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Pre-Qualification Information Memorandum

**Reuse, Retrofit and Extension of No. 9 George's
Place and former Wash House, Kelly's Avenue, Dún
Laoghaire as a Centre for Creative Lifelong
Learning**

Client: Dún Laoghaire-Rathdown County Council

Project Ref: 26C02

Date: 11th June 2026

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OC+C
architects

0. Introduction

This Information Memorandum has been prepared to assist candidate contractors in understanding the nature, scale and principal requirements of the works to be procured by Dún Laoghaire-Rathdown County Council (the Contracting Authority) for the Centre for Creative Lifelong Learning at Dún Laoghaire. The works comprise the reuse, retrofit and extension of two vacant protected structures, together with associated landscaped courtyard, boundary and public realm improvements. The project is to be procured under the restricted procedure.

This document is provided **for information only**. It does not form part of any contract and does not modify, supplement or take precedence over formal procurement documents. Candidates remain fully responsible for satisfying themselves as to the nature, extent, risks, constraints, sequencing and requirements of the works. The Suitability Assessment Questionnaire, the selection criteria, the project timeline and all instructions to candidates are published on the eTenders portal (www.etenders.gov.ie). Candidates must rely solely on the documents published on eTenders and on any clarifications issued through that portal. **In the event of any conflict between this Information Memorandum and the documents published on eTenders, the documents published on eTenders take precedence.**

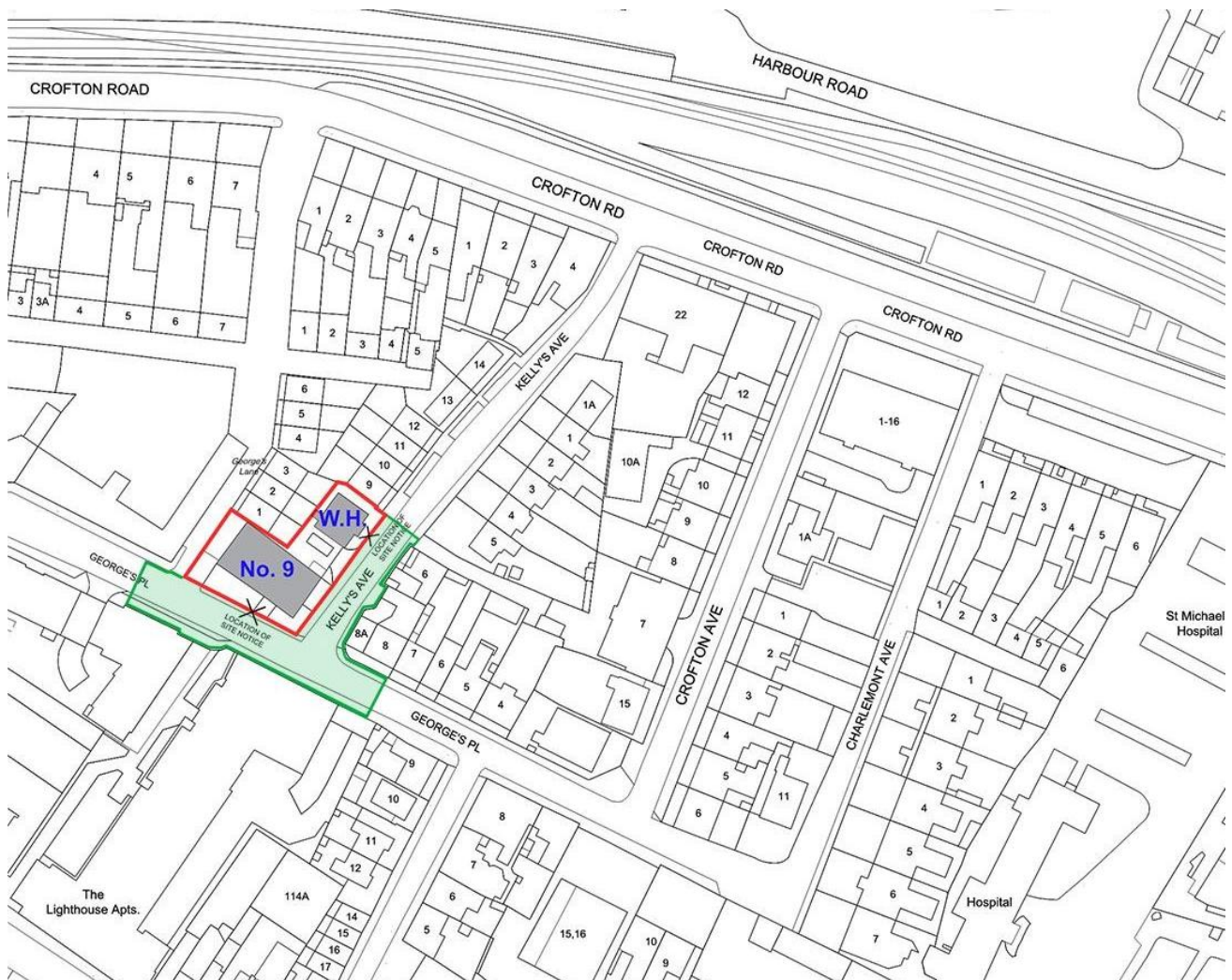
1. Key Project Particulars

Project	Reuse, retrofit and extension of two protected structures to provide a Centre for Creative Lifelong Learning
Location	No. 9 George's Place and the former Wash House, Kelly's Avenue, Dún Laoghaire, Co. Dublin
Contracting Authority	Dún Laoghaire-Rathdown County Council
Protected Structures	No. 9 George's Place (RPS no. 1958) and former Wash House (RPS no. 1959)
Form of Contract	Public Works Contract PW-CF1 (Capital Works Management Framework)
Procurement Procedure	Restricted procedure
Planning Status	Approved under Part 8 (April 2025) Part 8 Ref: PC/IC/01/2025

2. Site Location & Context

The site occupies a prominent corner location at the junction of George's Place and Kelly's Avenue, within the town centre of Dún Laoghaire. It comprises two vacant protected structures, the courtyard between them and the adjoining sections of public realm. The entire site is in the ownership of Dún Laoghaire-Rathdown County Council.

No. 9 George's Place fronts onto George's Place. The former Wash House faces onto Kelly's Avenue. The works extend to the public realm to the front of both buildings along George's Place and Kelly's Avenue. The site is located within an established urban area and is bounded by occupied buildings, public roads and footpaths. Candidates should note the constrained nature of the site and the consequent implications for site set-up, access, deliveries, storage and the management of works adjacent to occupied properties and public thoroughfares.



No. 9 George's Place fronts onto George's Place. The former Wash House (W.H.) faces onto Kelly's Avenue. Area of Public Realm improvements to George's Place and Kelly's Avenue indicatively hatched in green.

The works are to be carried out within and around two vacant protected structures on a constrained urban site bounded by occupied buildings and public thoroughfares. The contractor will be required to adopt conservation-led methods and sequencing, to protect retained historic fabric throughout, and to design, certify and maintain any temporary works necessary to ensure stability and protection.

3. The Existing Buildings

3.1. No. 9 George's Place (RPS no. 1958)

No. 9 George's Place is a three-storey, four-bay building constructed in 1831 as a hotel, with a gross internal floor area of approximately 484 square metres. A two-storey lean-to extension to the north-west, which is non-original, structurally unsound and in very poor condition, adjoins the building. The lean-to has a footprint of approximately 83 square metres and a floor area of approximately 166 square metres and is to be demolished.

3.2. Former Wash House (RPS no. 1959)

The former Wash House is a detached, two-storey, red-brick building constructed in 1915 on a tripartite plan with a central staircase, with a gross internal floor area of approximately 161 square metres. A small, non-original lean-to shed to the rear is to be removed.

3.3. Condition and Hazardous Materials

Both buildings are currently vacant. Candidates should note that asbestos-containing materials are present in both buildings. The removal of hazardous materials by a specialist contractor, and the safe disposal of such materials, will be required in advance of demolition and construction works. Survey information relating to the existing buildings is provided within the documents published on eTenders.

4. The Proposed Development

The proposed development brings the two protected structures back into use as a Centre for Creative Lifelong Learning, providing studio spaces, teaching rooms, multi-purpose and meeting rooms and associated social spaces, together with a contemporary extension to No. 9 George's Place. The principal elements of the works are described below.

4.1. New Extension to No. 9 George's Place

Following demolition of the existing lean-to, a new three-storey-over-lower-ground-floor extension is to be constructed, with a footprint of approximately 11.5 metres by 10.4 metres and a floor area of approximately 315 square metres. The extension provides:

- a level, accessible entrance from the public realm and a double-height entrance foyer;
- a lift and stair core providing universal access to all levels of No. 9 George's Place;

- four multi-purpose rooms, a Changing Places accessible facility and an office;
- glazed links to the existing building at first and second floor levels, distinguishing new fabric from historic fabric;
- two small roof terraces and a green roof; and
- a perforated metal cladding system incorporating glazing and integrated LED lighting elements to the corner circulation element. The development of this facade will involve specialist facade and lighting input.

4.2. Refurbishment of No. 9 George's Place

The existing building is to be fully retrofitted and refurbished to accommodate the new use, including thermal efficiency upgrading carried out to best conservation practice. Works include conservation repair of original features such as the timber sliding sash windows, retention and repair of the original railings and granite pier, and repair of the natural slate roof and cast-iron rainwater goods. The existing entrance accessed by granite steps is retained.

4.3. Refurbishment of the former Wash House

The Wash House is to be fully retrofitted and refurbished, including internal reconfiguration to suit the new use, the installation of an internal platform lift to provide universal access to first floor level, and thermal efficiency upgrading carried out to best conservation practice. The original arrangement of windows is to be reinstated, with glazing inserted into blocked-up openings to reflect the historic design of the building.

4.4. Courtyard

The external courtyard between the two buildings is to be retained and landscaped to facilitate access and circulation between the buildings. Works include a pergola, age-friendly seating, rain garden planters, rainwater harvesting to provide irrigation and grey water, retention of the existing weigh-bridge as a feature of the setting, and replacement of the non-original gates to Kelly's Avenue with a new pedestrian access gate and a larger gate for occasional and emergency vehicular access.

4.5. Boundary Treatments

The works to the site boundaries include retention of the original section of front plinth wall and railings, replacement of the non-original section of front boundary wall and railings with a new contemporary plinth wall and railings to match, and retention of the wall, railings and gate piers to Kelly's Avenue.

4.6. Public Realm Improvements

Improvements to the public realm along George's Place and Kelly's Avenue are to be carried out to a design standard and materials palette consistent with the Living Streets improvements being delivered by the Council nearby. These works include new road and footpath surfaces, planting, raised crossing points, dropped kerbs, tactile paving and wayfinding features for the visually impaired, together with sustainable drainage measures, additional permeable paving, new seating, bicycle parking and electric bicycle charging.

5. Conservation Requirements

Both buildings are protected structures. All works to the protected structures are to be carried out in accordance with best conservation practice and the relevant statutory guidance, including the Architectural Heritage Protection Guidelines for Planning Authorities. The approach is founded on minimum intervention to historic fabric, the repair and retention of original features in preference to replacement, and the use of appropriate like-for-like materials where replacement is unavoidable. New interventions are to be clearly identifiable as such.

The successful contractor will be required to demonstrate relevant experience in the repair and conservation of historic and protected structures, and to carry out the works under the supervision of personnel with appropriate conservation expertise. The specific experience and capability requirements are set out in the Suitability Assessment Questionnaire published on eTenders.

6. Sustainability and Energy Performance

The new extension is to be constructed to the Passive House standard. The protected structures are to be retrofitted to the highest energy efficiency standard achievable by conservation-led intervention, designed towards the EnerPHit standard. The extension is also to achieve the nearly zero-energy building (NZEB) standard required under Part L, demonstrated by Building Energy Rating certification at completion. A fabric-first approach applies throughout, and the selection of materials is to have regard to circular economy principles and whole-life carbon.

Energy measures include thermal upgrading, airtightness, heat pumps and solar photovoltaic panels. The contractor will be required to support quality control on site, including airtightness testing and thermal bridging measures, and to participate in on-site training relating to the Passive House and EnerPHit requirements.

The project must comply with the Do No Significant Harm principles and the principles of the New European Bauhaus. The contractor will be required to comply with green public procurement requirements, to prepare and implement a Construction Environmental Management Plan and a Construction Waste Management Plan achieving the recovery of at least 70 per cent by weight of non-

hazardous construction and demolition waste, and to comply with the reporting requirements associated with the project funding scheme (THRIVE).

7. Contract and Procurement Arrangements

The works are to be carried out under the Public Works Contract for Building Works designed by the Employer (PW-CF1) within the Capital Works Management Framework. The project is subject to the Building Control (Amendment) Regulations, and the contractor will be required to fulfil the associated statutory duties.

The contract is being procured under the restricted procedure. The minimum standards of suitability, including those relating to financial standing, insurance, technical and professional ability and relevant conservation experience, together with the basis on which candidates will be assessed and shortlisted, are set out in full in the documents published on eTenders.

The project timeline, including the closing date for receipt of completed Suitability Assessment Questionnaires and the indicative dates for the subsequent stages of the procurement, is published on eTenders. Candidates should consult the eTenders portal directly for any clarifications or amendments issued during the procurement.

8. Appendices

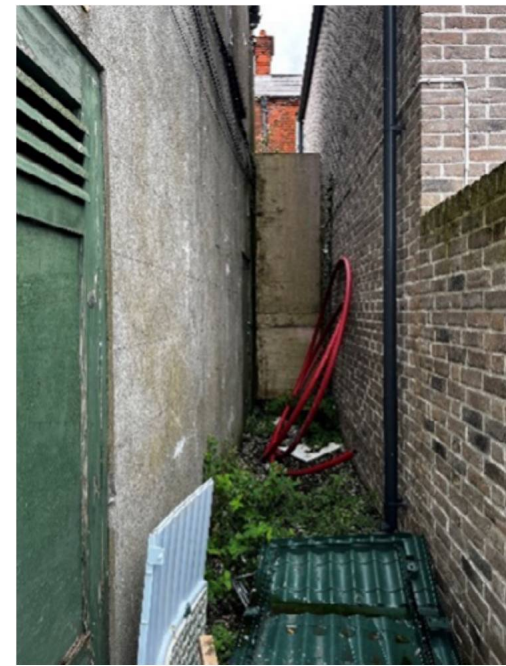
Please refer to the Appended Photographic Records of 9 George's Place and the former Wash House.

APPENDIX 1
PHOTOGRAPHIC RECORD KELLY'S HOTEL



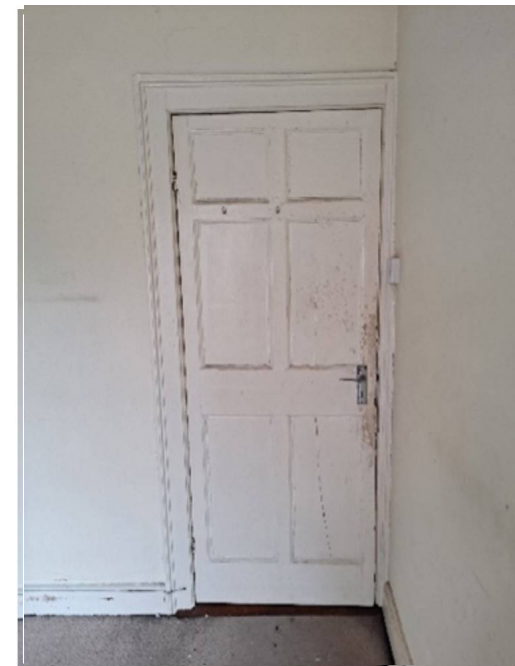
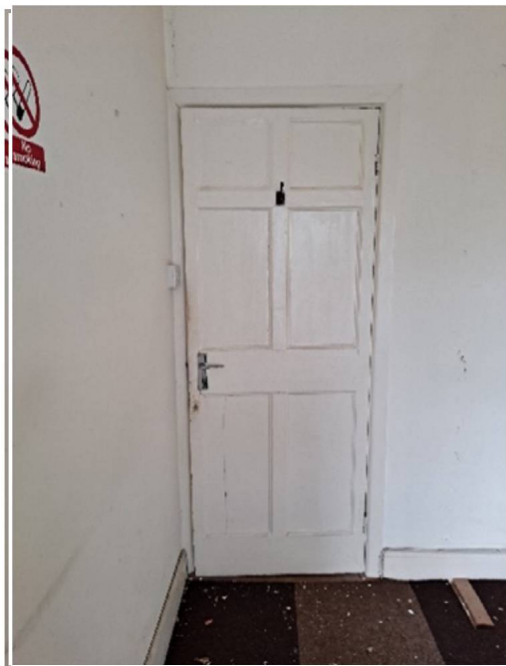
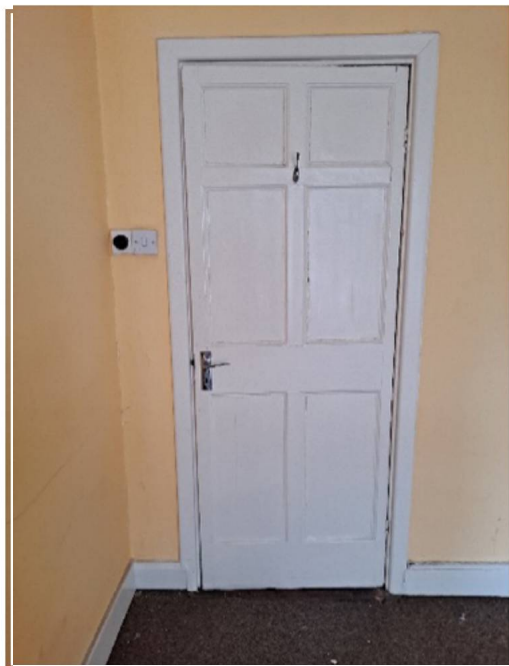
Kelly's Hotel, George's Place

Kelly's Hotel, George's Place



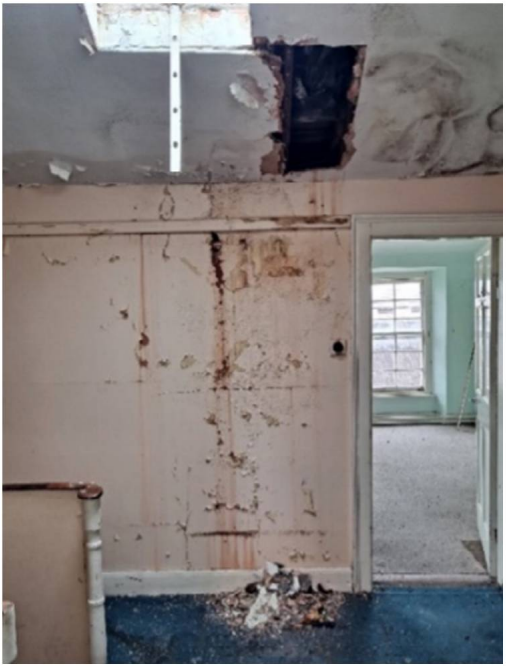
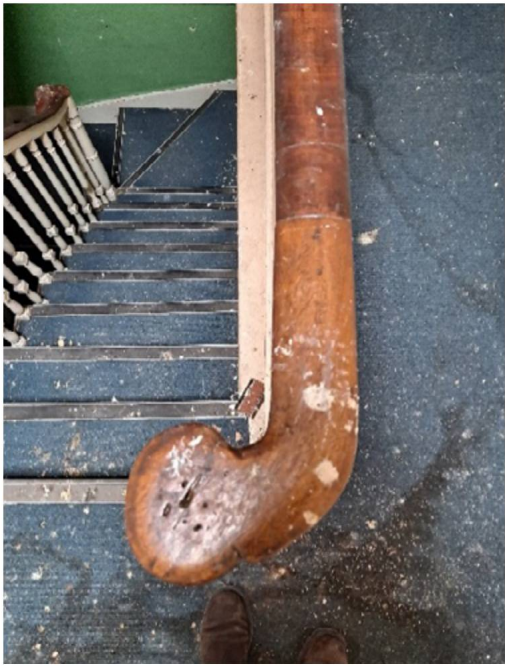
Kelly's Hotel, Kelly's Avenue

Kelly's Hote Rear & Courtyard



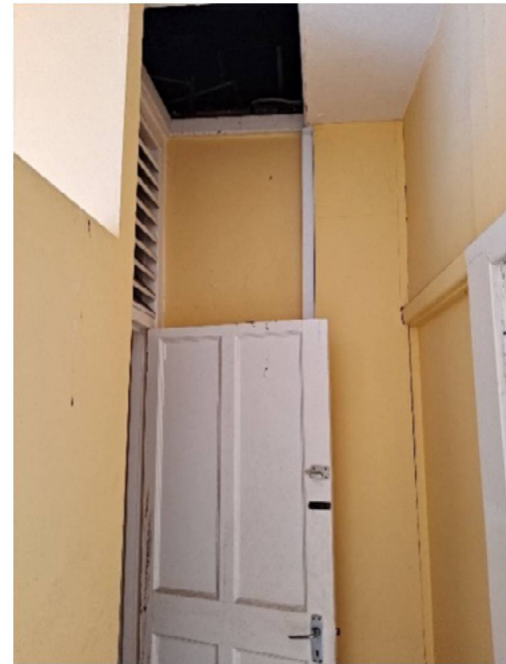
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Kelly's Hotel, +01



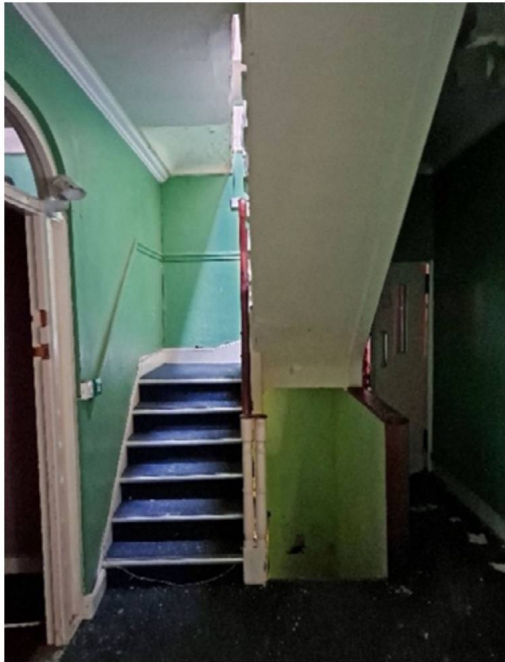
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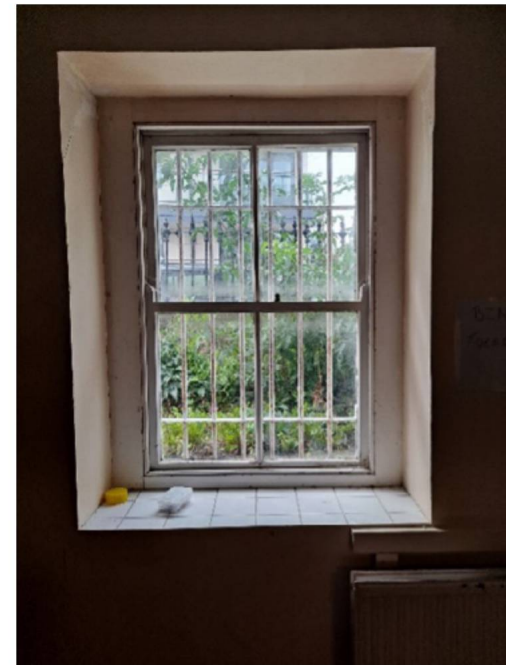
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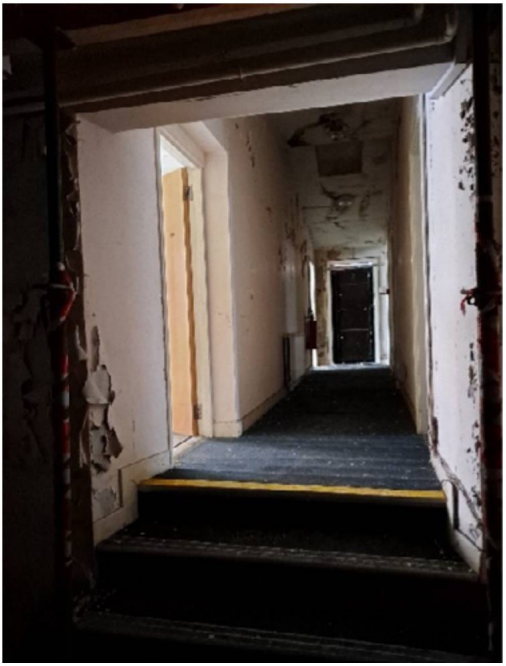
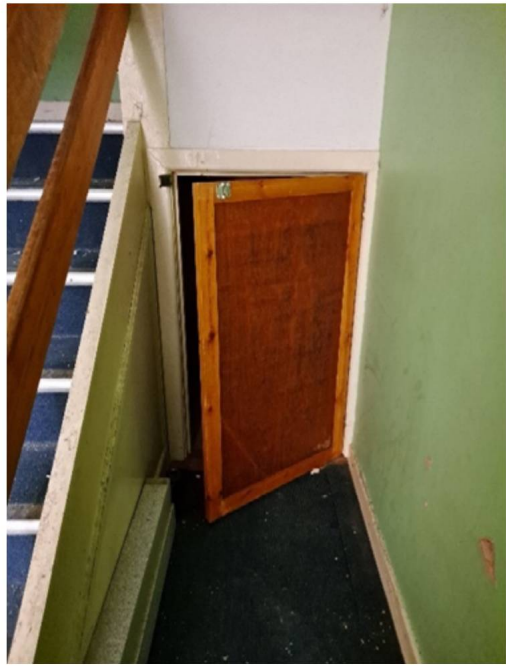
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Kelly's Hotel, +00

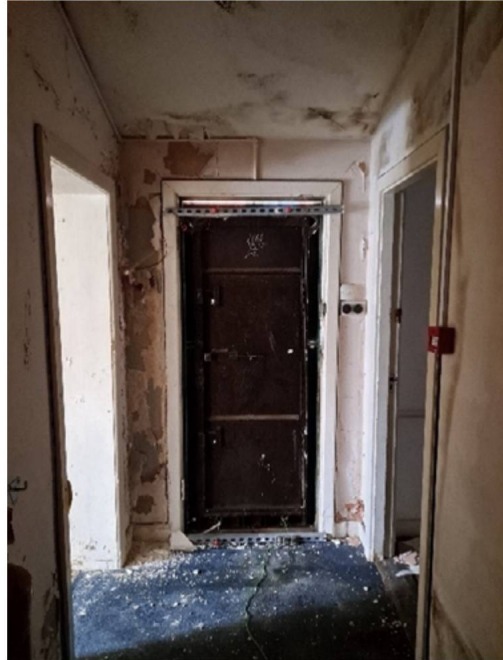
Kelly's Hotel, +00





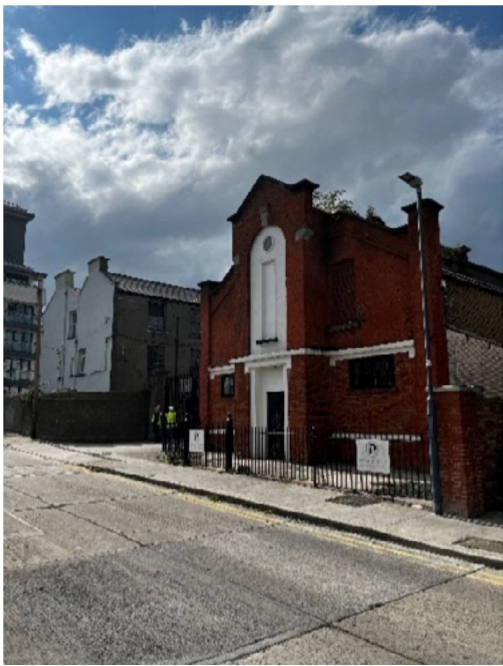
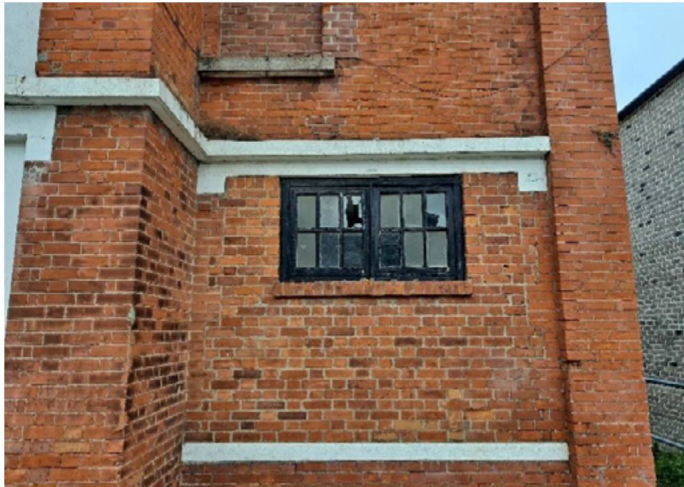
Kelly's Hotel, -01

Kelly's Hotel, Western Extnesion



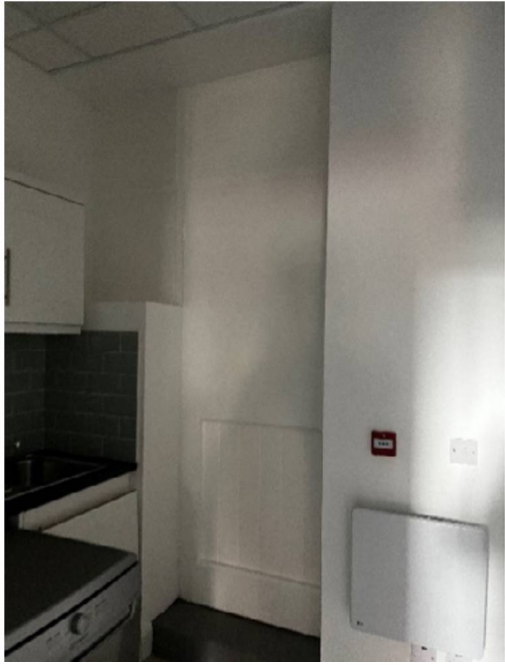
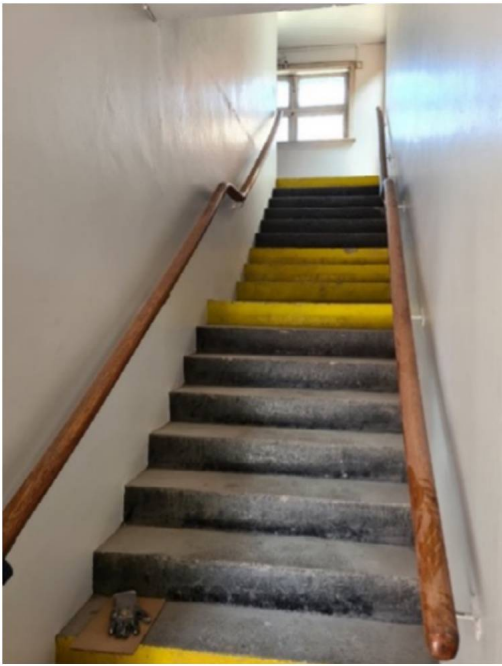
Kelly's Hotel, Western Extnesion

APPENDIX 2
PHOTOGRAPHIC RECORD WASH HOUSE



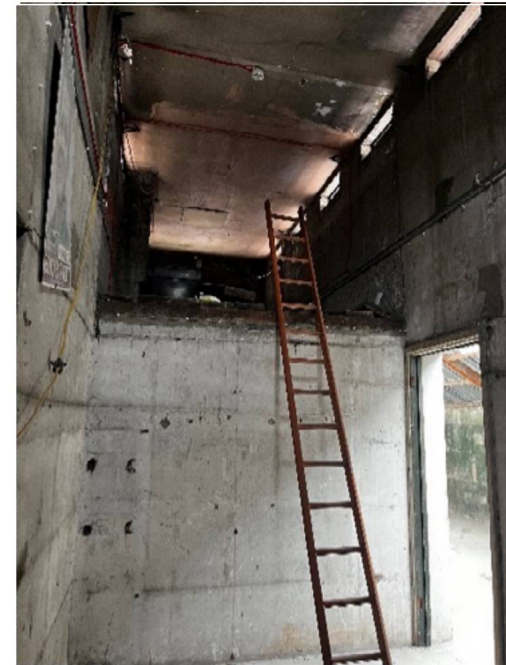
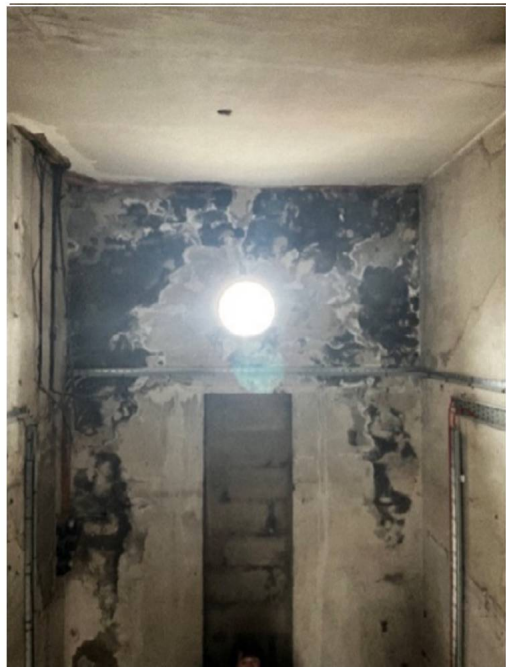
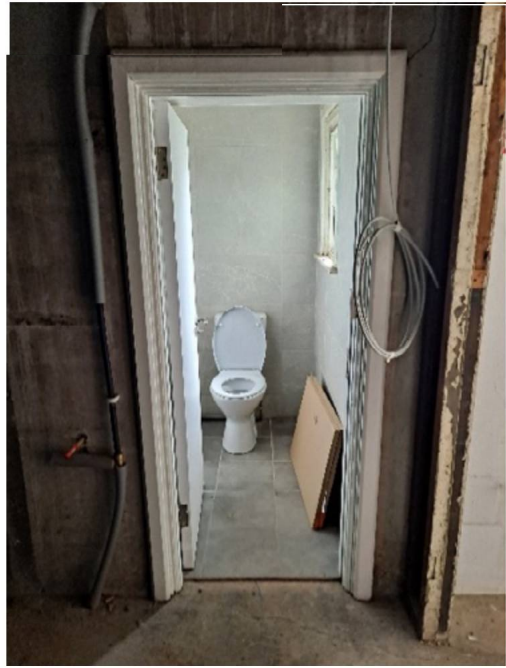
Wash House, Kelly's Avenue

Wash House, Kelly's Avenue



Wash House, +00

Wash House, +01



Wash House, +01

Wash House, +01