

WICKLOW COUNTY COUNCIL  
15 SEP 2021  
PLANNING DEPT.

Chief Planning Officer Wicklow County Council County Buildings Whitegate Wicklow A67 FW96

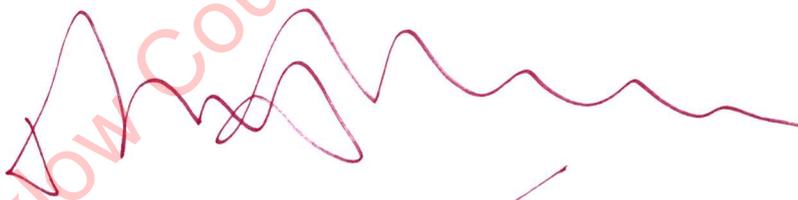
Wicklow County Council  
DATE P R R No.  
15-09-21 211133  
RECEIVED  
PLANNING DEPT.

Dear Chief Planning Officer

We enclose a copy of the Cover Letter (issue of documents) in connection with The Part 8 Planning Procedure for change of use of the Courthouse, Baltinglass to a Public Library.

We are also enclosing an original copy of the Newspaper Notice.

Kind regards and very best wishes,



Shane de Blacam

Chief Planning Officer Wicklow County Council County Buildings Whitegate Wicklow A67 FW96

THE LIBRARY  
BALTINGLASS

PART 8 PLANNING PROCEDURE



This is an Application under **Part 8** of the Planning and Development Regulations 2001.

The development involves the change of the Courthouse, Baltinglass to use as a Public Library.

We enclose the following documents

1. Newspaper Notice, a page from the Wicklow People West Wicklow Edition, date 15 September 2021.
2. Copy of Site Notice, date of erection on site 14 September 2021.
3. 6 copies of the following drawings printed at A2.

			scale	1.0000 @ A2	1.2000 @ A4
1	800	OS Map			
2	801 A	Site Plan		1.500 @ A2	1.1000 @ A4
3	801 B	Proposed Public Realm		1.500 @ A2	1.1000 @ A4
4	802	Existing and Purposed Ground Floor Plan		1.250 @ A2	1.250 @ A4
5	803	Existing and Purposed First Floor Plan		do.	do.
6	804	Existing and Purposed Second Floor Plan		do.	do.
7	805	Existing and Purposed Third Floor Plan		do.	do.
8	806	Existing and Purposed Top Floor Plan		do.	do.
9	807	Existing and Purposed Roof Plan		do.	do.
10	808	Existing and Purposed West and South Elevation		do.	do.
11	809	Existing and Purposed East and North Elevation		do.	do.
12	810	Existing and Purposed Sections AA		do.	do.
13	811	Proposed Lift Plan, Elevation and Section AA		1.50 @ A2	1.100 @ A4
14	812	Axometric View		-	-
15	813	Perspective Views A and B		-	-

4. A4 Report containing the following sections

X 6 copies

- A Statutory Notices
- B Part 8 Planning Drawings
- C Architect's Report
- D Appendix 1
- E Appendix 2

**NOTE** A pair of **A0** size Boards with selected Part 8 Drawings including copies of the A4 Reports have been delivered by courier on 15 September 2021 to **Chief Planning Officer** County Buildings Wicklow, The Officer in Charge **Baltinglass Municipal District** Civic Offices Blessington and The Librarian at **Baltinglass Library** for **public display** in these locations.

We understand that these documents fulfil the requirements necessary for the PLANNING AUTHORITY to determine the application. If there is any further information required please let us know.

Paolo Mercorillo



WICKLOW COUNTY COUNCIL

THE LIBRARY

BALTINGLASS

Upgrade and Redevelopment works to the Existing Court House

PART 8 PLANNING PROCEDURE

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<b>E</b>	APPENDIX 2	Part 8 Planning Drawings to scale @ A4	Page 62 to 77

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THE LIBRARY

BALTINGLASS

Upgrade and Redevelopment works to the Existing Court House

ARCHITECT'S REPORT

The ARCHITECT'S REPORT comprises

Pages 21 to 50

INTRODUCTION

Pages 21

VISION INCLUDING HERITAGE IMPACT

Pages 22

NOTES ON PART 8 DRAWINGS

Pages 23 to 26

NOTES ON OPENING UP PHOTOGRAPHS

Pages 27 to 29

PHOTOGRAPHS

Pages 30 to 48

OPENING UP WORKS DRAWINGS

Pages 49 to 50

## INTRODUCTION

Extract from *IRELAND'S COURT HOUSES* published by Irish Architectural Archive 2019, Burns O'Connor and O'Riordan, Editors describes the building as follows;

-This is a concise summary of the History of the subject building.

'A two storey over raised basement, five bay building on an island site in Market Square, facing Main Street, Baltinglass Courthouse was originally erected in the mid to late 18th century.

Richard Johnson, architect, signed and estimate of £558 10s for repairs to the building in 1795. Further repairs and improvements were carried out by Wicklow Grand Jury in 1828 and again in 1830. The first edition OS Map shows a barracks behind the court house. The basement came to serve as bridewell, but this was after 1837, when Lewis's Topographical Dictionary reports that a separate bridewell was 'inconveniently situated' in the town. A house was erected to the north c.1850 and expanded to provide municipal offices towards the end of the 19th century. Foley and O'Sullivan, architects and engineers, reconstructed the building after it was damaged by fire in April 1920. The works were completed in 1926. Rendered, with cement block architraves to the square head windows, its most obvious external feature is a pair of opposite granite stairs leading to the entrance porch with its hoodmoulded openings and granite pediments. Internally, the double height courtroom contained a free standing dock, high level jury box, and niche behind the judges bench. Repaired and extended by Newenham Mulligan and Associates, 1999, the complex accommodated court use and local library. The court element closed in 2013 following the amalgamation of Baltinglass District Court with Carlow.

### Wicklow County Council Consultant's Brief

-This is a summary of the brief of Wicklow County Council for the project

In its introduction to the brief for development, WCC describes the site, have relatively recently been refurbished for use as the town library explains the position under the Rural Regeneration and Development Fund in accordance with CWMF (Capital Works Management Framework), the library, heritage centre, and court house are a group of important buildings in the centre of Baltinglass, the project looks to reestablish the court building as a focal point and central part of the town and community. The architect will work to standard conditions of engagement in close cooperation with WCC. The uses proposed for the building include relocation of the adult library, the children's library will remain in the heritage centre and a new community co working facility will develop in the old library. The remaining rooms will be made into attractive spaces available for community activities, meeting rooms, work spaces to support local businesses and enterprise. The key milestones for design development include FSC (Fire Safety Certificate) Part 8 Planning Procedure, preparation of Tender documents, issue to tender, tender appraisal, appointment of building contractor and supervision of the building works. A significant project planning requirement is the Heritage Centre and the existing library facilities will remain open to the public during the course of the works in the court house.

### Architect's Understanding of the project

-This is a summary of the Architect's interpretation of the brief

The court house is located on an island site in the public space in the centre of the town. The attendant buildings and yard have relatively recently been refurbished for use as the town library and heritage centre. The project was initiated with a limited scope, based on a notified budget. The form of the building is a five bay, three storey (two over basement), the heritage centre is a two storey 1990's extension, with separate entrance through the central carriage door of the two storey house (on the north flank) with a lift and accommodation including the children's library and facilities shared with court use and built over former bridewell uses. The court building is reached by a pair of straight flights of stairs to a porch (addition to the original building) making a significant public address to the public space of Baltinglass however 'tight' access. The court room proper is double height in dimension and the 1990's planning is uneasy in scale (following removal of earlier court furniture) with staircase leading to second floor rooms, presumably the product of complex circulation involving unresolved shared facilities with the heritage centre and the necessary separation of Judiciary, public access, accused and prisoner. External impervious sand cement plaster (non-breathable) is not appropriate. There is substantial water ingress and condensation throughout both the court and heritage buildings. Compliance with building regulations, including sustainability and access are challenging. A preliminary architectural assessment is an 'unhappy' building which requires serious analysis, assessment and consultation in order to realize a good plan for works and uses of the building. Note the exhibit in the heritage centre is 'rich' in detail and information including local history of the building and the neighborhood of West Wicklow, if in a 'jaded' condition. A most striking feature is the vaulted ground floor accommodation which have survived in their terrifying original form, which in themselves are major feature of the Heritage Centre.

VISION including Heritage Impact, Library at Baltinglass

10 September 2021

*The idea, the spirit of the development is love of the town of Baltinglass and its principal public building in the river valley near the monuments to the North and West, love of every stone and detail of their construction and a desire to contribute to the well being of all of its citizens and welcome visitors.*

*The place of the library is at the centre of the life of Baltinglass, a place of learning and work for people of West Wicklow to build a vibrant local community, a place for meeting as well as a place of work and a place for economic inspiration and development of Baltinglass. The library is the catalyst for the development of the heritage centre, built up over many years, and now envisages public rooms for study, research and work.*

*We have the beginnings of an understanding of the form of the building and its development from our opening up contract, here recorded in photographs and notes.*

*It will be an open, modern, and forward looking building, inviting the citizens of Baltinglass and the neighbourhood to come in and enjoy the extraordinary opportunity offered by this development of the library service.*

*Most of the historic architecture has been destroyed (1922) and there is a small opportunity to preserve and present what survives, particularly the ground floor (which might join with Wicklow Goal in an outreach destination for visitors), as well as opportunity for development of the heritage centre as focal point for a short walk west through WCC property to the Cistercian remains, a National treasure on the bank of the river Slaney.*

*There is no case for restoration without evidence of what might have been, the proposition is to preserve and present every stone and detail of the antique and build a simple, plain, white plaster building with beautiful daylight library.*

NOTES on PART 8 DRAWINGS

LIBRARY

DRAWING 802 Ground Floor

- Existing*
- 5 vaulted cells, 2 corridors and 3 rooms (A,B and C)
  - Rooms and corridors stone paved, walls finished with white painted dashed render
- Proposed*
- Room B proposed location of fire escape staircase and Heritage Centre Lobby, Room C to be removed
  - Door d4 removed and replaced by door d4A

DRAWING 803 1st Floor

- Existing*
- 3 chambers, 2 timber staircases, furniture and staircases in courtroom, toilets behind Chamber 3
- Proposed*
- Furniture and staircases to be removed
  - Chambers 1,2 and 3 converted into fire escape staircase, new office and reading room
  - Doors d12 and d18 removed and replaced by doors d12A and d18A
  - New openings d17A and d20A
  - New timber galleries

DRAWING 804 - 805 2nd & 3rd Floors

- Existing*
- 3 chambers, toilets behind Chamber 6
- Proposed*
- Chamber 4 location of fire escape staircase
  - Proposed timber galleries
  - Door d27 removed and replaced by door d27A, proposed door d33 at third floor

DRAWING 806 - 807 Roof

- Existing*
- 25 mm asphalt roof, no.2 rainwater outlets, asphalt in poor condition causing water ingress
  - Aluminium roof light allowing water ingress
- Proposed*
- Proposed natural slate roof with proper drainage layout
  - Proposed workspace for local businesses at top floor

## DRAWING 808 West façade

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - 9 twelve pane sash timber windows damaged by water ingress, entrance door D1 to cells
  - Plaster frames around the windows
  - 800 mm parapet with soil filling causing condensation
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing windows to be removed and replaced by plate glass windows, new fire escape door D5A
  - Existing plaster frames around to windows to be removed

## DRAWING 808 - 809 West Entrance Porch

- Existing*
- 25 mm asphalt roof, 1 rainwater outlet, asphalt in poor condition causing water ingress
  - Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - Plaster frames around the windows
  - 2 entrance timber doors, 1 twelve pane sash timber window damaged by water ingress
- Proposed*
- Existing flat roof to be retained and repaired
  - Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing plaster frames around to windows to be removed
  - Existing window to be removed and replaced by accessible lift door

## DRAWING 808 South façade

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - Plaster frames around the windows
  - 2 twelve pane sash timber windows at second floor damaged by water ingress
  - 2 eight pane sash timber windows at first floor damaged by water ingress
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing windows to be removed and replaced by plate glass windows
  - Existing plaster frames around to windows to be removed
  - Door D2 to be removed and replaced by plate glass door

**DRAWING 809 East façade**

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - Plaster frames around the windows
  - 1 four pane half circle window at first floor damaged by water ingress
  - 2 twelve pane sash timber windows at first floor damaged by water ingress
  - 2 narrow opening at ground floor
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing windows to be removed and replaced by plate glass windows
  - Existing plaster frames around to windows to be removed
  - Door D2 and D7 to be removed and replaced by plate glass doors
  - Door D11 to be removed and replaced by window W22A

**HERITAGE CENTRE****DRAWING 802 Ground Floor**

- Existing*
- Hall, tea station, library, office and conference room
  - Accessible lift to first floor
- Proposed*
- Existing hall converted into cafeteria
  - Library moved to the refurbished court house
  - Proposed new cinema and toilets
  - Existing conference room converted into new utility room

**DRAWING 803 1st Floor**

- Existing*
- Study room, children's library, toilets
  - Outdoor Fire escape staircase
- Proposed*
- Existing toilets removed to create double height space over the cafeteria
  - Existing study room converted into proposed meeting room
  - Children's library incorporated in proposed court room layout

**DRAWING 804 Roof**

- Existing*
- Slate roof over current library entrance
  - Metal roof over current library, drained by 2 metallic gutters
  - Drainage against court house walls causes water ingress and condensation
- Proposed*
- Existing roof over proposed cafeteria to be retained
  - Existing metal roof over proposed Heritage Centre to be removed and replaced by new natural slate roof

**DRAWING 808 West façade**

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - 2 four pane sash timber windows at ground floor damaged by water ingress
  - 3 twelve pane sash timber windows at first floor
  - Timber door D5 to existing library
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing windows to be removed and replaced by plate glass windows
  - Timber door D5 to proposed Heritage Centre to be removed and replaced by plate glass door

**DRAWING 808 South façade**

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - Door D6 to Conference Room
  - 3 triangular windows at ground floor
  - 3 rectangular windows at first floor
  - Long plate glass window at first floor
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing windows to be removed and replaced by plate glass windows
  - Proposed door D6A to Heritage Centre from Bridewell Memorial

**DRAWING 809 North façade**

- Existing*
- Non-breathable Sand Cement Render causing condensation
  - Rubble stone masonry, brick and stone reveals, brick flat arches, concrete lintels, granite sills causing water ingress
  - 3 plate glass windows at ground floor
  - Long plate glass windows at first floor
  - Rectangular window in metal clad structure (W25)
- Proposed*
- Existing wall finishes to be removed and replaced by natural lime and aggregate wet dash render
  - Masonry to be patched and repointed
  - Granite sills to be repaired if broken
  - Existing window W25 to be removed
  - Window W7 to be enlarged and replaced by window W7A

NOTES on OPENING UP PHOTOGRAPHS

WEST FAÇADE

- Photograph 1
- West façade with South-West scaffolding
  - Non-breathable Sand Cement Render causing condensation
  - 9 twelve pane sash timber windows
  - West Entrance Porch with symmetrical stone stairs
  - Openings 1 and 2 behind scaffolding
- 2
- West Entrance Porch from South-West
  - Non-breathable Sand Cement Render causing condensation
  - Symmetrical stone stairs
  - Timber Entrance Door
- 3
- Library and Court House from North-West
- 4
- West Entrance Porch 25 mm asphalt roof with decorative stone capping
- 5
- Decorative stone capping and stone frame over entrance door
- 6
- Entrance door to cells, 800 mm height parapet with railings, South stone stair
- 7
- Opening 3, door brick reveal, rubble stone masonry
- 8-9
- Window with plaster frame, cill above soil filling, railings, door to cells

SAND CEMENT RENDER

- Photograph 10
- Opening 2, rubble stone masonry
- 11-12
- Openings 1,4 rubble stone masonry parapet, stone string course
- 13
- Opening 3, before removal of render
- 14
- Opening 1, before removal of parapet render
- 15-16
- Damaged window cill

WEST ENTRANCE PORCH

- Photograph 17-19,24
- 25 mm asphalt roof in poor condition, rainwater outlet
- 20-21
- Stone stairs to court room lobby
- 23-25
- 12 pane sash timber window, symmetrical stone stairs

WEST WINDOWS

- Photograph 26-29,31-32
- Opening 2, window brick and stone reveal, rubble stone masonry
- 30,33
- Window without mastic and water bar
- 34-37
- Opening 2, window brick and stone reveal, rubble stone masonry
- 38-40
- Window stone reveal, window without mastic and water bar

## SOUTH STRING COURSE &amp; WEST ELEVATION

- Photograph 41 • South Elevation, openings 4, 49, 59
- 42 • South Elevation, openings 10-11 behind South-East scaffolding
- 43 • Library West Elevation, Non-breathable Sand Cement Render causing condensation
- 3 twelve pane sash timber windows at first floor
  - 2 four pane sash timber windows at ground floor
  - Timber entrance door to library
- 44-45 • Opening 49, stone masonry
- 46-47 • Openings 10-11 rubble stone masonry

## SOUTH ELEVATION &amp; FLAT ROOF

- Photograph 48,50 • South Elevation, openings 4 behind South-West scaffolding, openings 10-11 before render removal
- 48 • South Elevation, entrance to bridewell yard
- 51 • South-West parapet corner, 25 mm asphalt over stone capping, stone string course
- 52 • 25 mm asphalt roof, stone North-West chimney
- 53-54 • 25 mm asphalt roof, stone South-West chimney
- 55-57 • North view, West view, West view over square

## BRIDEWELL COURTYARD

- Photograph 58 • South Bridewell Elevation, Non-breathable Sand Cement Render causing condensation
- 3 windows at first floor
  - Long plate glass window at first floor
  - 3 triangular windows at ground floor
  - Opening 16
- 59 • East Elevation, stone masonry, boiler room
- 60,63-64 • North side of boundary wall with concrete capping
- 61-62,65 • Stone staircase to library first floor, openings 15 and 16
- 66-67,71 • Stone staircase to library first floor with railing, openings 15 and 16
- 68 • Court House East Elevation, opening 14, cell window, fire escape staircase
- 69 • Court House East Elevation, Fire escape exit from first floor
- 70 • Court House East Elevation, door to cells

## EAST PARAPET

- Photograph 72-73 • Court House East Elevation, string courses and parapet cap, openings 12 and 13, water tank
- 74-76 • Openings 12 and 13, rubble stone masonry, flat arch over window, concrete slab, rainwater outlet
- 77 • West Porch Entrance flat roof, 25 mm asphalt over stone capping
- 78 • Heritage Centre Roof, rainwater gutter, 12 pane sash timber window

## BRIDEWELL SAND CEMENT RENDER

- Photograph 79 • Opening 14, rubble stone masonry
- 80 • 4 pane half circle window
- 81 • Openings 15, window cell with stone reveals, cill and lintel, rubble stone masonry
- 82 • Opening 16, Conference room triangular window, stone cills and lintels

## FLAT ROOF PARAPET AND ROOF

- Photograph 83-84 • East parapet, 25 mm asphalt roof in poor condition
- 85-86 • 25 mm asphalt roof and roof light over court room
- 87 • East parapet, water tank
- 88 • North-West parapet with 25 mm asphalt roof
- 89 • Heritage Centre Roof and North-West Parapet

## FLAT ROOF PARAPET AND STRING COURSE

- Photograph 90-92 • South Parapet with stone capping covered by 25 mm asphalt roof
- 93-96 • Stone string course, opening 1, asphalt roof over stone string course

## COURT ROOM (CEILING &amp; FLOOR)

- Photograph 97 • Interior beams investigation scaffolding
- 98-99,103 • Opening 19a, metallic beam covered by plaster moulding, concrete slab, blockwork parapet, roof light
- 100 • Floor investigation Court Room
- 101-102 • Floor investigation Chamber 1 and 2

## COURT ROOM WINDOW (WEST FAÇADE)

- Photograph 104-105 • Concrete lintels over sash windows
- 106-110 • Openings 17 and 18, rendered reveals under removed architrave

## PRISON PASSAGE

- Photograph 111 • Exit door to bridewell courtyard
- 112 • Cell with rough white painted dashed render
- 113 • Room C with interior door to Heritage Centre
- 114-115 • Prison Corridors
- 116-117 • Entrance door and door to cells

## PRISON CELL

- Photograph 118-120 • Cells with rough white painted dashed render
- 121 • Stone paved Room C with stove

## HERITAGE EXHIBITION

- Photograph 122-130 • Exhibition with drawings and informations about Baltinglass Court House

## PHOTOGRAPHS

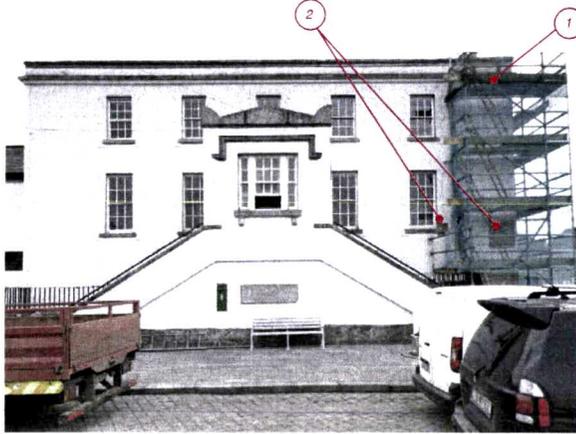
### OPENING UP WORKS PHOTOGRAPHS

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C WEST FACADE OPENING UP WORKS PHOTOGRAPHS



West Facade

Photograph 1



Photograph 2

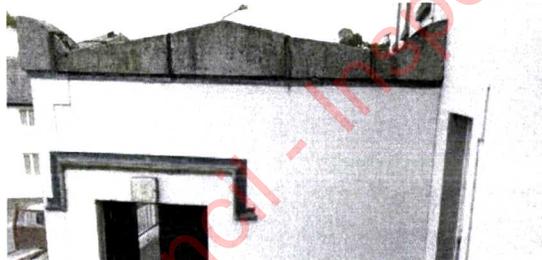


Library

Photograph 3



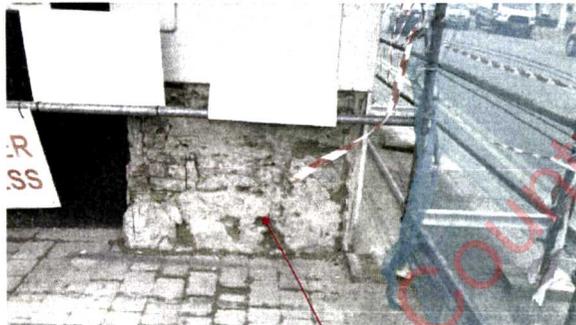
Photograph 4



Photograph 5



Photograph 6



Photograph 7



Window Cill

3

Photograph 8



Fill

Photograph 9

Wicklow County Council - Inspection Purposes Only!

C SAND CEMENT RENDER OPENING UP WORKS PHOTOGRAPHS



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Ground Floor Cill



Photograph 15



Ground Floor Cill

Photograph 16

Wicklow County Council - Inspection Purposes Only!

C WEST ENTRANCE PORCH OPENING UP WORKS PHOTOGRAPHS



Flat Roof

Photograph 17



Flat Roof Rainwater Outlet

Photograph 18



Flat Roof Rainwater Outlet

Photograph 19



Photograph 20 / 21



Photograph 23



Photograph 24

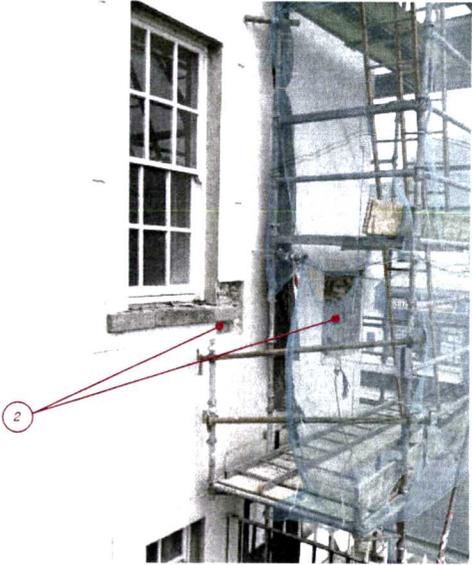


Photograph 25

Wicklow Council Inspection Purposes Only!



**C** WEST WINDOWS OPENING UP WORKS PHOTOGRAPHS



Photograph 26



Photograph 27



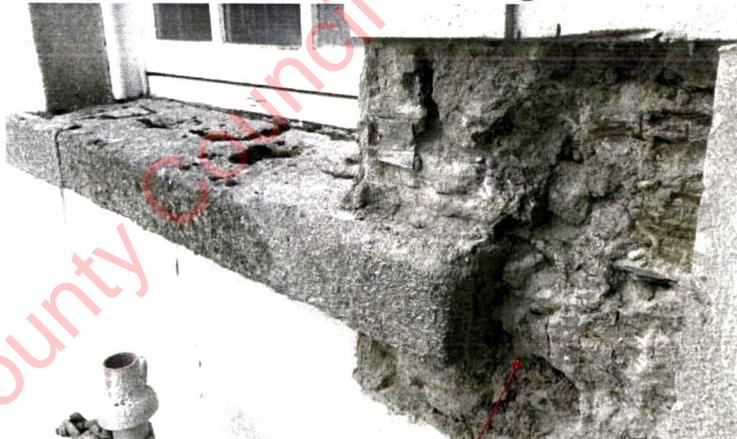
Photograph 28



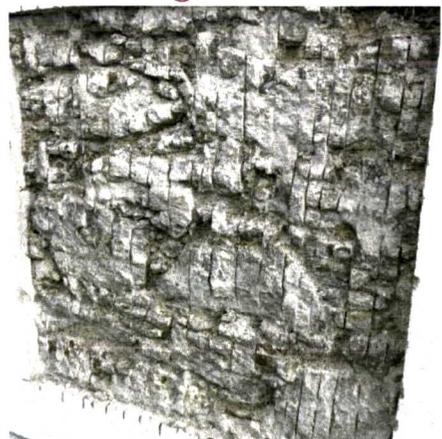
Photograph 29



Photograph 30



Photograph 31



Photograph 32

Wicklow County Council - Inspection Purposes Only!

C WEST WINDOWS OPENING UP WORKS PHOTOGRAPHS



Photograph 33



Photograph 34



Photograph 36



Photograph 37



Photograph 38



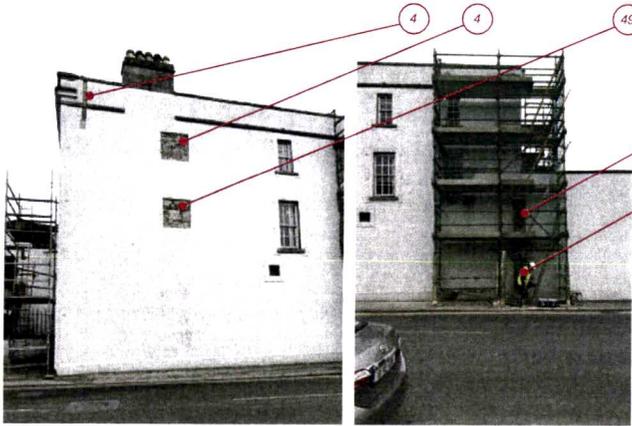
Photograph 39



Photograph 40

Wicklow County Council Inspections Only!

C SOUTH STRING COURSE AND WEST ELEVATION OPENING UP WORKS PHOTOGRAPHS

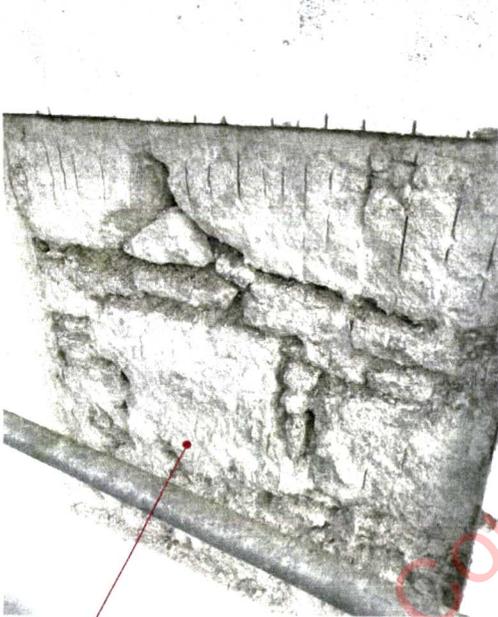


Photograph 41



Library Entrance

Photograph 43



Photograph 44



Photograph 45



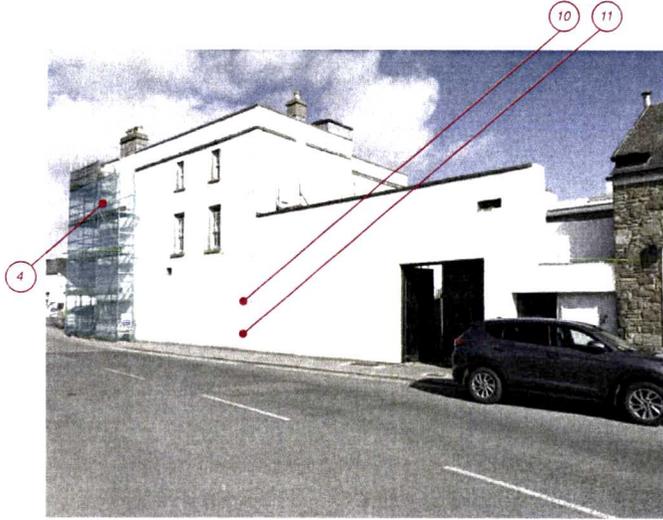
Photograph 46



Photograph 47



C SOUTH ELEVATION AND FLAT ROOF OPENING UP WORKS PHOTOGRAPHS



Photograph 48



Photograph 49



Photograph 50



Photograph 51



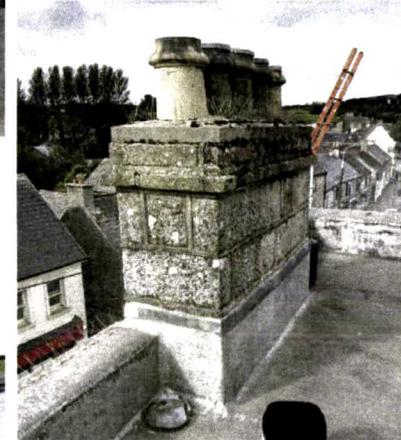
North - West Chimney

Photograph 52



South - West Chimney

Photograph 53



South - West Chimney

Photograph 54



Photograph 55



West Parapet

Photograph 56



Photograph 57

Wicklow County Council Inspected Only!



# C BRIDEWELL COURTYARD OPENING UP WORKS PHOTOGRAPHS



South

Photograph 58



East

Photograph 59



North

Photograph 60



East

Photograph 61



15

Photograph 62



North

Photograph 63



North

Photograph 64

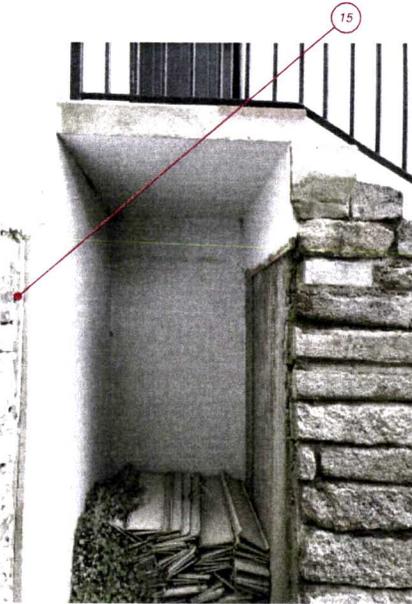
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C BRIDEWELL COURTYARD OPENING UP WORKS PHOTOGRAPHS



East Facade

Photograph 65



South

Photograph 66



South

Photograph 67



East

Photograph 68



East Room

Photograph 69



East Door (Ground Floor)

Photograph 70



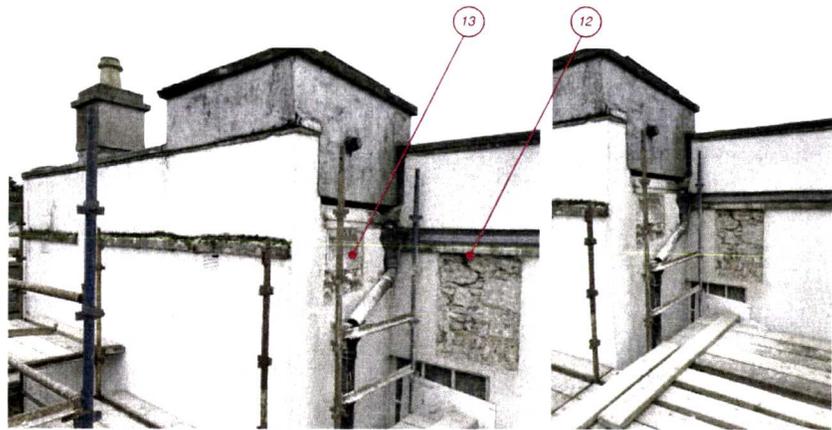
South

Photograph 71

Wicklow County Council

Proprietary Photos Only!

C EAST PARAPET OPENING UP WORKS PHOTOGRAPHS



String Courses & Parapet Cap

Photograph 72

Rainwater Outlet

Photograph 73



Rainwater Outlet

Photograph 74



Rainwater Outlet

Photograph 75



Rainwater Outlet

Photograph 76



West Porch Roof

Photograph 77

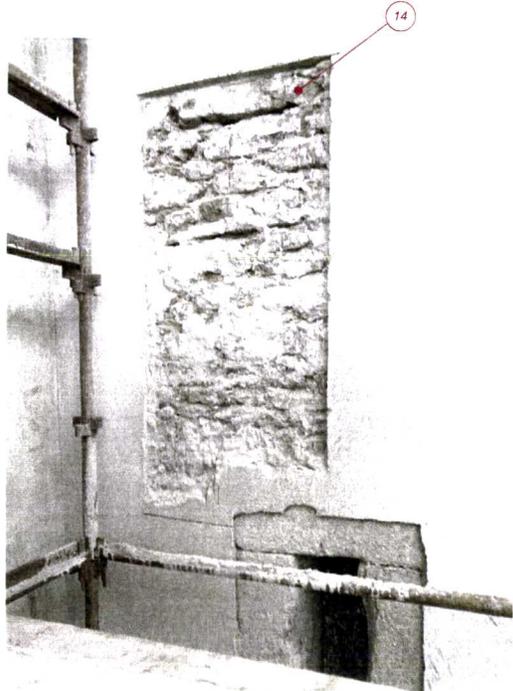


Heritage Centre Roof (East & South)

Photograph 78

Wicklow County Council Specific Purposes Only!

**C** BRIDEWELL SAND CEMENT RENDER OPENING UP WORKS PHOTOGRAPHS



Photograph 79



Photograph 80



Photograph 81



Photograph 82

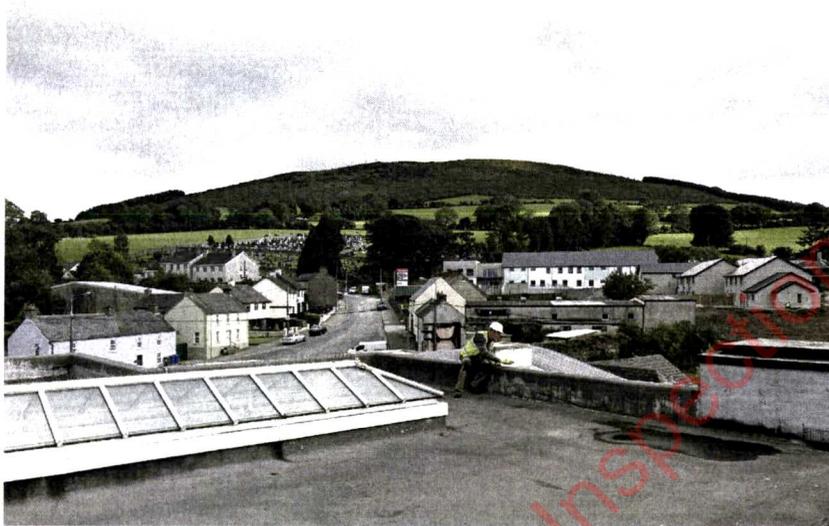
C FLAT ROOF PARAPET AND ROOF OPENING UP WORKS PHOTOGRAPHS



East Parapet Photograph 83



East Parapet Photograph 84



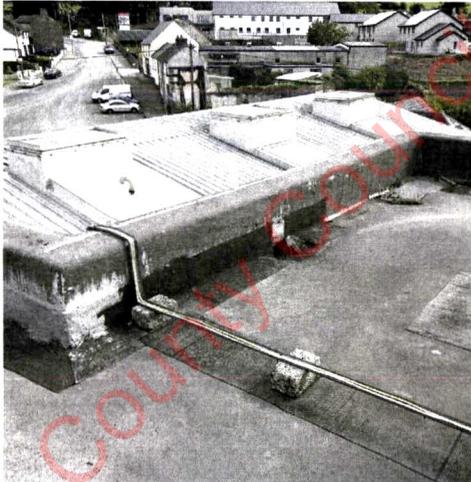
East Parapet Photograph 85



Rooflight Photograph 86



East Parapet Photograph 87



North - West Parapet Photograph 88



Heritage Centre Roof & North - West Parapet Photograph 89

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C FLAT ROOF PARAPET AND STRING COURSE OPENING UP WORKS PHOTOGRAPHS



South Parapet

Photograph 90



South Parapet

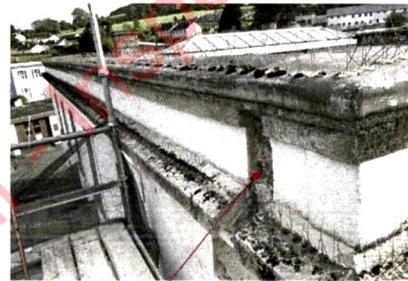
Photograph 91



Photograph 92



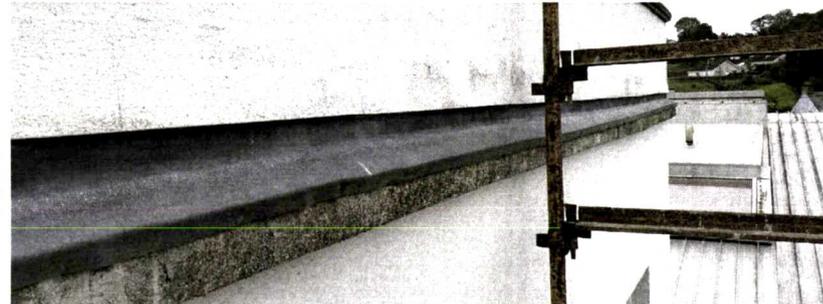
Photograph 93



Photograph 94



Photograph 95



Photograph 96

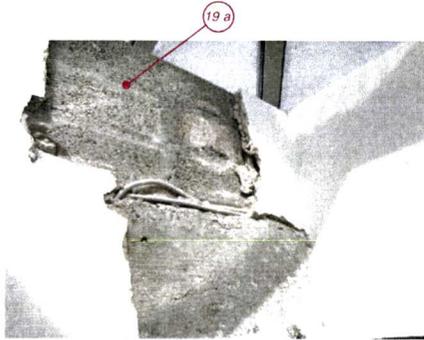
Wicklow County Council



C COURTROOM CEILING AND FLOOR OPENING UP WORKS PHOTOGRAPHS



Photograph 97



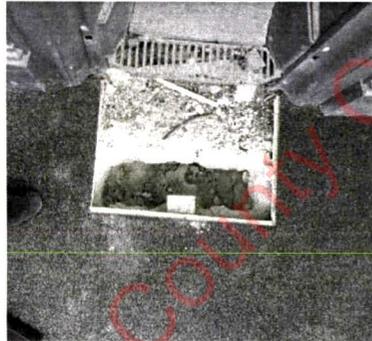
Photograph 98



Photograph 99



Photograph 100



Photograph 101



Photograph 102

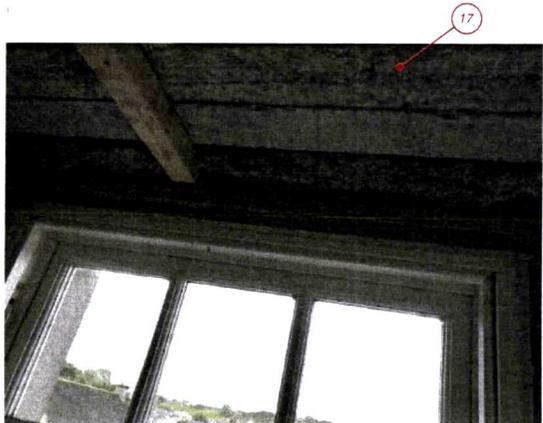


Photograph 103

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# C COURTROOM WINDOW (WEST FACADE)

OPENING UP WORKS PHOTOGRAPHS



Photograph 104



Photograph 105



Photograph 106



Photograph 107



Photograph 108



Photograph 109



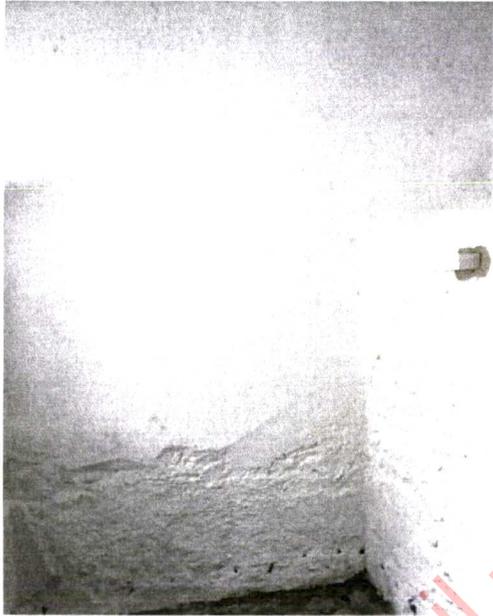
Photograph 110

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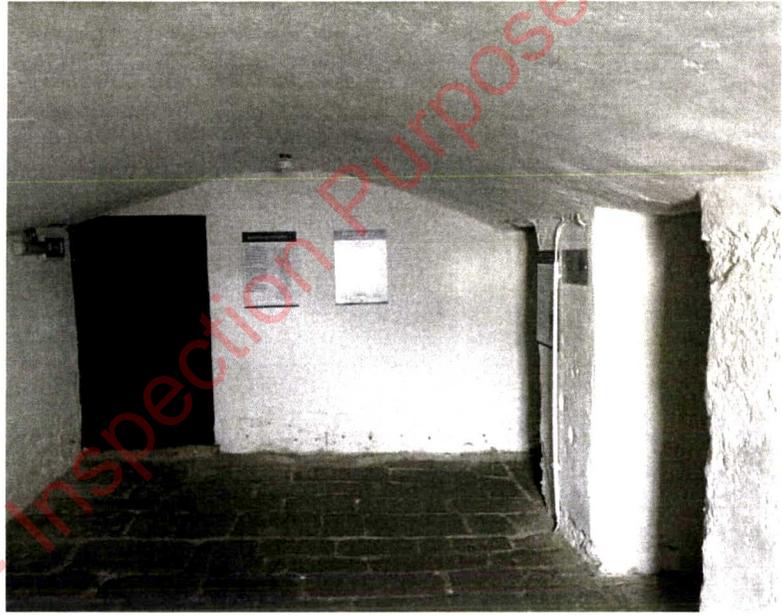
**C** PRISON PASSAGE OPENING UP WORKS PHOTOGRAPHS



Photograph 111



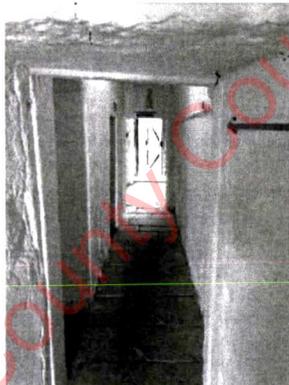
Photograph 112



Photograph 113



Photograph 114



Photograph 115



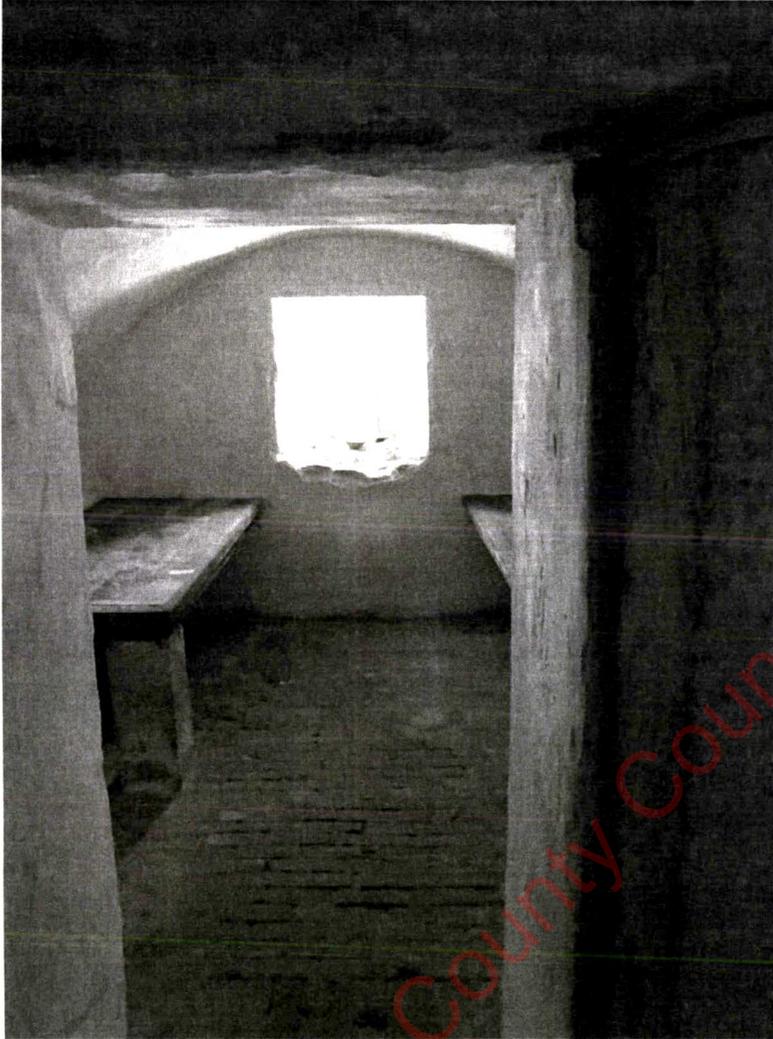
Photograph 116



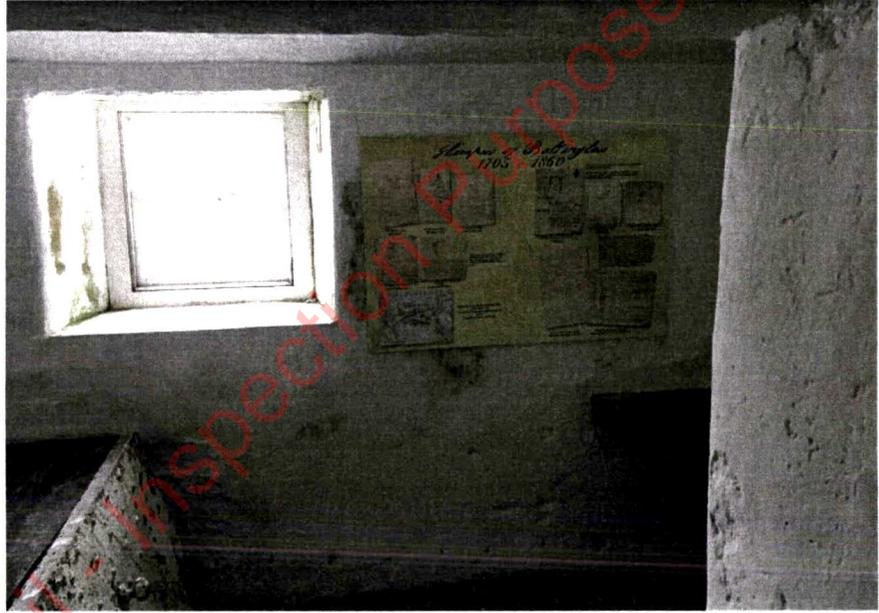
Photograph 117

Wicklow County Council Inspection Purposes Only!

**C** PRISON CELL OPENING UP WORKS PHOTOGRAPHS



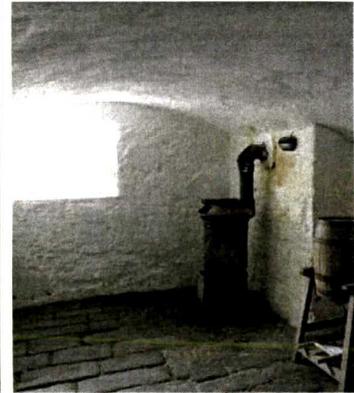
Photograph 118



Photograph 119



Photograph 120

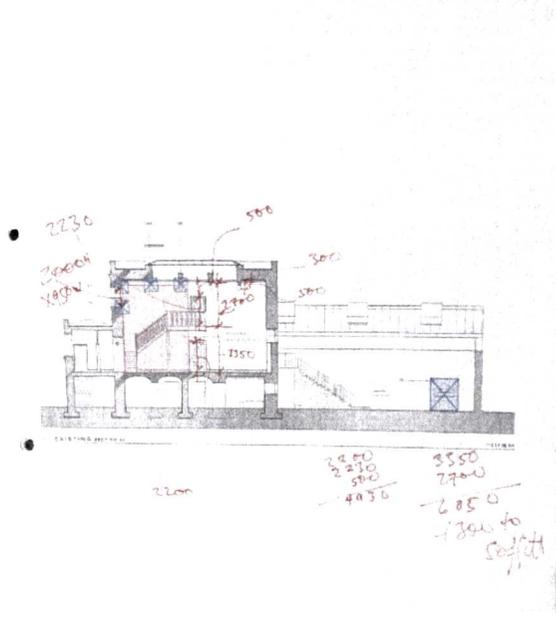


Photograph 121

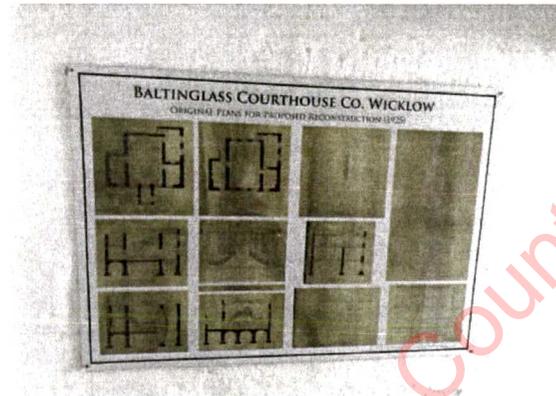
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# C HERITAGE EXHIBITION

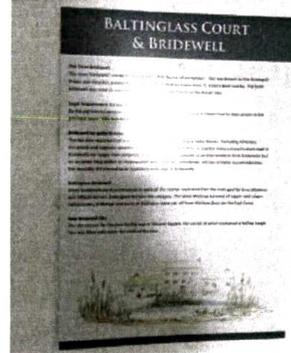
## OPENING UP WORKS PHOTOGRAPHS



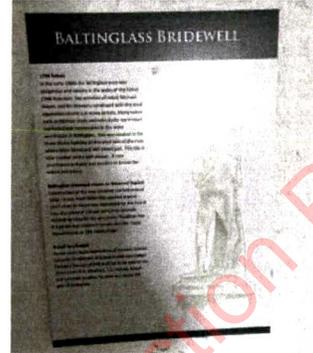
Photograph 122



Photograph 128



Photograph 123



Photograph 124



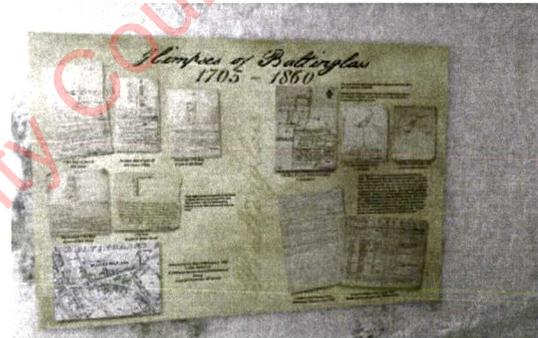
Photograph 125



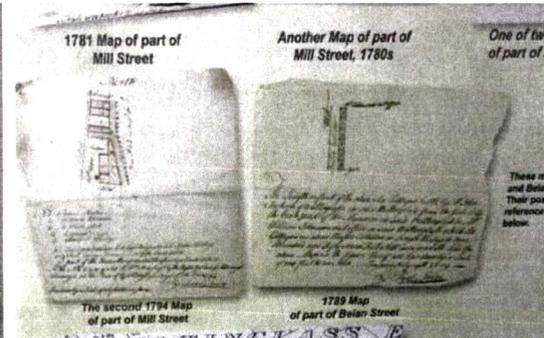
Photograph 126



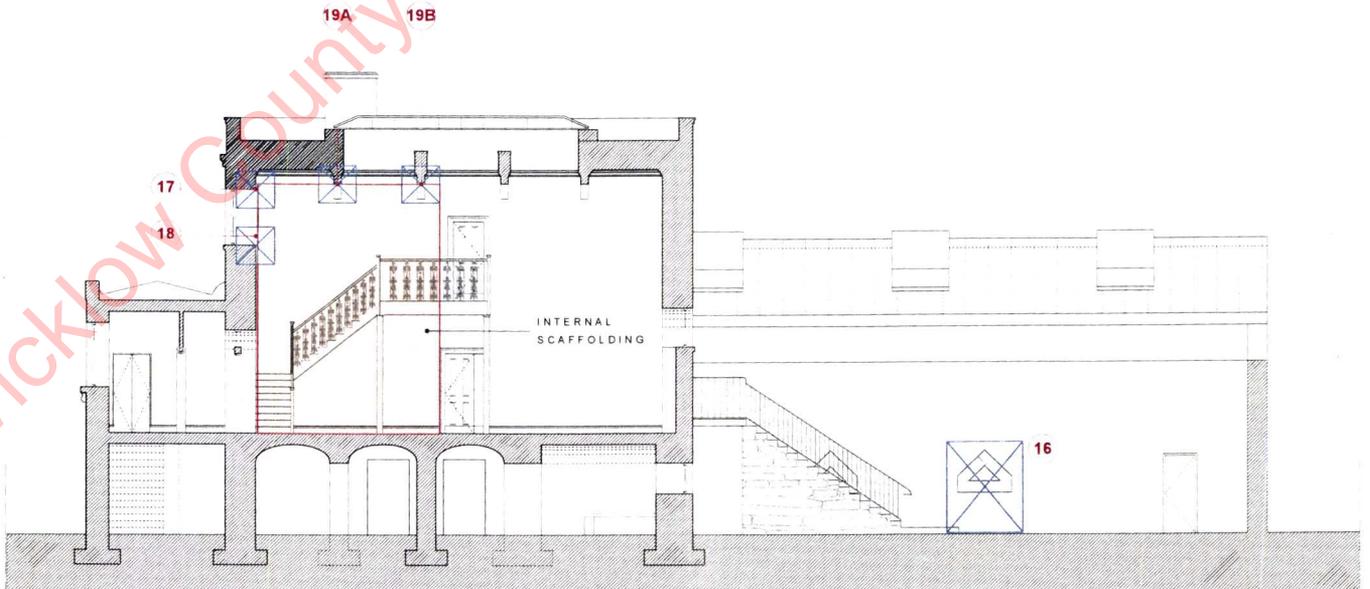
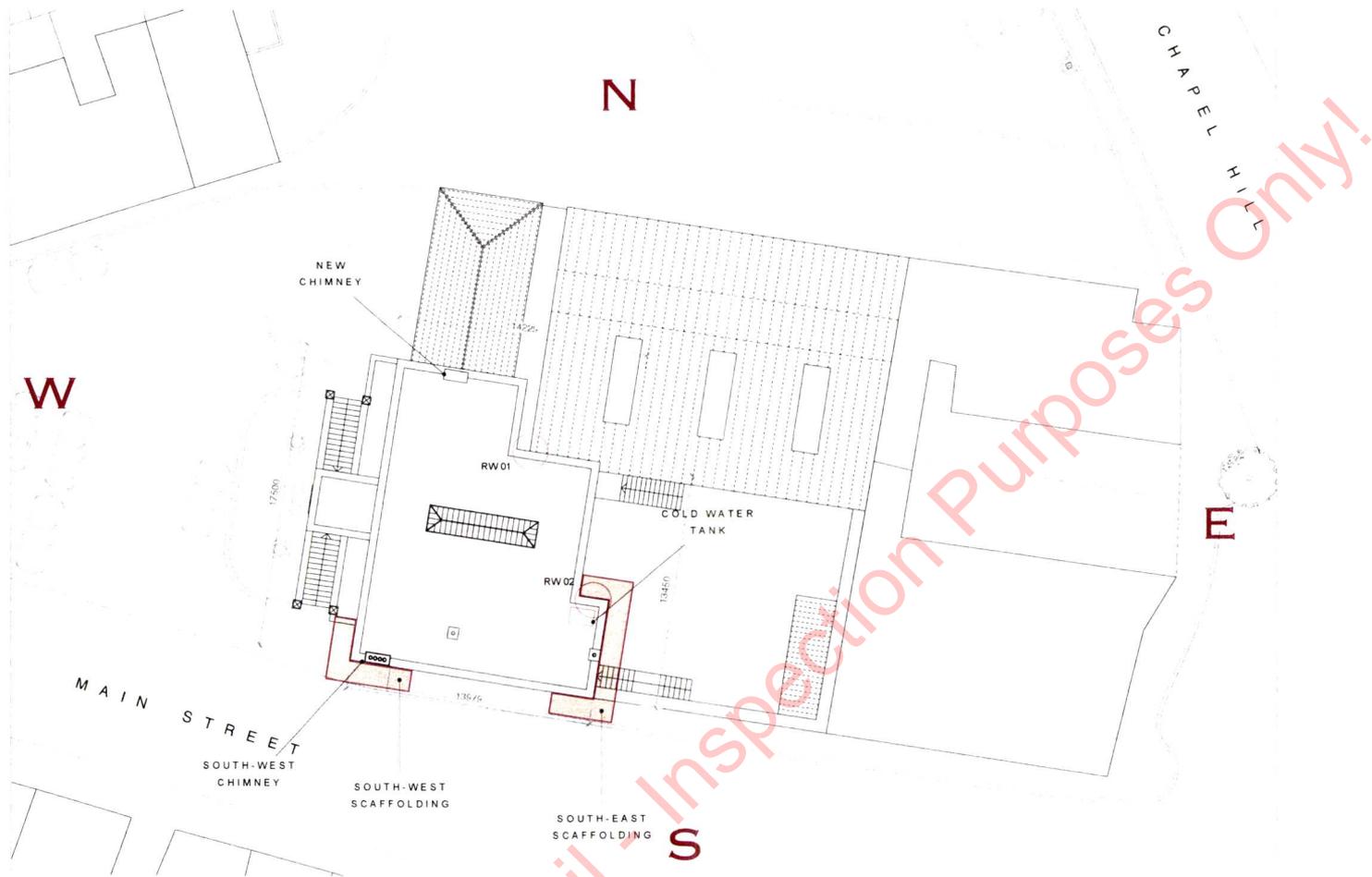
Photograph 127

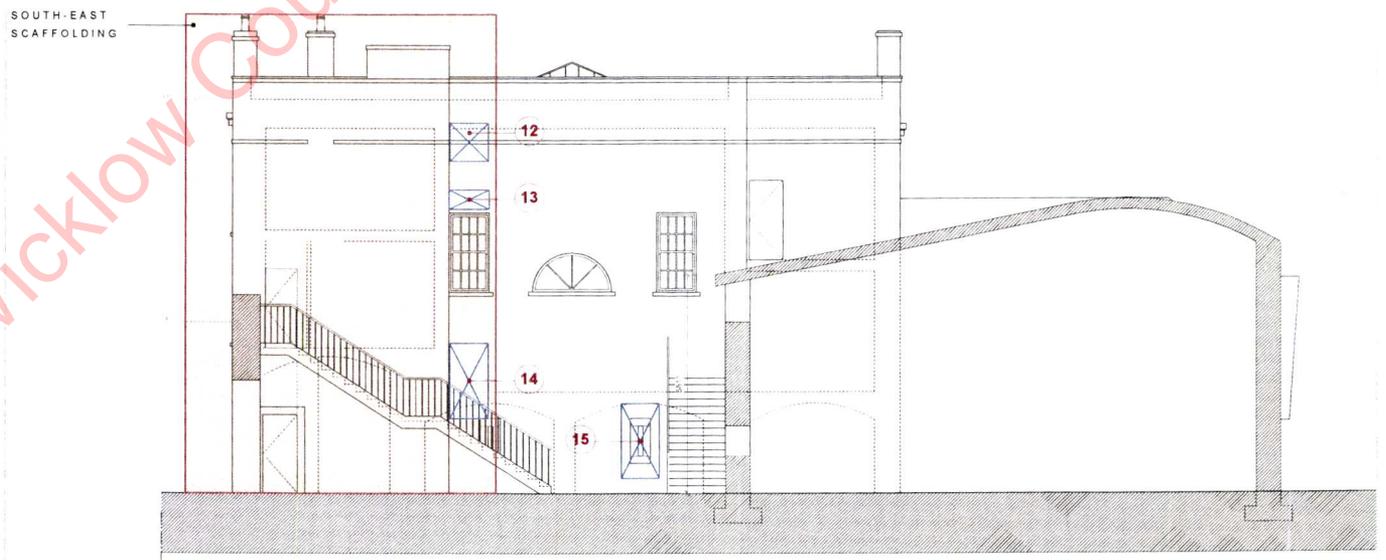
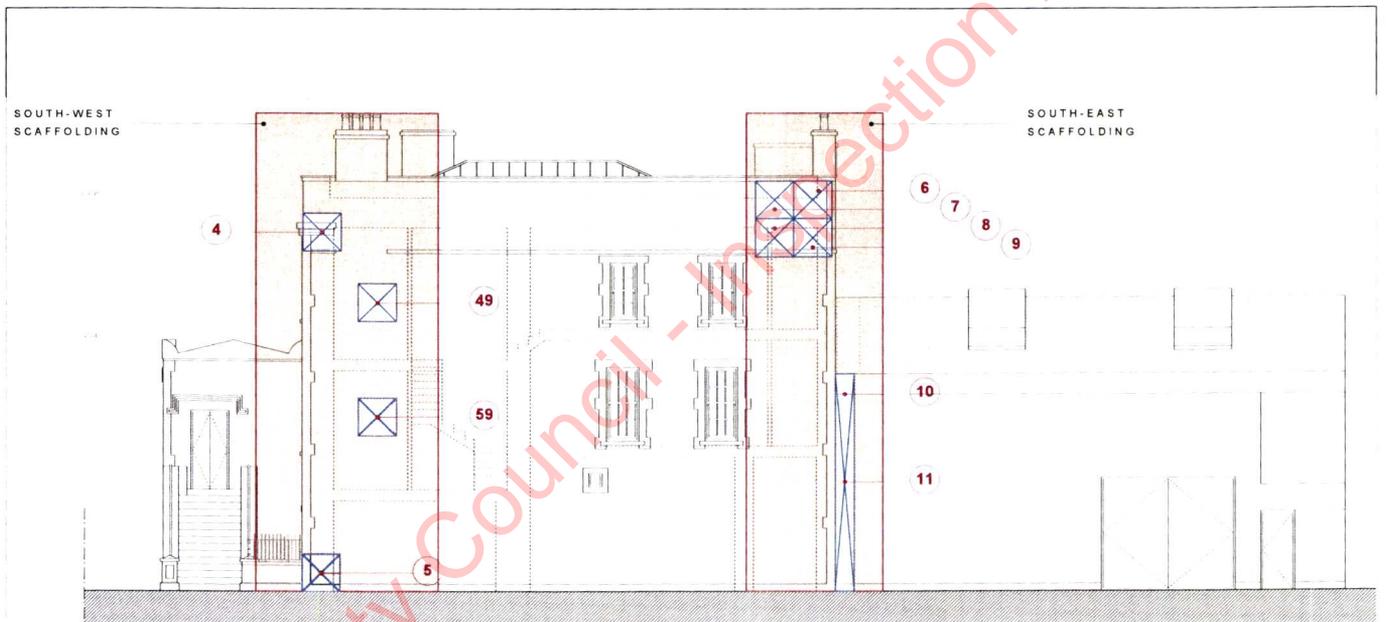
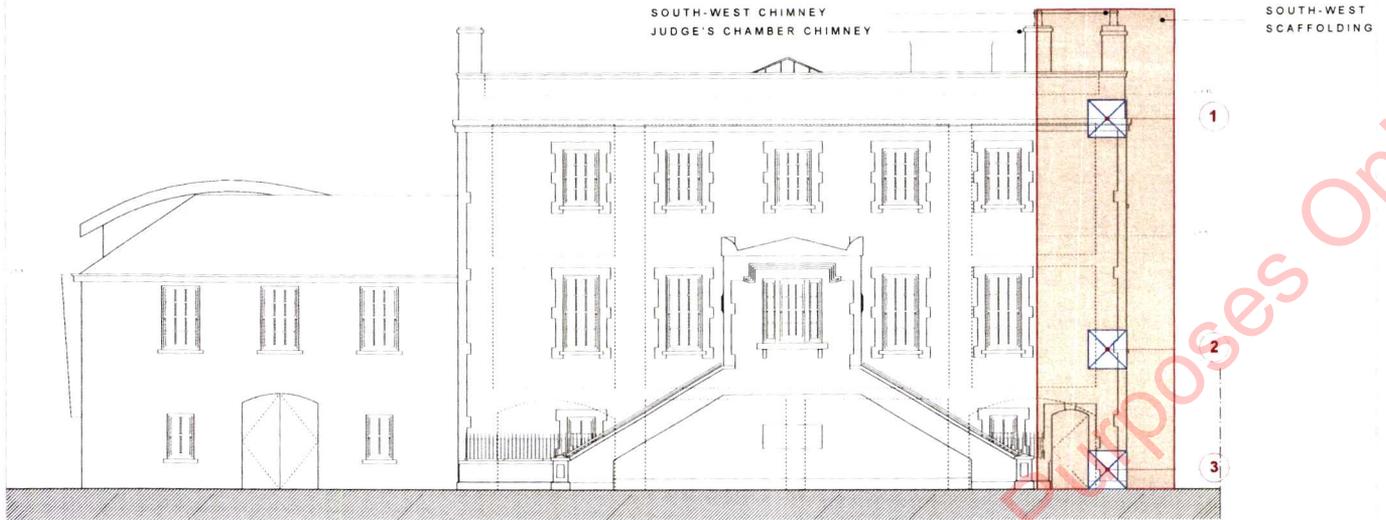


Photograph 129



Photograph 130





WICKLOW COUNTY COUNCIL

THE *LIBRARY*

BALTINGLASS

*Upgrade and Redevelopment works to the Existing Court House*

APPENDIX 1

OPENING UP INVESTIGATION WORKS

*Tender Document*

*July 2020*

*Pages 52 to 61*

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BALTINGLASS Upgrade and Redevelopment works to the Existing Courthouse

SPECIFICATIONS SMALL BUILDING WORKS

OPENING UP INVESTIGATION WORKS of THE COURTHOUSE, BALTINGLASS

INTRODUCTION

In anticipation of a later building contract for the refurbishment of the former Court House into a public library opening up and investigation works are required to assist the architect in interpreting the existing building fabric, structure and construction, both internal and external.

SCOPE

The opening up small works contract consists of four parts, to be provided by a suitable building contractor.

1. Scaffolding external, the South-East and south west corner facades of the building. Scaffolding internal, floor to ceiling of the Court Room.
2. Cutting and removing sand cement plaster in square sections of 1000 x 1000 mm as shown on drawings.
3. Provide attendances and take instructions from the architect on site where additional and the sequencing of openings over two days (one day in the first week and another day on the following week) will be required.
4. Take down the scaffolding, and clean up leaving the square openings, safe and clean, which will assist later tendering contractors for the building project.

LIST of DRAWINGS

100. Existing Site Location Plan
101. Existing Ground Floor Plan
102. Existing First Floor Plan
103. Existing Second Floor Plan
104. Existing Third Floor Plan
105. Existing Roof Plan
106. Existing Elevations
107. Existing Section AA

CONTRACT

The successful Tenderer will enter into a contract with Wicklow County Council.  
The Form of Contract will be the RIAI Articles of Agreement SF88 (Pink) 2012 Edition.

## SCHEDULE of OPENINGS' UP

NOTE 'Openings Up' means remove covering material to expose underneath original building materials (structure and construction)

DRAWING No. SIZE of OPENING

**101 Existing Ground Floor Plan** No of OPENINGS **1**

Opening No. 23. Take plaster off ceiling to expose brick/stone vault above. 1600 mm x 2800 mm

DRAWING No.

**102 Existing First Floor** No of OPENINGS **3**

Opening No. 20. Take up floor in Court Room beneath the stairs to expose vaults/floor structure. 1000 mm x 1000 mm

Opening No. 21. Take up floor in Court Room at base of column to expose vaults/floor structure. 1000 mm x 1000 mm

Opening No. 22. Take up floor in Room no. 5 to expose vaults/floor structure below. 1000 mm x 1000 mm

DRAWING No.

**106 Existing West Elevation** No of OPENINGS **3**

Opening No. 1. Take plaster off wall and off parapet to expose cornice. 1000 mm x 1000 mm

Opening No. 2. Take plaster off wall at corner to expose stone stringcourse. 1000 mm x 1000 mm

Opening No. 3. Take plaster off wall to expose masonry construction. 1000 mm x 1000 mm

DRAWING No.

**106 Existing South Elevation** No of OPENINGS **10**

Opening No. 4. Take plaster off wall and off parapet as 1. above. 1000 mm x 1000 mm

Opening No. 5. Take plaster off wall as 3. above. 1000 mm x 1000 mm

Opening No. 6. Remove plaster from wall to expose parapet extension. 1000 mm x 1000 mm

Opening No. 7. As 6. above. 1000 mm x 1000 mm

Opening No. 8. Remove plaster from wall to expose stone stringcourse and masonry. 1000 mm x 1000 mm

Opening No. 9. As 8. above. 1000 mm x 1000 mm

Opening No. 10. Remove plaster at window sill and reveal. 1000 mm x 1000 mm

Opening No. 11. Remove strip of plaster to uncover masonry. 500 mm x 5800 mm

Opening No. 49. Take plaster off wall to expose former window opening and masonry. 1000 mm x 1000 mm

Opening No. 59. As 9. above. 1000 mm x 1000 mm

DRAWING No.

**106 Existing East Elevation** No of OPENINGS **4**

Opening No. 12. Take plaster off wall to expose stone stringcourse. 1000 mm x 1000 mm

Opening No. 13. Take plaster off wall to uncover lintel. 500mm x 1000 mm

Opening No. 14. Take plaster off wall to expose masonry between Ground Floor and First Floor. 1000 mm x 2000 mm

Opening No. 15. Remove plaster around window to expose masonry. 1000 mm x 2000 mm

DRAWING No.

**107 Section AA** No of OPENINGS **4**

Opening No. 16. Take plaster off wall to expose masonry around window. 2000 mm x 2400 mm

Opening No. 17. Remove architrave to expose lintel. 1000 mm x 1000 mm

Opening No. 18. Expose window cill. 1000 mm x 1000 mm

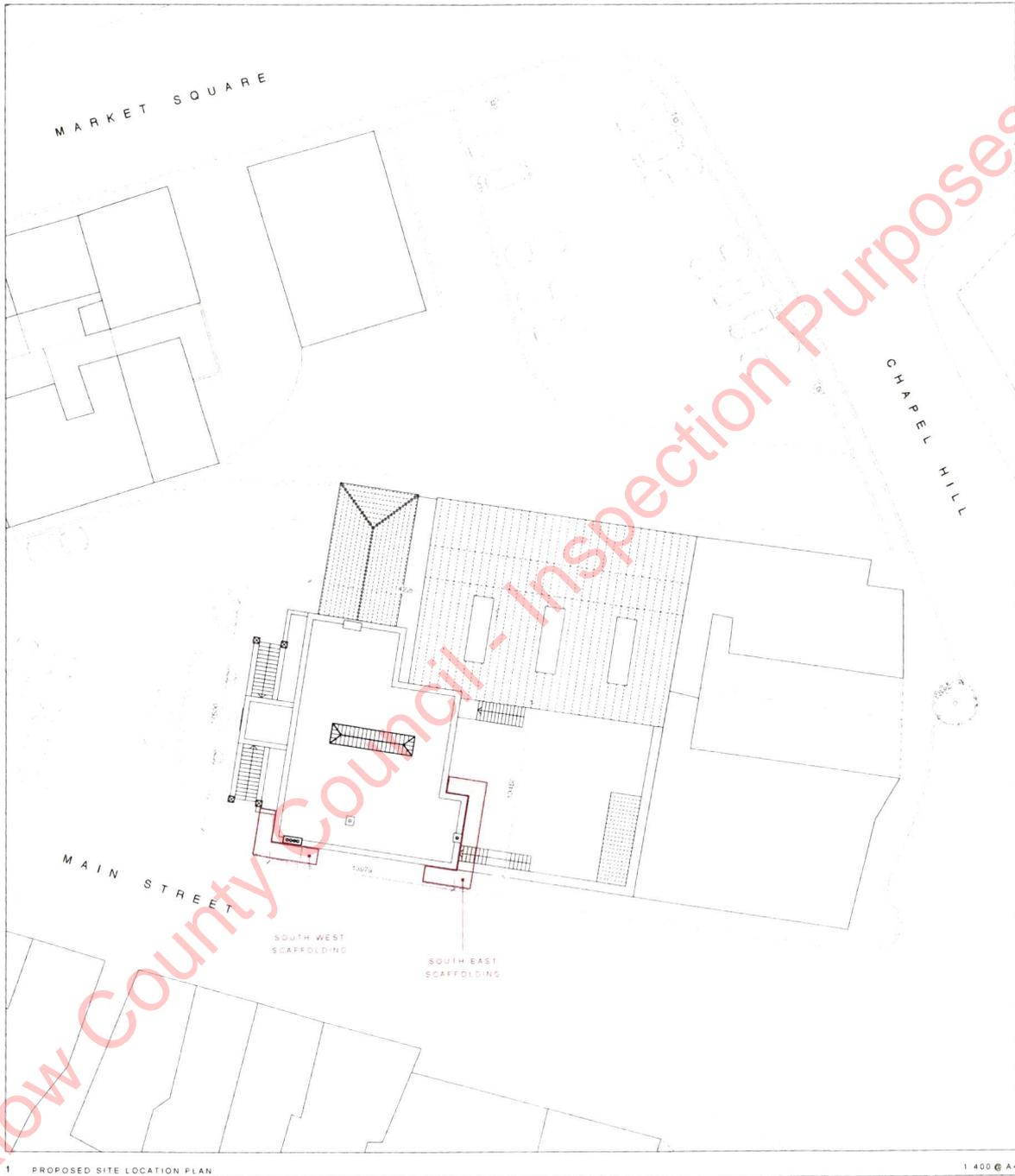
Opening No. 19A. Take off plaster to expose beam under roof light upstand. 1000 mm x 1000 mm

Opening No. 19B. Take off plaster to expose beam. 1000 mm x 1000 mm

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OPENING UP INVESTIGATION WORKS



1 PROPOSED SITE LOCATION PLAN

1:400 @ A4

OPENING UP WORKS

Client  
Quantity Surveyor  
Engineer Civil E  
Engineer Mech E  
Fire Access  
Planning Consultant

Purpose of Drawing Opening Up Works  
Do not scale from the drawing  
Dimensions to be read from Architect's drawings  
Discrepancies to be referred to the Architect for clarification  
The copyright of this drawing belongs to the Architect  
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Drawn by JNF Checked by JNF

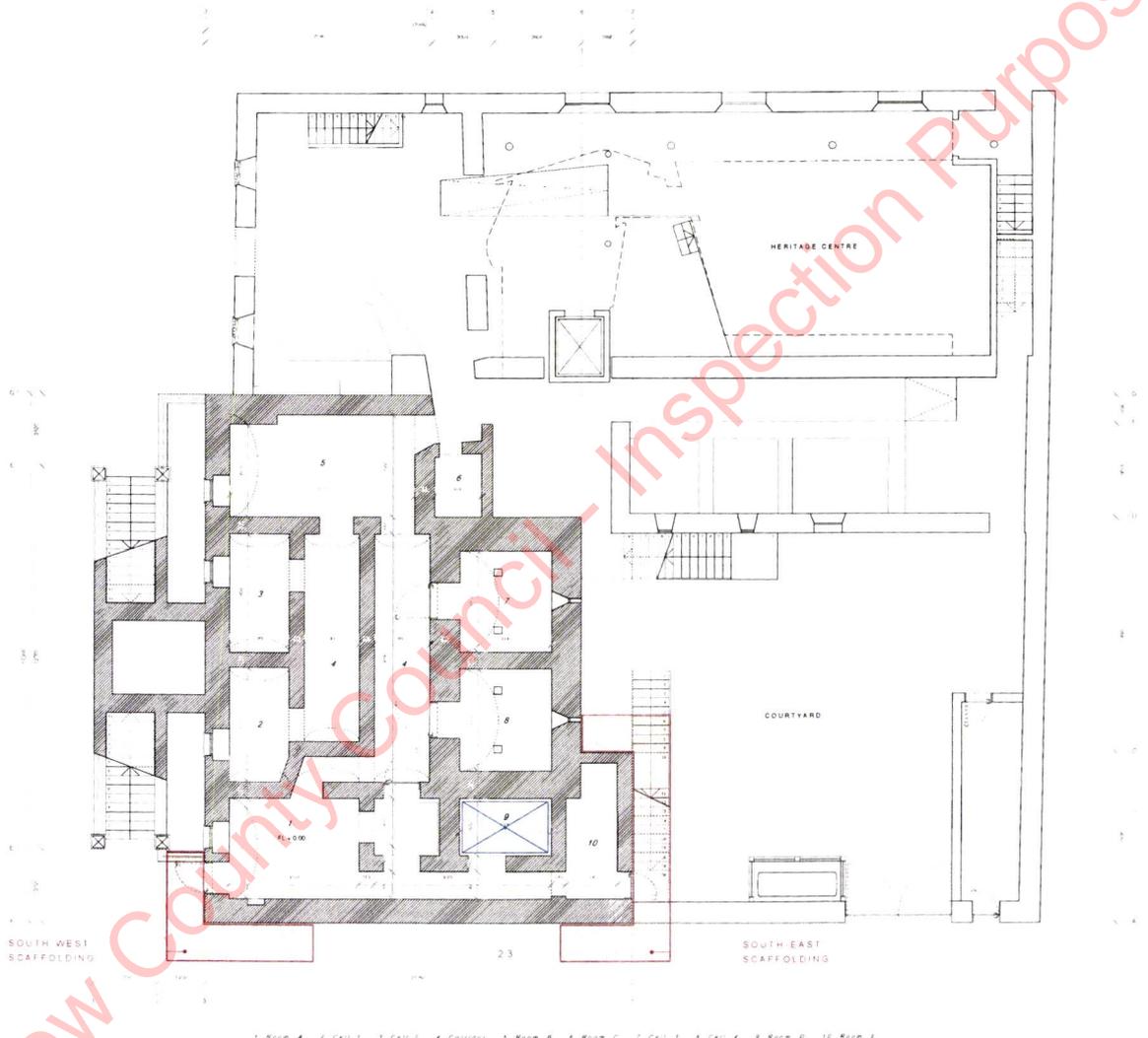
Date July 2020  
Revision 0

DE BLACAM AND MEAGHER  
Job The Baltinglass Library  
Drawing Existing Site Location Plan  
ARCHITECTS 4-61 CATHERINE'S LANE WEST DUBLIN 8 EMAIL: MAIL@DEMB.ie JOB No: 2036 Drawing No: 100

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OPENING UP INVESTIGATION WORKS



1 EXISTING GROUND FLOOR PLAN

1:200 @ A4

OPENING UP WORKS

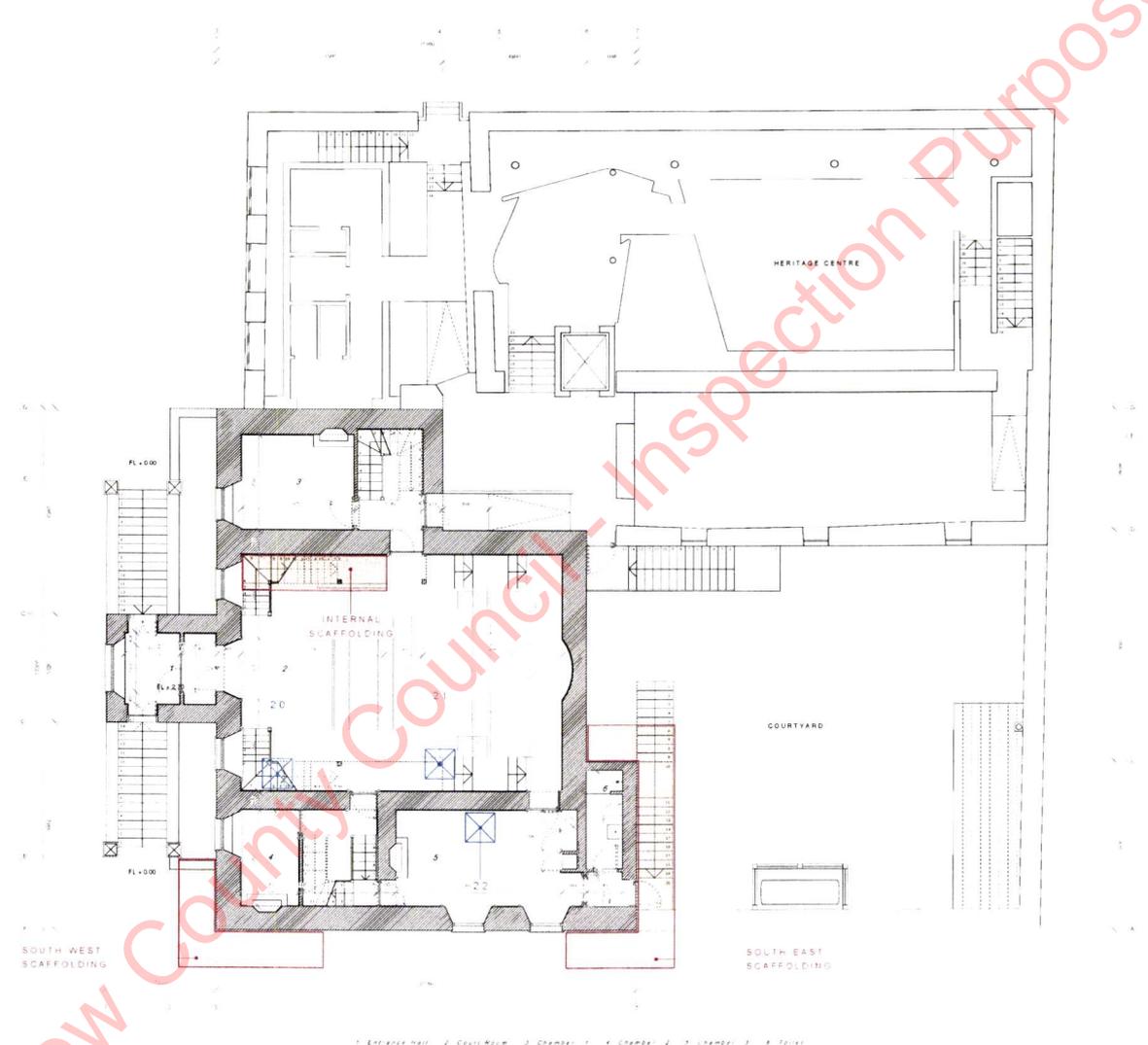
Client	Wicklow County Council	Purpose of Drawing	Opening Up Works	Date	July 2020	DE BLACAM AND MEAGHER	
Quantity Surveyor		Do not scale from this drawing		Revision	0	Job	The Baltinglass Library
Engineer C and E		Dimensions to be read from Architect's drawings				Drawing	Existing Ground Floor Plan
Engineer M and E		Discrepancies to be referred to the Architect for clarification				Scale	1:200 @ A4
Fire Access		The copyright of this drawing belongs to the Architect				ARCHITECTS	4 ST CATHERINE'S LANE WEST DUBLIN 8 EMAIL:MAIL@DEBM.ie Job No: 2036 Drawing No:
Planning Consultant		This drawing should not be copied or reproduced without consent					
		Drawn by	JM	Checked by	JM		

101

DE BLACAM AND MEAGHER

Upgrade and Redevelopment works to the Existing Courthouse

Page 4 of 10



1 EXISTING FIRST FLOOR PLAN

1:200 @ A4

OPENING UP WORKS

Client  
Quantity Surveyor  
Engineer C and S  
Engineer M and E  
Fire Access  
Planning Consultant

Purpose of Drawing: Opening Up Works  
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Date: July 2020

Revision: 0

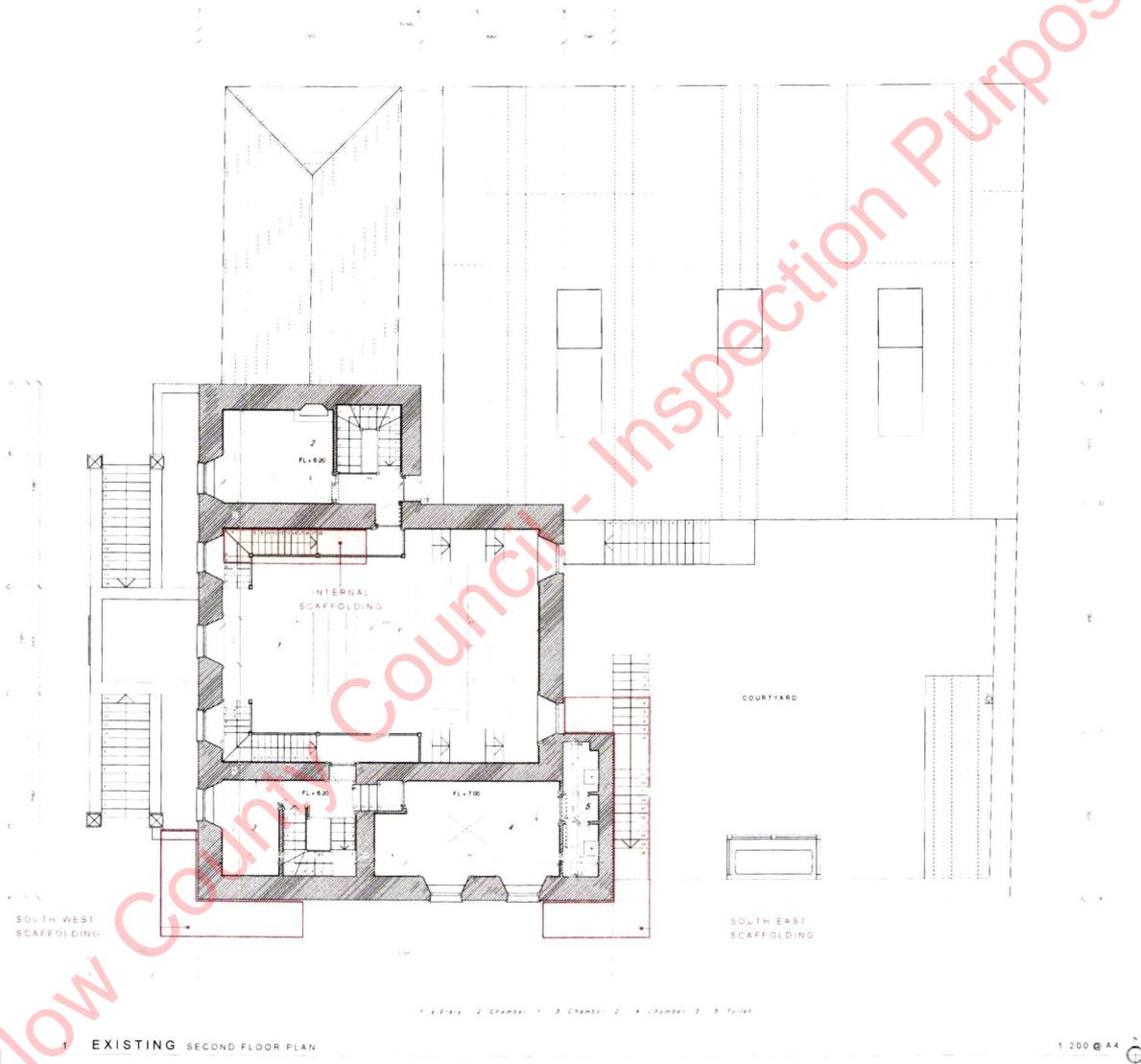
Job: The Baltinglass Library  
Drawing: Existing First Floor Plan  
ARCHITECTS

DE BLACAM AND MEAGHER

4 ST CATHERINE'S LANE WEST DUBLIN 6 EMAIL: MAIL@DEMB.ie

Scale: 1:200 @ A4  
Job No: 2036 Drawing No:

102



OPENING UP WORKS

Client	Wicklow County Council	Purpose of Drawing	Opening Up Works
Quantity Surveyor		Do not scale from this drawing	
Engineer C and S		Dimensions to be read from Architect's drawings	
Engineer M and E		Discrepancies to be referred to the Architect for clarification	
Fire Assessor		The copyright of this drawing belongs to the Architect	
Planning Consultant		This drawing should not be copied or reproduced without consent	
Checked by	SAJ/DF	Checked by	SAJ/DF

Date July 2020  
Revision 0

Job The Baltinglass Library  
Drawing Existing Second Floor Plan  
ARCHITECTS

DE BLACAM AND MEAGHER  
4 ST CATHERINE'S LANE WEST DUBLIN 8 EMAIL: MAIL@DEMB.ie JOB No: 2036 Drawing No:

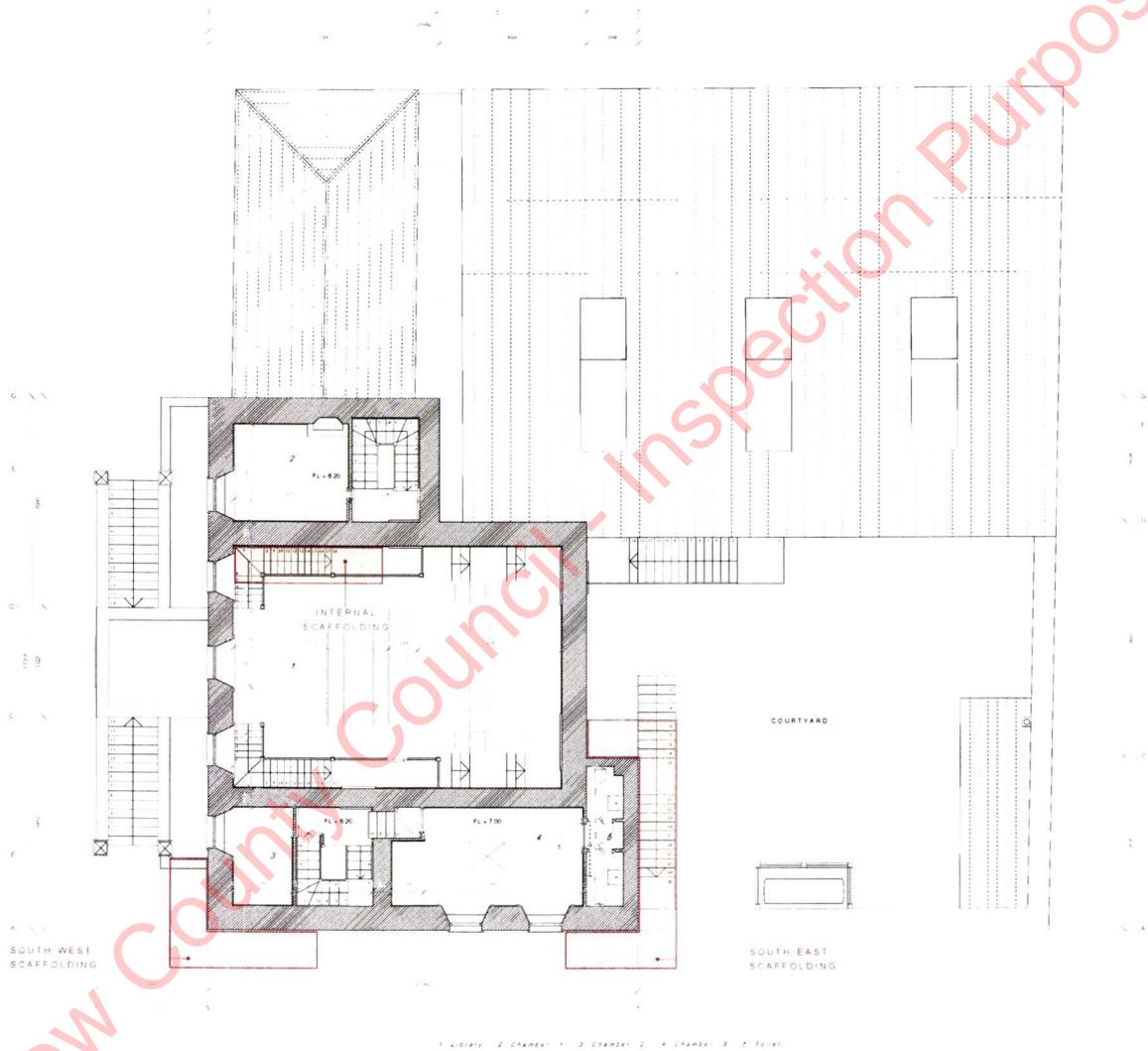
Scale 1:200 @ A4

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OPENING UP INVESTIGATION WORKS



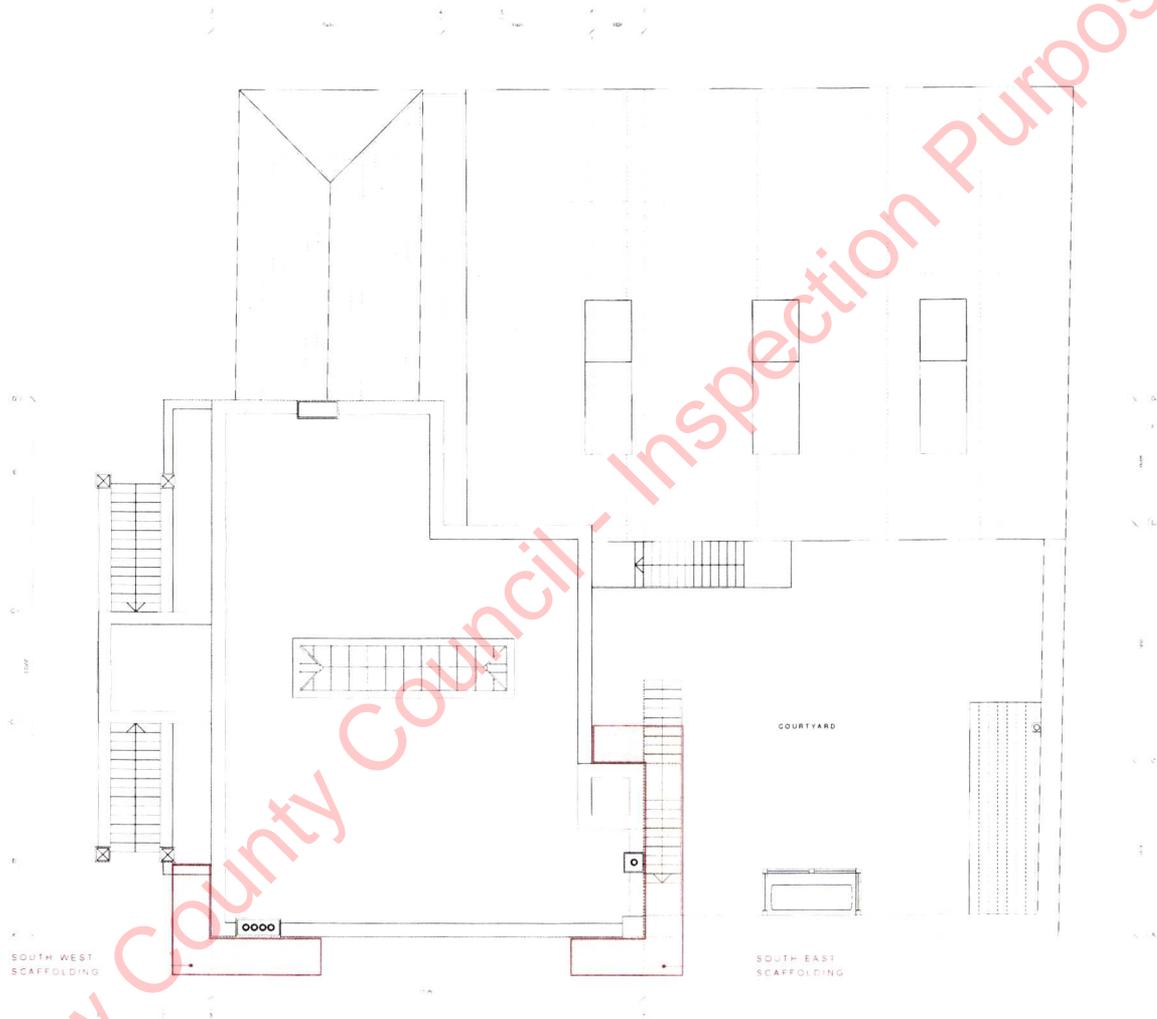
EXISTING THIRD FLOOR PLAN

1:200 @ A4

OPENING UP WORKS

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Quantity Surveyor		Do not scale from this drawing		Revision	0	Job	The Baltinglass Library
Engineer C and S		Dimensions to be read from Architect's drawings				Drawing	Existing Third Floor Plan
Engineer M and E		Discrepancies to be referred to the Architect for clarification				Scale	1:200 @ A4
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Planning Consultant		This drawing should not be copied or reproduced without consent					
		Drawn by	JM/	Checked by	JSH/		

104



1 EXISTING ROOF PLAN

1:200 @ A4

OPENING UP WORKS

Client	Wicklow County Council	Purpose of Drawing	Opening Up Works	Date	July 2020	Architects	DE BLACAM AND MEAGHER
Quantity Surveyor		Do not scale from this drawing		Revision	0	Job	The Baltinglass Library
Engineer C and S		Discrepancies to be noted from Architect's drawings				Drawing	Existing Roof Plan
Engineer M and E		Discrepancies to be referred to the Architect for clarification				Scale	1:200 @ A4
Fire Access		The copyright of this drawing belongs to the Architect				Address	4 ST CATHERINE'S LANE WEST DUBLIN 8
Planning Consultant		This drawing should not be copied or reproduced without consent				Email	MAIL@DBM.ie
		Drawn by	AK	Checked by	SHF	Job No	2036
						Drawing No	

105

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OPENING UP INVESTIGATION WORKS



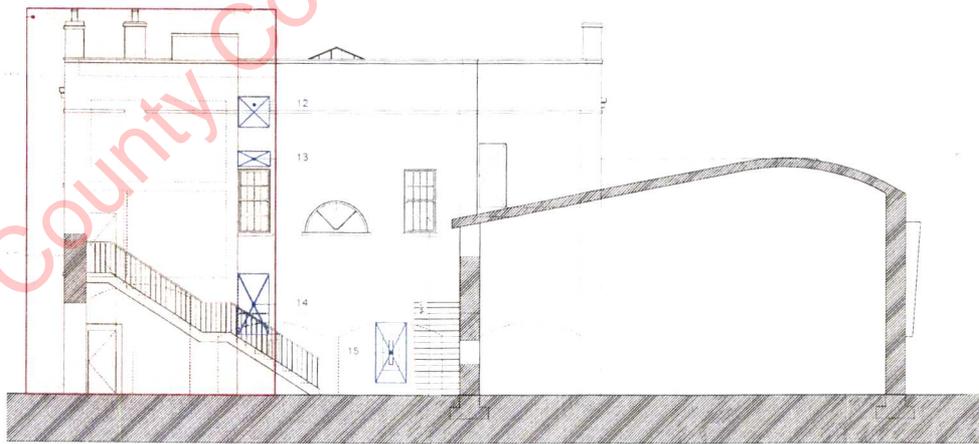
1 EXISTING WEST ELEVATION 1 200 @ A4

SOUTH WEST  
SCAFFOLDING



3 EXISTING SOUTH ELEVATION 1 200 @ A4

SOUTH EAST  
SCAFFOLDING



5 EXISTING EAST ELEVATION 1 200 @ A4

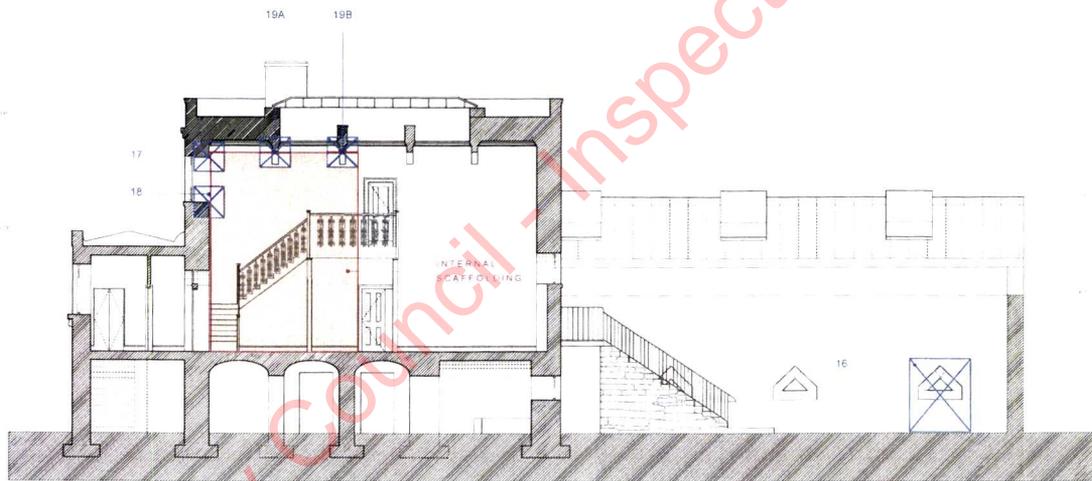
OPENING UP WORKS

Client	Purpose of Drawing	Date	DE BLACAM AND MEAGHER	
Quantity Surveyor	Opening Up Works	July 2020	Job	The Baltinglass Library
Engineer C and S	Do not scale from this drawing.	Revision 0	Drawing	Existing Elevations
Engineer M and E	Dimensions to be read from Architect's drawings.		Scale	1:200 @ A4
Fire Access	Discrepancies to be referred to the Architect for clarification.		ARCHITECTS	4 BY CATHERINE'S LANE WEST DUBLIN 8 EMAIL: MAL@DEMB.ie JOB No: 2036 Drawing No: 106
Planning Consultant	The copyright of this drawing belongs to the Architect.			
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	Drawn by: JSM Checked by: JSM			

DE BLACAM AND MEAGHER

Upgrade and Redevelopment works to the Existing Courthouse

Page 9 of 10



1 EXISTING SECTION AA 1:200 @ A4

OPENING UP WORKS

Client	Quantity Surveyor	Engineer Civil E	Engineer Mechanical E	Fire Access	Planning Consultant	Purpose of Drawing	Date	Revision	Job	Architects	Scale	107
						Opening Up Works	July 2020	0	The Baltinglass Library	DE BLACAM AND MEAGHER	1:200 @ A4	
						Do not scale from this drawing			Existing Section AA	4 ST CATHERINE'S LANE WEST DUBLIN 8		
						Dimensions to be read from Architects Drawings			ARCHITECTS	EMAIL: MAIL@DEBM.ie		
						Changes to be referred to the Architect for clarification				JOB No: 2036		
						The copyright of this drawing belongs to the Architect				Drawing No:		
						This drawing should not be copied or reproduced without consent						
						Drawn by: JMV						
						Checked by: JSM						