

# Clondalkin Library

Access Improvement and Refurbishment Works

Part 8  
10<sup>th</sup> February 2025

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# Status

- 1 What works are we doing?
- 2 What will it look like?
- 3 When are we doing them?
- 4 How much will it cost?

# What are we doing?

## External Works

### **New Vertical Circulation Route:**

- Introduce a 2-story extension.
- Demolish single-story boiler house/bin store.

### **Conservation & Repair of Existing Fabric:**

- Repair windows and replace if needed.

### **Roof & Exterior Maintenance:**

- Repair roof, gutters, fascias, soffits, and chimneys.

### **External Area Upgrades:**

- Improve lighting, signage, and soft landscaping at the front/rear of the library.

## Internal Works:

- Create 3 new openings and 1 existing door opening.
- Add new staff work/storage room in the ground floor reading room.
- New glazed entrance lobby & external door.
- Upgrade external fire door & fireproof stairs.
- Open original door for accessible public WC.

### **Internal Finish Upgrades:**

- Update floor coverings, joinery, shelves, and paintwork.

### **Mechanical & Electrical Services Upgrade:**

- Modernize mechanical and electrical systems.

PROPOSED FRONT ELEVATION & SECTION A-A  
SCALE = 1:100 @ A3

Existing windows to front & rear to be repaired / replaced, as required, & as agreed with conservation officer. Window survey to be carried out.

Aluminium clad lift shaft

Proposed lightweight extension to be supported by separate steel structure & clipped to existing building. (to engineers detail)

Proposed powdercoated self supporting steel stairs with separate

Frameless structural glazing system to facade to detail. Glazing to high level only on west facade.

Proposed level access glazed emergency sliding door. Door only used in emergency - Location of main entrance to Library to be retained.

Remove stainless steel railing to inside of gentle slope.

Proposed lower level planting under window, new uplighters, wall lights & bollard signage all to detail.



PROPOSED FRONT ELEVATION  
Scale 1:100

Existing windows to front & rear to be repaired / replaced, as required, & as agreed with conservation officer. Window survey to be carried out.

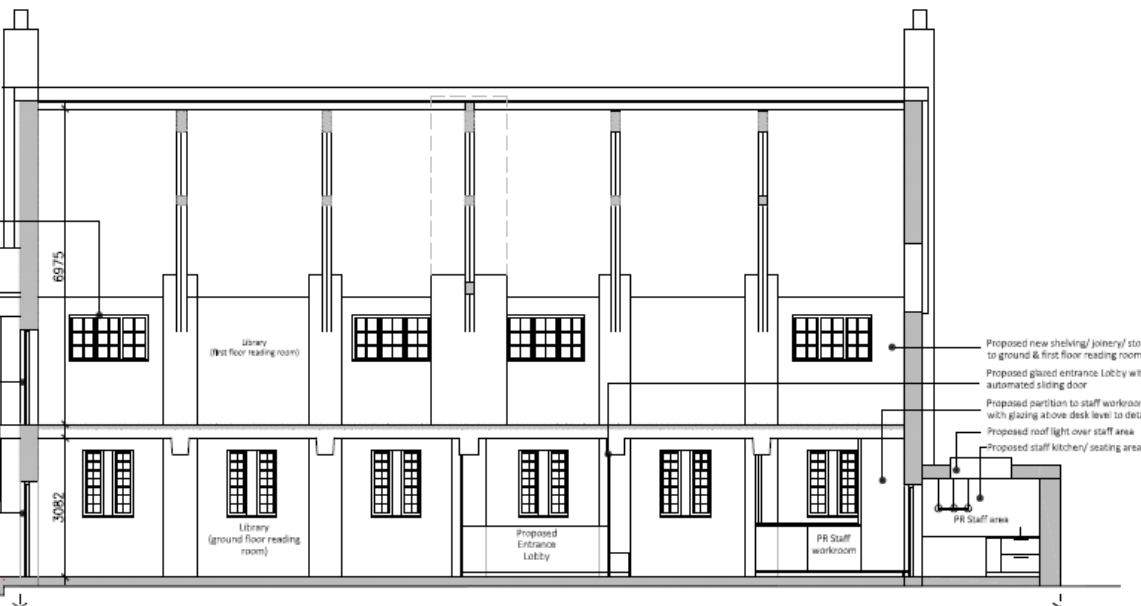
Aluminium clad lift shaft

Proposed lightweight extension to be supported by separate steel structure & clipped to existing building. (to engineers detail)

Proposed opening in external fabric for access to proposed stairs

Proposed self supporting steel stairs

Proposed access doorway to stairs - in original external door opening



PROPOSED SECTION A-A  
Scale 1:100

# What will it look like?

Left: Shows elevation and cut-out from Part 8 Drawing Set. Following images show libraries from other Local Authority areas of a similar age or style that have been refurbished.

# What will it look like?



Proposed concept for glazed & metal clad extension



External planting



Library elevation sketch

sketch for glazed & metal clad extension

Proposed extension for stairs & lift



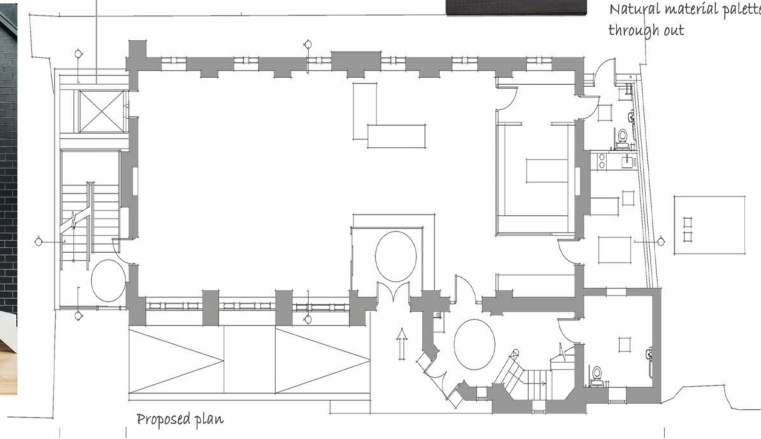
Clondalkin Library



Natural material palette through out



Proposed stairs



Proposed plan

# Pembroke Library – Dublin



# Stradbally Library – Laois

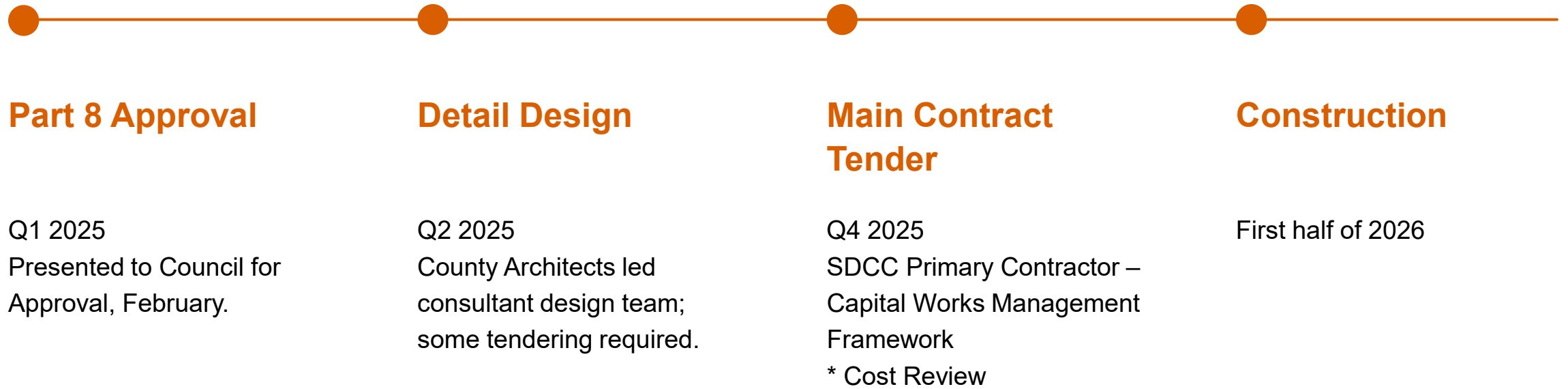


# Castledermot Library - Kildare





# When are we doing them?



# How much will it cost

## Preliminary Cost Estimate

1. Order of Magnitude Cost (OMC):
  - Base Cost: **€523,000**
2. Professional Fees:
  - Base Cost: **€183,000**
3. Value-Added Tax (VAT):
  - VAT on OMC and Fees: **€113,000**
4. Subtotal (Excluding Contingency):
  - **€819,000**
5. Contingency:
  - 15.5% of Subtotal: **€127,000**

## Capital Programme 2025-2027

2025 – **€270,000**

2026 – **€639,500**

2027 – **€36,500**

## Income

From Capital Reserves – **€486,000**

From Levies – **€460,000**