

CONSERVATION REPORT

Proposed Saggart Community Centre.

Conservation, renovation and extension at
St Marys National School (protected structure)
Slade Castle Walk
Boherboy
Saggart

20th February 2020



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PART 8


Comhairle Contae
Aitha Cliath Theas
South Dublin County Council

1. DOCUMENTARY RESEARCH IN RESPECT OF THE HISTORY OF SAGGART SCHOOLHOUSE

The following documents and photos from the National Archive have been included by way of illustration of the historical summary outlined below.

Appendix A: Historical Maps 1837-1940

Appendix B: Historical Drawings 1935-1955

Appendix C: Historical Photos 1935-1989

St Marys National School Saggart was completed in 1937 on a site that adjoined the existing school which had been constructed and maintained by the Lord Lieutenant for the Education of the poor in Ireland during the mid 19th century, and had run into significant disrepair. The new school completed in 1937 comprised of three classrooms with associated ancillary facilities sufficient to accommodate 120 children. The building was extended to provide a further classroom in the 1950s, the original corner fireplaces were removed at this time and a new centrally located fireplace was erected in each classroom with 2 new chimney stacks and shared flue outlets. Additional external works were also carried out at this time including the construction of an additional school yard and new entrance. The historical maps dating from 1837-1940 at Appendix A describe the progressive development of the site and adjoining areas. Additional temporary pre-fabricated classrooms were added during the intervening years up to 2014 when the growing school population was moved to a new premises at the other side of town.

2. STATUTORY PROTECTIONS

The school building is located within a Zone of Archaeological Potential in Saggart Village and is identified in the 'List of Recorded Monuments and Places County of Fingal, Dublin County Borough, County of South Dublin County of Dun Laoghaire-Rathdown'.

MON. NO.	MAP	NAT. GRID	TOWNLAND or Street Name	CLASSIFICATION
DU021-034--	3388	30395/2268	SAGGART	VILLAGE
	3389			

As identified in below extract from South Dublin County Council Development Plan



The school is registered on the National inventory of Architectural Heritage NIAH ref <https://www.buildingsofireland.ie/buildings-search/building/11213036/st-marys-national-school-south-dublin-county>

RMP No. 11213036 with below accompanying description and appraisal

Description Detached four-bay single-storey National School, c.1940. Roughcast rendered walls with smooth rendered base course. Name plaque to north-west elevation. uPVC casement windows. Hipped slate roof with roughcast rendered chimney stacks. Entrance incorporated into extension to north-west elevation. Ancillary buildings to north-east.

Appraisal The school is of striking character due to its bold fenestration and whitewashed walls. The scale of the building and size of its grounds resolutely defines itself from those more moderate buildings surrounding it. The school holds a critical position in both the social and physical character of the village.

The school is a protected structure in the South Dublin County Council Development Plan

RPS No. 424 as noted below

424	424	St Mary's National School, Boherboy, Saggart	Detached, four-bay single-storey former National School, c.1940
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3. CONSERVATION PHILOSOPHY

When South Dublin County Council purchased the school building, they identified the opportunity to save an important part of the heritage of Saggart and link the strong community roots of the existing site to the wider newer community growing in the village by adapting the school as a new Community Centre and Civic space. The brief for the overall project described elsewhere in this Part 8 proposal responds to the strong demand for community space in the area using a physical template and service model that has proved hugely successful elsewhere in the county

The 'Boyd Barrett' National School in Saggart is of particular historical significance as the original (three classroom) school building, which was designed in 1935 and completed in 1937, is one of the first schools designed and completed by the architect Basil Raymond Boyd-Barrett, an important pioneer of school design in Ireland. Boyd-Barrett was appointed as an assistant architect to the OPW in 1934, he became chief schools' architect in 1947 and was responsible for construction of national schools all over the country.

The school is also significant as it is emblematic of the social optimism and commitment to education through architectural design during the early years of the new Irish state. Now more than 80 years old the simplicity of its form with vernacular references still clearly signifies this important period of recent Irish history. That it remains largely intact and in reasonable condition is a testament to the quality of construction during those early years of the state.

It is also worth noting that as the school has been continuously occupied up to 2014, and as so many Saggart residents of different generations have been educated in this school in the 83 years since its establishment, it forms a key anchor for the community memory of the town.

4. METHODOLOGY AND EXTENT OF INSPECTION

A full non-invasive visual inspection of the building was carried out on 30th and 31st Jan 2020

5. CONDITION ASSESSMENT

The following documents and photos have been included as Appendices by way of further information and illustration in respect of the condition assessment outlined below.

Appendix 1: Condition survey and method statement in respect of replacement of roof and rainwater goods

Appendix 2: Summary method statement in respect of the conservation and refurbishment and repair of the overall building

Appendix 3: Condition Survey Photos 2020

The building has been vacant since mid-2014 when the school was moved to the new premises on another site in the town. the condition of the site has deteriorated significantly in the intervening years

Some vandalism is evident in the form of broken glass prior to the installation of metal panels as protection for windows and doors

Otherwise the classroom building is generally weathertight and largely in reasonable condition – Walls and floors in the ancillary building appeared damp by contrast. This is likely due to differing construction methodologies employed in both and inadequate ventilation currently afforded to the latter area. Below is a general summary of the condition of each area

Classroom building

Roof and rainwater goods: A considerable number of slipped and fallen slates were observed the slate roof is generally in poor condition. The roof requires full repairing and thermal upgrade. Salvaged slates will be reused in this process. The cast iron rainwater goods are also generally in poor condition and require replacement

Ceilings: Ceilings in the original three classrooms are finished in timber sheeting fixed to the underside of the roof structure and the ceiling in the 4th classroom constructed in the 1950s is finished in plasterboard. Ceilings can largely be retained and repaired following thermal upgrade of these areas.

Walls: Walls are plastered internally with minimal decoration and can largely be retained and repaired however there is no evidence of insulation. Preliminary investigation of the external walls would suggest either mass concrete construction or concrete block wall with DPC therefore conservation work required is minimal. These walls will however require thermal upgrading with internally and externally applied insulation.

Windows: Windows are replacement uPVC with a number of broken panes evident. These will be removed and new replacement timber windows will be fitted to match as closely as practicable the original timber windows. Existing timber surrounds will be repaired and retained.

Doors: Timber panelled doors with glazed panels are in reasonable condition and will be salvaged re-glazed and reused where possible subject to compliance with fire regulations

Floors: Floors have been covered with Tredford type carpet glued to the existing raised timber floor but appear generally dry and sound, capable of repair and refitting following thermal upgrading.

Ancillary building

Roof and rainwater goods: The flat roof to the rear of the main building has an asphalt finish on timber boarding and joists is in poor condition. This roof requires full repair, thermal upgrade and renewal. Rainwater goods are also generally in poor condition and require replacement.

Ceilings: Ceilings in the original ancillary building are finished in timber sheeting fixed to the underside of the roof structure and the ceiling in the later additions are finished in plasterboard. Where possible the existing timber sheeting will be salvaged and set aside for reuse following renewal and thermal upgrade of these areas.

Walls: Walls are plastered internally with minimal decoration and can largely be retained and repaired however there is no evidence of insulation. Preliminary investigation of the external walls would suggest either mass concrete construction or concrete block wall with DPC therefore conservation work required is minimal. These walls will however require thermal upgrading with internally and externally applied insulation.

Windows: Windows are replacement uPVC with a number of broken panes. These will be removed and new replacement timber windows will be fitted to match as closely as practicable the original timber windows. Existing timber surrounds will be repaired and retained.

Doors: Timber panelled doors with glazed panels are in reasonable condition and will be salvaged re-glazed and reused where possible subject to compliance with fire regulations

Floors: Floors are finished in ceramic tiles on solid bearing. Significant dampness indicates lack of adequate damp proofing and insulation. These floors require thermal upgrading and dampproofing. Ceramic tiles to be carefully salvaged and reused where possible

Mechanical and Electrical Services

No opening up work was undertaken however for the purposes of this report, due to the age of the building, it has been assumed that the Mechanical and Electrical Services installations will require replacement and upgrading throughout to meet current standards

External Areas

External areas are generally in poor condition and will be fully upgraded, and repurposed. The remaining play shelter to be repaired and retained

No opening up work of below ground drainage was undertaken for this report. Prior to commencement of work a full survey of existing underground drainage will be carried out but for the purposes of this report, due to the age of the building, it has been assumed that the existing drainage will require replacement and upgrading throughout to meet current standards

Structural Condition Report

No opening up work was undertaken for this report. Prior to commencement of work a full survey of existing timbers and structural elements will be undertaken in order to finalise the scope of remedial works required.

6. ASSESSMENT OF SIGNIFICANCE

As noted at item 3 above, the key elements of the building to be protected are the original school classroom building constructed in 1937 together with the additional classroom which was added in 1955. It is also proposed to largely retain the original ancillary cloakroom structures to the rear of the classrooms (with the exception of a small area at the north end to facilitate the connection to the new extension) although these have been considerably altered during intervening years. It is also proposed to conserve and protect the front boundary wall and set back area complete with pedestrian 'stiles' which were constructed in 1955 and relocated the current position in the 1980s.

7. RECOMMENDED RECOVERY AND EXPLORATIVE OPENING-UP WORKS

No opening up work was undertaken for this report. Prior to commencement of work a full survey of existing timbers and structural elements will be undertaken in order to finalise the scope of remedial works required.

8. ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

The new extension has been deliberately set back from the building line of the school and adjoining buildings to ensure that the existing context is not negatively impacted by the new building. In addition, the new extension is located at a lower ground level to minimise the impact of its height on the existing school building and surrounding buildings and to ensure that it is universally accessible.

9. MONITORING

As the school building is located within a Zone of Archaeological Potential / Architectural Conservation Area. South Dublin County Council will appoint a consultant archaeologist to prepare Archaeological Impact Assessment and monitor all excavation work

10. IMPACT OF PROPOSED WORKS ON BUILDINGS OUTSIDE THE DEVELOPMENT SITE

As noted at no 8 above, the new extension has been deliberately set back from the building line of the school and adjoining buildings to ensure that the existing context is not negatively impacted by the new building. In addition, the new extension is located at a lower ground level to minimise the impact of its height on the existing school building. Existing boundaries will be completed with a landscaped and planted edge treatment to provide additional screening to adjoining properties

11. DESIGN STATEMENT, A DESCRIPTION OF THE PROPOSALS

The existing school building will be carefully conserved and refurbished to enable the existing classrooms to be repurposed as four generous spaces for multipurpose use (including sessional childcare). The proposed new extension will house a Multi-Function Hall for larger gatherings. The new entrance / reception / café / ancillary area will form the hub of the building. This central glazed element will overlook a new public space, and the remodelled school yard will link the overall development to the village centre. The school will be brought carefully back to full and vibrant use, once more at the heart of Saggart village life.

The new extension has been deliberately set back from the building line of the school and adjoining buildings to ensure that the existing context is not negatively impacted by the new building and to provide a new public space in front of the building and The proposed Multi-function Hall will have a pitched roof finished with grey metal cladding to match colour of adjoining slate and tile roofs which will complement the village setting while using contemporary materials and detailing to distinguish it architecturally. This will afford the space a generous ceiling height while minimising the mass of the building. The ridge of this will be limited to the height of the existing school building. The new glazed Entrance/ Reception/ Café area will form the face of the Community Centre and make the transition between the new and the old. As the site slopes down from south to north, the old school building is currently accessed up 7 steps. To respond to this sloping site, we have set the new building at the lower ground level to make it accessible and minimise its height on the site.

The use of the presently unoccupied St. Mary's National School will be renewed as part of this vibrant new Community Centre. The new building will address the village forming a new village square with the school building and shelter and will screen the currently exposed back garden walls. The completed development will screen and provide enhanced protection to the currently exposed back garden walls. This proposal will represent a significant gain for the Saggart Community.

Existing boundaries will be completed with Landscaped and planted edge treatment to provide sustainable drainage systems and additional screening to adjoining properties

A detailed method statement in respect of conservation and refurbishment work is outlined in Appendix 1 and 2

A clear Strategy will be developed and agreed in respect of recording removal repair and reinstatement of material to be reused in advance of commencement of work to ensure that all necessary protection measures are applied and taken.

A detailed method statement will be prepared in respect of all proposed structural intervention including removal of section of the ancillary wing, to ensure that existing building is adequately protected during this work.

A clear strategy will be developed and agreed with the contractor in respect of removal and renewal of existing Services Installations and upgrading to meet current fire safety standards with a view to minimal disturbances of existing fabric and finishes.

The existing building will be upgraded as required to meet current standards in respect of universal access.

12. BIBLIOGRAPHY

Documentary research of the history:

National Archives: 2006/93/3141 - : **Suzanne Bedell** <sbedell@nationalarchives.ie>

Original ref	NAI ref	Title	County	Start Date	End Date
B62/37/1	2006/93/	Saggart	Dublin	1936	1978

13. ACKNOWLEDGEMENTS

SDCC would like to thank Suzanne Bedell of the National Archive for her assistance in researching the details set out in this document

APPENDIX A

Documentary Research – Historical Maps 1837 – 1940

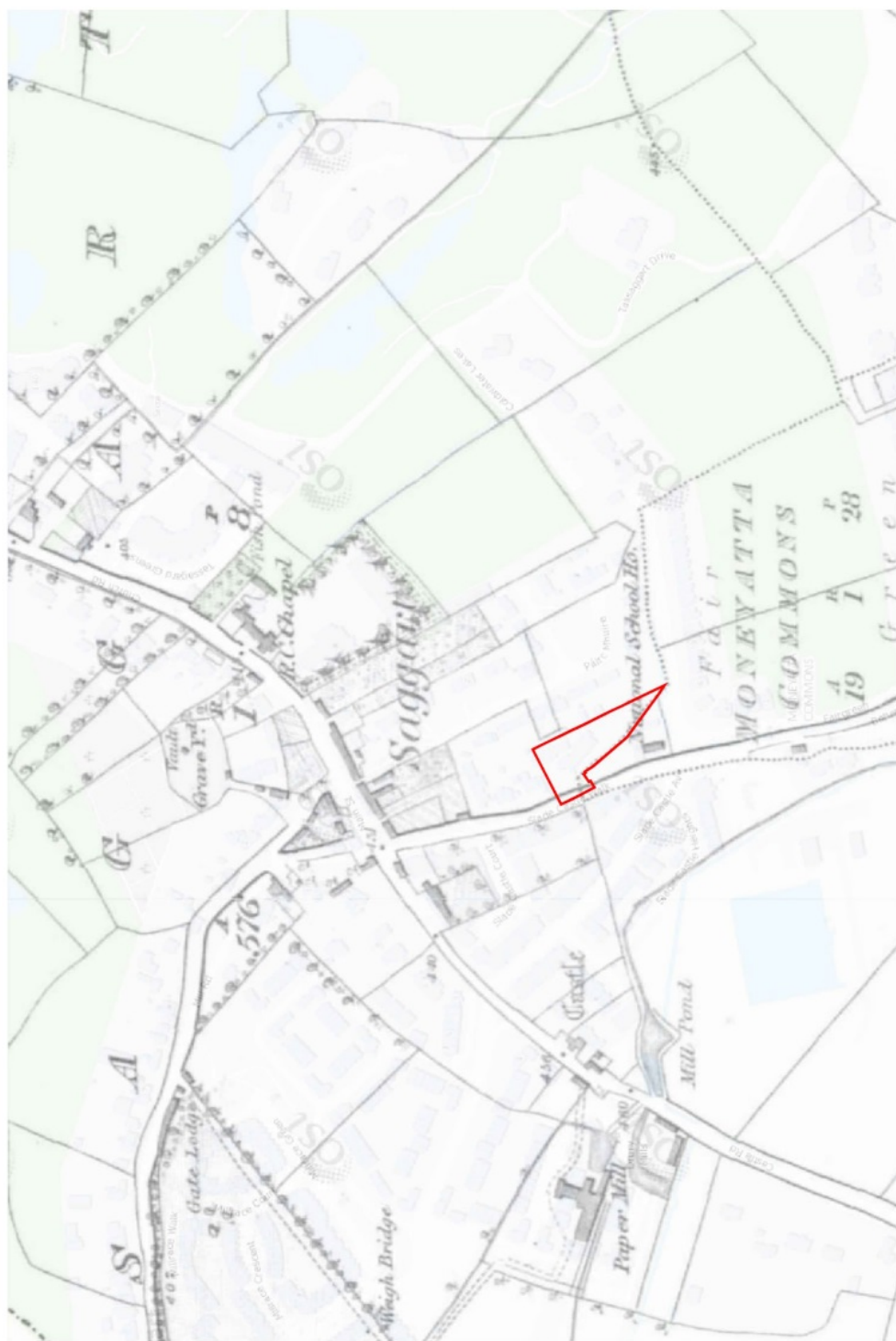


Figure 1



Figure 2

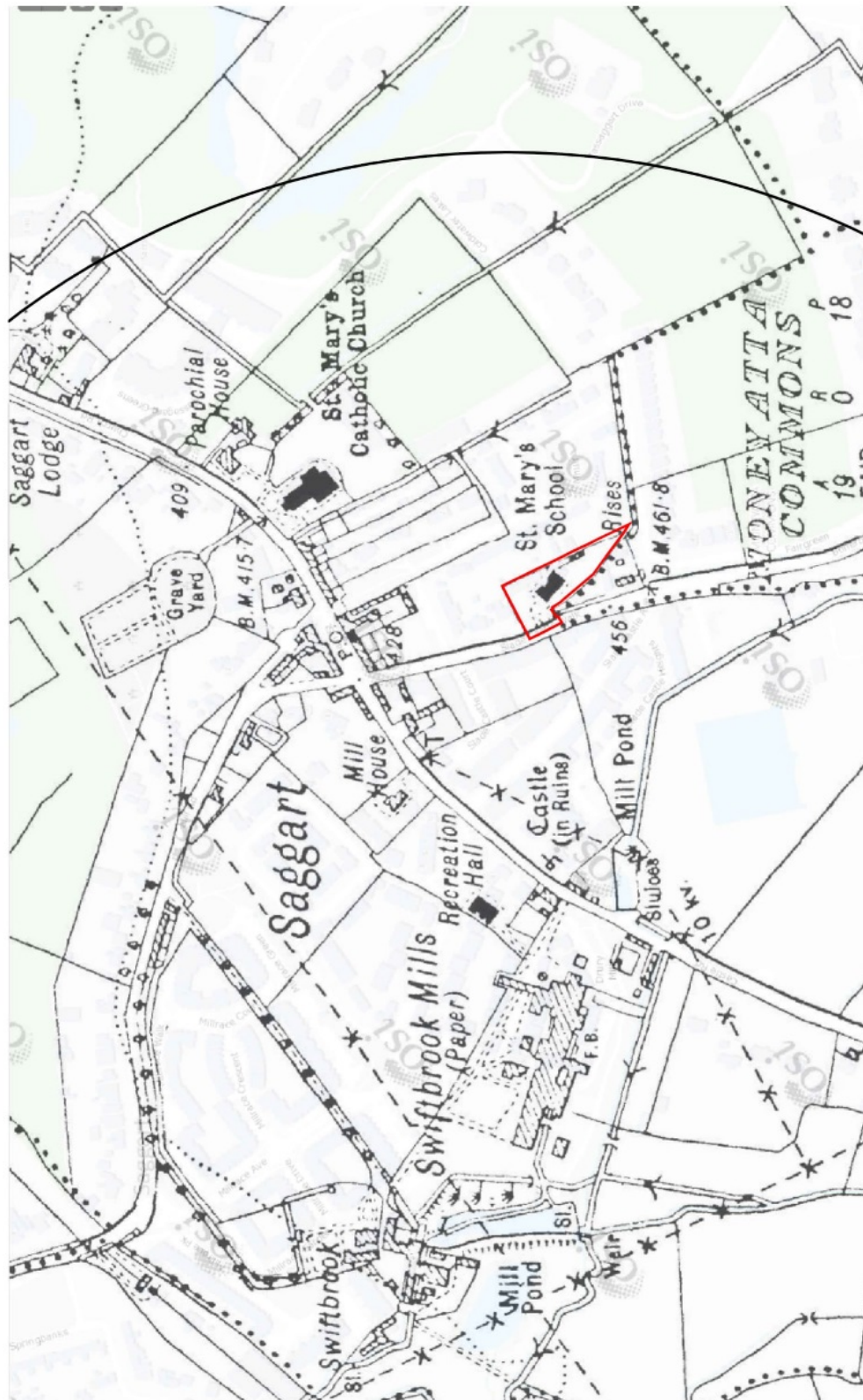


Figure 3

APPENDIX B

Documentary Research – Historical Drawings 1935 – 1955

Department of Education 1935-1936

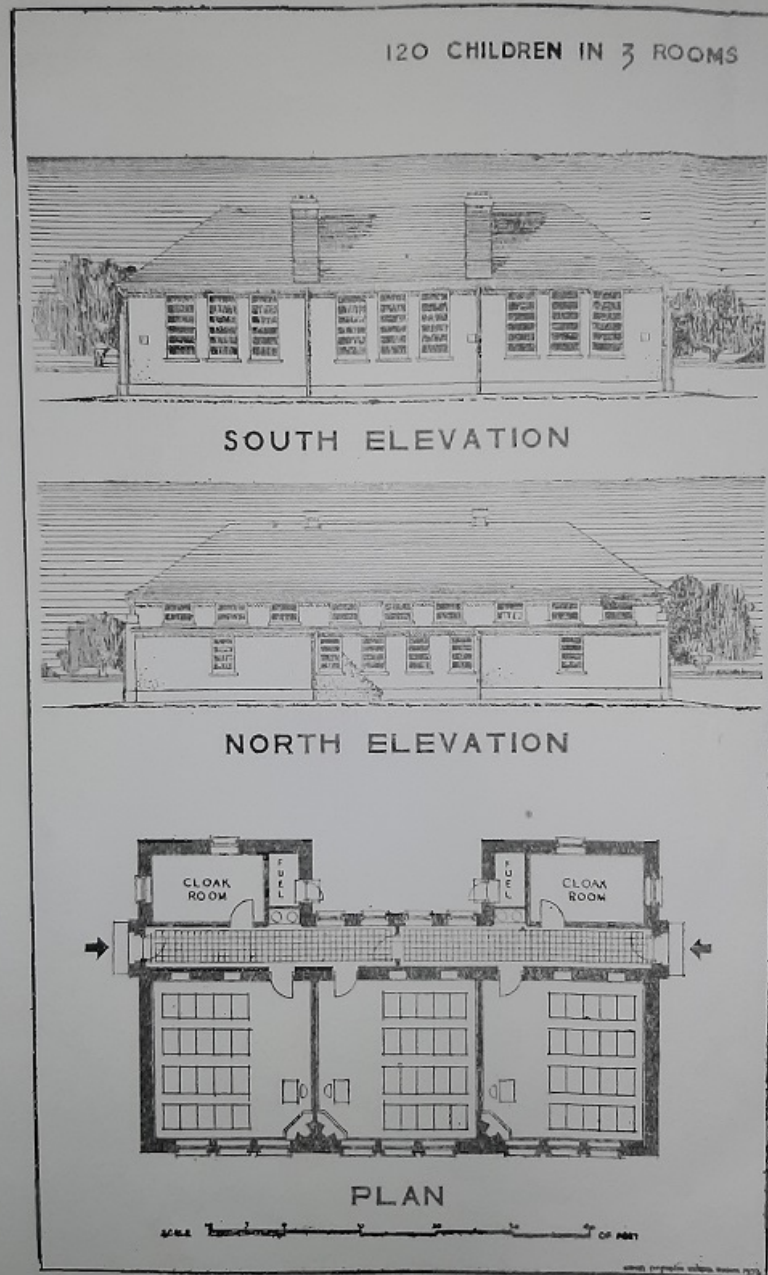


Figure 1 - Department of Education 1935-1936

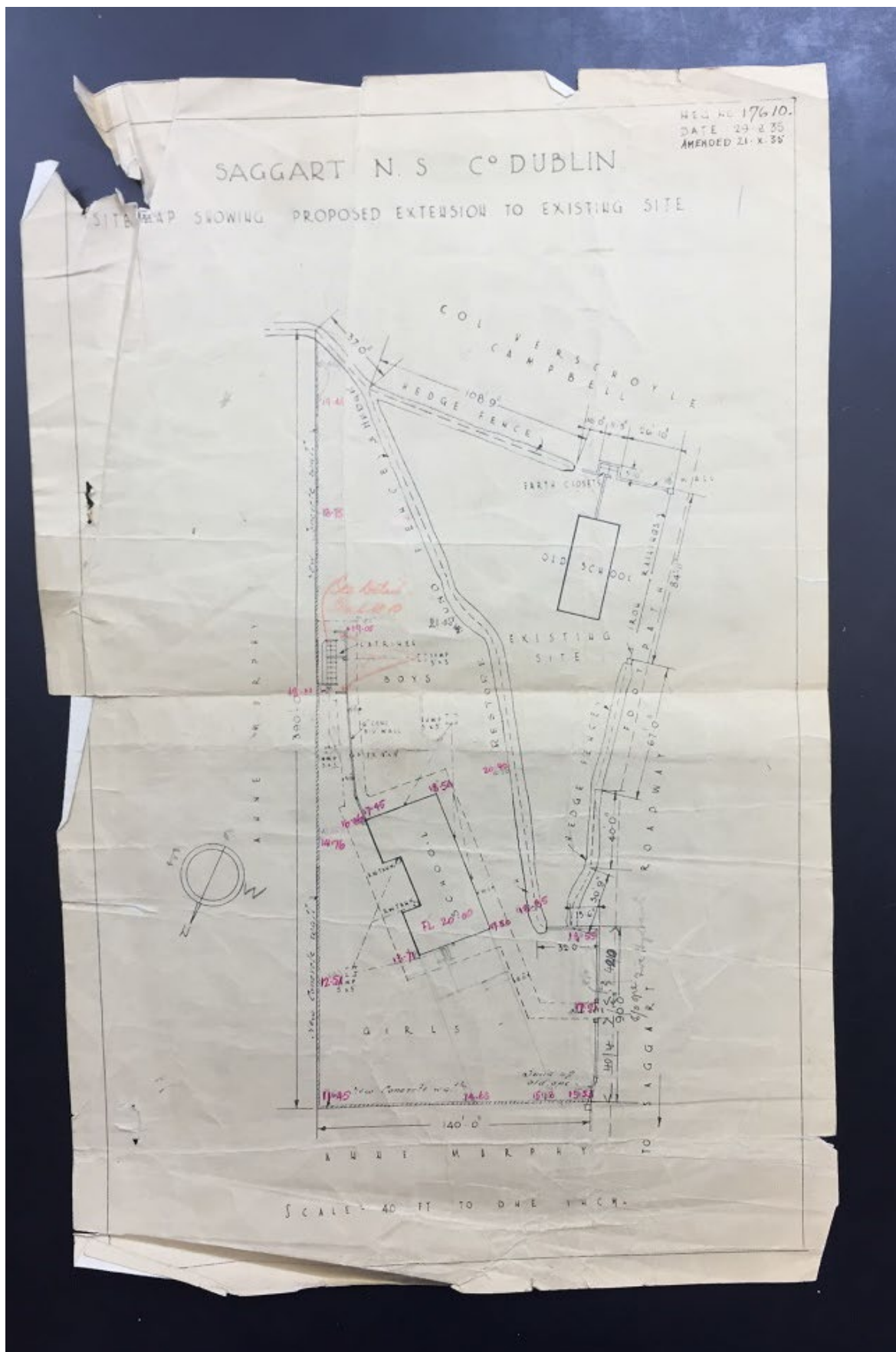


Figure 2 – 1935-1936 Proposed Site Plan for St Marys National School Saggart

APPENDIX C

Documentary Research – Historical Photos 1935-1989



Figure 1. Old School House Saggart late 1800's



Figure 2. 1989



Figure 3. 1989



Figure 4. Aerial View of site late 1990's indicting later addition of prefabricated classrooms

APPENDIX 1

Condition Survey Photos 2020



Figure 1 - External view 1



Figure 2 - External view 2



Figure 3 - External view 3



Figure 4 - External view 4



Figure 5 - Play shelter



Figure 6 - Entrance gate



Figure 7 – Typical classroom view 1



Figure 8 – Typical classroom view 2



Figure 9 – Typical classroom view 3



Figure 10 – Typical classroom view 4



Figure 11 - Ancillary building corridor view 1

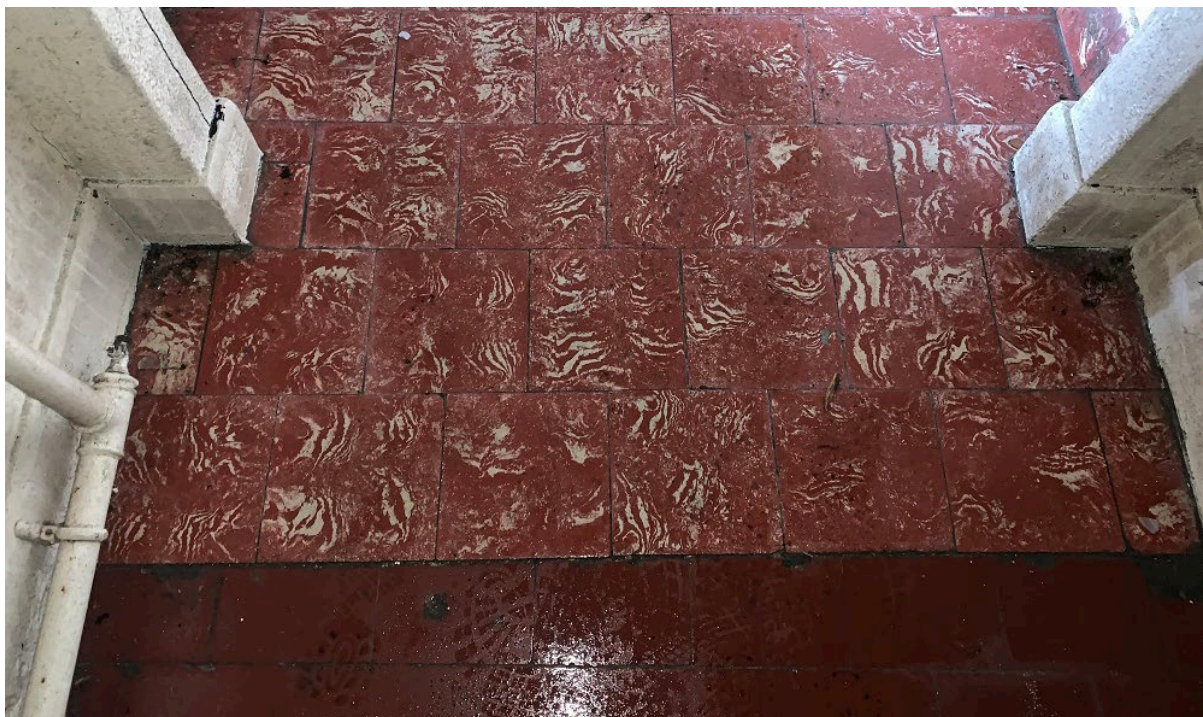


Figure 12 - Ancillary building, corridor view 2 (lighter coloured tiles used in 1950s extension)



Figure 13 - Ancillary building, typical room view 1



Figure 14 - Ancillary building, typical room view 2



Figure 15 - Ancillary building, typical WC view 1



Figure 16 - Ancillary building, typical WC view 2



Figure 17 - Roof and galvanised steel water tank (for further details refer to Appendix 2)



Figure 18 - Roof and galvanised steel water tank (for further details refer to Appendix 2)

APPENDIX 2

**Condition survey and Method Statement in respect of replacement of roof and rainwater goods at
St Marys National School, Saggart**

<p>Purpose of survey: A survey of the roofs and rainwater goods of St. Mary's National School, Saggart, Co. Dublin</p> <p>Project Reference Number: 19018</p>	<p>Client's Name: Department of Economic, Enterprise & Tourism Development of South Dublin County Council</p>	<p>Dates of Survey: 30 / 01 / 2020 & 31 / 01 / 2020</p> <p>Date of this report: 5 / 2 / 2020</p> <p>Surveyor: Feargal Ó Súilleabháin, architect</p>
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General summary

Purpose and methodology:

The purpose of the inspection was to assess the condition of the roof and rainwater goods in anticipation of a proposal to adapt and extend the school buildings for a new use as a community centre. The roof was examined from the ground level around the outside of the building, and then in greater detail from a raised platform which was erected at three locations around the perimeter. Then the ceilings were examined from underneath within, then the attic space was accessed.

General description:

The former St. Mary's National School at Saggart, Co. Dublin is located on a small site on the southern approach road to Saggart village. The site slopes from south to north and from west to east. It is a single-storey, stand-alone building located approximately in the centre of its narrow triangular-shaped site. It contains four classrooms, a hipped, slated, roof over with two rendered, concrete block chimney stacks arranged symmetrically. There is a lower, flat-roofed single-storey building to the rear of the main building which contains toilets, offices, stores and a corridor which runs the full length of the school, giving access to the high, austere classrooms which are lit by clerestory windows to the rear and tall narrow windows to the front. All windows seem to be modern replacements. There is a cement wet dash render on all of the walls, a plinth to the base of the walls with vent grilles to ventilate the suspended timber floor of the main block.

The school seems to have been extended at its southern end, between the third and fourth classrooms; there is a vertical joint in the external walls and a distinct change in the internal joinery and some construction details and finishes. The school is a simple Boyd-Barrett design, built around the mid 1930's and extended in the late 1950's. The building is vacant at present and was in use as a school up to a decade ago.

The roof and rainwater goods:

The roof structure is a simple coupled roof, a cut roof with a single tie at midpoint of each rafter. The roof structure is generally in good condition but the slate roof covering is deteriorating. The western roof pitch is the worst affected, probably because of its exposure to the prevailing wind. Many slates have slipped and many have fallen. Loose broken slates were on the ground around the building's perimeter and there is evidence of previous attempts to catch slipped slates - a strip of metal mesh fixed to steel brackets at eaves level. There is a tilting fillet above the eaves level of the main roof. The rainwater gutters are half-round cast iron, the rainwater down pipes are standard sleeve and socket, mostly corroded, some deformed also.

The roof slates are small, 8" x 12", approximately 12-15mm thick (1/4"), dark grey-green colour, of regular even shape and with a textured surface. There are special 8" x 8" slates at eaves level. The roof slates are possibly Irish and could be rare and significant because Irish slate has not been quarried for roofing for several decades. The hips and ridges are made with concrete tiles, under which much of the mortar bedding is missing or eroded. There are no hook irons or restraints at the lower ends of the hips. The junctions are dressed with lead sheet which was not inspected closely, no further comment.



The main building, viewed from the north-west south



The main buildings and extension to the rere viewed from the south

LOCATION OF THE ROOFS:	The main, hipped roof block	The flat-roofed extension to the rere
Approximate date of building and roof:	Building circa 1936, extended late 1950's (to be confirmed by further research of historical documents)	Same dates as the main building
Type of roof and pitch or slope:	Double-pitched hipped roof, 37°,	Flat roof, bitumen on sarking board on rafters
Area on flat (sq.m.):	234 sq.m. Eaves dimensions: 7.6m wide 29.9m long	187 sq.m.
Area on plane of slope (sq.m.):	295 sq.m.	N / A

ROOF SLOPE & PERIMETRE:	The main, hipped roof block	The flat-roofed extension to the rere
Original / non-original:	Three quarters of the roof is original, the southern end is a later addition	Not known
Condition:	Original roof structure and later extension generally good, slate roof covering varies, poorest on the long, western roof pitch	Generally good
Type of slate / roof covering:	Slate (probably Irish)	Bitumen

Coursing:	8"	N / A
Size of slate:	8" x 12", approximately 12-15mm thick There are 8" x 8" smaller slates at the junction of the tilting fillet with main roof	N / A
Approximate number of slates:	15,000	N / A
Colour of slate:	Grey-green	Black bitumen
Texture of slate:	Richly textured, pitted and grooved	N / A
Condition	Many of the slates, particularly on the western roof pitch have slipped or fallen, many others have been previously secured with lead tingles. There are broken slates on the ground around the perimeter of the building. There are many spots of daylight visible from within the attic space The northern and southern hipped ends are almost intact, no damage noted	The roof covering was not examined in detail. However there was no obvious signs of water ingress within this part of the building.
Parging or felt / membrane:	The three quarters of the roof has slates with their undersides parged, the southern end is a later addition, no parging and no felt	N / A
Chimneys	Two concrete block chimney stacks arranged symmetrically above the façade, one stack for each pair of classrooms, rendered externally, fair faced in attic, dimensions: 1350mm wide (three conc blocks) x 560mm deep (block on edge+1 block)	None
Eaves / parapet detail:	Tilting fillet (made with a 4½" x 1½" x 18" long timber fixed to each rafter end), resting on a mass concrete cornice (rectangular section, 10½" x 6" in section)	Mass concrete cornice overhanging the main walls below

ROOF STRUCTURE:	The main, hipped roof block	The flat-roofed extension to the rear
Size and condition of wall plate	Difficult to access, opening-up works and further investigation recommended.	Not surveyed, opening-up works and further investigation recommended

	<p>Wall plate 5" wide at south-east part of old part of roof, elsewhere the rafters rest directly on the concrete cornice</p> <p>GENERAL NOTE: The roof structure was only inspected sporadically from within the attic, the entire roof structure was not examined in detail. Further investigation recommended</p>	<p>NOTE: The rere flat roof was only opened up at one location in the building, a small hole made in the ceiling above a WC cubicle at the south end of this building. Further investigation recommended</p>
Size, condition and spacings of roof rafters	<p>Main roof: 5½" x 2½" sloping rafters at 16" centres. Also, some 5½" x 1½" sloping rafters at 16" centres</p> <p>Extension at south end of roof: 5½" x 1½" sloping rafters at 12" centres</p> <p>No decay or dampness noted, no decay odour, no wet timbers noted</p>	<p>4½" x 2½" rafters with plasterboard ceiling underneath and sarking boards over, bitumen roof covering on top.</p> <p>No decay or dampness noted.</p>
Size, condition and spacings of slating battens	<p>Main roof: 2" x 1" slating battens at 3 – 4" centres with parging mortar between, applied to the undersides of the slates to the full thickness of the batten.</p> <p>Extension at south end of roof: 2" x 1" slating battens at 4" centres, no parging mortar or felt under the slates</p>	N / A
Size and condition of ridge board	8" x 1", no decay or damage noted	N / A
Size, condition and spacings of ceiling joists	<p>5½" x 1½" horizontal joists at 16" centres, nailed to ends of the rafters</p> <p>No decay or damage noted</p>	Refer to rafter notes above
Original / non-original:	Original, the southern end, or quarter of the roof is of a later date	Refer to note on LHS
Comment:	The roof structure appears to be in good condition. Further, more detailed examination and opening up works are recommended.	

RAINWATER GOODS:	The main, hipped roof block	The flat-roofed extension to the rere
Material and components	1 SVP, cast iron to rere of flat roof extension	One number 3" diam. and four number 4" diam. cast iron RWDP to rere

	2 number, 4" diameter RWDPs to front façade, also one to each short side facade.	
Size and shape	100mm / 4" diameter half-round cast iron RW gutters See note above for RWDPs	100mm / 4" diameter half-round cast iron RW gutters See note above for RWDPs
Original / non-original:	Probably original	Probably original
Condition:	Generally, the rainwater goods are in poor condition – paint is peeling, raw iron exposed and corroding.	Generally poor. One RWDP at the back of the building has been broken. Another is badly damaged.

OTHER COMMENTS AND NOTES:	The main, hipped roof block	The flat-roofed extension to the rere
<p>General note:</p> <p>The roofs were surveyed from ground level. With one exception, they were not opened up. The survey at eaves level was made at three locations only, from a mobile scaffold. A survey at ridge and chimney level from a roofing ladder was not considered necessary for the purposes of this survey.</p>	<p>4½" x 1½" horizontal timber collar ties, 44" above the upper surface of the ceiling joists, and 48" below the underside of the ridge board</p> <p>There are no purlins or bracing in the roof (diagonal or longitudinal)</p> <p>There are two fibre glass cold water storage tanks in the attic, probably serving each toilet block.</p> <p>Dimensions: 37" wide at the top, 24" wide at the bottom, 36" high, 80" long</p>	
<p>Method statement</p> <p>The contractor will agree protective measures with the design team to avoid accidental damage to the roof and roof slate, and to prevent theft of the roof slates and lead during the course of any works. The works will be undertaken by a competent roofing contractor who has demonstrated experience and qualifications in the roofs of traditional buildings</p> <p>The roof slates will be carefully taken down from the eastern and western roof pitches. The slate will be removed to ensure salvage and conservation of at least 30% of the existing slates for re-use. The paring mortar will be carefully removed from the back of each slate. Each slate will be tested for trueness, and evidence of wear and tear at the nail hole. Cracked and damaged slates will be discarded. The reusable slates will be carefully stacked according to size and condition, the best slates being retained for use on the most exposed, western roof pitch.</p> <p>At least 70% of the existing slates should be salvaged from the roof for re-use. Most of the roof slates are in sound condition and can be salvaged and re-used. Some slate will inevitably be damaged during lifting, sorting, stacking. It should be noted that chipped or damaged larger slates may be suitable for re-use in the smaller slate courses in</p>		

the upper part of the pitched roof. The basic test to apply is that sound slates "ring true" when struck with a hammer and defective slates emit a dull thud.

It is likely that the original quarry is no longer active. Therefore the new slates will be a close match in size, colour and texture to the existing slates and their source and quality will be agreed with the design team beforehand. The new slate will be laid on the rere / east roof pitch and the original slate kept for the more prominent roof pitches.

All salvageable debris such as loose slates will be stacked, tested for soundness and suitability and retained on site for re-use where possible. The contractor will prepare and plan these roof works to minimise the time during which the roof and interiors of the existing buildings will be left open and exposed to the weather before the roofs are covered up. The contractor will fix slating and accessories to make the whole sound and weathertight at earliest opportunity. The contractor will set out to true lines and regular appearance, with neat fit at edges, junctions and features

The slates should be re-laid on a vapour permeable windtight roof slate underlay which meet the requirements of the Building Regulations. Fixing: Non-ferrous (copper, aluminium or stainless steel) nails with large heads. Do not use galvanised nails because the zinc coating will break down which would lead to corrosion. The contractor will centre nail each slate twice through countersunk holes 20-25 mm from side edges.

The concrete roof tiles will be taken down and re-bedded in a new lime mortar bedding mortar. Secure all hip tiles to hip rafters or hip tile fixing battens with self-sealing non-ferrous through fixings. Rake and brush out old, loose and decayed mortar bedding and mortar jointing between the tiles. Defective bedding or jointing will be replaced with a lime:sand mortar

The cast iron rainwater goods will be carefully taken down and removed to a workshop where the old paint will be carefully sanded off to reveal the bare metal. The design team will decide on what ironworks still has enough section to warrant re-use and what will be discarded and replaced with new cast iron rainwater goods. The conserved and new cast iron rainwater goods will be painted with a three coat paint system.

PHOTOS:



Concrete cornice projection at the south-west corner slope



The hipped roof and RWDP at the south end main building

Slipped and missing slates on the western roof slope



The flat roofed extension to the rear or west of the

APPENDIX 3

Summary Method Statement in respect of the conservation restoration and renovation of St Marys National School, Saggart

SUMMARY METHOD STATEMENT

CONSERVATION REPAIR AND REFURBISHMENT OF

ST. MARY'S NATIONAL SCHOOL/SAGGART COMMUNITY CENTRE 18/2/2020

Objective: To conserve, refurbish and up-grade the vacant St. Mary's National School, to form part of a vibrant new

To bring the building into current use, it will be thermally upgraded

Breathable materials and insulation will be used to work with the existing fabric of the protected structure

NOTE: For further details in respect of condition survey of roof and rainwater goods and method statement in respect of protection conservation repair and refurbishment of same refer to Appendix 1

EXTERIOR

ELEMENT	EXISTING CONDITION	WORKS
PITCHED ROOF		
Pitched Roof	The main pitched, hipped roof has distinctive small slates which are in need of repair	Lift slates. Retain slates, repair and clean.
		Remove damaged ridge tiles; supply and fix new ridge tiles in quantities over 5m long
		Timber truss roof structure: Locally repair and treat with preservative
		Replace timber perimeter sole plate.
		Fit breather membrane.
		Refit salvaged slates to front and side of roof
		Fit best match replacement slates to rear of roof. 40%
FLAT ROOF		
Flat Roof	Lower Asphalt flat roof to rear is nearing the end of its lifespan	Remove existing asphalt.
		Repair and make good timber plank roof and replace as required
		Lay new asphalt roof including Insulation & Flashings
RAINWATER GOODS		
Rainwater Goods	Cast iron gutters and downpipes are in poor condition	Remove and cast iron gutters and downpipes
		Sand, repair and re-finish where salvagable and re-fit - 30%
		Replace with new finished cast iron gutters and downpipes where not salvagable. 70%

ELEMENT	EXISTING CONDITION	WORKS
EXTERNAL WALL		
External Walls	Painted pebble dashed wall in medium state of repair	Prep walls
		Fit 150mm mineral wool external insulation to achieve min U-value of 0.2w/m/k with render finish
		Classrooms - Alternative to internally insulate with 120mm woodfibre insulation to 0.27w/mk U-value. Apply lime plaster and paint
WINDOWS		
Windows	Windows are replacement uPVC with a number of broken windows	Remove replacement uPVC windows
		Remove replacment uPVC doors
		Manufacture and fit new timber framed windows with low e argon filled double glazing to appropriately match original timber windows
		Manufacture and fit new timber framed doors with low e argon filled double glazing to appropriately match original timber windows
INTERIOR		
FLOOR Classrooms	Suspended timber floor: Carpet on timber board floor on joists	Remove carpet. Lift timber floor boards. Repair and replace as required.
		Repair and replace and treat timber joist sub floor as required
		Re-fit renewed timber floor boards
		Fit 200mm sheepswool insulation between joists on wire mesh support
		Fit 'Intello' type vapour barrier

ELEMENT	EXISTING CONDITION	WORKS
FLOOR Corridor and WCs		
FLOOR Corridor and WCs	Concrete slab floor with terracotta tiles. Concrete slab is unlikely to have DPM or insulation under which is a potential cause of damp	Remove, retain and clean ceramic tiles.
		Remove concrete slab
		Reduce level of fill beneath to allow new construction
		Lay 225mm clause 804 hardcore
		Lay 50mm sand blinding
		Lay DPM
		Lay 150mm suitable PIR floor insulation
		Lay 150mm concrete floor slab
		Lay salvaged ceramic floor tiles in corridor
CEILING Classrooms		
Ceiling Classrooms	Painted timber board ceiling with pitched slate roof above	Repair, prep and paint timber board ceiling
		Above, fit 'Intello' type vapour barrier
		Fit 400mm Sheepswool Insulation
CEILING Corridor		
Ceiling Corridor	Painted timber board ceiling with flat asphalt roof above	Repair, prep and paint timber board ceiling
		Above, fit 'Intello' type vapour barrier
		Fit 300mm Sheepswool Insulation
CEILING WC block		
Ceiling WC block	Plasterboard ceiling with water damage with flat asphalt roof above	Remove plasterboard
		Fit new plasterboard, finish and paint
		Above, fit 'Intello' type vapour barrier
		Fit 300mm Sheepswool Insulation
WALLS INTERNAL		
Walls internal	Plastered walls with non original fittings	Clear walls of non-original fittings
		Repair plaster where required.
		Re-finish and paint
MECHANICAL AND ELECTRICAL WORKS		
ELECTRICAL		Building will require full rewire
MECHANICAL		Building will require full re-plumb
BWIC		Builders Work Associated with the Above