

Review of works at 14-17 Moore Street



Prepared for
The Moore Street Consultative Group
by
Paul Arnold Architects
November 2016

1. Brief

Paul Arnold Architects have been requested by Mr. Gerry Kearney of the Moore Street Consultative Group, to provide an opinion on the following matters in relation to the National Monument at 14-17 Moore Street and 8-9 Moore Lane:

- A) To provide an overview on the current state of the buildings

- B) To assess
 - i. The quality of restoration/preservation work undertaken to date
 - ii. Extent to which work underway and proposed complies with the High Court direction (of April 2016)
 - iii. Whether practices adopted in the removal and retention of protected material accord with established good practice as laid down in guidelines etc.
 - iv. Whether the affixing (and removal) of a banner to those buildings occasioned actual damage to the building

1. Nothing in this report should be considered to be a condition report on the buildings, nor an appraisal of the proposed project to redevelop the buildings as a commemorative centre, nor anything other than a response to the specific questions above that form the brief. All observations must be read in the context of the entirety of this short report.

2. The buildings and the proposed works have been extensively documented and described at different stages of the planning, consent and litigation processes. Documents which were made available for the purposes of assisting in this report are listed in Appendix A.

3. The report has been prepared following two separate site inspections: on 27th October, by Mary McDonald and Paul Arnold of Paul Arnold Architects, accompanied by Gráinne Shaffrey, Architect, and Colin Delaney, Project Manager, and on November 16th when Mary McDonald and Paul Arnold were accompanied by Conor Columb of Lissadel Construction, and towards the end of the inspection by Gráinne Shaffrey, Architect. Photographs were taken and information was imparted.

2. An overview on the current state of the buildings

2.1 The subject site has been partially developed on foot of a planning permission and ministerial consents, and a court order. The works initially undertaken have been interrupted and the permitted scope has been redefined by the court order.

2.2 The buildings were, upon commencement of the works in late 2015, in a fragile state. Certain works of consolidation have subsequently taken place, the primary objectives being the stabilisation and the protection from adverse weather of the buildings. Those works which have taken place on foot of the April 2016 Court Order are, by direction, to have a design life of two years.

2.3 Prior to the court order, a programme of removal of internal joinery and carpentry had commenced, and some new openings (related to the requirements of the proposed commemorative centre) were made between the buildings. In addition, underpinning works had commenced and stitching of masonry walls with helibars (stainless steel reinforcement) had taken place: this work is considered to be best practice, as it retains the masonry in place which might otherwise require dismantling and reconstruction.

2.4 The buildings have generally been stripped of internal joinery, which is stored on racks on the ground floor of No 18.

2.5 Some parts of the buildings are considered to be unsound and potentially unstable, and further emergency/short-term intervention is proposed to render those parts safe. This includes in particular the facade of number 15 which is significantly distorted, and portions of the upper part of number 14, which are out of plumb.

2.6 The greatest dangers to the integrity of the buildings as found is likely to be fire and water: the risk of fire grows significantly during works to any historic building. Notwithstanding the continuous supervision of the buildings, there is also a risk of arson for any un-inhabited building. These fire risks are best addressed by completion of works as expeditiously as possible. Dampness and water can degrade the timber and other materials: such deleterious effects need to be averted.

2.7 At time of writing, the buildings are in the process of being covered by a temporary over-arching roof. This, together with other protective works, will limit moisture damage and facilitate the works.

2.8 Removal of floors and delay in reinstatement has necessitated tying-in: this is to be done by the insertion of steel rods through the facades, with the introduction of steel 'pattress' plates on the exterior. It is expected that these plates will be removed following completion of the permanent upper-floor works, when the re-instated floors themselves will perform the tying-in function.

2.9 Notwithstanding the works to be completed under Court direction, which will make the buildings less fragile, the unheated buildings are at risk of deterioration in the short-to-medium term.

2.10 Refer to the recently-taken photographs for a representative overview of the state of the buildings in mid-November 2016.

3. Assessment of the quality of restoration/preservation work undertaken to date

3.1 An assessment of the quality of the works involves assessing the extent to which a conservation ethos is reflected in the works, and the degree to which the works comply with Ministerial guidance, international norms and best conservation practice.

3.2 A small number of principals can be stated:

- For conservation projects, the nature, condition and significance of the buildings should be recorded and understood prior to intervention.
- Interventions should seek to preserve the historic technical, architectural cultural and social significance of the buildings, as embodied in the fabric of the buildings.
- Interventions should be the minimum necessary to ensure the continued survival of the historic fabric.
- integrity and authenticity are over-arching considerations.

3.3 Given the wide range of possible technical, engineering and architectural solutions available to address any given issue, assessment relies on the concept of 'reasonableness' in determining whether such works are acceptable or not.

3.4 Many studies had been prepared prior to commencement of works: taken together, these would have allowed the nature, condition and significance of the buildings to be recorded and understood. Extensive photographic and measured surveys were completed and these surveys were analysed and interrogated to arrive at an understanding of the buildings.

3.5 New information has been uncovered since the opening up of portions of the fabric and the stripping-out of joinery. The fabric thus exposed should now be fully recorded, at a large scale and in detail, so that the precise extent and significance of each piece of fabric can be recorded and appraised.

3.6 With the exception of door openings which were formed in anticipation of the new Commemorative Centre circulation scheme, where portions of the pre-existing masonry were removed, other interventions have emphatically respected the principal of minimal intervention and are demonstrably in accordance with good practice.

4. Assess the extent to which work underway complies with the High Court direction

4.1 The schedule of permitted works which is associated with the High Court direction is lacking in specifics: in order to be definitive, a set of drawings and specifications should ideally have accompanied the order, as they would with a Planning Permission. Even then, there is scope for interpretation.

4.2 The test of 'reasonableness' can usefully be applied, and on that basis, and on the basis of the documentation to hand and a comparison of a selection of works with the documents and the reality, the works accord with the intention of the court order.

4.3 A table has been prepared of the works scheduled under the court order: their status (degree of completion) has been ascertained, and an assessment made of their quality relative to conservation best practice. See table A

Table A Permitted essential works noted in CSSO Letter 4th April 2016.

Category	Detailed description	Status (as observable on site or/and as reported by Shaffrey Architects)	Further Comment by PAA
1.Weathering and securing	Roof: repair and renewal works to all roofs, comprising: associated scaffolding (may require dismantling of 'Plunket' sign to No 16 and its associated on-site storage) and cocoon structure to protect internal fabric during works;	Roof repair underway and due for completion end January 2017. 'Plunket[t]' sign has been dismantled, labelled, crated and stored on-site in ground floor of #16. Temporary over-roof 90% complete.	This work is commencing: the temporary roof should allow the work to advance through the months of December and January.
	strip existing roof finishes, retain sound natural slates for re-use	Stripping of existing roof finishes has commenced in areas where over-roof in place (asbestos slates being removed first by specialist contractor). Any sound natural slate fit for reuse will be retained and re-used.	Some very small slates were observed: these should be recorded, together with their fixing technique. Re-use of old slates requires very careful selection of sound slates only.
	Repair and augment existing roof timber structure with replacement timbers as necessary	Outstanding	
	Install roof lights	Outstanding Existing rooflights are being assessed for repair and will be reinstated where achievable. New conservation replica type rooflights to be installed where previous rooflights have been removed (historic removal) and are not suitable for repair	
	Repairs to chimney stacks including dismantling and rebuilding as required; renew roof finishes, gutters and flashings; repair and renew rainwater disposal system	Chimney stacks repairs underway #16/17 Partial dismantling completed, reconstruction underway	
		#14/15 Dismantling of top few courses and raking out due to commence #14 Partial dismantling completed. Renewal of roof finishes, gutters and flashings outstanding	

		Outstanding : Rainwater disposal system will be repaired and renewed with temporary rainwater goods installed once roof cladding complete	
	Windows: repair/replace existing temporary plywood protection system within existing openings	Underway. Plywood protection screens will provide additional stiffness at windows where installation of cross bracing is not feasible	Very important to maintain ventilation and to exclude birds
	Doors: Provide secure temporary doors to secure building perimeter	Outstanding: Temporary doors to be installed prior to completion of works to secure building perimeter	
	Rear facades: patch repairs as required for weathering	Patch repairs being carried out to rear façade on an ongoing basis consisting primarily of brick masonry consolidation at this stage Final weathering protection to commence once work complete to walls and roof works complete Further clarification/authorisation from High Court allows for a more comprehensive temporary weather protection to the rear façade ¹	Identify where this further clarification from High Court is?
	Shop Fronts: Provide temporary infill panels	Outstanding: Roller shutter installation not yet commenced	
	Cellar: Temporary weathering protection to cellar at 8-9 Moore lane	Temporary metal over roof is under construction (approx. 50% complete)	This will curtail access to the development from Moore Lane: probably prudent, given the fragility of the subterranean structures.

¹ Permanent repairs to external walls are not permitted and do not form part of the essential protective works programme. Due to condition of the rear external walls it is proposed to carry out temporary weathering to provide protection for the two-year timeframe of the essential works programme. The temporary weathering will include temporary patch repairs using lime render and, subject to further assessment, may require more extensive protection with felt and batten or profiled metal cladding type protection. Gráinne Shaffrey November 18th 2016

2.Maintaining structural integrity	Underpinning: Complete works to currently open underpins; temporarily make good disturbed basement floor areas	Completed	
	Complete corner ties and masonry cracks stitching to masonry walls	Areas identified to date requiring structural repair are nearing completion	Well established technique involving 'minimal intervention'
	Maintain and augment existing temporary back-propping in Nos 14,15,16 &17	Ongoing: to be completed prior to handover.	
	Where floorboards have been lifted, provide temporary ply floor covering to facilitate safe access to monitor and maintain.	This is substantially complete	
	Two-storey building to rear of No 14: masonry repairs and rebuilding	Masonry repairs are substantially completed. Extent of rebuilding was not as extensive as previously envisaged.	
	Single-storey annexe to rear of No 16: masonry repairs and rebuilding	Masonry repairs are underway and are to be completed at handover	

Category	Detailed description	Status	
3. Internal Fabric protection	Check and secure temporary support to ceilings, including, if required, need for localised augmentation of ceiling plaster due to fragile condition	This will be assessed prior to handover and any further protection or enhancement of existing protection which is deemed necessary will be put in place	Ceiling plasterwork and cornices will be vulnerable to moisture during 'mothballing'.
	Temporary storage of loose joinery and other fabric removed to facilitate works and to be reinstated as part of future permanent conservation/restoration	It is proposed that this material which is currently tagged and stored on-site will be relocated in the relevant rooms from which it came. It will not be fully reinstated as future repairs will require its temporary removal and storage again.	A full inventory of this material should take place, prior to its removal to a secure dry store off site
4. Banner	Remove polyester banner by unscrewing screws from timber battens Remove batten screw fixings and battens Remove plugs from joints using pliers	Banner has been removed. Batten screw fixings and battens have been removed with plugs from joints removed using pliers	
	Infill holes with hydraulic lime based mortar mix in accordance with Architects Specification	Residual holes in joints have been filled with hydraulic lime-based mortar. Snagging of same following inspection from scaffold will address any localised repointing which may be necessary.	
	Finish mortar plug flush with existing pointing and rub back to expose aggregate	This has been carried out and, as above, any snagging required following inspection from scaffold will be carried out prior to handover	
5. General	Remove construction waste and general clean-up	Ongoing until completion of contract	
	Close perimeter openings with premises in separate ownership	Outstanding: is to be carried out prior to completion of contract	
	Remove front holding and scaffolding	Outstanding: is to be carried out prior to completion of contract	
	Provide electrical supply to maintain essential services (fire; security)	This has commenced on site and is to be completed prior to handover with temporary fire alarm, intruder alarm and lighting provided.	

5. Assess the extent to which work proposed complies with the High Court direction

5.1 A letter of October 7th 2016 by Stephen O'Connor of Barrett Mahony Engineers to Terry Allen, Principal Officer, National Monuments Service, of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs¹, identifies certain works which Mr. O'Connor felt to be 'additional' to those permitted under the court order; for the purposes of assessing the extent to which proposed work complies with the Court Order, Mr. O'Connor's schedule is addressed below.

1. Roof repairs

The additional roof repairs as outlined and described are appropriate and, as necessary for stability, desirable.

2. Parapet Walls

Equally, the unstable parapet walls must be rendered stable: parapets have in the past fallen with fatal impact in Dublin and , more recently, Cork. The works must leave these portions of masonry in a stable condition. If certain portions, which are demonstrably unstable, require dismantling and reconstruction, so be it. An alternative approach is to provide additional structure and to shore-up the walls, and tie them back to a permanent 'crutch': the nature of these buildings does not demand such an approach. The proposed works therefore accord with best practice and the principle of minimum intervention.

3. Temporary works

The requirement to provide pattress plates and tie-bars has arisen as the proposed new floor structure has been deferred. Each tie-bar will require a hole through the facade, damaging brick in the process. Following removal of the tie-bar, upon completion of the permanent floors, the hole will need to be repaired.

The fragile state of the buildings means that this work is essential. It is a common solution to stiffen and strengthen buildings (conspicuous in areas with poor ground and in areas subject to earth-quakes) and is generally found to be visually acceptable. In this instance, as the work is of a temporary, essential and minimal nature, it is acceptable.

4. No 17 Rear Annex

These works are required, and will have minimal impact on historic fabric.

5. Internal partition walls to stairs

Shoring these walls is prudent, as they are particularly fragile: The shoring process will have little or no impact and should occasion no loss of historic fabric.

¹ (See Appendix B)

6. Crack Stitching

This technique is accepted as a minimal intervention in masonry construction and accords with best conservation practice.

7. Lintols

The replacement of decayed timber lintels with similarly-dimensioned pre-cast concrete lintels is common practice, and patently necessary to achieve stability.

8. Temporary weathering of rear facades

Neither the extent nor material of this is clear: additional information is required to allow an assessment. However, in the context of the closing of the site, a balance must be achieved between making the facades weather proof (keeping out driving rain) and bird proof, and the need to maintain high levels of ventilation, so that timber decay does not become more extensive.

Certain works related to the making safe of the roofs and the walls are being reviewed: until recently it had been proposed to dismantle and reconstruct portions of the front gable of No. 14. At time of writing lesser works are being proposed. It can be said that the more intrusive dismantling and reconstruction may require a further court direction.

Other work of re-instatement and reconstruction (related to the 1916 Commemorative Centre) is not covered by the Court Order and is accordingly not authorised.

6. Whether practices adopted in the removal and retention of protected material accord with established good practice as laid down in guidelines etc.

- 6.1 Measures of quality in this context include addressing the following questions:
- is the work necessary to protect the special interest of the monument?
 - is the work the minimum necessary to protect the special interest of the monument?
 - is the work well-executed?

6.2 In general, the removal of material has been controlled and necessary to allow structural repairs to take place. Doors and architraves have been numbered and have been stored in a contained space on the ground floor of Number 18. Similarly, floor boards have been removed and stored on racks according to floor and building.

6.3 The system of numbering, using adhesive labels, may not be sufficiently robust to endure what is now likely to be a more lengthy period of storage than initially foreseen: a new system should be devised. Equally, an inventory of all loose material should be made, in table form, cross-referenced to photographs of each element.

6.4 Consideration should be given, again in the context of the nature of the storage area and the potential for damage by damp or fire or theft on site, to storing the salvaged material off site in a secure dry store.

6.5 Archaeological finds have been placed in a secure store on site. Again, these should be photographed and scheduled at the earliest opportunity, in conformity with standard practice, and a piece by piece inventory completed.

7. Whether the affixing (and removal) of a banner to those buildings occasioned actual damage to the building

7.1 Yes: the banner was fixed to the buildings by using a slender batten bolted to the brickwork around the perimeter of the banner. The work was generally carefully executed, with bolts being fixed into joints rather than through the face of bricks. Upon removal of the banner, battens and bolts, the holes have been filled with lime mortar.

7.2 Is the damage significant? While best conservation practice strives to protect all parts of the historic fabric, the degraded status of the facades, which have historically been damaged by many bolts, signs, fixings for wires etc. is relevant in assessing the degree of incremental damage. Equally, the facades are to be subject to repair and repointing, following which the damage caused by the banner fixings will be imperceptible and of no consequence.

8 Recommendation

8.1 While the level of research and related documentation is appropriate (history, archaeology, wall-paper, colours, damp and timber decay, structure) the complex nature and character of the remaining fabric which has been revealed as the works have progressed, suggests that a very detailed 'map' should be created upon which every piece of masonry and joinery and wallpaper etc. should be identified by age and condition. Such a set of drawings should be at a scale of no less than 1:20, and include all surfaces: main facade, internal walls, floors, ceilings, etc. Some large-scale surveys exist which had been prepared prior to the commencement of works: these will facilitate the preparation of this more comprehensive record.

8.2 Similarly, as recommend above, a detailed inventory of all loose material arising from the works, architectural and archaeological², should be compiled.

8.3 To safeguard the buildings subsequent to the completion of the current works a detailed project for the maintenance and security of the buildings for the immediate future should be prepared on foot of close consultation with the Steering Committee and the Planning Authority, and, as necessary, the High Court.

²On completion of the necessary on-site works phase of off-site post-excavation work will be completed. All of the retrieved artefacts (comprising metal, bone, pottery, fabric, paper etc.) will be washed, numbered, bagged, labelled; then each collection will be analysed to prepare a separate catalogue and report for each collection; these reports are included in the final monitoring report and the results of this analysis provides evidence for the nature of activity at the site. Where necessary artefacts will be stabilised and conserved by a professional conservator. Plans, drawings and photographs will be made and included in the final report. Finally, all the finds must be boxed and transported to the National Museum of Ireland for their storage and the final report must be submitted to the planning and heritage authorities and will be publicly available. Courtney Deery Heritage Consultants 18 November 2016

MOORE STREET DOCUMENTATION RECEIVED

161028 DROPBOX LINK

1. ESSENTIAL PROTECTIVE WORKS DOCUMENTATION

Additional essential works reports/letters

161007 Barrett Mahoney letter to DAHG
161027 Shaffrey Architects letter with clarifications
150918 DAHG letter re banner

Banner erection and removal method statements

160330 Banner Removal Method Statement: Shaffrey Architects, Lissadell Construction
1509 Public Information Method Statement: Shaffrey Architects

Essential works information

160427 BMCE mark-up drawings
160427 Close out works Shaffrey Architects
160404 CSSO letter re permitted emergency works
160506 Shaffrey Architects Essential Protection Works

2. MAIN CONTRACT DOCUMENTATION

Background information

April 2011 : 12 13 18 19 20 Moore Street Survey Booklet for Chartered Land (Dublin Central Architects)

Archaeology Reports

24 March 2014 Archaeology Prelim Report Cellars (Linzi Simpson)
March 2014 Courtney Deery Preliminary Findings (Linzi Simpson)

Asbestos Survey Reports

24 June 2010 ACS Ltd
30 July 2014 About Safety Ltd.

Background Architectural Historical Reports

November 2005 Architectural and Historical Assessment No. 16 Moore St prepared for DCC by Shaffrey Associates and John Montague
6 Feb 2012 Archaeology and Built Heritage Moore Street Battlefield Assessment Report on behalf of Shaffrey Associates for Chartered Land

General Analysis Condition Reports

15 May 2014 Ridout Associates Report on Timber Decay
September 2014 C Hassell Paint Analysis (Mary McGrath)
14 July 2014 David Skinner Wallpaper Survey

Record of Boundary Walls Consolidation Works Contract

July 2014 Calx Safety Statement (1st issue July 2011)

July 2014 Conservation Plan for Consolidation Works 14 – 17 Moore Street (National Monument) - Shaffrey Associates (Condition 24 of Ministerial Consent 494)

July 2014 Specified Schedule of Works (Construction Stage) to 14017 Moore Street (National Monument) and 8 and 9 Moore Lane – Shaffrey Associates

July 2014 Structural Condition Assessment (Condition 24 of Ministerial Consent) Shaffrey Associates (Section 1 & 2)

30 May 2014 Quicklime – Safety Data Sheet

July 2014 Consolidation Works 14 – 17 Moore Street (National Monument) Works Schedule 8&9 Moore Lane (Conditions 27,28, and 30 Ministerial Consent C494) Shaffrey Associates

Statutory Consents

4 Sept 2014 DCC Compliance 247908

16 July 2013 Ministers Moore St Consent

2010 An Bord Pleanála PL29N_232347 Planning Permission

30 April 2014 DAHG Signed RPD Compliance Order

Drawing Issue Sheet 2014.08.15

Combined Phase 1RPD Drawings (15 pages)

Works Proposals

October 2014 Shaffrey Associates Phasing_and_Constraints version 1 (28 pages)

Architectural Drawings

1-20 Detail drawings 24.10.14 (16 drawings: elevations, plans, sections)

14 G 01 Internal Elevations 24.10.14 (1 drawing)

14-17 G.A.s 24.10.14 (elevations, plans sections (24 drawings)

Detail Section @14-15 FD01 24.10.14 (1 drawing)

Existing roofs repairs details 24.10.14 (4 drawings)

Fabric Removal Drawings 15.10.14 (13 drawings)

No. 16 New Stair 24.10.14 (1 drawing)

Services-existing floors details 24.10.14 (8 drawings)

Site Layout plans 15.10.14 (3 drawings)

Specification and Schedules 24.10.14 (25no.)

Specification and Schedules clarification and expansion following queries 06.10.14 (3no.)

Typical Shopfront 24.10.14 (1 drawing)

Structural Drawings (53no.)

3. REVISED PROJECT DESIGN REPORT

12 March 2014 Shaffrey Associates Revised Project Design Response Report Prepared in response to Conditions 2 and 47 of Ministerial Consent C494, dated 13 July 2013

END OF DOCUMENTS RECD IN DROP BOX LINK 161028

EIS Volume 2 Inventory and site assessment December 2012

Prepared by Shaffrey Associates for Chartered Land

EIS Volume 4 Inventory and site assessment December 2012 Proposed work schedules and strategies

Prepared by Shaffrey Associates for Chartered Land

161117 DROPBOX LINK

August 2014 Courtney Deery Archaeological assessment of cellars at Nos 8 – 9 Moore Lane (National Monument) and Nos 6 -7 Moore Lane for Chartered Land

FABRIC SURVEY MARCH 2011 Shaffrey Associates

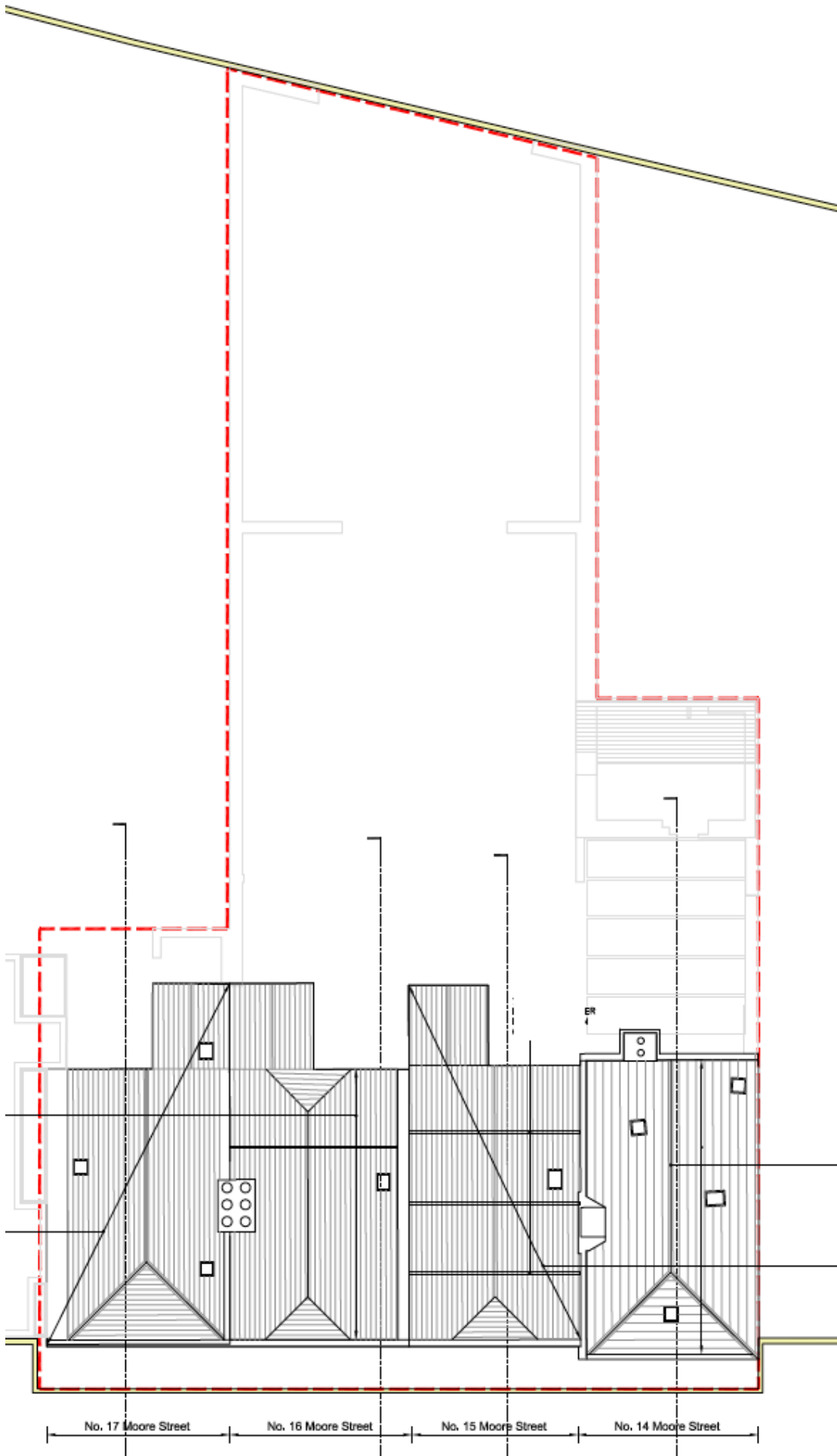
Vol I_Intro, site, hist docs_27.04.11

Vol II_No 14 Moore St_27.04.11

Vol III_No 15 Moore St_27.04.11

Vol IV_No 16 Moore St_27.04.11

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14-17 MOORE
STREET
ROOF PLAN