



Early Victorian Mews in Dún Laoghaire

Project in brief

This pair of Mews buildings behind Corrig Avenue were constructed in the 1840s, and are both designated Protected Structures.

Usage as store rooms made it difficult to undertake routine maintenance over the years, and it was evident that structural fabric was at risk. As part of a scheme for a change of use, it was necessary to appraise their condition and assess the need for remedial work.

Our brief was to visually inspect the Mews buildings and report on their structural condition (listing structural defects, probable causes, and recommendations for remedials).



Key features:

- Inspection of Protected Structures, and production of a factual report highlighting areas in need of remedial work to preserve structural fabric
- Formulation of appropriate remedial details for conservation review and budget costing
- Study of proposed renovation and formulation of appropriate structural work to achieve the architectural goals whilst minimising the structural impact on the historic fabric



LeeMcCullough
Consulting Engineers

Project 3892: Conservation Engineering

Dún Laoghaire

Client: Private Client

Architects: Niall Montgomery

Value: €3.6k (2009)

Project scope:

- *Visual Inspection*
- *Condition Report*

Historical Renovation

At LeeMcCullough we have exceptional experience of revitalising existing buildings, which is often more complex than the structural engineering of new buildings.

Over many projects we have addressed and resolved a wide range of issues, including:

- Strengthening historical joists and beams to carry increased loading
- Masonry Decay/Delamination
- Threading modern services into old structures

At LeeMcCullough we always seek to identify and resolve issues early, innovatively address demanding building difficulties and deliver our solutions on time and cost efficiently.

When it comes to renovation and refurbishment, anticipating and resolving engineering issues effectively is the key to a successful outcome.