

**Client Name:**  
Yeats College

**Architect:**  
Atlantic Architects

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

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

**Contract Value:**  
£5.7m

## 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. A new structural steel frame and timber carcassing was installed providing sloping ceilings to give increased head height within the building. New roofing felt and proprietary insulation were installed. Stone copings to gables 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.



JJ Rhatigan & Company Project Overview

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The second phase of this project consisted of an extension of an office building of three storeys, ground floor 165.25m<sup>2</sup>, first floor 150.5m<sup>2</sup> and second floor 153.4m<sup>2</sup>. The works consist of structural steel frame, metal decking flooring, external blockwork and cladding and trocal roof finish. 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, as the college was operational during the construction.



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