



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

Project Information Memorandum (PIM)

**Procurement
of
Works Contractor (Including PSCS)
for
New Visitor Facility
at
14–17 Moore Street and 8–9 Moore Lane, Dublin 1
Conservation, Adaptation and New Build Works to
Moore Street, a National Monument.**

October 2026

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DISCLAIMER

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Parties intending to submit a response are recommended to read the documents thoroughly. While all reasonable steps have been taken to ensure that the information set out in the Document is accurate and up to date, no representation or warranty, express or implied, is or will be made or given in relation to the accuracy or the completeness of any information contained in the Document or otherwise provided by or on behalf of the Contracting Authority (in writing or otherwise) to any interested party or its advisers. No responsibility or liability for any loss or damage arising as a result of reliance on these documents, or for the information contained in these documents or for any omission is or will be accepted by the Contracting Authority or by any of its officers, employees, agents or professional advisers. No officer, employee, agent, or professional adviser of the company has any authority to give or make any representation or warranty, express or implied, in relation to such information. The Contracting Authority's officers, employees, agents and professional advisers expressly disclaim any and all liability arising out of such documentation or information and any errors or omissions in or from the documents and information.

The Contracting Authority reserves the right to discontinue the procurement process at any time.

1 INTRODUCTION

1.1 Contracting Authority

The Commissioners of Public Works in Ireland / Office of Public Works (OPW) (hereinafter referred to as the “Contracting Authority”) is the authority responsible for this procurement. For further details please go to www.opw.ie

The OPW is a service organisation. Our ethos is to be client focused, to ensure timely delivery of services and to provide value for money. Our remit covers two main areas

- Estate Portfolio Management including Heritage Services (relevant to this contract)
- Flood Risk Management

All areas are supported by Corporate Services.

The mission of the OPW is to use our experience and expertise in our mandated areas of operation to provide innovative, effective and sustainable shared services to the public and our clients.

The Office of Public Works (OPW), is responsible for the maintenance, management, and operation of a range of Heritage visitor sites in various locations around the country. Under this heading, it operates approx. 75 sites for visitors, employing Guides and providing exhibitions, interpretation, and other visitor access facilities. The OPW aim is to maintain a high standard in managing and conserving the buildings and heritage in our care and where feasible and desirable, engage with the visiting public at particular locations, educating them in relation to Ireland’s past, raising awareness around the need to protect our heritage and engaging with communities to share the historic, social, cultural and economic benefits flowing from the estate.

For further information relating to sites within the OPW’s visitor offering, please see <https://heritageireland.ie/>

1.2 Purpose of this Memorandum

This Project Information Memorandum (PIM) has been prepared to provide prospective applicants with an overview of the proposed project and the procurement process being undertaken to appoint a Works Contractor (including PSCS duties) for this project.

The document is intended to assist Economic Operators in determining their interest and suitability for participation in the Selection Stage of the Restricted Procedure. It outlines the background to the project, the nature and extent of the proposed works, the particular challenges associated with delivering a project within a National Monument and Protected Structure, and the experience and capabilities being sought by the Contracting Authority.

The information contained within this memorandum is intended to provide context for the Suitability Assessment Questionnaire and should be read in conjunction with all procurement documentation issued by the Contracting Authority.

2 PROJECT OVERVIEW

2.1 Project Title

New Visitor Facility at 14–17 Moore Street and 8–9 Moore Lane, Dublin 1, a National Monument.

2.2 Procurement Strategy

The Contracting Authority intends to appoint a single Works Contractor, including Project Supervisor Construction Stage (PSCS) duties, through a Restricted Procedure.

The current stage of the procurement is the Selection Stage. Applicants who demonstrate the required capability, capacity and relevant experience may be shortlisted and invited to participate in the Invitation to Tender (ITT) stage, subject to being awarded sufficient marks, in the evaluation of submissions received, to be placed in the shortlist positions on the order of merit.

The Contracting Authority currently intends to shortlist **six (6)** applicants for the tender stage.

2.3 INDICATIVE PROGRAMME

The following estimated timeline is envisaged for this procurement:

Publish Notice	October 2026
Closing date for receipt of SAQs	November 2026
Evaluate and Shortlist	November/December 2026
Issue of Stage 2 Tender Documents	January/February 2027
Appointment of Successful Tenderer	April/May 2027

2.4 Estimated Contract Value

The current order of cost /estimated value of the works and exhibition fit out is in the range of €14m to €16m (excluding VAT). It is emphasised, however, that this range is provided strictly for indicative purposes only.

2.5 Duration

The anticipated construction period is approximately fourteen months, followed by a twelve-month Defects Liability Period. This is indicative at present and will be confirmed at the next stage of the procurement process.

3 PROJECT BACKGROUND

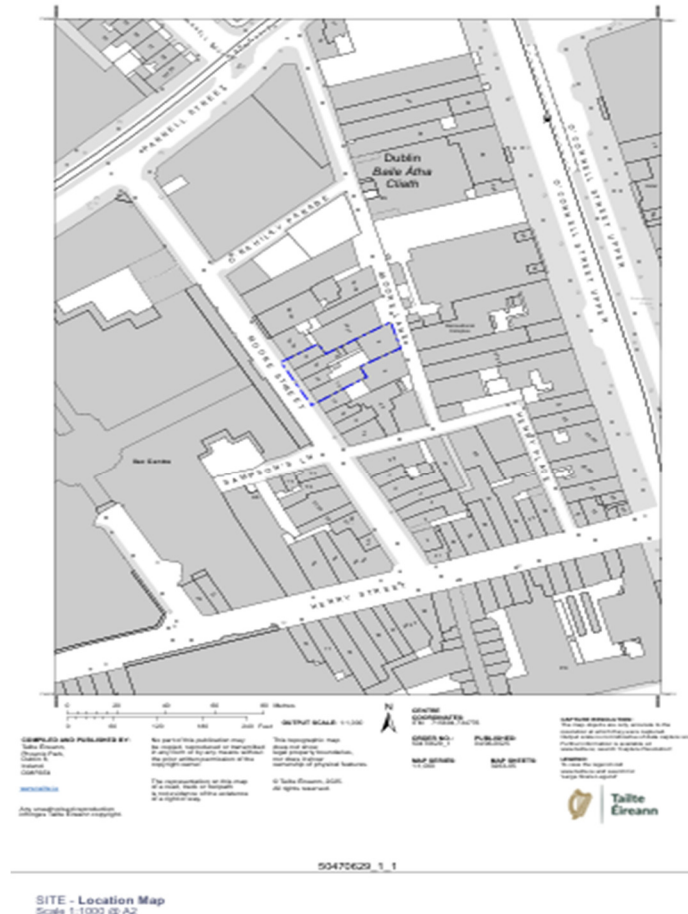
3.1 Historical Significance

No 14-17 Moore Street (Figure 1) was designated a National Monument¹ in 2007. No's 14, 15, 16 & 17 Moore Street are also included in the Dublin City Record of Protected Structures. The significance

¹ <https://www.archaeology.ie/monument-protection>

of these buildings and sites relates foremost to their association with the 1916 Easter Rising and, in particular, the location of the final 'Council of War' in No. 16 where the decision to surrender to Crown forces was taken

The project seeks to conserve this significant historic fabric, improve public understanding of the site and create a visitor experience that communicates the history and significance of Moore Street in an authentic, engaging and accessible manner.



Location Map – National Monument is outlined in blue.

The Minister for Housing, Local Government and Heritage has given Ministerial Consent under the National Monuments Act to carry out works to the National Monument. These works involve the restoration and adaptation of the national monument to provide a commemorative centre which will primarily focus on the events of Easter 1916 and, more particularly the events which took place between the exodus from the GPO and culminating in the surrender of the rebel leaders from No. 16.

3.2 Heritage Designations

The project site comprises:

- A National Monument;
- Protected Structures listed on the Dublin City Record of Protected Structures;
- An archaeologically sensitive site within Dublin City Centre.

3.3 Project Objectives

The project has been developed with the objective of securing the long-term future of the National Monument while creating a high-quality visitor destination capable of supporting interpretation, education and cultural activity.

The principal objectives of the project are to:

- Conserve and restore the National Monument at Moore Street;
- Facilitate safe and sustainable public access to the historic buildings;
- Deliver a commemorative and interpretive visitor experience centred on the events of Easter Week 1916;
- Create a modern museum and visitor facility at 8–9 Moore Lane;
- Provide opportunities for education, learning and cultural engagement;
- Protect and enhance significant historic fabric;
- Integrate contemporary building services and visitor facilities in a manner appropriate to the heritage significance of the site;
- Ensure the long-term sustainable use of the buildings and site

3.4 Scope of Works

The project comprises two distinct elements/parts with separate design teams. However these parts will be delivered under a single construction contract.

Part 1 – 14–17 Moore Street

The principal focus of the project is the conservation, repair and adaptation of the National Monument at 14–17 Moore Street to accommodate a commemorative and interpretive visitor experience.

Visitors will move through the original buildings and engage directly with the spaces associated with the events of Easter Week 1916. The works will seek to retain and reveal the significance of the buildings while providing the infrastructure required to support safe public access and long-term operation.

The works include:

- Conservation and repair of historic masonry and brickwork;
- Conservation of surviving internal fabric;
- Roof, chimney and rainwater goods repairs;
- Structural stabilisation and strengthening works;
- Conservation and repair of historic joinery;
- Fire safety and accessibility interventions;
- Installation of mechanical and electrical services;
- Visitor circulation and support facilities;
- Retail and visitor facilities;
- Interpretation and exhibition spaces;
- External landscaping and event space to the rear of Nos. 15 and 16.

Part 2 – 8–9 Moore Lane

The second element of the project involves the construction of a new two storey over existing basement cellar building within the footprint of the former warehouse at No's 8-9 Moore Lane, (which lies to the rear of the Moore Street range of houses) and incorporating surviving external walls. This new building is intended to accommodate expanded facilities for the commemorative centre and will be accessed from Moore Lane and the yard to the rear of No's 15 and 16.

Together, the two elements will form a single visitor destination that combines authentic historic spaces with contemporary museum and interpretation facilities.

Visitor Experience/Exhibition Works

The creation of a new visitor experience within both the legacy adapted buildings and the new structure will animate the story of the site. There will be two main elements to the work to create a historical interpretation and visitor experience of the site:

1. Visitor engagement and experience within the existing structures at 14 – 17 Moore St., originally used as residences and commercial businesses and which were the original location for significant events from history;
2. Visitor engagement and experience within a new build structure to the rear of the legacy buildings comprising approx. 400 sqm which will be developed as a Museum and potential event / cultural space and which will provide a modern location for deeper exposition of relevant aspects of the site's history, including, potentially, the display of relevant original artefacts and use of modern technology to animate the visit experience.

In addition to the Interpretation / exhibition elements of the work, the project will also address key elements of the visitor management process and how they function, including where they are physically located within the buildings and how visitors can access them optimally without compromising the integrity of the buildings.

3.5 Heritage and Conservation Requirements

Although previous phases of work have secured and weatherproofed the buildings, the structures remain fragile and contain extensive areas of surviving historic fabric. The works therefore require a contractor capable of balancing the practical demands of construction with the need to protect and preserve the historic character and authenticity of the site.

Conventional construction methodologies may not always be appropriate. Successful delivery will require careful planning, close collaboration with the design team(s) and a willingness to adopt conservation-led solutions where required.

Particular importance will be attached to:

- Understanding of minimum intervention principles;
- Protection and retention of historic fabric;
- Experience working alongside conservation architects and archaeologists;
- Management of specialist conservation trades;
- Delivery of complex projects within Protected Structures and National Monuments.

Applicants should be aware that the surviving buildings remain in a fragile condition and that construction methodologies will need to prioritise fabric protection at all stages of the works.

3.6 Key Risks and Constraints

The project presents a number of challenges that distinguish it from a conventional construction project.

National Monument Restrictions

The site is protected under the National Monuments Acts and works are subject to Ministerial Consent requirements. Any intervention affecting the monument must comply with the approved statutory consents and associated conditions.

Historic Fabric Protection

Retention and conservation of surviving historic fabric is a fundamental project objective. Works must be planned and executed in a manner that minimises intervention and protects the significance of the structures.

Archaeological Sensitivity

Given the significance of the site and its location within the historic core of Dublin City, archaeological monitoring and specialist archaeological input will be required throughout the project.

Urban Site Constraints

The site is located within a dense city-centre environment with constrained access, limited working space and significant logistical challenges.

Fragile Structures

The surviving buildings remain vulnerable and require adaptive construction methodologies that respond to the condition of the historic fabric and the constraints of the site.

3.7 Project Governance and Design Team

The project will be delivered in accordance with the Infrastructure Guidelines and overseen by a Project Steering Group.

An experienced multidisciplinary design team has been assembled to guide the project through procurement and delivery. The team brings together expertise in architectural conservation, structural engineering, building services, archaeology, fire safety and interpretative design.

The successful contractor will be expected to work collaboratively with the design team and Contracting Authority throughout the delivery of the project.

The full Project Team members for the 14/17 Moore St. project are as follows:

1	OPW Architectural Conservation Unit / OPW Heritage Services	Conservation Architecture supervision / Visitor Masterplanning and Operations Management Design
2	Shaffrey Architects	Architectural Design and Employer Representative
3	ARUP	Mechanical & Electrical Services Engineering and Project Supervisor Design Phase
4	Barrett Mahony Consulting Engineers	Civil & Structural Engineering
5	Andrew P. Nugent Associates	Quantity Surveying
6	Michael Slattery Associates	Fire Engineering
7	Courtney Deery Heritage Consultancy Ltd	Archaeology
8	Ralph Appelbaum Associates	Interpretation and Exhibition design

The Project Team members for the linked 8/9 Moore Lane project are as follows:

1	OPW Architectural Conservation Unit	Conservation Architecture Design and Design Team Leader
2	ARUP	Mechanical & Electrical Services Engineering and Project Supervisor Design Phase
3	Barrett Mahony Consulting Engineers	Civil & Structural Engineering
4	Andrew P. Nugent Associates	Quantity Surveying
5	OPW Fire & Security Services	Fire Engineering
6	Courtney Deery Heritage Consultancy Ltd	Archaeology
7	Ralph Appelbaum Associates	Interpretation and Exhibition design

3.7.1 Project Governance

The project will be managed in accordance with the Department of Public Expenditure & Reform Infrastructure Guidelines².

Project Governance will be provided through the Project Steering Group.

	Agency	Role
Chair	Department of Housing, Local Government & Heritage	Project Sponsor
	Office of Public Works	Contracting Authority

3.7.2 Restrictions on working within a National Monument

Nos. 14 to 17 Moore Street constitute a National Monument of which the Minister for Housing, Local Government and Heritage is owner and is therefore subject to legal protection under the National Monuments Act 1930 (as amended), in particular, no works may be undertaken to it other than in

² <https://www.gov.ie/en/department-of-public-expenditure-infrastructure-public-service-reform-and-digitalisation/collections/infrastructure-guidelines/>

accordance with the written consent of the Minister.³ Intending Tenderers should therefore be aware that there will be significant restrictions involved in working within the Moore St site which will severely limit their scope for introducing additional fixtures and fittings or adding anything which materially alters the original fabric of the structure. The appointed Contractor will need therefore, in particular in those parts of the buildings which are original, to develop creative and dynamic responses to fashion a compelling visitor experience that meets the Brief.

The Department of Housing, Local Government and Heritage are responsible, at a national level, for the protection of National Monuments and will have a key role, through the legal Ministerial Consent process⁴, for giving permission for relevant works. Ministerial Consent for the proposed works at 14/17 Moore St in December 2025 and in respect of 8/9 Moore Lane in February 2026

3.7.3 Additional Key Guidance material attached to the RFT

In addition to the information provided within this document, prospective candidates are also provided with the following material as additional guidance extracted from the professional reports submitted to the Minister for DHLGH as part of the Ministerial Consent application:

Appendix 1: 14/17 Moore St:

Application for Ministerial Consent: Approved December 2025.

Appendix 2: 8/9 Moore Lane:

Application for Ministerial Consent: Approved February 2026

3.8 Specialist Works Procurement Strategy

The integration of modern building services within a National Monument and Protected Structure environment is recognised as one of the key challenges associated with this project.

Mechanical, electrical, lift, fire safety, ICT and security systems will require careful coordination with the conservation objectives of the project and are to be designed and installed in a manner that minimises intervention in, and impact upon, the historic fabric.

The Office of Public Works currently maintains separate procurement and pre-qualification arrangements for Mechanical Building Services, Electrical Building Services and Lift Works. These comprise the OPW Mechanical Building Services Framework, the OPW Electrical Building Services Framework and the OPW Lift Works Dynamic Purchasing System (DPS).

There will be no Reserved Specialists in respect of the Mechanical, Electrical or Lift Works. Applicants are permitted to propose their own proposed Mechanical, Electrical and Lift Subcontractors as part of their SAQ submission, subject to the qualification requirements set out below.

Applicants shall identify their proposed Mechanical, Electrical and Lift Subcontractors in their SAQ return.

³ <https://www.archaeology.ie/monument-protection>

⁴ <https://www.archaeology.ie/licences/ministerial-consent-national-monuments/#d.en.13181>

Where a proposed Mechanical, Electrical or Lift Subcontractor is already included on the relevant current OPW Framework or DPS, that subcontractor will be regarded as having satisfied the applicable specialist pre-qualification requirements.

Where an Applicant proposes to nominate a Mechanical or Electrical Subcontractor that is not included on the relevant OPW Framework, the nominated subcontractor will be required to successfully complete a separate pre-qualification process to the same standard as that applicable to the contractors admitted to the relevant current OPW Framework.

Similarly, where an Applicant proposes to nominate a Lift Subcontractor that is not a member of the OPW Lift Works DPS, the proposed Lift Subcontractor will be required to successfully complete the applicable qualification process and satisfy the requirements for admission to the Lift Works DPS.

Successful pre-qualification of the proposed Mechanical, Electrical and Lift Subcontractors is a requirement for the Applicant's submission to successfully pass the SAQ stage.

The Framework and DPS information below is provided to Applicants to identify the specialist contractors that have already satisfied the relevant OPW qualification requirements. Inclusion of these lists does not restrict an Applicant's ability to nominate an alternative specialist subcontractor, provided that any such alternative subcontractor successfully completes the applicable pre-qualification process described above.

Applicants should therefore focus on demonstrating their capability to coordinate specialist services installations within sensitive heritage environments and their experience in managing complex interfaces between conservation works, new construction and modern building services.

3.8.1 Mechanical, Electrical and Lift Specialist Pre-Qualification Arrangements

Mechanical Building Services Framework

OPW [2026 Minor and Intermediate Mechanical Building Services Works Framework](#)

Tender Reference: 7234726 Notice Reference: 861266-2025

The current mechanical framework contractors are as follows:

<i>Sensori Facilities Management Limited</i>	<i>Full Participant</i>
<i>Thermodial Limited</i>	<i>Full Participant</i>
<i>Tritech Engineering Limited</i>	<i>Full Participant</i>
<i>Mastertech Group Ltd</i>	<i>Full Participant</i>
<i>McKeon Brothers Limited</i>	<i>Full Participant</i>
<i>Burlington Engineering</i>	<i>Full Participant</i>

<i>Jones Engineering</i>	<i>Full Participant</i>
<i>Quinn Downes</i>	<i>Reserve Participant</i>
<i>Total Heating Ltd</i>	<i>Reserve Participant</i>

Applicants may propose a Mechanical Subcontractor from the above Framework or may propose an alternative Mechanical Subcontractor. Where an alternative subcontractor is proposed, that subcontractor will be required to successfully complete a separate pre-qualification process to the same standard applicable to the current OPW Mechanical Framework members in order for the Applicant's submission to pass the SAQ stage.

Electrical Building Services Framework

OPW [2026 Minor and Intermediate Electrical Building Services Works Framework](#)

Tender Reference: 7236486 Notice Reference: 857332-2025

The current electrical framework contractors are as follows:

<i>Sensori Facilities Management Limited</i>	<i>Full Participant</i>
<i>L. Redmond (Electrical) Ltd</i>	<i>Full Participant</i>
<i>A & L Electrical Ltd</i>	<i>Full Participant</i>
<i>Tritech Engineering Limited</i>	<i>Full Participant</i>
<i>J. Vaughan Electrical Contractors Ltd</i>	<i>Full Participant</i>
<i>Jones Engineering</i>	<i>Full Participant</i>
<i>CJK Engineering</i>	<i>Full Participant</i>
<i>H Shiels Ltd</i>	<i>Reserve Participant</i>
<i>CHC Group Limited</i>	<i>Reserve Participant</i>

Applicants may nominate an Electrical Subcontractor from the above Framework or may nominate an alternative Electrical Subcontractor. Where an alternative subcontractor is proposed, that subcontractor will be required to successfully complete a separate pre-qualification process to the same standard applicable to the current OPW Electrical Framework members in order for the Applicant's submission to pass the SAQ stage.

Lift Works Dynamic Purchasing System

OPW Lift Works Dynamic Purchasing System

eTenders Reference: 106789

The current Lift Works DPS contractors identified by the Contracting Authority are:

<i>KONE</i>	<i>Full Participant</i>
<i>FAIN Lifts</i>	<i>Full Participant</i>
<i>Orona Mid-Western Lifts</i>	<i>Full Participant</i>

Applicants may nominate a Lift Subcontractor that is already a member of the OPW Lift Works DPS or may nominate an alternative Lift Subcontractor.

Where an alternative Lift Subcontractor is nominated, that subcontractor will be required to successfully complete the applicable qualification process and satisfy the requirements for membership of the OPW Lift Works DPS in order for the Applicant's submission to pass the SAQ stage.

For the avoidance of doubt, the Mechanical, Electrical and Lift Subcontractors are not Reserved Specialists. Responsibility for nominating the proposed specialist subcontractors rests with the Applicant. However, all nominated Mechanical, Electrical and Lift Subcontractors must satisfy the applicable OPW specialist pre-qualification requirements, either through existing membership of the relevant OPW Framework/DPS or through successful completion of the applicable pre-qualification process.

4 SELECTION CRITERIA

4.1 Works Contractor Suitability

This project will require more than technical competence alone.

The Contracting Authority is seeking a contractor capable of delivering a complex construction project within a highly sensitive historic environment. Applicants will need to demonstrate experience of conservation-led projects, strong management capability, an ability to coordinate multiple specialist disciplines and a commitment to collaborative working.

Experience of National Monuments, Protected Structures, major conservation projects and projects of comparable scale and complexity will be of particular relevance.

Applicants should demonstrate experience of:

- Coordinating specialist M&E installations;
- Managing lift installations;
- Integrating modern building services within heritage environments;
- Delivering complex building services works within Protected Structures and National Monuments;
- Managing interfaces between conservation works, archaeology and specialist services installations.

Particular emphasis will be placed on the applicant's ability to coordinate specialist services within a National Monument environment while protecting the historic significance of the site.

4.2 Suitability Assessment Process

The objective of this is to identify and evaluate Applicants' that meet the technical and financial capacity, and then to qualitatively assess and rank those who meet the minimum standards.

The minimum standards for the assessment criteria are set out in the SAQ documents. An Applicant which fails to achieve these minimum standards will not be given further consideration and the Applicant will be excluded from the competition.

The process used in assessing submissions is set out below:

4.3 Elimination Criteria

Initially the Applicant's personal situation declaration (Appendix A) is reviewed. Any grounds specified in Article 57 of Directive 2014/24/EU (and Regulation 57 of S.I. No. 284/2016 of 2016) is checked and if any of the conditions for elimination exist, and no acceptable explanation for the condition is provided, the Applicant will be eliminated from further consideration.

4.4 Pass/Fail Only Criteria

Pass / Fail criteria are conditions that must be met in full, and, if the criterion is passed, have no further role in calculating the Applicant's overall score. The pass / fail criteria are noted within Table 19 of the SAQ (Part 1). If the criterion is failed, the Applicant is eliminated from the competition.

4.5 Ranking / Qualitative Markings

Applicants, not eliminated as above, will be qualitatively assessed and marked against each criterion in accordance with the rules herein.

4.6 Applicant submissions

Applications shall be completed as follows:

- (i) The Applicant shall be responsible for ensuring that a complete Suitability Assessment Questionnaire response is submitted
- (ii) Where an Applicant, or a proposed team member, is a Consortium or Joint Venture, a single response on behalf of the Consortium shall be made (individual consortium members should not submit separate applications).

4.7 Suitability Assessment Criteria

The qualitative Suitability Assessment Criteria summary table is detailed below

<i>Id No</i>			Weighting	sub marks	Marks
3.4a EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Management)					
	1. Organisation Chart & Narrative		8%		800
	(1) Company Organisation Chart (Head office)			150	
	(2) Sample Project Organisation Chart			100	
	(3) Organisational Supporting Narrative			550	
	2. Staffing & Resources		20%		2,000
	Project Director			500	
	Site Project Manager			1500	
3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)					
	2. Staffing & Resources		32%		3,200
	Senior Site Foreman (Senior)			640	
	Conservation Foreman			640	
	PSCS (Safety)			320	
	Services Coordinator			800	
	Temp. Works Coordinator			480	
	Regulatory & Monitoring Inspector			320	
3.4.c LIST OF WORKS CARRIED OUT OVER THE PAST 7 YEARS					
	3. Comparable Projects		40%		4,000
	Project 1			1,333	
	Project 2			1,333	
	Project 3			1,333	
				Total	10,000

ID	3.4a EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Management)	Organisation Charts			
	- Applicants must demonstrate that they possess suitably qualified and experienced management staff to undertake projects which combine a significant element of conservation works with a new building and have the necessary experience of delivering projects of similar nature and complexity - As a minimum requirement, Applicants must achieve at least 50% of the marks available under Education and Professional Qualifications (Management).				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_1	Organisation Charts				800
	(1) Company Organisation Chart (Head office)	Single A4	18.75%	150	
	The Company Chart must demonstrate the corporate backbone and resource security underpinning the project. It must prove the site team is supported by a robust Head Office hierarchy capable of providing senior technical oversight, specialist heritage procurement, and financial stability				
	(2) Sample Project Organisation Chart	Single A4	12.5%	100	
	(3) Organisational Supporting Narrative	Two A4	68.75%	550	
	The Organisational Supporting Narrative must not exceed 1,000 words in total. Applicants are encouraged to use bullet points for technical procedures to ensure clarity. Responses that focus on generic construction management rather than the specific risks associated with the project being applied for will be marked down.				
	3.1 How Does Head Office Support the Site team	250 words			
	3.2 How does the management structure ensure quality	250 words			
	3.3 How does the management structure ensure good communication	250 words			
	3.5 how does the management structure ensure technical support and integration of specialist conservation support	250 words			

ID	3.4a EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Management)	Project Contract Director			
	<i>Minimum Qualifications</i> • <i>NFQ level 8 or 9 in a related discipline (Construction Management, Civil/Structural Engineering, or Architecture.)</i> • <i>Minimum +15 years’ experience</i> • <i>Experience with Public Works Contracts</i> • <i>Experience of Conservation Projects</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				500
	Education in related Discipline:	<i>Level 8 (Honours) Degree</i>	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	15+	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	25%	125	
	Summary of Professional experience	300 words	35%	175	
	Project Experience		40%	200	
	<i>The response must demonstrate strategic governance and technical accountability within a heritage-sensitive environment. Rather than listing generic duties, the applicant must highlight their proficiency in navigating the high-risk interface of adaptive reuse when integrating modern interventions into a sensitive historic context. Management performance should be evidenced by a track record of successful liaison with multi-disciplinary design teams and the delivery of complex works on structures of national/regional significance. Capability must be substantiated through specific examples of managing technical complexities, proving the applicant can maintain project momentum and budgetary control without compromising conservation ethics and standards or the physical integrity of the historic fabric. Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				
	Contract Description	100 words			
	Contract Management	100 words			
	Contract Performance measurement	100 words			
	Comparability Narrative	250 words			
	Contract Referee Details				

ID	3.4a EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Management)	Site Project Manager			
	Minimum Qualifications - Level 8 (Honours) Degree on the National Framework of Qualifications (NFQ) in a related discipline + Professional Chartership - CIF Conservation Theory for Heritage Contracting - Minimum +10 years’ experience with at least 5 years in a senior project management role. - Experience with Public Works Contracts: - Experience with Conservation projects				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				1500
	Education in related Discipline:	Level 8 (Honours) Degree	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	20%	300	
	Summary of Professional experience	300 words	40%	600	
	Project Experience		40%	600	
	The response must demonstrate operational governance and technical accountability on-site. The applicant must highlight their proficiency in managing the physical interface of adaptive reuse—specifically the integration of modern interventions into sensitive historic contexts. Performance should be evidenced by a track record of coordinating specialist conservation trades and delivering complex works on structures of national or regional significance. Capability must be substantiated through specific examples of mitigating site risks, such as structural movement, vibration control, and fabric protection, proving the applicant can maintain site momentum and logistical control without compromising conservation ethics or the physical integrity of a historic building. Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.				
	Contract Description	100 words			
	Contract Management	150 words			

	Contract Performance measurement	100 words			
	Comparability Narrative	250 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Site Foreman (Senior)			
	<i>Minimum Qualifications</i> • <i>Level 6 Advanced Craft Certificate (QQI/FAS)</i> • <i>Minimum 15 years’ experience with at least 5–7 years specifically as a Foreman on Protected Structures</i> • <i>CIF Heritage Building Conservation Heritage Theory</i> • <i>Managing Safely in Construction (CIF)</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				640
	Education in related Discipline:	Level 6	Pass/Fail		
	Qualification in conservation:				
	Professional Membership				
	Number of Years experience in role	+15	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	25%	160	
	Summary of Professional experience	300 words	40%	256	
	Project Experience		35%	224	
	The response must demonstrate technical leadership and direct accountability for on-site heritage works. The applicant must highlight their proficiency in supervising the physical interface between historic fabric and modern interventions. Performance should be evidenced by a track record of directing specialist conservation craftsmen (stonemasons, lime plasterers, heritage joiners) on structures of national or regional significance. Capability must be substantiated through specific examples of supervising high-risk tasks, such as hand-stripping delicate finishes, installing intricate temporary propping, and ensuring daily fabric protection measures. The applicant must prove they can maintain the pace of works while enforcing strict conservation standards and protecting the physical integrity of the monument. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				
	Contract Description	100 words			
	Sub-contractor supervision	150 words			
	Site protection	100 words			
	Comparability Narrative	250 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Site Foreman (Conservation)			
	<i>Minimum Qualifications</i> • <i>Level 6 Advanced Craft Certificate (QQI/FAS)</i> • <i>Minimum 10 years’ experience with at least 5 years specifically on Protected Structures</i> • <i>CIF Heritage Building Conservation Heritage Theory</i> • <i>Managing Safely in Construction (CIF)</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				640
	Education in related Discipline:	Level 6	Pass/Fail		
	Qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response	Single A4			
	Summary of Key Skills and expertise	200 words	25%	160	
	Summary of Professional experience	300 words	40%	256	
	Project Experience		35%	224	
	The response must demonstrate attentive supervision and strict technical compliance within a heritage site. The applicant must highlight their proficiency in monitoring the day-to-day protection of historic fabric during active construction phases. Performance should be evidenced by a track record of assisting in the supervision of specialist conservation tasks and ensuring sub-contractors adhere to approved Method Statements on structures of national or regional significance. Capability must be substantiated through specific examples of enforcing site protection measures—such as dust containment, vibration monitoring checks, and the correct handling of traditional materials—proving the applicant can support project momentum without allowing any compromise to the physical integrity of the historic building. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				

	Contract Description	125 words			
	Compliance monitoring	100 words			
	Practical Execution	100 words			
	Comparability Narrative	175 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Project Supervisor Construction stage			
	Minimum Qualifications - NFQ Level 8 Degree: In Construction Management, Engineering, or Health & Safety. - Professional Accreditation: Membership of IOSH (Chartered Member status preferred) or CIF Safety registration. - PSCS Certification: (CIF or Engineers Ireland) - Minimum +10 years’ experience with at least 5 years specifically acting as PSCS on Protected Structures				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				320
	Education in related Discipline:	Level 8 (Honours) Degree	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	25%	80	
	Summary of Professional experience	300 words	40%	128	
	Project Experience		35%	112	
	The response must demonstrate proactive risk governance and statutory accountability within a high-risk heritage environment. The applicant must highlight their proficiency in developing and enforcing the Construction Phase Safety & Health Plan specifically for the integration of modern interventions into sensitive historic contexts. Performance should be evidenced by a track record of coordinating concurrent specialist trades and ensuring all site operatives adhere to rigorous Temporary Works and Permit-to-Work systems on structures of national significance. Capability must be substantiated through specific examples of mitigating heritage-specific hazards—such as managing structural shoring stability, lead/asbestos dust containment, and vibration threshold compliance—proving the applicant can maintain site safety and momentum without compromising the physical integrity of the historic fabric. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				
	Contract Description	100 words			

	Risk coordination	125 words			
	Safety Performance	100 words			
	Comparability Narrative	175 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Services Co-ordinator (Main Contractor)			
	<i>Minimum Qualifications</i> • <i>Level 7 or 8 Degree in Building Services Engineering, Mechanical/Electrical Engineering, or a high-level trade background with a Diploma in Construction Management.</i> • <i>10 years’ experience with at least 5 years specifically managing MEP integration within Protected Structures</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				800
	Education in related Discipline:	Level 7 or 8 (Honours) Degree	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	25%	200	
	Summary of Professional experience	300 words	40%	320	
	Project Experience	300 words	35%	280	
	The response must demonstrate technical precision and spatial accountability within a heritage-sensitive environment. The applicant must highlight their proficiency in coordinating the integration of modern M&E services into historic fabric using non-destructive methods. Performance should be evidenced by a track record of managing clash detection and routing strategies that prioritize the preservation of original features on structures of national or regional significance. Capability must be substantiated through specific examples of mitigating installation risks—such as avoiding moisture-trapping conduits, managing heat-producing plant near sensitive materials, and supervising core-drilling through historic masonry—proving the applicant can deliver 21st-century building performance without compromising the physical integrity or aesthetic of the historic building. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				
	Contract Description	100 words			
	Risk coordination	125 words			
	Safety Performance	100 words			

	Comparability Narrative	175 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Temporary Works Co-ordinator (Main Contractor)			
	<i>Minimum Qualifications</i> • <i>NFQ Level 8 Degree: A Bachelor’s Degree in Structural Engineering</i> • <i>Chartered status</i> • <i>10 years’ experience with at least 5 years managing temporary works on Protected Structures</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				480
	Education in related Discipline:	Level 8 (Honours) Degree	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response	Single A4			
	Summary of Key Skills and expertise	200 words	25%	120	
	Summary of Professional experience	300 words	40%	192	
	Project Experience		35%	168	
	The response must demonstrate structural vigilance and engineering accountability within a precarious heritage environment. The applicant must highlight their proficiency in the design coordination and management of complex propping, shoring, and façade retention systems for 18th-century structures. Performance should be evidenced by a track record of supervising the installation of non-invasive temporary supports that account for the low-tensile strength of historic masonry on structures of national significance. Capability must be substantiated through specific examples of managing structural interfaces—such as vibration-buffered shoring, lateral restraint of leaning walls, and the sequencing of "needling" through fragile masonry—proving the applicant can maintain site safety and momentum without causing irreversible damage to the physical integrity of the historic monument. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				

	Contract Description	100 words			
	Design & Co-ordination	125 words			
	Monitoring & Inspection	100 words			
	Comparability Narrative	175 words			
	Contract Referee Details				

ID	3.4b EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS (Personnel)	Inspection & Monitoring – Regulatory compliance (BCAR)			
	<i>Minimum Qualifications</i> • <i>NFQ Level 8 Degree: In Architecture, Engineering, or Construction Management</i> • <i>Minimum +10 years' experience in QA BCAR role</i> • <i>Professional Chartership</i> • <i>CPD in Building Control Regulations</i>				
	Response Criteria	Limit	Weighting	Marks	Total
3.4a_2	Educational Qualifications Evidence:				320
	Education in related Discipline:	Level 8 (Honours) Degree	Pass/Fail		
	Post-Graduate qualification in conservation:				
	Professional Membership				
	Chartered Status				
	Number of Years experience in role	10+	Pass/Fail		
	Experience Evidence Response				
	Summary of Key Skills and expertise	200 words	25%	80	
	Summary of Professional experience	300 words	40%	128	
	Project Experience		35%	112	
	The response must demonstrate rigorous oversight and statutory accountability throughout the project lifecycle. The applicant must highlight their proficiency in the inspection and recording of works under the Building Control Amendment Regulations (BCAR) specifically for heritage-sensitive sites. Performance should be evidenced by a track record of implementing Inspection Plan protocols that account for the non-standard details required for structures of national or regional significance. Capability must be substantiated through specific examples of documenting compliance—such as managing "Technical Assessments" for fire safety, thermal performance, and moisture control where standard building regulations conflict with conservation ethics—proving the applicant can facilitate a successful Certificate of Compliance on Completion without compromising the physical integrity of the historic monument. <i>Sample projects to include projects of similar nature to the proposed project; projects involving specialist conservation/structure/services integration works, and adaptive reuse.</i>				
			Marks 200		
	Project scope	100 words			
	Verification Process	125 words			
	Evidence management	100 words			
	Comparability Narrative	175 words			

	Contract Referee Details				
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ID	3.4.c LIST OF WORKS CARRIED OUT OVER THE PAST 7 YEARS	Applicants must demonstrate they have successfully completed works of a similar scale, nature, complexity and value within the past 7 years while working as a Main contractor. Evidence must be provided by way of Certificates of Satisfactory Execution Appendix B3 for a minimum of 3 and maximum of 5 projects. Where more than 5 projects have been provided only the first five will be assessed, based on the order in which they are listed in appendix B1			
	<i>Response: Contractors must use their exemplar projects to demonstrate technical stewardship and statutory rigor within a sensitive heritage environment. The response must show the ability to work within sensitive historic buildings, protecting and conserving them while integrating modern infrastructure. It must demonstrate an understanding of traditional construction and the ability to implement and manage successful alterations using traditional techniques and materials. Furthermore, the contractor must prove they can execute high-quality workmanship using premium materials, manage complex works and subcontractor interfaces, and handle the logistics of operating on a tight urban site in a city-centre location. The response must evidence robust quality assurance, monitoring, and inspection regimes. At least one project should be a Public Works Contract and at least one project should involve conservation works to a protected structure.</i>				
		Limit	Weighting	Marks	Total
	Project 1			1333	
	Project 2			1333	
	Project 3			1333	4000
	Response Criteria	Limit	Weighting	Marks	
3.4c_	Structure of response for each project				
	Programme (Describe how managed project to employer satisfaction)	300 words		120	
	Contract Management & communication (Describe successful on particular project)	250 words		110	
	Urban Logistics for project (Describe the management of the "Site Context.")	250 words		110	
	Historic Fabric Scope within Contract (Describe the specific traditional construction techniques managed.)	500 words		220	
	New building Integration with Contract (Describe how the modern elements were integrated)	500 words		220	

	Quality Assurance + Monitoring (Describe how quality maintained and inspections procedures)	250 words		110	
	MEP Sub- contractor management (Describe how coordinated and managed)	300 words		120	
	Conservation sub-contractor management (Describe how coordinated and managed)	300 words		120	
	Sustainability & Green procurement management	200 words		100	
	Lessons learned and future integration	200 words		103	
	Photographs 8 per project	Photographs should demonstrate 1. The interface of new with old 2. Traditional craftsmanship 3. High Quality Finish 4. Complexity during construction			

4.8 Evaluation

All submissions are taken into account and evaluated initially on a Pass/Fail basis as if submitted as one single submission. Those Applicants that pass the initial evaluation will have their submissions qualitatively assessed and may be successful in being short-listed for a subsequent tender competition (see below).

Assessments will be made using objective evidence and the professional judgement of the evaluation team. Scores under the qualitative assessment will initially be awarded on the basis of the following table.

Submission		Score
Unacceptable	A response where serious reservations exist. This may be because, for example, insufficient detail is provided, and the response has fundamental flaws, or is seriously inadequate or seriously lacks credibility with limited or poor evidence of capability to deliver for a project of this scale, nature and complexity.	0% - 49%
Acceptable	An acceptable response demonstrates some, but not all, of the requirements of the question and/or demonstrates only satisfactory experience and/or lacks convincing assurances and evidence of capability to a successful project delivery of similar nature scale and complexity.	50% – 63%
Good	A good response which demonstrates a reasonable understanding of requirements and gives reasonable assurance of capability to delivery to an adequate standard for projects of this scale, nature and complexity but does not provide sufficiently convincing assurance to award a higher mark.	64% – 75%
Very Good	A very good response that demonstrates real understanding and fully meets the requirements and assurance that the Tenderer has capability to deliver to a high standard for projects of this scale, nature and complexity.	76% – 87%
Excellent	Excellent response with very few or no weaknesses, exceeds requirements, and provides comprehensive, detailed, and convincing assurance that the Tenderer has capability to deliver to an excellent standard for projects of this scale, nature and complexity.	88% – 100%

Please note that OPW reserves the right to award marks in multiples of “1” within the scoring band of 0 to 10.

5 GENERAL NOTICES

5.1 Amendments to and/or Clarifications of the Project Information Memorandum

If the Contracting Authority is of the opinion that a clarification of and/or amendment is required to be made to the Project Information Memorandum, and/or additional information is required to be issued, then the Contracting Authority shall be entitled to make any such clarification and/or amendment to the Project Information Memorandum and issue such additional information, at any time, notwithstanding the time periods stated in the SAQ.

5.2 Conflict of Interest

Any conflict of interest or potential conflict of interest must be fully disclosed to the Contracting Authority as soon as such conflict or potential conflict becomes apparent. In the event of any conflict or potential conflict of interest, the Contracting Authority shall, in its absolute discretion, decide on the appropriate course of action.

5.3 Assessment Panel

The Contracting Authority will create an SAQ assessment stage evaluation panel that is drawn from the Contracting Authority's own staff, their external advisers and any other third parties deemed appropriate in the assessment process.

5.4 Change in Applicant

Any change in the applicant or in the control of the applicant after the applicant has submitted its submission must be notified to the Contracting Authority in writing and may lead to disqualification of the applicant, unless approved by the Contracting Authority in writing. The Contracting Authority reserves the right, at its absolute discretion, to withhold such approval for any such changes and to disqualify the applicant concerned from any further participation in the procurement process.

5.5 Queries

Clarifications, queries and responses will be forwarded to all those who Express an Interest in this Tender and they will be uploaded as an addition to the Tender Documents. The details of the person making a query will not be disclosed when circulating the response. Queries must be raised as soon as possible and should be raised in any event no later than noted on the eTenders notice. The Authority will endeavour to respond to queries no later than noted on the eTenders notice. The Authority has no obligation to respond to queries. The Authority will not accept responsibility for information relayed (or not relayed) via third parties. If the SAQ documentation as issued by the Authority is in any way altered or edited, the subsequent tender may be deemed inadmissible.

If an Applicant becomes aware of any ambiguity, discrepancy, error or omission in or between these documents, it must immediately inform the Authority, even after the time for submitting queries has expired.

5.6 SAQ Returns & Deadline

Completed SAQs should be returned by the date and time included within the e-tenders contract notice.

SAQs must be submitted via the electronic post-box available on www.etenders.gov.ie. Only SAQs and tenders submitted to the electronic post-box will be accepted. SAQs submitted by fax or post/courier will NOT be accepted.

Applicants must ensure that they give themselves sufficient time to upload and submit all required documentation before the Deadline. Applicants should take into account the fact that upload speeds vary.

There is a maximum of 4GB for the total (combined) documents sent to the electronic post-box. In order to submit a document to the electronic post-box, please note that you must click “Submit Response”.

After submitting you can still modify and re-send your response up until response deadline. Applicants should be aware that the ‘Submit Response’ button will be disabled automatically upon the expiration of the response deadline.

5.7 Cost of Preparation of Competition Response

The Contracting Authority will not be liable for any costs, charges or expenses incurred by Respondents in the preparation of proposals or any associated efforts.

5.8 Freedom of Information Acts

All responses to this process will be treated in confidence and no information contained therein will be communicated to any third party without the written permission of the Respondent except insofar as is specifically required for the consideration and evaluation of the response or as may be required under law, including the Freedom of Information Act 2014, EU and Irish Government Procurement Procedures, or in response to questions, debates or other parliamentary procedures in or of the Oireachtas (the Irish Parliament).

Tenderers are asked to consider if any of the information supplied by them in response to this Competition should not be disclosed because of its commercial sensitivity. If this is the case, tenderers should specify the information that is commercially sensitive and the reasons for its sensitivity.

APPENDIX 1: 14-17 Moore St

2.1 The 14, 15, 16, 17, Moore Street National Monument Project ("the Project")

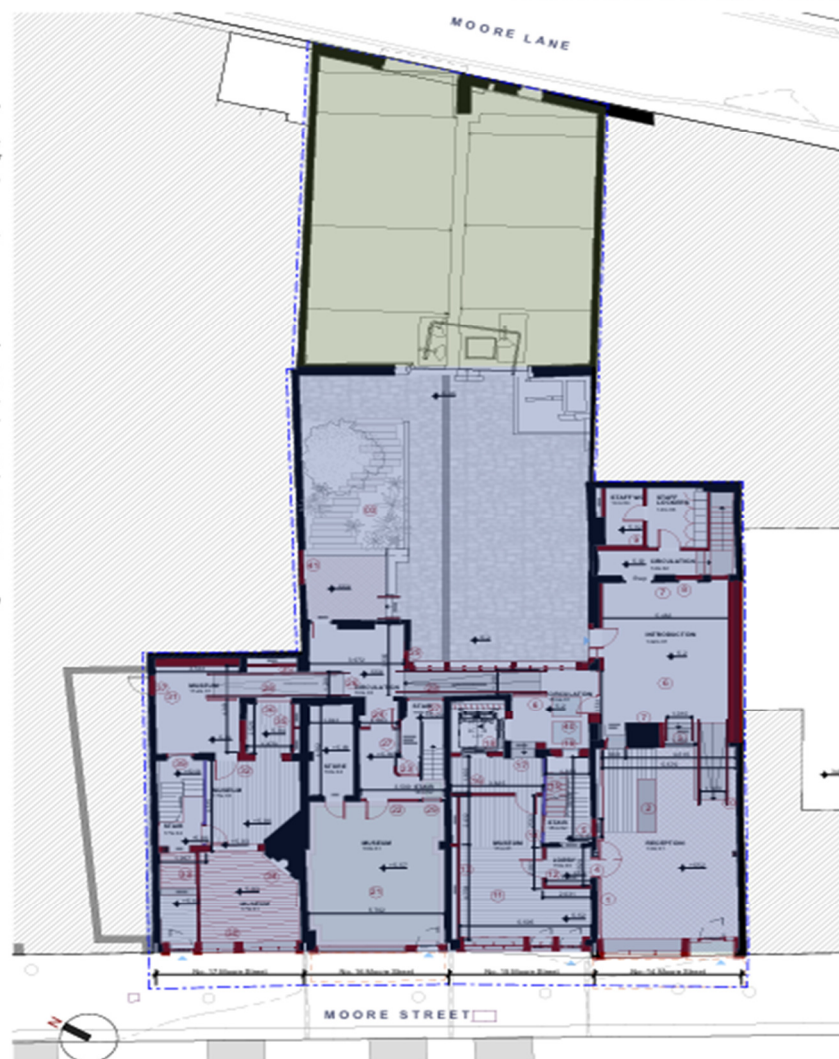
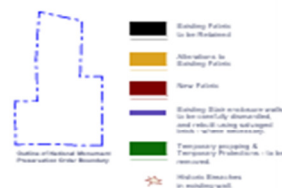
The proposed works for which this application for Ministerial Consent applies form part of a larger project of conservation, restoration and adaptation of the 14, 15, 16, 17, Moore Street National Monument which relates to the entire National Monument site. There are two parts to this project:

1. Works to Nos 14, 15, 16, & 17 Moore Street houses and open yard area to the rear of Nos 15 & 16 Moore Street
2. Works to Nos 8 & 9 Moore Lane

The proposed works to Nos 8 & 9 Moore Lane will be submitted for Ministerial Consent either as a variation to this Ministerial Consent, or as a separate Ministerial Consent application, as determined by the NMS Minister/DHLGH. These works envisage construction of a new two storey over existing basement cellar building within the footprint of the former warehouse at No's 8-9 Moore Lane, incorporating surviving external walls. This new building is intended to accommodate expanded visitor facilities for the National Monument and will be accessed from the both the rear yard to the rear of No's 15 and 16 and from Moore Lane. It is intended that the works related to both parts of the Project will be carried out as a single capital works construction contract and both parts will be used and managed as a single National Monument visitor site and managed by the OPW's Heritage Services.

Works to Nos 14, 15, 16, & 17 Moore Street houses and open yard area to the rear of Nos 15 & 16 Moore Street

Works to Nos 8 & 9 Moore Lane



GENERAL WORKS:

- Provide new slugs/blocks to No. 14-17 Moore Street.
 - Place new below ground services and along rear of existing buildings.
 - Provide new secondary finished to existing stone, new material to be found on outer side of stone.
 - Existing stone/brick walls, with brick and stone to be carefully dismantled, and bricks and stone set aside for reuse. Stacked walls to be rebuilt using existing masonry.
 - Provide new upstand services.
 - Provide new upstand services.
 - Structural and fabric repairs, conservation of decorative finishes and plasterwork to be retained.
 - Repairs to burning round existing stone, and new internal stone where required. New stone to match existing.
 - Installation of mechanical and electrical services, and provision of fire suppression (where required).
 - Landscaping to rear yard to provide landscaped planting of native plants, with a permeable hard landscaped path (landscaping to be used to highlight features within yard, eg. former party wall between Nos 14 & 15 Moore Street).
- No.14 Moore Street**
1. Repair and new ground existing damaged concrete floor slab. Re-install quarry tiles to floor finish.
 2. Provide new and/or decorative wall.
 3. Provide new and/or decorative wall.
 4. Provide new and/or decorative wall.
 5. Provide new and/or decorative wall.
 6. Provide new and/or decorative wall.
 7. Provide new and/or decorative wall.
 8. Provide new and/or decorative wall.
 9. Provide new and/or decorative wall.
 10. Provide new and/or decorative wall.
- No.15 Moore Street**
11. Provide new and/or decorative wall.
 12. Provide new and/or decorative wall.
 13. Provide new and/or decorative wall.
 14. Provide new and/or decorative wall.
 15. Provide new and/or decorative wall.
 16. Provide new and/or decorative wall.
 17. Provide new and/or decorative wall.
 18. Provide new and/or decorative wall.
 19. Provide new and/or decorative wall.
 20. Provide new and/or decorative wall.
- No.16 Moore Street**
21. Provide new and/or decorative wall.
 22. Provide new and/or decorative wall.
 23. Provide new and/or decorative wall.
 24. Provide new and/or decorative wall.
 25. Provide new and/or decorative wall.
 26. Provide new and/or decorative wall.
 27. Provide new and/or decorative wall.
 28. Provide new and/or decorative wall.
 29. Provide new and/or decorative wall.
 30. Provide new and/or decorative wall.
- No.17 Moore Street**
31. Provide new and/or decorative wall.
 32. Provide new and/or decorative wall.
 33. Provide new and/or decorative wall.
 34. Provide new and/or decorative wall.
 35. Provide new and/or decorative wall.
 36. Provide new and/or decorative wall.
 37. Provide new and/or decorative wall.
 38. Provide new and/or decorative wall.
 39. Provide new and/or decorative wall.
 40. Provide new and/or decorative wall.

Project Objective

The project consists of a sensitive conservation and restoration of the National Monument to facilitate safe visitor access with ancillary facilities. This project differs from typical conservation and restoration of buildings of this age and type. The events of 1916 attribute significance to the buildings beyond their apparently modest scale and architectural simplicity. Whilst recognising the significance of the historic events the aim is also to provide an architectural coherence to the buildings that gives clarity to the disparate architectural interventions carried out over their lifetime and the new interventions proposed. The restored building will provide a unique place for the collective cultural memory of a significant event in Irish history. In general, the project has as its core a guiding principle to strike a careful balance between minimum intervention, the conservation of authenticity and the demands for safe public access and inclusivity, all bound within a fundamental respect for the integrity of the National Monument structure and fabric.

2.2 Description of Proposed Works – Nos 14, 15, 16, & 17 Moore Street and rear yard

The proposed works for which this Ministerial Consent applies, are described in detail on the drawings submitted with this application. Section 7 of this document alongside the Archaeological Method Statement document provide supporting design strategies and methodologies for the works.

The proposed works are set out below and following this a brief description of the uses to be accommodated within the National Monument is provided:

External Fabric Works to historic buildings

1. 1. Roof Works
 - a. Completion of Roof renewal works which were commenced as part of the 2016/2017 essential works. This includes installation of permanent rainwater disposal system throughout; roof insulation and ventilation and provision of automatic opening ventilation system over stairs in Nos 15, 16 & 17
 - b. Chimneys – localised works to adapt flues to assist ventilation strategy, including flue lining
2. 2. Walls
 - a. Front (Moore Street) facades: repairs and renewal of brickwork including repointing (flush lime pointing) to brickwork and localised brick repairs. The 1916 commemorative plaque on the front façade of No 16 will be retained.
 - b. Rear facades – removal of existing cementitious render, repairs to underlying brickwork masonry which will include localised rebuilding around window opens and replacement of decayed lintols, where window heads, lintols and reveals are damaged (evidenced by visible surface cracking). Final treatment of façade finish will depend on condition of brickwork following removal of render, and will be based on one of the following alternative approaches:
 - i. Option 1: Repair and repointed brickwork (likely to have been the original finish). Feasibility of this finish will depend on condition of brick facing on removal of render, noting brick facing may be damaged beyond feasible repair
 - ii. Option 2: Repair, repointed brickwork with limewashed/painted (breathable mineral paint) finish.
 - iii. Option 3: Re-render using a suitable lime render to maintain breathability of traditional solid wall construction
3. 3. Windows: Provision of new timber sash windows throughout. Where feasible surviving historic frames will be retained and repaired.
 - a. Front façade windows: New timber window sashes to No 14 will be based on surviving one over one window in No 14 which may date to 1916 or before. Nos 15 and 16 will be one over one (a 1970's photograph indicates one over one sashes in No 16) and No 17 will be two over two sash windows (based on the same 1970's

photograph)

- b. Rear façade windows: These will be a combination of one over one and two over two sash windows. The three over three sash window, with wider central panes, surviving to the first floor rear room of No 16 will be retained and repaired, or where repair is not feasible, replacement window will match this fenestration.
 - c. Windows throughout will be fitted with heritage glass narrow type energy efficient glazing to enhance energy performance. Trickle vents to assist ventilation strategy for rooms to be provided.
4. Doors: New external doors to be provided throughout as no historic doors survive.
 5. Shopfronts: New shopfronts to be installed in Nos 14, 15, 16, & 17. Nos 14, 15, & 17 will be timber shopfronts with tiled stall risers and glazed window panels. No 16 shopfront will be informed by the former Plunkett shopfront of 1960's (possibly present for the 50th anniversary of the 1916 Rising) the original Plunkett name sign will be repaired, missing 'T' replaced, and reinstated. Shopfront awnings will be installed to Nos 14 and 16 – early photographs of the street indicate the prevalence of awnings.

New build interventions:

1. Infill structure to rear of No 14: The space occupied by the historic yard to the rear of No 14 and the two storey nineteenth century former tenement building to the rear of No 14 was infilled, possibly prior to 1916. Other than partially upstanding former garden/yard stone boundary walls, the current fabric of this infill space is post 1916, including the accommodation stairs proving access to the first floor of No 14 (the original flight of stairs from ground to first floor was removed). It is proposed to replace this fabric with a new enclosure and roof, which will integrate the historic boundary walls, and create an internal introductory space for those visitors undertaking an officially guided tour of the National Monument. The new roof will have integrated roof light and the new brick enclosing walls will incorporate a timber framed glazed door opening giving access and views to the yard space at the rear of No 15 & 16. A new basement will be formed below this infill space, accessed via No 15, and providing visitor toilet facilities and cleaners' store.
2. Circulation spine to rear of Nos 15, 16 & 17: A new single storey timber, glass and brick structure with lead roof with integrated roof lights, is to be provided to the rear of Nos 15 & 16 which will provide connection between all buildings. The ramped circulation route will enable level access to the ground floor of all buildings. It will connect through the single storey outbuilding to the rear of No 16, through the rear extension to No 17 return and terminate within a newly roof-lit space to the rear of No 17 which will give access to the ground floor of No 17 where the visitor tour will conclude. This new circulation spine engages historic fabric with new. The combination of natural light from above (roof and clerestory lighting) and the side (wall glazing) will assist way-finding and ensure a clarity between the repaired existing/historic fabric and new elements.

Arising from the excavation, there is potential to make bricks and tiles for

use in the repairs and new interventions to the National Monument. This is being advanced tested as part of a small programme of investigative works being undertaken separate to the main project works (and subject to a separate Ministerial Consent – Consent No C001450).

Internal Works

1. Structural repairs and upgrading of floors, stairs, stairwell walls. The general strategies are outlined in Section 7 and on the submitted drawings. The approach is to retain sound existing/historic structure and fabric and augment this to meet the necessary structural requirements for safe use and access. The existing structure will be augmented with steel members concealed within the existing floor and wall structures. Floor and stair loadings are restricted due to the nature of the historic floors (ref structural strategy in Section 7). This will impose a limit of numbers of people using stairs and floors of upper levels within the four houses. The 18th century staircases, which survive to some extent in all houses, will be repaired, with missing or damaged sections replaced or, where possible, repaired to reinstate the historic profiles and dimensions, thus recovering integrity. Handrails will be fixed to side walls for ambulant access. New sections of stairs will be formed in timber with metal elements. These new interventions will adopt a simple design which aims to create an overall visual coherence. The stairwell enclosures are in very poor structural condition – their historic construction is inherently weak, with brick on edge infill panels set within a timber frame which has decayed in places. It is anticipated that these walls will need to be carefully dismantled, retaining sound brick for reuse, and rebuilt in brick to provide a sufficient structural and fire enclosure to the stairs.
2. Presentation of the repaired breaches in the party walls formed by the

rebel forces to allow passage through the terrace of buildings. These exist at first floor level within Nos. 14, 15, 16, & 17. Plaster finishes which covered these were partially removed, under the C392 Ministerial Consent, to reveal the repaired opes. All repaired breaches, except that in party wall between No 16 & 17, are located in walls which require to provide a minimum of 60 minutes fire safety protection. Therefore, these cannot be opened. However, the brickwork can be locally revealed by removing the covering plaster finishes. It is proposed to present these repaired breaches in this way. The repaired breach in the wall between No 16 and 17, can be fully opened as this wall is not providing a fire safety enclosure. At this stage a final decision on their presentation is not yet determined, and therefore the proposed works include the 3 following options for presentation -

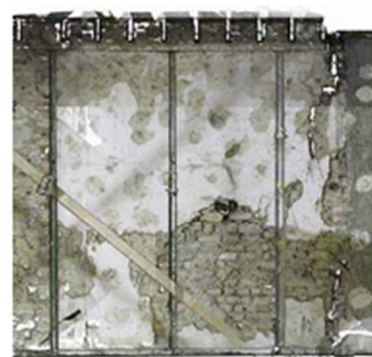
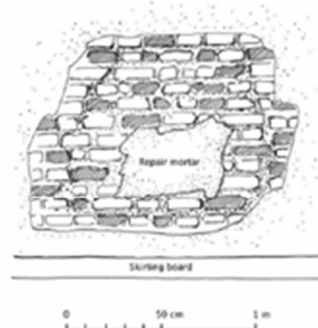
- a. Present as per the other repaired breaches, therefore not opening, but just removing plaster finish in the area covering the opening
- b. Partially open the breach at the upper part, leaving the rest unopened with brick repair presented and plaster removed locally
- c. Open the repaired breach fully so the full opening can be experienced.

A final decision will be made before the works are completed and if appropriate and requested by the DHLGH/NMS, by way of condition, this can be submitted for final approval in advance of completion of the works.

3. New partitions, including partitions to reinstate historic (1916) plan form

and others required as part of fire safety compartmentation strategy.

4. Works relating to fire safety upgrades of fabric: These include works to upgrade floors and walls to ensure fire safety compartmentation compliance is achieved and may include application of surface treatments. Three new openings to facilitate access and egress between houses: These are to be formed to facilitate visitor access and circulation. They substantially align with the three openings included in the C494 Ministerial Consent. An existing opening formed under C494, at ground floor level between No 14 and 15 will be closed up in brick using lime mortar, finishes reinstated, and a new opening formed in the same wall to the west of the present opening. The first floor opening between No 15 and No 16 which is partially formed is to be fully opened. The third new opening is at first floor level between No 14 and 15 connecting the front rooms. Due to level difference between the two buildings, a new steps platform will be installed of sufficient width to accommodate a demountable ramp to provide managed, assisted, access between No 14 and 15. This new insertion will be detailed to be reversible, and in materiality and design it will align with the lining to the new opening and other similar new interventions within the houses. These openings will be finished with plain surround detailing and doors (where required) to avoid confusing these with the historic doorways within the four buildings.
5. Alterations to ground and basement floor levels in No 15 to facilitate accessibility: The ground floor level of No 15 is currently higher than street level. To facilitate level access from Moore Street it is proposed to lower the existing timber floor level. The existing floor structure is a suspended timber floor. Examination of the structure indicates the timber is a combination of post 1916 and possibly pre-1916 timbers with evidence of decay at all timber bearing ends. It is



proposed to reuse any sound timbers in forming the new floor level. The basement floor to ceiling height in No 15 is currently very low at 1.98m and does not allow for safe functional use of this basement. Lowering the ground floor level will reduce functionality further. Therefore, it is proposed to lower the basement level to align with the basement level of No 14. This will require underpinning to a greater depth to what was previously permitted and partially implemented.

6. Reversible raised floor platform over the front area of shop/ground floor of No 17: Currently there is level change between the front and rear of the ground floor shop. Following an audit of heritage/safety in use/inclusivity impacts, it is proposed to insert a reversible timber floor platform in the front section to align with the rear floor level. The junction between this raised floor platform and the historic enclosing walls will be articulated by a small shadow gap/rebate.
7. New lift and ramps to support inclusivity objectives, more specifically regarding accessibility for vertical changes in level:
 - a. Lift to be installed within the open rear return space in No 15. This lift will serve basement, ground and first floor levels. It will be an evacuation type lift and is sized to be accommodated within the existing dimensions of the historic enclosure.
 - b. Ramp at No 14 ground floor connecting the higher front (Moore Street) level to the rear space. The existing floor level in the rear space is to be raised to reduce the length of ramp required. Installing this ramp involves alterations to fabric to accommodate the ramp, including enlarging an existing opening in rear wall and removal of concrete stairs from rear area to basement under No 14.
 - c. The proposed circulation spine which is to run at the rear of the main houses at ground floor level, will provide ramped circulation to facilitate level access to the ground floors of all four houses. This spine structure combines new built extensions to Nos 15, 16 and 17 as well as integrating existing returns and annexes.
8. Repair and renewal of plaster finishes to walls and ceilings, including historic cornices where these survive: The conservation strategy is to retain and repair historic wall and ceiling plaster where feasible. A condition survey of the surviving plasterwork has been carried out by a specialist conservator contractor which will inform decisions and specifications regarding repair and renewal. This indicates much of the historic (pre-1916) plaster is in poor condition and beyond repair. Historic cornices, where they survive in sound condition will be retained, repaired and missing sections remade to restore integrity. It is not proposed to reinstate historic profile cornices in rooms where none currently survive. Ceiling plaster renewal will include lath and plaster, where there are existing lath and plaster ceilings. Where lath and plaster ceilings no longer survive and in the ground floor shop spaces, either plasterboard or timber sheeting will be used.
9. Repair and renewal of timber joinery: Historic joinery in sound condition

will be repaired. Much joinery has been temporarily removed and is tagged and stacked within the rooms where removed. Much of the timber has been subject to decay mechanisms and will not be suitable for reinstatement. It may be necessary to remove material from the National Monument to facilitate specialist off-site conservation/repair. The general repair strategy in rooms where historic joinery survives will be to follow the historic profiles as found in each room, using sound existing material where feasible, and replacing with new matching where replacement needed. In spaces where no historic joinery survives, a room/space specific strategy will be adopted. For first and second floor rooms the approach will generally be to install joinery – skirtings, architraves, doors – using a simplified detail/profile which is based on those found in the houses. The objective is to create an overall coherence while providing a clarity between existing and new. Ground and basement floor joinery will be bespoke detailing for each space.

10. Decorative finishes within the existing buildings and spaces:
 - a. Walls: Analysis of historic wallpaper and paint finishes has been carried out. This will inform decorative finishes to upper floor spaces and the ground floor of No 17 (where historic wallpapers have been identified). For upper floors, wall finishes will be either painted or, in selected rooms, new wallpaper based on informative arising from the wallpaper survey and analysis, will be applied. Ground floor wall finishes will be bespoke for each space including retention of the post 1916 wall tiling in the No 16 shop unit. Basement level wall finishes will be primarily paint.
 - b. Ceiling: Plaster ceilings will be a paint finish; Timber ceilings finishes will be either painted or a clear protective coating applied.
 - c. Floor finishes: Upper level floors will be timber using sound historic floorboards where feasible. It should be noted that most of the floorboards already lifted show evidence of decay and are not suitable for reuse. Timber floor finishes on upper floors will be either a clear protective coating, or, in selected rooms, a linoleum finish based on historic linoleum of the early 20th century period. Ground floor finishes will be bespoke to each house and has set out in the finishes schedule submitted with this application. Basement floor finishes within the four houses will be bespoke terrazzo and painted/polished concrete and selected floor tile.
11. New reversible furniture, fittings and signage to facilitate visitor access and interpretation: The interpretative strategy is described in Section 7. The primary method will be a guide-led visit. Supporting this will be a limited installation of reversible and loose fittings and furniture along with audio, visual and digital aids. This installation will provide 'props' to help communicate the information narrative which will be primarily delivered verbally by the guide. The services strategy has been developed to integrate the services requirements for the audio, visual and digital technologies. Speakers, where used, will be integrated within the ceiling plaster (as used in the 14 Henrietta Street Museum);

exhibition lighting will be integrated within the reversible fittings within general room lighting. Automatic blackout blinds will be installed in the front first floor room of No 15 and rear first floor room of No 14 these will be detailed to aid reversibility. Projectors on upper floor be contained within the fit-out fittings and will not require fixing to the walls and ceilings. Ceiling mounted projectors may be used in the ground floor shop unit of No 16, where it is possible to integrate discreet

12. Alterations to two storey building to rear of No 14 to accommodate facilities: Works in this structure include:
 - a. Underpinning along west and north external walls where basements are being excavated adjacent
 - b. Existing ground level finish to be raised to minimise level difference with the rear space in No 14.
 - c. Former west façade (now an internal elevation to the rear of No 14): Remaining plaster finish to façade to be carefully removed underlying brickwork repaired, and a limewash/mineral paint applied. 2 No openings in this wall to be infilled in brick and set so the former opening can be read. The third opening (on north side) be retained, with brick head raised to ensure safe height for access
 - d. Following assessment of the existing stairs for safe use, it is proposed to replace and relocate the stairs across the first floor where a staff refreshment space will be located. Partitions at ground level will provide an ambulant accessible and space for staff lockers.
13. Installation of new building services to provide power, data, light heat and localised assisted ventilation to serve reuse of building: building services strategy is described in Section 7e. The services installation design has been carefully developed to minimise impact on the National Monument structure and fabric. Services routes have been carefully identified, mapped and tracked to use existing voids (horizontal routes) and integrated within new partitions fittings, so as to limit visual and physical impact. In addition power, lighting, data, heating and water supply, the services strategy integrates Fire safety measures (a fire suppression system); National Monument and heritage site interpretation (integrated speakers, projectors, lighting and data); energy and environmental measures

Site Works

Site works relate to the rear yard behind Nos 15 and 16, and the enclosing boundary walls. These are outlined below and set out in more detail on the drawings:

1. Repairs to boundary walls: The boundary walls to the rear yard are formed by Nos 15 and 16 to the west (already addressed under External Works); the partially upstanding masonry walls of the former 2 storey over cellar warehouse at 8-9 Moore Lane (proposed works for this part of the National Monument will be submitted as a separate Ministerial Consent application, or as an application to vary to this Ministerial Consent, if granted); a mass concrete wall of uncertain date to the north, possibly built between 1915 and 1925 from a study of historic records, and, to the south, a combination of the brick gable of the two storey building to the rear of No 14, the partially surviving stone garden wall separating No 14 and 15, and the blockwork wall built against this which is part of the enclosure of the former rear yard to No 14. Works to the west and south boundaries are addressed under External Works. The northern mass concrete boundary wall will be retained and repaired. A bricked-up opening providing connection between the yard of No 16 and the existing modern building at the rear of Nos 17 and 18, will be reopened and enlarged to facilitate construction access to carry out the works. This opening will be closed following the works and any future works to reopen shall from part of a separate consent, or an application to vary this consent, if granted.
2. Provision of new ground finishes to rear yard area: The proposed landscape treatment of the yard is intended to be simple and restrained, befitting a small urban yard behind butcher and shop. Part of the yard to No 15 is to be excavated to accommodate the plant area required to accommodate the fire suppressions system services and this basement plant room will be accessed directly from the basement of No 15. The height of this external basement will ensure a finish surface which is level with adjoining external yard. Excavation will be archaeologically monitored (ref Archaeology Methodology and Impact Reports). A test excavation is being carried out under Ministerial Consent (C001450) and part of this involves test firing excavated material to assess suitability to make bricks and tiles for the conservation works. If successful, the full excavation will provide the material to enable bricks and tiles to be made for repairs and new interventions. Other excavated material, or materials arising from forming opes, etc., will be used, where feasible, as aggregate to form a surface finish for the external yard. Other finishes will be stone local to the area (Leinster granite and calp limestone) and bespoke and simple concrete finishes.
3. New soft landscaping works: An area to the east and rear of No 16 will

incorporate some simple planting including native species and spring bulbs (in reference to Mrs Plunkett's statement noting damage to the spring flowers caused during the Rising), and 2 or 3 Irish heritage fruit trees.

4. Site Services: Simple and discrete external lighting will be provided for comfort and safety. Water tap and power will also be provided to support maintenance and external use.
5. Artefacts associated with previous uses: the former butcher's tanks, partially damaged, in the rear of No 15 will be retained and repaired.
6. Reuse of salvage materials: An overall project objective is to limit construction waste arising from the works. Where feasible, salvage materials from the previous essential works contract, and the proposed works to be carried out, will be reused within the project, including the making of ground surface finishes for the yard, and where appropriate for repairs. Other salvage items which can contribute to communication the history of the place, will be retained and presented.

Proposed Uses within the National Monument

The National Monument will be presented and made accessible as a National Heritage Site. A guided pre-booked public visitor route through selected areas of Nos 14, 15, 16 & 17 will be managed by the OPW Heritage Services. This will include ground and first floors of all four buildings.

Entrance and visitor orientation space will be located on the ground floor of No 14.

Visitor facilities (toilets lockers) will be located within the basements of No 14 and 15, accessible by stairs and lift.

Second floor rooms will provide ancillary accommodation in support of the National Heritage Site and will not generally be accessible to the public.

Staff facilities will be accommodated within the two storey building at the rear of No 14 and also within the basement of No 17.

Plant relating to building services will be housed within the basements of No 14 and 15, with minor plant located in the attic space in No 14.

The open yard to the rear of Nos 15 and 16 will provide a reflection space for visitors and may be used for special events. It will also be used by those accessing the facilities which will be accommodated in Nos 8-9 (Nos 8-9 works will be subject to either a separate Ministerial Consent application, or a variation to this application).

APPENDIX 2: 8/9 Moore Lane

2. DESCRIPTION OF THE PROJECT AND SCOPE OF PROPOSED WORKS

14,15,15,17 Moore Street National Monument (Including 8-9 Moore Lane)
Architectural Heritage Proposals, Strategies and Impact Assessment Report
[Variation to Ministerial Consent Application Ref: C001488]

2.1 Objective of works to 8-9 Moore Lane

The works consist of sensitive conservation and restoration of 8-9 Moore Lane to facilitate safe visitor access to the existing basement space while constructing a new structure to provide ancillary facilities to the National Monument site. In general, the works have at its core a guiding principle to strike a careful balance between minimum intervention, the conservation of authenticity and the demands for safe public access and inclusivity, all bound within a fundamental respect for the integrity of the National Monument structure and fabric.

2.2 Outline of works to the existing 8-9 Moore Lane fabric

8-9 Moore Lane comprises of a basement space enclosed by stone walls and brick arches with deep brick fins that once supported storage shelves. The basement space is enclosed from above by a series of cast concrete vaults. The top of these vaults slope up from Moore Lane to the shared courtyard with 15 & 16 Moore Street and are breached in various locations.

Above ground, a brick and stone facade encloses the site from Moore Lane to the east. Stone walls enclose the site above ground to the north and south while a ruinous stone wall partially enclosed the site to the west.

The existing vaults forming the ceiling to the basement space have been structurally assessed and are in a state of disrepair and the existing iron beams supporting the vaults are visibly corroded. The vaults have been assessed and are deemed not suitable to support new loads. In order to safely access the ground floor level, a new floor slab will need to be constructed over the vaults. This new floor slab creates a step at Moore Lane and at the shared courtyard which would limit accessibility.

Currently, the basement can only be accessed via ladder through a breach in the most south westerly positioned vault.

Careful removal of a number of existing vaults to the south of the site is proposed to enable level access to the building from Moore Lane and the shared courtyard and provide full universal access to the basement via a lift and stairs.

2.3 Description of the Proposed Works – 8-9 Moore Lane

EXTERNAL FABRIC WORKS TO HISTORIC STRUCTURE

1. Walls

- Facade to Moore Lane – repairs and renewals of brickwork and stonework including repointing (flush lime pointing) to brickwork and stonework and localised brick repairs
- Wall to Rear Courtyard – Alterations to existing ruinous wall to consolidate it and facilitate new building enclosure
- Party walls with Nos 10 and 7 Moore Lane – See Internal Works to Historic Building as these wall will become internal walls

2. Windows and Doors

There are no existing windows when classified as 'a glazed panel(s) within a frame'. There are, however, window opes.

Moore Lane ground floor window opes: The existing metal bars to the windows above the entrance door are proposed to be cleaned, treated and retained with a new glazed window inserted into the existing ope. A new glazed window is proposed for the large arched opening.

Moore Lane ground floor door: The existing door ope is proposed to be retained. In order to maximise the width of the existing ope and provide sufficient width for fire egress, a door and frame are proposed to be carefully surface mounted to the facade. This will avoid encroachment of the door leaf on the exit and alteration of the existing ope width.

Moore Lane LV 01 window opes: The metal bars to the slit windows are proposed to be cleaned, treated and retained. New glazed windows are proposed to be fitted to the existing opes in most cases. 3no opes are proposed to be blocked from the building side due to service risers in the new building but the ope recess will be retained on the Moore Lane side.

2. DESCRIPTION OF THE PROJECT AND SCOPE OF PROPOSED WORKS

INTERNAL WORKS TO HISTORIC STRUCTURE

1. Walls

North and south boundary walls with 7 & 10 Moore Lane: The existing stone and brick walls from ground floor level up are proposed to be insulated with a lime based breathable insulation plaster to limit heat loss. It is intended that the existing boundary walls in the stair location will remain exposed from basement to first floor. Minor repairs to existing stone and brick are proposed in this location including cleaning and repointing existing masonry with lime mortar.

Basement Walls: The existing perimeter stone walls to the northern half of the basement are proposed to be cleaned and repointed with lime mortar. The perimeter walls to the south east corner are proposed to be cleaned and repointed with lime mortar. The perimeter walls to the south west are proposed to be tanked in the location of the proposed plant room (the floor is proposed to be tanked in this area, extending out to the lift lobby and will contain a sump and pump). The central arched brick and stone wall is proposed to be carefully cleaned and repointed with lime mortar.

2. Vaults

As noted, in section 2.2, a number of existing vaults to the south are proposed to be carefully removed to enable universal access to the basement. The remaining vaults are proposed to be tied to the new floor slab above. The supporting irons to these vaults will be cleaned and treated. The underside of the vaults will be carefully cleaned and repaired. A number of small sections of the existing vaults are proposed to be removed along the northern wall to enable passive smoke ventilation from the basement and routing of services from ground floor to basement. All services have been carefully mapped and routed to avoid unnecessary penetration of vaults. The top of the vaults are currently concealed by a temporary roof to protect the existing fabric. Prior to the installation of this roof there is record of a concrete slab over the vaults to the north but this has been removed to the south. Due to the concealment of the top of the vaults, top level of vaults have been estimated, using the most accurate information available that was captured during a measured survey. Accurate levels will be taken once the temporary roof is removed.

3. Floors

The basement floor which is in poor condition is proposed to be replaced with a new insulated concrete floor.

4. Storage Fins

The brick fins in the basement, currently supporting a number of iron bars and timber planks to create storage shelves, are proposed to be carefully deconstructed to allow for the installation of structural underpinning to the walls and the installation of a new floor. The fins will be reconstructed using the deconstructed brick where feasible and storage shelves will be reconstructed with deconstructed materials where feasible.

NEW BUILD INTERVENTIONS

1. Ground Floor Slab

The new ground floor slab is to be poured over the vaults to be retained. Sections of the existing ground floor slab are to be removed over the existing load bearing walls to enable the new ground floor slab to be poured onto the walls to achieve new support. In the south side of the building where the primary circulation routes are located, a new concrete slab will be poured and tied into the new slab over the existing vaults. To the south east corner it is proposed that a new vault is cast in concrete to match the span of the historic vault. Further detail on the ground floor slab can be found in Section 7.3: Structural and Civil Engineering.

2. Building Structure

The new two storey structure is proposed to be constructed on the ground floor slab, within the existing structure. The external wall to the west will be constructed to roughly align with outer face of the existing ruinous wall. A concrete entrance canopy will project from this façade. A new parapet wall is proposed to be constructed over the east façade, stepped back from the outer plane, with a clerestory window between the existing and new structures.

3. Building Services

The building services strategy including the installation of new building services to provide power, data, lighting, heat and ventilation is described in section 7.4 Building Services M&E. The services installation design has been carefully developed to minimise impact on the National Monument structure and fabric. Services routes have been carefully identified, mapped and tracked so as to limit physical impact. In addition to the power, lighting, data, heating and water supply, the services strategy integrates site interpretation; energy and environmental measures.

A 'services wall' is proposed to the north wall of the building on ground and first floors which will manage the primary routing of services to all floors and will be concealed from the main spaces. Services will enter the main space of the basement from this 'wall', carefully through the vaults, above the storage shelves. Ventilation ducting routed through this 'wall' avoids penetration of the vault proper and coupled with underfloor heating assists the reduction of moisture levels in the basement space. This combination avoids the use of tanking systems in the basement main space and assists in maintaining lower moisture levels in the space which is desirable for fabric protection.

4. Roof

A flat roof is proposed with a screen to conceal services positioned on the roof.

2. DESCRIPTION OF THE PROJECT AND SCOPE OF PROPOSED WORKS

SITE WORKS

Site works relate to the rear yard behind Nos 15 and 16, and the enclosing boundary walls. These are outlined below and set out in more detail on the drawings:

1. Repairs to boundary walls: The boundary walls to the rear yard are formed by Nos 15 and 16 to the west; the partially upstanding masonry walls of the former 2 storey over cellar warehouse at 8-9 Moore Lane a mass concrete wall of uncertain date to the north, possibly built between 1915 and 1925 from a study of historic records, and, to the south, a combination of the brick gable of the two storey building to the rear of No 14, the partially surviving stone garden wall separating No 14 and 15, and the blockwork wall built against this which is part of the enclosure of the former rear yard to No 14. Works to the west and south boundaries are addressed under External Works. The northern mass concrete boundary wall will be retained and repaired. A bricked-up opening providing connection between the yard of No 16 and the existing modern building at the rear of Nos 17 and 18, will be reopened and enlarged to facilitate construction access to carry out the works. This opening will be closed following the works and any future works to reopen shall from part of a separate consent, or an application to vary this consent, if granted.

2. Provision of new ground finishes to rear yard area: The proposed landscape treatment of the yard is intended to be simple and restrained, befitting a small urban yard behind butcher and shop. Part of the yard to No 15 is to be excavated to accommodate the plant area required to accommodate the fire suppression system services and this basement plant room will be accessed directly from the basement of No 15. The height of this external basement will ensure a finish surface which is level with adjoining external yard. Excavation will be resolved archaeologically (ref Archaeology Methodology and Impact Reports). A test excavation is being carried out under Ministerial Consent (C001450) and part of this involves test firing excavated material to assess suitability to make bricks and tiles for the conservation works. If successful, the full excavation will provide the material to enable bricks and tiles to be made for repairs and new interventions. Other excavated material, or materials arising from forming opes, etc., will be used, where feasible, as aggregate to form a surface finish for the external yard. Other finishes will be stone local to the area (Leinster granite and calp) limestone) and bespoke and simple concrete finishes.

3. New soft landscaping works: An area to the east and rear of No 16 will incorporate some simple planting including native species and spring bulbs (in reference to Mrs Plunkett's statement noting damage to the spring flowers caused during the Rising), and 2 or 3 Irish heritage fruit trees.

4. Site Services: Simple and discrete external lighting will be provided for comfort and safety. Water tap and power will also be provided to support maintenance and external use.

5. Artefacts associated with previous uses: the former butcher's tanks, partially damaged, in the rear of No 15 will be retained and repaired.

6. Reuse of salvage materials: An overall project objective is to limit construction waste arising from the works. Where feasible, salvage materials from the previous essential works contract, and the proposed works to be carried out, will be reused within the project, including the making of ground surface finishes for the yard, and where appropriate for repairs. Other salvage items which can contribute to communication the history of the place, will be retained and presented.

7. Levels: The rear yard is proposed to have 2no. levels with a low rising ramp and steps connecting both.

PROPOSED USE OF 8-9 MOORE LANE

8-9 Moore Lane will contain ancillary facilities to the National Heritage site located in 14-17 Moore Street. An exhibition space will be located in the basement, a multipurpose space located on ground floor and an education room / multipurpose space will be located on first floor.