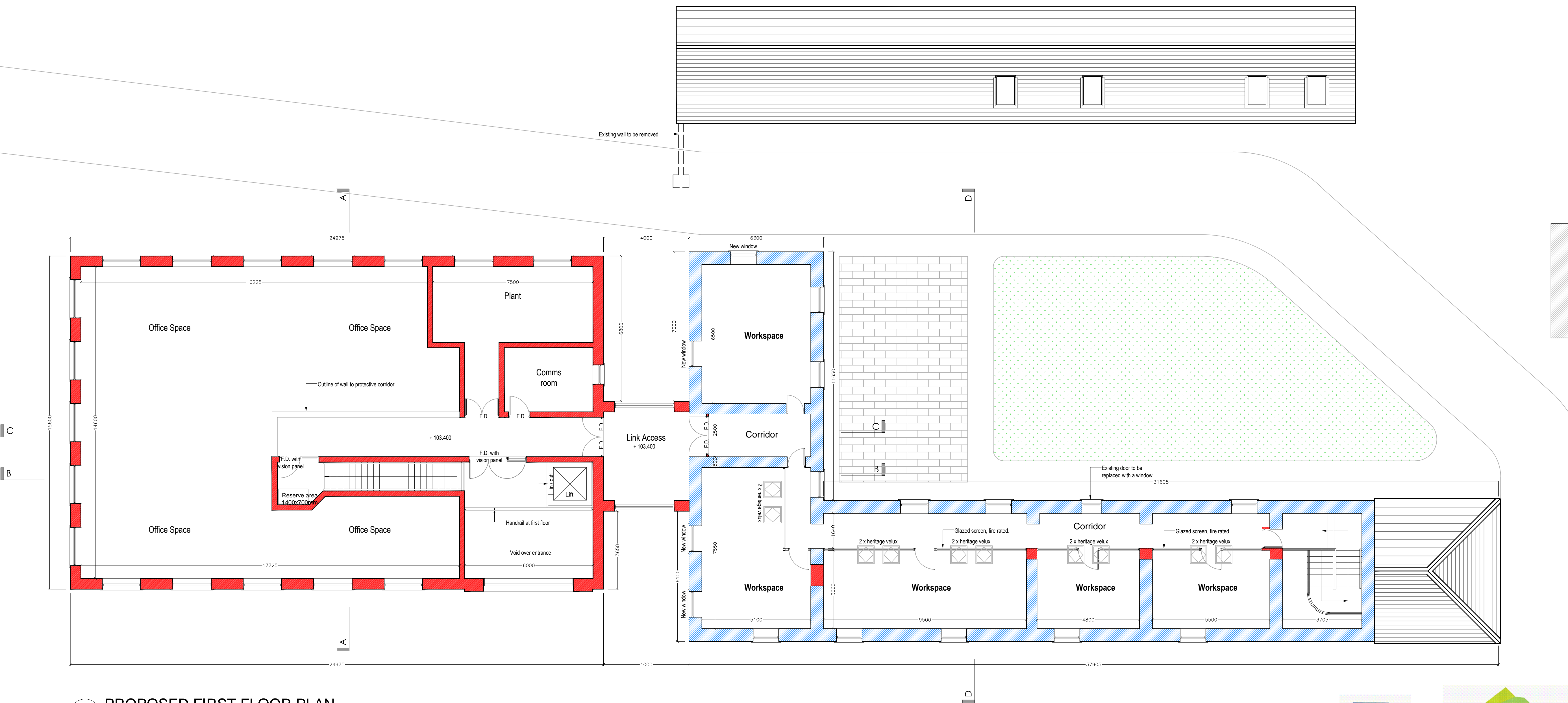
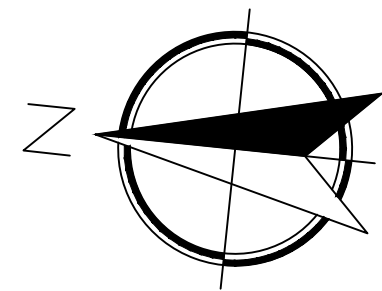


PROPOSED EAST ELEVATION  
Scale 1:100



PROPOSED FIRST FLOOR PLAN  
Scale 1:100.



**OUTLINE SPECIFICATION**

**Existing Cottage Structures:**

Roof: Remove existing slates, salvage to the maximum extent, re-slate with natural slate and make up areas with similar natural slate. Replacement heritage raingear to match. Additional rooflights as shown in heritage flush type format as shown.

External walls: Remove remaining lime plaster harling, prepare and re-plaster stone areas with traditional heritage lime plaster harling mix in accordance with

**good conservation practice.**

**Windows & External Doors:** Approximately 30% of the windows are beyond repair. Replacement windows in the same pattern and form in wood with slimline double-glazed units. Viable windows to be repaired and conserved and slimline double glazed. The existing external doors are not viable and new doors to be fitted of an accessible type to match the pattern of existing. New archway glazed screens and doors to be of slimline powder coated aluminium double glazed solar control. Additional doors and windows as shown for

**improved daylighting, ventilation and fire egress.**

**Interiors:** Removal of unviable lightweight partition and door structures, augmentation of floor structure. New partitions fire rated with pyroglazing for light transfer.

**New Building:**

Roof: Natural slated pitched roofs to perimeter, centre area to comprise proprietary membrane roof system above insulation and steel structure, raingear to

**be of a similar type to the heritage raingear in the courtyard cottages.**

External walls to comprise twin skin load bearing masonry construction with external render system to a similar colour tone to the lime plaster harling to the courtyard cottages.

External windows to be of powder coated aluminium clad timber structures with triple glazing. External doors and screens to comprise powder coated slimline aluminium with double glazing and solar control.

Floors: First floors to comprise precast

concrete units on blockwork with RC column and beam for long span open plan potential area, generally blockwork partitions for the permanent walling. Other partition walling which may change in configuration over time to be of metal stud and fire rated plaster board and skim finish, Ground floor of in situ concrete over insulation over radon barrier.

**External Works:**

Courtyard Area: Levels to be reconciled

so as to provide for 'maintenance & emergency services only' access from the rear avenue through to the courtyard. Courtyard area to be hard and soft landscaped so as to provide an external dining terrace area and a grassed and soft landscaped section. Terraced area to be of random rectilinear natural limestone paviors.

**Surface Water Disposal:** To new SUDS compliant attenuation and percolation area to the north west of the courtyard area.

**Foul Effluent Disposal:** To a new primary

treatment septic tank with macerator & pumping station - pumping via rising main southwards as shown on the site plan in a 63mm MDPE line to a chamber at the existing Rathnew Irish Water Pumping Station at the location shown.

**Water Supply:** From existing water supply network in the campus.

**Fire Hydrants:** Two additional fire hydrants to be extended from the existing water mains.

**Heating System:** For the purposes of the Part 8 Submission: Air to Water Heat

pump system for space heating and hot & cold water services with 8sq.m. photovoltaic cells, roof mounted in a depressed roof level area over the plantroom (out of sight when viewed from the surrounding ground areas).

Schedule of Floor Areas:	
Proposed Ground Floor Area	= 390.5m <sup>2</sup>
Proposed First Floor Area	= 368.5m <sup>2</sup>
Total Proposed Floor Area	= 759.0m <sup>2</sup>
Existing Ground Floor Area	= 234.0m <sup>2</sup>
Existing First Floor Area	= 226.0m <sup>2</sup>
Existing Outbuildings	= 128.0m <sup>2</sup>
Total Existing Floor Area	= 588.0m <sup>2</sup>



Wicklow County Council Comhairle  
Chontae Chill Mhantáin

Proposed development of an 'ENTERPRISE HUB'  
at the Wicklow County Campus, Rathnew, Co Wicklow.  
Offices  
First Floor Plan and East Elevation.

Scale: 1:100 Date: 26<sup>th</sup> November 2019 BO'D Ref. 19057

BLUETT & O'DONOGHUE  
PROJECT MANAGEMENT ARCHITECTURE PLANNING CONSERVATION (GRADE 1) FIRE ENGINEERING