

Deaton Lysaght
Architects

NAAS LIBRARY

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Deaton Lysaght Architects
October 2018

CONDITION REPORT

The building was inspected on a number of dates in March and April 2018 and additional reports were obtained from Phoenix Environmental Services Ltd., Waterman Moylan Engineering Consultants and Fintan Farrell Conservation Ltd., see Appendix 1. The building is generally in good structural condition, and the walls, windows and main structural elements are intact and generally well-preserved. However, there are a number of minor repairs required to roof slating and chimney flashings, and particularly on the north-eastern block of the building, where water ingress has resulted in damage to rafters and wall-plates, which will require replacement.

While no substantial rising damp was noted, nevertheless in some of the ancillary rooms on the southern side (scheduled to be demolished), damp floors and defective walls were noted and these will require to be examined after demolition for effects this might have on the original structure.


One of the main areas of concern is the outbreak of dry rot in the roof structure of the glazed first-floor office area on the northern side, caused by the ingress of water and defective lead gutters and flashing. This has led to a degradation of the primary structural elements, and this roof will therefore require to be removed on its condition alone, and suitable preservative treatment will be applied to the remaining structure.



The condition of cast-iron rainwater goods, gutters and downpipes is considered to be relatively poor, and it is recommended that these be scheduled for repair and/or replacement so that all aspects of the structure are fully weathered.



We have omitted a comment on the condition of the buildings in the rear yard area scheduled for demolition, as these buildings are to be removed to make way for the new development. Where these buildings adjoin the original Jail Wall, the wall is to be carefully repaired and reinstated in masonry and lime mortar to match the original finishes.

An external assessment of the boundary wall was made, and generally it appears to be free of any visible structural defect. The condition of the internal part of the wall will be examined in more detail when the necessary demolitions have taken place and the inner wall is available for more detailed inspection.



ASSESSMENT OF ITEMISED REPAIR AND REFURBISHMENT WORKS



ELEMENT	DESCRIPTION	PROPOSED WORKS	HERITAGE IMPACT	PHOTOGRAPH
Roof	Hipped, slated roof structure, renewed and reslated in 1990s.	Repair of roof in north-east corner in traditional slate, repair/replacement of rainwater gutters and downpipes	Positive – will improve weathertightness of the building	
Plaster	Rough-cast lime plaster	Local repairs where required, finished with further coat of lime plaster	Positive – will improve the weathering characteristics and restore external appearance	


<p>Windows</p>	<p>Sundry replacement of windows</p>	<p>Replacement of inappropriate windows with wooden up-and-down sliding sash windows with double glazing</p>	<p>Positive – will eliminate inappropriate windows and restore original elevational treatment</p>	
<p>Entrance porch</p>	<p>Removal of circular revolving door inserted in front elevation</p>	<p>Renewal of original door layout in accordance with historic photographs</p>	<p>Positive – existing door is poor modern insertion. New door will restore original aesthetic</p>	



<p>Out-buildings</p>	<p>All out-buildings at rear</p>	<p>Remove all external accretions in courtyard, including all sheds, steel stairs and silo</p>	<p>Positive – will provide enhanced courtyard space and an area for construction of new library building</p>	
<p>Side entrances</p>	<p>Currently entrances onto both side laneways are blocked up</p>	<p>Remove existing masonry blocks, provide glazed entrance to northern side, and railings to seal ope on southern side</p>	<p>Positive – will enhance and renew exterior treatment to jail walls and provide additional access and permeability of the site</p>	

DETAILED ASSESSMENT OF PROPOSED INTERNAL WORKS


ROOM NO.	PROPOSED WORKS	HERITAGE IMPACT	PHOTOGRAPHS
RG01 Entrance hall	Removal of existing revolving door and reinstatement of original central double doors, renewal of original arched entrance to jail at stairwell	Positive – will reinstate the original jail elevation within the new entrance hall, and provide many clues to the history of the building	
RG02 Stairwell and lift	Removal of existing concrete stairs, provision of new structure for stairs and new lift-shaft, all to be constructed within existing dividing walls opening out of new central opening into the large library space	Neutral, this work is in an area that underwent renovation in the 1990s	

RG03 Lift			
RG04 Store			
RG05 Library	Removal of the existing windows and formation of arched openings to new adjoining library space	Neutral – while the original windows are to be removed, this will be the subject of record. The works are required in order to provide the appropriate open library area required in the brief	
RG06 Library	Construction of new two-storey glazed library structure adjoining original building	Neutral – will provide a new perspective on original jail wall and enclosures, however will internalise the original open hall area	
RG07-RG11 Lobbies to fire exit	General renovation of existing rooms with vaulted ceilings	Positive – new services to be incorporated in vaulted areas with minimum disturbance of original finishes	

RG12 Corridor	Insertion of new ceiling to incorporate services to be run from plant room to provide new services to the building	Neutral – there are no major distinguishing features in this corridor, it is considered that the loss of original detailing is acceptable in order to provide for the usage of the new library	
RG13-17	Floor level of RG16 to be raised to corridor level, and appropriate stairs installed in RG17. Original wall and ceiling finishes to be retained together with any detailing around windows etc.	Neutral – provision of appropriate study facilities is required under the brief and no significant architectural features in RG16 to warrant retention of its original floor level	
RF01 Lobby			
RF02	Construction of stairwell and lift within existing modern structure	Neutral	

<p>RF03 Office</p>	<p>Installation of new services within existing structure, removal of existing partitions to provide open view of existing vaulted area</p>	<p>Positive – stripping out original partitions to enhance appreciation of vaulted ceiling</p>	
<p>RF04 Store</p>	<p>Raising of floor levels to RF03</p>	<p>Neutral – there are no appreciable architectural features in this area</p>	
<p>RF05 Research /Computers</p>	<p>Removal of existing partitions to expose the original open vaulted ceiling areas, together with discreet insertion of new services. New partitions to be topped with glass to reveal the continuity of the vaulting</p>	<p>Positive – will increase the appreciation of the original ceiling areas</p>	
<p>RF06 Meeting room</p>	<p>Raising of floor level, as in RF04</p>		

<p>RF07 and RF08</p>	<p>Removal of existing roof structure and stairwell, preservative treatment to remaining structures, insertion of new partitions to form toilets etc.</p>	<p>Negative – works proposed are required by the brief, and appropriate in view of the condition survey</p>	
<p>RS01 Lobby</p>	<p>Insertion of new door opens to facilitate access to new stairwell location, removal of existing modern spiral stairs</p>	<p>Positive – restores central axial entrance to RS07, enlarges lobby by removal of obstructive stairs</p>	
<p>RS02 Stairwell and lift</p>	<p>Insertion of new concrete stairwell and lift shaft in original structure</p>	<p>Neutral – these works are incorporated within the 1990s concrete area</p>	

RS03 Staff room	Insertion of new kitchen fittings into existing room, elimination of existing fire escape door	Positive – original fenestration etc. will be restored, the new modern fittings to be installed are removable	
RS04 Toilets	Insertion of new toilet cubicles in existing structure	Neutral – no notable features have been disturbed	
RS05 Gallery and Exhibition area	Removal of existing end partition, renewal of existing finishes, ceiling level to be dropped to incorporate space for water tank over	Neutral – the new ceiling will be provided at suitable levels in accordance with original detail	
RS06 WC/ Baby Changing	Removal of existing partitions and provision of new toilet facilities	Neutral – no notable features have been disturbed	
RS07 Multi-functional room	Alterations to upper landing area to provide access to lift, insertion of wider stairs, replacement of existing fire escape door with sash window, opening out of window on north side to form fire escape door	Neutral – the main features of the rooms are undisturbed; the alterations are necessary in the interests of fire safety and disability access	

CONCLUSIONS

The proposed works will return the building to a suitable updated use as a 21st-century library, will remove the many inappropriate interventions carried out in recent years and will restore many of the rooms with the original jail details. The reworking of the front entrance area will enhance the approach to the building by its users and highlight the original detail of the jail elevation where possible. The proposed glazed extensions will provide a clear demarcation between old and new structures and will therefore enhance the visitors' experience of the building, with a clear and public revelation of its history and provenance.

The original features which have survived in the structure are to be retained and meticulously repaired, in many cases the modern features which have been added are to be removed and replaced with authentic, historically accurate fittings where specified.

The original building materials are to be retained in place wherever possible and where it is necessary, they will be replaced in all cases with materials and construction techniques consistent with best conservation practice.

Kildare Library and Arts Services that the current proposals represent the most sustainable approach to the continued use and conservation of the building, enabling it to incorporate a 21st-century library service and provide a facility which will contribute greatly to the regeneration of the historic core of Naas.

PHOTOGRAPHIC RECORD OF EXISTING ROOMS AND FINISHES

AUGUST 2018



Front Elevation



Entrance to original Carnegie Library on Moat Lane
Redundant pipework and cables to be removed
Rough-cast plaster to be repaired and finished with a
further coat of lime plaster



Rear elevation from yard
Replacement of inappropriate windows with up-and-down sliding sashes with double glazing



Windows onto Moat Lane



<-
Rear entrance, wooden gate to be replaced
with wrought-iron type gate

Original arched opening onto Town Hall Lane to be
reinstated as a glazed access door and screen





<-
Modern windows onto Town Hall Lane to be blocked up

Existing landscaping treatment at corner of Town Hall Lane





<-
Entrance lobby
Renewal of original door layout
In accordance with historic photographs

Ornate façade to Main Street
Central access steps to be replaced with
glazed plinth





<-
Ground floor hall, to be used as main
Library space

Existing windows to be removed and arched openings
to new adjoining library space to be formed





<-
Buildings in rear yard are to be demolished, and original jail wall to be repaired and reinstated as necessary

Window arrangement in front office





Rear elevation of south wing



<-

Top floor lobby windows

Council Chamber, upper section to be reduced in width to allow for access to lift and revised stairs lobby



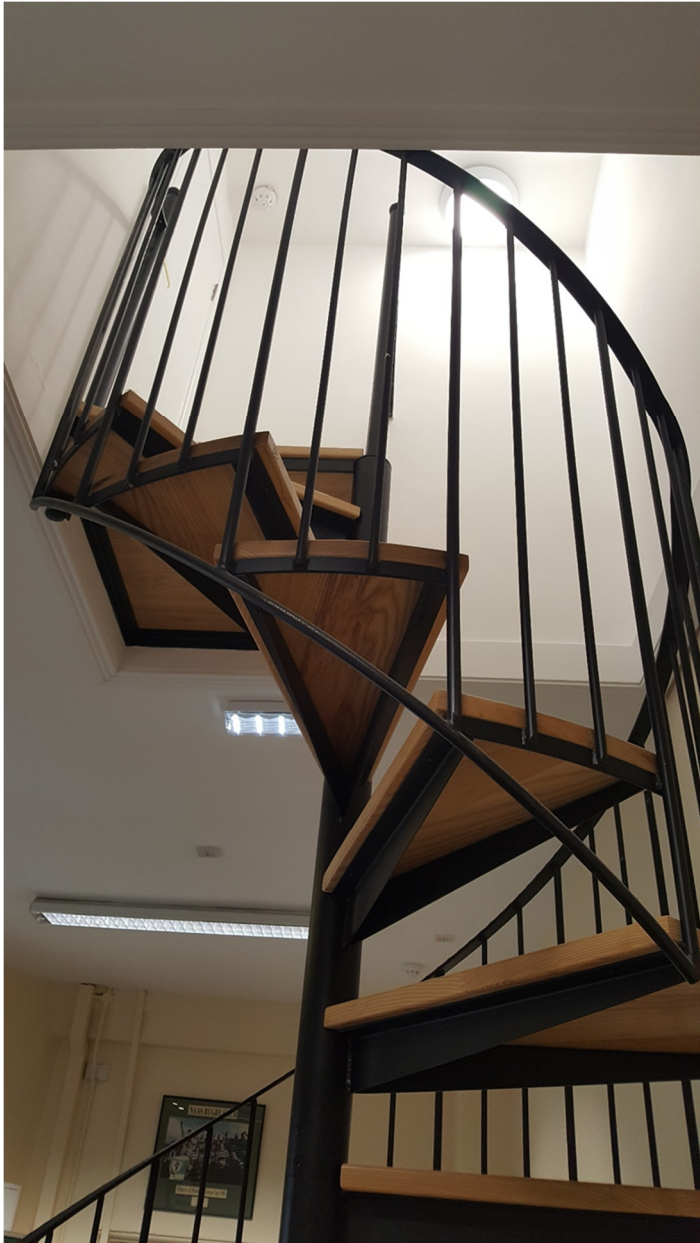


<-

South windows in Council Chamber

Council Chamber from entrance





<-
Spiral stairs
to clock left to be
removed and
replaced by drop-
down ladder access



Existing central concrete stairs to be removed, to be replaced with
new stairs to comply with Building Regulations



Access door to balcony over entrance



<-
Top floor lobby

Vaulted ceiling in first-floor office, modern partitions to be removed





<-
Typical arched window in vaulted room

Interior of original library room.
Floor to be raised to corridor level.





Rear elevation at north side of hall

Flat-roofed extension to be removed



<-

External fire escape stairs to be removed

External sheds and cabins to be removed

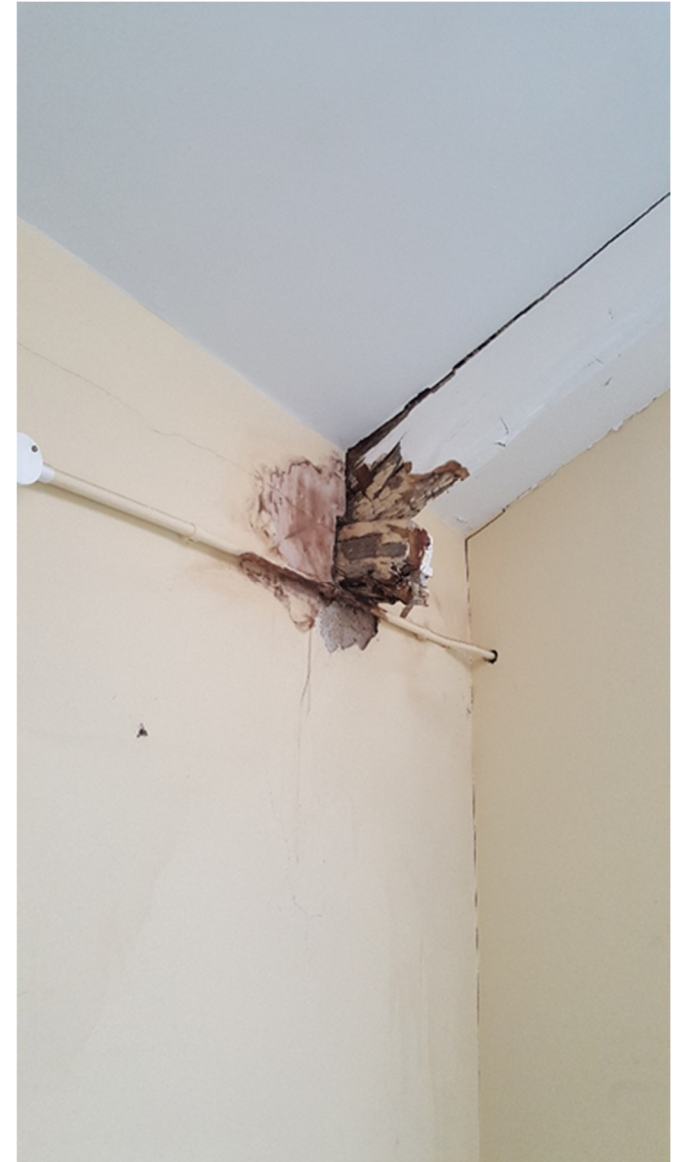




Rooms with vaulted ceilings to be retained intact, modern partitions to be removed



Rooflit office RF 07 with dry-rot at truss ends. Roof to be reconstructed.





Lift to be relocated from entrance lobby,
now to be accessed from inner lobby

Original archways to be reinstated



Ground floor corridor to be the main route for building services

New ceiling to be inserted to incorporate services to be run from plant room to provide new services to the building