

**THE CHURCH OF THE GOOD SHEPHERD
CHURCHTOWN
DUBLIN 14**

PROPOSED SANCTUARY REMODELLING & BUILDING REMEDIAL WORKS.

Summary of Works and Construction Methodology.

The Church of the Good Shepherd has remained unchanged since its official opening in 1957. The proposed refurbishment and remodelling works include the formation of a new sanctuary on the axis of the main aisle and transepts with new seating layouts. The main entrance to the Church will also be remodelled to incorporate toilets, a book shop, changing rooms and a new sacristy, all enclosed under the existing choir balcony. Electrical wiring will be brought up to current standards with new lighting and sound systems. It is also proposed to install a new more efficient and environmentally friendly heating system appropriate to the needs of the Church environment.

Unfortunately, and as highlighted at our presentation to the parish, there are more serious issues associated with the building structure that will require action prior to commencing internal sanctuary works. A condition survey completed by Hanley Pepper Consulting Engineers has identified serious defects in the roof attic environment. Due to failures in the roof protection system, mainly resulting from storm damage to roof tiles and flashings, roof timbers are being exposed to constant wetting and drying. This process, if left untreated, could lead to a more serious timber rot infestation and possible partial collapse of the church ceiling which is formed with gypsum plasterboard.

It is therefore necessary to strip back the entire roof of its existing covering and provide a new build-up that will provide better protection to the vast extent of timbers in the roof structure. Existing roof tiles will be re used throughout where possible. It is estimated that 20% of the existing tiles will require replacement and this will have a financial issue as the tile is no longer manufactured for general supply and will require special order. In addition to the above we also have issues associated with the reinforced concrete corbel gutters at eaves level. Corroding reinforcement is resulting in pieces of concrete dislodging from the concrete face and this presents a serious safety issue for the public.

In addition to internal decorations it is also necessary to redecorate the exterior of the church in order to enhance weather protection of the mass concrete and masonry walls. Also associated with external redecoration works is the need to re-seal all leaded windows, particularly the Good Shepherd window above the main entrance which will also require reinforcing works.

