



## **Outline Description of Development**

**For**

### **Proposed Refurbishment and Extension Works to The Carnegie Free Library, North Street, Swords, Co. Dublin**

**Project Job. No.: 18-281**

**Part XI Public Consultation**

**Date: 22-06-2021**

## **Introduction**

Fingal County Council (Economic, Enterprise, Tourism & Cultural Development Department) proposes refurbishment and extension works to the Carnegie Free Library (a protected structure RPS no. 0346) North Street, Swords, Co. Dublin, K67 N5H2, including a change of use to new community facilities and office accommodation, demolition of existing single storey out-building / extension, new associated infrastructure and site development works, landscaping and boundary treatments.

The Architects Department, Fingal County Council, is providing architectural services for this project. An integrated design team has also been appointed to provide the following project consultancy services: Project Manager, Employers Representative, Assigned Certifier, Conservation Architect, Civil & Structural Engineer, Mechanical & Electrical Engineer, Fire Safety & DAC Engineers, Quantity Surveying services.

The proposed development works are to refurbish the existing Carnegie Free Library building and construct a new 2-storey extension to the side of the building (at north gable wall) to facilitate new disabled access WCs and a lift to the first floor to improve universal access, and all associated landscaping, site works and services. The refurbished and extended building will provide a reception, office space for the Fingal County Council Arts Office, and collaborative artist studio/office space at ground floor level. A flexible space for a range of community / arts rehearsal and performance uses is being provided at first floor level. A meeting space at first floor level is also proposed.

The refurbished and extended Carnegie Free Library will provide a new community use and add vibrancy and urban regeneration to the immediate locale of North Street and the surrounding urban centre of Swords. The Local Studies and Archives section of Fingal County Council Libraries Department has also recently been relocated to No.46 North Street immediately adjacent / to the south of the Carnegie Free Library.

## **Site Context / Existing Configuration and Use**

In the Fingal Development Plan 2017 – 2023 the site is located within Zoning Objective MC – Major Town Centre – Protect, provide for and / or improve major town centre facilities.

The existing two storey building has a prominent location on North Street, Swords. The site, shown outlined in red on attached Drg no. 18-281-SY-001 comprises an area of approx. 271m<sup>2</sup> (0.067 Acres). To the immediate north of the site is an access road separating the Carnegie Free Library building from Chamber Hall, a 3-storey retail / office development which forms part of the overall Carnegie Court Hotel and Apartments development. To the east of the site is an access road / hard landscaping related to the Carnegie Court apartments, a 5-storey development inclusive of developed roof space and a ground level carpark. To the immediate south of Carnegie Free Library is the Fingal Local Services & Archives Service Building at No. 46 North Street, and to the west is North Street.

The existing Carnegie Free Library building comprises two floors with the ground floor accommodating an entrance hallway and staircase, a former reception counter space with original screen, two former reading rooms, a single storey extension / outbuilding on the north gable wall accommodating a W/C and kitchenette, outside W/C, and outside store.

The first floor currently accommodates the Swords Historical Society / Genealogy Office. The original first floor room with exposed hammerbeam timber trusses has been subdivided to provide a stairs lobby,

genealogy office, small corridor and office, and a museum room. The existing sub-dividing walls at first floor level are not original to the building. Refer to the attached survey photographs document (Oct. 2019) for images of the building interior and exterior.

It is proposed to relocate the Swords Historical Society office and museum content to a new premises on North Street.

## **Conservation**

The Carnegie Free Library, Swords, is a protected structure and is included in the Fingal Development Plan 2017-2023 Record of Protected Structures under RPS number 0346. The RPS building description is recorded as, *“Early 20th century yellow and red brick former library building with projecting central canted bay”*.

The property is also listed in the National Inventory of Architectural Heritage, where it is assessed as having ‘Regional’ importance (Record Number 11335007). The categories of Special Interest given are: Architectural, Artistic, Social. The NIAH description is as follows:

*“Detached three-bay two-storey yellow and red brick former Carnegie Free library, built 1908, with projecting canted central bay. Now in use as museum. ROOF: Hipped roof; projecting hipped roof running perpendicular to main roof; slate; terracotta ridge tiles; cast iron pipes & gutters. Yellow brick chimney stacks with clay pots. WALLS: Limestone plinth course; yellow brick laid in English garden wall bond, with red brick dressings; central canted bay faced in red brick in English garden wall bond; limestone string course & stone plaque; rear walls of pebble dash. OPENINGS: Semi-circular headed moulded stone arch with quoining & projecting key stone; continuous limestone cills, windows 6/1 & 9/1 single pane sashes; centrally-placed window over door is tri-partite with central section round headed; segmental headed window openings to sides of canted entrance bay at ground floor; two leaf tongue & grooved timber door, with glass panels in upper sections; stone door step. INTERIOR: Open well timber staircase; stone fireplace first floor front room; open timber truss roof; terrazzo floor in hall; original library fittings, including glazed timber counter/screen.”*

The appointed integrated design team is providing conservation architect expertise and consultancy services for this project.

Following pre-planning consultations the Conservation Officer deems the proposal for the refurbishment and extension of the former Carnegie Free Library building to be acceptable.

## **Project Description**

The Carnegie Free Library building, Swords, requires significant works in relation to services and general fabric issues. The weight bearing capacity of the existing first floor structure has been assessed for floor loadings and any structural / remedial works required will be carried out to allow for public access to first floor level. Fire safety / evacuation issues are being addressed as part of the proposed development works. Existing glazed screens and doors will require fire upgrade works to provide a protected staircase enclosure. It has been identified that the existing suspended timber ground floor structure has serious issues of significant damp, timber decay and woodworm present. The appointed integrated design team

recommends replacing the decayed timber floor with a new concrete floor slab on insulation and new DPM/radon membrane. It is proposed to insulate the existing roof by carefully removing existing slates and clay ridge/hip pieces and fitting 100mm rigid insulation between rafters. A new breathable membrane and treated timber battens are to be fitted above the rafters with proprietary vents to the eaves and ridge. The roof is to be re-slatted with existing slates and new Penrhyn slates to match existing where required. Refer to the attached Scope of Works document prepared by Fitzgerald Kavanagh + Partners for further details.

It is proposed to construct a new two-storey extension (floor area of approx. 34m<sup>2</sup>) to the side / north of the existing building with new opening links to the existing building at ground and first floor level. The new extension will accommodate a ground floor entrance, lift and lobby at first floor level, and disabled w/c at ground and first floor level.

The building intervention strategy aims to improve access, use and visibility of the Carnegie Free Library building as a community hub / focal point for community, cultural and artistic development. The intervention is also intended to enhance and regenerate the urban fabric of North Street, and the surrounding urban centre of Swords. The vision is to provide an attractive and welcoming performance / rehearsal space for use by artists and members of the community.

It is proposed to retain the boundary wall to the east of the site and replace the north boundary walls with the gable wall of the proposed new 2-storey extension and new boundary railings. Alterations are also proposed to the existing railings fronting North Street with a new pedestrian entrance provided.

Fingal County Council Architects Department has progressed the sketch design scheme for the proposed refurbishment and extension to the existing building following pre-planning consultation meetings with the Planning Department and the Conservation Officer.

The proposal to refurbish the existing ground floor of Carnegie Free Library (GIA: 106 m<sup>2</sup>) will include providing the following: reception, office space for the Fingal County Council Arts Office, collaborative artist studio/office space, entrance hall / waiting area, and tea-station. New secondary glazing is to be provided to existing window openings.

The proposal to refurbish the existing first floor of Carnegie Free Library (GIA: 106 m<sup>2</sup>) will include removal of non-original partition walls and reinstatement of the original room proportions. New secondary glazing is to be provided to existing window openings. This first-floor room is intended for use as a Performance / Rehearsal Space. To accommodate presentations at public events the refurbished first floor will include a new movable screen wall with pull down projector screen and a wall mounted projector. When performances / rehearsals are not taking place the screen wall can be moved to provide a separate meeting space.

The central location on North Street will allow the Council to engage with the citizens of Swords. The Carnegie Free Library building will act as a hub providing a flexible meeting, rehearsal and performance space for local writers, artists and local community groups as well as providing office accommodation for the Fingal County Council Arts Office.

## **Works to Existing Carnegie Free Library Building, Swords**

Refurbishment works to the existing building will include upgrading all mechanical & electrical systems, refurbishment works to the existing stairs enclosure to upgrade it to a fire escape route and landscaping / boundary treatment works to the front entrance area while preserving the heritage value of the building.

Proposed Refurbishment works will include the following:

- Original joinery including windows, doors, skirtings and dados to be retained, carefully refurbished and reinstated where possible. This is subject to assessment of joinery for wet/dry rot infestation. In the event historic joinery requires replacement due to extensive wet/dry rot damage then new joinery will be fitted to match the original joinery details.
- The ground floor counter and glazed screen is to be retained but will require intervention work to glazed sections, or new fire roller shutter fitted, to upgrade to fire safety regulations standard whilst preserving its heritage value.
- Remove decayed ground floor suspended timber floor structure. Replace with new 150mm reinforced concrete floor slab on 150mm insulation on DPM/radon barrier and radon sump on 50mm sand blinding on hardcore to engineer's specification.
- New timber floor finish to 2 no. existing ground floor rooms. Stone floor finish to proposed Tea-Station. Project conservation architect to advise on refurbishment / retention of existing terrazzo floor finish to Entrance Hall.
- Carrying out remedial works to address all damp ingress issues.
- Insulate inner face of external walls with calcium silicate climate board, or cork board. Apply moisture-regulating smooth lime plaster over with breathable paint finish.
- Existing main electrical fuse boards to be replaced in south reading room. New distribution board to be installed in new position.
- Install new electrical and lighting services.
- Provide new electric radiator heating system.
- Fireplace surrounds to be carefully refurbished and paint removed where possible.
- First floor timber floor structure: weight bearing capacity to be assessed for floor loadings and any structural / remedial works required to be carried out to allow public access to the first-floor level. Fire compartmentation works to be carried out to first floor.
- Reposition door opening at first floor landing to provide new fire rated door with side screen and a wheelchair refuge space within the existing stairs enclosure.
- Provide new fire detection and alarm system, emergency lighting and signage, and required door ironmongery / hardware to meet requirements of Part B, Building Regulations.
- Provide intruder alarm and cctv.

- New extension entrance to be Part M compliant. Install new Part M compliant steps and handrails to existing entrance.
- Roof: main pitched roof with slate finish and terracotta crest tiles to be checked for any structural damage/issues, and evidence of leaks. Fit 100mm insulation between rafters, new breathable membrane and treated timber battens over rafters and re-slate with existing slates and Penrhyn slates to match. Propriety vents to be provided at eaves and ridge. Internal cut roof sections and timber plank ceiling finish to be carefully refurbished.
- Apply surface treatment to existing timber sheeted first floor ceiling & exposed timber trusses to upgrade surface fire spread performance to class 0 / class B-s3,d2 fire classification.
- Parapet and chimney flashings, and cappings to be refurbished as necessary.
- Cast iron rainwater goods to be refurbished or replaced where necessary.
- Clean and repoint brickwork where required.
- Refurbish external railings and relocate existing entrance gates to south portion of street frontage. Provide new galvanised mild steel pedestrian entrance gates (powder coated black finish) with new signage panel to front of new extension position. New modern railings and stone plinth in place of existing north boundary wall. Refer to Drg. No. 18-281-PP-804 for further details.

### **Proposed New Building Extension**

The new 2-storey extension, with flat roof structure, will comprise blockwork walls, rigid insulation, and a rainscreen cladding / ventilated façade system. An aluminium-framed curtain wall glazed system is proposed to the west / front entrance elevation of the new 2-storey extension. Floor levels at ground and first floor level to match the existing Carnegie Free Library building floor levels. The proposed extension will extend the existing building floor area by approx. 34m<sup>2</sup>.

Construction of the proposed extension will necessitate the demolition of the existing single storey extension and north boundary walls.

### **Site Curtilage of Carnegie Free Library, Swords**

The existing building entrance opens off a front yard external space enclosed by original railings and stone plinths fronting onto North Street. The existing building entrance has two steps.

The existing surfacing to the front of the building is in a poor state of repair. New hard landscaping is to be provided to allow proper disabled access routes to the new extension entrance and existing entrance. New surface water drainage and on-site attenuation is also proposed.

As existing trees are located on North Street in close proximity to Carnegie Free Library it is not proposed to provide new trees within the curtilage of the development site. New low maintenance planting is proposed to the front and immediate rear of Carnegie Free Library.

A new galvanised mild steel signage panel (powder coated black finish) is to be fixed to the street boundary railings. This is to allow clear and easy identification of the new Carnegie Free Library building use, and allow for changing information to be accommodated. The signage will be designed so as not to detract from the character of the building and is being provided to avoid ad hoc signage distribution.

### **Design Rationale and Materials**

The proposed 2-storey extension is designed as a contemporary addition to the Carnegie Free Library building. The modern materials and design proportions of the extension will deliberately contrast with the vernacular language and historic materials of the existing building. The proposed extension has been designed using a high-quality rain screen cladding system and an aluminium framed glazed screen fronting onto North Street. A bronze colour cladding panel has been selected following careful review with the Architects Department, Conservation Officer, and Planning Department.

When complete this new glazed screen facade will allow transparent views of the new building use in operation. The glazed screen will be fitted immediately adjacent to the existing north gable brickwork and will afford views of the brickwork corner from street level when complete. This is an acknowledged design solution when connecting new extensions to historic buildings.

The overall concept is to provide a modern but sensitive building intervention using high quality materials and which is of an appropriate scale and form for its context.

In this respect the following has been considered:

- The proposed extension will comprise blockwork walls with bronze colour fibre cement cladding to complement the existing red and yellow brickwork and limestone plinth/stringcourses of the Carnegie Free Library.
- The extension will be two stories high and directly linked to the existing Carnegie Free Library building under the existing roof eaves. The extension floor levels at ground and first floor level will match the existing building floor levels.
- High quality hard and soft landscaping is proposed for the external front area facing onto North Street.

### **Existing Site Infrastructure**

The project civil & structural engineers have examined and considered drainage options for the proposed refurbishment and extension works to Carnegie Free Library.

Refer to the *Report on the Existing Structural Fabric & General Civil and Structural Engineering*, prepared by CORA Consulting Engineers, for further information regarding the development drainage proposals.

The existing site drainage goes straight to the public sewers on North Street. The new drainage proposal will provide a new connection to the public surface water sewer on North Street. Please see attached updated drainage layout (Drg. No. SK03C) with separate foul and storm connections onto North Street. Alternatively, where feasible a new connection to the existing surface water sewer on the access road to the immediate north of Carnegie Free Library may be provided instead.

Soft landscaping and permeable paving to the front yard area and rear area will be provided to meet SUDS requirements. In their attached report CORA Consulting Engineers note the following:

*The entrance yard and rear soft landscaping areas shall be developed with a combination of soft landscaping and permeable paving over a layer of crushed limestone (approx. 300mm). Run-off from the roofs to the new extension (and original roofs) can be directed to this system which shall provide a combined treatment stage and attenuation feature before any surplus run-off from extreme storm events can overflow to a new connection to the public surface water sewer on North Street.*

## **Parking Provision**

There is extensive on street metered parking available along the length of North Street. There is also existing bus stops and a pedestrian crossing in the immediate vicinity of Carnegie Free Library.

There is the possibility of providing additional disabled parking spaces along North Street to replace existing parking spaces. Bicycle parking can also be accommodated on North Street for public use.

## **Response to Recommendations of Planning & Strategic Infrastructure Department Report**

### Recommendation No.1

*“The Water Services Section recommend the following;*

*Foul Sewer & Water Supply;*

- *A Pre-Connection Enquiry (PCE) is not required in this instance as all existing connections will be utilised. Irish Water standard details document IW-CDS-5030-01 and IW Code of Practice IW-CDS-5030-03 apply to any new internal water infrastructure.*

*Surface Water;*

- *It is advised to discharge all surface water into the nearby surface water network instead of the existing combined system, which is the preferable option in line with the requirements of the GSDSDS.*
- *No surface water/rainwater shall discharge into the foul sewer system under any circumstances. The surface water drainage shall be in compliance with the “Greater Dublin Regional Code of Practice for Drainage Works Version 6.0” FCC April 2006.”*

### Recommendation No.1 response

The drainage proposal has been updated to discharge all surface water into the nearby surface water network instead of the existing combined system. Refer to the attached *Report on the Existing Structural Fabric & General Civil and Structural Engineering*, prepared by CORA Consulting Engineers, for further information regarding the development drainage proposals. The updated drainage proposal will provide



a new connection to the public surface water sewer on North Street. Please see attached updated drainage layout (Drg. No. SK03C) with separate foul and storm connections onto North Street. Alternatively, a connection to the existing surface water sewer on the access road to the immediate north of Carnegie Free Library may be provided.

#### Recommendation No.2

*“The Transportation Section advise that the feasibility of tightening the radii on either side of the Carnegie Court apartment complex access road as it joins North Street should be explored in order to maximise the pedestrian footpath adjacent to the northwest corner of the proposed development and to reduce the distance pedestrians have to cross over the vehicular access road. Advised to liaise with the Transportation Section in relation to this matter.”*

#### Recommendation No.2 response

FCC Architects Department will liaise with the Transportation Section in relation to the feasibility of tightening the radii on either side of the Carnegie Court apartment complex access road as it joins North Street in order to maximise the pedestrian footpath adjacent to the northwest corner of the proposed development and to reduce the distance pedestrians have to cross over the vehicular access road. The feasibility study to tighten the radii of the access road will be in accordance with the standards of the Design Manual for Urban Roads and Streets (DMURS). A note has been added to attached Drg. No. 18-281-PP-200 (Site Layout Plan) confirming same.

#### Recommendation No.3

*“The Parks and Green Infrastructure Division require the submission of a landscape plan and specifications for the proposed planter boxes and hard and soft landscaping for agreement prior to commencement.”*

#### Recommendation No.3 response

FCC Architects Department will submit a landscape plan, and specifications for the proposed planter boxes and hard and soft landscaping, to the Parks and Green Infrastructure Division for agreement prior to commencement.

#### Recommendation No.4

*“The existing street tree to the front of the site shall be retained and protected for the duration of the construction of this development in accordance with BS 5837 (2012) Trees in relation to construction.”*

#### Recommendation No.4 response

It is noted the existing street tree to the front of the site shall be retained and protected for the duration of the construction of this development in accordance with *BS 5837 (2012) Trees in relation to construction*. A note has been added to attached Drg. No. 18-281-PP-200 (Site Layout Plan) confirming same.

Recommendation No.5

*"The recommendations contained in the submitted Bat Survey Report should also be adhered to."*

Recommendation No.5 response

This recommendation is noted by FCC Architects Department. The recommendations contained in the submitted Bat Survey Report shall be adhered to for the proposed development works.

Recommendation No.6

*"The mitigation measures as outlined in the submitted Archaeological, Architectural & Cultural Heritage Impact Assessment, which include archaeological monitoring, should be adhered to on site."*

Recommendation No.6 response

This recommendation is noted by FCC Architects Department. The mitigation measures outlined in the submitted Archaeological, Architectural & Cultural Heritage Impact Assessment, which include archaeological monitoring, shall be adhered to on site.

Recommendation No.7

*"Liaise with the Waste Management Section to agree and prepare a Construction, Demolition & Waste Management Plan."*

Recommendation No.7 response

FCC Architects Department will liaise with the Waste Management Section to agree a Construction, Demolition & Waste Management Plan prior to commencement.

## Part XI Submission Drawings and Documents attached:

Please find enclosed the following information which describes the nature and extent of the proposed development:

- Architects Drawings:
  - 18-281-SY-001 Site Location Map, 1:1000
  - 18-281-PP-200 Site Layout Plan, 1:200
  - 18-281-SY-100 (Rev.B) Existing Plans, Elevations, Sections, 1:100
  - 18-281-PP-803 Proposed Plans, Elevations, Sections, 1:50 / 1:100
  - 18-281-PP-804 Proposed Street Elevation, 1:100
  - 18-281-PP-805 Proposed Contiguous Street Elevations, 1:100
- Engineer Drawing:
  - SK03C Below Ground Drainage Plan, 1:50
- Other Information:
  - Signed Internal Consultation Agreement
  - Newspaper Notice
  - Site Notice
  - Schedule of Part XI Documentation & Drawings
  - Outline Description of Development – for Proposed Refurbishment and Extension Works to The Carnegie Free Library, North Street, Swords, Co. Dublin
  - Survey Photographs (Oct. 2019) of The Carnegie Free Library, North Street, Swords, Co. Dublin
  - Topographical Survey - Drawing No. 4573, 1:200, prepared by Apex Surveys
  - Carnegie Library, Swords - Outline Scope of Works to Existing Building Fabric prepared by Fitzgerald Kavanagh + Partners
  - Carnegie Library, Swords - Conservation Impact Statement prepared by Fitzgerald Kavanagh + Partners
  - Carnegie Library, Swords - Condition Survey report prepared by Fitzgerald Kavanagh + Partners
  - An Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed Development Site at Carnegie Library, North Street, Swords, County Dublin. prepared by Rubicon Heritage Services Ltd.
  - Carnegie Library, Swords – Bat Survey Report, prepared by O’Donnell Environmental
  - Carnegie Library, Swords - Review of Requirement for Environmental Impact Assessment and Appropriate Assessment, prepared by Brady Shipman Martin
  - Carnegie Library, Swords - Report on the Existing Structural Fabric prepared by CORA Consulting Engineers
  - Examination of Timberwork at the Carnegie Free Library, Swords. prepared by Gordon Knaggs & Associates
  - Carnegie Library, Swords – Window Survey Report prepared by Timeless Sash Windows