

**Yeats College Refurbishment, Galway**

**Description**

The works included the preservation, extension and refurbishment of a listed Heritage Building, unoccupied since the 1970s. Work included the internal demolition, formation of new opes, preservation of surviving features, plaster cornices, limestone lime plaster and timber sash windows. The building was converted to a four storey educational facility with the addition of a four storey over basement rear extension. Fit-out works and associated siteworks were all completed within a confined operational area. Stonework included new random rubble stonework internally and the cleaning and resetting of external stone corbels and quoins. We formed new opes externally and installed stone members to match existing window details. New concrete floors were installed throughout the building. A new structural steel frame was installed to support the roof and support the new intermediate frame levels.

The roof was stripped of its Blue Bangor slates and timber carcassing. The slates were carefully removed, graded and stored for re-use. Where feasible, slates were re-fixed in position or replaced with new or approved salvaged slates of similar size and colour to match the existing.

Two coats of lime plaster, a finish dash coat and a final lime wash were applied to the exterior walls to match the original appearance of the building as closely as possible. The interior walls were all repaired and replastered in lime where required to match the original plaster finish. Stone copings to gables were removed and relayed on new lead flashings, with all lead work replaced throughout. Cast iron rainwater goods were replaced throughout and chimney stacks were rebuilt from roof level with new limestone cappings installed. Finally, the salvaged chimney pots were reinstalled and the roof re-slatted in natural slate.

The transformation of the Old Grammar School from dilapidated shell to architectural gem was a historic project. From the original architrave, covings, windows & fireplaces to the intricate lime plaster mouldings inside the front door, as soon as you enter, you know you are in a place where history and modernity meet and blend into an environment of unrivalled architectural beauty and aesthetic harmony.

Due to the confined space of this site, adjacent to a busy main road, traffic Management had to be co-ordinated with the Client. Noise constraints were applicable during the second phase extension.



**Client Name:**  
Yeats College  
Terry Fahy  
Tel: 091 533500

**Architect:**  
Atlantic Architects

**Quantity Surveyor:**  
Peter F Costello & Partners

**Duration:**  
Phase 1: May 2006 – Aug 2007  
Phase 2: Sept 2007 – Aug 2008

**Contract Value:**  
Total - 8m  
Conservation - 6m





**Client Name:**  
Yeats College  
Terry Fahy  
Tel: 091 533500

**Architect:**  
Atlantic Architects

**Quantity Surveyor:**  
Peter F Costello & Partners

**Duration:**  
Phase 1: May 2006 – Aug 2007  
Phase 2: Sept 2007 – Aug 2008

**Contract Value:**  
Total - 8m  
Conservation - 6m



### Yeats College Refurbishment, Galway

#### Safeguarding the Protected Structure:

- A Conservation Architect ( Halligan Associates ) was employed to catalogue the remaining features and fittings in this unoccupied Building, to advise on their importance and protective measures to be undertaken
- An Archaeologist was employed to oversee and record all excavations in the vicinity of the Building and inside the boundaries of the Site
- J.J Rhatigan & Company worked closely with Galway City Council Heritage Officer for the duration of the Project. The extensive timber sash windows on the Project were protected, remedial works catalogued and carried out resulting in fully functioning windows.
- A Structural Engineer was employed to survey the structural stability of the Building in particular the condition of the external rubble stone masonry. Where cracks or local weaknesses were identified a Specialist Firm was employed to “stitch” the structure together and repair cracks.
- Where new structures were introduced internally into the Building, independent supports were installed so as not to interfere or cause duress to the existing fabric of the Building
- All remaining fixtures and fittings were catalogued, photographed in position and removed to a controlled storage environment for later reincorporation into the completed Building. A walk through camcorder video of the Building was made before the commencement of the works. Where possible existing features i.e plaster vaulted ceilings, decorative plaster corning, plaster reveals were retained and protective in position and were later repaired by a Specialist Restoration Plaster Moulding Contractor.
- Original natural slates were carefully removed and reinstated.
- Temporary weathering measures were erected to protect the existing features of the Building to prevent their deterioration during the course of the works.
- Existing walls were sequentially underpinned under the supervision of the Consultant Structural Engineer prior to adjacent foundation excavations being commenced.
- The Building was surveyed by a Specialist Firm for the presence of wet and dry rot. Where affected areas were identified, localised works were carefully carried out to remove the minimum of the timbers and all areas received appropriate treatment. Where ingress of dampness was identified appropriate waterproofing works were prescribed and carried out.
- All existing limestone barges, corbels were numbered prior to removal, lead dpc's installed, limestone units reinstalled in original position and repointed.
- Existing decorative Entrance Hall hardwood feature staircase was protected in position for the duration of the works, construction traffic prevented from accessing this area for the duration of the works. Staircase fully restored on completion of the Project.

JJ Rhatigan & Company Project Overview