

PRELIMINARY CONSERVATION REVIEW OF PROPOSED WORKS TO EXISTING STRUCTURES AT THE FORMER RATHKEALE GOODS SHED

Existing structure.

Visual inspections, photographic record and measured surveys of the structure were completed in early 2021 by Feeney Mc Mahon Architects
(See selected photographs attached)

A structural appraisal was carried out on 7th. April 2021 by Eddie O'Donovan of PHM Consulting – Civil Structural Environmental. (See copy attached)

This preliminary review of conservation works is based on these surveys / inspections.

As noted in the PHM Consulting report the structure, despite suffering from longer term neglect, still appears to be inherently sound. Extant masonry is stable apart from some localised defects including loose stonework, damaged archways and missing masonry on the west gable. None of these appear to compromise the overall integrity of the remaining structures at this time however they need to be addressed as a matter of urgency so to secure the building for future usage. Several timber lintels over service doorways may also need to be replaced subject to inspection.

The roof structure is missing entirely and requires complete replacement.

Similar comments relate to internal and external joinery.



Current view of goods shed and former station house (Google Maps)
Note missing masonry on western gable.



Archive photograph of Rathkeale station house and goods shed (Ciaran Cooney/Eirtrains)
Note the overhanging canopy in front of the former goods delivery doorways.

OVERVIEW

Externally: Basic stone masonry sound. Any embedded foliage needs to be carefully removed and pointing made good.

Recent built up external ground levels need to be resolved to provide straightforward access to finished floor level. Western gable needs to be re built and loose masonry elsewhere made good.

Roof needs to be reinstated with reference to existing form.



South elevation -Brick relieving arches & sliding door gear are in place. Masonry in good condition



Internal view showing wooden doors to former trackway and retaining wall structure to form former goods platform loading area.



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previously noted the roof has been missing for many years and no internal fabric of any significance remains apart from the sliding goods door openings formed with brick relieving arch and timber lintels. The timber doors are also worthy of record for replacement if beyond repair.

PROPOSED WORKS

Summary of works proposed to make structure stable, weather tight and repurposed thus ensuring its survival into the future.

EXTERIOR

Scaffold entire exterior to allow for detailed inspection of masonry etc.

Demolish modern blockwork in door openings retaining original sliding and arched doors in storage for reference.

Take down modern stone masonry boiler house at SW corner and make good existing goods shed masonry following this demolition.

Rake out and re-point defective lime mortar and remove any cementitious pointing followed by raking out and lime mortar repointing.

Take down and re build defective stonework to gables and arched openings.

Introduce lead flashings over timber lintels.

Fit new cast iron or cast aluminium rainwater goods (half round gutters and circular down pipes)

Drain rainwater away from buildings via new gully traps and soakaways.

Lower built up ground level as required and install a perimeter french drain

ROOF

Form new double pitched light weight steel roof structure with timber purlins and sinusoidal roof cladding using existing example in Colbert station, Limerick as a reference.

INTERIOR

Remove portion of former internal goods platform area to facilitate barrier free access and safe public circulation. Platform retaining wall to be left in place and used to support columns and beams forming new bicycle storage/maintenance loft area.

Retain and rebed any stone flags unearthed forming floor of goods shed.

NEW WORKS to compliment and reinforce the character of existing structure and bring it into contemporary use include:

Reinstatement of an open roof canopy on south side flanking the former sliding goods doorways. This arrangement will allow new sliding doorways to act as service counters to the cafe and office and cover for outside dining. Sliding door gear is extant and should be re used.

Form new masonry opening at east elevation to provide independent access to public WC's and services.

Re model existing pedestrian opening on west elevation to facilitate access to cafe and bicycle administration office. This will include lowering the threshold to ground level.

COMMENTARY

In my view these works outlined above are appropriate, in keeping with good conservation practice and allow the character of the station complex to be appreciated again all giving "pragmatic reasoning to conserving and restoring the Goods Shed and to re-purpose it for the future".

Brian Grubb

RIAI Accredited Conservation Architect Grade 2