added to what would have previously been a blind window feature, which impacted the symmetry of this façade. To re-establish the symmetry of this façade, a window was added at ground floor level to the southern range during the previously completed repair works.

All other windows are twentieth-century additions, including the three windows on the northern elevation of the north range, which are contained within arched headed openings. These windows were likely added as part of the works to create a schoolroom at first floor level in what would have previously been a double-height courtroom space.

To either side of the hall, at high level there are two modern uPVC window units, which due to their height above the floor level, are inoperable.

Roof Space

There is a roof space running the length of each range. Although these spaces were not accessible during the site visits, based on the previously completed works, the roof structure consists of rafters on purlins on queen-post trusses.

Ceilings

Above both courtrooms are original late Georgian plaster ceilings. These are not highly ornamented consisting of a heavy moulded plaster cornice with a coffered edge and a reeded moulding defining the ceiling bed. There are two circular openings at either end of the ceiling each with a delicate timber grille. The ceiling above the courtroom was subject to significant repairs during the previously completed works as it had been subject to significant water ingress.

The ceiling above the schoolroom had suffered from similar levels of water ingress which destroyed large sections of cornice. Although the roof above this space was repaired as part of the previously completed works, this did not include any repairs to the ceiling. The timber grilles to this ceiling are missing or damaged most likely from access into the roof space over the years.

The other ceilings of note are the ceilings to the first floor storeroom above the kitchen and the court anteroom behind the old courtroom both are historic and contain historic plaster cornices. The ceiling to the first floor judge's anteroom has a large amount of water damage and significant water ingress, which extends down the wall and is a long-term problem. Large sections of ceiling are missing, and it is likely the ceiling will require a complete replastering.

Figure 30 - View of a courtroom ceiling.

Figure 29 - View of the decorative plasterwork in the courtroom.

Insulation and Ventilation

There is no insulation of any kind in the roof space, which means that the levels of heat loss will be particularly high. Installation of breathable quilt wool roll insulation will help reduce heating costs. There is no insulation on the external masonry walls and the addition of lime render coating with an insulating aggregate e.g. *Diathonite* or a calcium silicate board e.g. *Calsitherm*, should be considered to improve the thermal comfort of the building for users.

The building is currently naturally ventilated via openable window sections throughout.

Internal Walls

The internal wall finishes in most cases consist of the original painted plaster walls on the upper storeys of the building. The plasterwork appears to be in a reasonable state of repair but further opening up will be necessary to identify areas of modern replastering.

Floor Finishes

The floor in the entrance lobby to the hall is finished with a painted concrete finish whilst the hall floor itself has a timber board finish with sport court markings, both of which remain in a reasonable state of repair. All other ground floors are not original and in the old courtroom new pine timber floors have been laid. In the

modern extensions tiles have been added. There is a section of old stone flooring in the northwest corner of the south range which has a tooled finish. This section of flooring is quite unusual as it does not appear to relate to the courtroom use and may in fact be from an earlier building on the site.

Internal Joinery

Of note in the building is the old courtroom, which retains its original plan. The room retains the judge's platform, timber gallery structure and timber panelling. There are striking similarities with the timber joinery retained in the courthouse at Birr, especially the arcade effect to the gallery. On the gallery level some of the original gates are still present as well as the original stairs to both the front and rear of the court. Unfortunately, none of the original benching or seating which would have been present in the court remains.

Leading to the meeting room is a substantial timber stair. It seems likely that it was fitted when the intermediate floor was put into the building to create the schoolroom at first floor level. The stair remains in reasonable condition.

Fireplaces

There are several fine original fireplaces remaining in the building. In the ground floor court anteroom there is a fire carved limestone surround with cast iron insert which is missing its grate. Similarly in the judge's anteroom above there is a carved limestone surround, which has been painted black, the insert and grate are missing. In the schoolroom there remains a cast iron fireplace with original grate whilst the fireplace to the anteroom above the kitchen has been sealed up.

Figure 32 - View of a fireplace.

Figure 31 - View of the stone steps in the courtroom.

Mechanical Services

The current heating system consists of wall mounted electrical heaters and a newly installed gas-fired heater unit on the ground floor of the north range. Historically there was no wet heating system installed within the courthouse, so there is no pathway for pipework. In terms of an approach to the long-term heating requirements of the building, it is recommended to install a highly efficient heat pump system, ideally with underfloor heating at ground floor level and wall-mounted radiator units at first floor level with zoned controls to cater for the potential of multiple different users / uses within the building.

Electrical Services

The electrical installation throughout seems to be from a range of periods and conditions and were not tested as part of the site visits. It is unlikely that the current electrical installation complies with current safety standards and upgrade works are recommended.

Fire Safety

A comprehensive site inspection of the courthouse was carried out by the fire consultant and is appended to this report. The installation of a fire detection and alarm system was underway during the site visits, and it is recommended that a more detailed fire safety audit is carried out in the building. Of note are the following:

- Exit doors from the ground floor courtrooms to the front of the building do not achieve the required escape widths
- Various stairs which would be used in the event of a fire for escape do not meet building regulations, e.g. the timber stair up to the schoolroom does not meet current building regulations
- Doors not fire-rated where separation is required

These and a number of the other issues raised in the report would need to be addressed if the building was to undergo substantial redevelopment and a new fire safety certificate would be required for the building in the event of redevelopment.

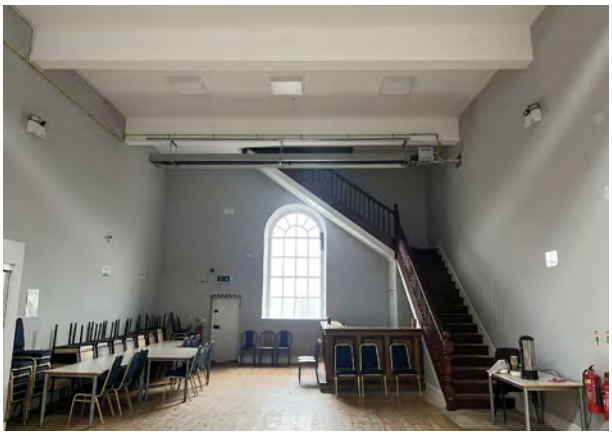


Figure 33 - View of former courtroom

Figure 34 - View of old school room

Curtilage

The site was once protected within the confines of high stonewall, of which large sections remain. The main access routes to the court and yard to the rear ran either side of the front façade in a similar arrangement to the courthouse in Birr. The primary access route would have been via an opening in the wall on the old courthouse side and ran along the south elevation of the building, a former fire station now home to the local cycling club, currently occupies this route. This structure has been built of concrete blockwork walls with corrugated metal roof sheeting on timber joists. A smaller route to the north still exists. To the front of the building is a large public square.

Unfortunately, the external space to the rear of the building was cut in two when the hall was extended, and the scale of the original yard is now difficult to appreciate. To provide access into the yard a new opening was made into the southern boundary. The external spaces surrounding the building have not been enhanced by the fact much of the yard area has been used as a dumping ground for rubbish over the years.

Redundancy and Neglect

Redundancy and neglect present the greatest single threats to the significance of an important historic building or place. When a building no longer serves its intended purpose and viable alternative uses cannot be found, maintenance is neglected and deterioration sets in, eventually leading to dereliction and loss.

Lack of maintenance to the roofs and rainwater goods had led to significant water ingress and damage to roof timbers, floors and the interiors.

The challenges faced by the council and the committee will be to find a viable use and long-term tenancy for the building. During the recent recession in Ireland, it was determined that all the courthouses in Offaly, with the exception of Tullamore, should close.

Fortunately, emergency repair and conservation works were carried out during 2012 & 2013 which addressed the issue of water, although not all damaged areas were fully repaired. These works halted the rate of decay to the fabric of the buildings however regular ongoing maintenance and additional repair works are still required to safeguard its future.

These important and socially significant municipal buildings were often placed in prominent positions within Irish towns, and viable future uses must be found for them in the coming years.

Unsatisfactory Interventions

One of the most important qualities found at the former courthouse in Daingean, is that the building structure and one of the courtroom interiors remain largely intact, but with a few unsatisfactory encroachments.

Aside from interventions such as the insertion of modern windows, the application of cement render and the installation of modern services such as heating and security systems, the main encroachment that detracts from the building is the extension to the hall. Typically, in courthouses

Figure 35 - Rectified image of the front elevation of the courthouse showing its current condition.

Figure 36 - Rectified image of the rear elevation of the courthouse showing its current condition.

that acted as assize courts, the hall was positioned between the civil and crown courts and served as the entrance space for members of the public into the building before they circulated through to one of the courtroom spaces. However, in its current state with a lowered floor level and poorly designed stepped entry points, it essentially disconnects the former courtroom spaces from each other, and divides the building up into three separate volumes, the north range, the hall, and the south range which is hugely damaging to the historic character of the building.

Inappropriate modern finishes are indicative of the implementation of very rudimentary upgrade works which did not consider the historic qualities and character of the spaces.

Fortunately, the majority of these interventions, with the exception of the hall, can be relatively easily reversed or modified to reduce or remove the negative impact they have on the historic character of the former courthouse at Daingean.

Vegetation Management

Vegetation growth / build-up if left unmanaged will inevitably lead to water ingress, which will in turn lead to costly and occasionally irreparable damage to the fabric of a building. Regular maintenance is key to the survival of historic buildings, such as the courthouse at Daingean.

Threats to Significance

The biggest threat to the significance of the former courthouse building has been redundancy. Although the Daingean Town Hall Committee has been setup with the intent of maintaining the building, additional works will nevertheless be required to allow the building to be fully utilised.

Lack of ongoing conservation and repair is also a significant threat to these buildings. The repair works carried out in 2012 & 2013 addressed the most urgent issues on site and have ensured the buildings now have roofs. However, conservation and repair works are not complete and there is a risk of ongoing loss of historic fabric if further works are not planned in the near future.

6.0 Conservation Strategy

International Charters & Conventions

This plan has been informed by policies and guidance included in a number of international charters and conventions on the protection of archaeological, architectural and cultural heritage including:

- United Nations Educational, Scientific and Cultural Organisation (UNESCO) 'International Charter for the Conservation of Monuments and Sites', 1964 (commonly known as the Venice Charter),
- United Nations Educational, Scientific and Cultural Organisation (UNESCO) 'Convention Concerning the Protection of the World Cultural and Natural Heritage',1972,
- Council of Europe 'Convention for the Protection of the Architectural Heritage of Europe', 1985 (commonly known as the Granada Convention),
- International Council on Monuments and Sites (ICOMOS) 'Charter for the Conservation of Places of Cultural Significance', 1988 (commonly known as the Burra Charter),
- International Council on Monuments and Sites (ICOMOS) 'Charter for the Protection and Management of the Archaeological Heritage' 1990,
- Council of Europe 'European Convention for the Protection of the Archaeological Heritage' 1992 (commonly known as the Valetta Treaty),
- International Council on Monuments and Sites (ICOMOS) 'Charter for the Interpretation and Presentation of Cultural Heritage Sites' 2008 (commonly known as the Ename Charter).

Figure 37 - Rectified image of the side elevation(south) of the courthouse showing its current condition.

Figure 38 - Rectified image of the side elevation(north) of the courthouse showing its current condition.

Statutory Protection

The courthouse site at Daingean is included on the Record of Protected Structures with reference number 25-03 and it has also been recorded on the National Inventory of Architectural Heritage (NIAH) with reference number 14808007 with a regional rating.

Planning & Development Act 2000

Where historic structures are listed as Protected Structures or located within Architectural Conservation Areas they are also protected under the Planning and Development Act 2000. The Acts require that Local Authority Development Plans include objectives for 'the conservation and protection of the environment including the archaeological and natural heritage. In addition, development plans are to include a Record of Protected Structures (RPS), which comprises a list of structures or parts of structures that are of 'special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest' within the Authorities boundaries.

The Planning & Development Act 2000 sets out the requirements in relation to *protected structures*, which are defined in the Architectural Heritage Protection Guidelines for Planning Authorities as any structure or specified part of a structure, which is included in the Record of Protected Structures (RPS). An expanded definition of the term structure and what it includes is outlined below;

- the interior of the structure;
- the land lying within the curtilage of the structure;
- any other structures lying within that curtilage and their interiors, and
- all fixtures & features which form part of the interior or exterior of the structures.

Under this definition it should be assumed that all structures at Daingean Courthouse, including modern extensions / additions are afforded protection, as are all the historic interiors, fixtures and fittings. It is possible to obtain permission to alter, remove or modify protected structures, once appropriate assessment of the

structure has been undertaken, and acceptable proposals are presented to the local authority through the appropriate planning route. In the case of Daingean Courthouse, planning permission would be required to carry out any development works at the site.

Conservation Principles

All conservation works should be guided by the principle of minimum intervention as set out in the Burra Charter - as little as possible, but as much as is necessary. The principles of the Burra Charter should be considered in all future conservation projects at the site, but several of the articles are particularly applicable to Daingean Courthouse and are outlined below.

Article 3: Cautious Approach

3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 10: Contents

Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit, and it is culturally appropriate.

Article 12: Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place. The conservation objectives for the future care and preservation of Daingean Courthouse site have been set out below, and are in accordance with best conservation practice, and arise from the findings within this conservation management plan.

Figure 39 - Aerial view of the building from the north-west.

Objective 1.1: Protection of Historic Fabric and Contents
Ensure that the historic fabric of Daingean Courthouse, namely the masonry walls, roofs, floors and the contents of cultural significance are retained and protected. Historic fabric of lesser significance, such as modern additions of concrete, floor and roof coverings and utilities could be considered for removal, if these removals might result in the revealing of historically significant parts of the structures, or the repair and protection of historically significant parts of the structures.

Objective 1.3: Maintenance
Provision of regular on-going maintenance is the most effective way to preserve historic structures. Repairs are to be carried using conservation methodologies that conform to the guiding principles as set out in the ICOMOS charters, using appropriate details and materials of matching quality. Repair works are to be prioritised in terms of urgency and informed by regular inspection and expert advice. A considerable quantum of repair works has been carried out at Daingean Courthouse to safeguard the buildings, however further repairs and on-going maintenance will be required to ensure the buildings continue to be preserved.

Objective 1.5: Expert Advice & Skills
Ensure that all conservation works are carried out under the direction of suitably qualified professionals (conservation architects and structural engineers) and undertaken only by suitably skilled and experienced tradesmen.

Objective 1.6: Inspections
Set in place procedures for on-going monitoring of the condition of the structures to ensure their long-term preservation.

Objective 1.7: Monitoring
Review this plan at agreed intervals to benchmark progress in implementation, reassess priorities, assimilate new information or changes in legislation or methodologies.

Figure 40 - Aerial view of the building from the south-west.

Figure 41 - Aerial view of the building from the south.

Figure 42 - Aerial view of the building from the north-east.

Local Plans & Policy

The Offaly County Development Plan 2021-2027 was formally adopted in September 2021. The courthouse at Daingean is included on the Record of Protected Structures with reference number 25-03 and it has also been recorded on the National Inventory of Architectural Heritage (NIAH) with reference number 14808007 with a regional rating.

The Built Heritage Policies under the current development plan include:

BHP-01
It is Council policy to ensure the protection, sympathetic and sensitive modification, alteration, extension or reuse of protected structures or parts of protected structures, and the immediate surrounds included and proposed for inclusion in the Record of Protected Structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.

BHP-02
It is Council policy to ensure the protection of the curtilage of protected structures or proposed protected structures and to prohibit inappropriate development within the curtilage or attendant grounds of a protected structure which would adversely impact on the special character of the protected structure including cause loss of or damage to the special character of the protected structure and loss of or damage to, any structures of architectural heritage value within the curtilage of the protected structure.

BHP-04
It is Council policy to favourably consider the change of use of any structure included on the Record of Protected Structures provided such a change of use does not adversely impact on its intrinsic character and is in accordance with the proper planning and sustainable development of the area.

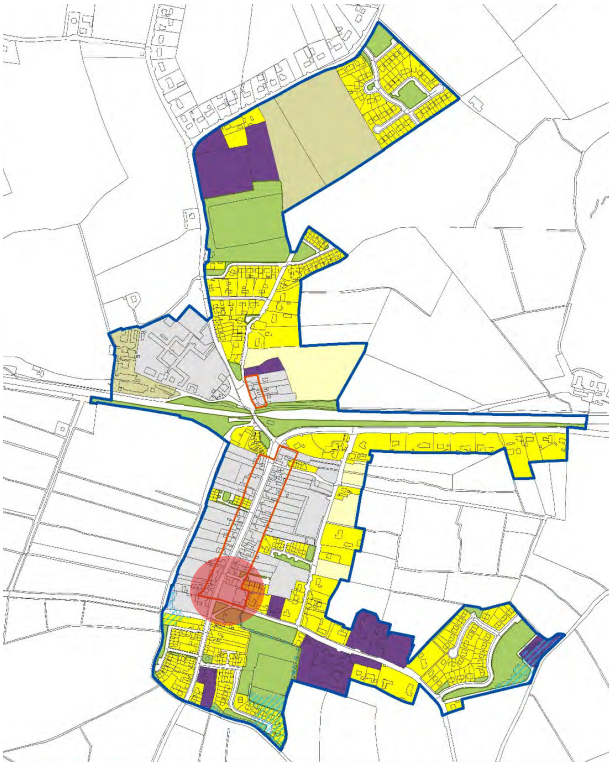


Figure 43 - Extract from the development plan.

Figure 44 - Extract from the development plan.

BHP-05
It is Council policy to actively encourage uses that are compatible with the character of protected structures.

BHP-11
It is Council policy to ensure that measures to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure. They should follow the principles and direction given in the Department of Arts, Heritage and the Gaeltacht's publication Energy Efficiency in Traditional Buildings.

The Regeneration Policies and Objectives under the current development plan include:

RP-01
It is Council policy to promote the regeneration of settlements by making better use of under-utilised land and buildings, particularly within the existing built-up areas where a transformational difference in the sustainability of a settlement can take place through compact growth.

RP-04
It is Council policy to support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within urban centres.

RP-06
It is Council policy to encourage a mixture of uses within built-up areas in order to promote the liveability and sustainability of our settlements.

Figure 45 - Site analysis diagram.

Figure 46 - Site analysis diagram.

RP-08
It is Council policy to encourage high quality and well-designed buildings, structures, public spaces and streets to support and promote healthy place-making and quality of life.

RP-11
It is Council policy to facilitate, promote and encourage the re-development of Opportunity Sites identified in Volume 1 and Volume 2 of the County Development Plan and Local Area Plans for appropriate development that contributes positively to the character of the settlement. Any proposal brought forward on Opportunity Sites shall be in accordance with the Development Principles for Opportunity Sites as set out in section 7.2.4 of the County Development Plan, with the inclusion of an urban design statement and masterplan and shall demonstrate the rationale for the proposal and how it will interact within its context and the wider urban area.

RP-17
It is Council policy to support the development of sustainable low-carbon climate resilient communities and to encourage a climate adaptation and mitigation approach to developments which enable regeneration.

RO-02
It is an objective of the Council to encourage the continued vitality and viability of town and village

centres by promoting ongoing environmental improvements to the public realm.

BLO-19
It is an objective of the Council to require all new developments to identify, protect and enhance ecological features by making provision for local biodiversity (for example, through provision of swift boxes or towers, bat roost sites, green roofs, etc.) and provide ecological links to the wider Green Infrastructure network as an essential part of the design process.

The Daingean Town Plan, which forms part of Volume 2 of the Offaly County Development Plan 2021-2027, identifies the courthouse site as an opportunity site has the potential to contribute to the renewal, enhancement and regeneration of Daingean Town Centre and achieve sustainable compact development.

This plan includes a series of Town Centre Objectives, one particularly relevant objective (TCO) is noted below:

TCO-08
Facilitate and promote the appropriate development of the Opportunity Sites identified in Daingean Town (Daingean Court House and St. Conleth's Reformatory School) for appropriate uses that will contribute to the renewal, enhancement and regeneration of Daingean Town and achieve sustainable compact development. Development proposals on these sites shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of the County Development Plan.

The site has been identified as an opportunity site as it is a prominent building on the Main Street which positively contributes to the architectural heritage of the town; it is underutilised in its current state; it is readily adaptable for new uses to enliven the town centre; and the potential decline of this building would have a significant negative impact on the town centre. The site is well placed to serve as a community use but could also host office or commercial uses and other similar such uses. Any such uses will be assessed on their individual merits. The adjoining Market Square is part of the site and a public realm proposal for this area shall form part of any re-development proposal.

Outline Brief

Daingean's former courthouse is a site of significant potential and a building which could be developed to serve a wide variety of functions for the local community. It has the benefit of an active local committee and is already used for various events throughout the year. The full

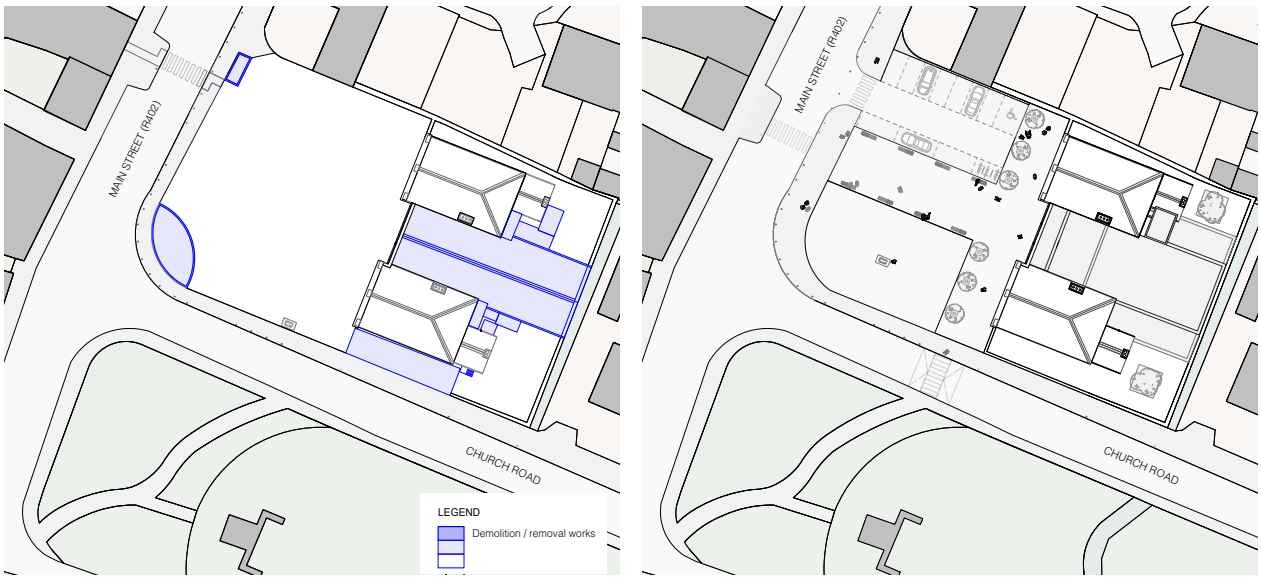


Figure 47 - Existing & proposed site plans

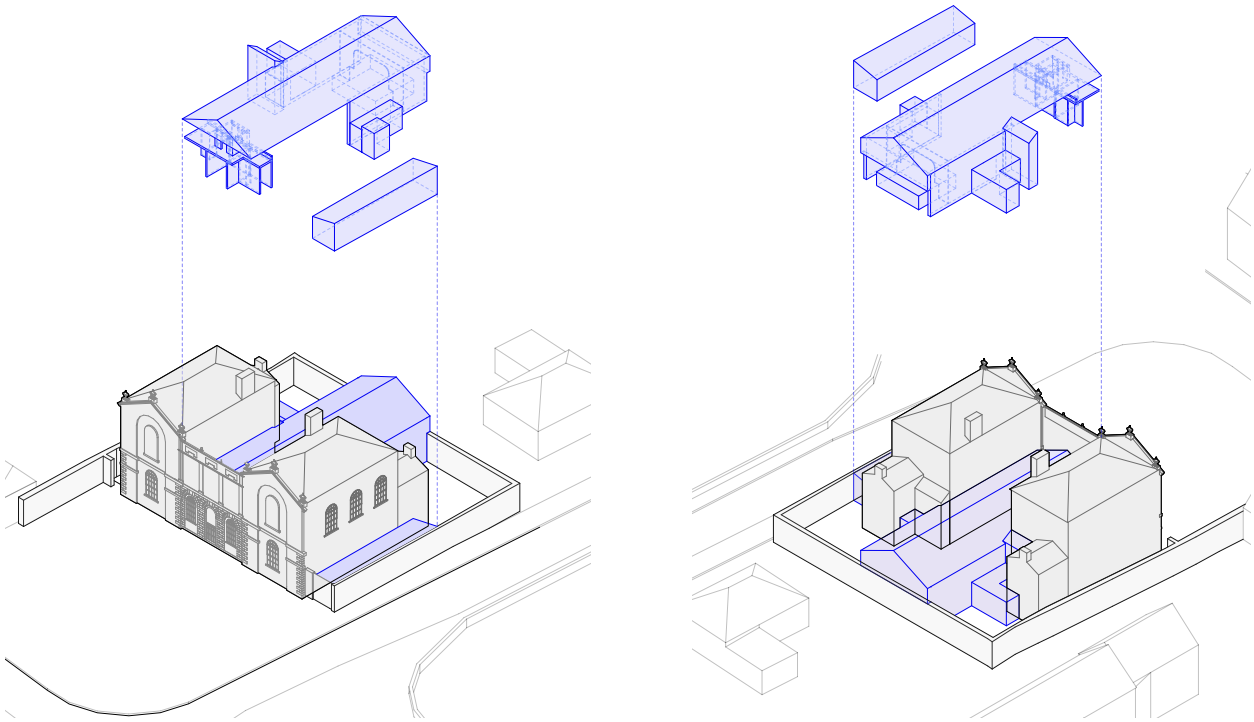


Figure 48 - Existing isometric view

refurbishment and development of this site would provide much needed community space and would have the added benefit of restoring this wonderful structure and improving its external realm and presentation to the street.

Howley Hayes Cooney met with the Daingean Town Hall Committee (DTHC) in November 2023 to discuss the current and proposed use of the building. The town hall has a dedicated website (https://www.daingeantownhall.com/) which announces current events, and allows members of the public to book the main hall or north range ground floor for events /meetings etc. The southern range (former crown courtroom) is currently used as a lunchtime space for Community Employment (CE) workers from the area. The main hall (central space) currently hosts social and educational events including health and safety courses and dance classes, and the former fire station (lean-to constructed against the south wall of the south range) holds the Grand Canal Wheelers cycling club. It is anticipated that bingo will also return to the hall in the future. There are also special one-off events around Christmas. A local drama group has also expressed interest in using the building.

The future uses brief for this conservation masterplan was established at the working session in November 2023 and was also based on the meeting minutes of DTHC from the 16th November meeting where the potential uses for the building were discussed. The findings from these meetings, and the brief is summarised in bullet points below:

- Leasing an area to a long-term anchor tenant to ensure the viability of building.
- Establishing a digital hub within the building – flexible workspaces.
- Accommodating extracurricular activities associated with the local national school. e.g. band practice.
- Provide a rehearsal space for local drama group.
- Provide a dedicated creative space for local artists.
- Act as a venue for weddings / civil ceremonies including the potential for a commercial space.
- Act as a venue for jumble sales / markets.
- Provide a youth club / cafe.
- Hall to remain as a multi-purpose space.
- The building should be as accessible as practicable.
- Act as a venue for wakes / funerals.

- Provide an indoor training / storage space for the local cycling club.
- Provide spaces / activities for active retirement groups / senior citizens. e.g. bingo / boules.
- Provide a possible space for training courses associated with the NCTC at Mount Lucas, LOETB & TUS.

Leasing a portion of the building to a private tenant would mean it is kept in regular use and would generate a quantum of consistent income. The DTHC advised that the upper floor of the former civil court or old schoolroom would be ideal and that options for a separate entrance to this space should be explored within the plan. This space could serve as a digital hub or office space for a local company. The ground floor of the former civil court (which sits below the school room), main hall and former crown courtroom are all ideal flexible multi-purpose spaces which, with sensitive intervention and a well-considered approach, could accommodate the full brief for the building.

New Uses & Interventions

Historic buildings often contain wonderful historic spaces ideally suited for refurbishment and adaptive reuse, and Daingean courthouse is one such example. With four large spaces behind its impressive front façade, it is let down by the jumble of inadequate support spaces and facilities adjoining these rooms, including the entrance lobby. The key to unlocking the potential of these characterful interiors is a creative yet sensitive design solution to elevate these spaces while also achieving the requirements for public buildings today. Assessing where intervention is appropriate and economical, while retaining the architecturally significant aspects of the building is always our first approach, to deliver improved access, suitable support spaces and visitor facilities, and to ensure the building is safe and secure.

The arrival sequence at Daingean courthouse today is much altered from its original design. Intended to be impressive civic buildings, courthouses were designed to create sense of solemnity and awe upon arrival, containing generously proportioned symmetrical entrance

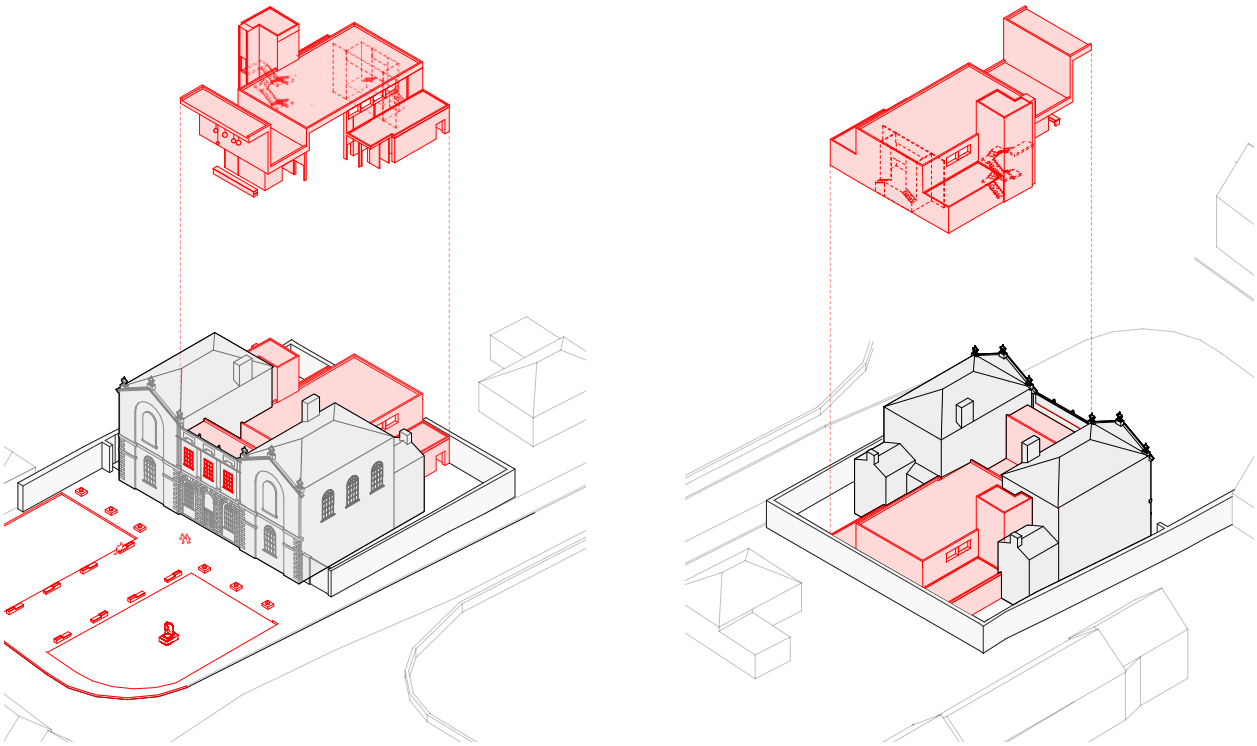


Figure 49 - Proposed isometric view

halls or vestibules. Patrons were afforded the space and opportunity to enter and gather, with direct access from the vestibule into each of the two courtrooms. At Daingean the current arrangement is wholly inadequate, with a small, tight entrance lobby, which delivers visitors into the main central hall via several steps. From there visitors may continue into either courtroom.

In order to evoke the historic courthouse layout and create a greater sense of awe, befitting a building of this calibre, a new entrance sequence is proposed, which will allow patrons direct access to each of the three ground floor spaces. Beyond the main entrance door, a bright and airy triple height entrance hall will greet visitors upon arrival. The reintroduction of the three upper storey windows in the central bay will flood this space with natural light and greatly improve the presentation of the front façade. From here visitors will move through to the one of the three large spaces; main hall, civil courtroom or crown courtroom, circulating around a cleverly placed central bank of WCs which will serve all the three rooms.

The main central hall will be entirely rebuilt, with a suite of support spaces along its north and south walls. Capable of seating 132 persons with a raised stage for theatre or other performances, it can also serve as a banquet hall and is just large enough to hold a badminton court, though with little peripheral space. The cycling club can also be accommodated in this space, with a dedicated store to hold sixteen bicycles located in the north-east corner. To the sides of the main space a green room, staff / visitor toilets and storage will all be provided, along with direct access to the north and south courtyards. These WC banks have been cleverly positioned so that they can serve the main hall if required, leaving the foyer WCs free to serve the courtrooms. This might be necessary if there are separate events happening at the same time.

A separate dedicated external route and entrance has been provided to the first-floor former schoolroom. Served by a dedicated lift and stair

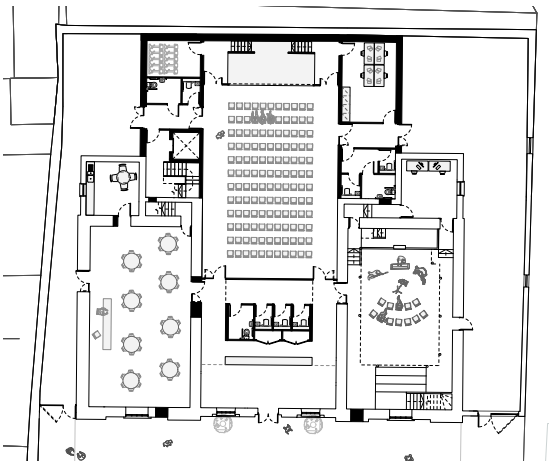


Figure 50 - Proposed ground floor plan opt. 1

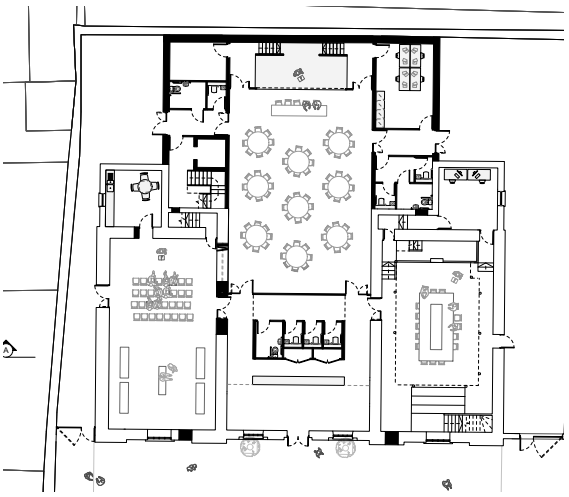


Figure 51 - Proposed ground floor plan opt. 2

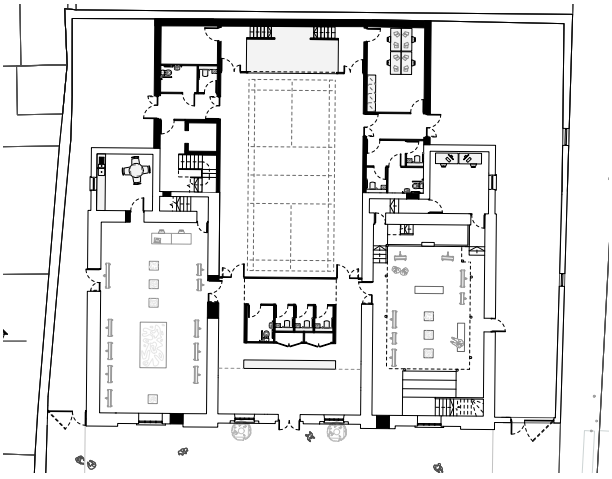


Figure 52 - Proposed ground floor plan opt. 3

core it is essentially a multi-purpose space and can be used for public events or for commercial / office use. As it can be accessed separately from the rest of the building it is an appealing space for a long-term tenant, with a dedicated suite of WCs at first floor level. Should kitchenette facilities be required, these could be accommodated within the main schoolroom space.

Both of the former courtrooms, the crown and civil courts, will be refurbished for a variety of uses, with the less ostentatious space, the civil court, likely to host bingo, evening classes and committee meetings, while the crown court, with its historic joinery and sense of occasion, could host ceremonies such as weddings, presentations and lectures. A small kitchen will be provided to the rear of the civil court, to serve light food and beverage, or as a base for caterers. It is not possible to accommodate a full commercial kitchen within the building.

An external enclosed courtyard to the south of the crown court will provide a sheltered outdoor break out space, availing of its sunny southerly aspect. It can be reached from the forecourt of the building, the crown court and from the main central hall. On busy days / nights it can serve as an additional entrance or exit to these spaces.

The extent of the demolition will be kept minimal, focused chiefly on the removal of modern failing fabric, such as the centre core and rear hall of the building, while repairing and refurbishing the historic fabric throughout.

Externally the large forecourt to the courthouse (Market Square) is currently used as a town carpark, with homogenous paving sets, and is under-utilised as a public space. It has the potential to become a civic gathering place, serving local community as an outdoor event space, market or area for performance. Given its location within a small town, it should remain flexible in use, capable of reverting to car-parking if required for certain key events within the courthouse. The landscape architects have set out a strategy for the external areas in the appendices. The forecourt will be developed to place emphasis on the symmetrical front façade of the building, accentuating the formal entrance and will be enriched with high quality materials. An existing

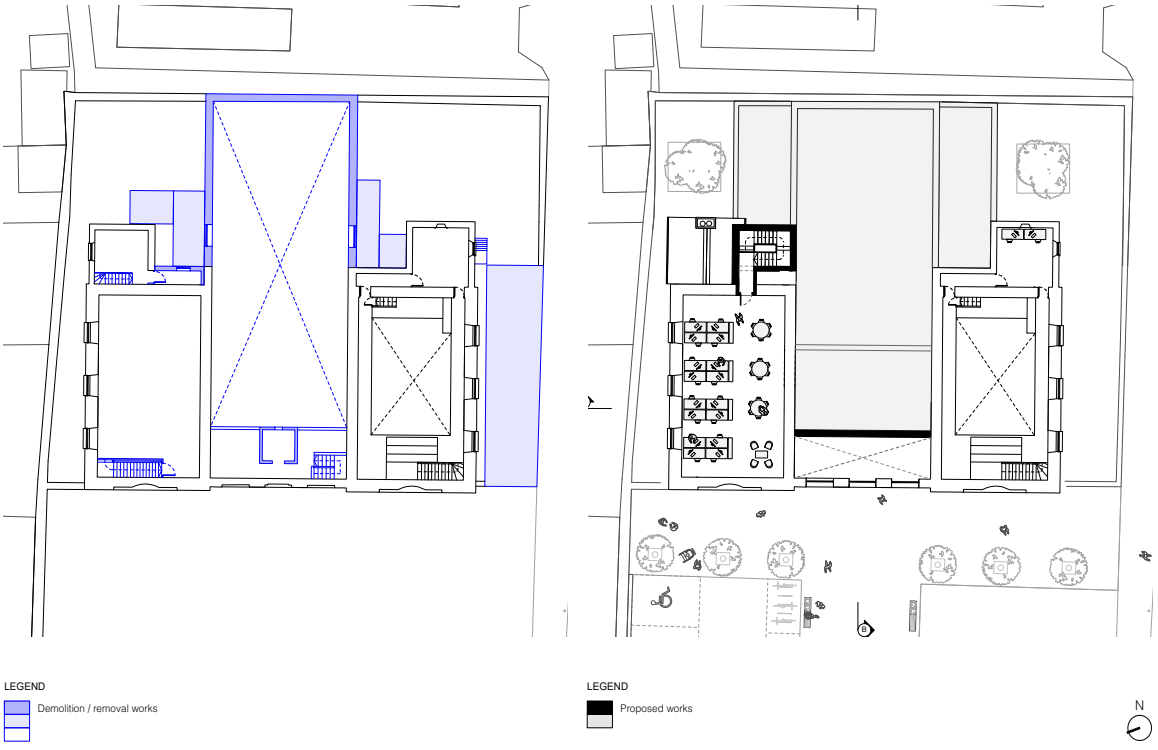


Figure 53 - Existing & proposed first floor plan

Figure 54 - Existing & proposed front elevation

pedestrian crossing, installed quite recently, will be retained, with central vehicle access provided to the main street. Traffic calming should be introduced, with raised tables, along Church Road, to encourage a greater pedestrian link between the Courthouse and the Church parkland. The addition of public electric vehicle (EV) charging points should be explored during the next stage of the project.

The refurbishment proposals will provide a fully flexible and useful suite of spaces for the community of Daingean, and through imaginative and thoughtful design, will bring this much-loved historic building back into meaningful use.

Structure / Civil

CORA consulting engineers has carried out a full assessment of the building and site based on visual inspection only. A full report is included in the appendices. The roof of the auditorium (main hall) which is from the twentieth century, is formed from lightweight steel roof trusses which are under-sized, with poor connections and are not of an acceptable standard for a public building. Though repairs were carried out to the roofs in 2012, there is still evidence of water ingress and likely structural damage to historic timbers above. The main hall / auditorium was built right up against the rear boundary wall, and it is likely this wall will need to be fully dismantled when the main hall is demolished, and the new extension is built. Structural proposals are outlined in more detail in the appendices.

The site is served by Uisce Éireann to the front and south side, with a public sewer discharging to a combined system running south along main street. It is assumed that the foul drainage falls either to the front or south side of the building, though this will need to be ascertained in future studies of the site.

A flood risk assessment for the site has indicated that the courthouse is not prone to flooding. A small tributary of the Philipstown river that runs to the rear of the courthouse floods in the church gardens south of the site, and at a culvert point under Chapel Lane. There is a flood risk in these two locations. Localised flood mitigation may be required in these locations as noted in the flood risk assessment report.

Services

There is currently no gas provision to the building, as is typical of courthouse buildings from this era. The existing heating system is primarily electric and inadequate for the needs of the occupants. It is proposed to introduce electric heating to the majority of the spaces (the crown and civil court, front foyer and first floor schoolroom) and these spaces will be served by natural ventilation through operable windows. In the main hall, which can accommodate up to 132 people mechanical heating and cooling will be introduced, served by high efficiency heat pumps. The new roof above the main hall will provide a perfect location for the required plant equipment including the heat pumps. Options for solar panels could also be explored on site.

The mechanical and electrical service design has been outlined further in the appendices which includes layouts for the services for the cost assessment.

Accessibility

A disability access review of the design proposals for the building was carried out to ensure that it will be possible to obtain a Disability Access Certificate in the future. This review, which includes drawings is appended to the report. A fully accessible front entrance will be provided, along with full access to crown and civil courtrooms from the side lanes. Fully accessible WCs have also been provided, along with a lift to ensure full access to all areas of the building.

Fire Safety

A fire safety access review was carried out as part of the conservation masterplan which has noted areas of concern within the existing building and its current arrangements. These should be addressed where possible if the building is to remain in use prior to refurbishment. With regard to the design proposals for the building the fire safety strategy has been devised to ensure adequate escape provision is in place and a fire safety certificate can be obtained in the

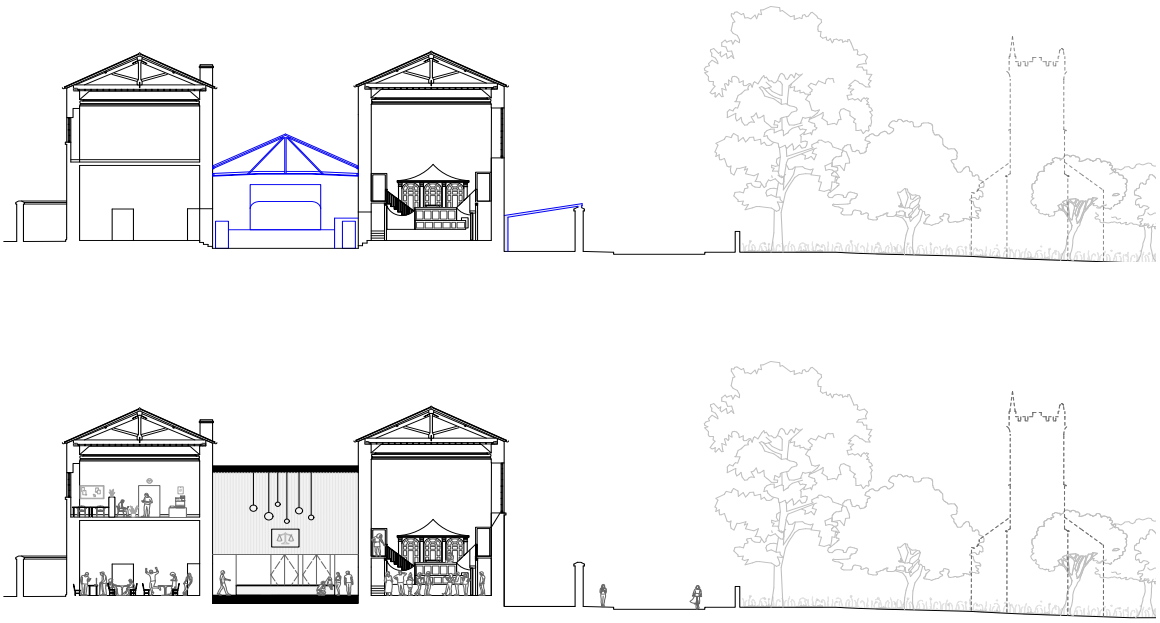


Figure 55 - Existing & proposed long section through building

future. A number of new escape routes have been proposed including a new exit from the crown courtroom to the south yard. The existing doors to each courtroom on the front façade are simply too small to be used for escape purposes and will be closed up. Occupancy numbers may be restricted in some parts of the building due to the escape parameters, but the main hall will be able to accommodate up to 150 people and the two courtrooms also have separate dedicated means of escape.

Ecology

The building is in an urban setting, with little to no green space or vegetation growth around it. Nevertheless, it is recommended that wildlife and invasive species surveys are carried out before any works are carried out on the site.

It is recommended that the addition of native species of trees and planting is explored to improve the biodiversity of the site during the next stage of the project. As part of this design work, the addition of bat roosts, swift nest boxes and house sparrow next boxes within the site should be explored.

It is also recommended that the potential for sustainable drainage systems (SuDS) including permeable paving and rain gardens within the new site finishes be explored during the next stage of the project. However, it should be noted that site investigation works (trial holes etc.) will likely be required at this stage to determine the potential for passive drainage within the site.

Cost Estimate

An order of magnitude cost plan has been prepared by quantity surveyors, Austin Reddy & Company, based on the proposals contained herein, and is included in Appendix F of this document. The cost plan has been divided into the relevant areas of work and includes budget prices for all building and landscape proposals. The total construction cost has been estimated at **€3,474,172.88**.

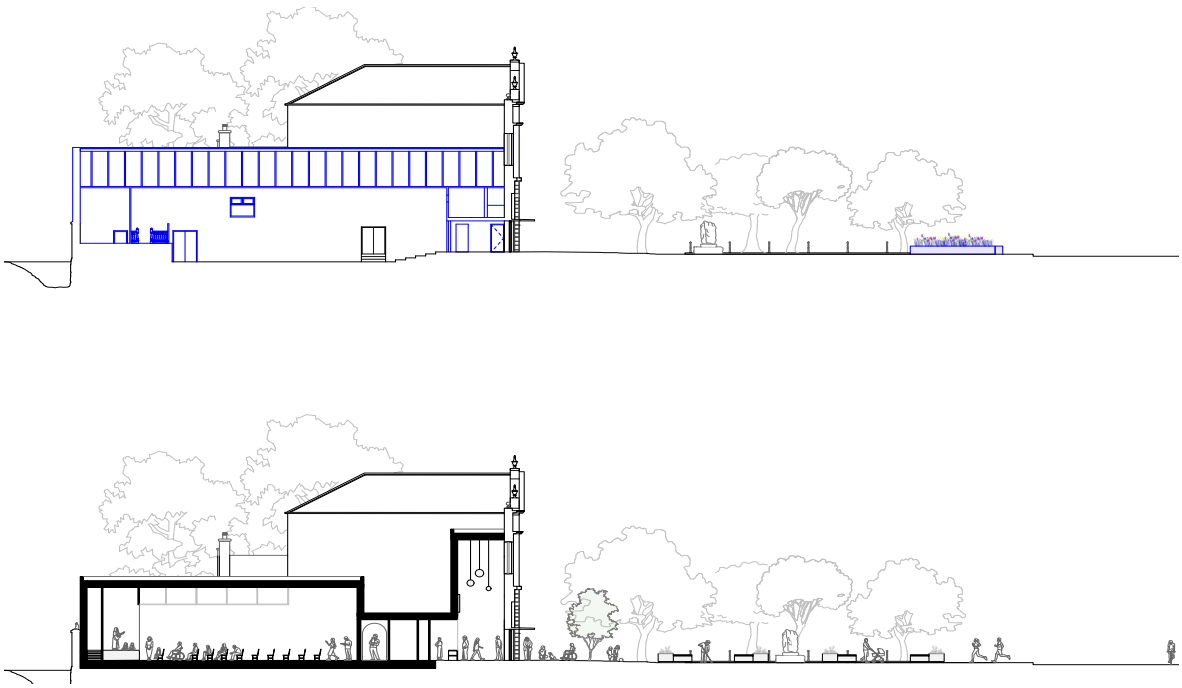


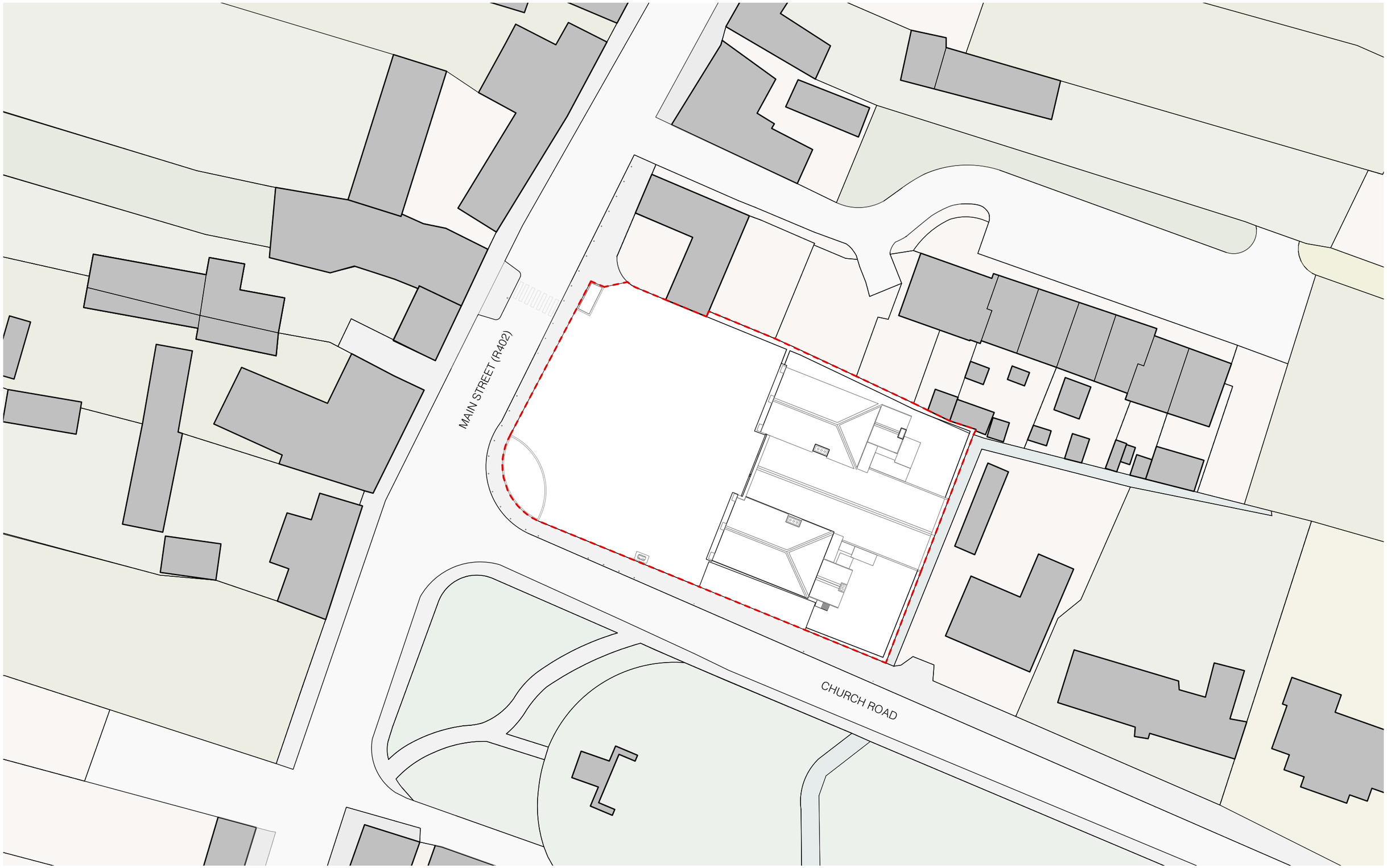
Figure 56 - Existing & proposed long section through building

8.0 Summary of Conclusions

The conservation, refurbishment and development of this protected structure will ensure its ongoing preservation and provide valuable and sustainable work and amenity spaces to the town of Daingean. Regeneration of these valuable historic assets within local towns and villages across Ireland is an important and worthwhile endeavour, which is now supported on a national level. It has become an increasingly urgent issue as many of these structures are falling into further dereliction and disrepair and are in danger of collapse. Robustly constructed, with fine architectural detailing, buildings such as Daingean courthouse will greatly enhance the streetscape once properly conserved and developed, providing local councils and communities with new spaces to work and play.

Appendix A

Architectural Drawings



Use figured dimensions only.
Do not scale drawings.
Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

LEGEND

Site boundary outline

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

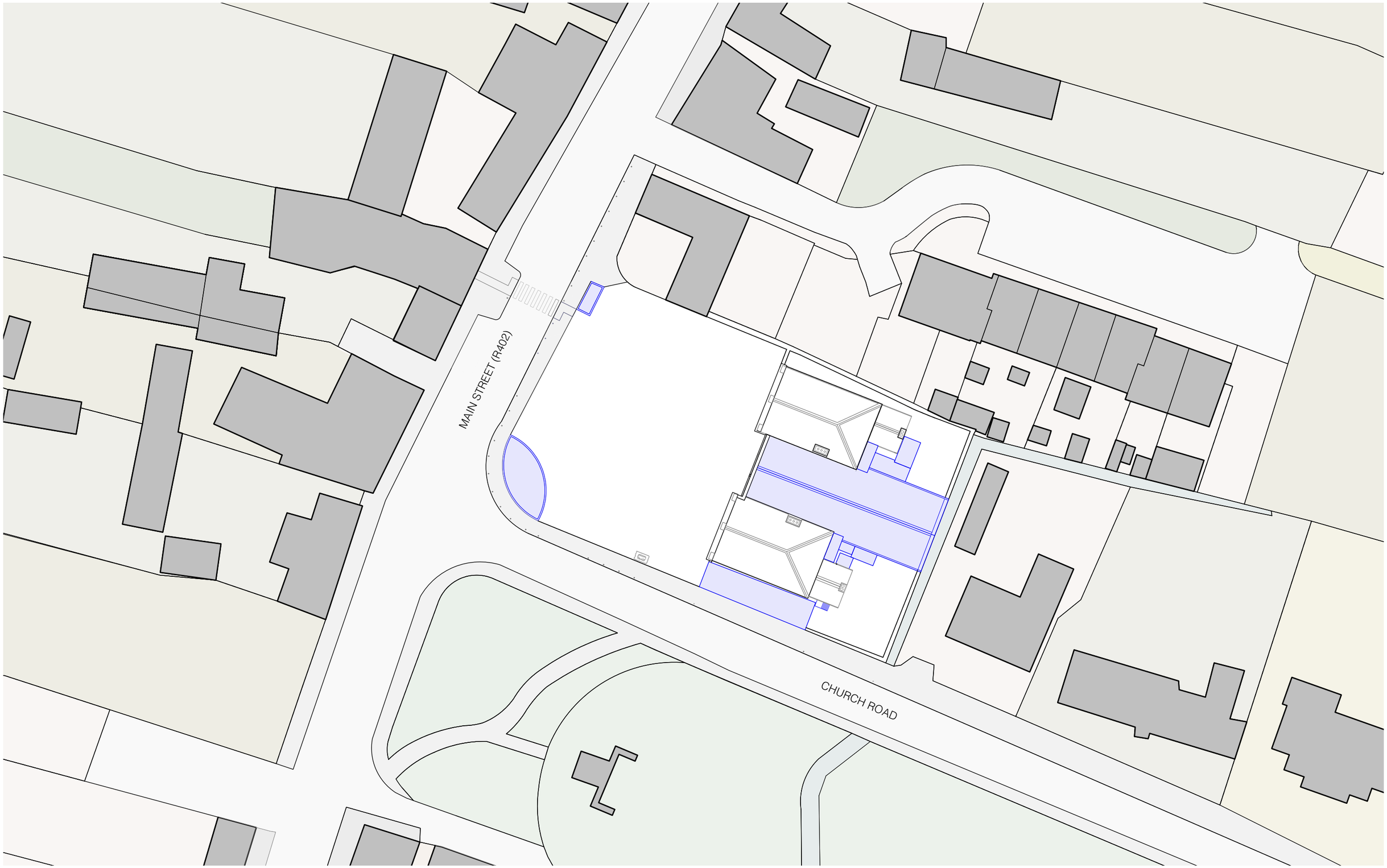
Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan - Existing

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:500@A3	0670	L-002	A



LEGEND

Demolition / removal works

Site boundary outline

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Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan - Demolitions

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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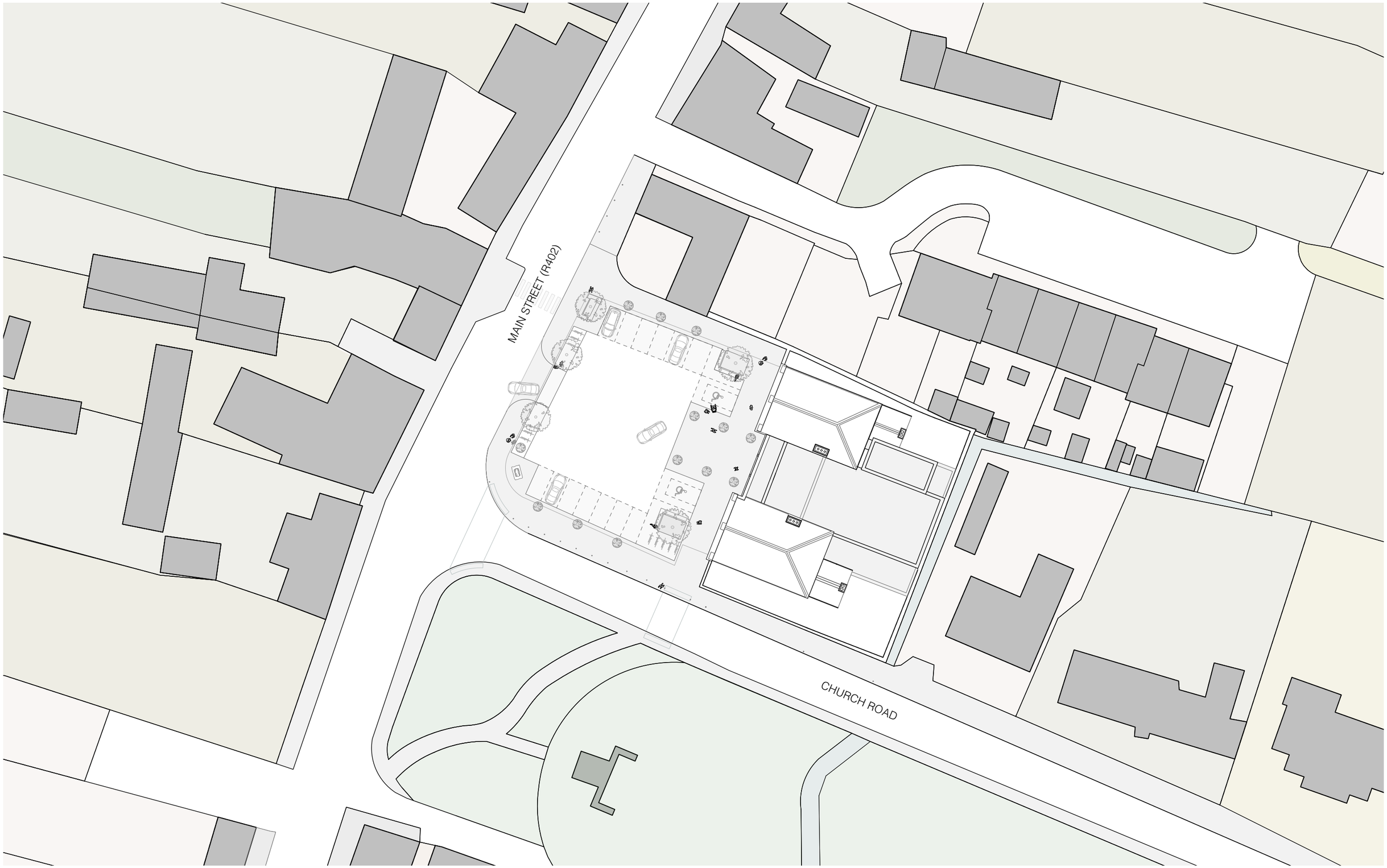

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LEGEND

Proposed works

Site boundary outline

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information.	KHH	PT
A	11/06/24	Design Team Issue.	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan - Proposed

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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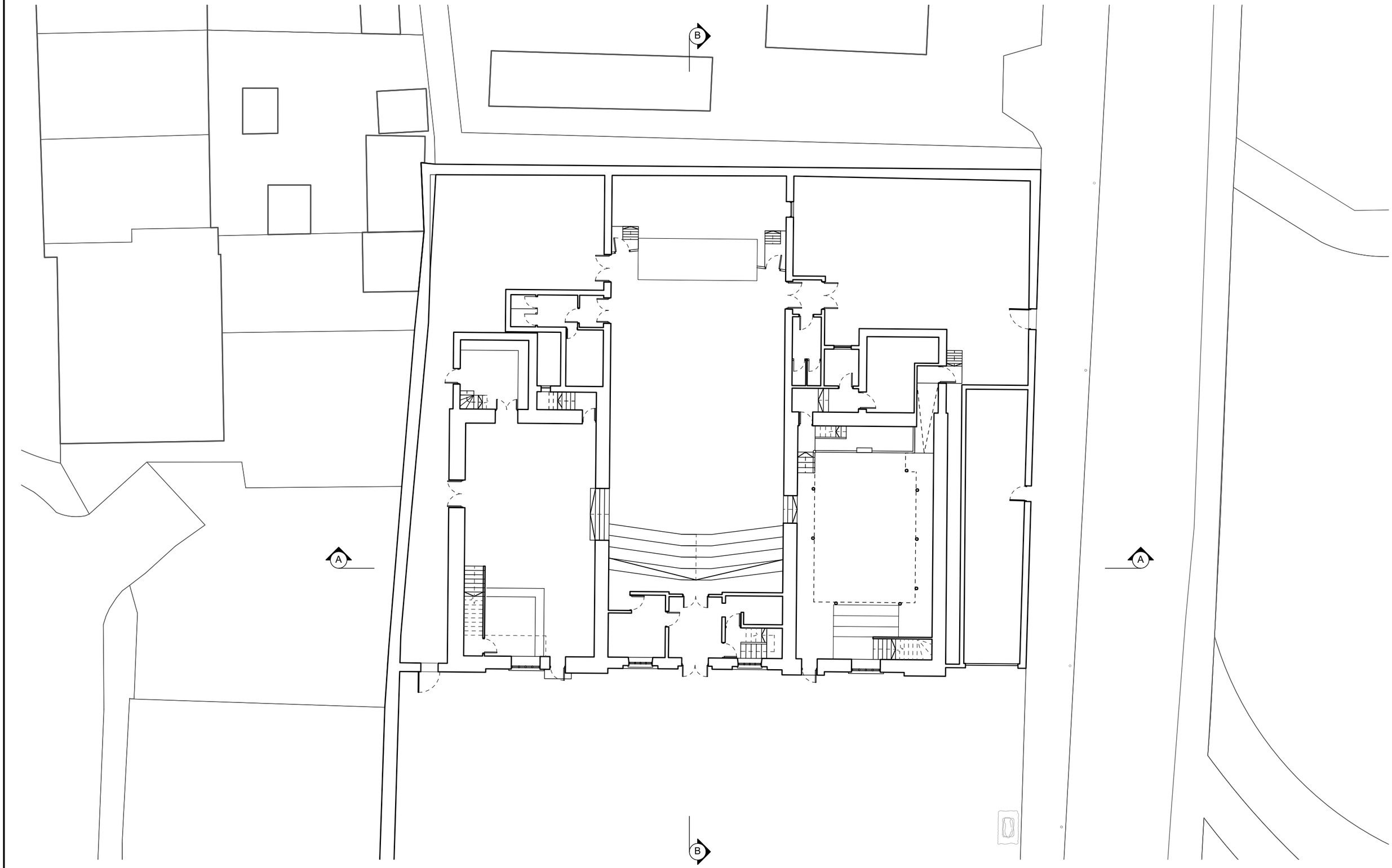

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A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
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Drawing
Level 00 Plan - Existing

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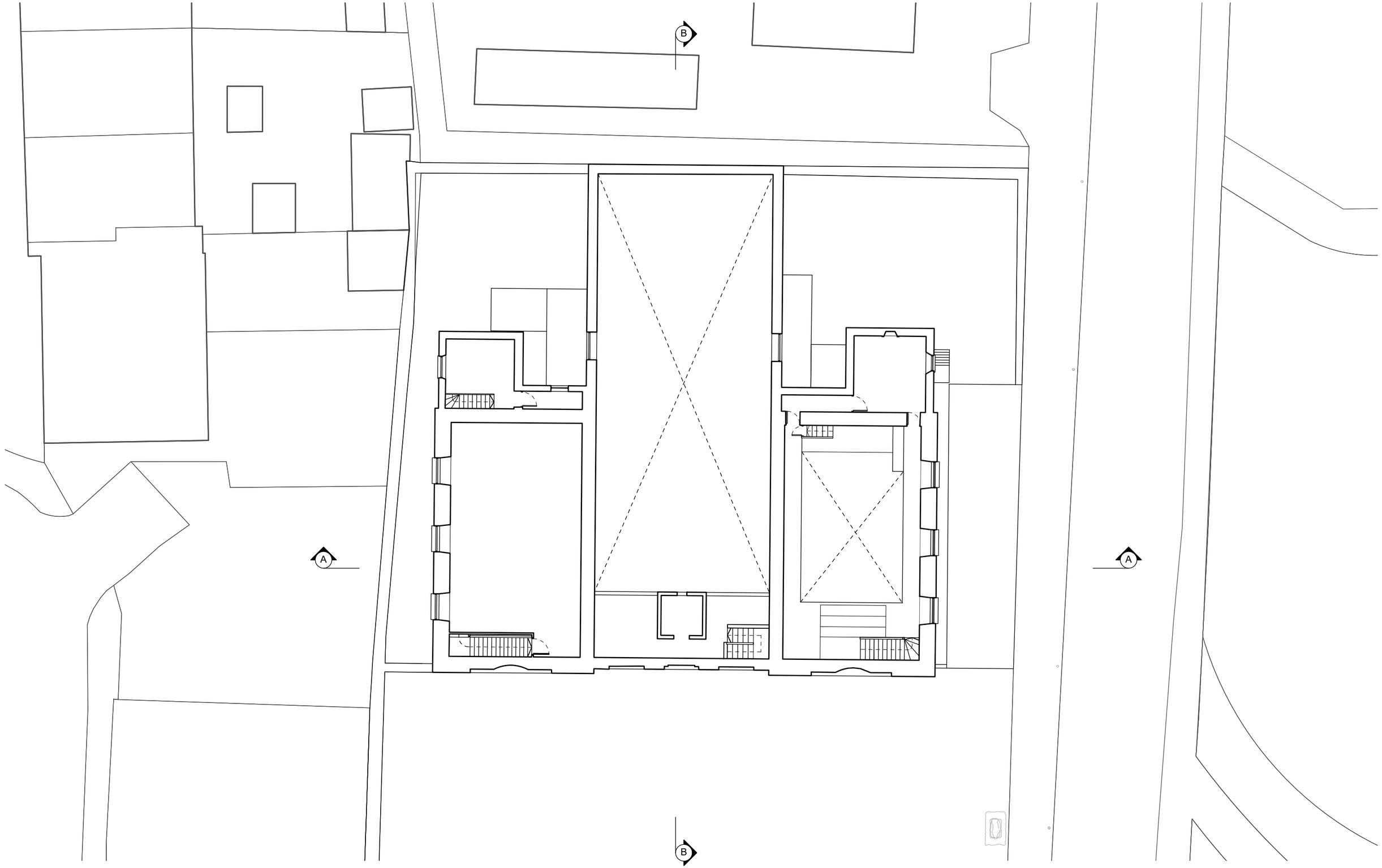
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-010	A



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-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 01 Plan - Existing

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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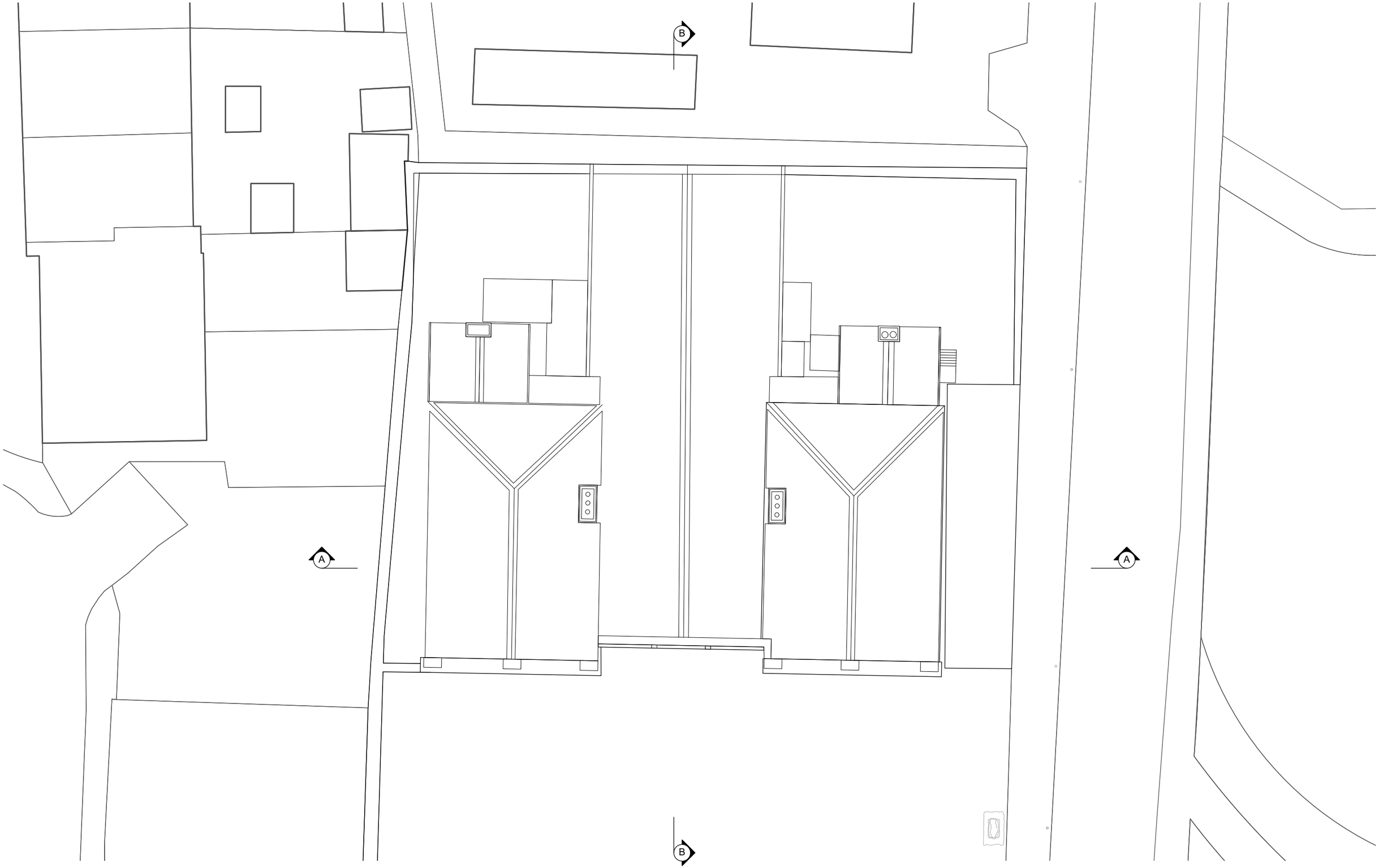

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N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Roof Level Plan - Existing

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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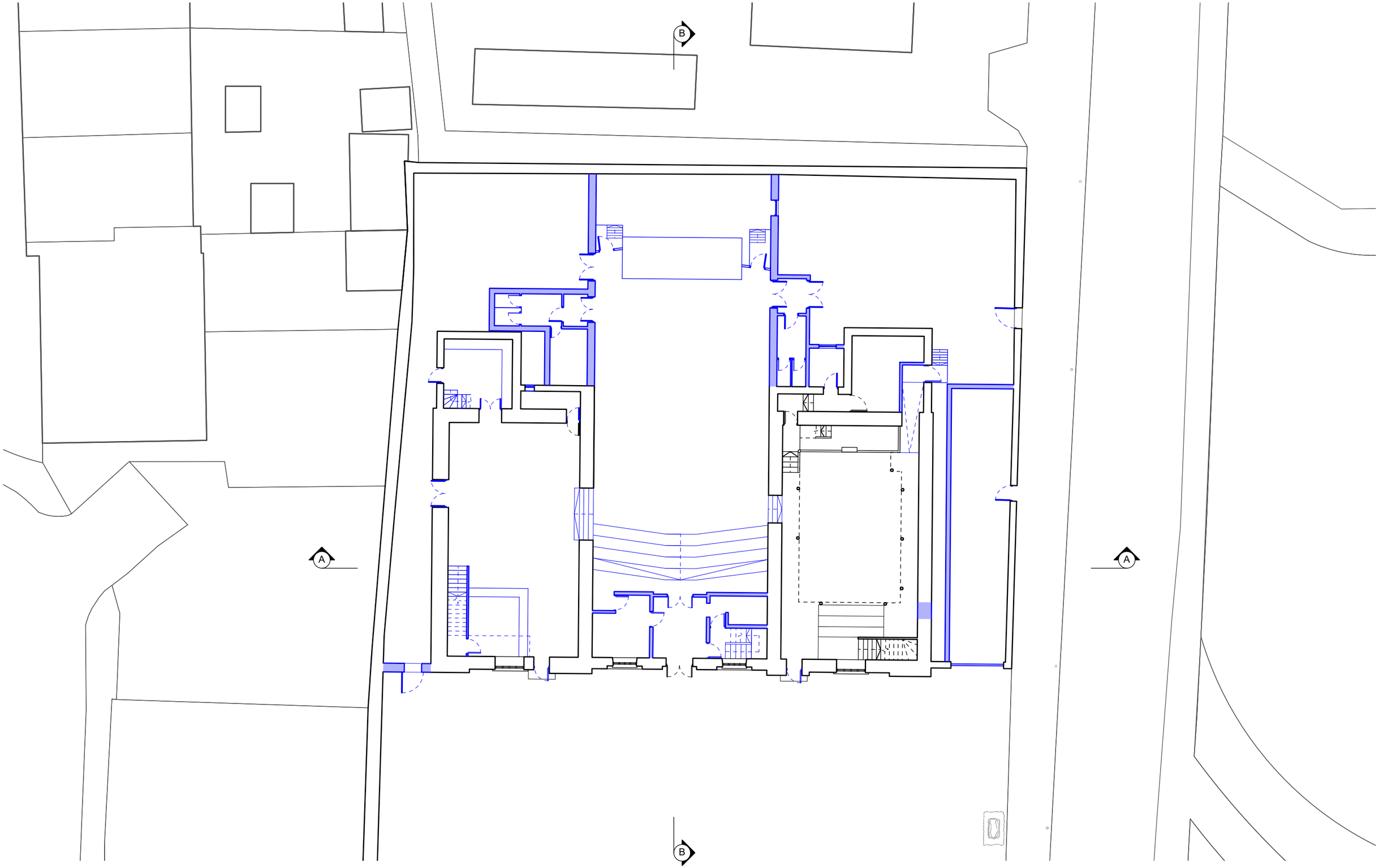

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LEGEND

Demolition / removal works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information.	KHH	PT
A	11/06/24	Design Team Issue.	PT	-
B	21/06/24	Amended Design Team Issue.	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 00 Plan - Demolitions

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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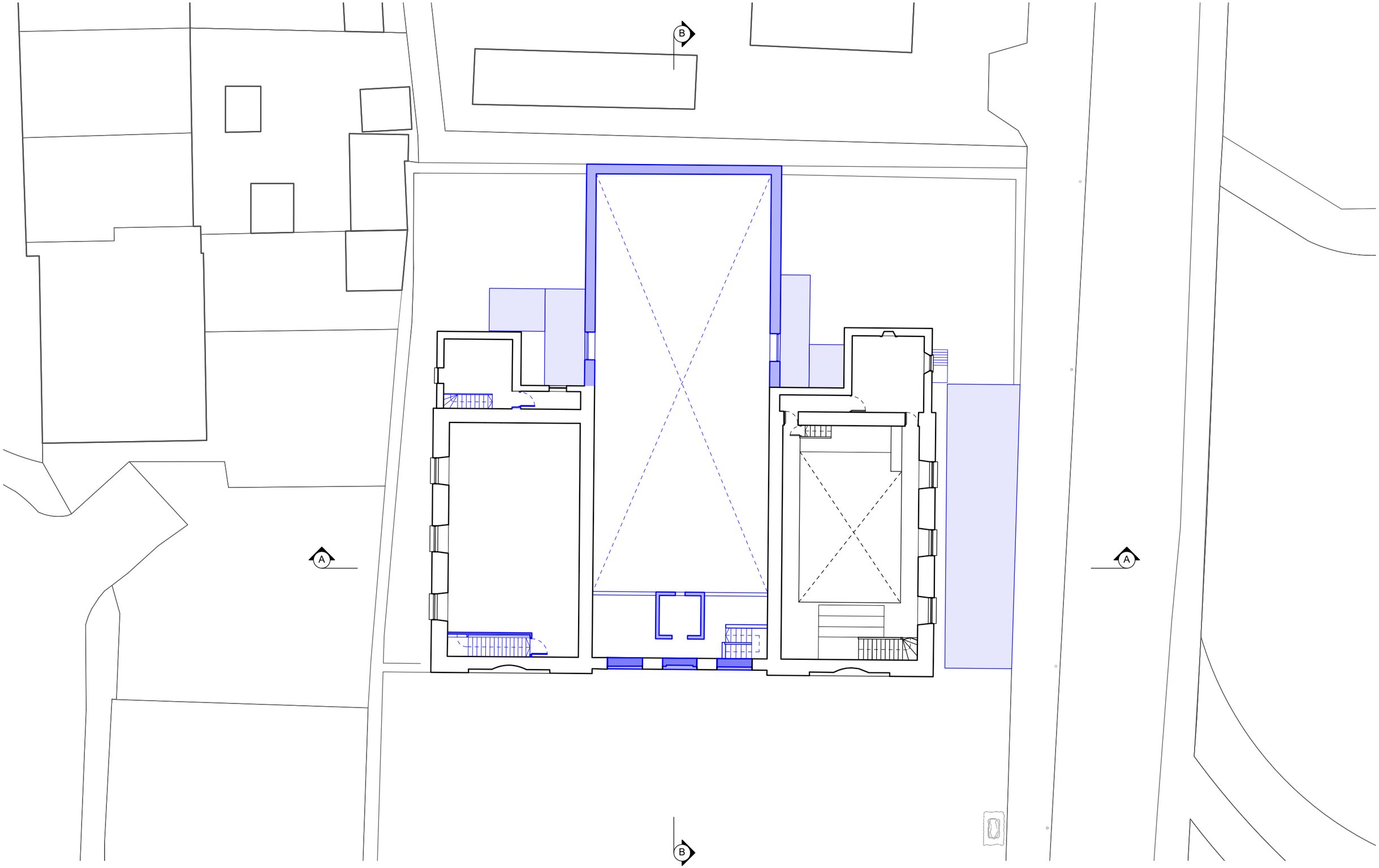

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LEGEND

Demolition / removal works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 01 Plan - Demolitions

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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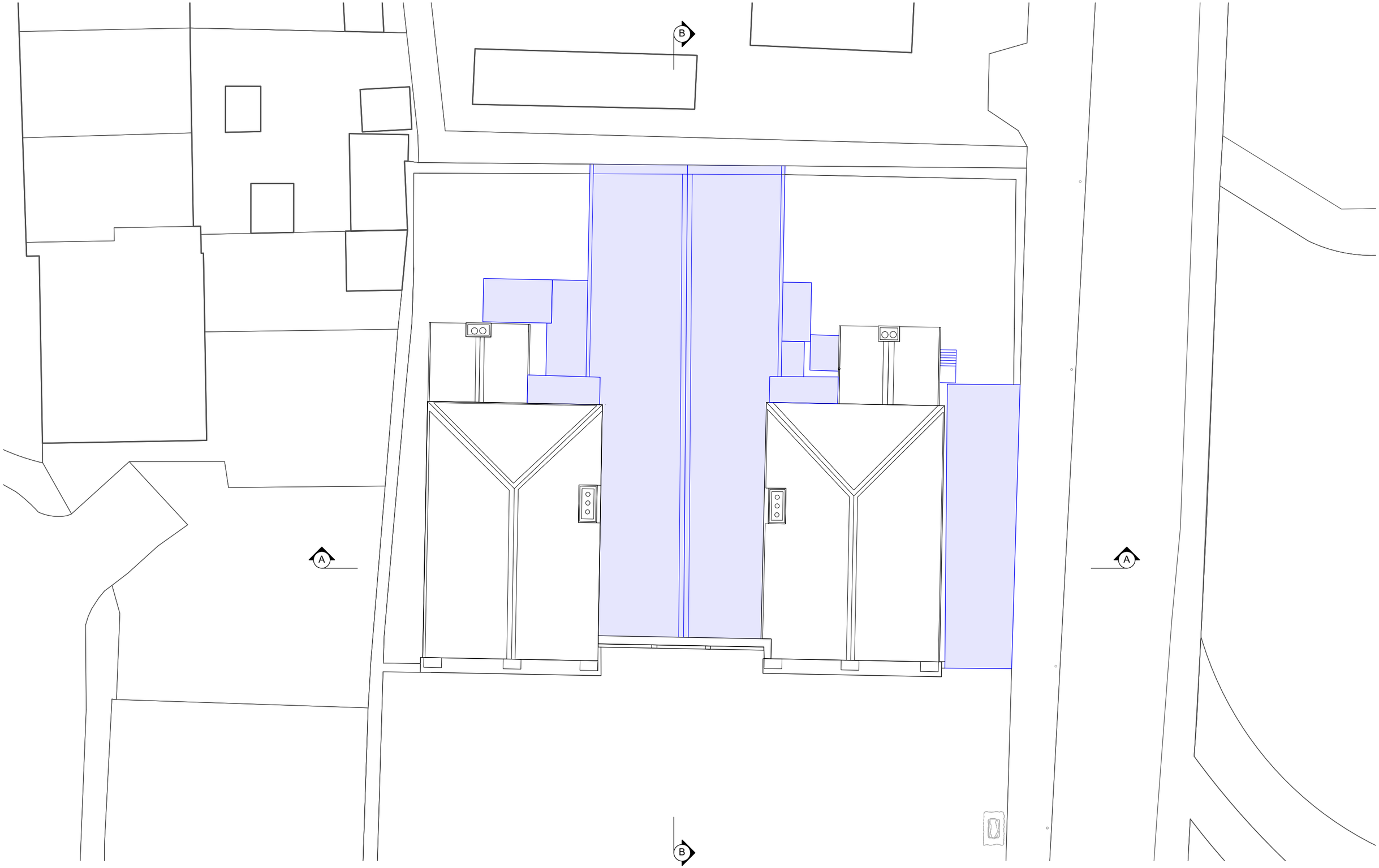

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LEGEND

Demolition / removal works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Roof Level Plan - Demolitions

Howley Hayes Cooney
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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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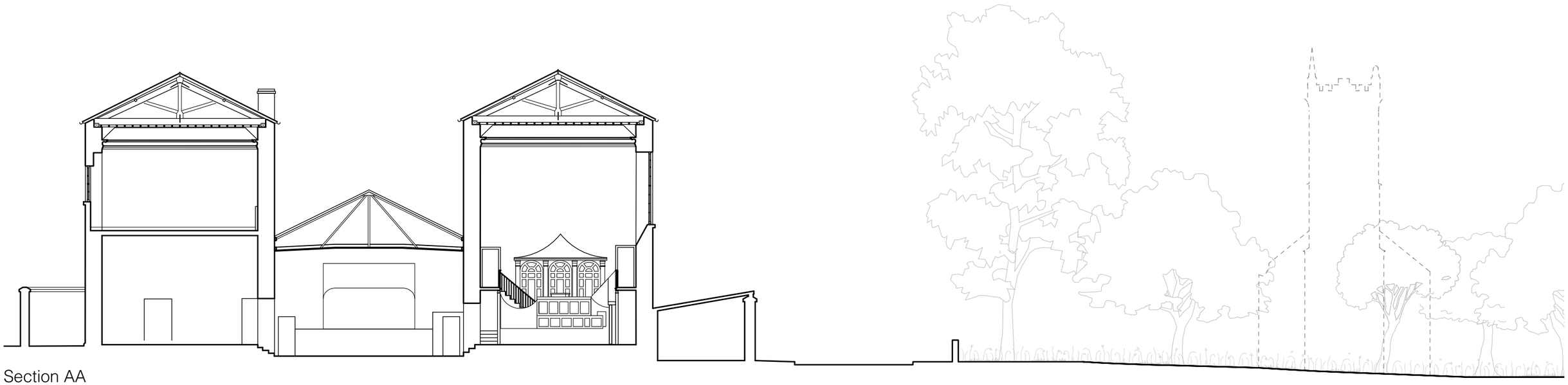

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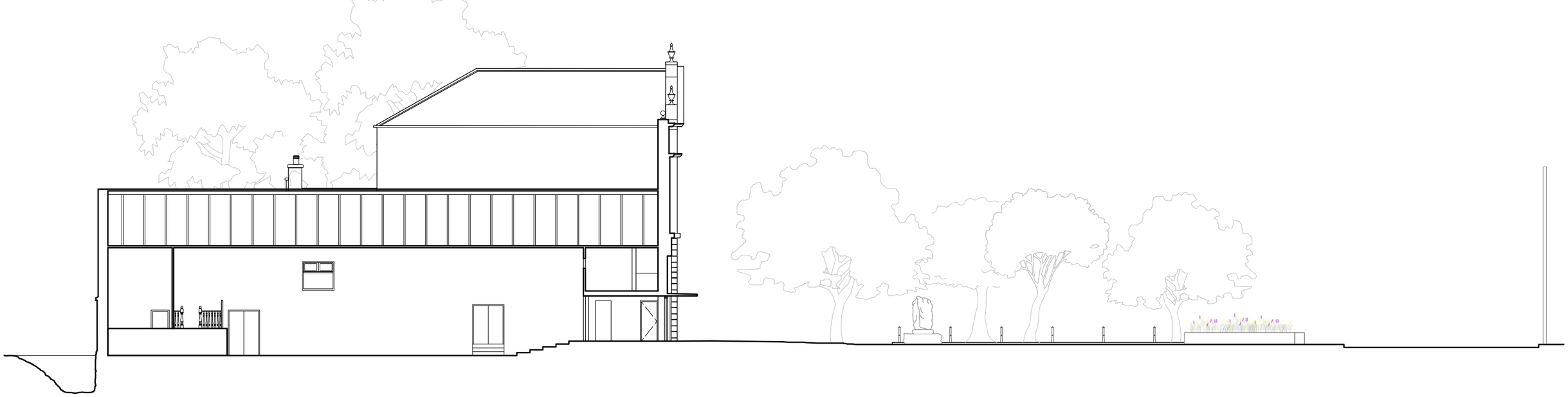

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Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Sections - Existing

Howley Hayes Cooney
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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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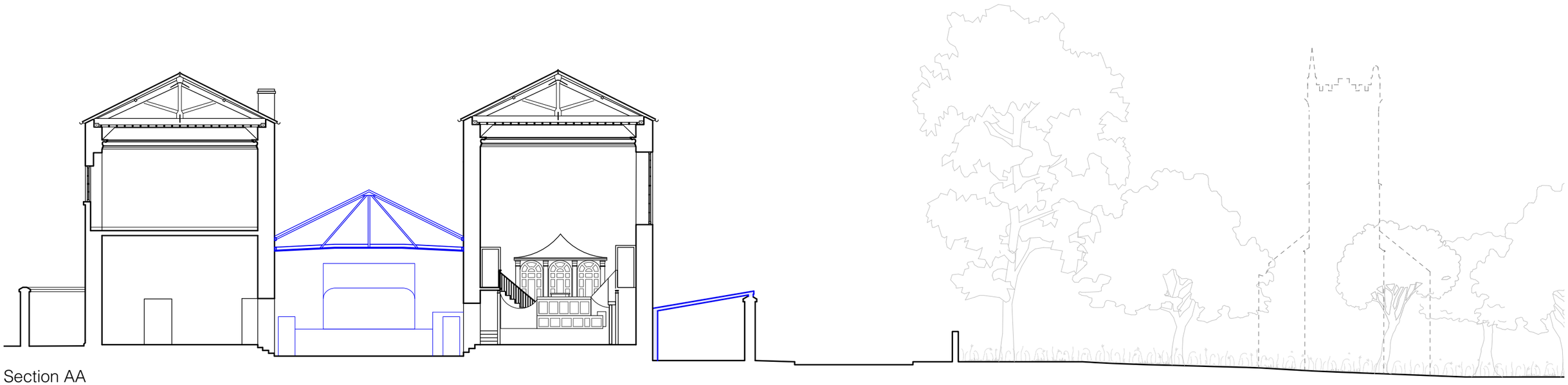

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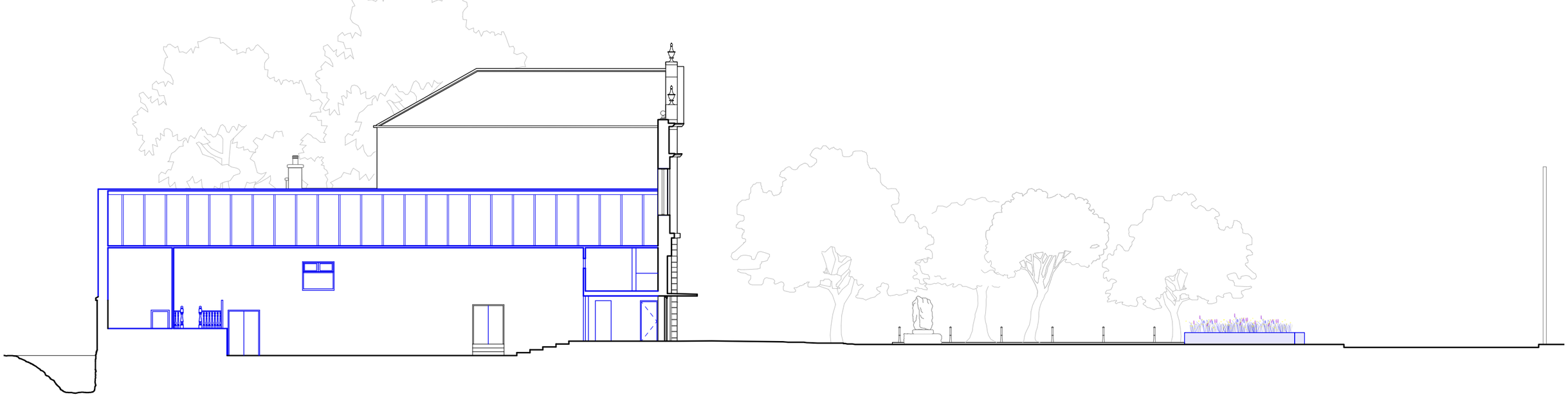

Section BB

Use figured dimensions only.
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LEGEND

Demolition / removal works

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Sections - Demolitions

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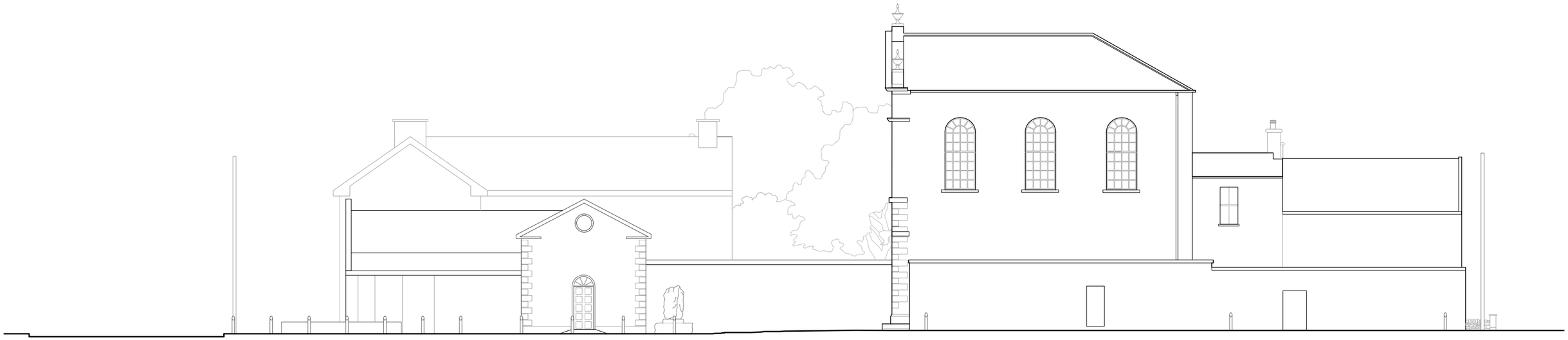
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-025	A

North-West Elevation



South-West Elevation

Use figured dimensions only.
Do not scale drawings.
Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
North-West & South-West Elevations - Existing

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-030	A

South-East Elevation

North-West Elevation

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
South-East & North-West Elevations - Existing

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
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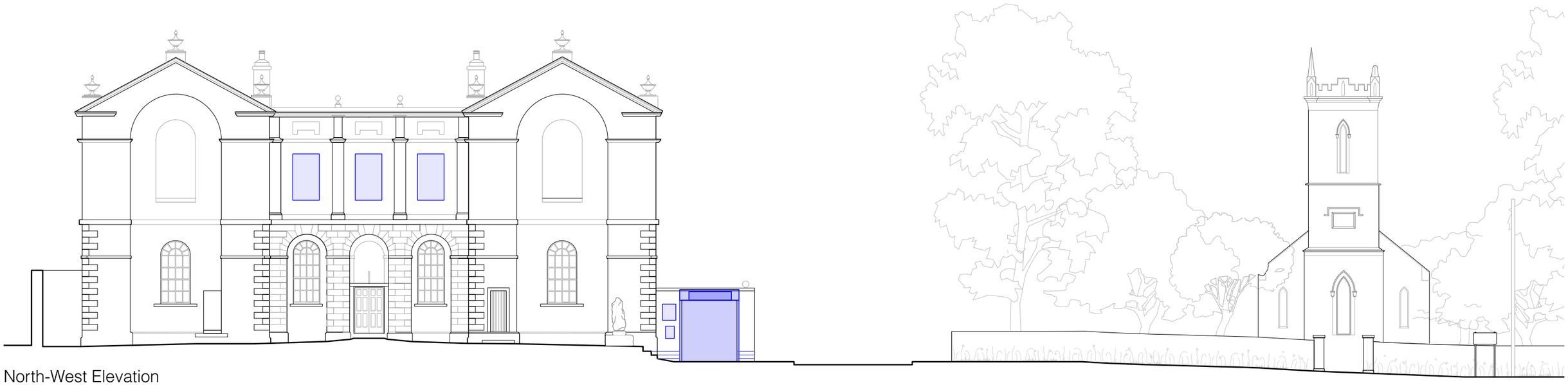
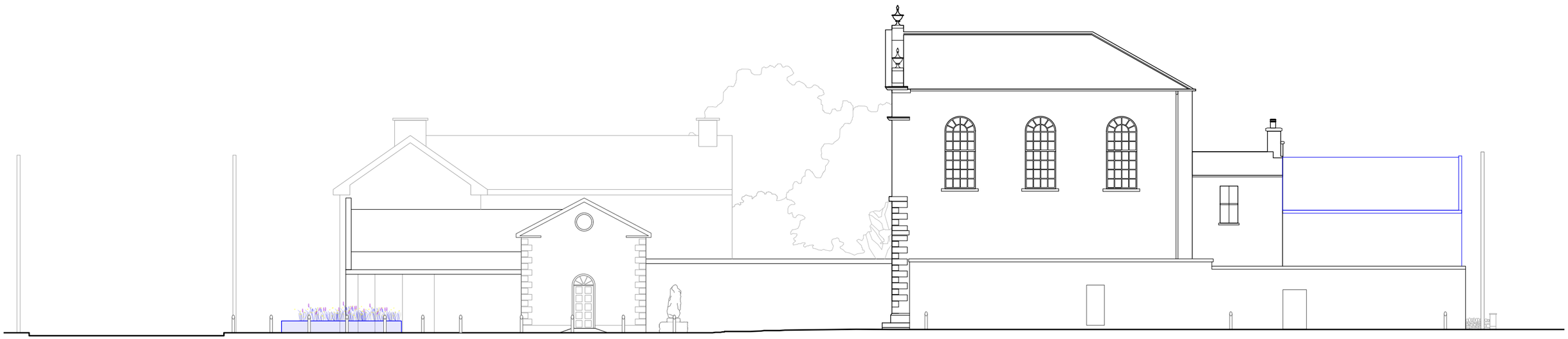
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-031	A



North-West Elevation



South-West Elevation

LEGEND

Demolition / removal works

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
North-West & South-West Elevations - Demo

Howley Hayes Cooney
ARCHITECTURE
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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-032	A

South-East Elevation

North-West Elevation

LEGEND

Demolition / removal works

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
South-East & North-West Elevations - Demo

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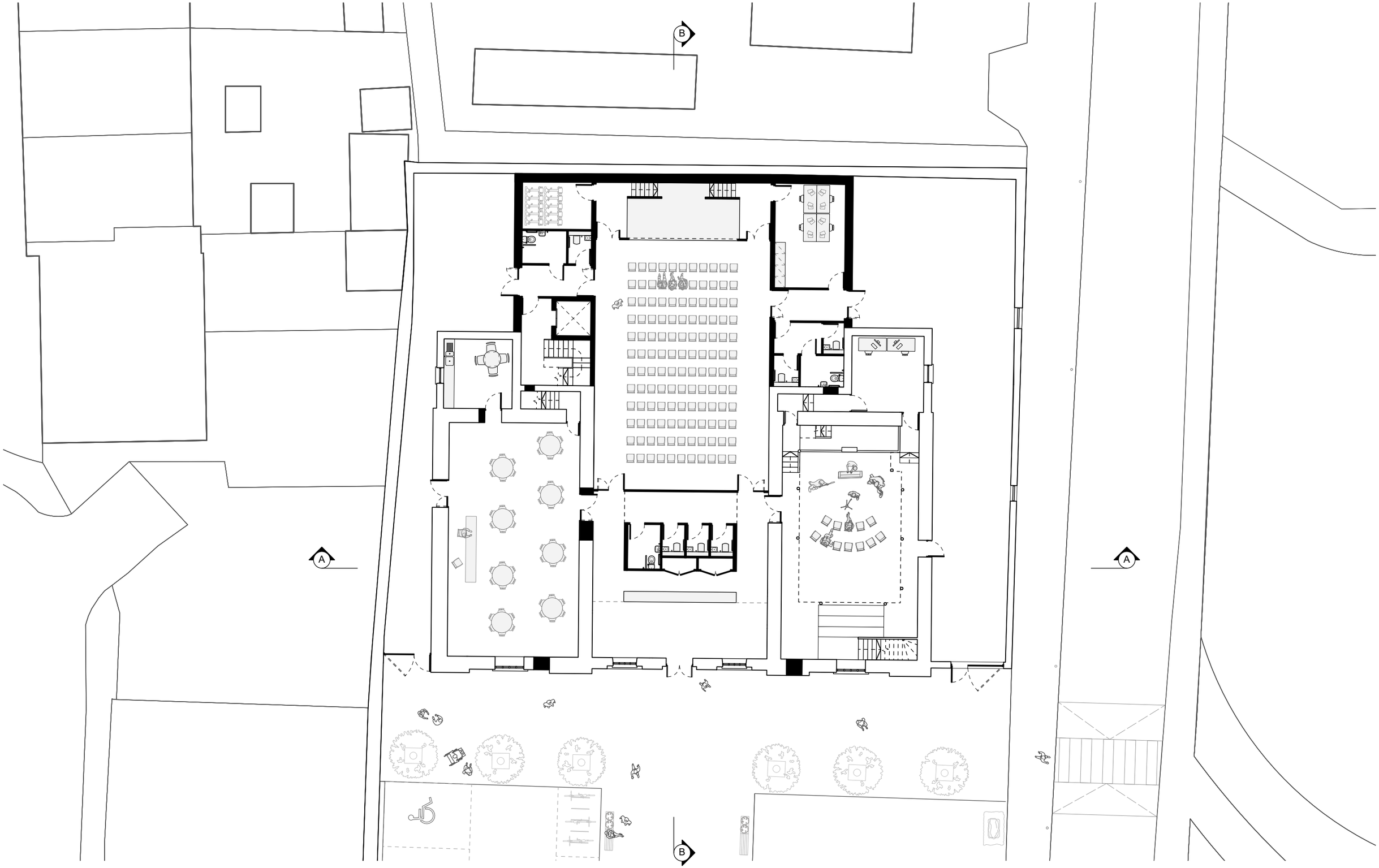
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-033	A



Use figured dimensions only.
Do not scale drawings.
Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

LEGEND

Proposed works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information.	KHH	PT
A	11/06/24	Design Team Issue.	PT	-
B	21/06/24	Amended Design Team Issue.	PT	-
C	27/06/24	Amended Design Team Issue.	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 00 Plan - Proposed

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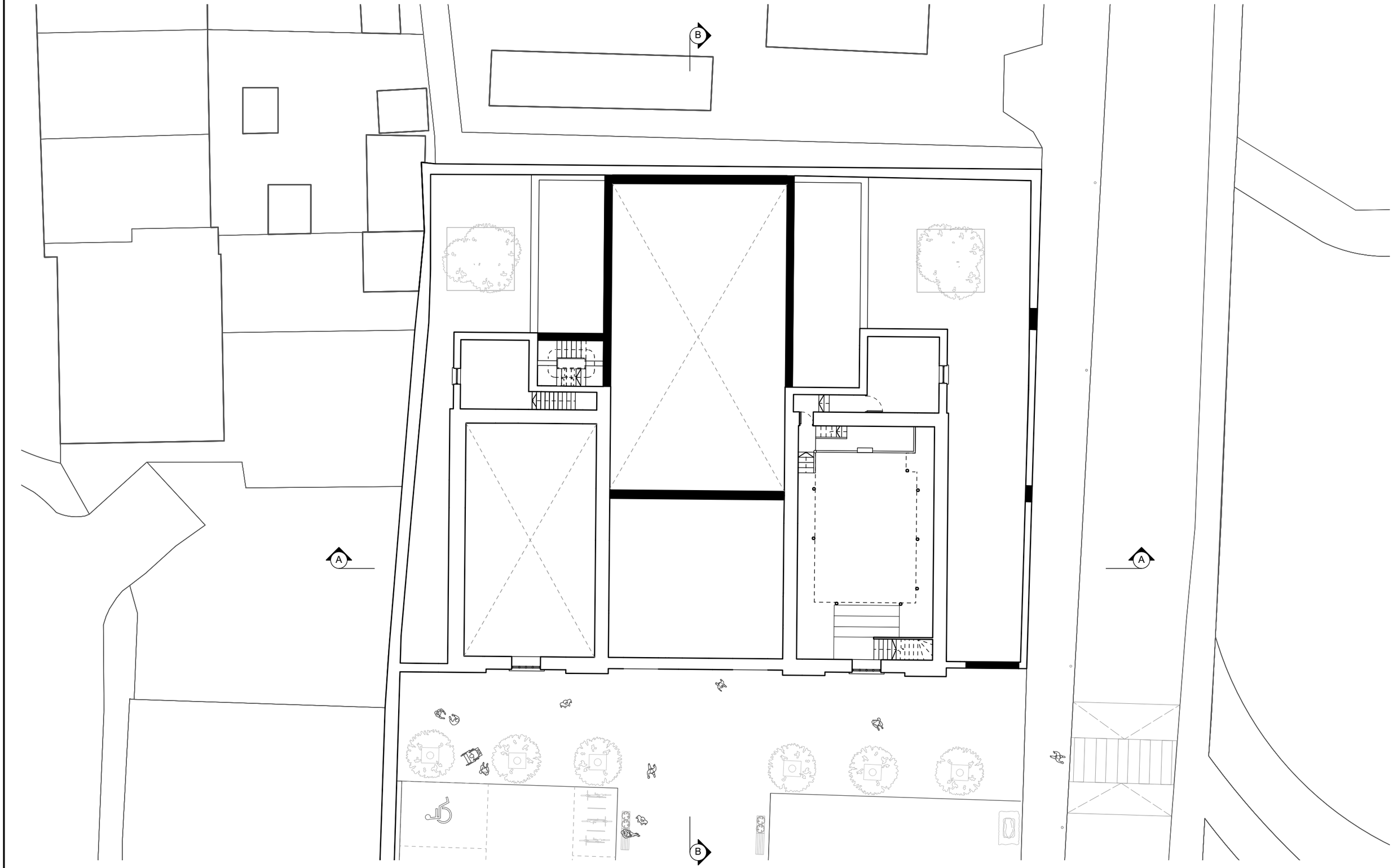
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	05.2024	1:200@A3	0670	L-100	C



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LEGEND

Proposed works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Intermediate Plan - Proposed

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
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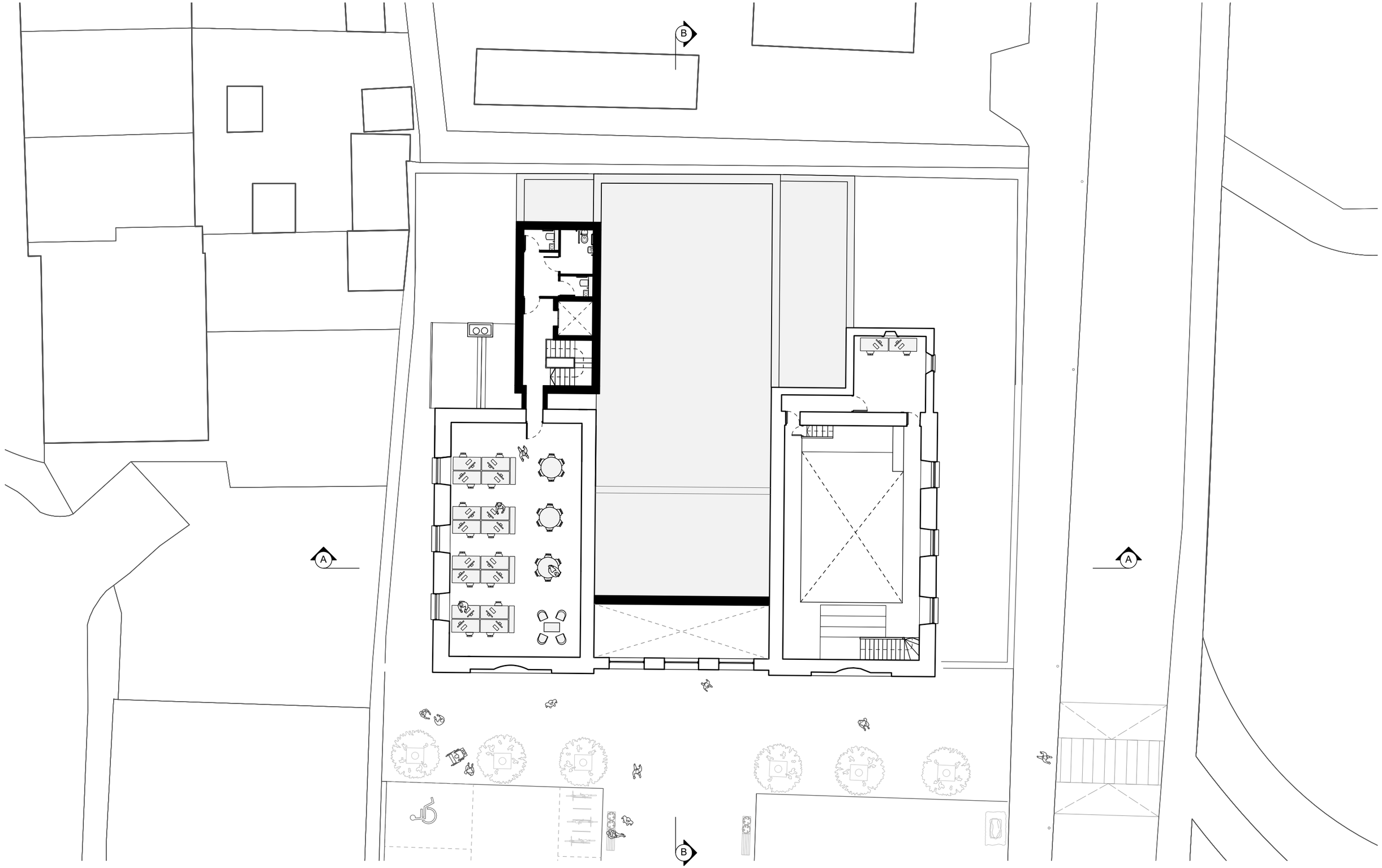

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LEGEND

Proposed works

N

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A	11/06/24	Design Team Issue.	PT	-
B	21/06/24	Amended Design Team Issue.	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 01 Plan - Proposed

Howley Hayes Cooney
ARCHITECTURE
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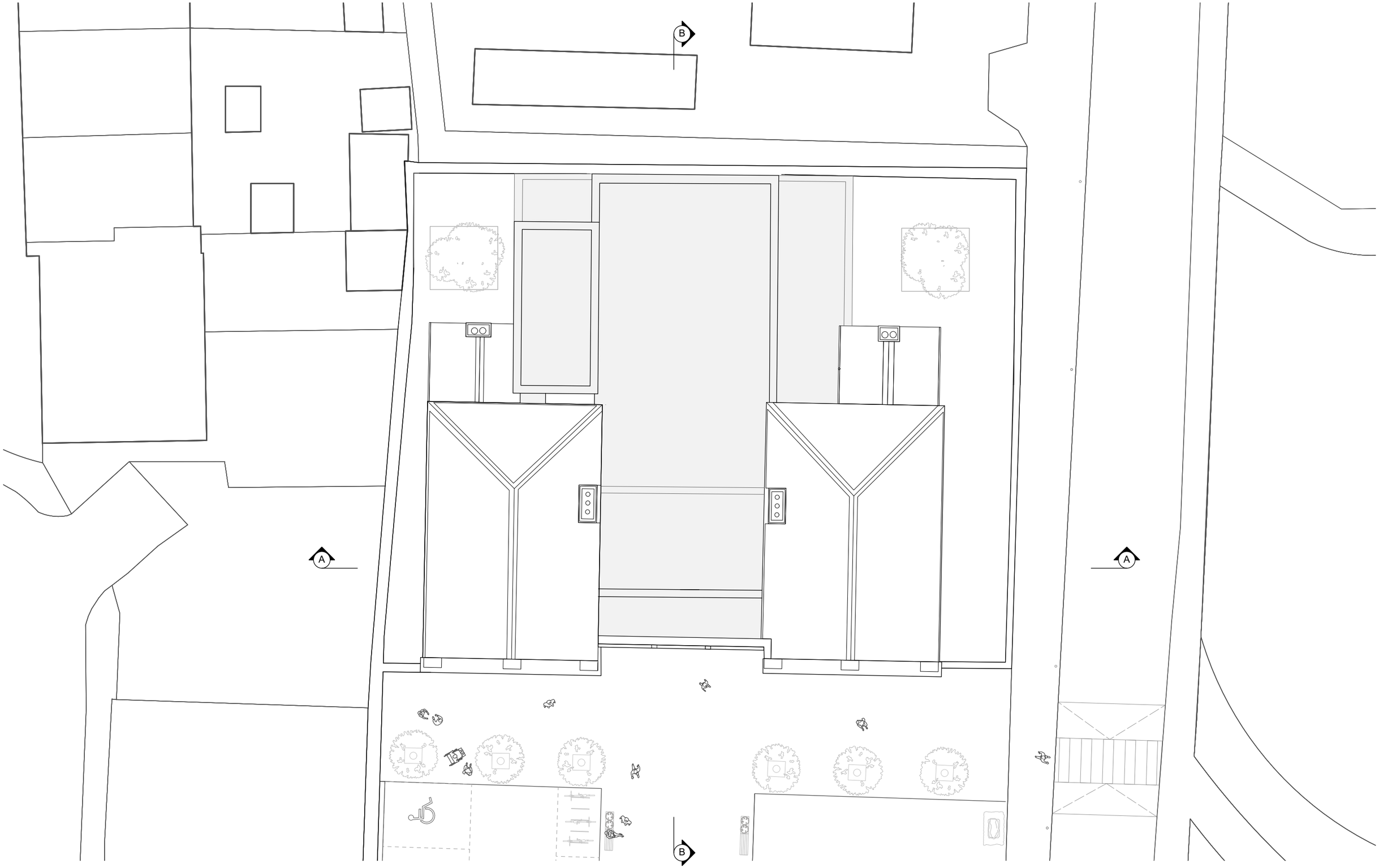
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	05.2024	1:200@A3	0670	L-102	B



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LEGEND

Proposed works

N

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Roof Level Plan - Proposed

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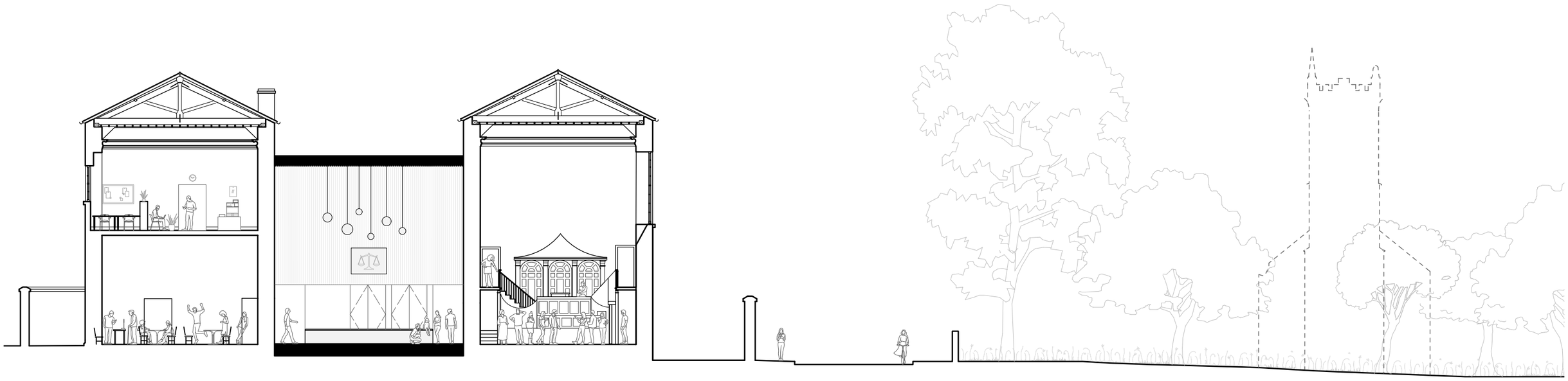
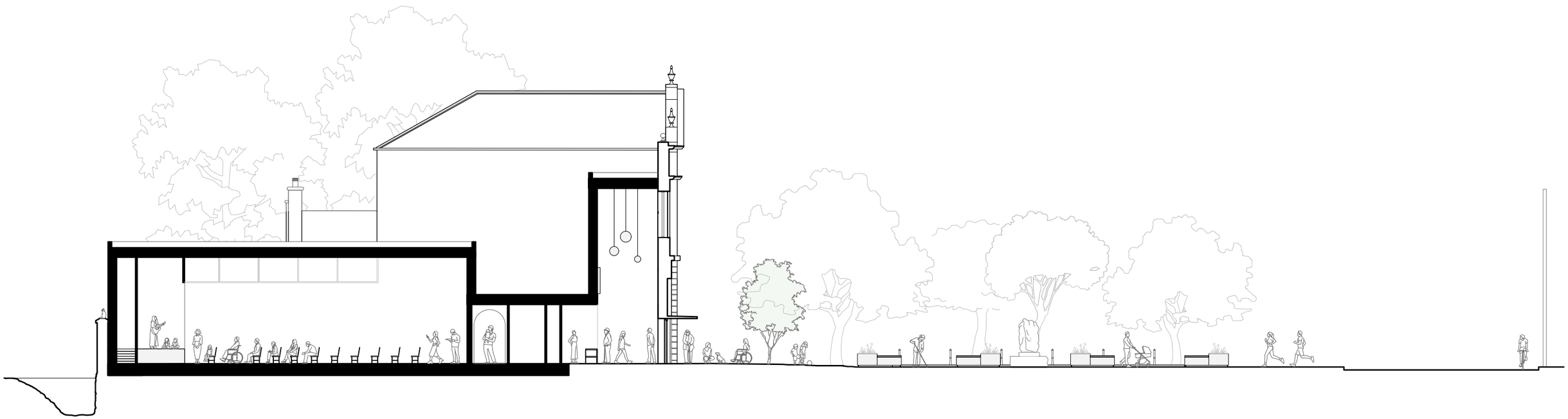
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-103	A





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Proposed works

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A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Sections - Proposed

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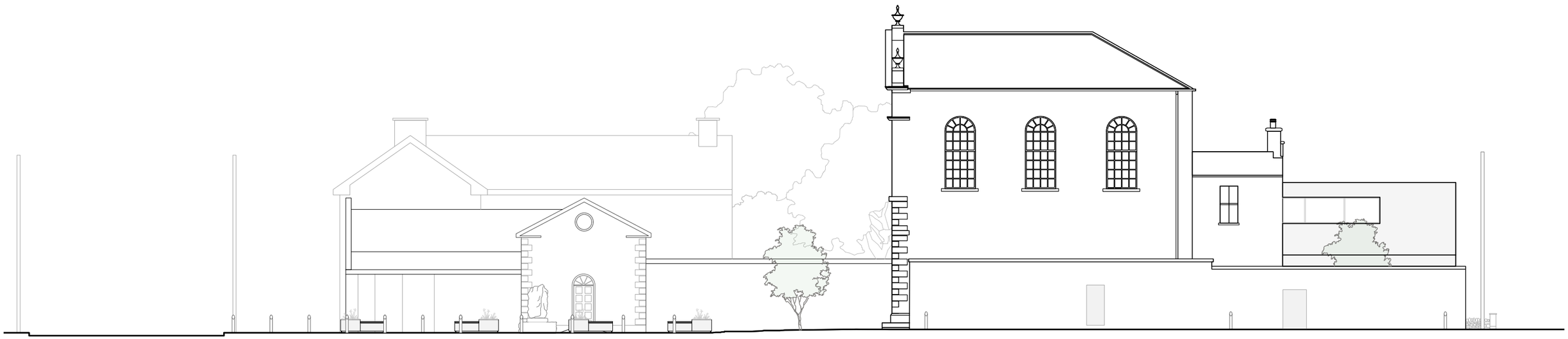
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-200	A

North-West Elevation



South-West Elevation

LEGEND

Proposed works

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
North-West & South-West Elevations - Prop'd

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
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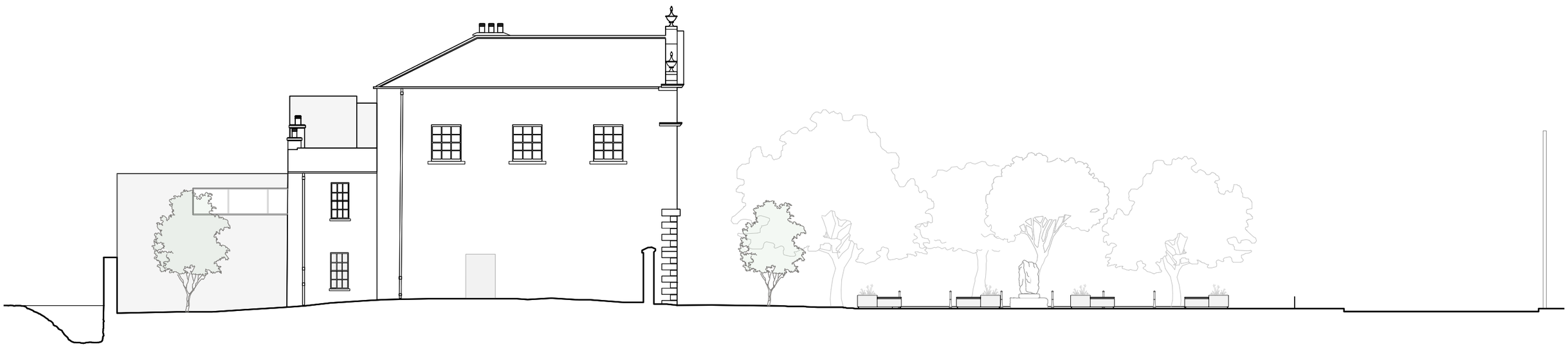
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-300	A

South-East Elevation



North-West Elevation

LEGEND

Proposed works

Rev.	Date	Description	Drn.	Chk.
-	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	-

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
South-East & North-West Elevations - Prop'd

Howley Hayes Cooney
ARCHITECTURE
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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	27.05.2024	1:200@A3	0670	L-301	A

Appendix B

Landscape Strategy

Daingean Courthouse

Stage One | Landscape

June 2024

Comhairle Chontae Uíbh Fhailí
Offaly County Council

Nicholas de Jong Associates
URBAN DESIGN

Daingean Courthouse

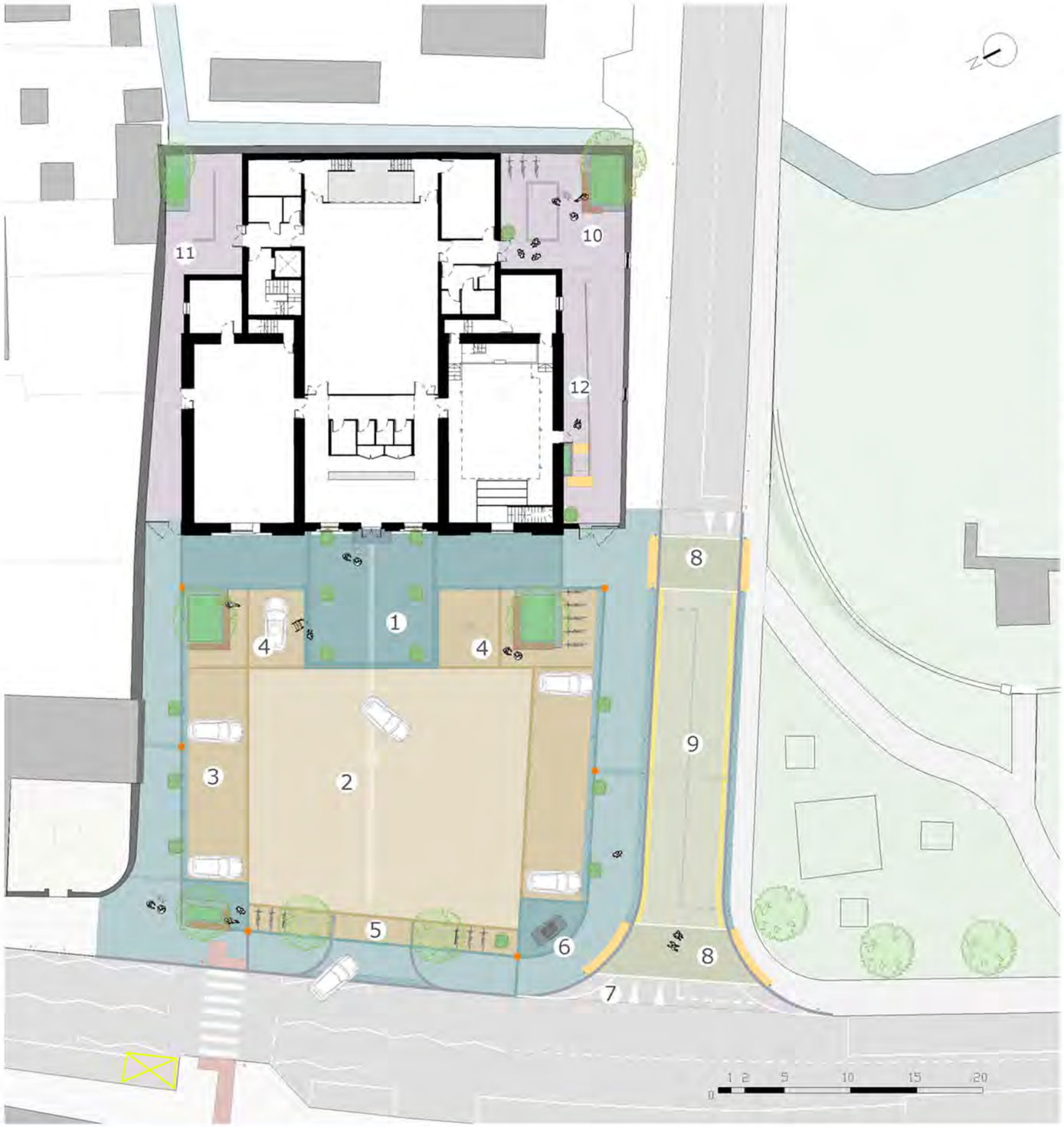
Stage One | Contents

	Page
1.0 | Preliminary Proposals	
1.1 | Preliminary Proposals Plan	03
1.2 | Precedent Images	04
1.3 | Hard Surfaces	05
1.4 | Furniture	06
1.5 | Planting	07

Nicholas de Jong Associates
URBAN DESIGN

Daingean Courthouse

Preliminary Proposals Plan | 1.1



The preliminary proposals feature a flexible, shared space square and car park to the front of the Courthouse (West) to cater for multiple community and civic uses, including festivals and markets. This is an existing strength of the current space which has value worth enhancing.

The Square will be delineated with paving, new trees, and lighting to reinforce and accentuate the symmetry of the Courthouse and surrounding townscape. It will feature a spacious paved plaza immediately adjacent to the main entrance, which extends the length of the building façade. This will upgrade the status and presentation of the building and its plinth. A defined fully pedestrian margin stretches around the square, enclosing the space.

The existing monument will be relocated to the southwestern corner of the Square to a prominent position addressing the junction, which will form a cornerstone to the Square. A raised table extends the shared surface of the Square outwards to the green space fronting the old Church to the south, functioning as both a gateway and traffic calming feature from the Eastern approach, as well as improving the pedestrian environment.

To the rear of the Courthouse there are more intimate and functional spaces that relate to the internal uses of the building: a secluded outdoor social space to the southern side of the Courthouse, which could also interact with the uses in the Square, and a more functional courtyard to the northeastern corner associated with more utilitarian needs of the building. The intent for these enclosed spaces is to be as flexible as possible to accommodate a wide variety of potential uses.

Native trees and perennial shrub planting in the Square and courtyards will accentuate the symmetry of the Square and aid in delineating the space, as well as bring much-needed softening and seasonal colour.

Feature lighting columns with variable lighting levels will illuminate the space and form bold, identifiable features within the public realm. All other street furniture will be removable to help provide a flexible space, including planters, cycle stands, and bollards.

Legend

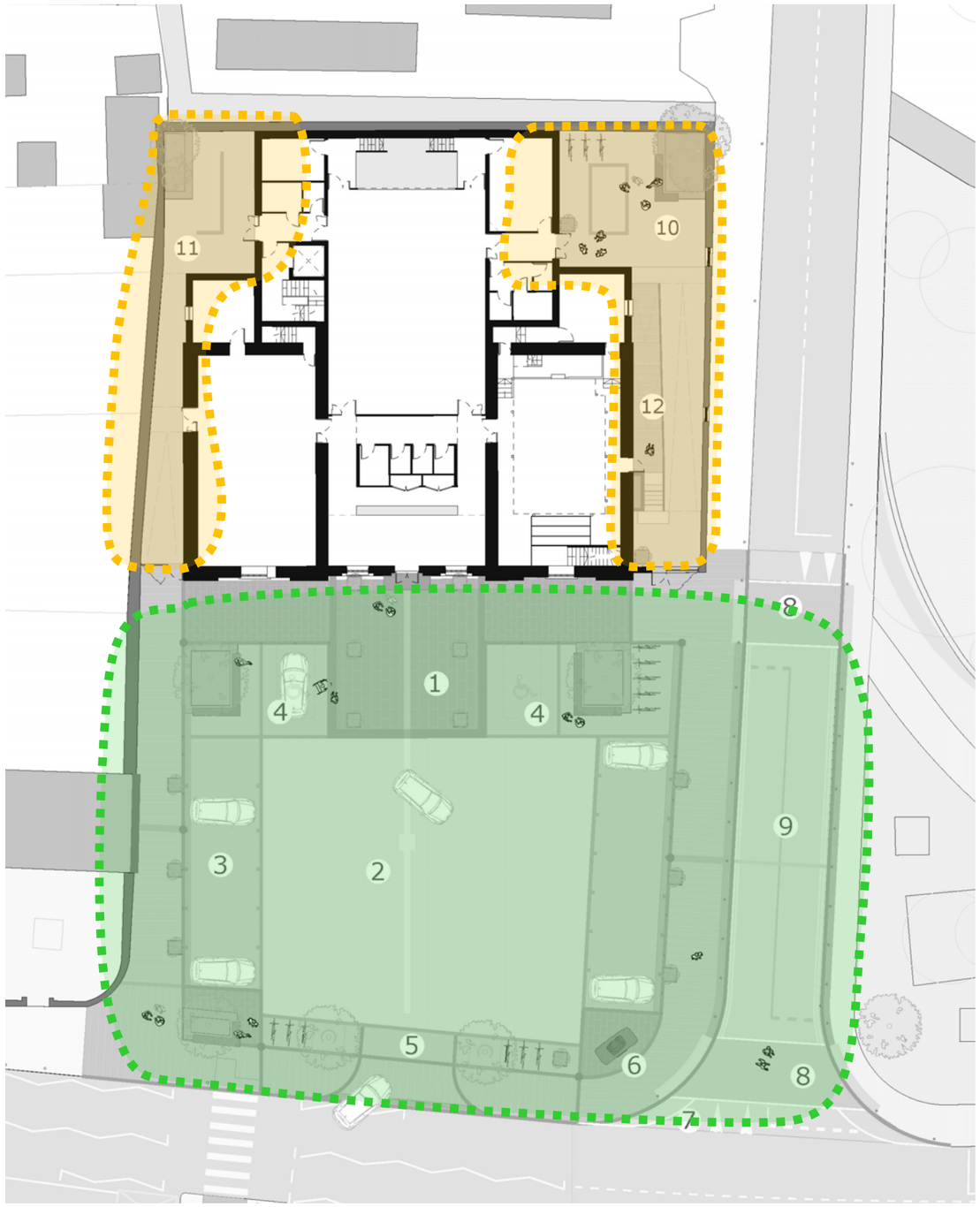
- Natural Stone Paving
- High Quality PCC Slabs
- Permeable Paving
- PCC Setts
- Crossing
- Kerbs and Edges
- Tactile Paving (Red Blister)
- Tactile Paving (Blister)
- Tactile Paving (Corduroy)
- Feature delineation paving
- Steps
- Feature Lighting
- Cycle Parking
- Bollards
- Seating
- New Trees
- Planter (Non fixed)
- Existing Trees
- Raised Planter
- Relocated Monument

Key

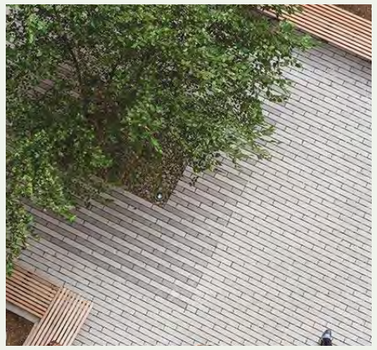
1 Formal Front Plaza
2 Shared Surface Square
3 Demarcated Parking (11)
4 Accessible Parking (2)
5 Vehicular Entrance
6 Relocated Monument
7 Pedestrian Priority Junction
8 New Crossing
9 Raised Table
10 Social Courtyard
11 Functional Courtyard
12 Sloped & Stepped Access

Daingean Courthouse

Precedent Images | 1.2



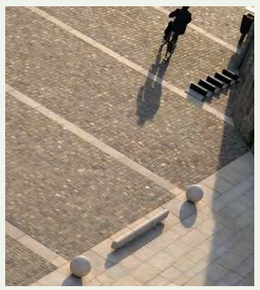
Rear Courtyards




Space for indoor activity to extend into an enclosed outdoor area.
As well complimenting activities in the Square.

Main Square and Plaza

Contrasting surfaces to delineate shared spaces.



A community designed layout for the Daingean Festival making full use of a flexible uncluttered public space.



Daingean Courthouse

Hard Surfaces | 1.3

Natural Stone Slabs and Setts

- Surfacing for plaza to front of Courthouse as well as areas key areas surrounding the building and delineating the Square.
- In-keeping with the historical context.
- Nationally or European sourced product where possible.
- Hardwearing, low-maintenance surfacing with a textured surface finish.

Granite Aggregate Precast Concrete Slabs and Setts

- Perimeter Footpaths and Courtyards.
- Granite aggregate concrete finish.
- Nationally sourced product where possible.
- Hardwearing low maintenance surfacing.

Permeable Surfacing

- Surfacing type for part of the Square's shared space areas.
- To reduce the amount of impermeable surfacing in –line with SuDS principles.
- Nationally sourced product as possible.
- Hardwearing and low maintenance.

Pedestrian Priority Vehicular Access

- Provides access for vehicles to the Square whilst retaining pedestrian priority and a level surface on the footpath.

Existing Surfacing

- The condition and suitability of existing precast concrete blocks and other surfacing are to be assessed for reuse or recycling as possible, in line with circular economy principles.

Daingean Courthouse

Furniture | 1.4

Monument | Relocated

- Existing monument feature in the Square to be relocated to corner nearest the junction.
- To be refurbished as necessary.

Raised Planters and Seating

- For the Square and within the rear courtyards.
- Hardwood timber benches
- Raised wide planter walls
- Root cells for tree root growth to be included under the surrounding paving as part of proposed SuDS interventions.

Freestanding Planters (Not fixed)

- Powder coated metal planters to feature colour scheme (To be determined) .
- For delineating the square and to provide softening as needed.
- Can be moved if needed to keep the square as flexible as possible.
- Sized to accommodate a small tree or large shrub species.

Feature Lighting

- Feature lighting columns for illuminating the square.
- Colour and form to be bold in appearance to give them presence, and help delineate the square, day and night
- Light levels can be changed to suit required lighting levels, and can be dimmed at certain hours to save energy.

Cycle Stands

- Durable steel cycle stands
- Can be installed in retention sockets for flexibility.
- Located in clusters around the site for convenience.




Mixed Perennial Planting

- All year round colour and interest including: pollinator friendly species for spring and summer, and seed heads, berries or colourful stems for winter interest.
- Shade tolerant species for understorey or shaded locations.
- Include plants that can be divided for use elsewhere such as ornamental grasses.
- Bark mulch surface finish.

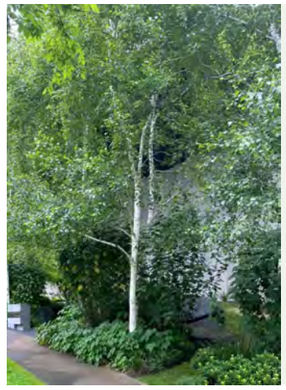
Dwarf hedging

- To frame or fill planters as needed.
- Dwarf species to minimise maintenance.
- Dense or evergreen hedge species e.g. Laurel ‘Otto Lyuken’.




Specimen Trees - Sessile Oak or other native broadleaf species T.B.C

- Main tree type for the Square.
- Trees will have sufficient space to grow into large trees that contribute to the townscape of Daingean for generations.
- Species to be confirmed upon further site assessments and consultation.

Courtyard Trees

- Tree species to bring all year visual interest and boost biodiversity. To be determined.
- Suitable for part shaded locations with a light canopy to limit shading.
- Attractive stems and bark.
- *Example Species:* - Silver Birch, Rowan, Amelanchier.


Trees in planters

- Tree species suitable for freestanding planters.
- Slow growing species with seasonal interest
- *Example Species: - Dwarf Scots Pine,* Amelanchier. To be determined.

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7 Pedestrian Priority Junction
8 New Crossing
9 Raised Table
10 Social Courtyard
11 Functional Courtyard
12 Sloped & Stepped Access

Appendix C

Civil and Structural Report

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CORA
CONSULTING ENGINEERS

Front (west) Elevation *Photo c/o HHCA*

Structural and Civil Engineering
Appraisal and report for redevelopment
Stage 1

Daingean Courthouse,
The Square, Nr Edenderry,
Co. Offaly, R35 W027

July 2024 **Project 23812** **Issue No. 1**

Document Issue Record:

DATE:	REVISION:	ISSUE DESCRIPTION:	ISSUED BY:	REVIEWED BY:
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Appendix B – Structural Scheme Drawings 14

1 Introduction

CORA Consulting Engineers have been appointed to act as Consulting Structural Engineers as part of the team assessing Daingean Courthouse, Co Offaly.

The proposed development is to refurbish the existing protected structure using the principles of good conservation practice and generate an accessible mixed use commercial and community space with enhanced accessibility and fire safety.

This report outlines the condition of the existing structural fabric and provides an overview of the proposed structural interventions.

Understanding of the existing structures is based on visual inspection 24th November 2023 by Lisa Edden of CORA Consulting Engineers
All accessible areas were viewed from the ground, no height for hire or ladders were used.
The large roof spaces to the historic structures were not accessed
No opening up works have been carried out or fabric tested.
Initial layout drawings were available at the time of the visit.

2 Structural Layout and Fabric

Daingean Courthouse is a two-storey building constructed c.1807 comprising a large courtroom to the right-hand side, a central circulation area with stage and large community space and ancillary kitchen to left hand side. It is currently in community use, albeit the right-hand wing is used for storage only and derelict to the rear part. There is a large forecourt to the west side facing onto the main street.

Aerial view from drone survey, north to top right of page
Note metal sheet roofs to central auditorium and southern single storey extension.

There is a later single storey building to the south side originally constructed as the fire station, now used by the local cycle club.

The courthouse is listed in Offaly County Council's list of protected structures as no.25-03. It is also listed in the National Inventory of Architectural Heritage as No.14808007 noted as constructed in 1807 with a rating of regional importance with categories of special interest Architectural, Social, Technical. It was previously called Philipstown Courthouse.

Daingean courthouse with large forecourt to front (west) and single storey cycle club building to south in foreground of photograph.

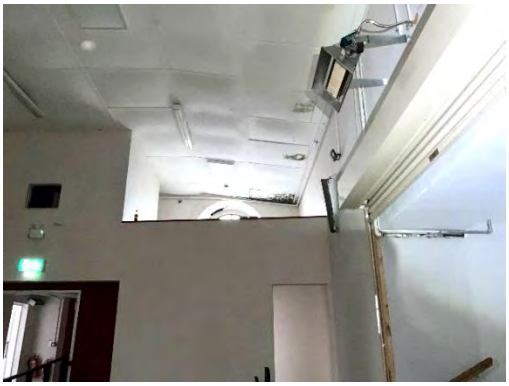
The existing structure at Daingean Courthouse is formed with traditional materials with load bearing masonry walls, both solid and timber floors at ground floor. There is no basement. The older wings have slate finished timber roofs and the large central area has a later lightweight steel trussed and a sheet metal roof.

The first-floor structures are formed generally of timber joists with the larger span floor to the north wing given additional support with steel joists.
The four separate areas at first floor are not interconnected.

The southern wing contains a substantially in intact courtroom within the full height void of the wing. The timber framed viewing gallery around this space is intact but has suffered considerable settlement at each of its supporting posts. There is a rear room at both ground floor and first floor with interconnections to the courtroom to allow private access for and robing of judges etc.

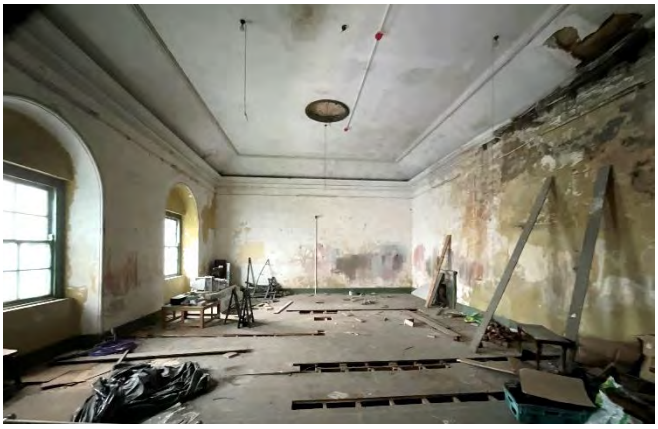
Below the courtroom in the south wing.
Left detail of the underside of gallery showing extent of settlement of inboard columns

The entrance area at the centre of the front elevation has been much altered behind the historic façade and now forms direct access to the later large auditorium. There is a first floor to the front portion containing a small service area for cine film / lighting management of the auditorium. The rest of the auditorium is a single large space with a timber framed stage and back of stage area within the east (rear end) of the site.
Off this large auditorium to wards the rear of the south and north wings are ancillary areas of WC's etc.



Entrance area first floor and back of Auditorium space
Note staining to the ceiling behind the front elevation.

The northern wing contains a large hall space, once another courtroom. The generous first floor space is reached by a tall staircase with very long flights.
There are rear rooms over two levels which like the south wing would have been back of house to the court proceedings, now kitchen and WC's.



First floor north wing – this is a later working of this north wing with early to mid twentieth century steel floor joists spanning left to right and timber joisted floor.

The existing layout and findings from the site inspection are summarised in the Site Notes Sketches Appendix A

3 Previous Interventions and issues

Much of the central area and all of the rear areas to the two wings are later add-ons, forming the large Auditorium and ancillary service areas such as toilets etc.

The Auditorium roof is formed of lightweight steel roof trusses from the twentieth century. These trusses appear in-substantial, poorly welded and are now showing surface rust throughout. The robustness of these trusses and the overall bracing of the roof is not of a standard suitable for a public building.

Lightweight auditorium trusses, with more recent metal sheet roofing.

Bottom tension cord of truss has full weld across section.

The single-story fire station, more recently the cycle club is formed of blockwork with a lightweight metal clad roof. The general condition of this building is poor and in need of a major overhaul and the roof finishes are at end of life. The location and form of construction has formed a difficult to maintain gap against the south elevation of the historic structure.

View from rear southeast courtyard. Historic structure forms centre of picture, later additions to either side

View onto end elevation and roof of former fire station. Note gap to historic structure and insubstantial 100mm block parapet to escape stair.

In the south wing there is much staining at high level to the north wall. This appears to be the effect of moisture movement through sooty chimney brickwork. There are also signs of water ingress to the front wall likely associated with the front elevation parapet.
The north wing is suffering water ingress in the reciprocal areas, i.e. to the south wall, again likely associated with the chimney location and perhaps deteriorated flashings to the up-roof slope side of the chimney and adjoining areas. There is also damp staining associated with the front parapet.
Both roof areas are likely to require structural repair to the roof timbers in these areas.

The area behind the centre of the façade is also suffering water ingress again associated with the front elevation parapet detail. The proposals include for re-roofing this section, and this should include proper weathering of the parapet copings and rear of the front wall.

Front central window
Notice staining to ceiling.

The areas to the rear of both court rooms are in poor order with both timber rot and furniture beetle infestation to much of the timber flooring – it should be assumed that entire new floors are required in both these areas.
The roofs should also be regarded as suspect over these areas.

A summary of the existing layout and findings from the site inspection are summarised in the Site Notes Sketches Appendix A

Rear return south wing,
first floor and underside of roof

4 Proposed Structural Works

4.1 General

The building is in the ownership of Offaly County Council, and previously the Office of Public Works. The building has been used by the local community in recent years.

It is proposed to upgrade the building into a multi-purpose, mixed use development that can serve the community of Daingean in a variety of ways with better access and safety than in its current form. The main structural interventions are proposed to repair existing structure and re-order and enhance the rear ancillary areas.

The interventions and the restoration works required are outlined and discussed below and are indicated on CORA Structural Scheme Drawings in Appendix B.

4.2 Walls

The walls of the courthouse are a combination of fine ashlar masonry to the front elevation, and a mix of rendered random rubble stone and brick masonry construction elsewhere. The walls are relatively robust and generally in fair condition.

Localised masonry repairs are anticipated to be required throughout the courthouse, particularly in areas of previous water ingress where existing mortars have been washed out. Existing timber lintels will be retained wherever in sound condition, but where they have deteriorated, they will be replaced with precast concrete. Replacement timber lintels will be considered where the risk of rot is considered negligible.

Where openings are infilled, it will be carried out in masonry to match existing and set in a Natural Hydraulic Lime mortar, locally tying new to existing with stainless steel ties resin anchored into original. The structural form of the original opening will be retained.

New door openings will be carried out using masonry to match the original, with new prestressed concrete lintels over.

The new service block to the entrance area and tall light void behind the central block façade lends itself to a reinforced concrete with new reinforced concrete cantilever transfer system at first floor to support the tall cross walls. The proposed lift shaft will likely be built in reinforced concrete to suit lift suppliers' details.

The rest of the new walls will generally be of masonry construction, either cavity or solid with external insulation.

The new rear wall will likely involve the dismantling of the rear boundary wall to ensure a good footing is achieved to this wall beside the tributary stream to the east of the site.

This wall replacement may require the dismantling of boundary wall down to ground level.

4.3 Floors

It is intended to retain the flagstone floor to the south courtroom.
The other ground floors in the historic part of the building will likely be replaced with a limecrete floor buildup – refer to Architect.
In the newer areas and the large central auditorium, a reinforced ground bearing slab is recommended.
The replacement of the majority of the floors will allow upgrade to insulation and allow the installation of services.

As mentioned previously there is considerable settlement of the inboard posts to the gallery in the south courtroom. This may be a result of a later iteration of court layout being inserted with out recourse to inserting new foundations under the posts. It is likely that most of the movement has now occurred and if the courtroom floor is to be retained then a method of scarfing in new timber to the posts and jacking up the balcony should be investigated.

The only other first floor to be retained is that in the north wing. The existing steel joist sections will be retained, and the timber floor joists receive sister joists as necessary.
The location of the current stairs will be infilled with joists to match the rest of the floor.

The existing rotten first floors to the rear returns will be replaced in their entirety. New floors will also generally be constructed in timber. The only exception is the reinforced concrete lid to the entrance area RC WC block - see Structural Scheme Drawings Appendix B.

4.4 Roofs

The roofs over the two historic wings and their original rear returns will be repaired in line with conservation principals- the areas of concern have been identified as above.
These roofs will be finished in natural slate to Conservation Architects details.

All other roofs are to be newly formed and will typically be flat roofs of steel beam and timber roof joists construction. New roofs allow the opportunity for the placement of other items such as plant, PV panels and storm water attenuation. Advised locations for any such interventions have been identified on Sk101. Likewise suggested rainwater down pipe locations have been indicated to ensure that roofs typically have more than one outlet.

4.5 Stairs

The existing timber stair to the courtroom balcony will be repaired as found.
All other stairs will be new to later detail.

4.6 Lift

It is proposed to insert a new lift in the ancillary area to the rear of the north wing.
As this is in an area of new build a lift pit could easily be incorporated if more than a platform lift is required. The lift base and surround walls are assumed in this current proposal to be of reinforced concrete, but the lift supplier will be consulted on this, and blockwork may be an option.

5 Proposed Civil Works

5.1 Foul Drainage

The site is served with combined Uisce Éireann Assets to the front and south sides.
The public sewer is a combined system that runs south along the Main Street in a 300mm diameter concrete pipe. This then turns east down Chapel Lane, again in a 300mm diameter concrete pipe.

It is assumed that the current foul drainage from the site either falls to the front or south side of the building and joins the sewer in the Main Street or Chapel Lane.
It is proposed to follow the same routing for the proposed new drainage depending on the current connection details and levels. A CCTV survey will be commissioned as part of the Stage II design works.

A connection agreement with Irish Water will be processed as part of Stage 2 design.
The Uisce Éireann services mapping is shown over.

5.2 Storm Drainage

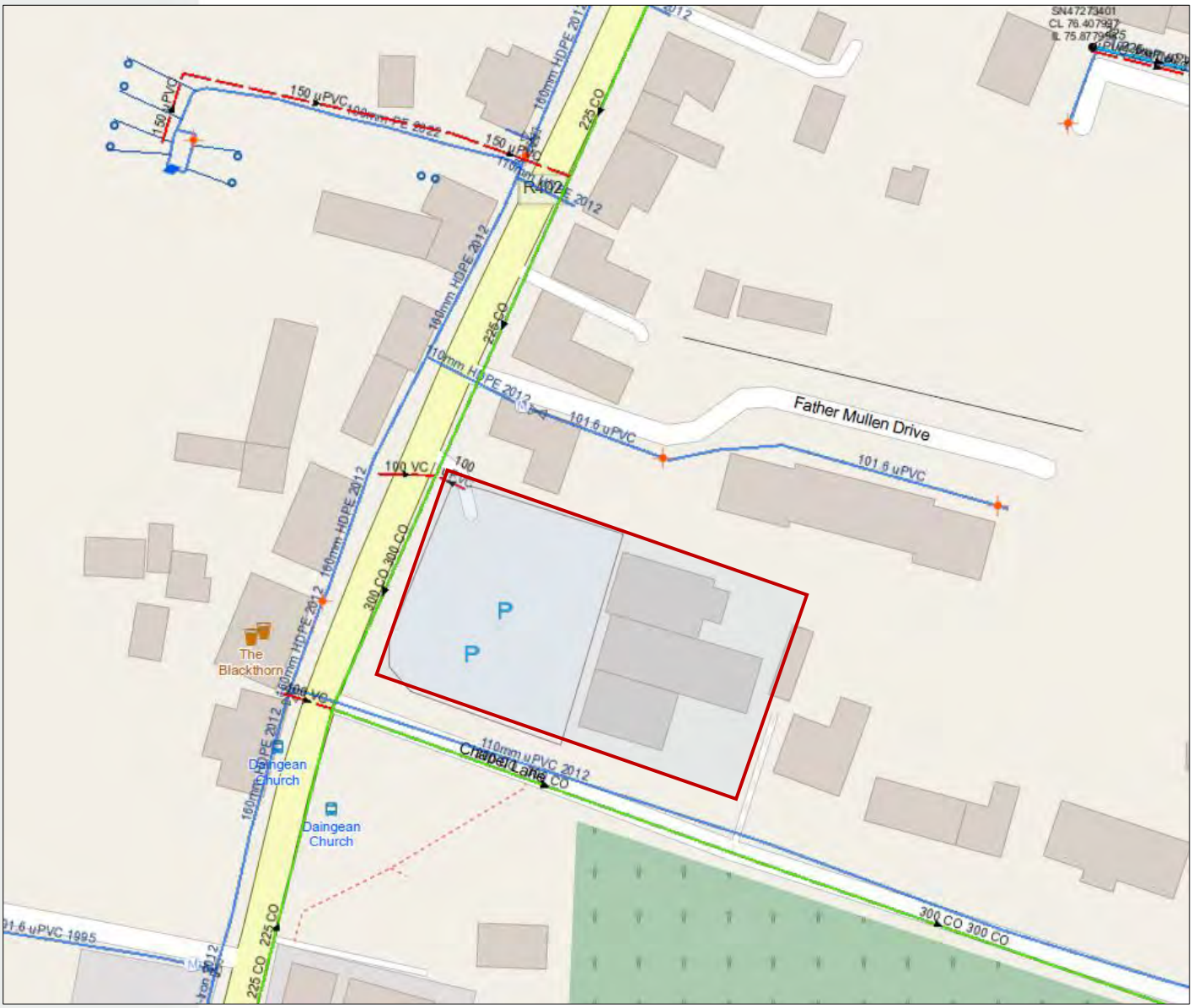
The current collection system for the storm drainage appears to be a combination of systems combined with the foul drainage and with some historic outflows direct to the stream to the rear (east) of the site.
There is no more storm water run-off proposed from roofs than in the current situation as the additional proposed extensions equate to the existing side extension that is to be removed. The extent of hardstanding is to be reduced by incorporation planting and tree pits and some areas of permeable paving, subject to onsite soakage tests proposed during stage II. Thus, the surface water run off in the proposed scheme should be marginally reduced. If required some attenuation can be provided in the proposed new flat roofs by making them “blue” or sedum roofs.

An onsite percolation tests will be carried out as part of the stage II design to confirm feasibility of soakaways. Subject to the findings of the soakage tests the storm system may need to be directed direct to the stream to the rear, east of the site.

5.3 Water Connection

The current water supply routing is unclear, but likely enters the building from the front or south side.
Irish Water shows a 110mm diameter uPVC water supply immediately to the south of the site on Chapel Lane. A fire Hydrant is shown to the other side of the Main Street.

A new connection agreement with Irish Water will be processed as part of Stage 2 design.
The Uisce Éireann services mapping is shown over.



Extract Uisce Éireann mapping of water services in the area.
Red = Foul Sewers
Green = Combined Sewers
Blue = Water supply

5.4 Traffic Management and Sightlines

The building is well served to the front, west side with a large forecourt. This is currently laid out to parking and gives plenty of opportunity for well deigned fire tender access, parking and public amenity. There are no concerns regarding sightlines for vehicles as long as the exit points from any parking are kept away from the T junction of Chapel Lane with Main Street. The opportunity of designed traffic calming to this centre town street layout should be explored as part of the redevelopment.

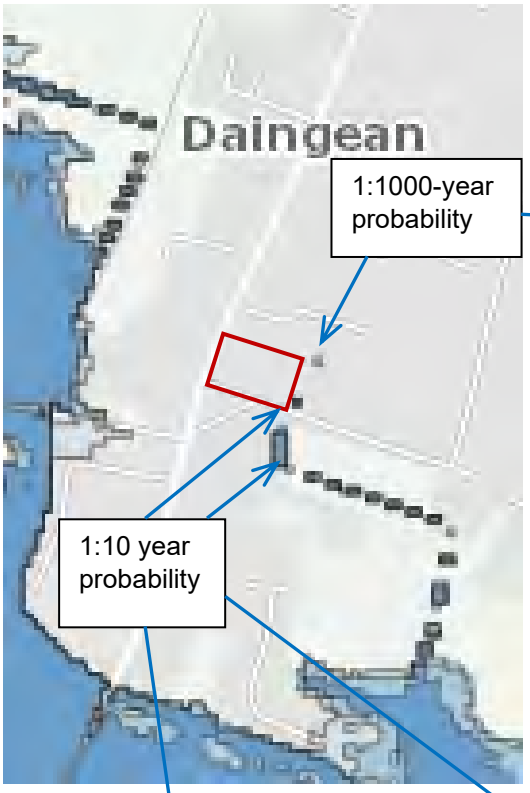
Aerial view from drone survey, north to top of page.
Approximate red line of site shown.
Note vehicular ingress and regress to the forecourt should be kept clear of the junction.

5.5 Flood Risk Assessment

Initial appraisal of the flood maps at floodinfo.ie shows that the courthouse area is not prone to flooding. The strategic Flood Risk Assessment for the Offaly Development Plan 2021-2027 page 9 also states:

"The Philipstown River causes annual flooding of agricultural lands to the south of the town. The CFRAMS mapping identifies risk in this low-lying area. However, most of the Plan area and the established envelope of the settlement are on higher ground and avoid the flood plain."

However, there is indication on the mapping that the small tributary of the Philipstown river that runs to the rear (east side) of the courthouse floods in the church gardens to the immediate south of the site and at the culvert under Chapel Lane. The mapping indicates that these two locations present a 1:10 year flood risk. Further up the stream to the northeast corner of the site there is indication of low risk 1:1000-year flooding. It should therefore be assumed that there will need to be ongoing management of any debris in the stream and possibly flood alleviation mitigation at the Chapel Lane culvert to this tributary going forward.



6 Conclusions

The existing building can be considered in four parts; the two historic wings; the large central auditorium and the south fire station addition.

The north and south wings are substantially of original construction with some later alterations. Their condition is poor to fair and in need of attention. The proposed repair works will greatly enhance these spaces.

The central area was of poor original construction and the proposed re-ordering of this space will give the opportunity to insert a more robust structure along with essential improvements to access and fire safety.

The extension to the south is at the end of its structural life and the removal of such will allow access to the south wall of the historic structure for repair and better interpretation of the original courthouse.

Modern interventions shall complement the existing fabric and be independently stable and wherever possible reversible.

Appendix A – Structural Scheme Drawings

Drawing Nos 23812 Sk01-Sk06 P1

Appendix B – Structural Scheme Drawings

Drawing Nos 23812 Sk101-Sk106 P1

Site notes (LE)
Visit 24-11-2023
23812 Sk-01 - P1

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N

Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:500@A3	0670	L-002	-

Howley Hayes Cooney
ARCHITECTURE
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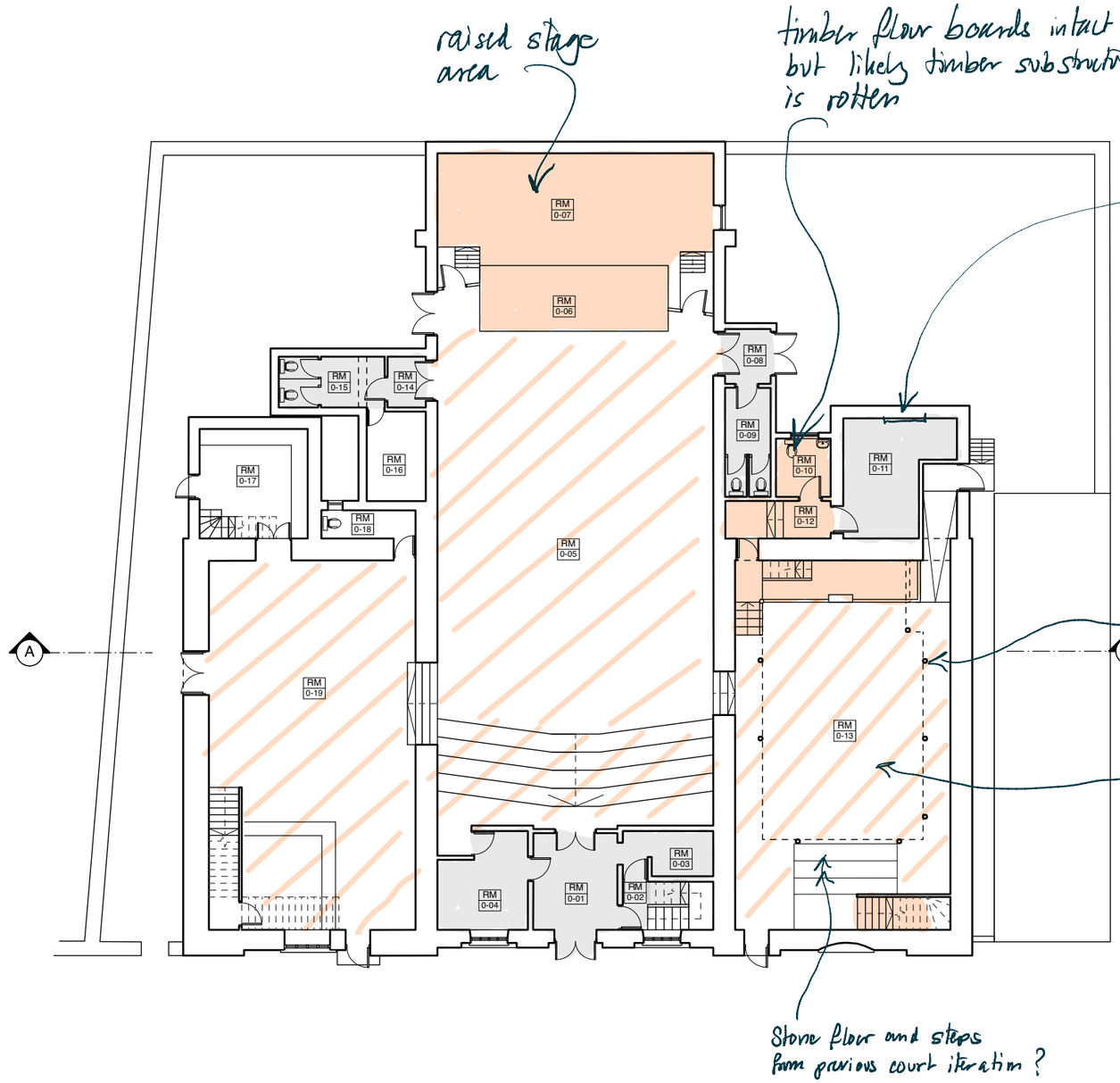

Site notes (LE)
Visit 24-11-2023
23812 Sk-02 - P1

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-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Ground Floor Plan

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:200@A3	0670	L-010	-

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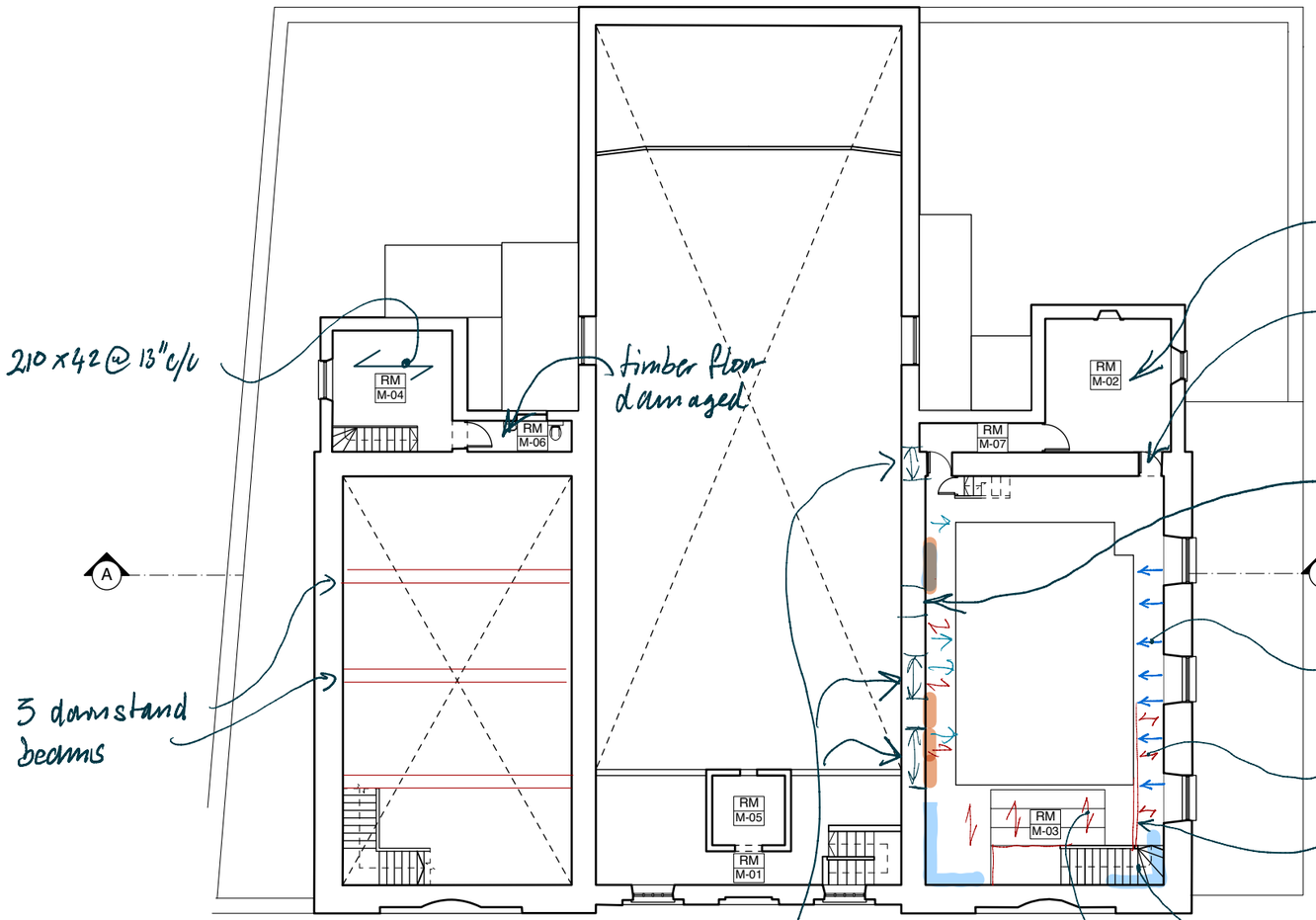
← direction of fall of floor

brown staining @ high level

damp noted @ high level



210 x 42 @ 13" c/c

timber floor damaged

3 downstand beams

decayed timber joisted floor

no access thro' this door

Blocked up double arched opening - likely fire place serving a previous level above 1st floor balcony

floor slopes downwards towards edge posts

timber floor joists 90 x 50++ @ 14" c/c

timber edge beam 160 mm deep

timber stairs in poor order - need rebuilding

timber floor joists 160 x 55 @ 13" c/c

Blocked up arched openings @ low 1st floor level

Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

Site notes (LE)
Visit 24-11-2023
23812 Sk-03 - P1

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-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Mezzanine Floor Plan

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:200@A3	0670	L-011	-

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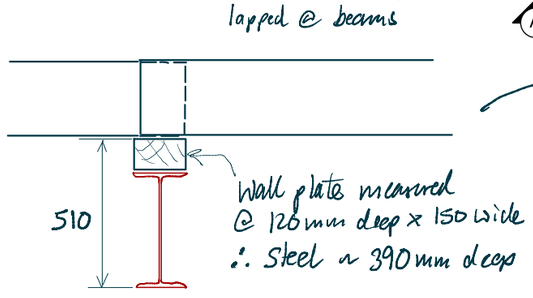
Steel trusses formed of steel angle section typically 65 x 65 ASA for ties & struts and approx 100x100 RSA for rafters

Detail inaccessible at time of visit
Also number of trusses, purlin size etc.. unknown.

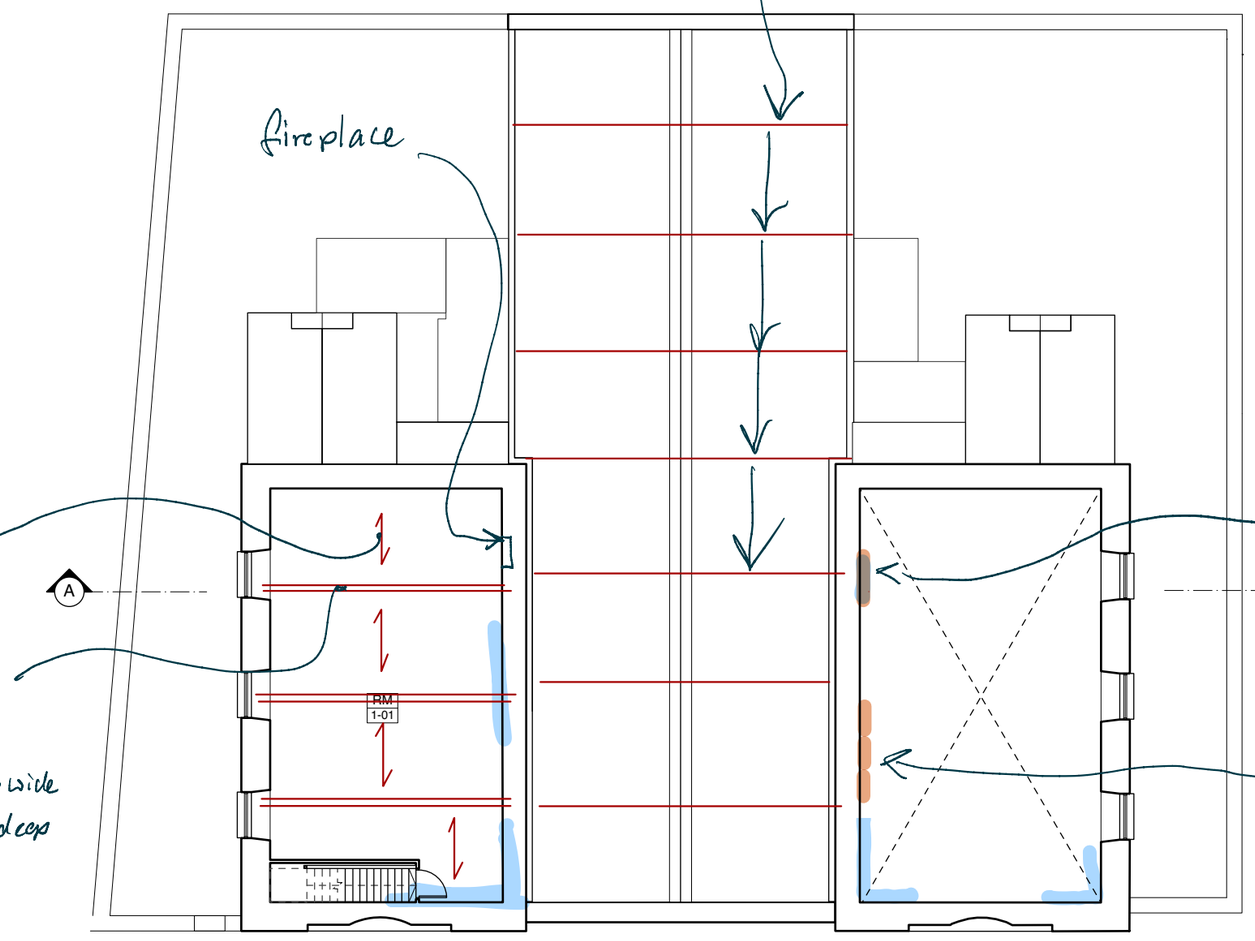
fireplace

Floor joists S/W
225 x 50 @ 380 c/c
lapped @ beams

brown staining @ roof cornice level – location of flue?
possibility of timber rot



Wall plate measured
@ 126 mm deep x 150 wide
∴ Steel ≈ 390 mm deep



brown staining mid height above 1st floor – line of flue?

Steel beams appear joist shaped rather than parallel flanged therefore >1910 but <1980

Site notes (LE)
Visit 24-11-2023
23812 Sk-04 - P1

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Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
First Floor Plan

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:200@A3	0670	L-012	-

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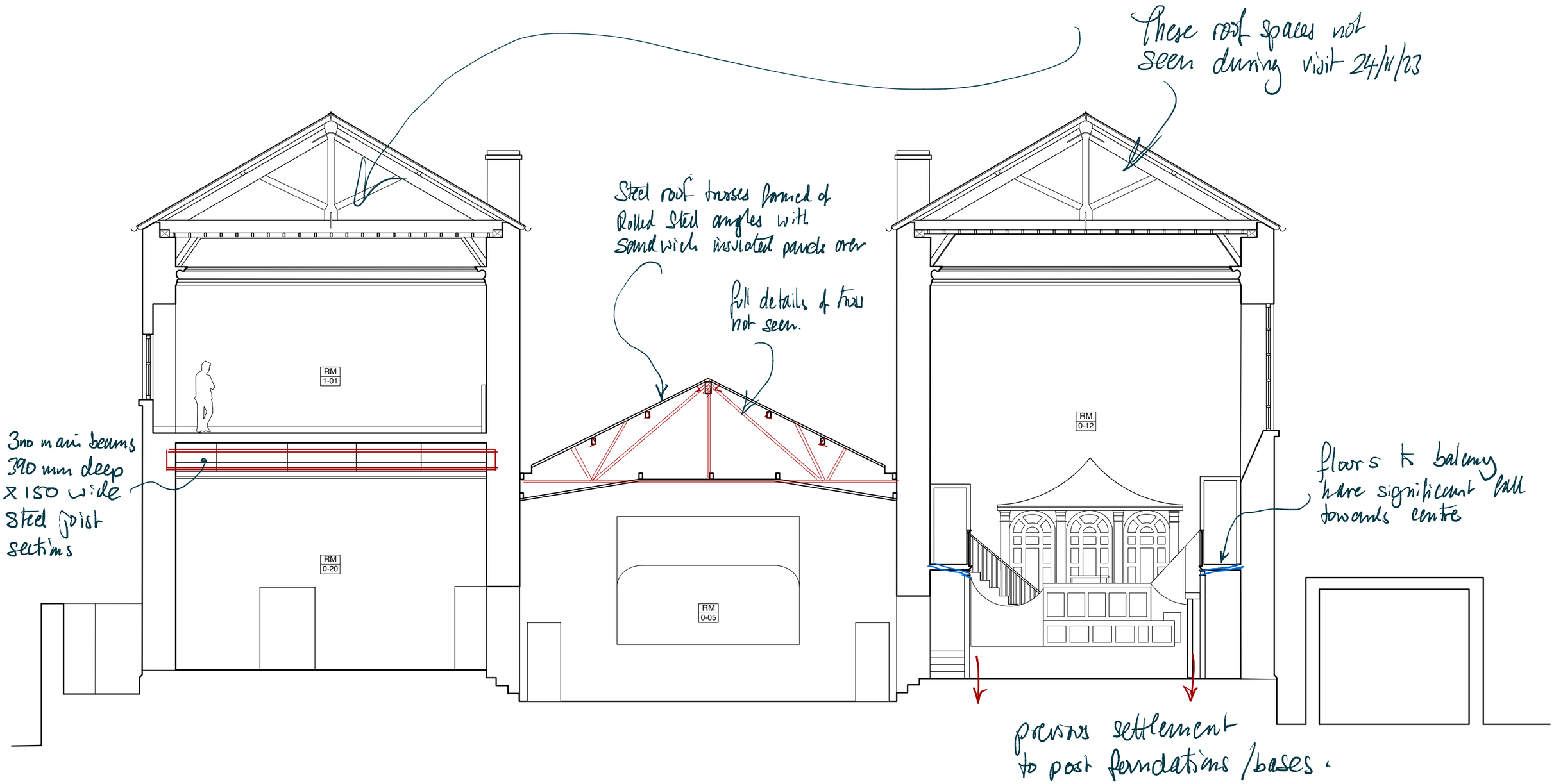

Use figured dimensions only.
Do not scale drawings.
Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

Site notes (LE)
Visit 24-11-2023
23812 Sk-05 - P1

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-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Section AA

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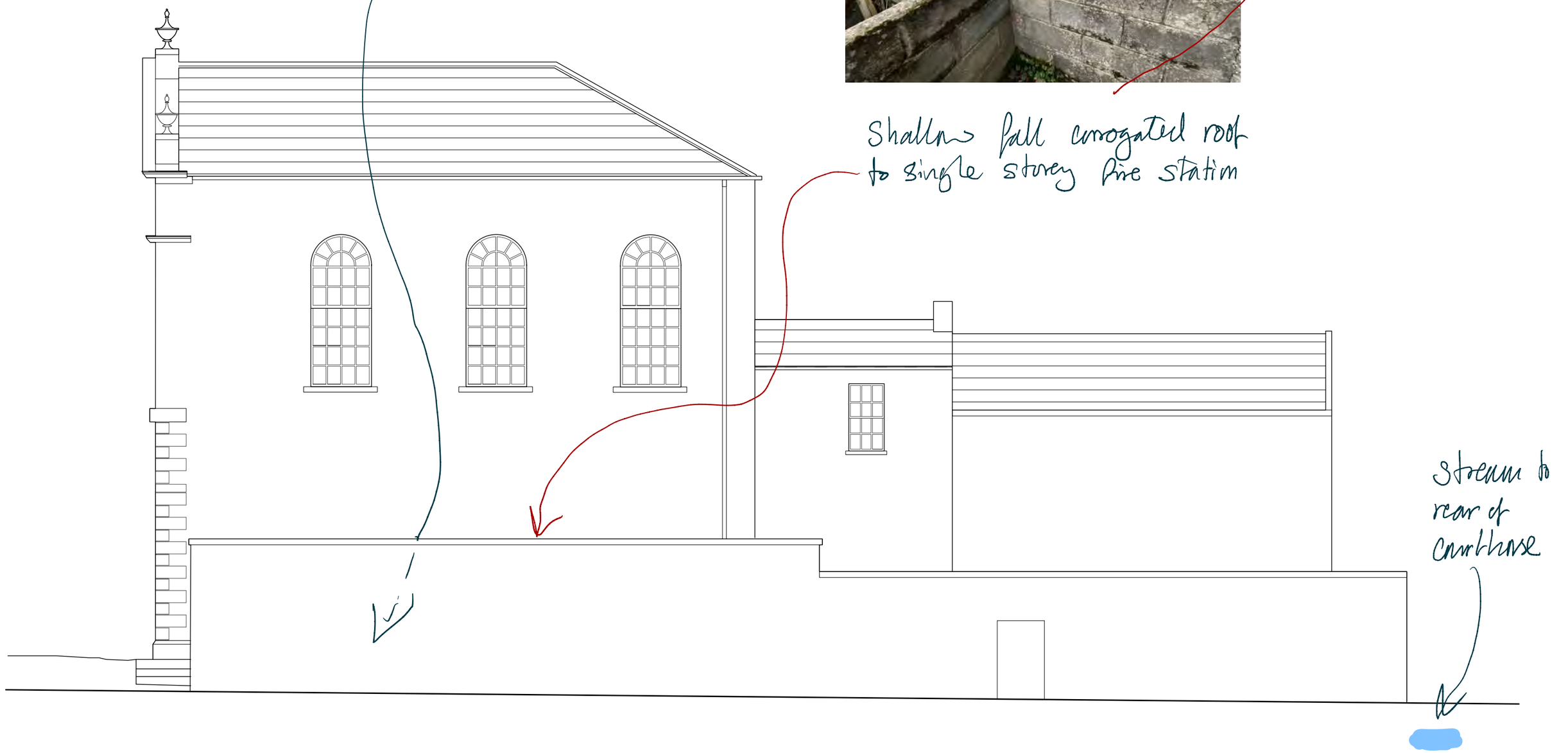
Survey	11.2023	1:100@A3	0670	L-020	-

narrow hard to maintain gap between fire station / cycle club and court house

Shallow fall corrogated roof to single storey fire station



Stream to rear of courthouse

Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

Site notes (LE)
Visit 24-11-2023
23812 Sk-06 - P1

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-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
South Elevation

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:100@A3	0670	L-032	-

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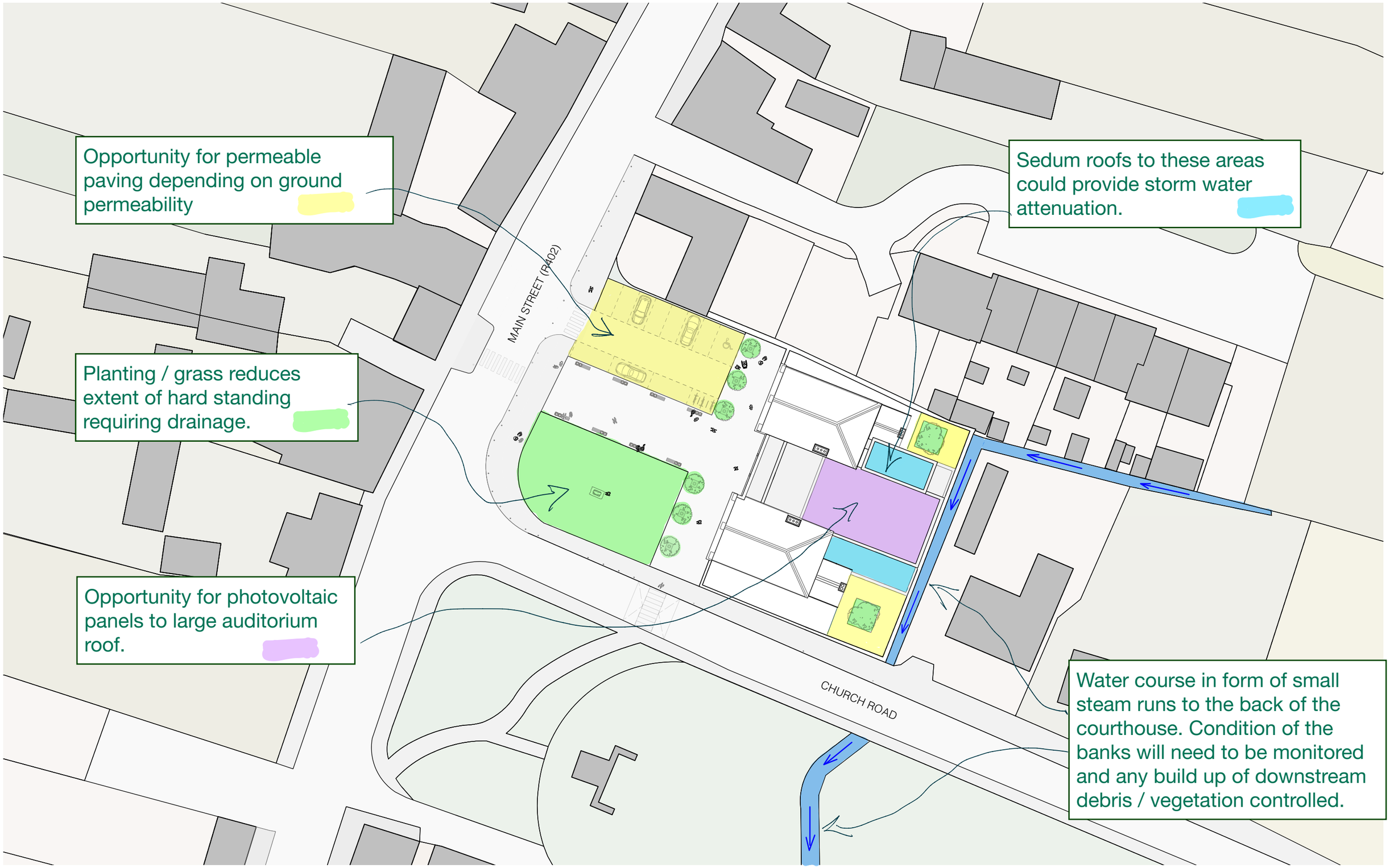

LEGEND

Proposed works

Site boundary outline

Stage 1
Recommended Civil and Structural interventions

CORA CONSULTING ENGINEERS

N

Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan - Proposed

Howley Hayes Cooney ARCHITECTURE
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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	.2024	1:500@A3	23812	Sk 101	P1

Construction tight to boundary likely to require rebuild of boundary wall on new foundations shared with new rear wall to auditorium.

New RC lift enclosure.

New concrete ground bearing slabs to new build. Possibly limecrete build-up to existing spaces..

Reinforced concrete box on new foundations to toilet and service area provides support to roof top plant, wall to back of auditorium and also support for cantilever arrangement to support wall to front entrance light void.

Assume limecrete build up to existing reinstated floors inside original sapces.

Existing Crown court to be left substantially in tact. Flooras existing to be retained. Stairs and posts to upper gallery will require significant repairs, including adjustment to posts to level gallery over where previous settlement.

LEGEND

- Existing Walls
- New RC Foundations
- New RC walls
- New masonry walls
- Limecrete floors
- Concrete slab

LEGEND

Proposed works

Stage 1 Recommended Civil and Structural interventions

CORA CONSULTING ENGINEERS

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Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 00 Plan - Proposed

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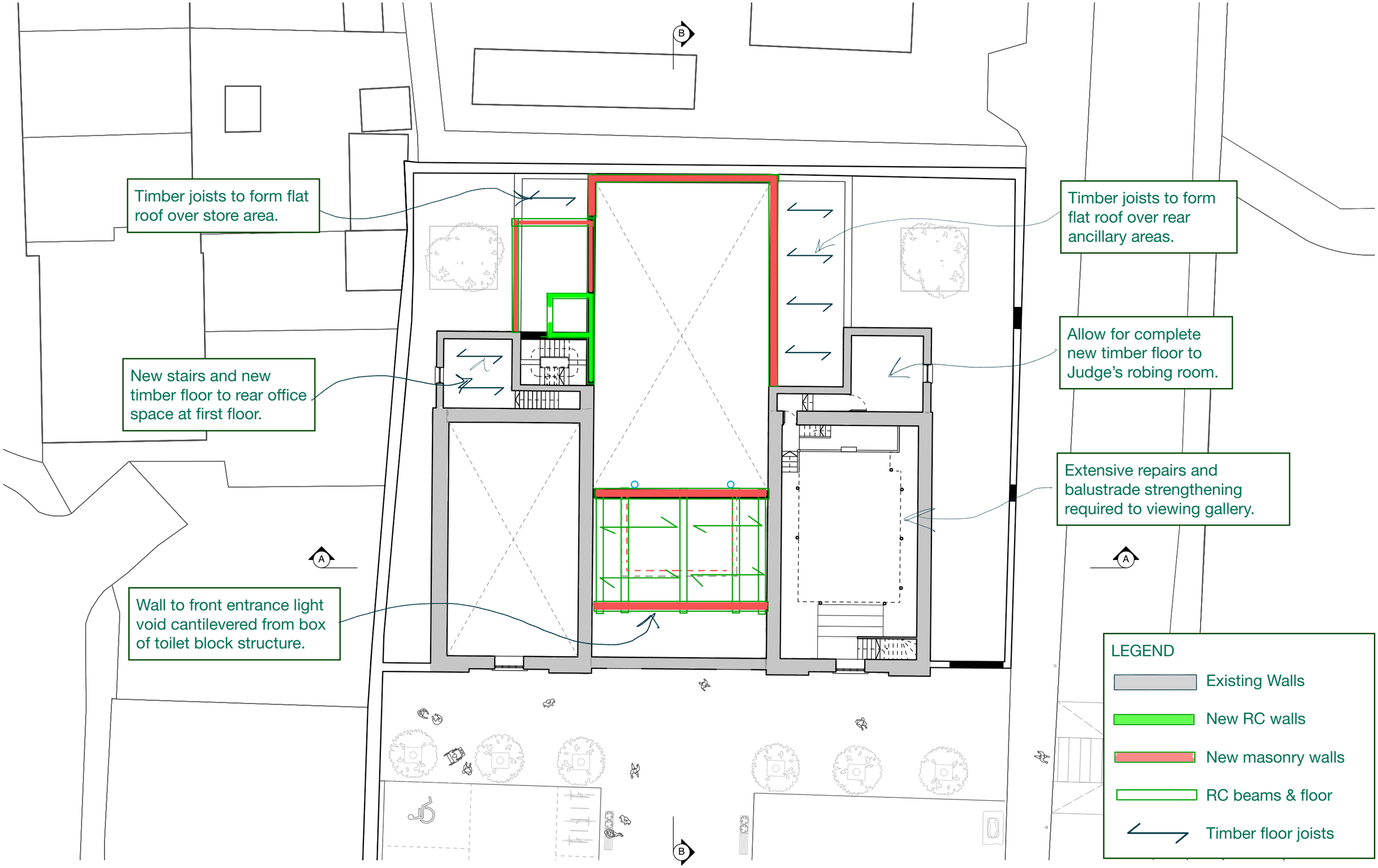
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	.2024	1:200@A3	23812	Sk 102	P1



Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

LEGEND

Proposed works

Stage 1 Recommended Civil and Structural interventions

CORA CONSULTING ENGINEERS

N

Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Intermediate Plan - Proposed

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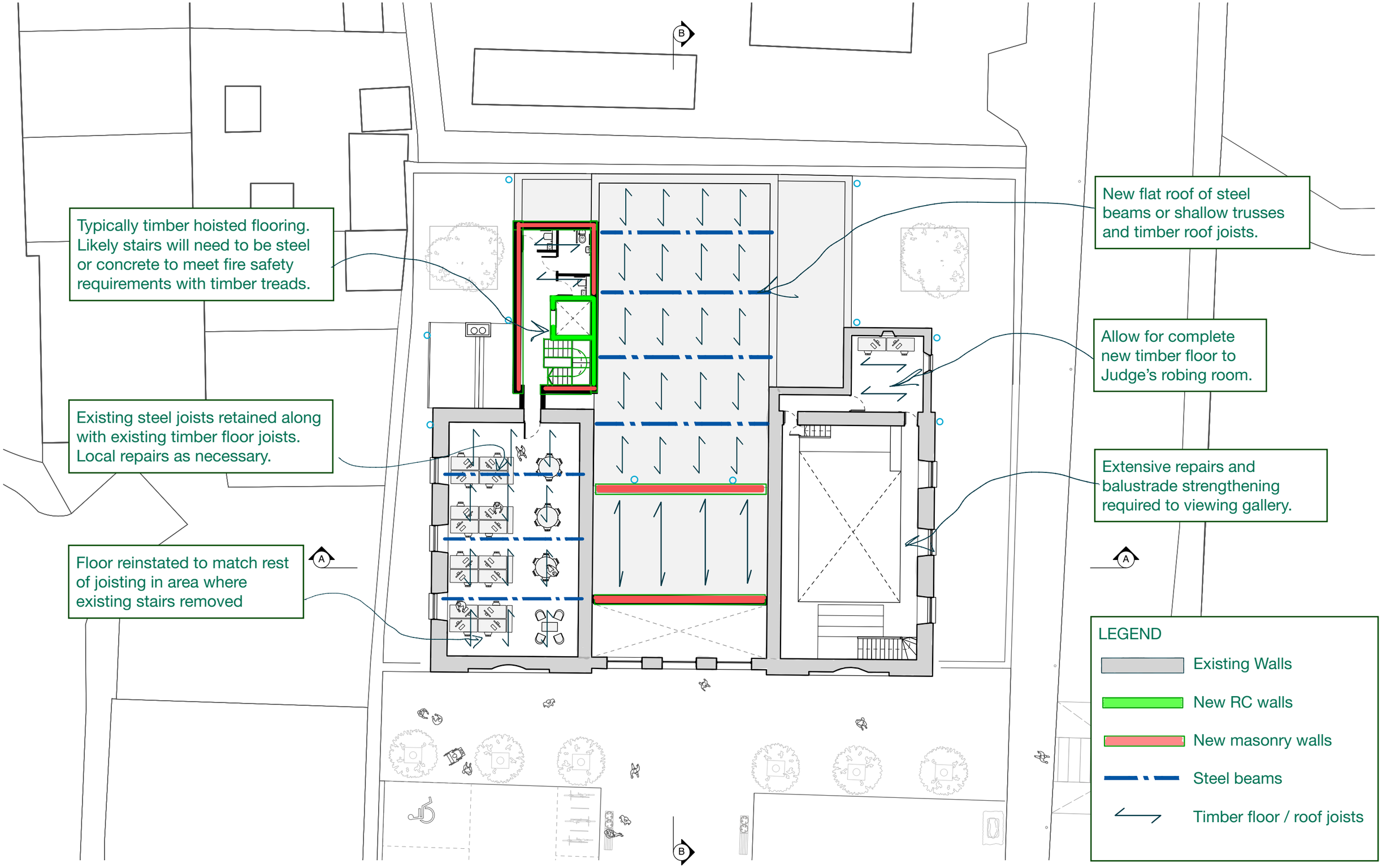
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	2024	1:200@A3	23812	Sk 103	P1



LEGEND

Proposed works

Stage 1
Recommended Civil and Structural interventions

CORA CONSULTING ENGINEERS

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Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Level 01 Plan - Proposed

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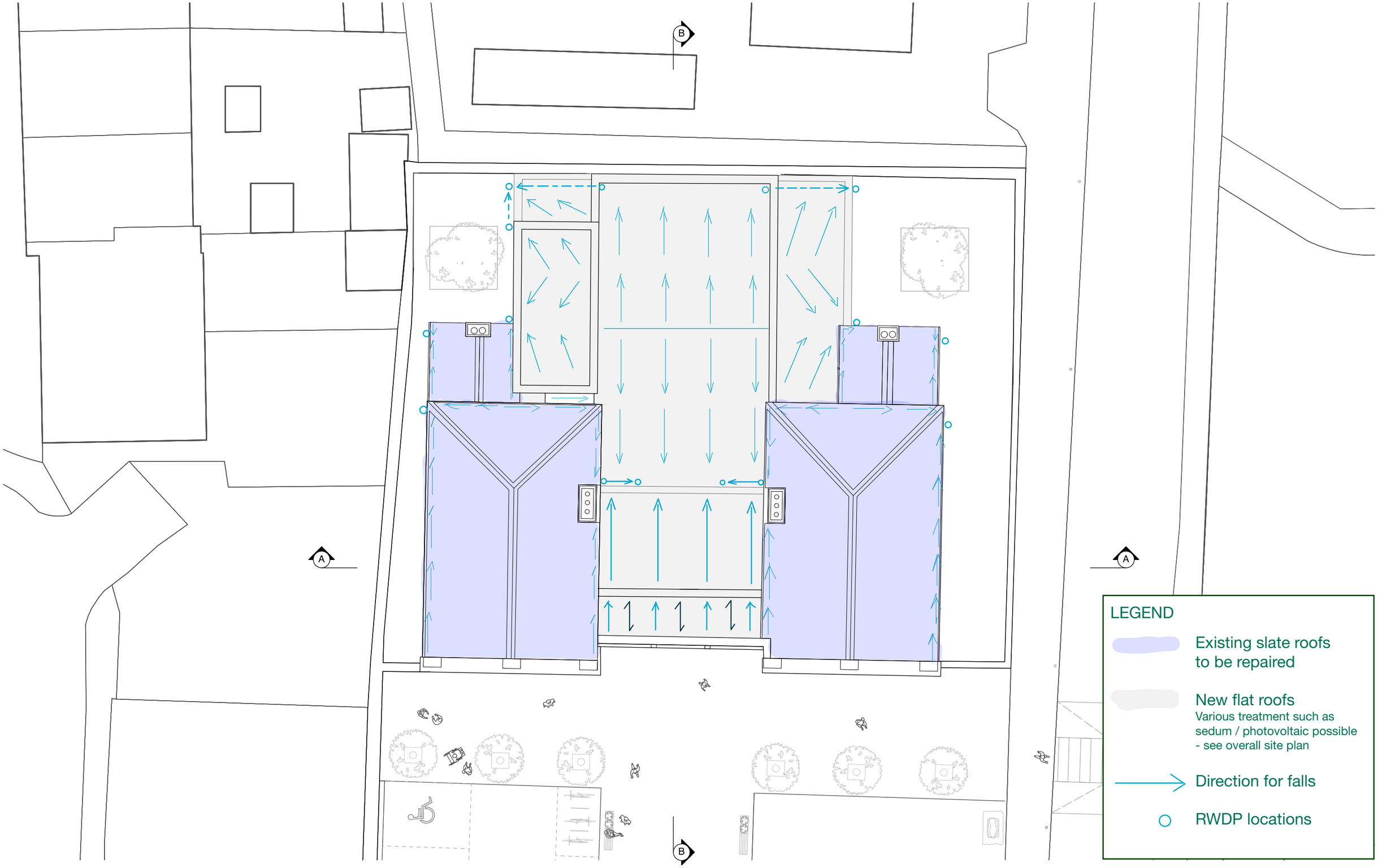
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	2024	1:200@A3	23812	Sk 104	P1



LEGEND

Proposed works

Stage 1
Recommended Civil and Structural interventions

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Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Roof Level Plan - Proposed

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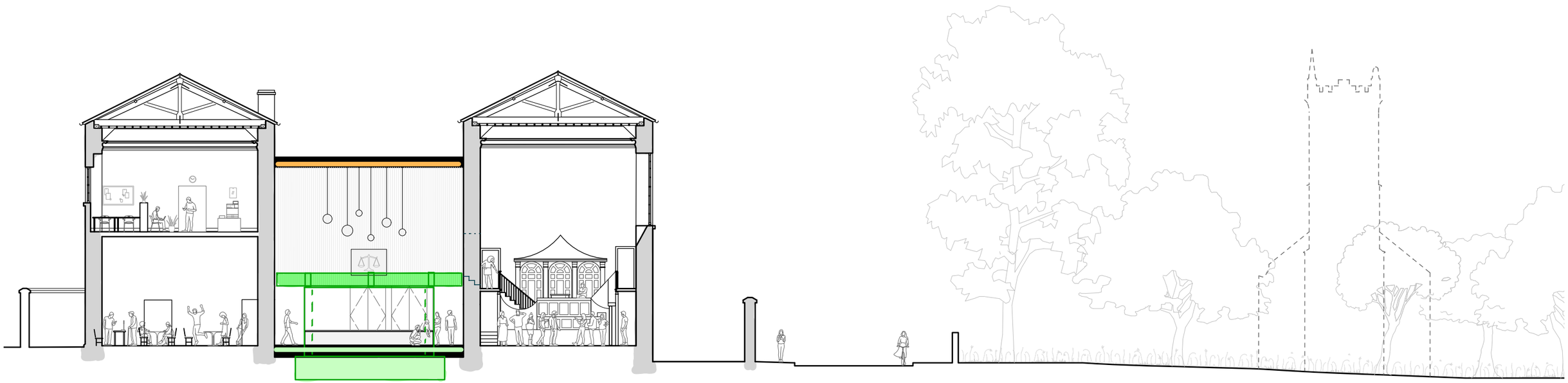
Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	2024	1:200@A3	23812	Sk 105	P1



Building tight to the boundary is likely to necessitate the dismantling and rebuild of the boundary wall and locally the bank to the stream.

This space at first floor is the ideal location for either an internal or roofed plant room, accessed from either wing

LEGEND

- RC Foundations
- Existing Walls
- New RC walls
- New masonry walls
- Steel beams
- Timber floor / roof joists

LEGEND

Proposed works

Stage 1
Recommended Civil and Structural interventions

CORA CONSULTING ENGINEERS

Rev.	Date	Description	Drn.	Chk.
P1	26-8-2024	Issued with Stage 1 Report	LE	

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Sections - Proposed

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Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	2024	1:200@A3	23812	Sk 106	P1

Appendix D

Mechanical and Electrical Report and Drawings

HAYES HIGGINS

Project Managers
Chartered Civil, Structural
& Building Services Engineers

DAINGEAN COURTHOUSE,
Co OFFALY

MECHANICAL AND ELECTRICAL ENGINEERING

STAGE 1 REPORT
Rev P2

22ME019 (B)

July, 2024

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ISSUE REGISTRATION: 15

1. INTRODUCTION

This report covers the mechanical and electrical services for the redevelopment of the old Courthouse building in Daingean, co Offaly. The development will include meeting and remote working facilities. The design team have prepared a layout for the redevelopment of the building for consideration by the client. The M&E services will be designed to future-proof the facility for minimal interruption during the construction.

2. PROPOSED MECHANICAL SERVICES

2.1 Mechanical Site Services

2.1.1 Natural Gas Distribution

We do not envisage the utilisation of any gas in this development. This in-line with latest NZEB protocols to reduce usage of fossil fuels.

2.1.2 Oil

There will not be any oil used in this development.

2.1.3 Piped Water Services

In this project site fire hydrant main are included in the civil and structural package and will be detailed in the civil and structural engineers report.
The domestic water services for this building will be fed from the incoming mains water supply/connection from council. The exact position, flowrates and available pressures needs to be determined by commissioning a test/survey from a reputable company.

2.2 Drainage

An above ground, gravity fed, soils and wastes system will be installed to BS EN12056-2:2000.

2.3 Water Distribution

2.3.1 Existing Water Services

A new valved mains water connection, complete with water meter, will be provided to supply water to the cold-water storage tank, and to all other mains water outlets.

2.3.2 Water Services

The cold-water storage tank with capacity of 300L is anticipated to be housed in the Mechanical Plantroom on Roof Level. All pipe-work will be insulated to reduce heat gains.

2.3.3 Domestic Hot Water (DHW) Strategy

Upon review of the DHW strategy HHP is of the opinion that a centralized DHW generation and distribution network is not justified given the scale and locality of DHW points in the building. A Localised DHW system will be more efficient and limit heat losses (and hence energy losses) encountered with the long piping runs and large storage vessel capacities associated with a centralised system.

A total of 13 no-off Under Sink Heaters are envisaged to be utilised for this development.

Figure 1: Under-sink Heater

All hot water outlets will be fitted with fail-safe lockable local TMV3 thermostatic mixing valves within 1 metre of the outlets. Groups of fittings can be combined on one mixing valve. Hot water will only be combined with cold water taps, not mains water taps for use of thermostatic valves.

2.4 Ventilation and Air Conditioning

The general ventilation strategy of this building will be by means of natural ventilation – openable windows.

The Central Hall has seating for 132 people and is not served by openable windows hence a mechanical ventilation solution needs to be implemented. It is proposed that a stand-alone Air Handling Unit (AHU) with Mechanical Ventilation Heat Recovery (MVHR) be implemented to serve this space with Ventilation (10l/s/person) and Air-Conditioning (Heating during winter and Cooling during summer) – see figure 2 below. This AHU has dimensions of 3400mm(L) x 1400mm(W) x 1600mm(H).

Figure 2: AHU with MVHR

The AHU is connected to 2no-off Heat-Pumps providing the Heating and Cooling energy – see figure 3 below. These heat-pumps have dimensions of 1050mm(W) x 330mm(D) x 1338mm(H). All the above-mentioned equipment will be housed on the newly proposed flat roof above the central hall – see figure 5 below for the proposed layout. From the roof ducting will penetrate into the Central Hall to serve the space with fresh conditioned air.

Figure 3: Heat-Pumps

In addition to the above the following mechanical extract ventilation systems will be installed:

- Extract ventilation from all toilets.

2.5 Space Heating

It is anticipated that not all rooms/spaces in the building will need to be heated at the same time. Some spaces will be used on a daily basis during office hours while others i.e. the Central Hall will only be utilised to host certain events. This expected ad-hoc room occupancy as well as the increased costs and heat losses associated with long piping routes implored HHP to rather consider a more localised space heating solution for this facility. Electrical Radiators are proposed for most spaces with Electrical Radiant Ceiling Panels to be implemented in double-volume spaces – see figure 4 below.


Figure 4: Electrical Radiators (left) and Radiant Ceiling Panels (right)

The table below provides a summary of the Ventilation and Heating strategy followed for each room.

Floor	Room name (tbc by Architect)	Area	Means of Ventilation	Heat Demand	Heatload	Electrical Heaters				Total Heating Capacity	Excess Heating Capacity
						No-off	Selected Heater	Output/ Heater	Total Heater Output		
		Sqm		(W/sqm)	(W)			(W)	(W)	(W)	(W)
GF	Gym	11	Natural - Openable Windows	70	770	1	RAD-02	800	800	800	30
GF	Stair 1 (Double Volume)	5.7	Natural - Openable Windows	140	798	1	RAD-02	800	800	800	2
GF	Stair 2 (Double Volume)	5.7	Natural - Openable Windows	140	798	1	RAD-02	800	800	800	2
GF	Toilet 1	4.8	Mechanical Extract - 10ACH	120	576	1	RAD-01	450	450	450	-126
GF	Toilet 2	2.2	Mechanical Extract - 10ACH	120	264	1	RAD-01	450	450	450	186
GF	Office 1	24	Natural - Openable Windows	70	1680	1	RAD-05	1700	1700	1700	20
GF	Central Hall	145	MVHR - 10l/s/person	60	8700	DX AHU				11000	2300
GF	Kitchenette	16	Natural - Openable Windows	70	1120	1	RAD-03	1100	1100	1100	-20
GF	Stair 3 (Double Volume)	12.4	Natural - Openable Windows	140	1736	1	RAD-03	1100	1100	1100	-636
GF	Toilet 3	1.8	Mechanical Extract - 10ACH	120	216	1	RAD-01	450	450	450	234
GF	Toilet 4	2.2	Mechanical Extract - 10ACH	120	264	1	RAD-01	450	450	450	186
GF	Toilet 5	2.8	Mechanical Extract - 10ACH	120	336	1	RAD-01	450	450	450	114
GF	Office 2	24	Natural - Openable Windows	70	1680	1	RAD-05	1700	1700	1700	20
GF	Open Plan Office 1	102	Natural - Openable Windows	70	7140	4	RAD-05	1700	6800	6800	-340
GF	Circulation	46	N/A	70	3220	3	RAD-03	1100	3300	3300	80
GF	Toilet 6	4.8	Mechanical Extract - 10ACH	120	576	1	RAD-01	450	450	450	-126
GF	Toilet 7	2.1	Mechanical Extract - 10ACH	120	252	1	RAD-01	450	450	450	198
GF	Toilet 8	2.1	Mechanical Extract - 10ACH	120	252	1	RAD-01	450	450	450	198
GF	Toilet 9	2.1	Mechanical Extract - 10ACH	120	252	1	RAD-01	450	450	450	198
GF	Foyer	33	Natural - Openable Windows	70	2310	2	RAD-04	1400	2800	2800	490
GF	Music Hall - Ground Floor	106	Natural - Openable Windows	70	7420	4	RAD-05	1700	6800	7900	480
						2	RCP-02	550	1100		
FF	Toilet 10	2.1	Mechanical Extract - 10ACH	120	252	1	RAD-01	450	450	450	198
FF	Toilet 11	4.8	Mechanical Extract - 10ACH	120	576	1	RAD-01	450	450	450	-126
FF	Toilet 12	1.9	Mechanical Extract - 10ACH	120	228	1	RAD-01	450	450	450	222
FF	Office 3	24	Natural - Openable Windows	70	1680	1	RAD-05	1700	1700	1700	20
FF	Open Plan Office 2	102	Natural - Openable Windows	70	7140	5	RAD-02	800	4000	7400	260
						2	RAD-05	1700	3400		
FF	Music Hall - First Floor	56	Natural - Openable Windows	70	3920	6	RCP-02	550	3300	3300	-620
		746.5			**54156**				**46600**	**57600**	**3444**

The table below provides the estimated electrical loads of the mechanical equipment.

Mechanical Equipment		Electrical Load (kW)	(kW)
Electric Heaters			**45.8**
	Radiators	41.4	
	Radiant Ceiling Panels	4.4	
Air Conditioning			**7.2**
	AHU	1.2	
	Outdoor Unit 1	3	
	Outdoor Unit 2	3	
Extract Fans			**1**
Under Sink Water Heaters			**19.5**
Total Load			**73.5**
Diversity @ 80%			**58.8**

3. PROPOSED ELECTRICAL SERVICES

3.1 Electrical Site Services

3.1.1 External Power Services and Supplies

The existing Main Power supply to the site is an overhead line across the main road of the town at the front of the building. The Maximum Import Capacity (MIC) will be adjusted upwards to reflect the expected increase in requirement.

3.1.2 External Lighting System

External building perimeter lighting will consist of wall mounted LED down-lighters. Pole mounted LED fittings will be specified for car park, roadway and external pathways. Bollards will be used for internal courtyard and pathways. Luminaries outside exit doors will be complete with 3-hour emergency pack. Separate 24 hour 7 day timers and photocells will be specified for the building–mounted, security and the car park lighting, with separate 'Hand-Off-Auto' switches in an administration type office. Photocell and time-clock control will also be provided for the security and car-park lighting. External lighting levels shall conform with the latest edition of the CIBSE/SLL Code for Lighting.

The external lighting design will be simulated at Stage 2a and fully detailed for Planning purposes.

3.1.3 Telephone, Television and Broadband Services

A new underground Eircom line will be taken from the nearest existing eircom box to the main communications centre from where the service will be distributed through the building ICT system.

3.2 Electrical Supply and Main Distribution

3.2.1 Electrical Supply

The building will be provided with 400V, three-phase supply by ESB Networks from an existing overhead line across the main road.

3.2.2 Electricity Centre

The main electricity supply meter will be located in the a switchroom. A new Main Isolating Breaker will be provided. From here a new main supply cable will be routed to the New Main Distribution Board being provided which will serve sub-distribution boards for the building. The Main Board will be designed to provide for future changes as an additional 30% expansion capacity. Appropriately rated de-tuned, self-contained Power Factor Correction Capacitor units shall be provided in separate steel enclosures adjacent to the new Main Distribution Board.

3.2.3 Main Distribution

From the main Sub-Distribution Board dedicated sub mains cables will be distributed to numerous sub-distribution boards and motor control centres throughout the building including existing areas. These SWA

cables shall be routed on a system of underground ducts, galvanised steel cable ladders and trays as appropriate.

A system of galvanised steel cable ladder, tray and trunking will be designed to distribute sub-mains, general & emergency lighting, power, fire alarm, access control, security and mechanical services control wiring throughout the building. Separate basket and trunking will also provided for data. Separate systems shall be segregated in accordance with the ETCI National rules for electrical installations.

All distribution boards will be designed to provide for 30% expansion capacity.

Power Factor Correction will be incorporated wherever the power factor might fall below 0.95. The largest switched stage will be 5 to 10kVAr.

3.2.4 Backup Power Generator

We do not envisage and backup power being required for the development.

3.3 Power

3.3.1 Power Distribution Services

Socket outlets shall be 13 Amp type and shall be wired in 20 Amp maximum radial circuits and carried in galvanised steel conduit and cable trunking. Quantities and locations of outlets will be detailed at Stage 2. DADO trunking will be included in office areas.

All mechanical plant and services shall be wired through the heating plant room control panel and localised MCC panels in the building.

Fixed items of equipment will be supplied via fused, switched cable outlets and isolators, suitably rated.

3.3.2 Earthing

The objective of the system is to provide an effective system to minimise danger to life and equipment arising from:

- Faults between line conductors and non-current carrying metal work
- Atmosphere discharges
- Accumulation of static charges
- The design parameters are defined within the ETCI National rules and ESB Regulations for Electrical Installations.

This system will be detailed and included in the building services specification at a later stage.

3.4 Lighting

3.4.1 Internal Lighting System

The internal lighting system will be designed to provide the levels of illumination appropriate to each type of activity within the building as recommended in the room data sheets and the CIBSE Code for Interior Lighting.

Low energy lighting shall be utilised throughout and the majority of the general lighting shall be provided by means of LED type fittings where appropriate.

3.4.2 Lighting Control

An automatic lighting control system will be specified for areas where such control will not interfere with the functions of the rooms. In offices combined daylight/absence sensors shall be provided that shall automatically dim lighting to off when there is sufficient daylight in the room, dim lights to take advantage of daylight harvesting and also dim to off if the room is vacant for more than three minutes. A manual push switch will be provided in the offices and other 'owned' areas to allow the lighting to be switched from off to auto mode. The automatic sensors shall be specified to have adjustable lux and time elements.

Circulation lighting will be designed to be controlled by manual switching with absence detection turning lights off if circulation areas are vacant for more than 5 minutes. In circulation areas where there is adequate daylight daylight-harvesting is incorporated in the same manner as offices. Dedicated key-operated isolating switches will also be provided at the main admin office.

Lighting control in toilet areas and ensuites will be controlled via PIR detectors with appropriate run on timers.

All internal lighting systems will be detailed fully in drawings at a later stage.

3.4.3 Emergency Lighting System

A system of escape route emergency lighting will be designed in compliance with IS 3217 and will be a separate non-maintained LED emergency lighting system. It is envisaged that an addressable system will be provided.

Also emergency lighting will be provided in the same manner in all habitable rooms in compliance with IS 3217.

The layout and details of the emergency lighting design will be provided in drawings at Stage 2b.

In the event of power failure each emergency fitting or exit sign will illuminate for a period of 3 hours.

3.5 Communications

3.5.1 IT Installation

All cabling shall be terminated in the new comms cabinet. It is envisaged that 1 No. 47U cabinet shall be provided in this room for housing patch panels and active equipment. Data cabling shall be specified as being terminated in RJ45 outlets at both ends.

Separate broadband lines from the service provider's main incoming termination frame to the Comms room shall be specified for Internet (WAN) connection.

The Comms room will be provided with appropriate cooling via a split unit to maintain suitable operating conditions in the space.

HHP will specify that all data cabling be installed in a separate ELV basket and/or trunking system and room points. A CAT 6a cabling system shall distribute data within the building.

The location of the main cabinet should be very central to allow for compliance with the 90m rule for all proposed outlets within the building.

Appropriately rated fibre links shall be provided to the existing main Comms Room and patch panels to maintain all existing services to the existing buildings.

3.5.2 Telephony

A separate cabling system shall be provided for a PABX system, which shall not be provided under the electrical services contract. All cabling shall be category 6a and shall terminate in RJ45 outlets. All telephone cabling shall be terminated in a wall mounted 'Krone' frame in the Comms room. From this frame, CAT 6a cabling shall link to the PABX. The local area has sufficient eircom infrastructure to support the proposed telephone services.

3.5.3 Provision for the Hearing Impaired

Induction loops will be provided to reception areas.

3.6 Security and Protection

3.6.1 Access Control System

Access will be controlled to certain areas through the use of swipe cards and/or fobs with a full access group management system to allow levels of access to be easily assigned and controlled. Restricted access via these access control units shall be provided in discussion with the end user.

Entry and exit to the building will also be controlled as per the site requirements including the use of audio-visual access control at the main entrance.

3.6.2 Intruder Alarm System

A system of pir and window sensors will be installed in the building to provide a very simple security alarm system. The system shall be supplied and installed by a certified company under the National Standards Authority of Ireland.

3.6.3 CCTV System

A fully digital closed circuit television system shall be provided to ISEN50132 and IS199. The system shall comprise of a digital recording and monitoring facility. The CCTV system installation shall not be covert but rather be visible.

19-inch high-resolution, colour display, multi-camera monitors shall be provided at the Reception. Each camera shall be contained in a housing suitable for its environment.

The number and location of CCTV cameras to be installed is to be evaluated at a later stage in line with the particular site security requirements.

This system will be specified as an 'open protocol' from the installer.

3.6.4 Fire Detection and Alarm Systems

A fully addressable fire alarm system consisting of a fire alarm panel, automatic detectors, manual call points and alarm sounders will be designed throughout the building in accordance with the Irish Standard IS 3218. Layout and details of the fire alarm system will be detailed at a later stage.

The entire system will be controlled from a new master fire alarm panel located in the main entrance area and shall provide L1 coverage to the building.

Fire dampers will also be linked to this system should there be required when penetrating fire walls.

This system will be specified as an 'open protocol' from the installer.

3.6.5 Emergency Call System

An emergency call system shall be provided for disabled and assisted toilets comprising pull cords and alarm outside the room linked back to the reception.

3.6.6 Lightning Protection

A calculation risk analysis on the recommended requirement for lightning protection (based on IS EN 62305) will be undertaken by HHP. It is envisaged that both internal (surge protection) and external Lightning Protection will be required.

Lightning protection shall be in accordance with IS EN 62305 consisting of surge protection to distribution boards, roof top air terminal network, down conductors and earth pits. Use shall be made of metal elements of the roof and structural steel where possible. All extraneous metal parts on or above the roof level shall be

bonded to the lightning protection system. Internally all metal parts including cable tray and trunking, heating and ventilation pipework and ductwork, radiators, sinks, etc. shall be bonded to the building's main earth terminal. All metal incoming services shall also be bonded to the main earthing terminal.

3.7 Photovoltaic System (PV System)

It is proposed to implement a PV System in order to offset against the electrical load demands imposed by the Mechanical Systems installation.
Below table demonstrates feasible locations for possible PV implementation as well as expected yields that can be obtained.

PV System Location	No-off PV Panels that can be accomodated	Peak Output per panel	Peak Capacity	Estimated Hrs Sunlight per day	Output per panel (overcast)	Estimated Output per hour	Estimated Output per day	Estimated Output per year
		(W)	(kWp)	(Hrs)	(W)	(kWh)	(kWh)	(kWh)
Flat Roof (new)	61	400	24.4	6	300	18.3	109.8	40077
Pitched Roof (existing) - North	16	400	6.4	6	300	4.8	28.8	10512
Pitched Roof (existing) - South	18	400	7.2	6	300	5.4	32.4	11826
			38			**28.5**	**171**	**62415**

4. THERMAL PERFORMANCE OF BUILDING:

The detailed thermal performance analysis for BER purposes is not required due to this building being considered a protected structure.

5. CONTROLS:

5.1 Heating Controls

All Electrical Heaters will be localy controlled per room with one switch provided per room to activate all Electrical Heaters present in the room.
The Electrical Heaters will be pre-programmed to a setpoint temperature of 21°C.
The DX AHU will have a wall mounted controller located at the entrance of the room from where the unit can be switched on and off and the heating/cooling mode and temperatures can also be selected.

5.2 Extract Fan Control

All Toilet extract fans will operate on a time schedule i.e. 08:00 – 17:00. The final time schedule will be determined and set in consultation with the Client.

5.3 Lighting Controls

The design parameters are those defined in the Chartered Institution of Building Services Engineers lighting code. Light switching in all rooms shall be arranged so that individual banks can be separately switched.

An automatic lighting control system shall be provided in all non-critical areas, including toilets. The lighting system shall comprise of Dimmable Control Daylight/movement Sensors, Auto/Off switches and Momentary switches. The switching arrangements shall be as follows:
Each switch shall operate using an Auto/Off strategy. If the switch is in the OFF position then the associated lights shall be off. If the switch is in the ON position then the lights shall turn on to the required light level only

if the detectors sense that the room is occupied AND the photocell sense that there is an inadequate lighting level in the room.
Detectors shall generally operate with a ten minute delay, i.e. No movement in the room for ten minutes will result in the lighting being switched off. The detectors in toilet areas shall operate with a five minute delay, i.e. No movement in the room for five minutes will result in the lighting being switched off. The light level sensors shall be programmed as follows:

- The Average working plane illumination levels as stated above shall be constantly maintained.
- Each sensor shall adjust the illumination levels of the lights / row of lights connected as required.
- Where day light levels are above the required illumination levels lights shall be switched off.

All circulation lighting shall be controlled automatically by daylight/absence sensors.
Manual switches shall generally not be provided except in the bedrooms which will be “owned” areas for clients. Corridors shall work in Presence mode in that lights are activated on detection of movement. However two ‘Hand-Off-Auto’ override switches shall be provided in or around the administration office for control of the circulation lighting.

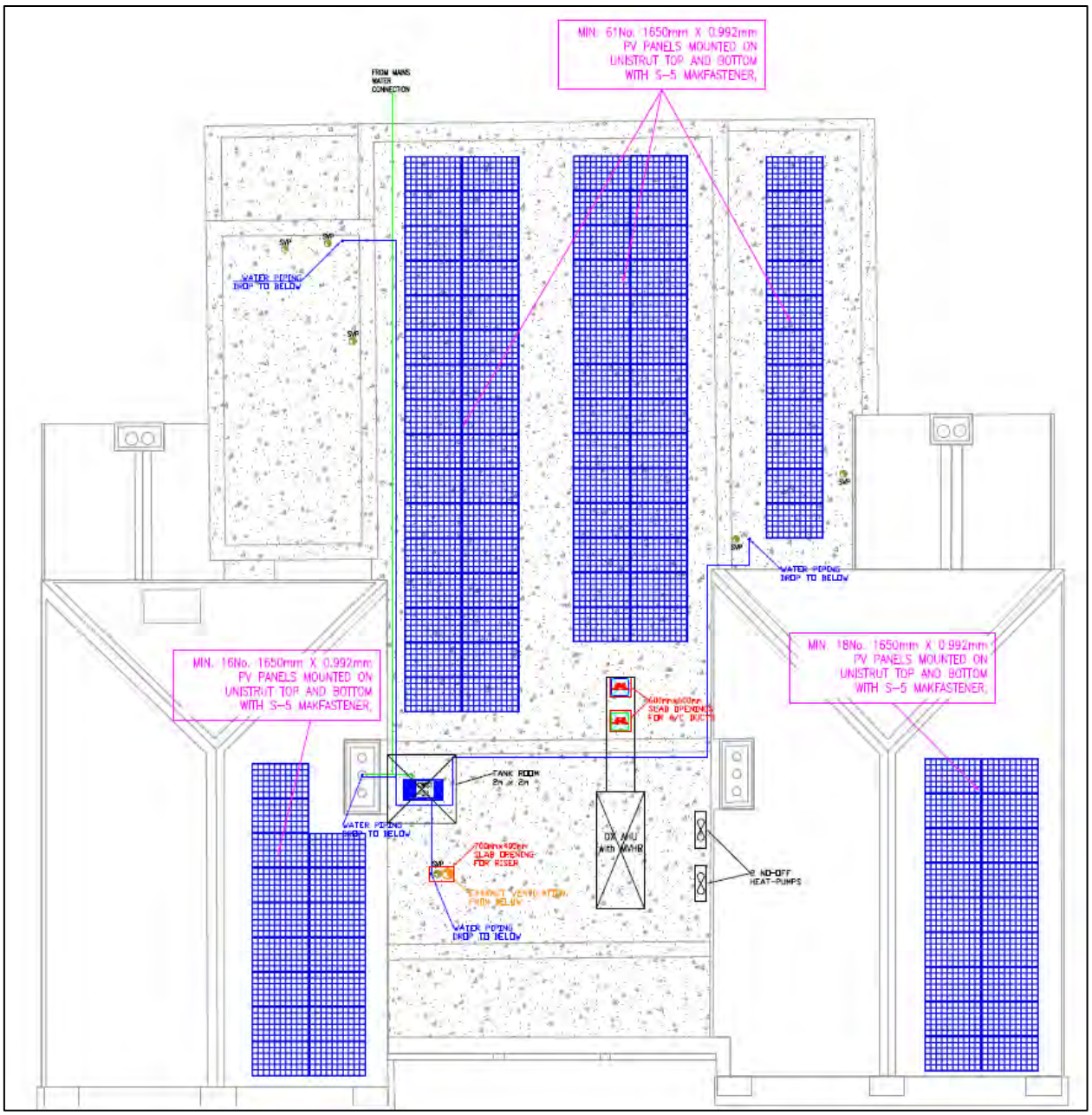
5.4 BEMS System

For the purpose of gathering information on the building’s performance the following points shall be connected to a building energy monitoring system, controlled from a computer software programme, that shall provide graphical presentation, a traffic light warning system and text alarms:

- Electricity Consumption measured at each sub-board broken into general services, electrical heating and lighting.
- Electrical Usage of DX-AHU
- Total water usage (Mains)
- External Temperature Sensor
- Cold Water Services Tank Pump Electrical Consumption

6. M&E PLANT REQUIREMENTS:

Below drawing demonstrates the space requirements of the main M&E Plant to be located on the Roof.


MIN. 61No. 1650mm X 0.992mm PV PANELS MOUNTED ON UNISTRUT TOP AND BOTTOM WITH S-5 MAKFASTENER.
FROM MAINS WATER CONNECTION
WATER PIPING DROP TO BELOW
MIN. 16No. 1650mm X 0.992mm PV PANELS MOUNTED ON UNISTRUT TOP AND BOTTOM WITH S-5 MAKFASTENER.
MIN. 18No. 1650mm X 0.992mm PV PANELS MOUNTED ON UNISTRUT TOP AND BOTTOM WITH S-5 MAKFASTENER.
TANK ROOM 2m x 2m
DX AHU With MVHR
2 NO-OFF HEAT-PUMPS

ISSUE REGISTRATION:

Project: Daingean Courthouse **Project No:** 22ME019 (B)

Rev	Date	Purpose of Issue/Nature of Revision	Prepared by	Issue Authorised by
P1	22.03.24	Issue for information	J.M.	P.P.
P2	15.07.24	Issue for information	J.M.	P.P.

This document takes into account the particular instructions and requirements of our Client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Offaly County Council
Daingean Courthouse

DATA SHEETS for the
MECHANICAL SERVICES Installation
at
Daingean Courthouse

Issue

Revision	P01
Remarks	
Date	15/07/2024

Prepared By

Name	PP
Signature	

Checked By

Name	SH
Signature	

Document Information

Project Number	24ME004
File Reference	

Mechanical HEATING SERVICES Data Sheets

Hayes Higgins Partnership
Integrated construction solutions

Table of Contents
for the
DATA SHEETS for the MECHANICAL SERVICES Installation
For Dangean Courthouse

Issue Date and Revision Number

	Day	**15**				
	Month	**07**				
	Year	**24**				
Data Sheet Number	**Data Sheet Title**	**Rev**	**Rev**	**Rev**	**Rev**	**Rev**
Data Sheet No.1	Electrical Heaters	T1				
Data Sheet No.2	DX AHU	T1				
Data Sheet No.3	Extract Fans	T1				
Data Sheet No.4	Air Distribution	T1				
Data Sheet No.5	Under Sink Heaters	T1				
Data Sheet No.6	Cold Water Storage Tanks	T1				
Data Sheet No.7	Thermo Blend Valves	T1				
Data Sheet No.8	Water Meters	T1				

General Requirements			
Project:	**Daingean Courthouse**	Data Sheet:	**General Requirements**
Project No.	**24ME004**	Revision:	**P01**
Client:	**Offaly County Council**	Date:	**15/07/2024**

Equipment must be supplied from companies that meet the following Minimum Requirements:

The supplier must have had an office in Ireland for the last five years
The supplier must be able to provide on request ten positive references from previous installations of the proposed equipment.
The supplier must have a minimum of 5 No. support staff in Ireland.
All equipment must be fit for the intended purpose and suitable for the weather conditions found at the site.
All equipment must comply with all statutory regulations and requirements.
All suppliers proposed must be able to provide a technically competent representative who is capable of fully understanding the equipment provided and advising on commissioning and operational information.
All equipment must be EEE registered where such a product exists and is fully compliant with the specification.

Warranties
Provide warranties / extended warranties for all equipment for a period of at least 15 months beyond the date of practical completion .
Five year warranties shall be provided for the following items of equipment:
Pumps
Fans
Dampers
All motorized valves

It shall be the duty of the contractor to check that equipment proposed fully meets the specifiction
Any items installed that do not meet the specification shall be removed and replaced
At no cost to the contract

All plant shall contain the CE mark
References above to equipment shall also refer to plant and components.

Mechanical Data Sheet No.01			
Project:	Daingean Courthouse	Data Shee	Electrical Heaters
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

Electrical Heaters

Radiators

Ref	No-off	Height (mm)	Depth (mm)	Length (mm)	Model	Output (W)	Total Output (W)
RAD-01	12	522	70	425	Haverland SmartWave Self-Programming	450	5400
RAD-02	7	522	70	630	Haverland SmartWave Self-Programming	800	5600
RAD-03	5	522	70	835	Haverland SmartWave Self-Programming	1100	5500
RAD-04	2	522	70	1060	Haverland SmartWave Self-Programming	1400	2800
RAD-05	13	522	70	1245	Haverland SmartWave Self-Programming	1700	22100
TOTALS	**39**						**41400**

Radiant Ceiling Panels

Ref	No-off	Height (mm)	Depth (mm)	Length (mm)	Model	Output (W)	Total Output (W)
RCP-01	0	20	595	595	Ecostrad Accent	270	**0**
RCP-02	8	20	605	1205	Ecostrad Accent	550	**4400**
TOTALS	**8**						**4400**

Photo

Notes

1	All Electrical Heaters (Radiators and Radiant Ceiling Panels) shall be interlinked per room for control functionality
2	Radiators shall be oil-filled with electric heating element
3	The heater shall include wall mountings and shall be provided with a local switched source
4	Radiator to be finished in powder coated white finish
5	Provide 2 year manufacturer's gaurantee for electrical components
6	All metal parts shall be aluminium.

Mechanical Data Sheet No.02			
Project:	Daingean Courthouse	Data Sheet:	Direct Expansion (DX) - Air Handling Unit (AHU)
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

Direct Expansion (DX) - Air Handling Unit (AHU)

Air Handling Unit

Manufacturer	Climaveneta (or equal approved)
Product	WIZARDX E-OU 5000 (or equal approaved)
No-off	1
Rated Air Volume	1.39m³/s
Heat Recovery	YES - Thermal Wheel
Dimensions WxDxH (mm)	3400x1400x1600
Nett mass (kg)	1000
Cooling Capacity - DX Coil	18.9
Cooling Capacity - Wheel Recovery Capacity	39.4
Cooling Capacity - Total	58.3
Heating Capacity - DX Coil	16.8
Heating Capacity - Wheel Recovery Capacity	49.9
Heating Capacity - Total	66.7
Heat Recovery Efficiency	75.50%
Specific Fan Power	0.77W/l/sec
Filtration - Fresh Air Stage 1	ISO Coarse 50% / G4
Filtration - Fresh Air Stage 2	ISO Epm1 50% / F7 Bag Filter
Filtration - Return Air	ISO Coarse 50% / G4
Construction - Profiles	60mm Aluminium
Construction - Panels	45mm panels, galvanised sheet steel, pre-plastified external finish
Construction - Insulation	45 kg/m³ density polyurethane foam
Electrical Power Requirements	400VAC / 3ph+positive earth/ 50 Hz%
Compatible Outdoor Units	2 x PUHZ-ZRP 100

Photo

Notes:

1) TBC
2)
3)
4)
5)
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9)
10)
11)

Ventilation Services Data Sheet No.03			
Project:	Daingean Courthouse	Data Sheet:	Extract Fans
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

Extract Fans

Ref	Serving	Model	Fan Type	Reqd Air Vol (L/s)	E.S.P. (Pa)	NR Level Max (dB)	Electrical	Unit Air Vol (L/s)	Comments
EF-01	Ablutions	S&P JETLINE 150	Inline	TBC	50	35	230/50/1	208	

Photo

Notes

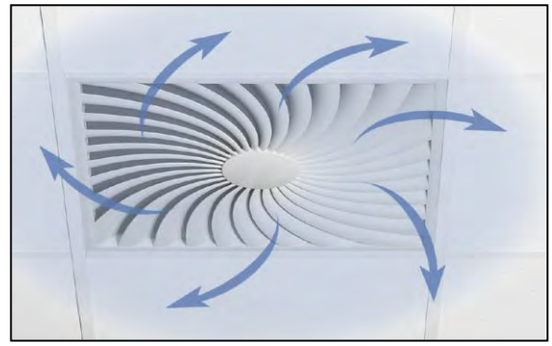
1	Fan to be located on roof to ensure all internal ductwork is in negative pressure during operation.
2	Point of discharge to be a minimum of 3metres or 1.25 x building height (whichever is higher) above the highest building point.
3	Ductwork is to be Rigid PVC meeting the self-extinguishing' and 'very low flammability' classifications of BS 2782 test methods 140E and D and also the 'very low flame spread' classification of BS 476 Part 7 for Class 1 materials.
4	Ductwork joints will be kept to a minimum and sealing will be suitable for the gases with which the ductwork may come in contact.
5	Unit to be complete with flexible connections and av mounts
6	Fan break out noise to be less than 35 dBa - Contractor to provide acoustic shields as required
7	Unit shall be provided with automatic backdraught shutter
8	All fans shall be provided with motorized shut off dampers that close when the fan is not in use.
9	Include for speed controller
10	Unit to be complete with flexible connections and av mounts
11	Fan break out noise to be less than 38 dBA @ 3m
12	Toilets fan are wired to BMS system
13	Nitrogen Storefan are wired to Oxigen Depletion Alarm controlled by Oxygen sensor.
14	Supply Voltage: 220-240V/1/50Hz
15	Motor IP Rating: IP44
16	Roof mounted extract fans to be provided with big foot support structure by mechanical contractor.

Mechanical Data Sheet No.04			
Project:	Daingean Courthouse	Data Sheet:	Air Distribution and Diffusion
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

Air Distribution and Diffusion

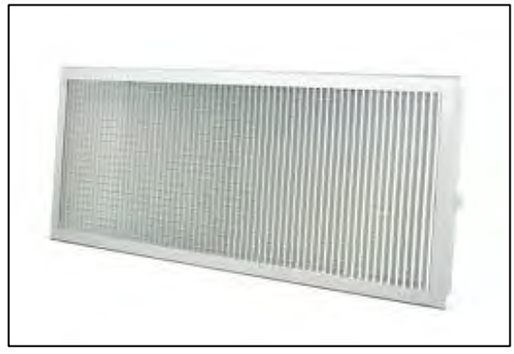
Supply Air Diffuser (SAD-01)

Manufacturer/Supplier	Trox or equal approved	**Throw**	4.0m
Product	Airnamic or equal approved	**Air Volume**	175l/s
Type	Swirl Diffuser - supply air	**Air Velocity**	3m/s
Diffuser Diameter	Ø600mm	**NC Level**	31
Spigot Diameter	Ø200mm	**Max Pressure drop**	41Pa



Return Air Grille (RAG-01)

Manufacturer/Supplier	Gilberts or equal approved	**Dimensions (W X L)**	600mm x 1200mm
Product	Egg Crate Grille	**Spigot Diameter**	Ø400mm
Material	Extruded Aluminium	**Air Volume**	700l/s



Disc Valve (DV-01)

Manufacturer/Supplier	Lindab or equal approved	**Air Volume**	50l/s
Product	Disc Valve	**Air Velocity**	3m/s
Disc Diameter	Ø246mm	**NC Level**	30
Spigot Diameter	Ø200mm	**Max Pressure drop**	25Pa

Mechanical Data Sheet No.05			
Project:	Daingean Courthouse	Data Shee	Under Sink Heaters
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

Under Sink Heaters

Radiators

Ref	No-off	Height (mm)	Depth (mm)	Length (mm)	Model	Output (W)	Storage Capacity (liter)
USH-01	13	300	200	300	TRITON INSTAFLOW	1500	5
TOTALS	**13**					**19500**	**65**

Photo

Notes

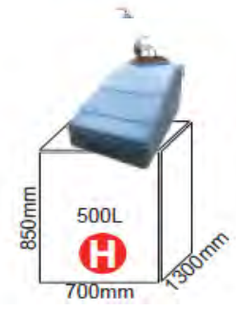
1	Suitable for Cold Mains Supply only
2	Wall Mounted
3	Variable Temperature Setting
4	ABS Body
5	Mains Powered
6	Overheat Protection
7	2 Year Guarentee

Mechanical Data Sheet No.06			
Project:	**Daingean Courthouse**	Data Sheet:	**Cold Water Sorage Tanks**
Project No.	**24ME004**	Revision:	**P01**
Client:	**Offaly County Council**	Date:	**15/07/2024**

Cold Water Sorage Tanks

CWST-01

Manufacturer/Supplier	Aquabox or equal appvd
Product	Compact - 12004
Location	Roof Plantroom
Capacity	500Ltr
Onboard Pump	Yes
Flowrate	4.5 m³/hr
Head	29.5m
Kw	0.4
Dimensions (HxDxL)	850mmx700mmx1300mm
V/Ph/Hz	220-240V, 1Ph, 50Hz



Mechanical Data Sheet No.07			
Project:	Daingean Courthouse	Data Sheet:	Thermostatic Blending Valves
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

General	
Purpose:	Regulation of Domestic Hot Water Temperatures
Number:	1No. Per Hot Water Outlet as per M-200 Series Drawings

Duty	
Outlet temperature for wash hand basins (°C):	38
Outlet temperature for sinks (°C):	50
Outlet temperature for cleaners sinks (oC):	60
Inlet Cold Temperature (°C):	10
Inlet Max Hot Temperature (°C):	60
Maximum Pressure Differential (hot to cold) (bar):	0.5
Maximum pressure drop accross valve (bar):	0.1

Manufacturer	Product
Horne / Danfoss (or equal and approved)	(or equal and approved)

Photo

Notes

Valves to be tamper proof to prevent changing of setpoint temperature without tools
Particular care shall be taken where several fittings are fed from a single valve as Pressure drop must be limited to 0.1 bar.
Note that it may be necessary to oversize Valves to minimise pressure drop.
Blending valves shall conform to BS1415 Part II
All outlet temperatures to be tested prior to handover
A certificate confirming the testing of all outlets shall be proivded to the Employers Representative on completion.
Blending valves to be TM3 approved
Valves shall be WRAS approved

Mechanical Data Sheet No.08

Project:	Daingean Courthouse	Data Sheet:	Water Meters
Project No.	24ME004	Revision:	P01
Client:	Offaly County Council	Date:	15/07/2024

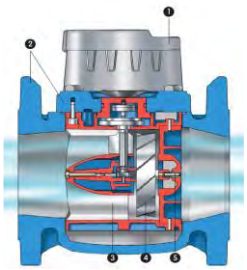
Water Meters

Meter Ref	Location	Normal Flowrate (l/s)	Line Size (mm)
WM.01 MAINS Fitting	Roof Plantroom	0.5	25

Manufacturer	Product
Elster (or equal and approved)	H4000/ H4300 (or equal and approved)

Water meter type to be ultrasonic
Meters shall be complete with modbus interface or other interface to allow connection to the BMS provided
Modbus interfaces that are supplied separately to the meter are not acceptable
Meters shall pass to the BMS the actual reading on the meter and not just pulses.
The meters shall be accurate over the full range shown above
The meters shall be accurate to within 0.05 l/s
The total pressure drop through the meter shall be no more than 5kPa at the maximum flow specified.
Meters are to be supplied with batteries

Photo



Notes

This schedule refers to meters inside the building used for client monitoring purposes
These meters are in addition to any Council water flow meters to be provided

HAYES HIGGINS PARTNERSHIP

Address: The Arches, Gas House Lane, Kilkenny City

Tel: 056-7764710
Fax: 056-7723223

E-mail: info@hhp.ie

Dwg.Cat: Mechanical
Signed: LA

DRAWING / DOCUMENT REGISTER & ISSUE SHEET

Project:
Daingean Old Courthouse at
Daingean, Co. Offaly

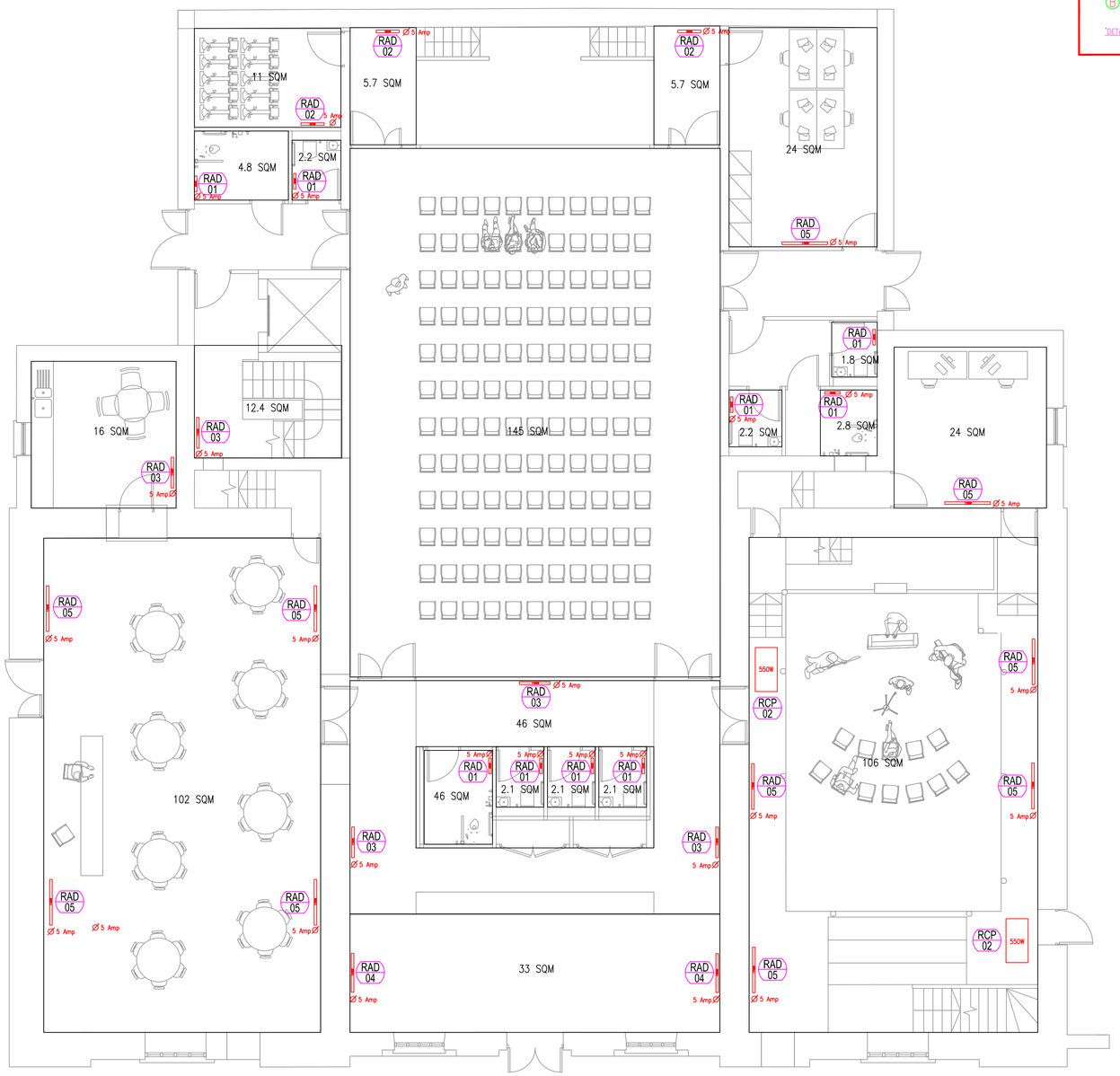
Issue Date and Revision No. **Sheet:** 1 **of:** 1

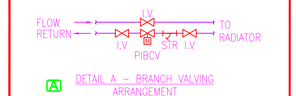
Job No.	**24ME005**	**Day Month Year**	**15 07 24**											
Drawing/ Document No.	**Drawing / Document title**	**Scale**	**Rev**											
M-100	Heating Services Layout - Ground Floor	1:75 @ A1	**P1**											
M-101	Heating Services Layout - Intermediate Floor	1:75 @ A1												
M-102	Heating Services Layout - Second Floor	1:75 @ A1	**P1**											
M-103	Heating Services Layout - Roof Level	1:75 @ A1												
M-200	Ventilation & Fire Protection Services - Ground Floor	1:75 @ A1	**P1**											
M-201	Ventilation & Fire Protection Services - Intermediate Floor	1:75 @ A1	**P1**											
M-202	Ventilation & Fire Protection Services - Second Floor	1:75 @ A1	**P1**											
M-203	Ventilation & Fire Protection Services - Roof Level	1:75 @ A1												
M-300	Water Services Layout - Ground Floor	1:75 @ A1	**P1**											
M-301	Water Services Layout - Intermediate Floor	1:75 @ A1	**P1**											
M-302	Water Services Layout - Second Floor	1:75 @ A1	**P1**											
M-303	Water Services Layout - Roof Level	1:75 @ A1												
M-400	Soils & Wastes Services Layout - Ground Floor	1:75 @ A1												
M-401	Soils & Wastes Services Layout - Intermediate Floor	1:75 @ A1												
M-402	Soils & Wastes Services Layout - Second Floor	1:75 @ A1												
M-403	Soils & Wastes Services Layout - Roof Level	1:75 @ A1												
M-503	M&E Services Layout - Roof Level	1:75 @ A1	**P1**											
Specifications														
Site Specific Electrical Specification														
General Electrical Specification														
Electrical Datasheets														
Electrical BCAR Requirements														
Copies issued to:			**Number of Copies :**											
CLIENT	Offaly County Council													
ARCHITECT	HHC Architecture		**1**											
QS														
C&S														
PSDP														
Purpose of Issue														
FOR INFORMATION			**I**											
FOR APPROVAL														
FOR TENDER														
CONTRACT ISSUE														
FOR CONSTRUCTION														
ELECTRONIC			**E**											
PAPER														

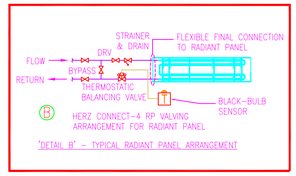
*** Purpose of Issue: I = Information, A = Approval, T = Tender, CI = Contract Issue, C = Contruction, E = Electronic, P = Paper

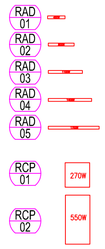
*** P1, P1, C1 ……. : Designates Drawings and/or Revisions Issued

A1









LEGEND:

- R# — RADIATOR REFERENCE
- RP# — RADIANT PANEL REFERENCE
- 2035x180 — RADIATORS
- HEATING PIPE RISE OR DROP
- EXPANSION BELLOWS

PIPE LEVEL RUN LINE TYPES:

- CEILING VOID PIPE RUNS
- HIGH LEVEL PIPE RUNS
- LOW LEVEL PIPE RUNS
- PIPEWORK RUNS IN CV FLOOR
- ISOLATION VALVE
- DOUBLE REGULATION VALVE
- NON RETURN VALVE
- COMMISSIONING AND ISOLATION VALVE
- STRAINER
- PRESSURE INDEPENDENT BALANCING CONTROL VALVES (PIBCV) (SEE DATA SHEET)
- TEMPERATURE STAT
- BLACK BULB TEMPERATURE STAT
- TEMPERATURE SENSOR
- FS — EXTERNAL FROST STAT
- F.A.T.B. — FROM ABOVE TO BELOW
- D.T.L.L. — DROP TO LOW LEVEL
- T.A — TO ABOVE
- REC — RECESSED
- RHP — REMOTE HEATING PANEL
- FS — FIRE STOPPING (PIPING)

NOTES:

1. PIPEWORK LAID UNDERFLOOR TO BE FITTED WITHIN PLASTIC SLEEVES.
2. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES ARE CO-ORDINATED.
3. ALL PERIMETER RADIATORS SHALL BE CENTERED UNDER WINDOWS.
4. ALL CORRIDOR RADIATORS DIMENSIONS SHOULD BE REVIEWED WITH REGARDS TO DAC REQUIREMENTS.
5. CONTRACTOR TO CHECK SITE DIMENSIONS PRIOR TO ORDERING.
6. MECHANICAL CONTRACTOR SHALL ENSURE NO PIPEWORK JOINTS OCCUR WITHIN STUD PARTITION.
7. THE CONTRACTOR TO ALLOW FOR ADEQUATE PROVISION FOR EXPANSION OF PIPEWORK BY MEANS OF LOOPS OR BELLOWS.
8. THERMOSTATIC RADIATOR VALVES TO BE PROVIDED ON THE FLOW CONNECTION AT EACH RADIATOR & LOCKSHIELD VALVES ON THE RETURN WHERE INDICATED.
9. ALL VALVES SHALL BE GENERALLY LOCATED WITHIN CORRIDOR CEILING VOIDS WHERE PRACTICAL WITH EXCEPTION TO CLASSROOM TOILETS, STORE ROOMS AND GENERALLY NON TEACHING SPACES.
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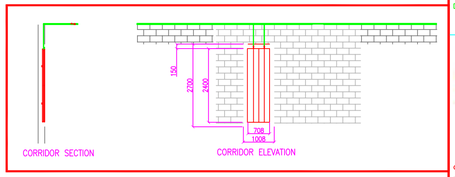

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IHEEM

Qualitas Veritas ISO 9001-2015

ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: HEATING SERVICES LAYOUT GROUND FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M-100	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

Hayes Higgins Partnership
Gas House Lane, Kilkenny.
Gas House Lane, Kilkenny (056) 7764710 (056) 7723223 info@hayeshigginskk.com
The Glove House, 11 Cole Lane, Smithfield, Dublin 7 (01) 6613231 (01) 6625804 admin@hayeshiggins.ie

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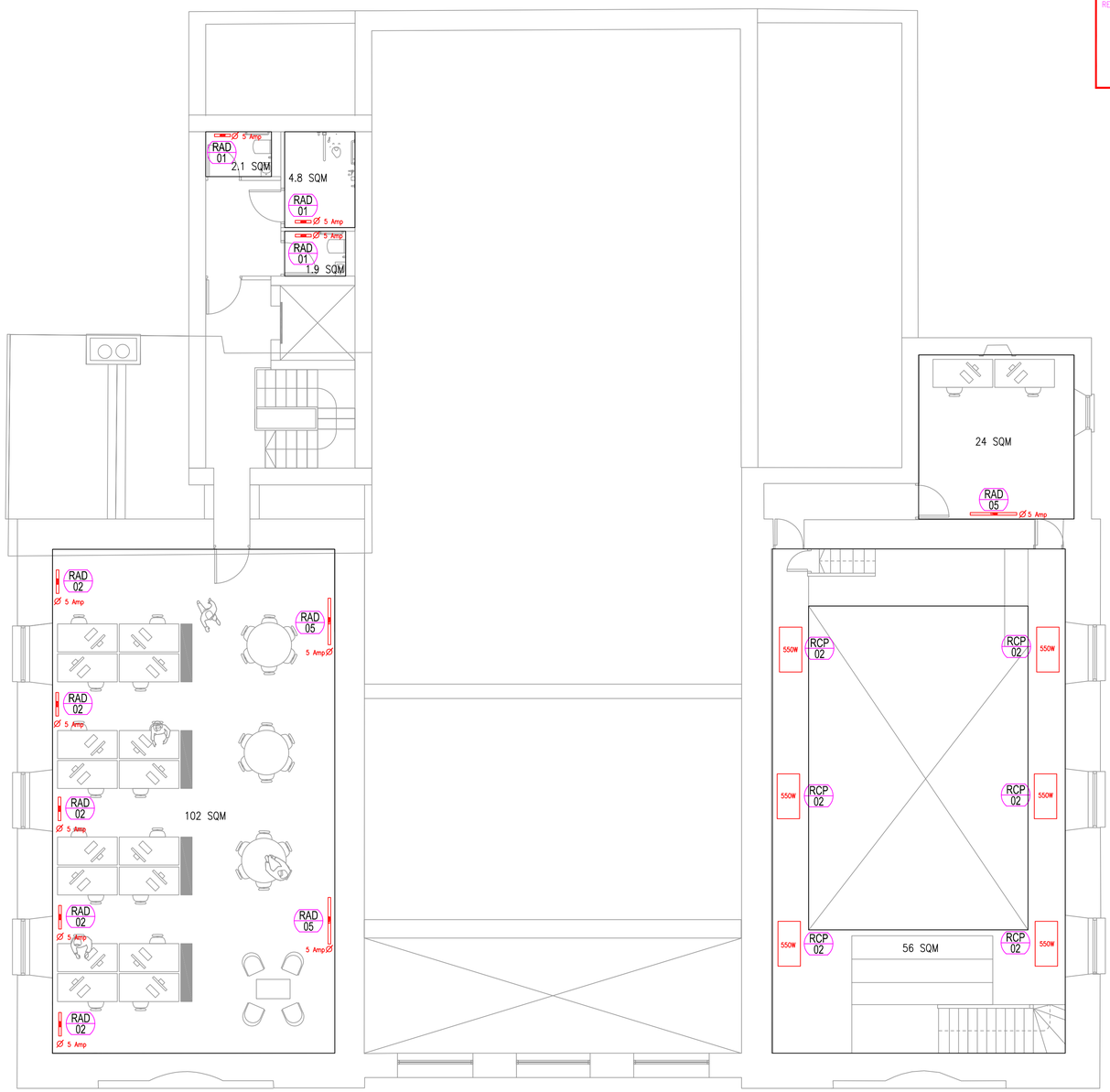

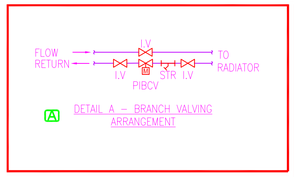

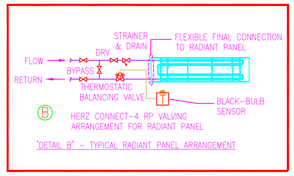

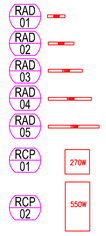

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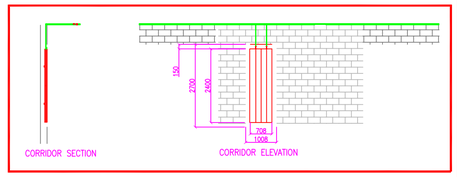

NOTES:

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IHEEM

Qualitas Veritas ISO 9001-2015

ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg. No.	Dwg. Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: HEATING SERVICES LAYOUT FIRST FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M-102	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

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Gas House Lane, Kilkenny (056) 7764710 (056) 7723223 info@hayeshigginsptk.com
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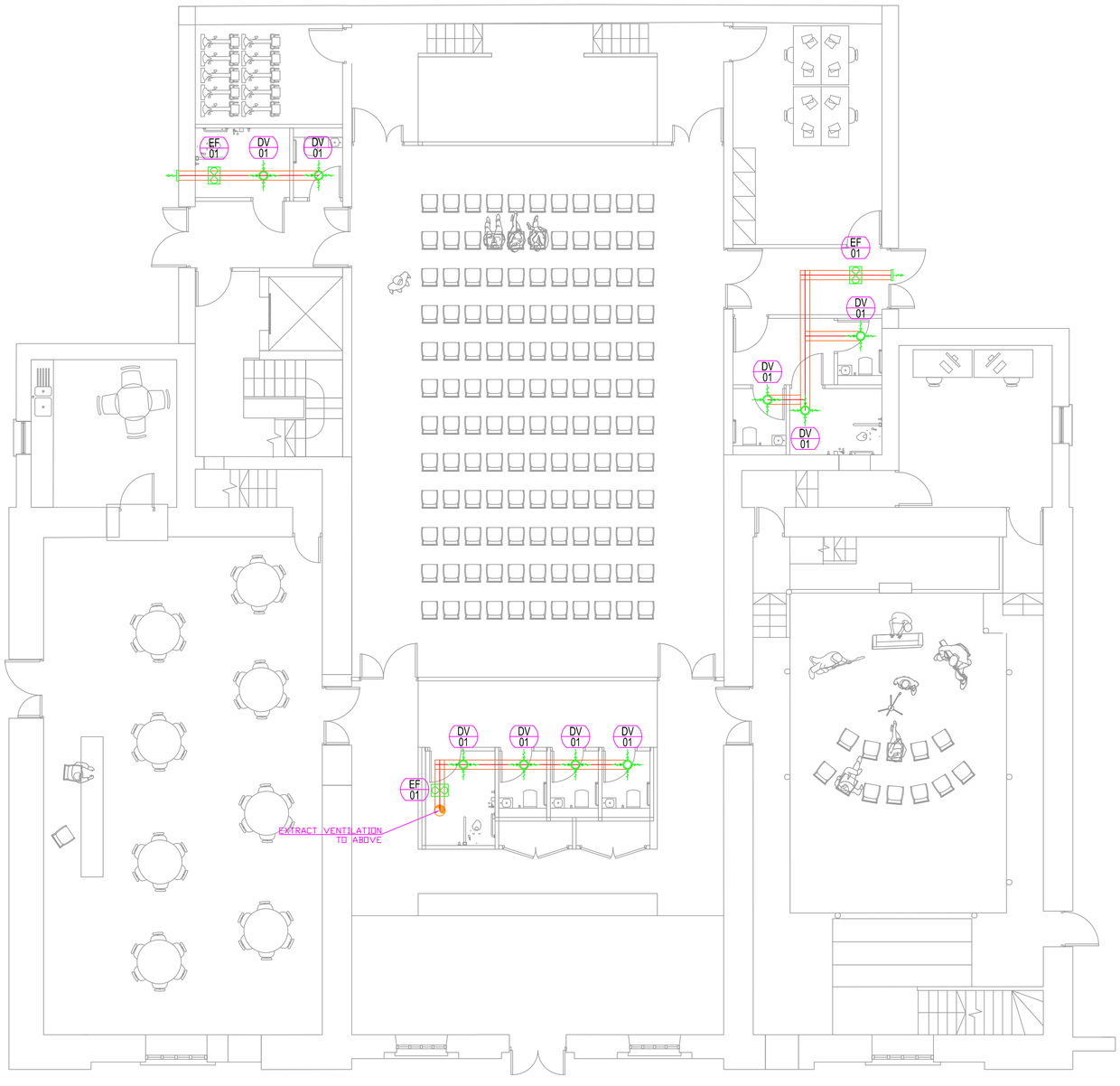
A1



NOTES:

1. ALL FIRE DAMPERS/COLLARS TO BE IN ACCORDANCE WITH APPROVED ARCHITECTS FIRE SAFETY CERTIFICATE DRAWINGS.
2. ALL FIRE DAMPERS MUST BE CLASSIFIED ACCORDING TO LATEST ADDITION OF EN 13501-3:2005 AND TESTED ACCORDING TO THE LATEST ADDITION OF EN 1366-2:1999. AS REQUIRED BY THE CE MARK, PERFORMANCE OF DAMPER IN THESE TESTS MUST BE CLEARLY DISPLAYED ON THE PRODUCT.
3. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT ALL DUCTWORK SUPPLIED AND INSTALLED UNDER THE MECHANICAL CONTRACT COMPLIES WITH DW144.
4. THE MECHANICAL CONTRACTOR SHALL ALLOW FOR ALL DUCT TRANSITIONS REQUIRED FOR CONNECTION TO FANS, ROOF COWLS ETC.
5. UNLESS OTHERWISE STATED THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL DUCTWORK, FANS, ETC. UNDER THE MECHANICAL CONTRACT.
6. EXACT LOCATION OF EACH FIRE EXTINGUISHER AND SIGNAGE TO BE AGREED ON SITE WITH THE CONSULTANT ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
7. THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL FIXINGS DEEMED NECESSARY BY THE ENGINEER TO PROPERLY SECURE EACH EXTINGUISHER TO THE WALL OR FLOOR ETC.
8. ALL EXTERNAL LOUVRES SHALL BE MANUFACTURED FROM ANODISED ALUMINIUM.
9. THE EXTRACT FANS SERVING THE TOILETS AREAS ARE TO BE ACTIVATED BY OCCUPANCY SENSORS, 5 MINUTE RUN-ON TIMER EXCEPT WHERE TOILET IS INTERNAL IN WHICH CASE THEY SHALL BE 15 MINUTE RUN-ON & HAVE OVER RIDING LOCAL SWITCHES LOCATED OVER LIGHT SWITCHES.
10. ALL EXTRACT FANS TO HAVE DAMPERS WHICH SHUT OFF WHEN THE FAN IS NOT IN USE. NON-RETURN BACKDRAUGHT DAMPERS TO BE PROVIDED ON ALL DUCTS 150mm OR LESS IN DIAMETER, MOTORISED DAMPERS ON LARGER DUCTS,
11. THE CONTRACTOR SHALL ENSURE ALL SERVICES ARE CO-ORDINATED.
12. THE MECHANICAL CONTRACTOR SHALL SUPPLY ALL INSTRUMENTS, TOOLS AND DEVICES NECESSARY FOR THE TESTING OF DUCTWORK SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT ALL TESTS. ALL DUCTING AIR LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF HVCA DW144.
13. VENTILATION DUCTWORK SHALL BE COMMISSIONED IN ACCORDANCE WITH CIBSE SERIES 'A' FOR AIR SYSTEMS. TEST HOLES FOR INSTRUMENTS SHALL BE PROVIDED IN THE LOCATIONS, WHERE FAN DUTIES ARE TO BE TESTED, AND PERFORMANCE OF REGULATING DAMPERS IS TO BE ASSESSED. ALL TEST HOLES SHALL BE 25mm DIAMETER AND PROVIDED WITH AN EFFECTIVE SEAL. ALL DUCTING TEST HOLES ARE TO BE SEALED WITH RUBBER GROMMENTS WHEN ALL COMMISSIONING IS COMPLETE AND VERIFIED.
14. ALL INTERNAL SURFACES OF DUCTING MUST BE CLEAN ON DELIVERY TO THE SITE AND MUST BE MAINTAINED CLEAN DURING AND AFTER INSTALLATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR KEEPING THE DUCTING SYSTEM CLEAN, FREE FROM GRIT, GREASE ETC.; IF DUCTING IS FOUND TO BE UNCLEAN THEN THE MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING OUT SUCH DUCTWORK.
15. ALL DUCTED SERVICES SHALL BE LABELLED CLEARLY WITH COLOUR CODED BANDS WHICH IDENTIFIES CONTENT, FUNCTION, DESTINATION, SOURCE OF SUPPLY AND FLOW DIRECTION. ALL PLANT ITEMS SHALL BE CLEARLY LABELED WITH WHITE TRAFFOLITE LABELS.
16. FIRE EXTINGUISHERS SHOULD BE LOCATED IN ACCORDANCE WITH IS:291 AND THEIR INSTALLATION SHOULD BE CERTIFIED.
17. THE MECHANICAL CONTRACTOR IS TO ALLOW FOR THE SUPPLY AND INSTALLATION OF WALL BRACKETS FOR MOUNTING OF PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS IDENTIFICATION PLATES ALSO TO BE PROVIDED.

LEGEND

- FIRE BLANKET
- 5KG Co2
- 2KG Co2
- 5KG ABC DRY POWDER
- 6 LITRE FOAM
- 6 KG AUTOMATIC DRY POWDER
- EG REF — EXTRACT GRILLE REFERENCE
- SG REF — SUPPLY GRILLE REFERENCE
- EF REF — EXTRACT FAN REFERENCE
- L REF — LOUVRE REFERENCE
- KC REF — KITCHEN CANOPY REFERENCE
- SUPPLY GRILLE
- EXTRACT GRILLE
- RISING DUCT
- EXTRACT FAN
- XXX — FLEXIBLE DUCT
- FD — FIRE DAMPER
- VCD — VOLUME CONTROL DAMPER
- BDD — NON-RETURN BACK DRAUGHT DAMPER
- PASSIVE INFRARED DETECTOR - LINKED TO FAN
- CANOPY
- SWITCH FOR EXTRACT FAN

NOTES:

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ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: VENTILATION & FIRE PROTECTION SERVICES GROUND FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M-200	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

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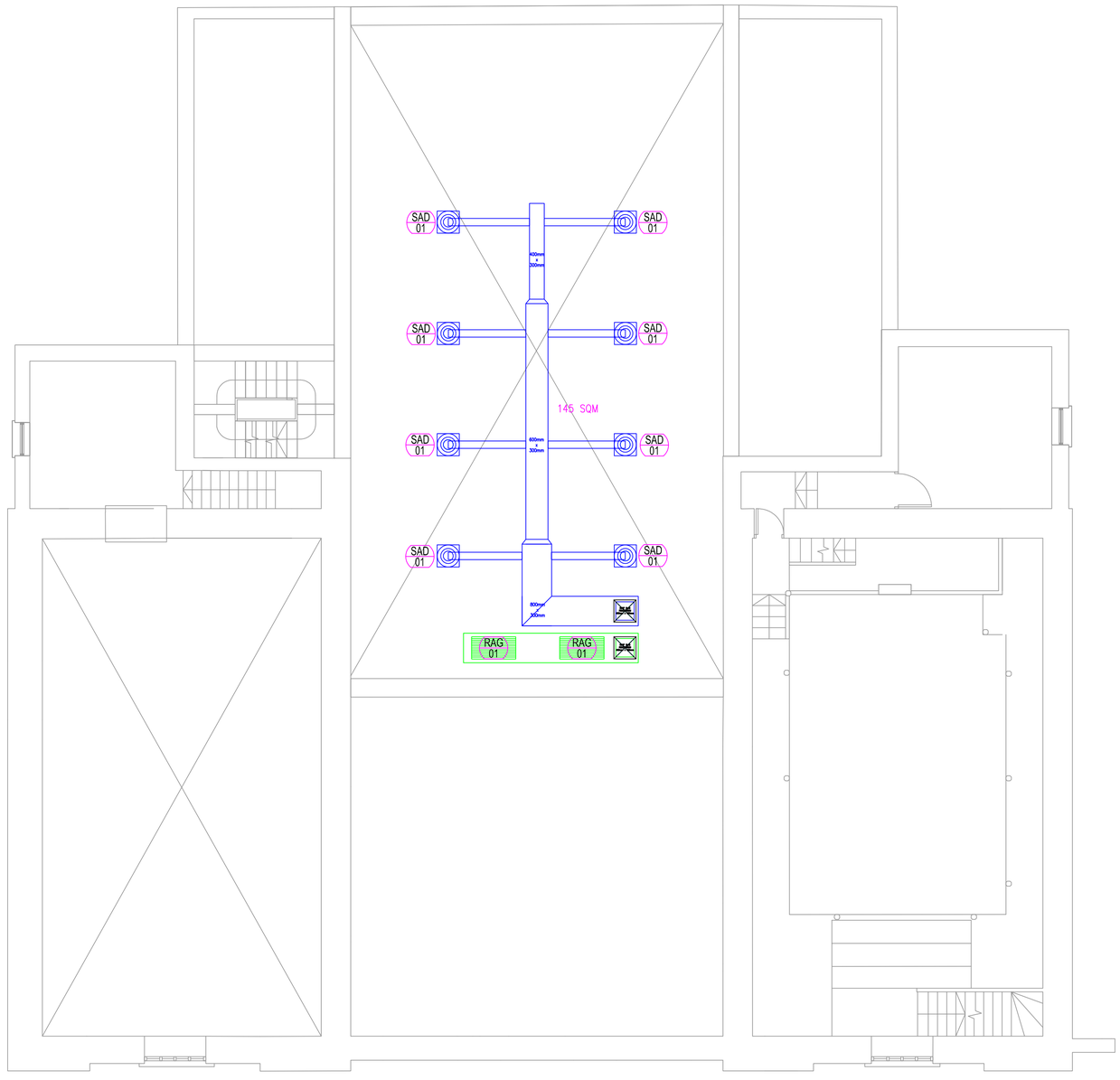
A1



NOTES:

1. ALL FIRE DAMPERS/COLLARS TO BE IN ACCORDANCE WITH APPROVED ARCHITECTS FIRE SAFETY CERTIFICATE DRAWINGS.
2. ALL FIRE DAMPERS MUST BE CLASSIFIED ACCORDING TO LATEST ADDITION OF EN 13501-3:2005 AND TESTED ACCORDING TO THE LATEST ADDITION OF EN 1366-2:1999. AS REQUIRED BY THE CE MARK, PERFORMANCE OF DAMPER IN THESE TESTS MUST BE CLEARLY DISPLAYED ON THE PRODUCT.
3. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT ALL DUCTWORK SUPPLIED AND INSTALLED UNDER THE MECHANICAL CONTRACT COMPLIES WITH DW144.
4. THE MECHANICAL CONTRACTOR SHALL ALLOW FOR ALL DUCT TRANSITIONS REQUIRED FOR CONNECTION TO FANS, ROOF COWLS ETC.
5. UNLESS OTHERWISE STATED THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL DUCTWORK, FANS, ETC. UNDER THE MECHANICAL CONTRACT.
6. EXACT LOCATION OF EACH FIRE EXTINGUISHER AND SIGNAGE TO BE AGREED ON SITE WITH THE CONSULTANT ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
7. THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL FIXINGS DEEMED NECESSARY BY THE ENGINEER TO PROPERLY SECURE EACH EXTINGUISHER TO THE WALL OR FLOOR ETC.
8. ALL EXTERNAL LOUVRES SHALL BE MANUFACTURED FROM ANODISED ALUMINIUM.
9. THE EXTRACT FANS SERVING THE TOILETS AREAS ARE TO BE ACTIVATED BY OCCUPANCY SENSORS, 5 MINUTE RUN-ON TIMER EXCEPT WHERE TOILET IS INTERNAL IN WHICH CASE THEY SHALL BE 15 MINUTE RUN-ON & HAVE OVER RIDING LOCAL SWITCHES LOCATED OVER LIGHT SWITCHES.
10. ALL EXTRACT FANS TO HAVE DAMPERS WHICH SHUT OFF WHEN THE FAN IS NOT IN USE. NON-RETURN BACKDRAUGHT DAMPERS TO BE PROVIDED ON ALL DUCTS 150mm OR LESS IN DIAMETER, MOTORISED DAMPERS ON LARGER DUCTS,
11. THE CONTRACTOR SHALL ENSURE ALL SERVICES ARE CO-ORDINATED.
12. THE MECHANICAL CONTRACTOR SHALL SUPPLY ALL INSTRUMENTS, TOOLS AND DEVICES NECESSARY FOR THE TESTING OF DUCTWORK SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT ALL TESTS. ALL DUCTING AIR LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF HVCA DW144.
13. VENTILATION DUCTWORK SHALL BE COMMISSIONED IN ACCORDANCE WITH CIBSE SERIES 'A' FOR AIR SYSTEMS. TEST HOLES FOR INSTRUMENTS SHALL BE PROVIDED IN THE LOCATIONS, WHERE FAN DUTIES ARE TO BE TESTED, AND PERFORMANCE OF REGULATING DAMPERS IS TO BE ASSESSED. ALL TEST HOLES SHALL BE 25mm DIAMETER AND PROVIDED WITH AN EFFECTIVE SEAL. ALL DUCTING TEST HOLES ARE TO BE SEALED WITH RUBBER GROMMENTS WHEN ALL COMMISSIONING IS COMPLETE AND VERIFIED.
14. ALL INTERNAL SURFACES OF DUCTING MUST BE CLEAN ON DELIVERY TO THE SITE AND MUST BE MAINTAINED CLEAN DURING AND AFTER INSTALLATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR KEEPING THE DUCTING SYSTEM CLEAN, FREE FROM GRIT, GREASE ETC.; IF DUCTING IS FOUND TO BE UNCLEAN THEN THE MECHANICAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING OUT SUCH DUCTWORK.
15. ALL DUCTED SERVICES SHALL BE LABELLED CLEARLY WITH COLOUR CODED BANDS WHICH IDENTIFIES CONTENT, FUNCTION, DESTINATION, SOURCE OF SUPPLY AND FLOW DIRECTION. ALL PLANT ITEMS SHALL BE CLEARLY LABELED WITH WHITE TRAFFOLITE LABELS.
16. FIRE EXTINGUISHERS SHOULD BE LOCATED IN ACCORDANCE WITH IS:291 AND THEIR INSTALLATION SHOULD BE CERTIFIED.
17. THE MECHANICAL CONTRACTOR IS TO ALLOW FOR THE SUPPLY AND INSTALLATION OF WALL BRACKETS FOR MOUNTING OF PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS IDENTIFICATION PLATES ALSO TO BE PROVIDED.

LEGEND

- FIRE BLANKET
- 5KG Co2
- 2KG Co2
- 5KG ABC DRY POWDER
- 6 LITRE FOAM
- 6 KG AUTOMATIC DRY POWDER
- EG REF — EXTRACT GRILLE REFERENCE
- SG REF — SUPPLY GRILLE REFERENCE
- EF REF — EXTRACT FAN REFERENCE
- L REF — LOUVRE REFERENCE
- KC REF — KITCHEN CANOPY REFERENCE
- SUPPLY GRILLE
- EXTRACT GRILLE
- RISING DUCT
- EXTRACT FAN
- XXX — FLEXIBLE DUCT
- FD — FIRE DAMPER
- VCD — VOLUME CONTROL DAMPER
- BDD — NON-RETURN BACK DRAUGHT DAMPER
- PASSIVE INFRARED DETECTOR - LINKED TO FAN
- CANOPY
- SWITCH FOR EXTRACT FAN

NOTES:

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ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: VENTILATION & FIRE PROTECTION SERVICES INTERMEDIATE FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M-201	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

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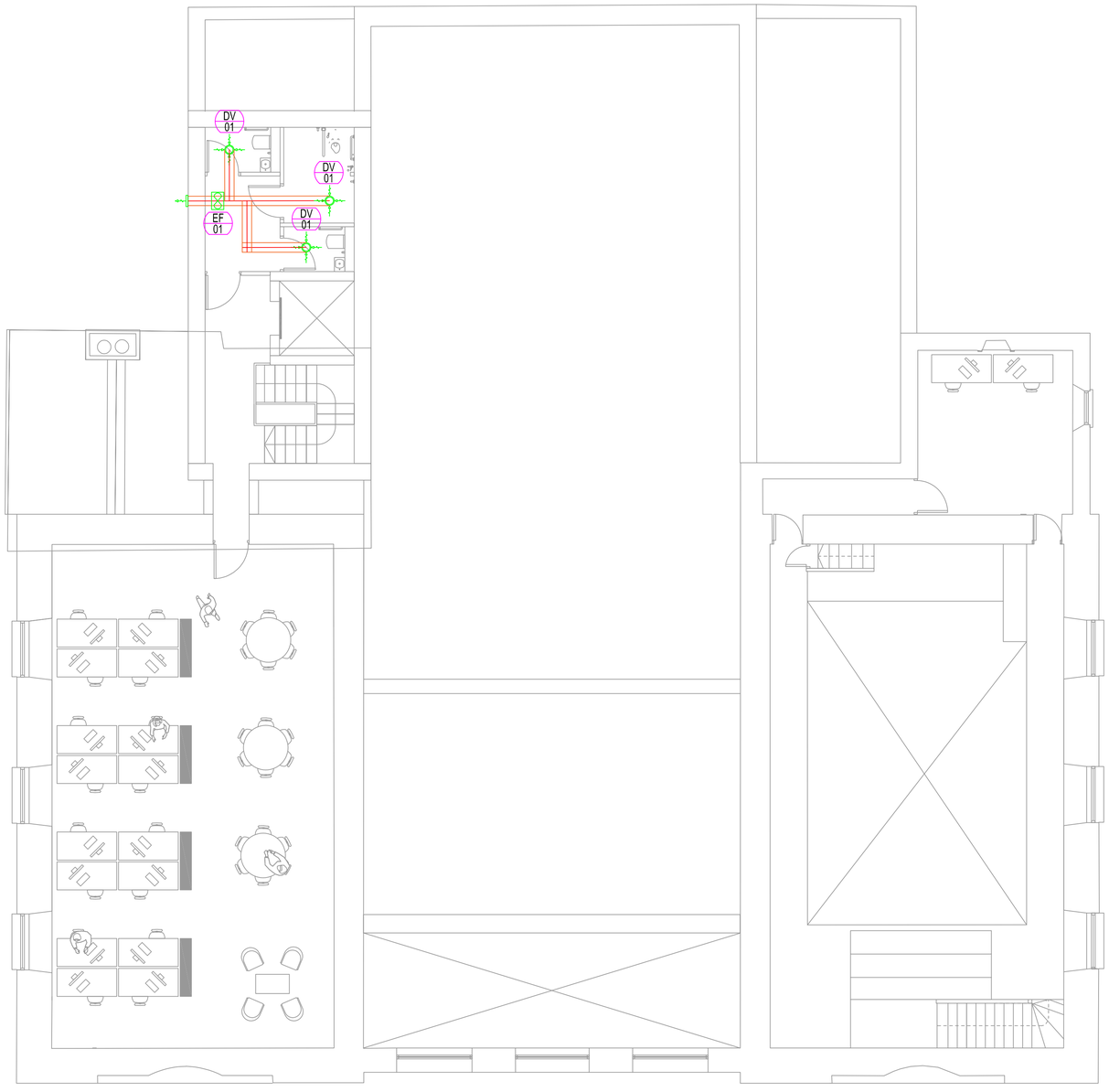

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ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Apprvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: VENTILATION & FIRE PROTECTION SERVICES FIRST FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M-202	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
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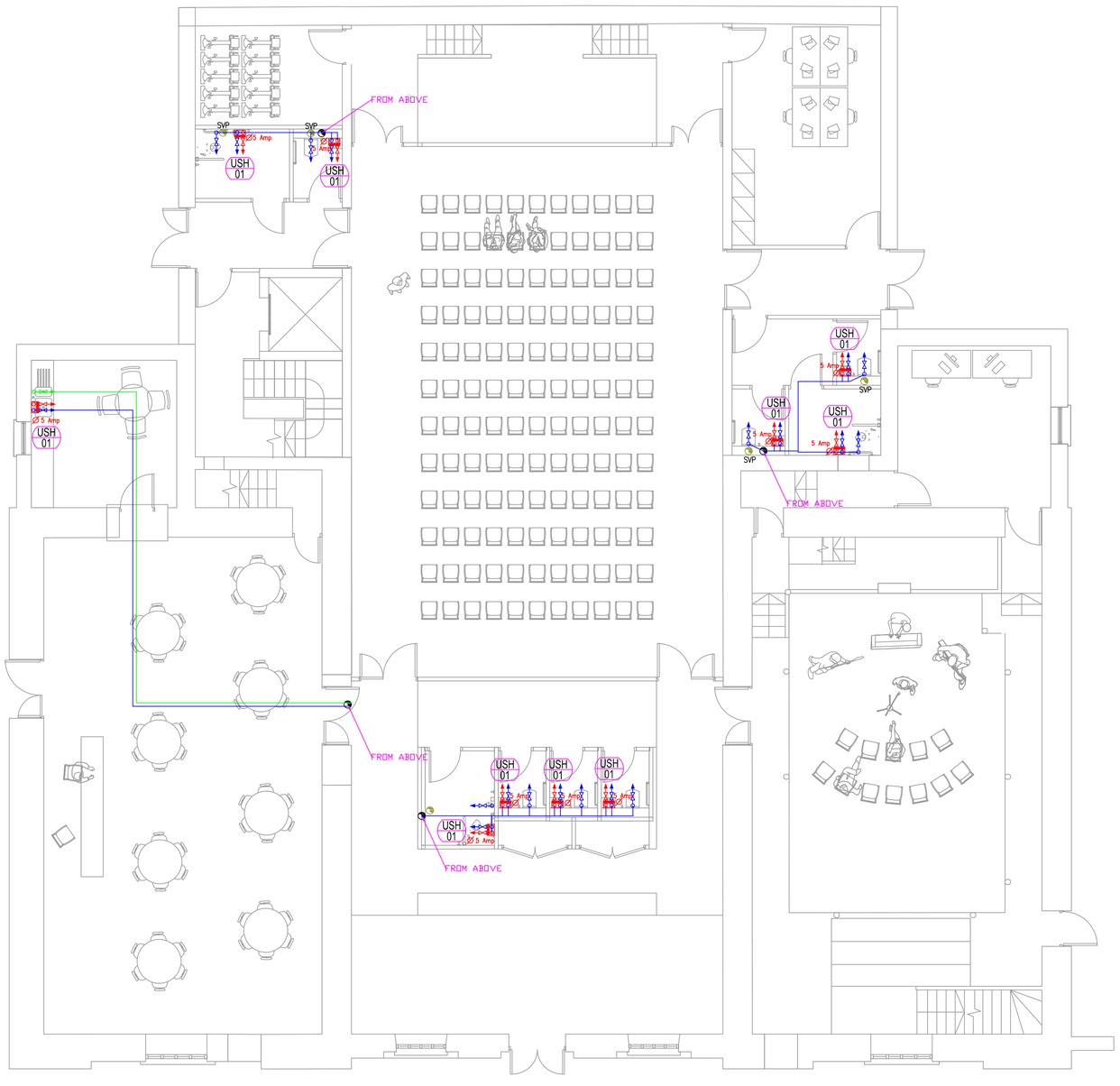

LEGEND:

	PIPE RUNNING AT LOW LEVEL
	PIPE RUNNING IN CEILING VOID
	HOT WATER DRAW OFF POINT
	HOT WATER RETURN DRAW OFF POINT
	COLD WATER DRAW OFF POINT
	DRINKING WATER DRAW OFF POINT
	RAIN WATER DRAW OFF POINT
	THERMOSTATIC SHOWER WATER MIXING VALVE, TOP CONNECTIONS AND INTEGRAL CHECK VALVES AND STRAINERS C/W ADJUSTABLE SHOWER HEAD.
M	THERMOSTATIC BLENDING VALVE (TVM3) MAX OUTPUT TEMP – 43° COMPLETE WITH INTEGRAL NON–RETURN VALVES & STRAINERS
C I	PIPEWORK RISE / DROP
	ISOLATION VALVE
	COMMISSIONING VALVE SET
U	URINAL CISTERN SAVE DEVICE LINKED TO PRESENCE DETECTION & SOLENOID VALVE
D.T.L.L.	DROP TO LOW LEVEL
T.A. / T.B.	TO ABOVE / TO BELOW
F.A. / F.B.	FROM ABOVE / FROM BELOW
CWS	COLD WATER SUPPLY
HWS	HOT WATER SUPPLY
HWSR	HOT WATER RETURN
RWS	RAIN WATER SUPPLY
MWS	MAIN WATER SUPPLY
DWS	DRINKING WATER SUPPLY
RWH	RAIN WATER HARVESTING

NOTES:

1. THE CONTRACTOR IS TO ALLOW FOR EACH MWS, RWS, CWS AND HWS OUTLET TO BE VALVED.
2. ALL PIPEWORK ROUTES TO BE AGREED ON SITE WITH ARCHITECT AND SERVICES CONSULTANT PRIOR TO INSTALLATION.
3. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT NO PIPEWORK JOINTS OCCUR WITHIN THE STUD PARTITION.
4. UNLESS OTHERWISE STATED, MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL PIPEWORK, VALVES, INSULATION, CLADDING ETC.
5. ALL MAIN BRANCHES ARE TO BE VALVED. ALL VALVES ARE TO BE LOCATED IN AN ACCESSIBLE LOCATION.
6. THE MECHANICAL CONTRACTOR SHALL INCLUDE FOR FINAL CONNECTION TO EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC.
   - Ø15 CWS AND HWS TO EACH WASH HAND BASIN.
   - Ø15 RWS TO EACH WC.
   - Ø22 HWS AND CWS TO EACH SHOWER MIXING VALVE.
   - Ø22 CWS AND HWS TO EACH BELFAST SINK.
   - Ø16 DWS TO EACH SINK.
   - Ø16 DWS TO WATER BOILER
   - Ø22 MWS TO EACH PRESSURISATION UNIT.
   - Ø15 MWS AND HWS TO EACH WASHING MACHINE.
7. THE CONTRACTOR SHALL ENSURE THE DRINKING WATER (DWS) INSTALLATION SHALL IS NON METALLIC I.E NO COPPER/BRASS FITTINGS.
8. NOTE DIMENSIONS OF (DWS) PIPEWORK TO BE TAKEN AS INSIDE DIAMETER (ID).
9. ALL HOT WATER OUTLETS (EXCEPT CLEANER'S STORE SINKS) TO BE FITTED WITH THERMOSTATIC BLENDING VALVES. (LIMITED AT 43°) GROUPING AT OUTLETS TO BE FITTED BLENDING VALVES ARE TO BE AGREED WITH SERVICES CONSULTANT PRIOR TO INSTALLATION EG. WHB'S.
10. THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL SCREWDRIVER OPERATED BALL TYPE ISOLATING VALVES ON ALL MAINS WATER, COLD WATER & HOT WATER PIPEWORK SERVING EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC
11. COLD WATER STORAGE TANKS AND RAIN WATER TO BE SUPPLIED BY TRICEL PLASTICS LTD. OR EQUAL AND APPROVED.
12. TRACE HEATING TO BE PROVIDED ON ALL EXTERNAL WATER SERVICES PIPEWORK.
13. ALL EXTERNAL PIPEWORK SHALL BE INSULATED AND CLADDED.
14. EN & WRAS APPROVED FLEXIBLE CONNECTIONS TO BE SUPPLIED AND INSTALLED AT EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC.
15. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND DoES TECHNICAL GUIDANCE DOCUMENTS.
16. WATER BOILER TO BE LABELLED WITH A TRAFFO LIGHT LABEL 'CAUTION HOT WATER IN USE'.
17. DRINKING WATER OUTLETS TO BE CLEARLY MARKED WITH SIGNAGE (TYPICAL POTABLE WATER SIGN INDICATED ON DRAWING).

RAIN WATER TAP SIGNAGE

POTABLE DRINKING WATER SIGNAGE

NOTES:

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Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: WATER SERVICES LAYOUT GROUND FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M–300	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

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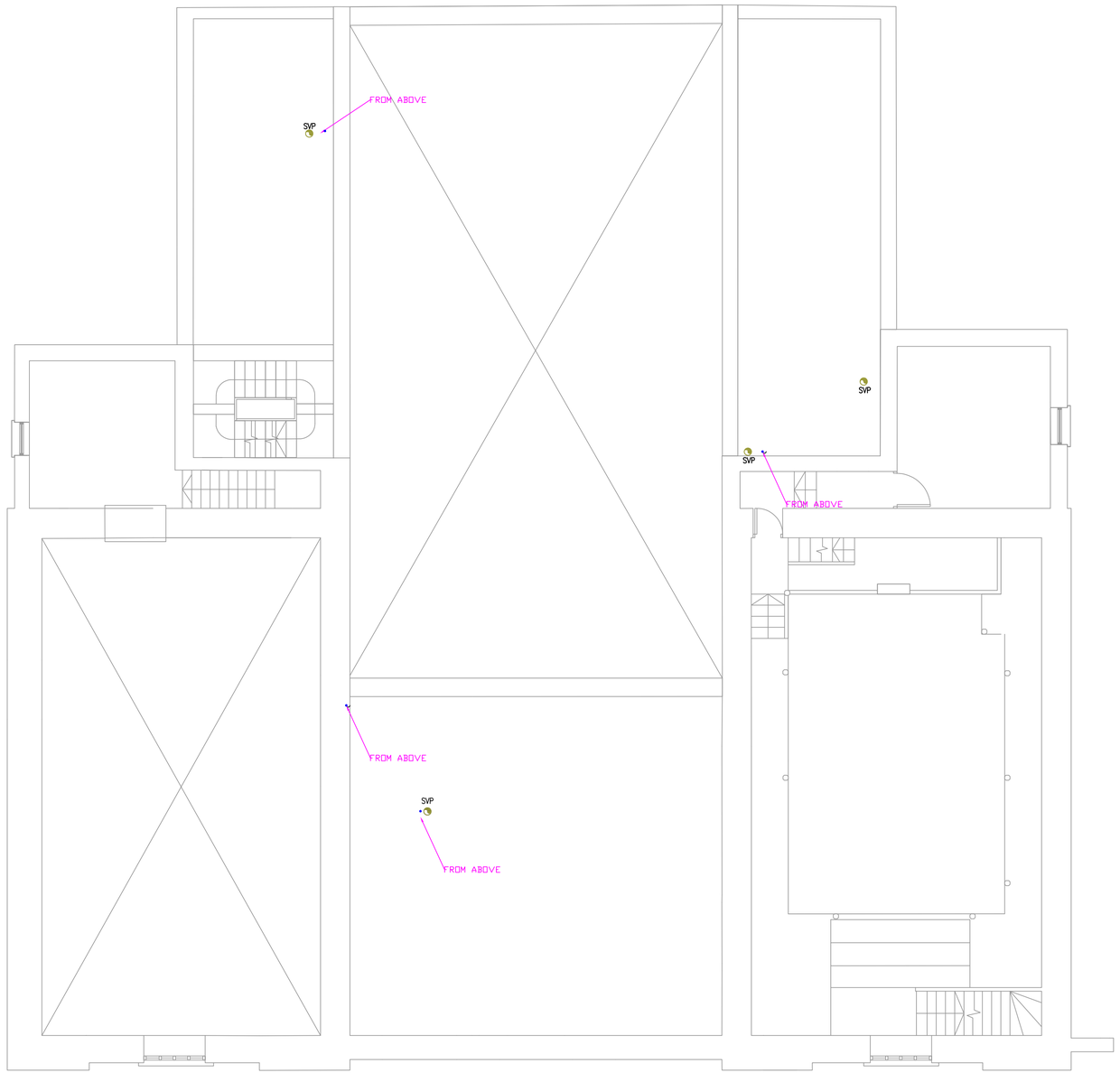

LEGEND:

———	PIPE RUNNING AT LOW LEVEL
— — —	PIPE RUNNING IN CEILING VOID
	HOT WATER DRAW OFF POINT
	HOT WATER RETURN DRAW OFF POINT
	COLD WATER DRAW OFF POINT
	DRINKING WATER DRAW OFF POINT
	RAIN WATER DRAW OFF POINT
	THERMOSTATIC SHOWER WATER MIXING VALVE, TOP CONNECTIONS AND INTEGRAL CHECK VALVES AND STRAINERS C/W ADJUSTABLE SHOWER HEAD.
TMV3	THERMOSTATIC BLENDING VALVE (TVM3) MAX OUTPUT TEMP – 43° COMPLETE WITH INTEGRAL NON–RETURN VALVES & STRAINERS
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NOTES:

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Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: WATER SERVICES LAYOUT INTERMEDIATE FLOOR

Project No:	Drawing Ref:	Rev:
24ME005	M–301	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
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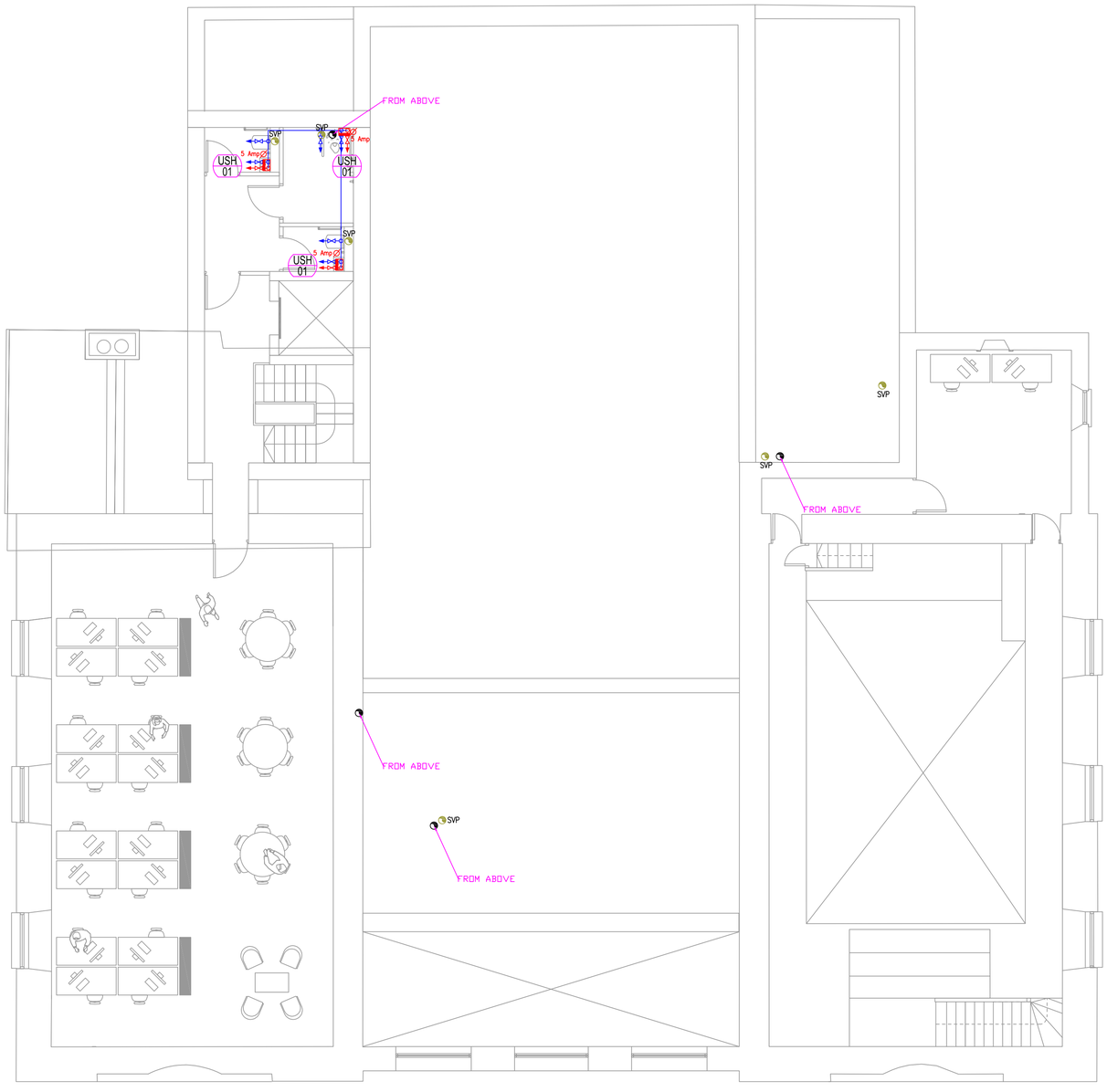

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	RAIN WATER DRAW OFF POINT
	THERMOSTATIC SHOWER WATER MIXING VALVE, TOP CONNECTIONS AND INTEGRAL CHECK VALVES AND STRAINERS C/W ADJUSTABLE SHOWER HEAD.
	THERMOSTATIC BLENDING VALVE (TVM3) MAX OUTPUT TEMP – 43° COMPLETE WITH INTEGRAL NON–RETURN VALVES & STRAINERS
	PIPEWORK RISE / DROP
	ISOLATION VALVE
	COMMISSIONING VALVE SET
U	URINAL CISTERN SAVE DEVICE LINKED TO PRESENCE DETECTION & SOLENOID VALVE
D.T.L.L.	DROP TO LOW LEVEL
T.A. / T.B.	TO ABOVE / TO BELOW
F.A. / F.B.	FROM ABOVE / FROM BELOW
CWS	COLD WATER SUPPLY
HWS	HOT WATER SUPPLY
HWSR	HOT WATER RETURN
RWS	RAIN WATER SUPPLY
MWS	MAIN WATER SUPPLY
DWS	DRINKING WATER SUPPLY
RWH	RAIN WATER HARVESTING

NOTES:

1. THE CONTRACTOR IS TO ALLOW FOR EACH MWS, RWS, CWS AND HWS OUTLET TO BE VALVED.
2. ALL PIPEWORK ROUTES TO BE AGREED ON SITE WITH ARCHITECT AND SERVICES CONSULTANT PRIOR TO INSTALLATION.
3. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT NO PIPEWORK JOINTS OCCUR WITHIN THE STUD PARTITION.
4. UNLESS OTHERWISE STATED, MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL PIPEWORK, VALVES, INSULATION, CLADDING ETC.
5. ALL MAIN BRANCHES ARE TO BE VALVED. ALL VALVES ARE TO BE LOCATED IN AN ACCESSIBLE LOCATION.
6. THE MECHANICAL CONTRACTOR SHALL INCLUDE FOR FINAL CONNECTION TO EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC.
   - Ø15 CWS AND HWS TO EACH WASH HAND BASIN.
   - Ø15 RWS TO EACH WC.
   - Ø22 HWS AND CWS TO EACH SHOWER MIXING VALVE.
   - Ø22 CWS AND HWS TO EACH BELFAST SINK.
   - Ø16 DWS TO EACH SINK.
   - Ø16 DWS TO WATER BOILER
   - Ø22 MWS TO EACH PRESSURISATION UNIT.
   - Ø15 MWS AND HWS TO EACH WASHING MACHINE.
7. THE CONTRACTOR SHALL ENSURE THE DRINKING WATER (DWS) INSTALLATION SHALL IS NON METALLIC I.E NO COPPER/BRASS FITTINGS.
8. NOTE DIMENSIONS OF (DWS) PIPEWORK TO BE TAKEN AS INSIDE DIAMETER (ID).
9. ALL HOT WATER OUTLETS (EXCEPT CLEANER'S STORE SINKS) TO BE FITTED WITH THERMOSTATIC BLENDING VALVES. (LIMITED AT 43°) GROUPING AT OUTLETS TO BE FITTED BLENDING VALVES ARE TO BE AGREED WITH SERVICES CONSULTANT PRIOR TO INSTALLATION EG. WHB'S.
10. THE MECHANICAL CONTRACTOR SHALL SUPPLY AND INSTALL SCREWDRIVER OPERATED BALL TYPE ISOLATING VALVES ON ALL MAINS WATER, COLD WATER & HOT WATER PIPEWORK SERVING EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC
11. COLD WATER STORAGE TANKS AND RAIN WATER TO BE SUPPLIED BY TRICEL PLASTICS LTD. OR EQUAL AND APPROVED.
12. TRACE HEATING TO BE PROVIDED ON ALL EXTERNAL WATER SERVICES PIPEWORK.
13. ALL EXTERNAL PIPEWORK SHALL BE INSULATED AND CLADDED.
14. EN & WRAS APPROVED FLEXIBLE CONNECTIONS TO BE SUPPLIED AND INSTALLED AT EACH ITEM OF SANITARY WARE, CATERING EQUIPMENT ETC.
15. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND DoES TECHNICAL GUIDANCE DOCUMENTS.
16. WATER BOILER TO BE LABELLED WITH A TRAFFO LIGHT LABEL 'CAUTION HOT WATER IN USE'.
17. DRINKING WATER OUTLETS TO BE CLEARLY MARKED WITH SIGNAGE (TYPICAL POTABLE WATER SIGN INDICATED ON DRAWING).

RAIN WATER TAP SIGNAGE

POTABLE DRINKING WATER SIGNAGE

NOTES:

GENERAL NOTES:

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, C&S ENGINEERS DRAWINGS & SPECIFICATIONS.
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS.
3. DO NOT SCALE – WORK TO FIGURE DIMENSIONS ONLY.

IHEEM

Qualitas Veritas ISO 9001-2015

ENGINEERS IRELAND cpd ACCREDITED COMPANY

Referenced drawings

Dwg No.	Dwg Title

Issue register

Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: WATER SERVICES LAYOUT FIRST FLOOR

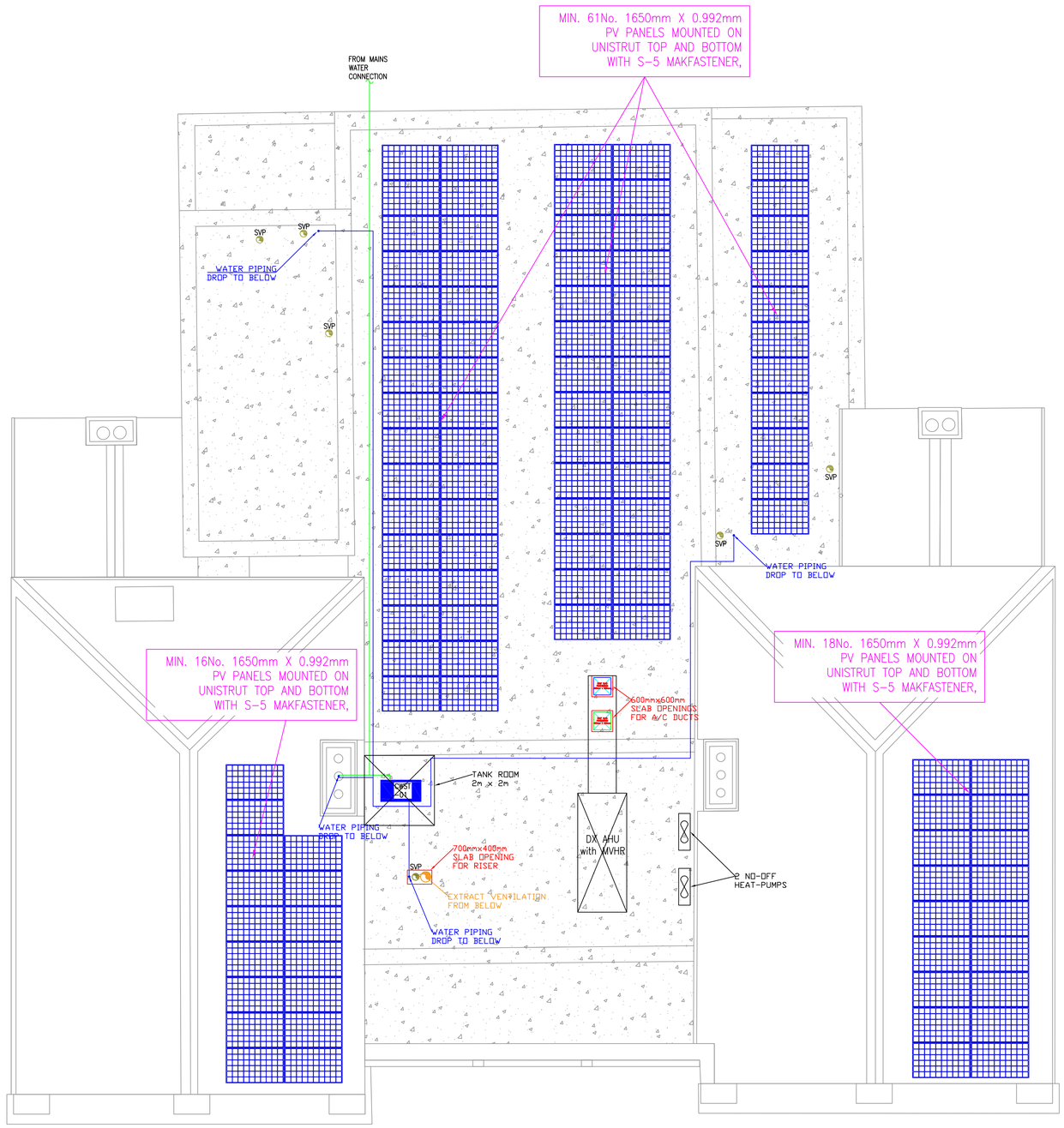
Project No:	Drawing Ref:	Rev:
24ME005	M–302	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

Hayes Higgins Partnership
Gas House Lane, Kilkenny.
Gas House Lane, Kilkenny (056) 7764710 (056) 7723223 info@hayeshiggins.com
The Steps House, 11 Oak Lane, Smithfield, Dublin 7 (01) 6612321 (01) 6625804 admin@hayeshiggins.ie

A1



NOTES:

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IHEEM

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Rev.	Date	Description	Dwn.	Chkd.	Appvd.
P1	XX/07/24	STAGE 2A DRAFT	LA	JM	PP

Client: COUNTY OFFALY

Job Description: DAINGEAN COURTHOUSE REDEVELOPMENT

Status: STAGE 2A DRAFT

Drawing Title: M&E SERVICES LAYOUT ROOF LEVEL

Project No:	Drawing Ref:	Rev:
24ME005	M-503	P1

Date:	Scale:
08/07/24	1:75 @ A1

Drawn By:	Checked By:	Approved By:
L.A.	J.M.	P.P.

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The Glen House, 11 Oak Lane, Smithfield, Dublin 7 (01) 6613331 (01) 6625804 admin@hayeshiggins.ie

Appendix E

Fire Safety and Accessibility Report

BD LAB

BUILDING DESIGN LAB LTD

Offaly County Council

Fire Safety & Disability Access Review (Stage 1)

for

Proposed Material Change of use from a Court House use into a place of public assembly for a wide variety of council, business, social gallery space, meeting rooms and for hire, offices for short to medium term lease and staff use.

Client:
Offaly County Council

Fire Safety Certificate Review

ISSUE 1
28/06/24

RIAI

7 Dundanion Terrace, Blackrock Road, Cork T12 C9T0

| m: 086 605 0096 | e: info@bdlab.ie |w: www.bdlab.ie |

|VAT Number: IE 3496916FH | CRO: 612858

Fire Safety & Disability Access Review (Stage 1)

for a

Material Change of use from Courthouse use into a place of public assembly for a wide variety of council, business, social and cultural uses, gallery space, meeting rooms and venue spaces for hire, offices for short to medium term lease and staff use.

At

The Courthouse, Daingean, Co. Offaly

On behalf of;
Offaly County Council

Job Title		Material Change of use from Courthouse use into a place of public assembly for a wide variety of council, business, social and cultural uses, gallery space, meeting rooms and venue spaces for hire, offices for short to medium term lease and staff use.			
Document title Document ref		Fire Safety & Disability Access Review (Stage 1)			File reference
Revision	Date	Filename	Disability Access Review		
Draft 1	28/06/2024	Description	First Draft		
			Prepared by	Checked by	Approved by
		Name	AD	Nigel O Sullivan	Nigel O Sullivan
		Signature			
Revision	Date	Filename	Disability Access Review		
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
Revision	Date	Filename	Disability Access Review		
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document Verification with Document	

Contents

1. **Introduction** 5
2. **Fire Safety Review** 6
3. **Disability Access Review** 8
4. **Appendix** 10

1. Introduction

This Report is a high-level review of the purposed options, for the material change of use for the historic courthouse at Daingean, Co. Offaly.

This report is not a Fire Safety Certificate (FSC) report or a Disability Access Certificate (DAC) and is only to be used as a preliminary review of the options for the afore mentioned facility.

The report is laid out from a FSC point of view from B1 to B5 issues that will need to be addressed for compliance Technical Guidance Document Part B.

From a DAC the report will list some issues for compliance with Technical Guidance Document Part M.

Early engagement with the Building Control Authority (Fire Officer, etc..) would be recommended to assess their considerations in dealing with the compliance issues with this protected structure. A site visit with the Fire Officer is to be organised in July, 2024

The report is not exhaustive as the drawings are incomplete and not all the issues are identified on site.

2. Fire Safety Review

2.1	B1 – Means of Escape	
ITEM	DESCRIPTION	
B1-1	Doors to open in direction of escape from stair cores.	
B1-2	Doors on escape routes open onto stairs.	
B1-3	Stairway enclosures to have the appropriate fire resistance (as per Table A1 of TGD Part B -60 minutes integrity) to the underside of the roof.	
B1-4	Courtroom to have limited occupancy due to the escape route restrictions (850mm door width =100 people, 950mm door width = 150 people)	
B1-5	Courtroom in its current format (Gallery Level) does have an open connection to the upper levels.	
B1-6	Height of escape routes required to be 2m minimum.	
B1-7	Rooms with a single escape route should be restricted for occupancy of 60 people only.	
B1-8	Inner Rooms should be restricted for occupancy of 20 people only.	
B1-9	FDAS (Fie Detection and Alarm System) will be required for the entire structure to comply with I.S. 3218	
B1-10	Emergency Lighting will be required to comply with I.S. 3217	
B1-11	Disability Refuge areas to be created in stair cores.	

Note: Please refer to Drawings in Appendix A

2.2	B2 – Internal Fire Spread (Linings)	
ITEM	DESCRIPTION	
B2-1	The Wall, Ceiling and floor linings will be required to be class 0 on escape routes, and can be class 3 in the WC's	
B2-2	Limitations on notice boards and wall coverings that are not class 0 compliant will be required to be applied.	

Note: Please refer to Drawings in Appendix A

2.3	B3 – Internal Fire Spread (Structure)	
ITEM	DESCRIPTION	
B3-1	Structural elements such as floors, ceilings, stairs, compartment walls, etc. are required to ensure structural integrity, to allow for means of escape. This will require structural elements to have been retrofitted with fire resisting materials.	
B3-2	Fire stopping within cavities and along compartment lines will be required.	

Note: Please refer to Drawings in Appendix A

2.4	B4 – External Fire Spread	
ITEM	DESCRIPTION	
B4-1	There is proposed extension (floor area increases), space separation calculations will have to be undertaken once the design of the elevations, etc have be developed.	

Note: Please refer to Drawings in Appendix A

2.5	B5 – Access and Facilities for the Fire Service	
ITEM	DESCRIPTION	
B5-1	Fire Hydrants locations and flows will need to be assessed, this may require a firefighting water tank to be sized and supplied.	
B5-2	Smoke control required in all protected stairways in accordance with 5.4.3.2 of TGD Part B	

Note: Please refer to Drawings in Appendix A

3. Disability Access Review

3.1	M1.1 – Approach to buildings	
ITEM	DESCRIPTION	
M1-1-1	Disability parking and set down areas required and should be provided in accordance with 1.1.5 & 1.1.6 and Diagram 8 of TGD Part M.	
M1-1-2	Level access approach to all access points.	

Note: Please refer to Drawings in Appendix A

3.2	M1.2 – Access to buildings	
ITEM	DESCRIPTION	
M1-2-1	Entrance Doors should be accessible and in accordance table 2 and Diagram 10 of TGD Part M.	

Note: Please refer to Drawings in Appendix A

3.3	M1.3 – Circulation within buildings	
ITEM	DESCRIPTION	
M1-3-1	Door widths in some areas are too narrow in some areas.	
M1-3-2	Provision of a lift should be provided in accordance 1.3.4.2 of TGD Part M	
M1-3-3	Corridors and passageways should be provided in accordance 1.3.3.3 and Diagram 12 of TGD Part M	

Note: Please refer to Drawings in Appendix A

3.4	M1.4 – Sanitary Facilities for buildings	
ITEM	DESCRIPTION	
M1-4-1	Provision of UA WC should be provided in accordance with 1.4.5 & Diagram 15a of TGD Part M	

Note: Please refer to Drawings in Appendix A

3.5	M1.5 – Other Facilities in buildings	
ITEM	DESCRIPTION	
M1-5-1	Refreshment Facilities should be provided in accordance with 1.5.5 and Diagram 28 of TGD Part M	
M1-5-2	Audience and spectator facilities without fixed seating should be provided in accordance with 1.5.4 and Diagram 26 of TGD Part M, raised podiums, etc..	
M1-5-3	Switches, outlets and controls should be provided in accordance with 1.5.7 and Diagram 30 of TGD Part M, raised podiums, etc..	

Note: Please refer to Drawings in Appendix A

3.6	M1.6 – Aids to Communication	
ITEM	DESCRIPTION	
M1-6-1	Appropriate signage (directional, etc. ..) should be provided in accordance with 1.6.3 of TGD Part M throughout the premises.	
M1-6-2	Visual contrast where required should be provided in accordance with 1.6.4 of TGD Part M throughout the premises.	
M1-6-3	Appropriate levels of lighting should be provided be in accordance with 1.6.5 of TGD Part M throughout the premises.	
M1-6-4	Audible aids should be in accordance with 1.6.6 of TGD Part M throughout the premises.	

Note: Please refer to Drawings in Appendix A

4. Appendix

Appendix A – Drawings

LEGEND

OUTLINE OF PROPOSED WORKS

Compartment wall / floor achieving 60 minutes fire resistance rating (stability, integrity and insulation) n accordance with BS 476:Pt 8/20-24. Fire rated partitions to be carried up to the underside of the structual floor or roof above.

Fire resisting wall/partition achieving 60 minutes fire resistance rating (stability, integrity and insulation) n accordance with BS 476:Pt 8/20-24. Fire rated partitions to be carried up to the underside of the structual floor or roof above.

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60minutes Fire resisting curtain /shutter

30minutes Fire resisting curtain / shutter

60minutes Fire resisting glazing (integrity/insulation)

30minutes Fire resisting glazing (integrity only)

Toughened / Safety glass

Fire resisting doorset and associated side and over screens achieving 60 minutes fire resistance (integrity) in accordance with BS 476:Pt 22. Doors fitted with smoke seals to achieve a leakage rate not exceeding 3m3/m²hour (heads and jambs) when testes at 35Pa to BS 476:sect 31:1.

Fire resisting doorset and associated side and over screens achieving 30 minutes fire resistance (integrity) in accordance with BS 476:Pt 22. Doors fitted with smoke seals to achieve a leakage rate not exceeding 3m3/m²hour (heads and jambs) when testes at 35Pa to BS 476:sect 31:1.

Note: all fire resisting door sets to be provided with automatic self closing devised capable of closing the door from any angle and against any latch fitted to the door.

Designated exits / direction of escape

Travel Distance (m). In rooms where the fit-out is not known, the direct distance is multiplied by 1.5.

(xxxx) Dimensions refer to :

(a) width of a doorway ie the clear width of the open door, or

(b) width of escape route ie is the width at shoulder level when defined by the walls (handrails fixed to the walls are ignored) or, elsewhere, the minimum width of passage available between any fixed obstructions.

(c) clear width of stairway ie the clear width between the walls and balustrades (stringe and handrails intrucing not more than 30mm and 100mm respectively are ignored).

FACP FIRE ALARM CONTROL PANEL

F.A. SOUNDER

EXTERNAL STROBE/SOUNCER

EXTERNAL SOUNDER

SD SMOKE DETECTOR

HD HEAT DETECTOR

V VIEW HI-SENSITIVITY DETECTOR

VLS INDUSTRIAL VESDA AIR-SAMPLING UNIT

OPTICAL BEAM DETECTOR

BREAK GLASS UNIT

EXIT SELF CONTAINED, MAINTAINED, 3hr. DURATION SIGN

EM EMERGENGY LIGHTING CONVERTOR UNIT 3hr DURATION, BUILT INTO GENERAL LIGHTING LUMINAIRES

EXTERNAL EMERGENCY LGHT

TW N SPOT EMERGENCY LIGHT COMPLETE WITH 3HR BATTERY PACK

INDICATES DISABLED RESCUE

Daytime access control system

Evening hours access contrcl system

Access control on stairwell side: push bars on corridor side

Ceiling cavity break

DISABILITY ACCESS CERTIFICATE LEGEND

PRIMARY PUBLIC ACCESS - ROUTE A

ACCESSIBLE ENTRANCE (2 WAY)

GROUND OR FLOOR LEVEL

WASHROOMS / WC FACILITIES

300mm (min) LEADING EDGE

Location of Access Controls in accordance with Section 1.5.7 of TGD Part M

AREA TO WHICH APPLICATION RELATES

AREA OUTSIDE OF APPLICATION

1.8M X 1.8M TURNING SPACE

1.5M X 1.5M TURNING SPACE

MATERIALS LEGEND

EXISTING DWELLING WALLS

COMPACTED GRAVEL FINISH EXTERNALLY

DISABILITY ACCESS CERTIFICATE LEGEND

ROUTE A - VEHICLE / PEDESTRIAN FROM SITE BOUNDARY - ROUTES -

ROUTE B - ACCESS

ROUTES C - ACCESS

ROUTES D - ACCESS

Use figured dimensions only.
Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and

LEGEND

Proposed works

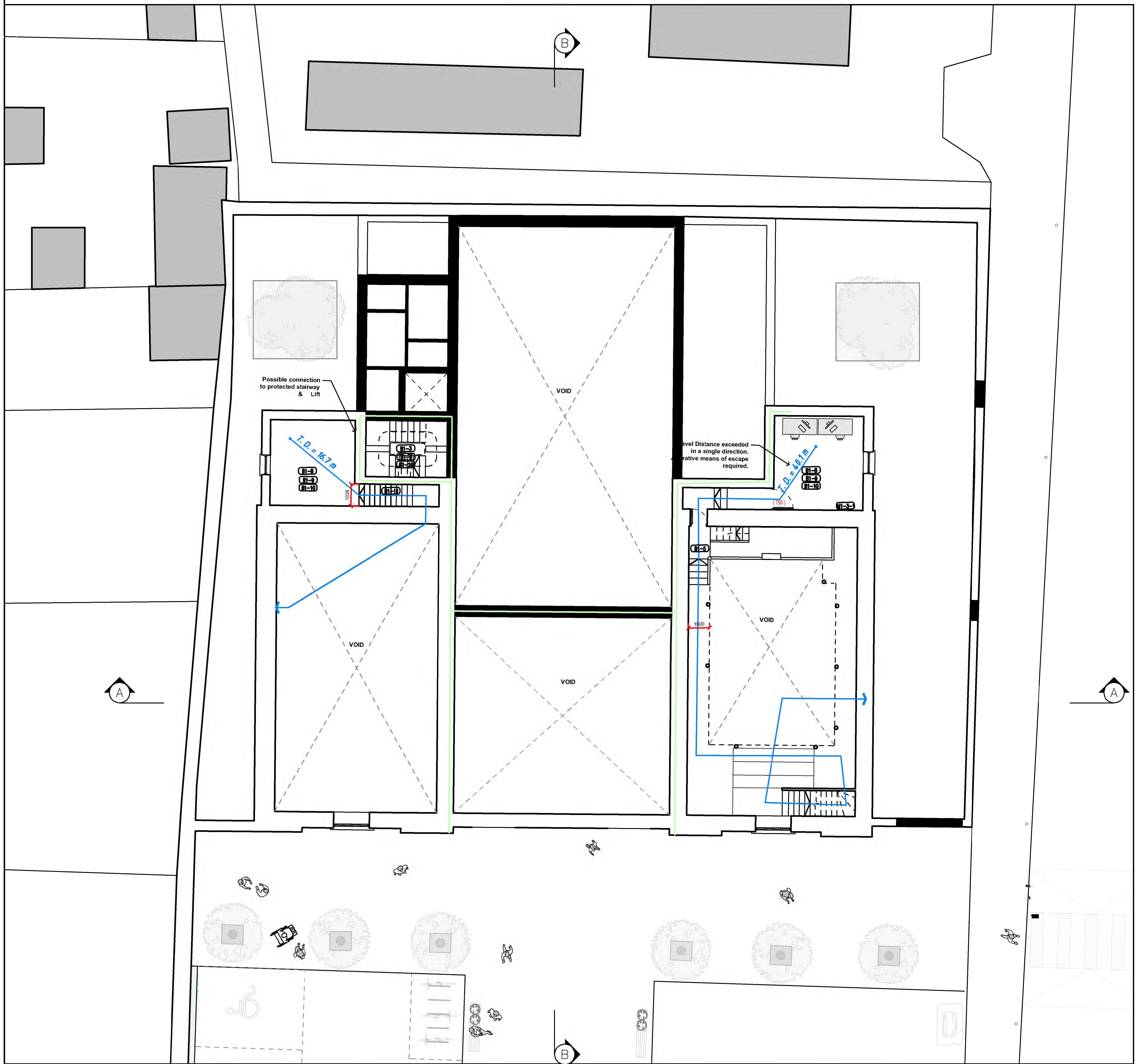
N

Rev.	Date	Description	Drn.	Chk.
–	27/05/24	Issue for Information.	KHH	PT
A	11/06/24	Design Team Issue.	PT	–
B	21/06/24	Amended Design Team Issue.	PT	–

Project
Project Name
Project Address

Client
Incorporated Law Society of Ireland

19 Rock Hill, Blackrock, Dublin, A94 D235



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N

Rev.	Date	Description	Drn.	Chk.
–	27/05/24	Issue for Information	KHH	PT
A	11/06/24	Design Team Issue	PT	–

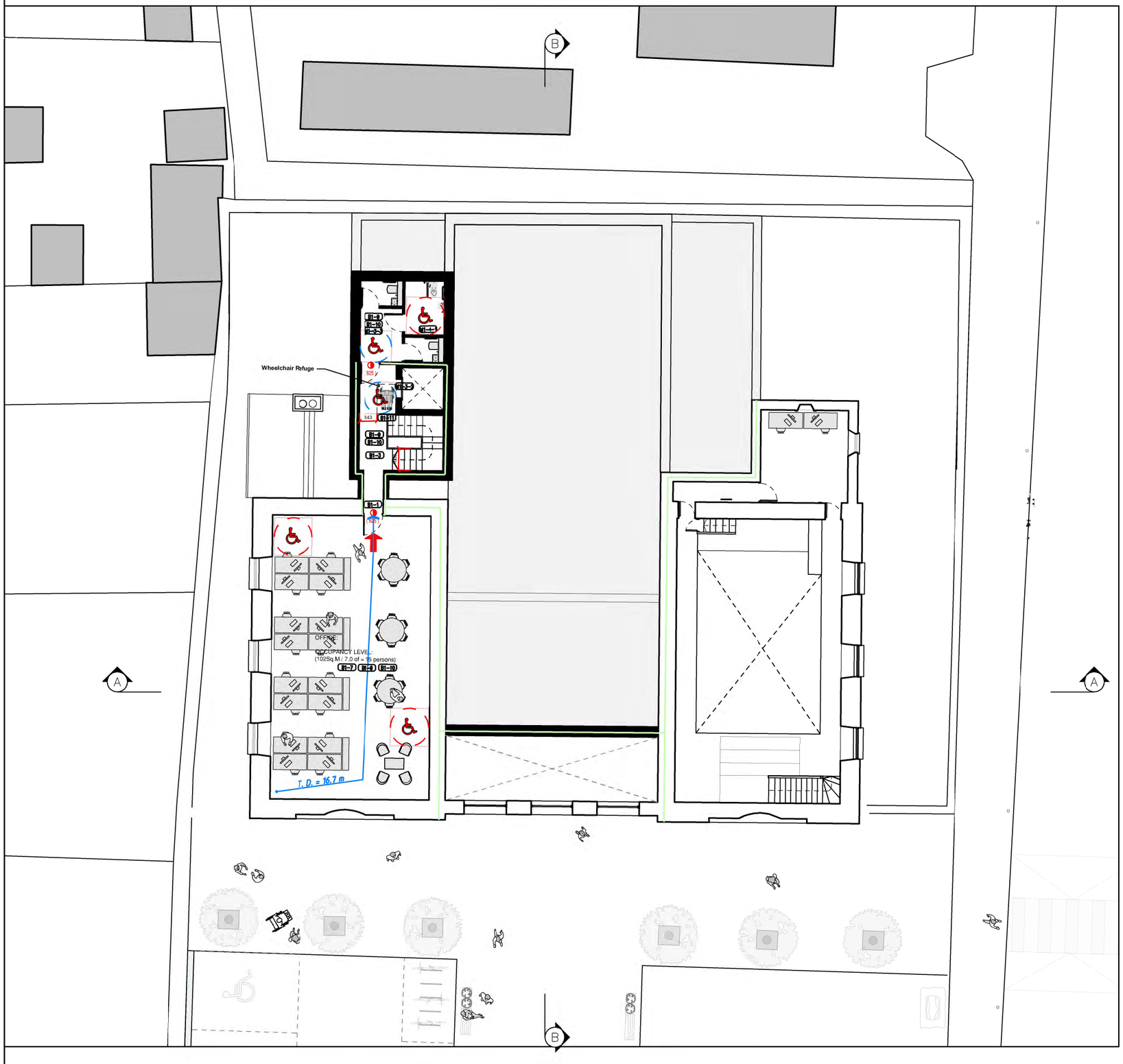
Project
Project Name
Project Address

Client
Incorporated Law Society of Ireland

Drawing
Drawing Title

19 Rock Hill, Blackrock,
Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	00.00.2021	1:1@A3	0600	L–000	–



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Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

LEGEND

Proposed works

N

Rev.	Date	Description	Drn.	Chk.
–	27/05/24	Issue for Information.	KHH	PT
A	11/06/24	Design Team Issue.	PT	–
B	21/06/24	Amended Design Team Issue.	PT	–

Project
Project Name
Project Address

Client
Incorporated Law Society of Ireland

Drawing
Drawing Title

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Feasibility	00.00.2021	1:1@A3	0600	L–000	–

19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Appendix B – Site Inspection

Site Inspection Report

Project Name:
23051 - Daingean Courthouse

Client Name:
Howley Hayes Cooney

Description
Inspection 24.11.2023 at 12:20

Prepared By
Nigel O'Sullivan

Inspection Date & Time
24.11.2023

Inspection Number
001

Weather Conditions
Dry

Printed
26.06.2024 15:29

Findings
116 images / 109 issues

Present During Inspection

BCAR Team

Comments

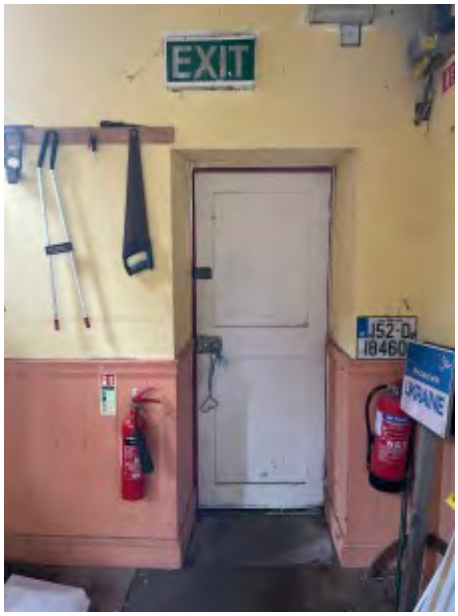
Confirmation required for:
(a) Fire Detection and Alarm System is in accordance with I.S. 3218.
(b) Emergency Lighting System is in accordance with I.S. 3217.
(c) Electrical installation in accordance with I.S. 10101
(d) Space & Water Heating Systems are in accordance with TGD Part J
(e) Fire Doors to have appropriate certification

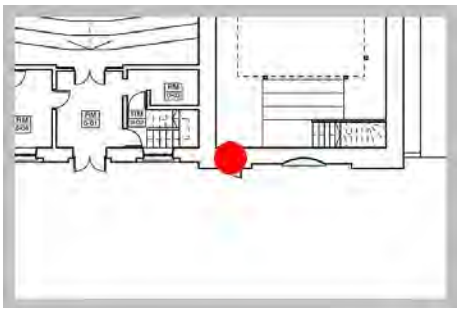
Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter reference number 967-804

Click here to view these issues in the contractor portal

 # 001 / 001





Comment

Front Door to Court Room (RM 0-13) - Clear Width 690MM.
(1) Not accessible entrance.
(2) Is below the allowable / minimum escape width as per Table 1.4 of Technical Guidance Document Part B.

Current Status

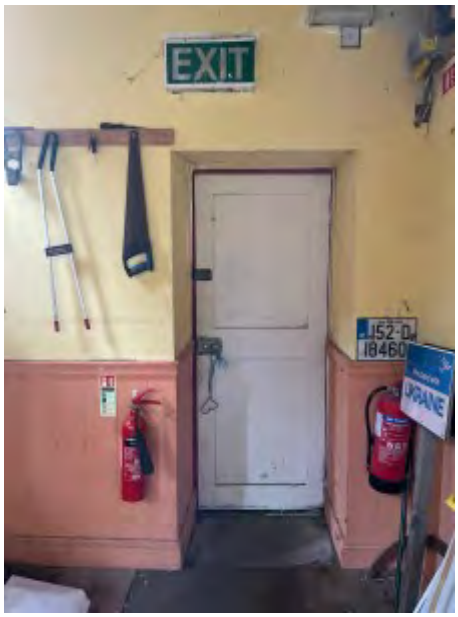
Requires Attention

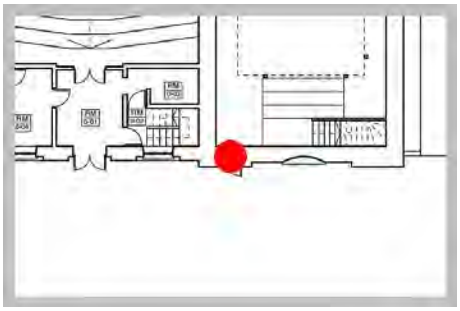
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 002





Comment

Door Clear Width 690MM.

Current Status

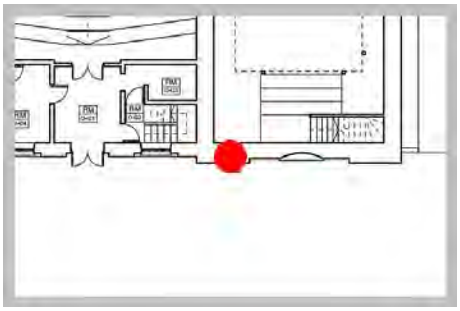
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 003



Comment

Two number of steps. Varies rises 150MM and 170MM. Width of the step 650MM.
(1) Not accessible entrance.

Current Status

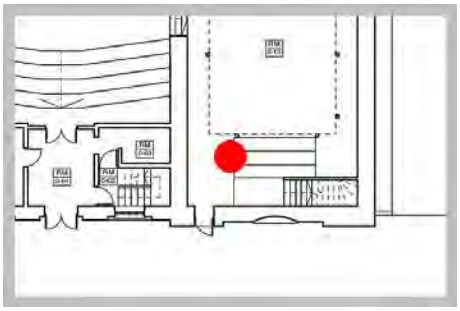
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 004



Comment

Internal steps to balcony over to Room (RM 0-13). Various rises. 125MM and 156MM. Top step 145MM. Treads 540MM on top step 1135MM. (1) Not accessible vertical as per TGD Part M

Current Status

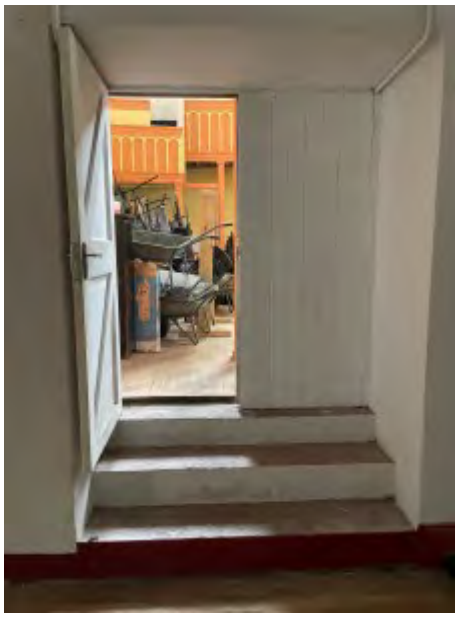
Requires Attention

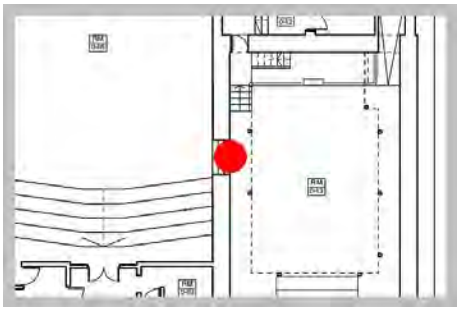
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 005





Comment

Internal Door to Room (RM0-13)
(1) width 1597MM
(2) Single door leaf 741MM
(3) Not accessible entrance to Room (RM 0-13)
(4) Internal steps at door threshold of varying rise and thread dimensions

Current Status

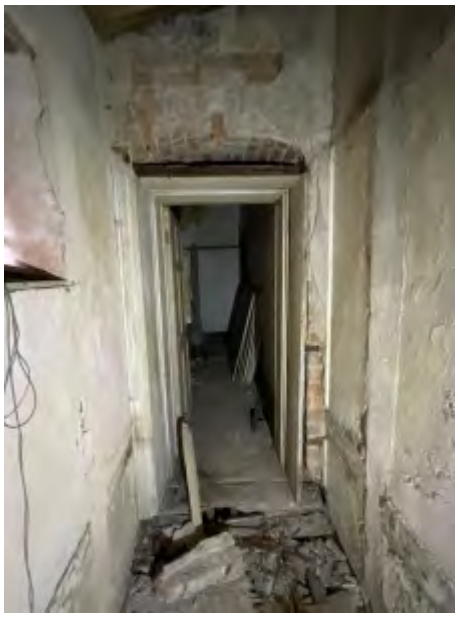
Requires Attention

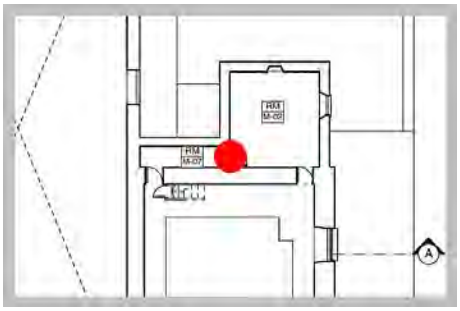
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 006





Comment

Internal Door Width to Room with 793MM. Step at threshold. Rise 80MM.

Current Status

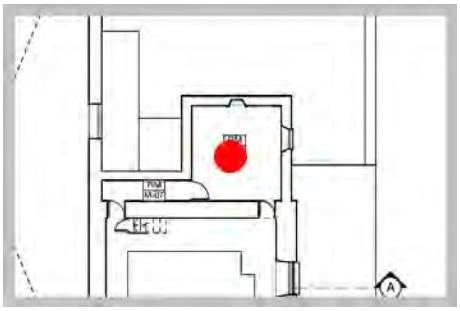
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 007



Comment

Floor to ceiling height at the centre of room 3942mm.
Floor to ceiling height at wall / ceiling junction 3453mm.

Current Status

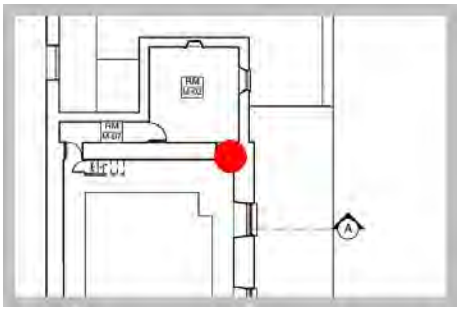
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 008



Comment

Door locked the time of inspection. Room No. M-02

Current Status

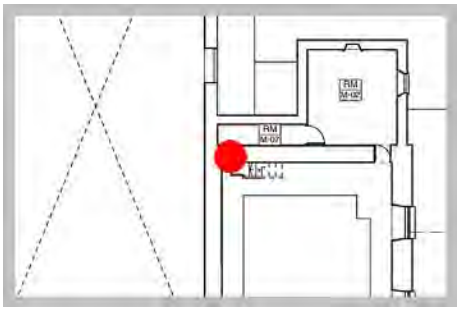
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 009



Comment

Door clear width 796MM.

Current Status

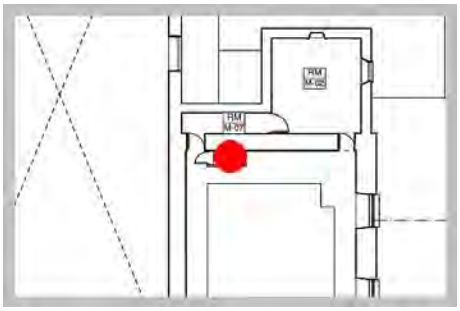
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 010



Comment

Seven steps.
Rise 260MM.
Going 265mm.
Clear width varies from 600MM - 700mm.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

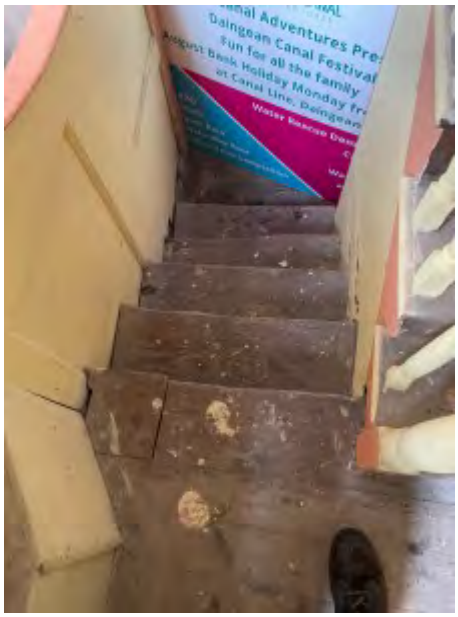
Requires Attention

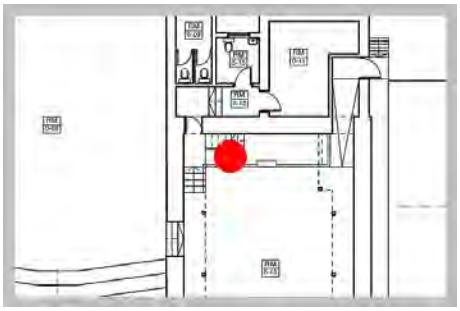
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 011





Comment

Five steps.
Rise 180MM.
Going to 60MM.
Clear width 731MM.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

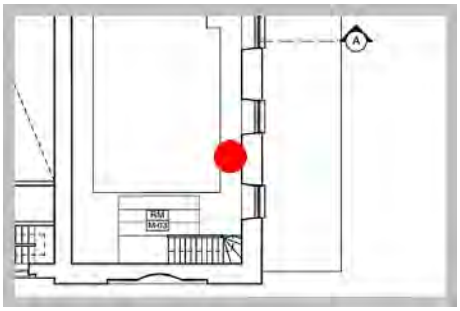
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 012



Comment

Gallery Clear width 1156mm

Current Status

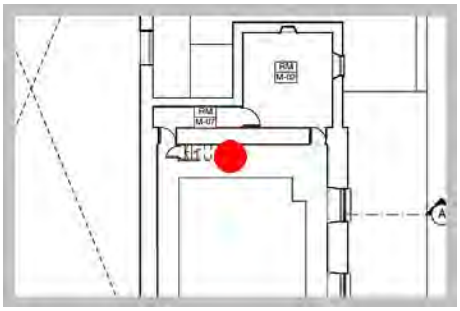
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 013



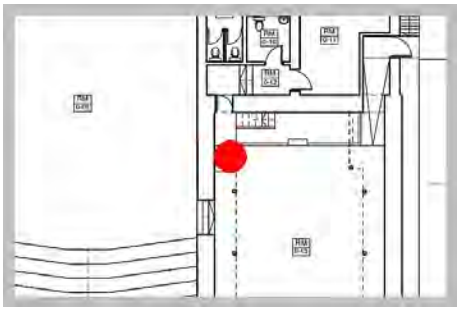
Comment

Current Status
Requires Attention

Location / Plan
Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 014



Comment

Four number rises.
Rise 190MM.
Going 274MM.
Clear width 1031MM.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

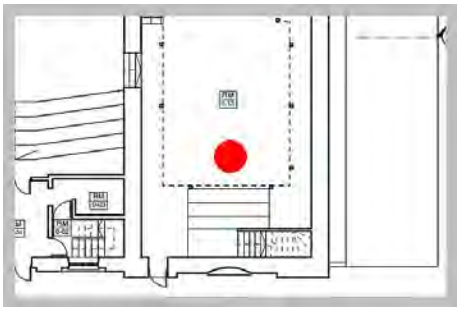
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 015



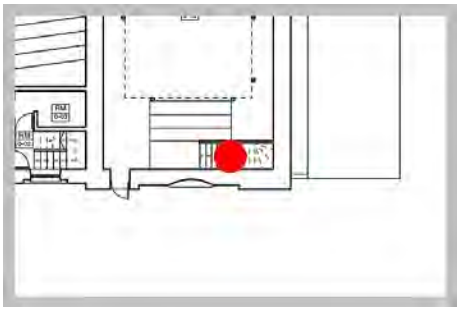
Comment

Current Status
Requires Attention

Location / Plan
Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 016



Comment

14 number rises.
Clear width 1054MM.
4 number winders at top of flight.
Rise 185mm
Going varies 283mm.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

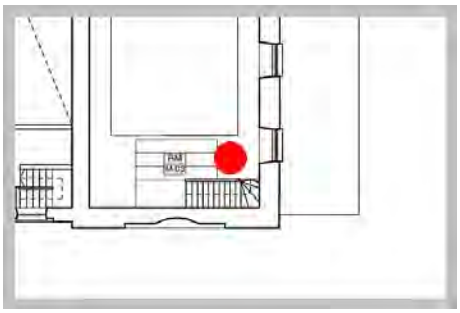
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 017



Comment

Width of balcony 1852MM.

Current Status

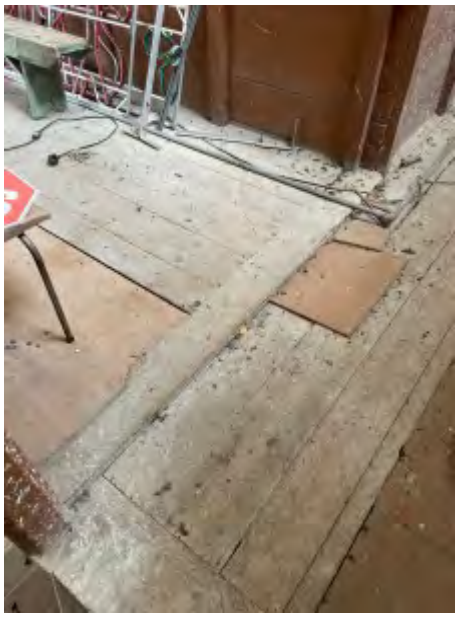
Requires Attention

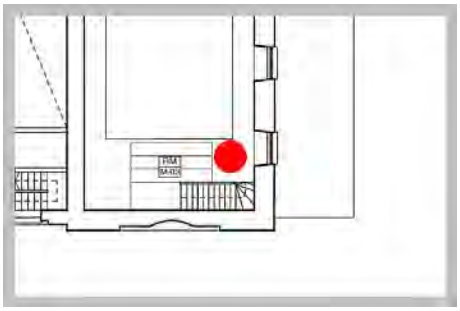
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 018





Comment

Step at balcony 50MM.
Floor to mezzanine floor not level
Not accessible as per Section 2 of TGD Part M

Current Status

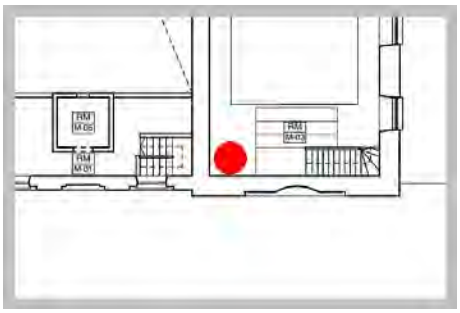
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 019



Comment

Three number tiers.
First tier 185 high.
Second & third tier 300mm high.
Width of tiers 629MM.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

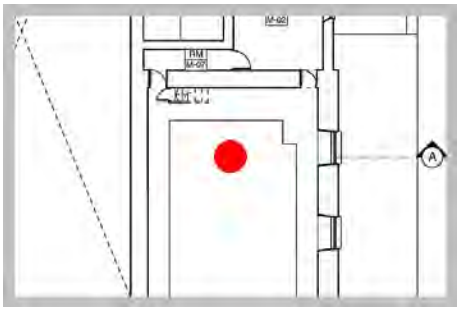
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 020



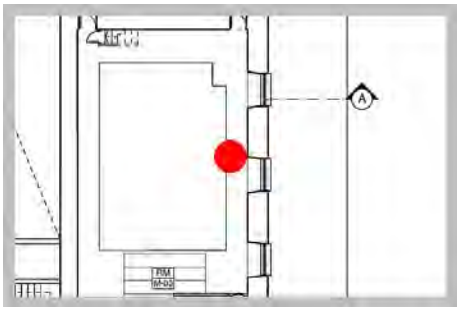
Comment

Current Status
Requires Attention

Location / Plan
Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 021



Comment

Electrical / Gas heaters present.
Gas supply pipe present.
Fire Safety risk item.
Space & Water Heating system for the building should be checked to confirm it's installation complies with relevant building codes.

Current Status

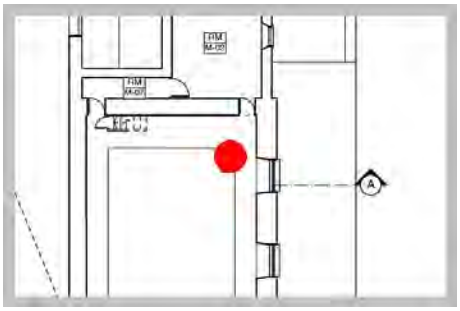
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 022



Comment

Balcony.
475mm level drop off balcony level.
Width of balcony 650mm
Access gate width 554mm
No Handrails
Not accessible as per Section 2 of TGD Part M
Guarding not in compliance with TGD Part K

Current Status

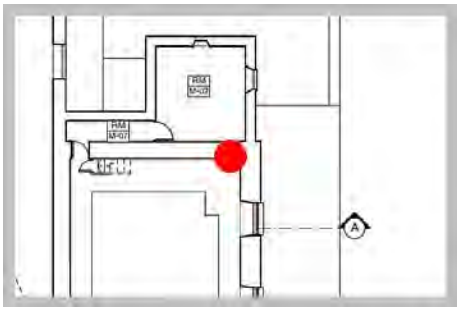
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 023



Comment

Step at door 252MM.

Current Status

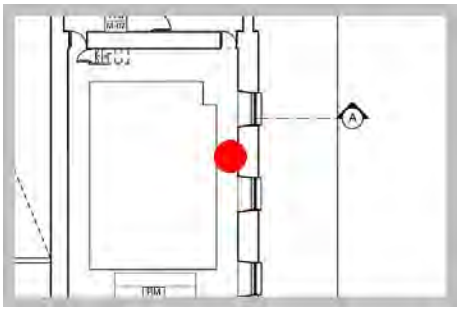
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 024



Comment

Gate at balcony.
Sliding Bolt present.
All doors / gates on escape routes should be free from fastenings

Current Status

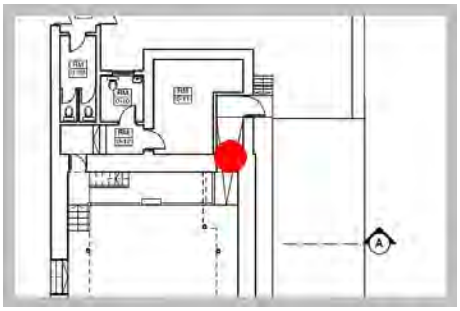
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 025



Comment

Door at top of ramp
Clear width of door 767MM.
Ramp raise 197MM.
Length of ramp 1500MM.
Clear width of ramp 1038MM.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

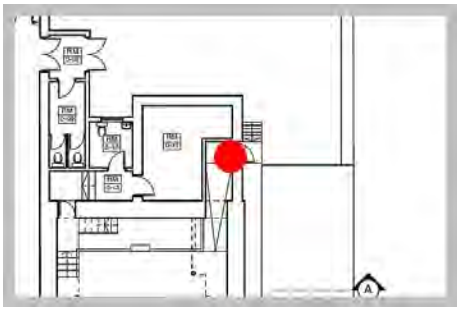
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 026



Comment

Access to door (external door) unavailable at time of inspection

Current Status

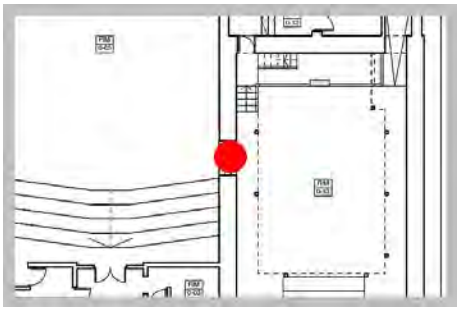
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 027



Comment

Internal Access to Room No: 0-13
Three number rises.
Rise 214MM.
Going 290MM.
Floor finish to courtroom 50MM rise.
No Handrails
Not accessible as per Section 2 of TGD Part M

Current Status

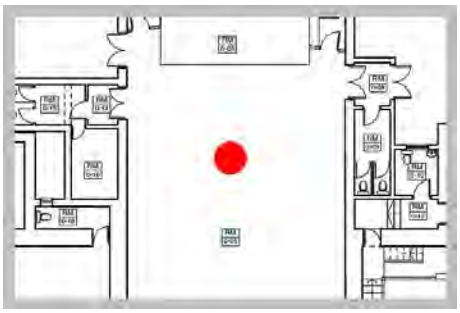
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 028



Comment

Room No. 0-15

Current Status

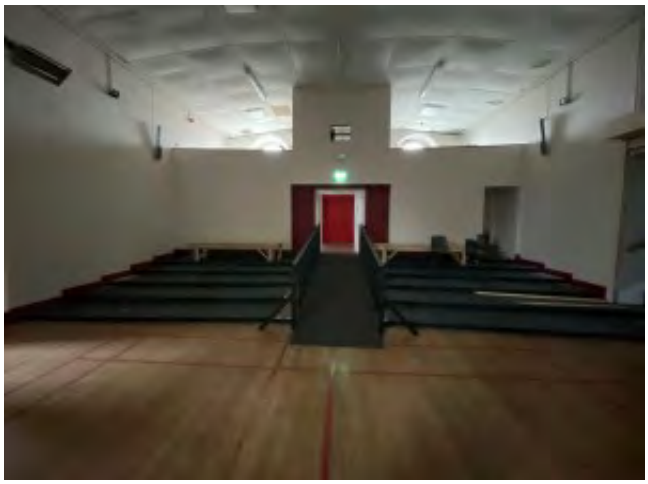
Requires Attention

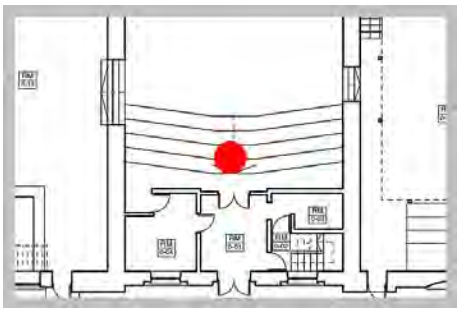
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 029





Comment

Room No.0-15
Six tiered steps.
Rise 90MM.
Going 783MM.
Centre ramp length 4728MM.
Ramp clear width 1215MM.
Ramp rise 540mm
No Handrails
Not accessible as per Section 2 of TGD Part M & TGD Part K
Confirmation that the Fire Detection and Alarm System is in accordance with I.S. 3218.
Confirmation that the Emergency Lighting System is in accordance with I.S. 3217.

Current Status

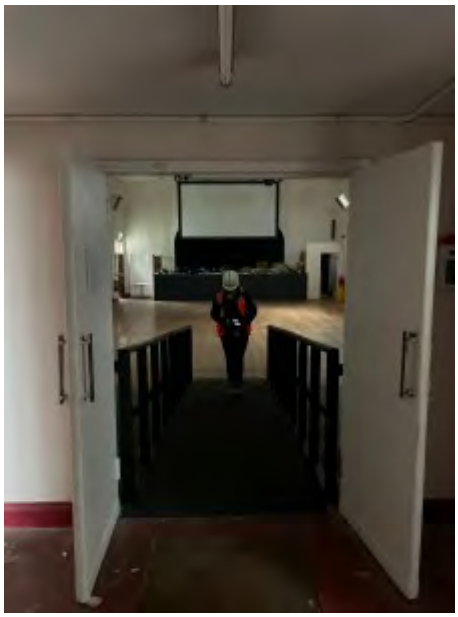
Requires Attention

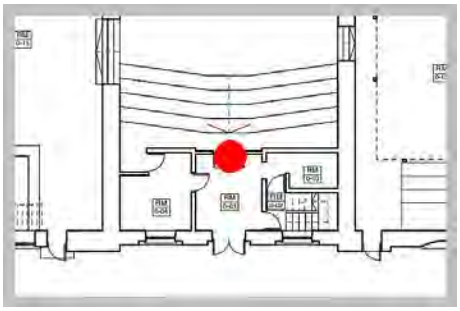
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 030





Comment

Door to Room 0-15
Clear width 1354MM.
Clear width of single leaf 677mm
Not accessible as per Section 2 of TGD Part M
Door appear not to be fire rated.

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 031

Comment

Entrance door clear width of a single leaf 672MM.
Clear with a double doors 1532MM.
Ramp at door.
Level landing not present.
No Handrails
Not accessible as per Section 2 of TGD Part M

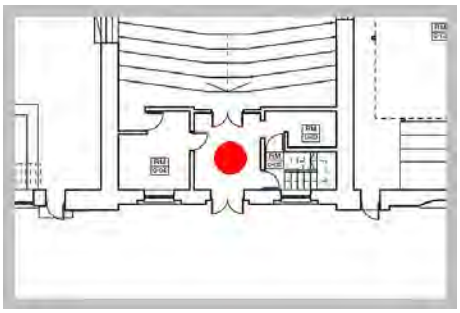
Current Status

No issue

Location / Plan

Inspection Plan Element

 # 001 / 032



Comment

Two sunken Matt Wills present at entrance lobby.
Entrance lobby dimensions 3008mm deep by 2969mm wide.
The lobby doors swing into entrance lobby by 618mm.

Current Status

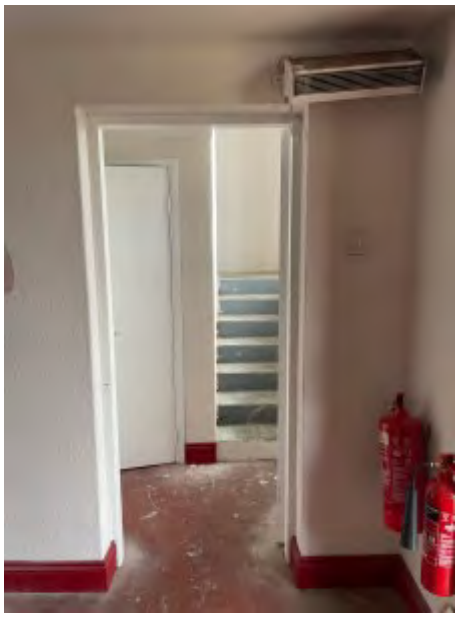
No issue

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 033



Comment

Door to internal Stairway
Clear width 784MM.
Door appear not to be fire rated.
Single stairway to Gallery at first floor level to have a max occupancy level of not more than 50 persons.

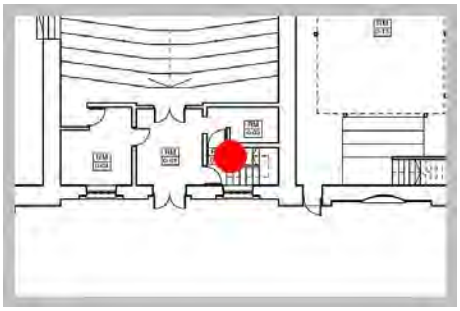
Current Status

Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 034



Comment

Door underneath stairway.
Clear width 542MM.
Storage within protected stairway not permissible.

Current Status

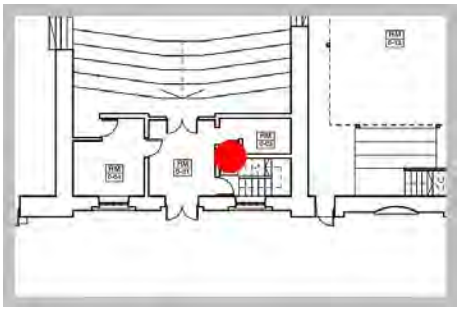
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 035



Comment

Door locked to ticket office at time of inspection.

Current Status

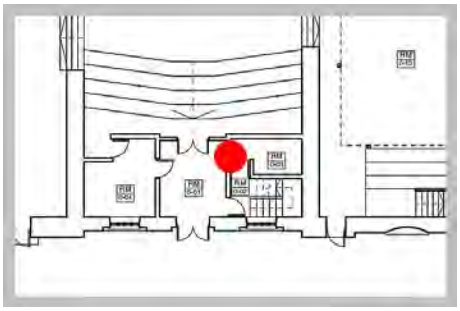
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 036



Comment

Hatch to ticket office.
Cill to floor 1108MM.
Not accessible as per Section 2 of TGD Part M

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 037

Comment

Fire detection alarm system.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 038

Comment

Door to Room 0-04.
Clear width 751MM.
Not fire rated.

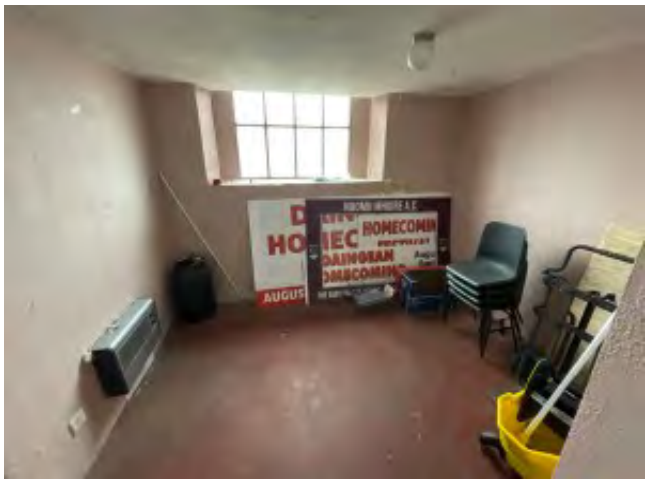
Current Status

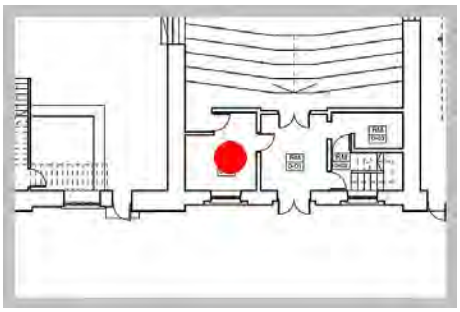
Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 039





Comment

Room 0-04
Electrical storage heater.
Fire detection alarm system present.

Current Status

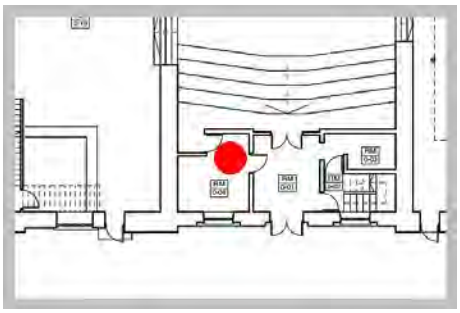
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 040



Comment

Room 0-04

Current Status

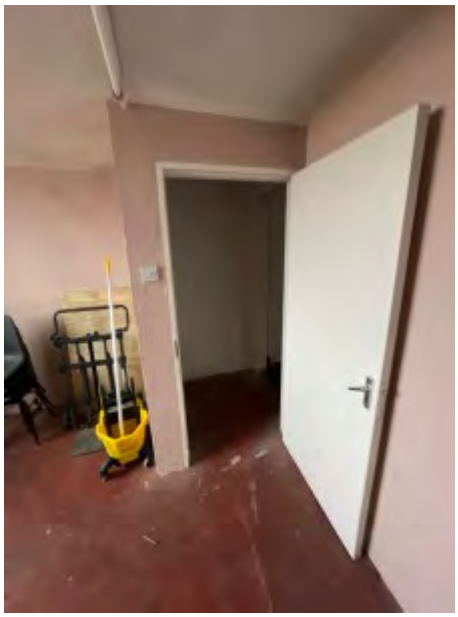
Requires Attention

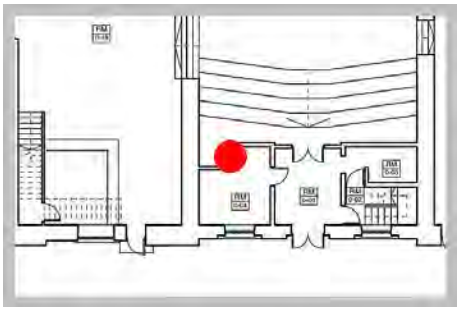
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 041





Comment

Door to Room 0-05 (Theatre)
Clear width 776mm.
Not fire rated door.

Current Status

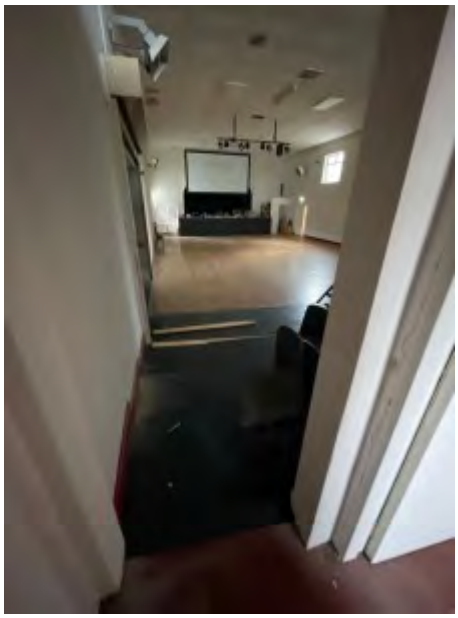
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 042



Comment

Ope to Room 0-05 (Theatre)
Ope clear width 892MM.
Step at threshold.

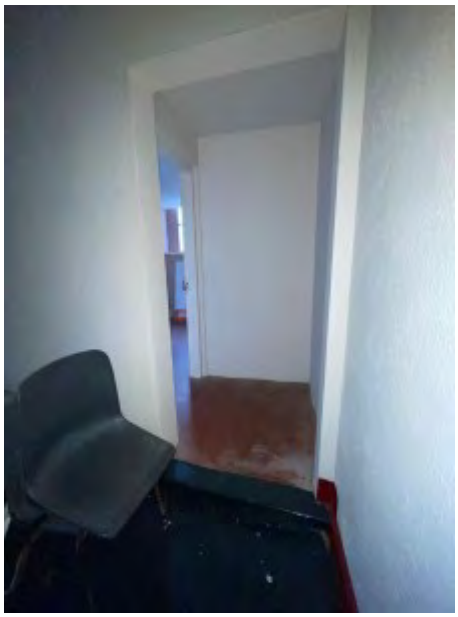
Current Status

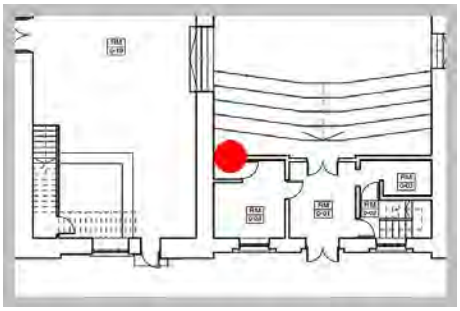
Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 043





Comment

Door to tiered steps.
Steps are concrete with timber finish
Not accessible as per Section 2 of TGD Part M

Current Status

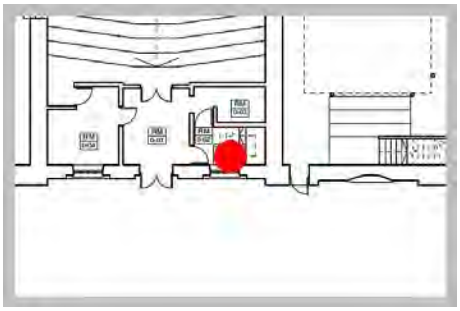
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 044



Comment

Stairway to Gallery (Room No. M-01)
1st flight:
Seven risers,
going 270MM,
Rise 160MM.
Clear width 827MM.
No Handrails
Not accessible as per Section 2 of TGD Part M
Steps of concrete construction.

Current Status

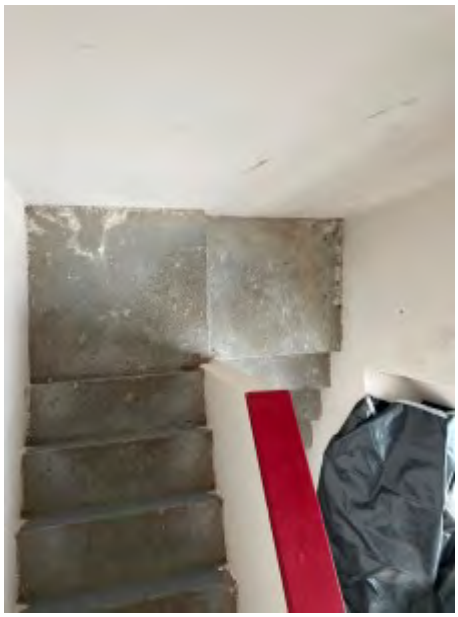
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 045



Comment

Stairway to Gallery (Room No. M-01)
One step at half landing.

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 046

Comment

Stairway to Gallery (Room No. M-01)
2nd flight:
Seven rises
Going 270MM.
Rise 160MM.
Clear width 827MM.
Steps of concrete construction.
No Handrails
Not accessible as per Section 2 of TGD Part M

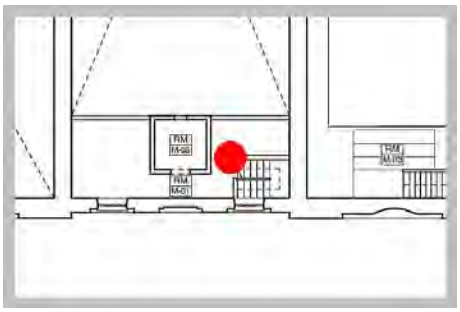
Current Status

Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 047



Comment

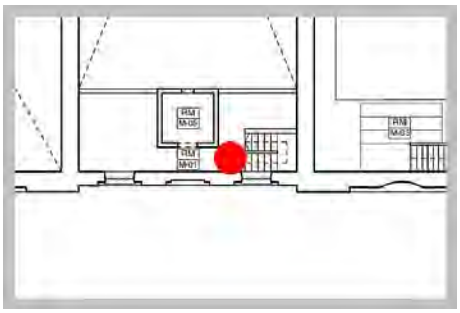
Room Number M-01

Current Status
No issue

Location / Plan
Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 048



Comment

Room Number M-01
Break Glass Unit
Fire extinguishers present.
Directional Emergency Light present

Current Status

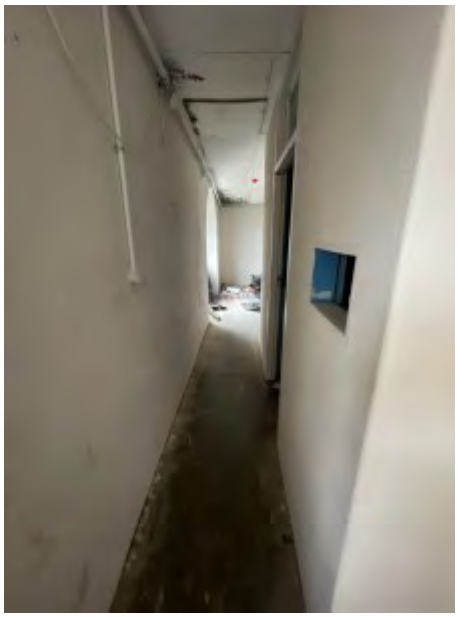
Requires Attention

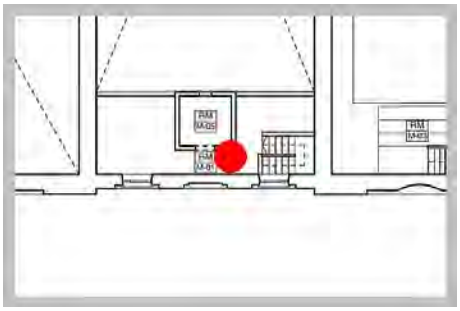
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 049





Comment

Room Number M-01
Clear width of passage way - 840MM.

Current Status

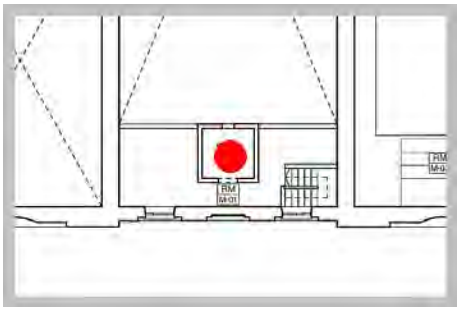
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 050



Comment

Room Number M-05 - Projector room.
Non Fire rated room (Ceiling)

Current Status

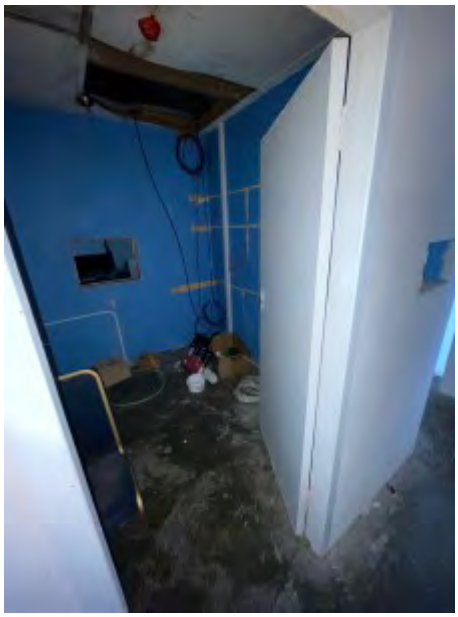
Requires Attention

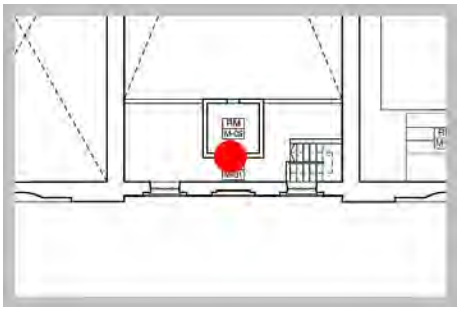
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 051





Comment

Room Number M-05 - Projector room.
Door width 767MM.
Non fire rated.

Current Status

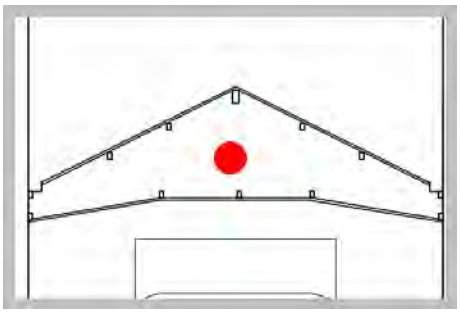
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 052



Comment

Room Number M-05 - Projector room.
Ceiling void. Not inspected at time of inspection
Non Fire rated room (Ceiling)

Current Status

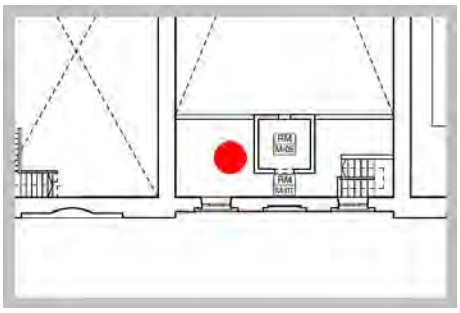
Requires Attention

Location / Plan

Drawing : 0670-L-020.pdf

Inspection Plan Element

 # 001 / 053



Comment

Gallery (Room No. M-01)
Balcony dimensions 3427 deep by 3620mm wide

Current Status

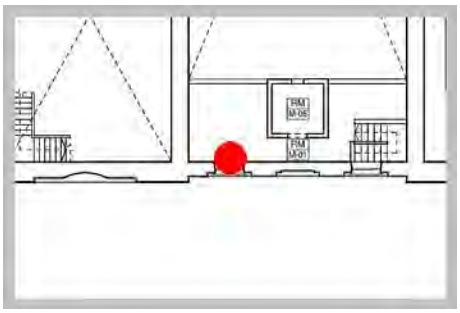
No issue

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 054



Comment

Gallery (Room No. M-01)
Timber glazed window non toughened glass present between floor level & 800mm from floor level.
No Guarding not compliance with TGD Part K

Current Status

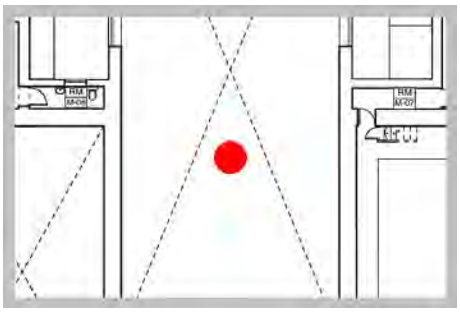
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 055



Comment

Hall heated by gas heaters (4 number).

Current Status

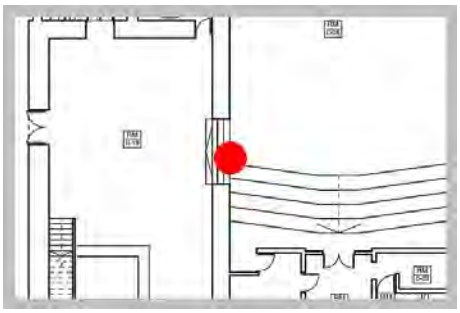
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 056



Comment

Access Door to Room No 0-19 from Theatre (Room No. 0-05)
Four number steps.
Rise 203MM.
Going 428MM.
Width 3166MM.
No Handrails
Not accessible as per Section 2 of TGD Part M
Steps not adequately illuminated or signed.

Current Status

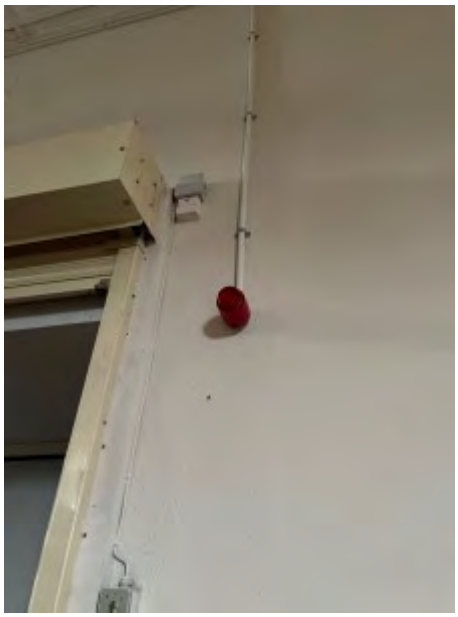
Requires Attention

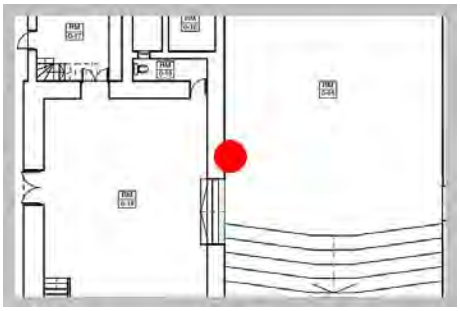
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 057





Comment

Fire detection alarm system alarm present to Room 0-05 (Theatre)

Current Status

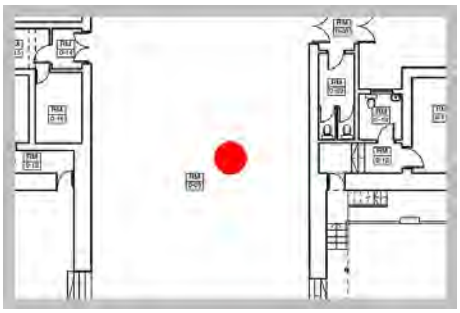
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 058



Comment

Room 0-05 (Theatre)
2 number smoke detectors present.

Current Status

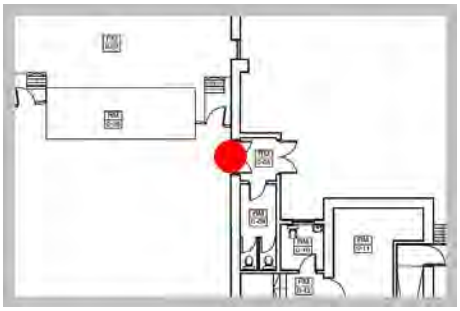
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 059



Comment

Room 0-05 (Theatre)
Exit Doors to south
Clear width 1395MM.

Current Status

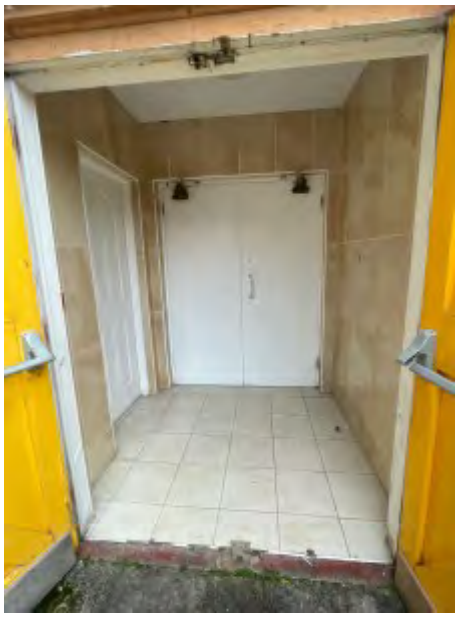
Requires Attention

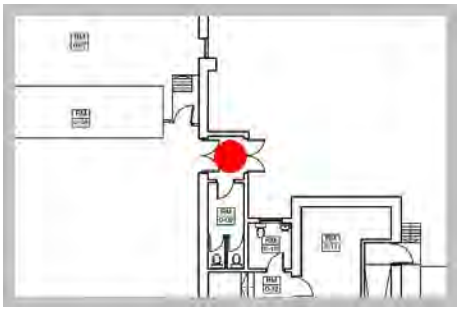
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 060





Comment

Room 0-08 (Lobby)
Lobby dimension 1460 deep by 1752 wide.
Inner doors open in the direction of escape into lobby.

Current Status

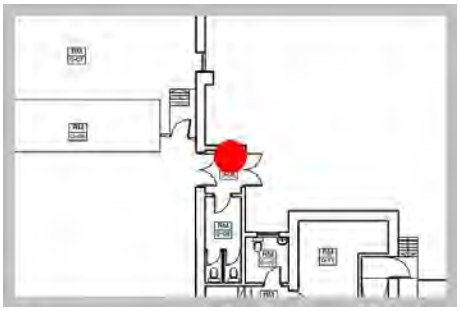
No issue

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 061



Comment

Room 0-08 (Lobby)
Distance between opened door leafs 807mm.

Current Status

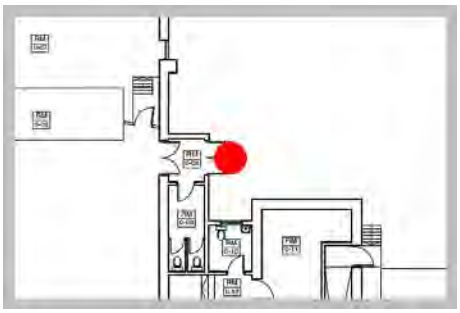
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 062



Comment

Ramp immediately outside exit doors.
Ramp height 200mm.
The ramp length 1259mm.

Current Status

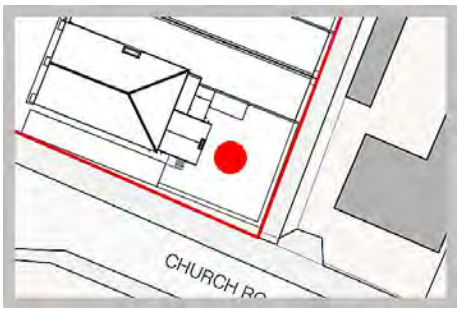
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 063



Comment

External southern enclosed yard
Calor gas propane tank present adjacent to means of escape

Current Status

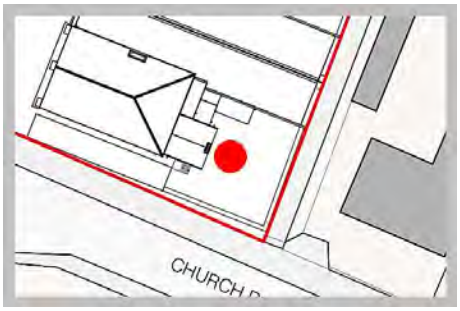
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 064



Comment

External southern enclosed yard

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 065

Comment

Boundry exit clear with 1200MM.

Current Status

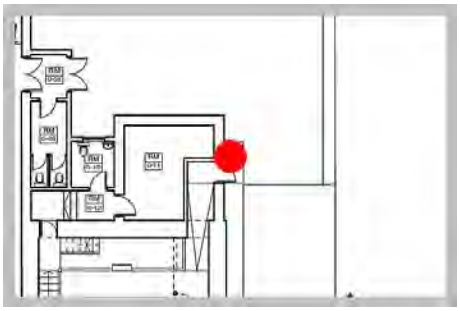
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 066



Comment

External Landing & Escape Stairs (Metal steps)
from Room 0-13 (Courtroom).
Seven rises.
Rise 190MM.
Going 230MM.
Handrail to one side.
And clear width 800MM.
Not accessible as per Section 2 of TGD Part M
Not in compliance with TGD Part K

Current Status

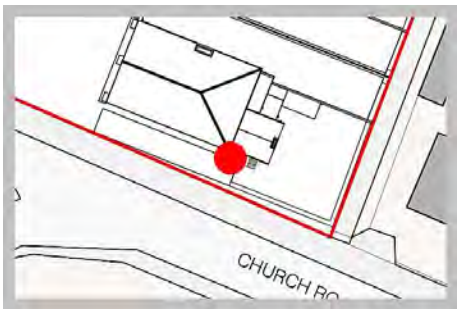
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 067



Comment

Fire station. No access present at time of inspection

Current Status

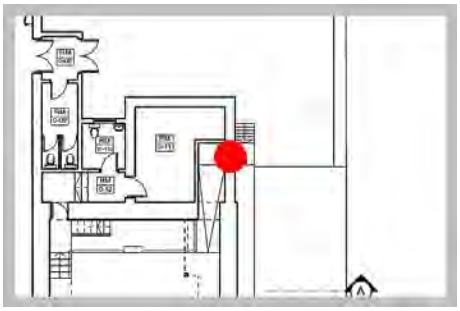
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 068



Comment

Final Exit from Room 0-13 (Courtroom).
Locked at time of inspection.
Possibly clear width 1000MM.
Structural ope 1200MM.

Current Status

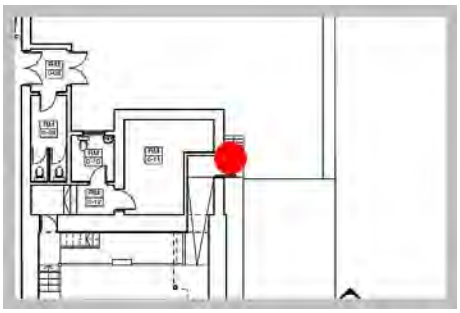
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 069



Comment

External Landing & Escape Stairs (Metal steps) from Room 0-13 (Courtroom).

Current Status

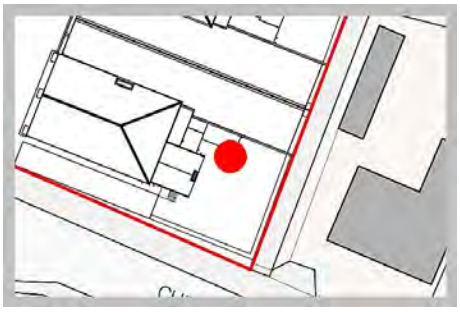
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 070



Comment

Southern enclosed yard.

Current Status

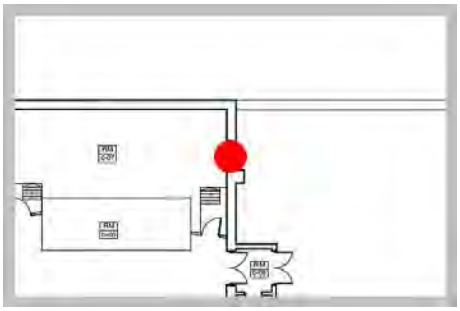
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 071



Comment

External Door access to Room No. 0-07 (Stage)
Access not available at time of inspection.

Current Status

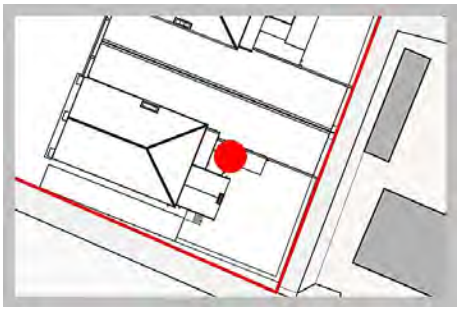
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 072



Comment

Southern enclosed yard.

Current Status

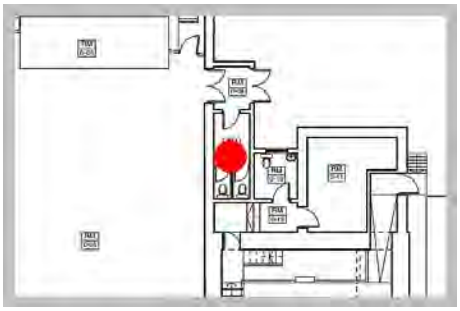
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 073



Comment

Toilets (Room 0-19)
Not accessible as per Section 2 of TGD Part M

Current Status

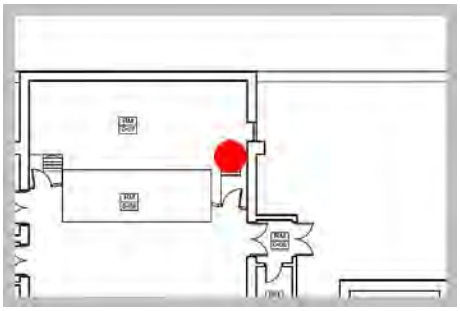
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 074



Comment

Stage Access (Room No. 0-07)
Access restricted a timer for inspection.

Current Status

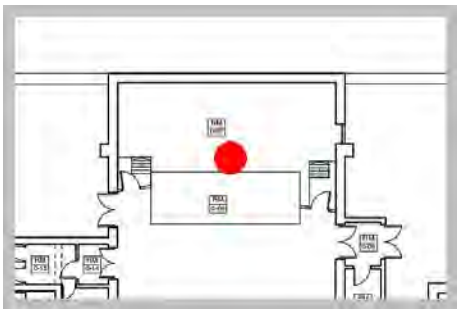
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 075



Comment

Stage (Room No. 0-06)
Access to stage restrict a time of inspection.

Current Status

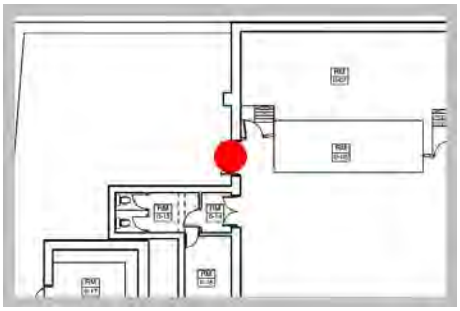
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 076



Comment

Final Exit door from Room 0-05
Clear width 1437MM.
Step threshold 70MM.
Not in compliance with TGD Part B & M

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 077

Comment

Stage Access (Room No. 0-07)
Stage door clear width 779MM.

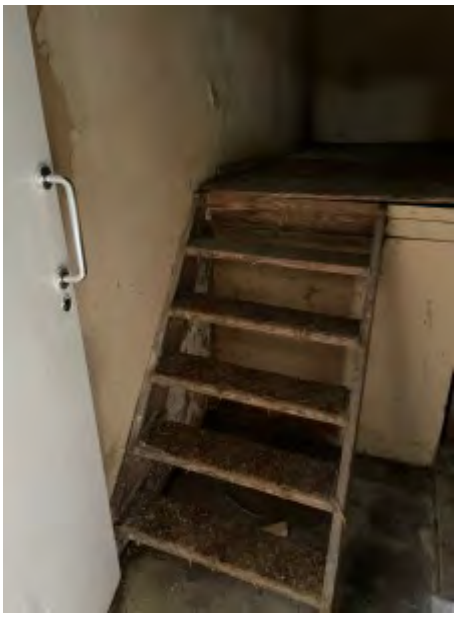
Current Status

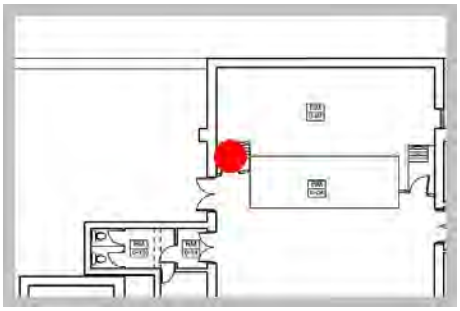
Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 078





Comment

Stage Access (Room No. 0-07)
Door swings on to stair to stage level.
Not in compliance with TGD Part B & M

Current Status

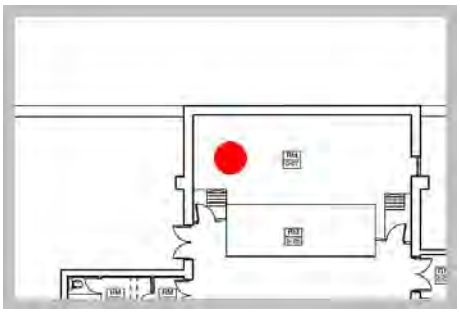
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 079



Comment

Stage floor timber floor construction on supporting block walls.
Not fire rated

Current Status

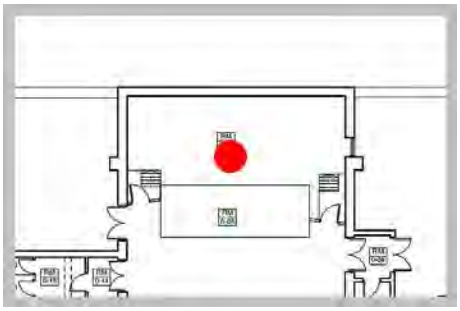
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 080



Comment

Stage not access at time of inspection

Current Status

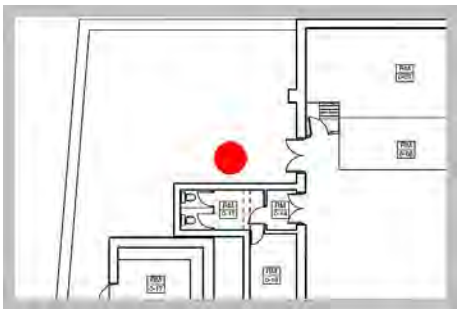
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 081



Comment

Northern Enclosed Yard

Current Status

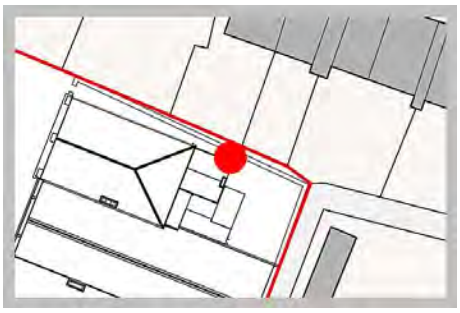
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 082



Comment

Northern Enclosed Yard
Exit passage way
Clear width varies from 1415mm to 2631mm.

Current Status

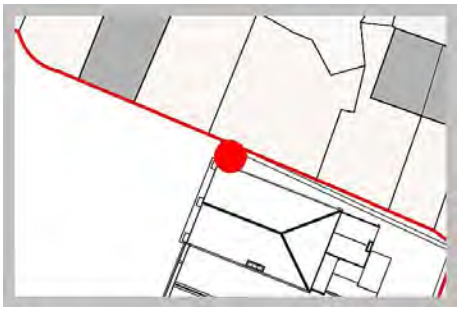
No issue

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 083



Comment

Northern Enclosed Yard
Exit passage way
Clear with 2631MM.

Current Status

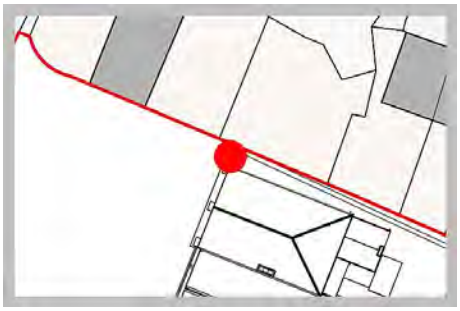
Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 084



Comment

Northern Enclosed Yard
Final Exit from passage way
Clear with 1005MM.

Current Status

Requires Attention

Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 085

Comment

Ramp at exit door rise 100MM.
landing width 1100MM.
Not in compliance with TGD Part B & M

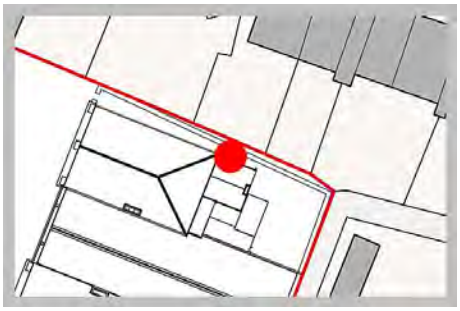
Current Status

Requires Attention

Location / Plan

Inspection Plan Element

 # 001 / 086



Comment

Northern Enclosed Yard
Passage way
Ramp present.
Not in compliance with TGD Part M

Current Status

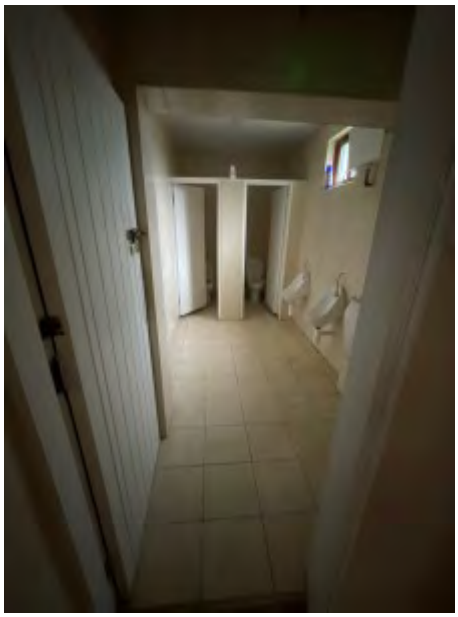
Requires Attention

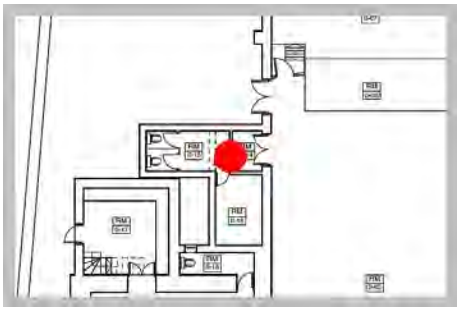
Location / Plan

Drawing : 0670-L-002.pdf

Inspection Plan Element

 # 001 / 087





Comment

Toilet. (Room No. 0-15)
Step at inner door threshold 60MM.
Door width 760MM.
Sanitary provision is not in compliance with TGD Part M

Current Status

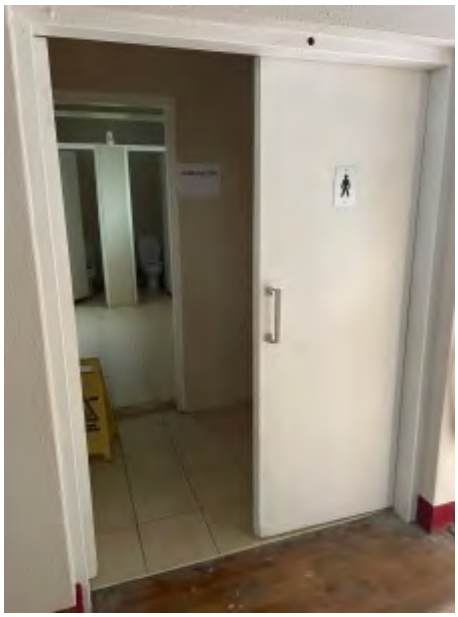
Requires Attention

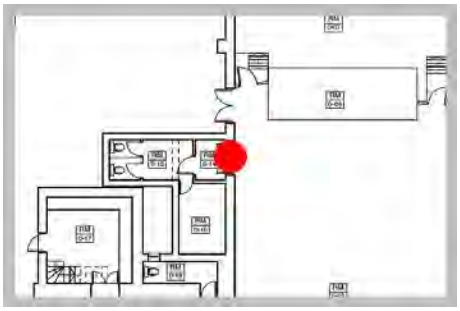
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 088





Comment

Double doors to male toilets.
Not in compliance with TGD Part M

Current Status

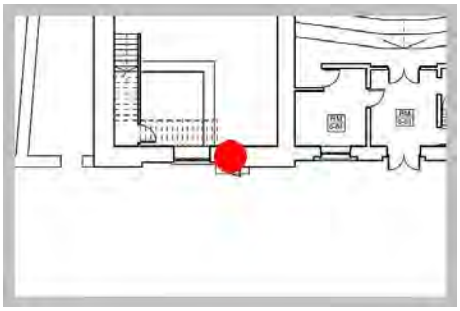
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 089



Comment

Door clear width 646MM.
Clear door height 1832MM.
Not in compliance with TGD Part B & M

Current Status

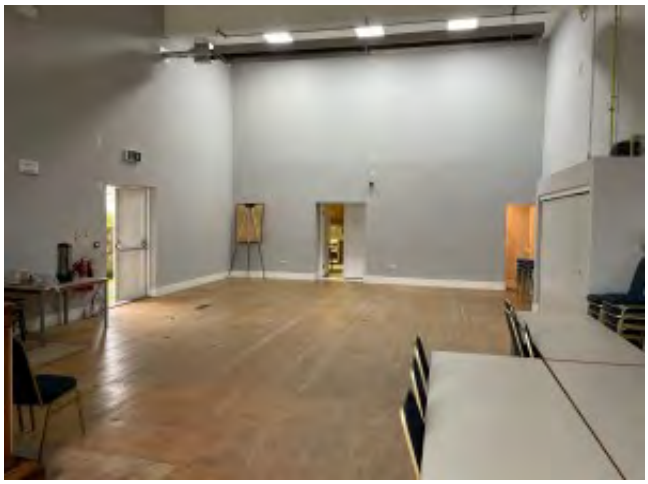
Requires Attention

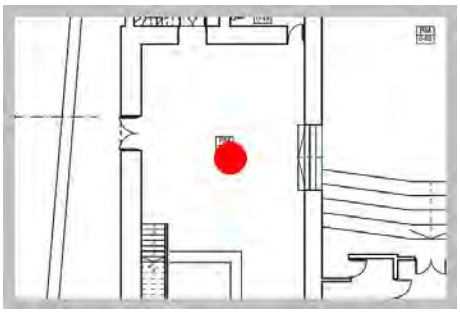
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 090





Comment

Side Hall (Room No. 0-19)
Timber suspended floor.

Current Status

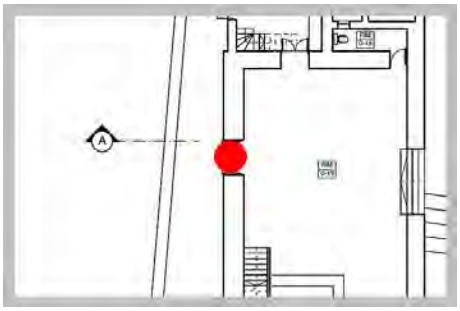
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 091



Comment

Final Exit from Side Hall (Room No. 0-19)
Door clear width 1274MM.

Current Status

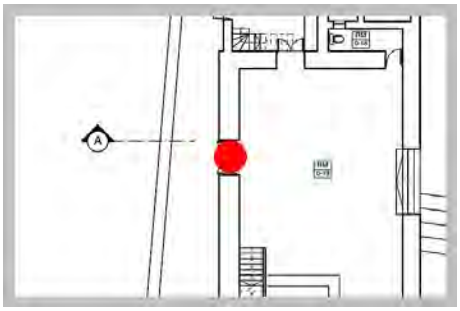
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 092



Comment

Final Exit from Side Hall (Room No. 0-19)
Saddle at door threshold. 40mm rise.

Current Status

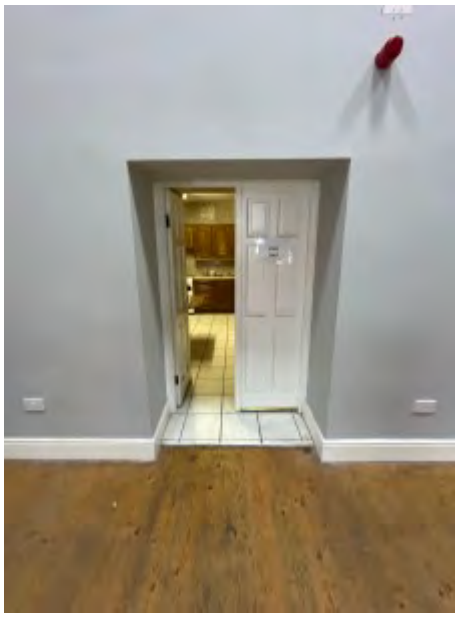
Requires Attention

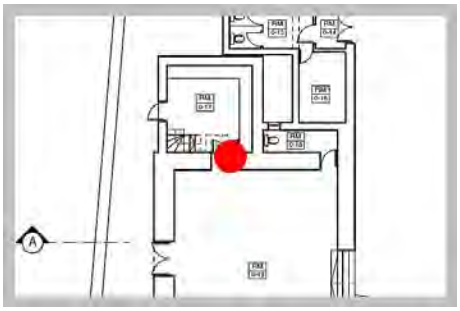
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 093





Comment

Doors to Room No. 0-17
Door single leaf clear with 562mm.
Structure ope width 1307mm.
Doors not fire rated.
Not in compliance with TGD Part M & B

Current Status

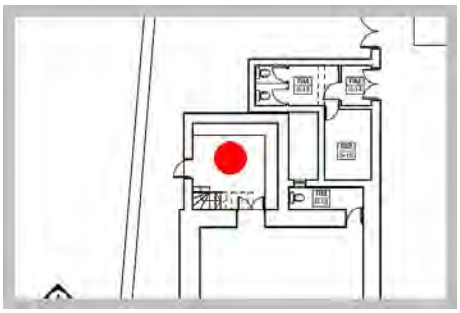
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 094



Comment

Kitchen (Room 0-17)
Cooker present

Current Status

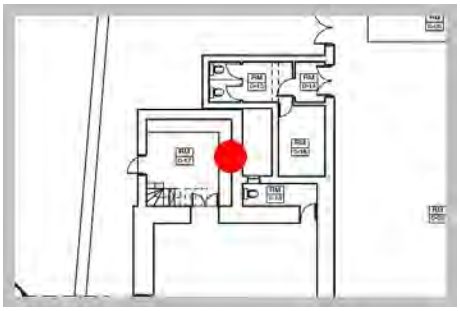
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 095



Comment

Kitchen (Room 0-17)
Electrical heating.

Current Status

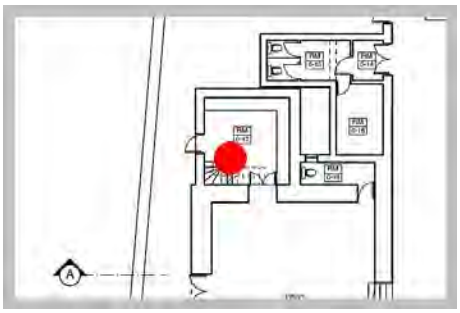
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 096



Comment

Kitchen (Room 0-17)
Internal stairway exiting into area of risk.
Not in compliance with TGD Part M & B

Current Status

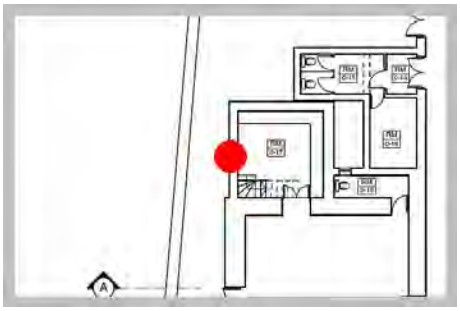
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 097



Comment

Kitchen (Room 0-17)
Fire exit door clear width 973MM.
2 steps at threshold.
Step at threshold 167mm.
Minor step threshold 50MM.
Not in compliance with TGD Part M & B

Current Status

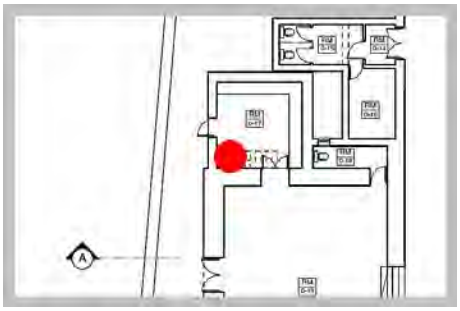
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 098



Comment

Kitchen (Room 0-17)
Internal stairway exiting into area of risk.
15 risers@193MM rise.
Going 250MM.
Clear width 900mm
Winders at bottom of the flight
Not in compliance with TGD Part M & B

Current Status

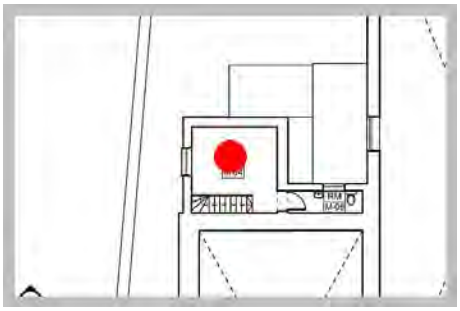
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 099



Comment

Room (No. M-04)

Current Status

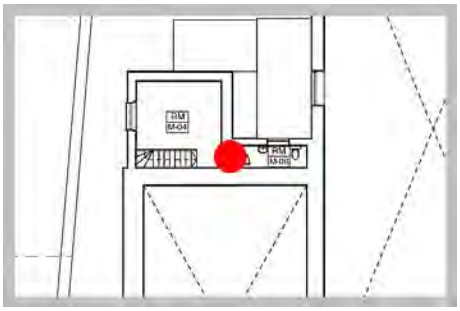
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 100



Comment

Door clear width 703MM.

Toilet dimensions 1181 by 1643MM.
This does not include the width of the wall at door.

Wall thickness 678MM.
Sanitary provision is not in compliance with TGD Part M

Current Status

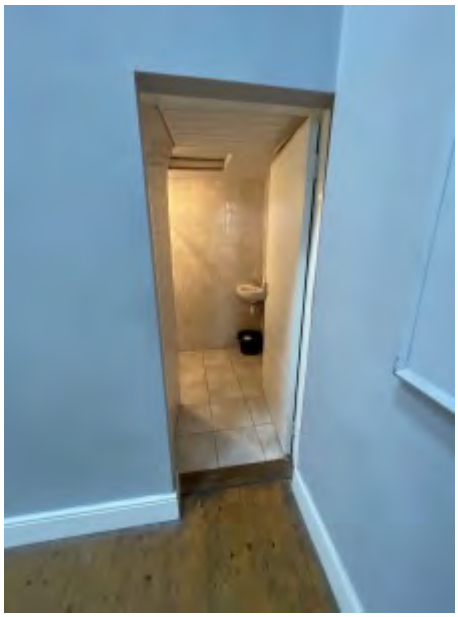
Requires Attention

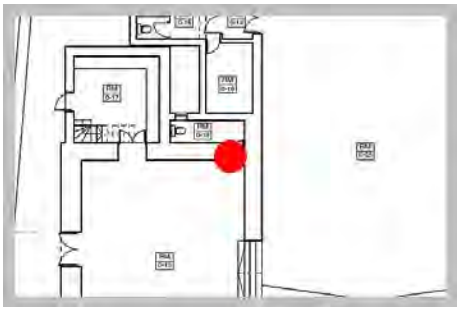
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 101





Comment

Clear width of door 755MM.

Current Status

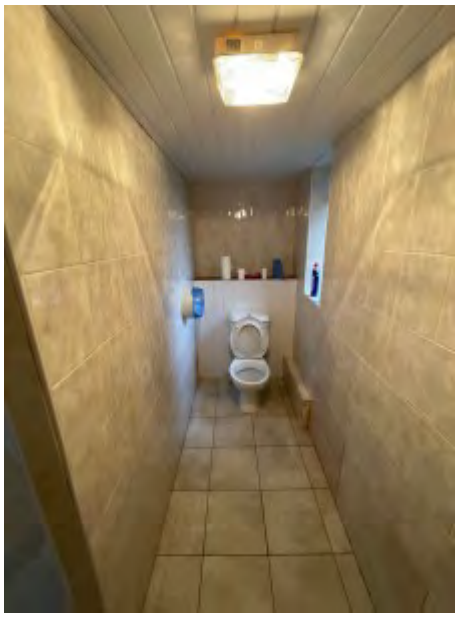
Requires Attention

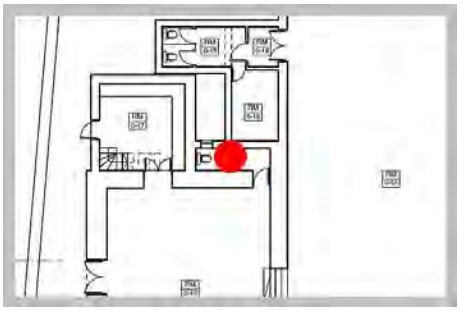
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 102





Comment

Toilet dimensions width 1024MM.
Width does not include door alcove.
Length 3102MM.
Floor to ceiling 2066MM.

Current Status

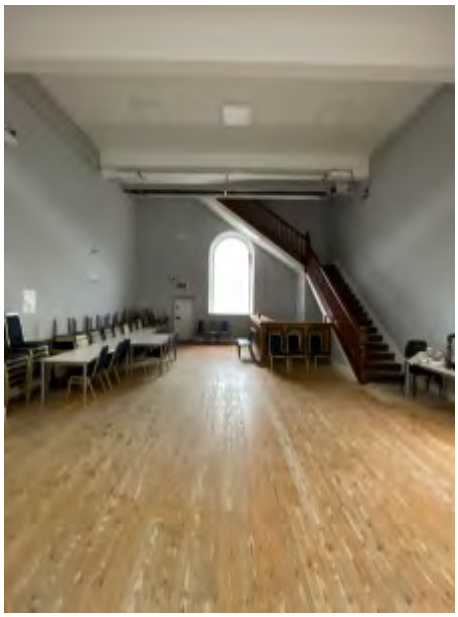
Requires Attention

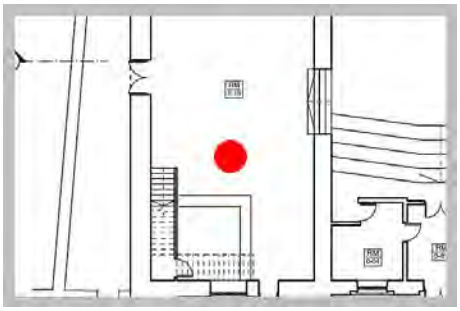
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 103





Comment

Side Hall (Room No. 0-19)
Space heating by ceiling radiators

Current Status

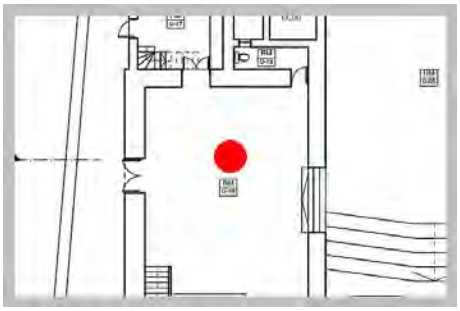
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 104



Comment

Side Hall (Room No. 0-19)

Current Status

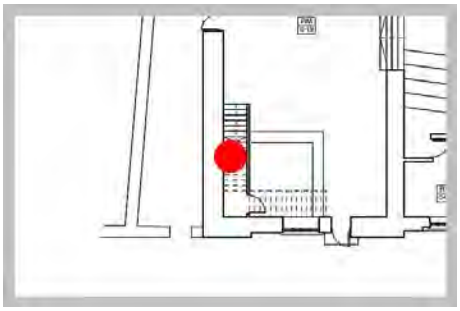
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 105



Comment

Timber stairs to access Room No. M-08
2 flights of 17 rises
Going 280MM.
Rise 180MM.
Clear width between handrail and wall 1032.
Not in compliance with TGD Part M & B & K

Current Status

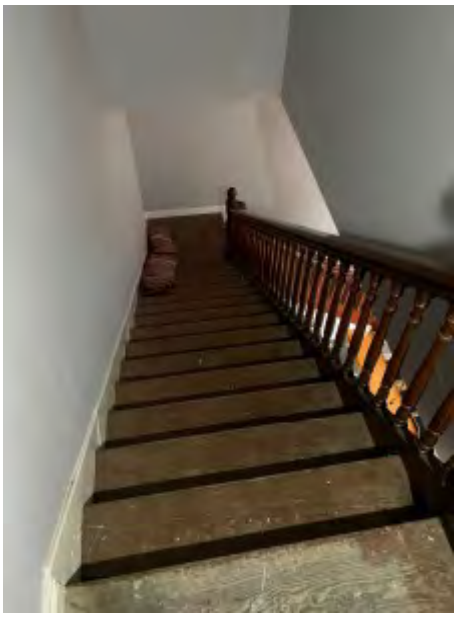
Requires Attention

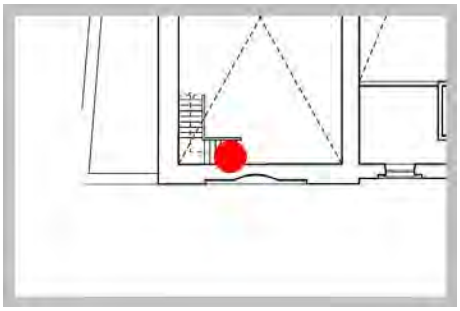
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 106





Comment

Timber stairs to access Room No. M-08

Current Status

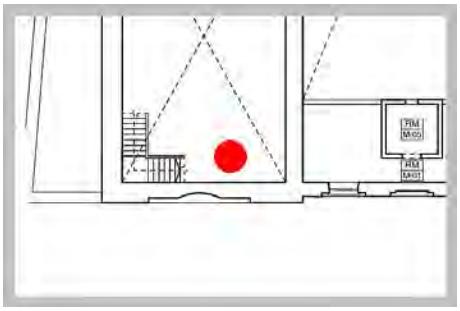
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 107



Comment

Side Hall (Room No. 0-19)
Door to Storage underneath stairway enclosure clear width 769MM.

Current Status

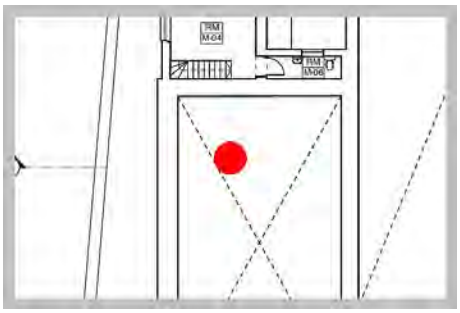
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 108



Comment

First Floor Level (Room No. M-08)

Current Status

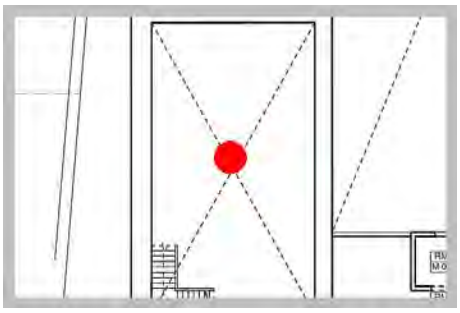
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 109



Comment

First Floor Level (Room No. M-08)
Floor to ceiling height 5036MM.

Current Status

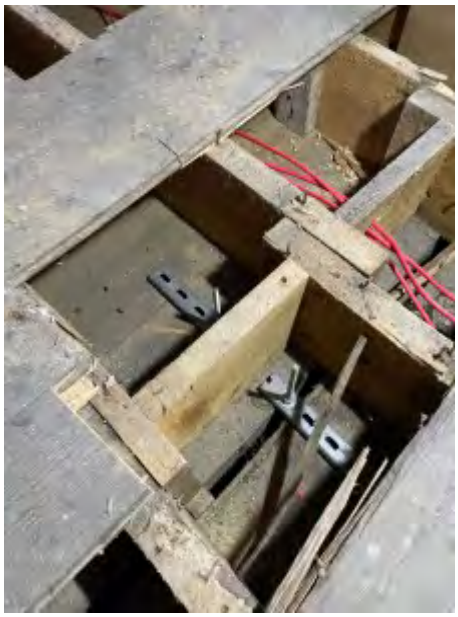
Requires Attention

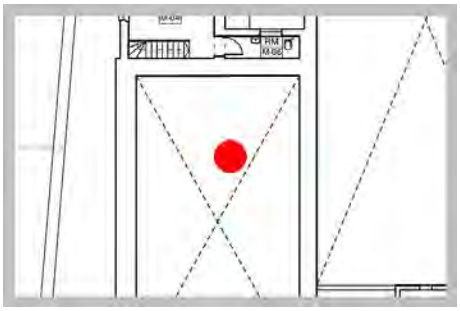
Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 110





Comment

First Floor Level (Room No. M-08)
Joists running from north to south I.e. front to back.
Joists 40mm THK, 220mm deep with 380mm centre to centre.
Timber floor finish tongue and groove planks 30 MM thick

Current Status

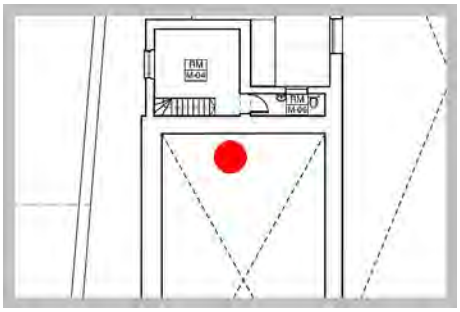
No issue

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 111



Comment

First Floor Level (Room No. M-08)
Stairway enclosure not fire rated.
Not in compliance with TGD Part M & B & K

Current Status

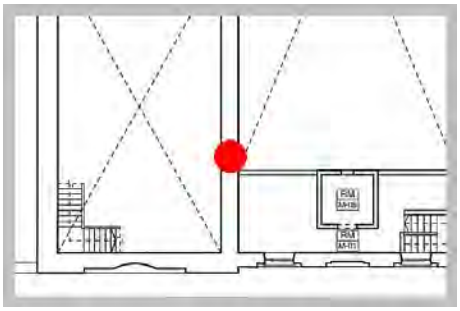
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 112



Comment

First Floor Level (Room No. M-08)
Dividing wall through present?

Current Status

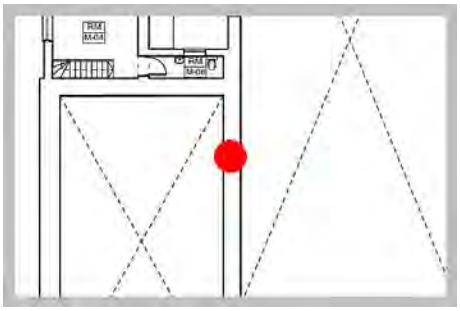
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 113



Comment

First Floor Level (Room No. M-08)
Open fireplace present.

Current Status

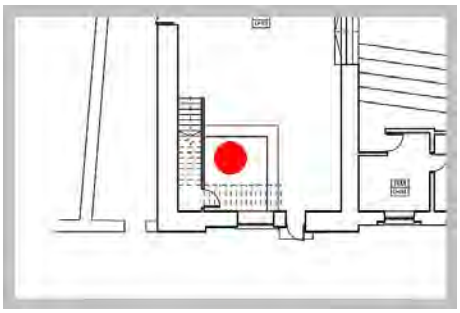
Requires Attention

Location / Plan

Drawing : 0670-L-011.pdf

Inspection Plan Element

 # 001 / 114



Comment

Side Hall (Room No. 0-19)
Stairway not in compliance with TGD Part M & B & K

Current Status

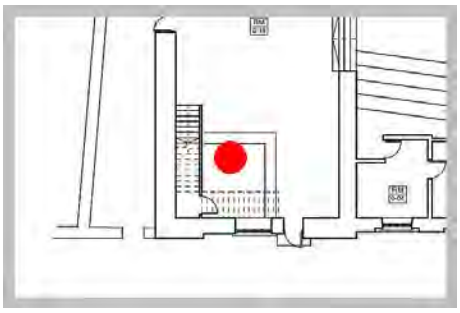
Requires Attention

Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 115



Comment

Side Hall (Room No. 0-19)
Stairway not in compliance with TGD Part M & B & K

Current Status

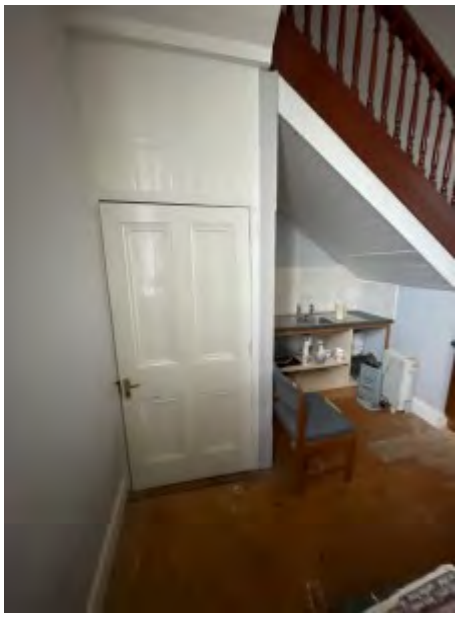
Requires Attention

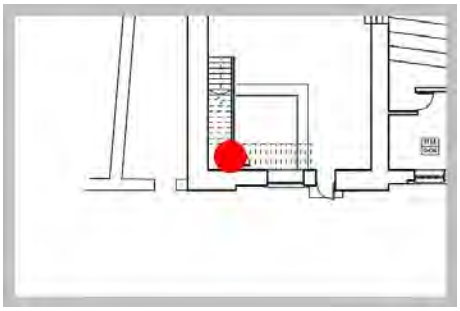
Location / Plan

Drawing : 0670-L-010.pdf

Inspection Plan Element

 # 001 / 116





Comment

Door locked at time of inspection.

Current Status

Requires Attention

Location / Plan

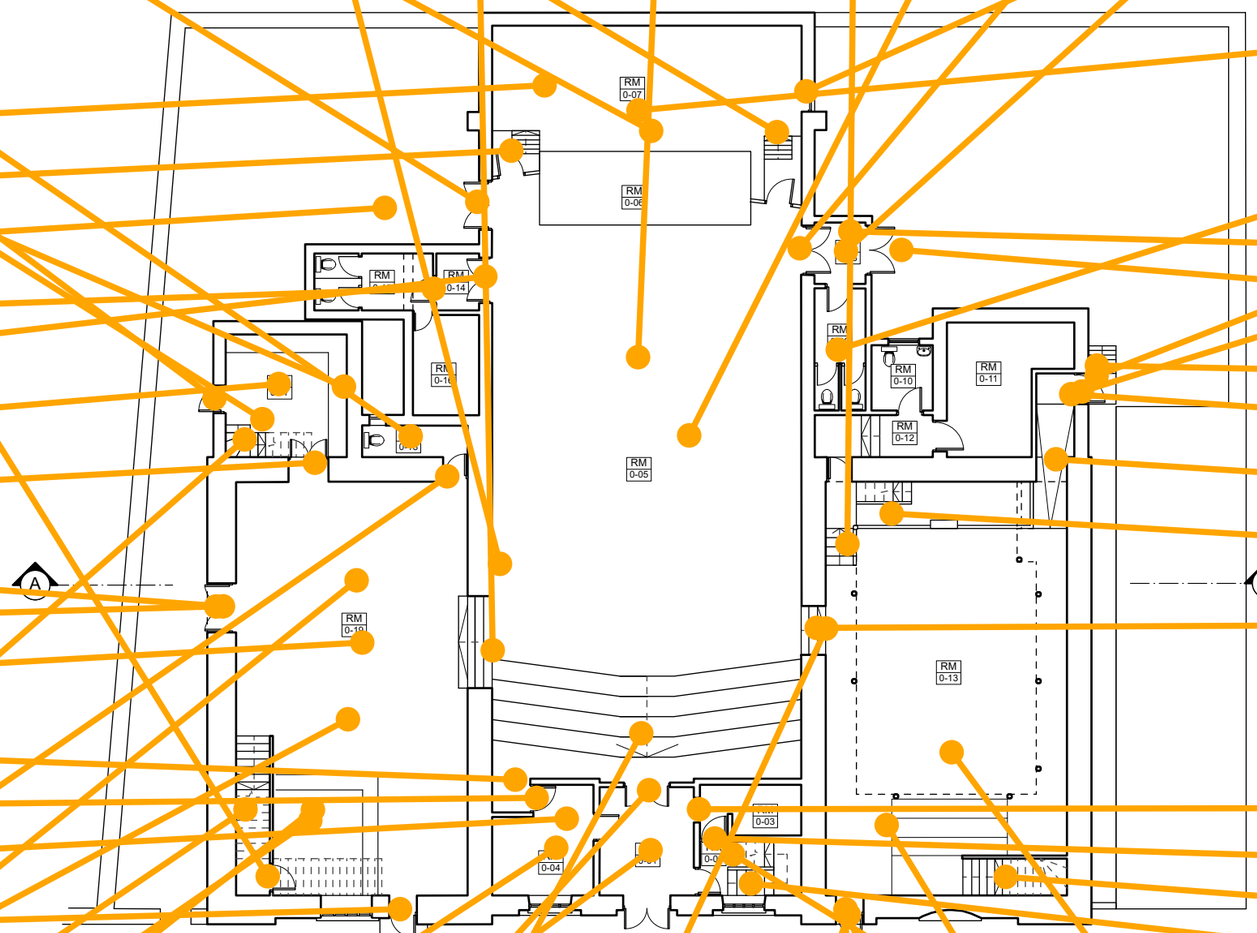
Drawing : 0670-L-010.pdf

Inspection Plan Element

076 075 074 057 056 028 014 058 059 060 071

116 102 097 096 095 079 078 081 087 088 094 093 092 091 090 043 041 040 089 098 101 103 104 105 114 115

080 073 069 068 061 062 066 026 025 011 027 036 035 016 044



N

Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

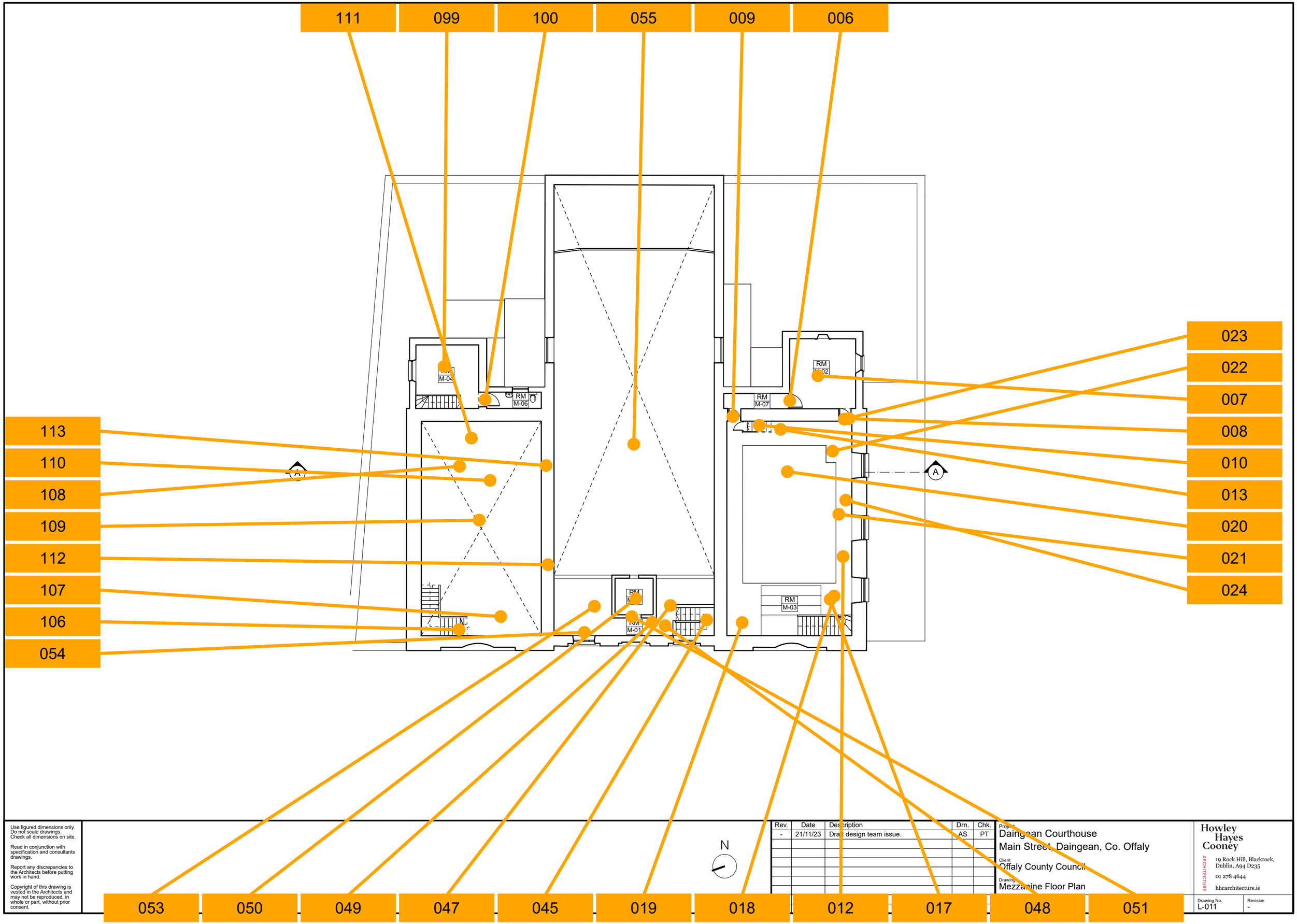
Drawing
Ground Floor Plan

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Drawing No. L-010

Revision -

039 032 030 029 005 003 001 002 004 015 034



Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

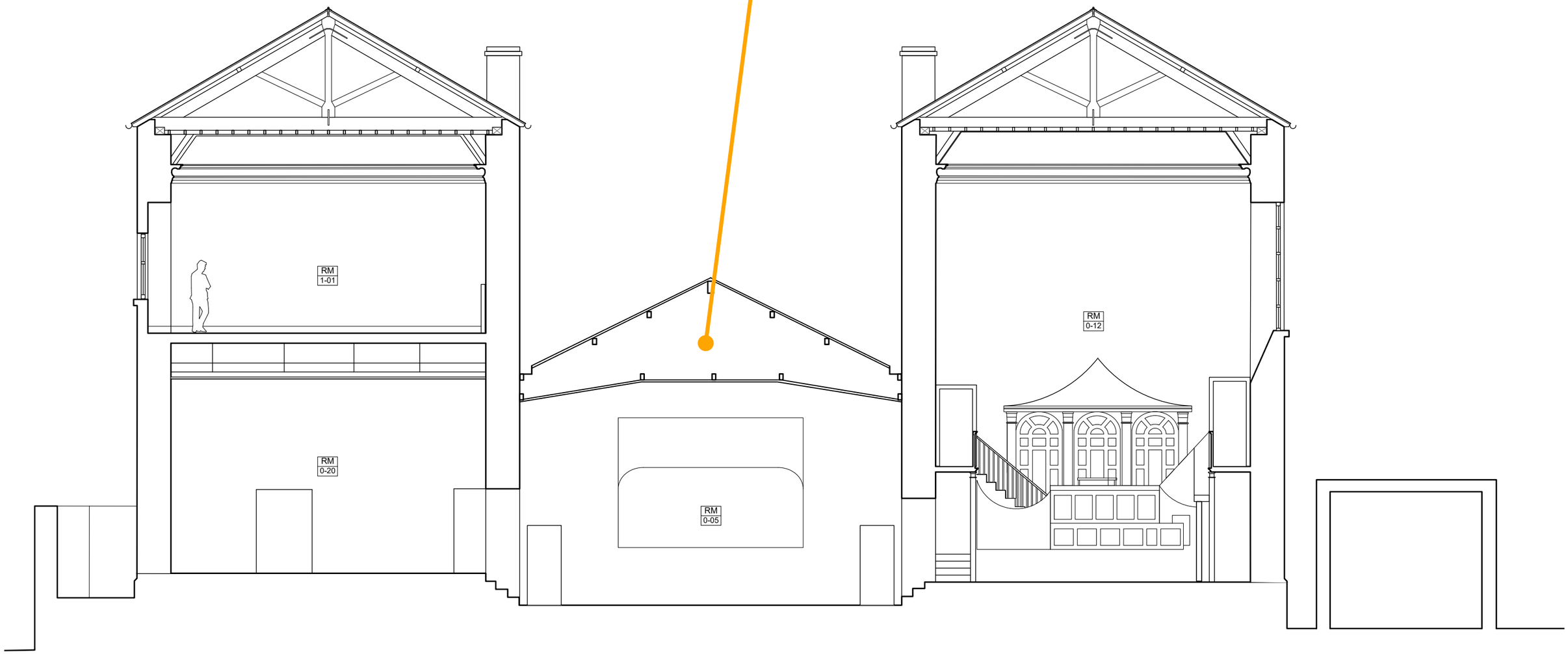
Drawing
Mezzanine Floor Plan

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Drawing No. L-011

Revision -

052



Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

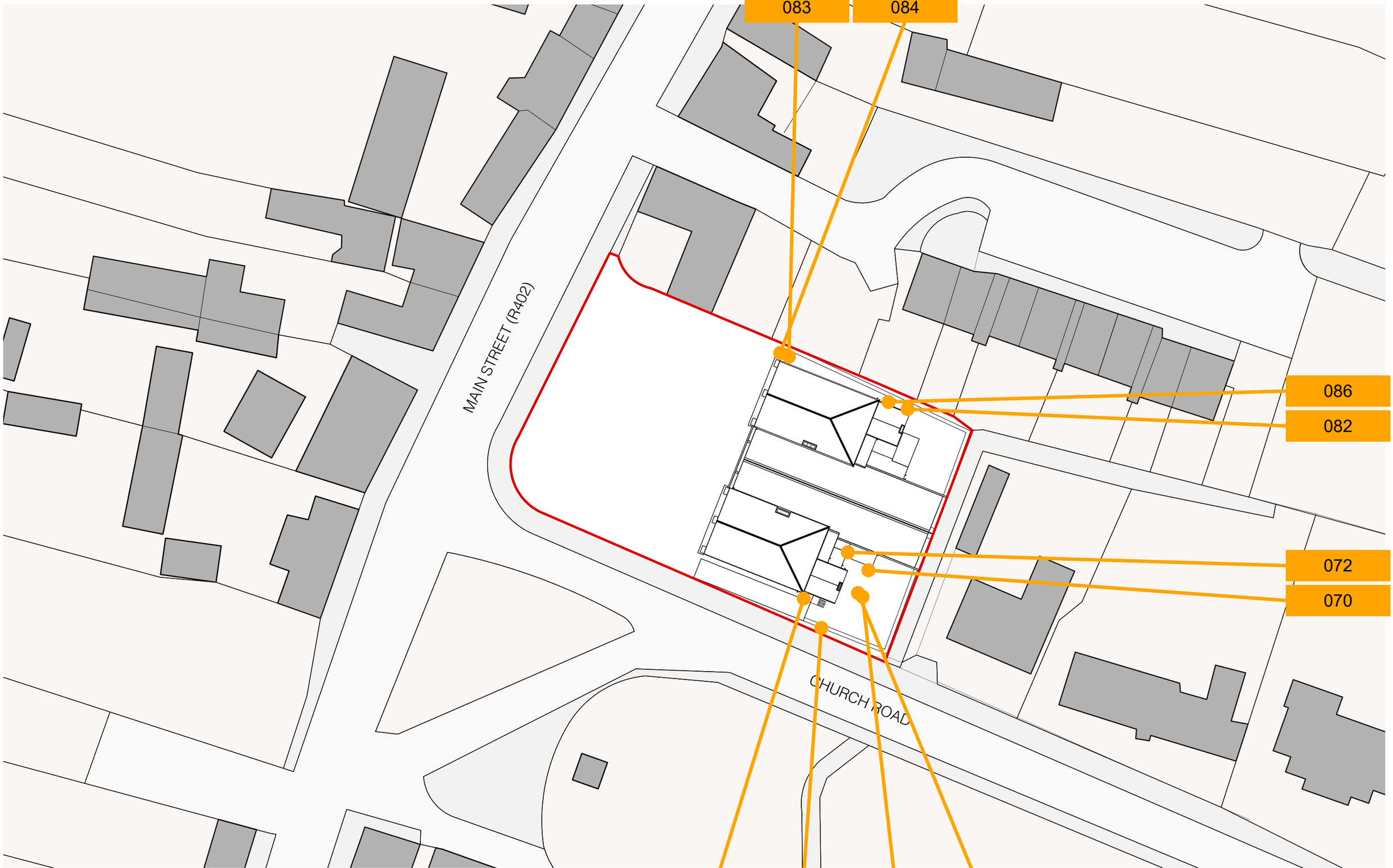
Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Section AA

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:100@A3	0670	L-020	-

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie



Rev.	Date	Description	Drn.	Chk.
-	21/11/23	Draft design team issue.	AS	PT

Project
Daingean Courthouse
Main Street, Daingean, Co. Offaly

Client
Offaly County Council

Drawing
Site Layout Plan

Howley Hayes Cooney
ARCHITECTURE
19 Rock Hill, Blackrock, Dublin, A94 D235
01 278 4644
hhcarchitecture.ie

Project Stage	Date	Scale	Project No.	Drawing No.	Revision
Survey	11.2023	1:500@A3	0670	L-002	-

Appendix F

Cost Report

Stage 1 Cost Plan Rev000

for
Daingean Courthouse

at
Main Street, Daingean, Co. Offaly.

on behalf of
Howley Hayes Cooney

date
September 2024

ORDER OF MAGNITUDE COST PLAN

PROJECT: Daingean Courthouse

Date: 10th September 2024

Document Issue Sheet

Issue Nr.	Document	Issue Date	Parties Issued To	Prepared By	Checked By	Reviewed By
1.0	Order of Magnitude Cost Plan Rev000	10/09/2024	LOC	TON	JN	MD

ORDER OF MAGNITUDE COST PLAN

PROJECT: Daingean Courthouse

Date: 10th September 2024

		€	€
Estimate of Construction Costs			
1.00	**Works to Daingean Courthouse**		
1.01	Demolitions and Alterations	212,804.00	
1.02	Substructures	150,575.00	
1.03	External Walls	136,355.00	
1.04	Internal Walls and partitions	89,060.00	
1.05	Floor and Stairs	162,545.00	
1.06	Roof and Roof Finishes	214,421.27	
1.07	Windows and Doors	149,300.00	
1.08	Finishes	435,190.00	
1.09	Services Installations	414,700.00	
1.10	Sanitary Fittings	23,050.00	
1.11	Fixtures and Fittings	127,500.00	
1.12	External Works	475,445.00	2,590,945.27
2.00	**Preliminaries and Insurances**		
2.01	Preliminaries and Insurances, c. 12%	320,000.00	
2.02	Contingency, c. 5%	150,000.00	470,000.00
	Total Estimate of Construction Costs excl. VAT		**3,060,945.27**
	Add VAT at 13.50%	413,227.61	413,227.61
	Total Estimate of Construction Costs incl. VAT		**3,474,172.88**

General Notes

a) All costs are based on prices pertaining in September 2024, there is no provision for future construction inflation
b) This estimate is based on HHC Architecture drawings and outline specification
c) Mechanical and Electrical estimates are based Hayes Higgins Partnership estimates.
d) There is no allowance in the above for loose furniture and fittings
e) There is no provision in the above figures for Professional Fees; Planning, Fire Certificate or DAC Fees; Capital Contributions; Connection Charges etc.
f) Costs for structural elements is based on Cora Engineers Sketches.
g) A provision has been made for the costs for the siteworks and site services and is subject to review upon receipt of a design.

COURTHOUSE

Code	Description	Quantity	Unit	Rate	Total
	Demolitions and Alterations				
	Structure				
1.A	Demolish existing hall	1	item	75,000.00	75,000.00
1.B	Demolish rear sundry flat roof extensions	1	item	30,000.00	30,000.00
1.C	Demolish side extension	1	item	15,000.00	15,000.00
1.D	Provision for removal and disposal of asbestos	1	item	20,000.00	20,000
1.E	Carefully remove, store existing timber floor boards for re-use	117	m2	25.00	2,925.00
1.F	Extra disposal off site	23	m2	10.00	234.00
1.G	Block up existing ope	6	nr	650.00	3,900.00
1.H	Partially block up existing ope	4	nr	750.00	3,000
	Completions				
1.J	Remove existing stairs and block up ore in floor	1	nr	7,500.00	7,500.00
1.K	Remove of gates		nr	250.00	
1.L	Remove internal single doors	7	nr	50.00	350.00
1.M	Remove external windows set aside for restoration	15	nr	250.00	3,750.00
1.N	Remove external single doors set aside for restoration	3	nr	350.00	1,050.00
1.P	Remove external double doors set aside for restoration	1	nr	450.00	450.00
1.Q	Remove Barriers to windows and doors	1	item	500.00	500.00
1.R	Remove fireplace	2	nr	500.00	1,000.00
	Finishes				
1.S	Demolish existing ceilings	124	m2	17.50	2,170.00
1.T	Repairs to feature over judges seat	1	nr	5,000.00	5,000.00
1.U	Strip external render	400	m2	25.00	10,000.00
1.V	Strip internal plaster	470	m2	17.50	8,225.00
	Fittings				
1.W	Remove kitchen fittings	1	item	750.00	750
1.X	Remove counter fittings	1	item	1,000.00	1,000.00
1.Y	Remove existing wall paneling	1	item	1,500.00	1,500.00
1.Z	Remove fixtures and fittings generally	1	item	5,000.00	5,000.00
1.AA	Remove loose furniture, rubbish etc	1	item	1,500.00	1,500.00
	Mechanical and Electrical Installations				
1.AB	Strip out existing electrical installation	1	item	5,000.00	5,000.00
1.AC	Strip out mechanical installation	1	item	5,000.00	5,000.00
	Sundries				
				To Collection	209,804

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
2.A	Sundries on Demolitions and Alterations	1	item	3,000.00	3,000.00
	Subtotal				***212,804.00***
	Substructure				
	Excavation				
2.B	Excavation to strip foundation; disposal of excavated material off site	129	m3	60.00	7,740.00
2.C	Excavating to reduce levels; disposal of excavated material off site	91	m3	60.00	5,460.00
2.D	Disposal of surface water	1	item	150.00	150.00
2.E	Blinding	26	m3	35.00	910.00
2.F	Hardcore filling to make up levels	298	m3	55.00	16,390.00
	Foundations				
2.G	Lean Mix blinding	5	m3	160.00	800.00
2.H	Concrete	31	m3	180.00	5,580.00
2.J	Form work sides of foundation	169	m	10.00	1,690.00
2.K	Mesh Reinforcement	206	m2	10.00	2,060.00
2.L	Reinforcement	2.79	t	1,500.00	4,185.00
	Bases & Lift Pit bases				
2.M	Lean Mix blinding	1	m3	145.00	145.00
2.N	Concrete	3	m3	180.00	540.00
2.P	Formwork sides of bases & lift pit bases	10	m2	50.00	500.00
2.Q	Reinforcement	0.57	t	1,500.00	855.00
	Lift Pit walls				
2.R	Concrete	6	m3	220.00	1,320.00
2.S	Formwork to sides of lift pit walls	46	m2	60.00	2,760.00
2.T	Extra; forming kickers	10	m	15.00	150.00
2.U	Waterstops	19	m	85.00	1,615.00
2.V	Reinforcement	1.50	t	1,500.00	2,250.00
	RC Walls				
2.W	Concrete	8	m3	220.00	1,760.00
2.X	Formwork	62	m2	60.00	3,720.00
2.Y	Extra; forming kickers	25	m	15.00	375.00
2.Z	Reinforcement	2.00	t	1,500.00	3,000.00
2.AA	Movement joints	5	m	40.00	200.00
	Blockwork rising walls				
				To Collection	67,155

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
3.A	440mm concrete block work	47	m2	180.00	8,460.00
3.B	215mm concrete block work	28	m2	90.00	2,520.00
	Limecrete Floor Slab				
	Limecrete ground floor slab; 150 thick concrete slab, A393 mesh, on 150 thick rigid insulation, on dpm/radon barrier, on 50 thick sand blinding; powerfloated finish to slab				
3.C	Limecrete	26	m3	250.00	6,500.00
3.D	Mesh reinforcement	176	m2	10.00	1,760.00
3.E	Rigid insulation, 150 thick	176	m2	35.00	6,160.00
3.F	DPM/radon barrier	176	m2	7.00	1,232.00
3.G	Damp proof membrane and insulation to edge of slab	119	m	8.00	952.00
3.H	Sand blinding to hardcore	176	m2	2.50	440.00
3.J	Powerfloated finish to slab	176	m2	4.00	704.00
3.K	Radon sump and outlet	1	item	3,000.00	3,000.00
	Concrete Floor Slab				
	Concrete ground floor slab; 150 thick concrete slab, A393 mesh, on 150 thick rigid insulation, on dpm/radon barrier, on 50 thick sand blinding; powerfloated finish to slab				
3.L	Concrete	52	m3	190.00	9,880.00
3.M	Mesh reinforcement	344	m2	10.00	3,440.00
3.N	Rigid insulation, 150 thick	344	m2	35.00	12,040.00
3.P	DPM/radon barrier	344	m2	7.00	2,408.00
3.Q	Damp proof membrane and insulation to edge of slab	86	m	8.00	688.00
3.R	Sand blinding to hardcore	344	m2	2.50	860.00
3.S	Powerfloated finish to slab	344	m2	4.00	1,376.00
3.T	Radon sump and outlet	1	item	2,500.00	2,500.00
3.U	Provision for underpinning existing foundations	20	m	1,000.00	20,000.00
3.V	Sundries on Substructure	1	item	1,500.00	1,500.00
	Subtotal				***150,575.00***
	External Wall				
3.W	External wall cavity wall construction; 500 thick block work wall	308	m2	105.00	32,340.00
3.X	PC concrete lintel 100 x 65mm thick	4	m	25.00	100.00
3.Y	PC concrete lintel 215 x 65mm thick	4	m	40.00	160.00
3.Z	RC concrete beam	4	m3	220.00	880.00
3.AA	Bar reinforcement; assumed 190 kg/m3	0.10	tonne	1,900.00	190.00
				To Collection	120,090

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
4.A	Form work to beams	47	m2	60.00	2,820.00
4.B	RC concrete colums	2	m3	220.00	440.00
4.C	Bar reinforcement; assumed 190 kg/m3	0.10	tonne	1,900.00	190.00
4.D	Form work to columns	36	m2	60.00	2,160.00
4.E	Steel Columns and Beams	1.00	tonne	4,000.00	4,000.00
4.F	Works to existing cills	21	m	75.00	1,575.00
4.G	Provisional for works to existing window heads	1	psum	15,000.00	15,000.00
4.H	Provisional sum for damp treatment to existing timber and masonry	1	psum	25,000.00	25,000.00
4.J	Provisional sum for works to existing stone facade	1	psum	50,000.00	50,000.00
4.K	Sundries on external walls	1	item	1,500.00	1,500.00
	Subtotal				***136,355.00***
	Internal Walls and Partitions				
4.L	RC concrete walls	47	m3	220.00	10,340.00
4.M	Bar reinforcement; assumed 190 kg/m3	12.00	tonne	1,900.00	22,800.00
4.N	Extra, kicker	35	m	25.00	875.00
4.P	Form work to walls	373	m2	60.00	22,380.00
4.Q	Steel Beams	2.00	t	4,000.00	8,000.00
4.R	Internal wall; 215 thick block work wall	67	m2	90.00	6,030.00
4.S	Stud partitions; timber stud, quilt insulation, two layers plasterboard both sides; skim coat	133	m2	95.00	12,635.00
4.T	Provision for works to existing lintel heads internally	1	item	5,000.00	5,000.00
4.U	Sundries on internal walls	1	item	1,000.00	1,000.00
	Subtotal				***89,060.00***
	Floors and Stairs				
4.V	Anti fungal treatment of existing floor structure	1	Item	5,000.00	5,000.00
4.W	Allowance for strengthening existing floor joists	1	item	10,000.00	10,000.00
4.X	Allowance for strengthening existing floor structure to viewing gallery to court house	1	item	7,500.00	7,500
4.Y	Steel Beams	3.04	t	4,000.00	12,160.00
4.Z	Wall plate; 200 x 44; continuous length; including bolts to block work	74	m	25.00	1,850.00
4.AA	Joists; 225 x 44 floor joists	368	m	15.00	5,520.00
4.AB	Bridging; 225 x 44	106	m	15.00	1,590.00
4.AC	WBP ply base	100	m2	40.00	4,000.00
				To Collection	239,365

COURTHOUSE *(Continued)*

Code	Description	Quantity	Unit	Rate	Total
5.A	Joist hangers	165	nr	25.00	4,125
5.B	Hardybacker board to tiled floor finish	9	m2	40.00	360.00
5.C	Allowance for fire and acoustic upgrade to new/existing floors	140	m2	85.00	11,900.00
	Stairs & balustrades				
5.D	Retained stair to court house, fully refurbished in situ; floor to floor; 2 flights dog leg stairs	1	nr	7,500.00	7,500.00
5.E	Provisional sum for repairs to stone steps to bottom of stairs	1	nr	2,500.00	2,500
5.F	Provisional sum for works to balustrades and handrails to court house; to be fully repaired and restored	1	psum	20,000.00	20,000.00
5.G	New stairs to intermediate floor landing; 1 flight	1	psum	15,000.00	15,000
5.H	New stairs to new extension; 6 flihts	1	psum	30,000.00	30,000
5.J	Timber handrail to wall	41	m	200.00	8,200.00
5.K	Balustrade	22	m	600.00	13,200
5.L	Painting to existing balustrades to stairs & mezzanine	32	m2	20.00	640.00
5.M	Sundries on floors and stairs	1	item	1,500.00	1,500.00
	Subtotal				***162,545.00***
	Roof and Roof Finishes				
	Roof to extension and link				
5.N	Steel Beam to Flat Roof Extension	4.28	t	4,000.00	17,120.00
5.P	Wall plate; 200 x 44; continuous length; including bolts to block work	275	m	25.00	6,875.00
5.Q	Joists; 225 x 44	775	m	17.50	13,568.28
5.R	Bridging; 225 x 44	361	m	20.00	7,228.00
5.S	WBP ply base	371	m2	40.00	14,840.00
5.T	Bitumen waterproof membrane on tapered thermal insulation, min 200mm thick; vapor control layer	371	m2	140.00	51,940.00
5.U	Extra; up stands	154	m	45.00	6,930.00
5.V	Extra; forming gutters	77	m	45.00	3,465.00
5.W	Lead flashings	154	m	50.00	7,700.00
5.X	New parapet flashing	97	m	90.00	8,730.00
5.Y	Rainwater installation ,aluminum rain water goods,complete to new extension	1	item	10,000.00	10,000.00
	Remove finishes				
5.Z	Remove existing rainwater goods	1	item	2,500.00	2,500.00
5.AA	Provision for repairs to existing chimneys	1	nr	5,000.00	5,000.00
	Roof				
				To Collection	270,821

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
6.A	Provision for repair to existing roof	1	item	20,000.00	20,000.00
6.B	Insulation to rafters	315	m2	35.00	11,025.00
6.C	All exposed timber to be treated	1	item	6,000.00	6,000.00
	Rainwater Goods				
6.D	New cast aluminum rainwater goods to new	1	item	19,000.00	19,000.00
6.E	Sundries on roof and roof finishes	1	item	2,500.00	2,500.00
	Subtotal				***214,421.28***
	Windows and Doors				
6.F	New external double doors	2	nr	2,500.00	5,000.00
6.G	Refurbish existing windows	52	m2	1,750.00	91,000.00
6.H	Refurbish existing main entrance door	1	nr	4,000.00	4,000.00
6.J	Refurbish existing door	3	nr	2,000.00	6,000.00
6.K	Internal Single Doors; hardwood frame and architrave; ironmongery	19	nr	1,200.00	22,800.00
6.L	Internal Double Doors; hardwood frame and architrave; ironmongery	8	nr	1,800.00	14,400
6.M	Refurbish existing single doors	7	nr	750.00	5,250
6.N	Single doors to services riser/ electrical cupboards	1	nr	850.00	850.00
	Subtotal				***149,300.00***
	Finishes				
	Internal Wall Finishes				
6.P	Plaster new walls	814	m2	30.00	24,420.00
6.Q	Hack off lime render to various areas; lime render patch and repair - say 30%	470	m2	140.00	65,800.00
6.R	Wall tiles	238	m2	120.00	28,560.00
6.S	Painting existing walls	470	m2	15.00	7,050.00
6.T	Paint new walls	1,284	m2	7.50	9,630.00
6.U	Allow for feature wall to lobby/reception	1	item	25,000.00	25,000.00
	External Wall Finishes				
6.V	Provision for wall paneling	1	item	10,000.00	10,000
6.W	Render to new walls	308	m2	45.00	13,860.00
6.X	New lime render finish to existing walls - Provision	400	m2	90.00	36,000.00
6.Y	Clean existing facade	1,066	m2	5.00	5,330.0
6.Z	Paint to existing walls	1,066	m2	20.00	21,320.00
6.AA	Paint to new walls	308	m2	15.00	4,620.00
				To Collection	459,415

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
7.A	Clean existing stone feature to front facade	1	item	7,500.00	7,500.00
	Floor Finishes				
7.B	Carpet to Stairs	5	m2	90.00	450.00
7.C	Aluminum nosing to treads	81	m	35.00	2,835.00
7.D	Floor tiling	77	m2	120.00	9,240.00
7.E	Floor tiling to stairs	23	m2	160.00	3,680
7.F	Stone flooring to lobby	97	m2	220.00	21,340.00
7.G	New skirting; painted	373	m	40.00	14,920.00
7.H	Re-lay existing timber flooring previously set aside	155	m2	90.00	13,950.00
7.J	New timber flooring to match existing	434	m2	130.00	56,420.00
7.K	Sand and finish timber flooring	585	m2	25.00	14,625.00
	Ceiling Finishes				
7.L	Repairs to existing ceiling	124	m2	120.00	14,880.00
7.M	Ceilings; 1nr layers of 12.5 thick plasterboard on battens; skim coat finish	535	m2	25.00	13,375.00
7.N	Extra; moisture board	38	m2	5.00	190.00
7.P	Painting ceilings	535	m2	15.00	8,025.00
7.Q	Painting existing ceilings	124	m2	17.50	2,170.00
	Subtotal				***435,190.00***
	Services Installations				
7.R	Mechanical and Electrical installation	1	item	377,000.00	377,000.00
7.S	Main Contractor's Profit, MCD, Builder's Work and Attendances on the above	1	item	37,700.00	37,700.00
7.T	Lift Installation	1	item	Incl	
7.U	Main Contractor's Profit, MCD, Builder's Work and Attendances on the above	1	item	0.00	
	Subtotal				***414,700.00***
	Sanitary Fittings				
7.V	Provision for supply and fit of sanitary-ware	1	psum	12,000.00	12,000.00
7.W	IPS panel	12	nr	750.00	9,000.00
7.X	Mirrors	1	item	1,800.00	1,800.00
7.Y	Sundries on sanitary fittings	1	item	250.00	250.00
	Subtotal				***23,050.00***
	Fixtures and Fittings				
7.Z	Stage	1	Item	50,000.00	50,000.00
				To Collection	671,350

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
8.A	Canteen Fittings	1	Item	15,000.00	15,000.00
8.B	Extra; appliances	1	Item	5,000.00	5,000.00
8.C	New fitted units to Meeting Rooms	1	Item		EXCL
8.D	New fitted units to Offices	1	Item		EXCL
8.E	New fitted units to Stores	1	Item	5,000.00	5,000.00
8.F	Signage	1	item	10,000.00	10,000.00
8.G	Reception Desk	1	item	10,000.00	10,000.00
8.H	FOH Fittings - Box office	1	item	30,000.00	30,000.00
8.J	Sundries on fittings	1	item	2,500.00	2,500.00
	Subtotal				***127,500.00***
	External works				
8.K	Demolish existing paving	1,277	m2	15.00	19,155.00
8.L	Relocate existing monument	1	item	5,000.00	5,000
8.M	Planter beds to be removed	50	m2	50.00	2,500.00
8.N	New side gates	1	item	10,000.00	10,000.00
8.P	Informal Seating	1	nr	30,000.00	30,000.00
8.Q	Bicycle racks	15	nr	250.00	3,750.00
8.R	Provision for bin Store	1	item	10,000.00	10,000.00
8.S	Granite flag paving	319	m2	160.00	51,040.00
8.T	Permeable Precast concrete paving	958	m2	60.00	57,480.00
8.U	Tactile paving	5	m2	120.00	600.00
8.V	Traffic Crossing	12	m2	80.00	960.00
8.W	Soft landscaping and planting	1	item	50,000.00	50,000.00
8.X	Provision for works to existing wall	1	item	35,000.00	35,000.00
8.Y	EV charging point	2	nr	750.00	1,500.00
8.Z	Entrance feature	1	nr	15,000.00	15,000.00
	Drainage Below Ground				
	Foul Drainage				
	Foul Drainage; excavate trench for pipe; remove spoil; concrete bed and surround; 160 uPVC pipe and fittings; backfilling with stone				
8.AA	1000 - 1500 deep	40	m	60.00	2,400.00
8.AB	1500 - 2000 deep	83	m	90.00	7,470.00
	Manhole; insitu concrete manhole; 1200 x 1200; complete				
8.AC	2000 - 2500 deep	4	nr	2,200.00	8,800.00
				To Collection	388,155

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
9.A	Recessed manhole covers	4	nr	300.00	1,200.00
9.B	Connection to existing manhole	1	nr	1,500.00	1,500.00
	Surface Drainage				
	Surface Drainage; excavate trench; remove spoil; concrete bed and surround; 225 uPVC pipe and fittings; backfilling with stone				
9.C	500 - 1000 deep	40	m	40.00	1,600.00
9.D	1000 - 1500 deep	40	m	60.00	2,400.00
9.E	1500 - 2000 deep	83	m	90.00	7,470.00
9.F	2500 - 3000 deep	83	m	110.00	9,130.00
9.G	Petrol Interceptor	1	nr	7,500.00	7,500.00
9.H	Gully traps, A.J.s, seals etc.	1	item	5,000.00	5,000.00
	Manhole; insitu concrete manhole; 1200 x 1200; complete				
9.J	1500 - 2000 deep	4	nr	1,700.00	6,800.00
9.K	Extra; flow control device	1	nr	1,500.00	1,500.00
9.L	Aco drainage channels	15	m	140.00	2,100.00
9.M	Road gullies	5	nr	150.00	750.00
9.N	Surface water attenuation tank; excavate trench; remove spoil; hardcore bed; stormtech chambers, including all ends, chambers as required; clipped together; laid in geotextile, backfilling with stone	1	nr	40,000.00	40,000.00
9.P	Rainwater harvesting; excavate; remove spoil; hardcore bed; backfilling with stone (rainwater tank included with M&E)	1		10,000.00	10,000.00
9.Q	Working around existing services and drainage	1	item	5,000.00	5,000.00
9.R	Connection to existing manhole; outside the boundary	1	nr	1,500.00	1,500.00
	Service Diversions				
9.S	Grub up and remove existing pipe; backfilling	1	item	5,000.00	5,000.00
9.T	Provisional Sum for service diversions	1	item	5,000.00	5,000.00
	Incoming Site Services: Piped and Ducted				
9.U	Water main; excavate trench; remove spoil; sand or pea gravel bed and surround; 150 dia HDPE pipe and fittings; backfilling with stone	40	m	50.00	2,000.00
9.V	Sluice valve and chamber	1	nr	650.00	650.00
9.W	Hydrants and chamber	1	nr	650.00	650.00
9.X	Water meter and chamber	1	nr	1,500.00	1,500.00
9.Y	Connections and testing	1	item	1,500.00	1,500.00
	Incoming Site Services: Mainly Electrical				
				To Collection	119,750

Code	Description	Quantity	Unit	Rate	Total
COURTHOUSE					*(Continued)*
10.A	Electricity supply; excavate trench; remove spoil; sand or pea gravel bed and surround; 50 dia ESB approved MDPE ducting and fittings; backfilling with stone	40	m	70.00	2,800.00
10.B	Lighting supply; excavate trench; remove spoil; sand or pea gravel bed and surround; 50 dia ESB approved MDPE ducting and fittings; backfilling with stone	182	m	70.00	12,740.00
10.C	Telecom/data supply; excavate trench; remove spoil; sand or pea gravel bed and surround; 2nr 50 dia ESB approved MDPE ducting and fittings; backfilling with stone	40	m	60.00	2,400.00
10.D	Chambers	6	nr	350.00	2,100.00
10.E	Site lighting allowance	1	item	25,000.00	25,000.00
	Subtotal				***475,445.00***
	Constructions Cost Excl. Preliminaries				*2,590,945.28*
10.F	Preliminaries and Insurances	1	item	320,000.00	320,000.00
10.G	Contingency	1	item	150,000.00	150,000.00
	Total Construction Costs Excl. VAT				***3,060,945.28***
	COURTHOUSE				
				To Collection	515,040

Code	Description	Quantity	Unit	Rate	Total

COURTHOUSE *(Continued)*

	COLLECTION				
	Page 1:				209,804
	Page 2:				67,155
	Page 3:				120,090
	Page 4:				239,365
	Page 5:				270,821
	Page 6:				459,415
	Page 7:				671,350
	Page 8:				388,155
	Page 9:				119,750
	Page 10:				515,040
	COURTHOUSE **Carried to Summary:**				**3,060,945**

Code	Description	Quantity	Unit	Rate	Total
	COLLECTION SUMMARY	**PAGE NO**			
	COURTHOUSE	11			3,060,945
	Total Amount:				**3,060,945**

Appendix G

Condition Survey

0.00m 7.06m 9.53m 19.60m 29.16m 34.31m

Elevation 1

Datum : 73.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour	34.0	Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	S/O Pic E1100.00 N1100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: Howley Hayes Cooney Architecture	Survey Type: Photogrammetric	Drawing No: Elev (1)	Project No. KG23433	Project Location: Daingean Courthouse, Co. Offaly	
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: KD	Survey Finish Date: 24/11/2023	Drafted By: KD / Issue Date: 29/11/2023

Survey Notes:

- These images were produced from drone imagery using photogrammetric software.
- Reattachment to ITM and OSGM15 datum was undertaken using GPS.
- Only visible detail was recorded.
- Please report any found anomalies to the KGSS office for rectification.

Modifications	Date	Rev.

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0.00m 15.03m 19.73m 28.82m

Elevation 2

Datum : 73.00m

LEGEND :

Survey Point	Manhole (General)	Survey Point Level	100.00
Contour	Storm Water	Roof / Wall Level	200.00
Fencing	Foul Water		
Gate	Access Junction	Digitised OSI data:	
Building / Structure	Sluice Valve	Folio Setout:	
Wall	Fire hydrant		
Road Edge	Water Meter	Setout Coordinate	E 100.00 N 100.00
Kerbed Road	Telecom Pole		
Path / Track	ESB Pole	Window	
Banking / Drain	Lamp Post	Door	
Detail	Overhead ESB	Structural H Beam	
Overhead Detail	Overhead Telecom		
Vegetation			
Tree Trunk			
Tree Spread			

KGSS

Client: Howley Hayes Cooney Architecture	Survey Type: Photogrammetric	Drawing No: Elev (2)	Project No. KG23433	Project Location: Daingean Courthouse, Co. Offaly
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: KD	Survey Finish Date: 24/11/2023 / Drafted By: KD / Issue Date: 29/11/2023

Survey Notes:

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0.00m 5.19m 14.13m 24.94m 28.74m 34.08m

Elevation 3

Datum : 73.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour	24.00	Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E100.00 N100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: Howley Hayes Cooney Architecture	Survey Type: Photogrammetric	Drawing No: Elev (3)	Project No. KG23433	Project Location: Daingean Courthouse, Co. Offaly	
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: KD	Survey Finish Date: 24/11/2023	Drafted By: KD / Issue Date: 29/11/2023

Survey Notes:

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Modifications	Date	Rev.

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0.00m 9.00m 13.69m 28.70m

Elevation 4 Datum : 73.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E100.00 N100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client:	Survey Type:	Drawing No:	Project No.	Project Location:	
Howley Hayes Cooney Architecture	Photogrammetric	Elev (4)	KG23433	Daingean Courthouse, Co. Offaly	
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By: / Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	KD	24/11/2023	KD / 29/11/2023

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LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour	134.0	Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	S.O. Pt. E:100.00 N:1000.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

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Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
Howley Hayes Cooney Architecture	Photogrammetric	(1)	KG23433	Daingean Courthouse, Co. Offaly		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:500 A3	KD	24/11/2023	KD	29/11/2023

Survey Notes:

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Modifications	Date	Rev.

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour	34.00	Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	S/O Pt. E100.00 N100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

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Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
Howley Hayes Cooney Architecture	Photogrammetric	(2)	KG23433	Daingean Courthouse, Co. Offaly		
Horizontal Datum:	**Level Datum:**	**Scale:**	**Surveyed By:**	**Survey Finish Date:**	**Drafted By:**	**Issue Date:**
ITM IRENET95 / EPSG: 2157	OSGM15	1:200 A3	KD	24/11/2023	KD	29/11/2023

Survey Notes:

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Modifications	Date	Rev.

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H
C H

Howley Hayes Cooney Architecture are recognised for their work in both contemporary design and for the sensitive conservation of historic buildings, structures, and places. Over a thirty-year period, the practice has been responsible for the conservation and reuse of numerous buildings of national and international cultural significance, many of which have received RIAI, RIBA, Irish Georgian Society, Opus or Europa Nostra Awards. Under the Conservation Accreditation System, implemented by the Royal Institute of Architects of Ireland, practice directors James Howley, Fionnuala Hayes and Lucy O'Connor are Grade 1 Conservation Architects. Howley Hayes Cooney Architecture have, to date, been responsible for approximately three hundred conservation plans, reports, and feasibility studies for clients such as the Heritage Council, the World Monument Fund, the Office of Public Works, the Department of Arts Heritage and the Gaeltacht, the Law Society of Ireland, the Alfred Beit Foundation, Red Carnation Hotels, Killarney Hotels, Liebherr International and Diageo PLC, together with numerous local authorities and private clients.