

## **Development of Heritage and Recreational Hubs along the Waterways.**



This report was commissioned by Waterways Ireland to assist in the development of certain locations and structures under its remit. The recommendations and outcomes of the report, which have been submitted by ACP Architectural Conservation Professionals, will be used by Waterways Ireland as a guide in the future development of certain buildings and locations along the navigations. It is expected that a number of the sites and structures contained within this report will hopefully be progressed and developed in the future. It is noted that elements of the site appraisals and recommendations may need to be refined depending on any final adopted use of the sites. Elements of the report may equally be applied to additional and alternative sites and locations as identified by Waterways Ireland.

# Architectural Conservation Professionals



## Development of Heritage and Recreational Hubs along the Waterways.

**Client:**  
Waterways Ireland



**Date:** 20<sup>th</sup> January 2017



**Authorship:**

This Report has been prepared by:-

**Ruth Minogue** BSocSci (Hons), MA (Econ), Dip Sc. (Field Ecology)  
Ecologist

**Martin English**, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
(Building Surveyor)

&

**Simon Collins (Historic Building Technician)**

&

**David Humphrey's**, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), C.Build.E., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, MRICS,  
MSCSI.

**Chartered Building Surveyor (Conservation)**

of ACP Architectural Conservation Professionals



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have been presented  
by ACP to:**

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## GLOSSARY OF TERMS

### **1. ACA**

**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

### **2. Area of Special Planning Control**

**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

### **3. NIAH**

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

### **4. Protected Structure**

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

### **5. Section 57 Declaration**

**Section 57 Declaration** Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

### **6. RMP**

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

### **7. RPS**

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.



## Levels of significance – NIAH Definitions 2006

<b><i>International Significance</i></b>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<b><i>National Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<b><i>Regional Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<b><i>Local Significance</i></b>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<b><i>Record only</i></b>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

## Penalties for Offences

### **Architectural Heritage Protection**

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe<sup>1</sup>.

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<sup>1</sup> **156.**—(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.



## 1.0 Introduction

Waterways Ireland has responsibility for many of the buildings associated with the inland navigable waterways of Ireland. Taken together, all these structures represent a very substantial built heritage resource and examples of local building techniques, skills and vernacular architecture associated with the development of the waterways of Ireland. In recent years there has been increasing recognition of the contribution such buildings make to an area and also the importance of considering their use going into the future.

In terms of sustainability, there is a large body of evidence demonstrating the environmental benefits of extending the lifespan of a building. The benefits include both energy efficiencies and reduced greenhouse gases, particularly when the building is assessed in terms of its full life cycle. Moreover, these buildings help confer a local identity and create character in a particular area. This has been reflected in research demonstrating how built heritage can be considered as a contributor to a local economy and there has been a massive increase in what is termed adaptive reuse – essentially repurposing a building for a different use than it was designed for.

Whilst many of these buildings may have outlived their original use, they are often still structurally sound. In addition they have used local materials and demonstrate levels of craftsmanship that can be hard to achieve nowadays. If these buildings can be put to another, appropriate use, people and communities can continue to enjoy and appreciate these buildings in their local area.

In light of 2018 being proposed as the Year of European Cultural Heritage (including built heritage) it is timely that Waterways Ireland have sought to investigate this in more detail. It is recognised that considerable work is being carried out internally by numerous departments, investigating potential reuse and development of its structures. This report aims to support and further inform these efforts. This project was commissioned in June 2016 and an overview of the brief and methodology is provided in the subsequent section.

### 1.1 Project Brief

Waterways Ireland commissioned research to help deliver specific actions of the Waterways Ireland Heritage Plan 2016-2020 and the delivery of the 2016 objectives of the same plan. The key elements were as follows:

#### **Action 1-11:**

Investigate the development of conservation programmes on selected heritage sites/hubs, under the ownership of Waterways Ireland, that will be carried out according to the principles of best practice and publish the proceedings and results.

#### **Action 3-12:**

Encourage appropriate re-use of historical buildings; including community asset transfers and leases to local service providers, in partnership with Waterways Ireland's Property and Legal Section.

#### **Action 3-20:**

Undertake, where particular sensitivities arise, as assessment of zoning and management protocols at sites of heritage value.

#### **Action 3-22:**

Undertake and assessment of the potential opportunities presented by disused or utilised buildings (e.g. Lock houses and canal stores etc) to formulate an achievable strategy to develop viable long term uses)

This report presents the results and recommendations arising from the research in line with the response to the tender documents. An overview of the methodology is presented below.



## **1.2 Approach to the Brief and Methodology**

### ***1.2.1 Desktop Review and Consultation***

A number of meetings were held with Waterways Ireland in early June 2016 to gather data and gain an understanding of the issues around the built heritage of Waterways Ireland waterways. The primary baseline data used at this point was the Built Heritage Audits of the Shannon, Grand Canal, Royal Canal, Barrow Line and River Bann. These were extensive audits undertaken over the past decade and identify all built heritage sites (not just those in Waterways Ireland's ownership) along a defined area/buffer of the waterway under consideration. These audits were a useful baseline source to commence the research.

This initial review of potential heritage hubs identified 66 sites and structures along the waterways that merited further investigation. As the brief had requested the identification of 15 hubs, the following approach was used to refine this list further.

### ***1.2.2 GIS and Data Gathering:***

The initial review was supported by Geographical information Systems and the undertaking of additional research. Additional research was undertaken to augment this as follows:

- Identification of recreational and tourism facilities close by (such as greenways/blueways or established tourism attractions).
- Clarification if the structure was listed on the National Inventory of Architectural Heritage of the relevant Local Authority's Record of Protected Structures.
- Condition of structure and rarity/significance as identified in the Waterways Ireland Built Heritage Audit reports and the condition reports as commissioned by Waterways Ireland and carried out by Waterways Ireland Technical Services Section (Theron Rosson and Michael Moloney).
- Cross referencing to ascertain if the particular site or area had been identified in Waterways Ireland Product Development Reports (See Section 2 for summary of these reports).
- Cross-referencing with the properties listed on the Asset Register prepared by the Property and Legal team of Waterways Ireland. These all helped to refine and reduce the number of potential heritage hubs to around 15 sites.

A database was established and this in turn was cross referenced with research undertaken by the Property and Legal Section of Waterways Ireland to verify their availability and/or development potential. This excluded certain structures due to existing lease /licensee arrangements.

### ***1.2.3 Site Visits***

The list of refined hubs was presented to Waterways Ireland in advance of rapid field survey that was undertaken by a Building Conservation Surveyor and environmental consultant. This took the form of visual inspections of each of the emerging sites over a three day period.

In order to help determine the final 4 hubs, a summary report on each of the 15 sites grouped around each waterway was prepared and submitted to Waterways Ireland for comment and revision.

### ***1.2.4 Literature review and identification of comparable case studies.***

As the project progressed, the team agreed that identification of comparable structures that have been adapted and re-used would be useful and add value to the project. In addition, an overview of the key policy trends and overall framework were also prepared- focusing particularly on reuse of buildings, tourism trends and initiatives, of which the Ancient East is of most relevance to much of Waterways Ireland's waterways.



### **1.2.5 Selection of heritage hubs**

Following the preceding tasks, the project team met again and, in consultation with Waterways Ireland, selected four potential hubs for further research. Three of these sites are former canal stores and a more detailed visual inspection, scope of works and magnitude of costs has been prepared for these. These are presented in an annex to this report.

The fourth heritage hub developed into another proposal- that of a longer term recreational and restoration programme. It was agreed that research would be undertaken in this instance on identifying potential funding streams, particularly those of an international nature to ascertain if funding programmes could be identified for this proposal. This is presented in *Section 5* of this report.

### **1.2.6 Consultation**

Informal discussions on the project in terms of identifying potential funding streams, relevant built heritage best practice and potential case studies have taken place over the course of the project. Those consulted with include the following:

- Willie Cummings: Senior Architect, National Inventory of Architectural Heritage;
- Ristead Uacroinin: Conservation Officer, Clare County Council, and
- Beatrice Kelly: Waterways Officer, Heritage Council.

## **1.3 Structure of this report.**

This report is structured as follows;

*Section Two:* Literature and Policy Review.

*Section Three:* Case studies.

*Section Four:* Presentation of Heritage Hubs.

*Section Five:* Final Heritage Hubs.

*Appendices:* Including the technical reports on the final hubs and additional references and sources.

## **2.0 Literature and Policy Review**

### **2.1 Introduction**

This section presents an overview of built heritage and adaptive reuse strategies, and national architectural policy and guidance as it relates to built heritage and reuse of old buildings in particular. Extending the lifespan of a building, retention of same over new build is recognised as delivering significant benefits with a body of research demonstrating savings in greenhouse gas emissions as well as the contribution of older buildings to local character and streetscapes. At both EU and National level the contribution of built heritage and recognition of potential advantages of reusing existing building stock is well recognised.

This is further reflected in national policy now and an overview of this is presented below, along with a summary of evidenced based research on adaptation of older building stock from an international perspective.

This chapter also provides an overview of current tourism policy, key relevant tourism markets and groups and discusses the national tourism initiative Ireland's Ancient East which is of particular relevance to potential heritage hubs.



## **2.2 Built Heritage and Adaptive Reuse.**

Recent research and now funding streams from the European Union are recognising the important contribution cultural heritage (including built heritage) has made to Europe and how seeing this as a resource and stimulus for growth can confer significant advantages. In addition, the EU Action Plan on the Circular Economy (2015) aims to promote the transition to a more circular economy, where the value of products, materials and resources is maintained in the economy for as long as possible, and the generation of waste minimised. Reduction of construction and demolition waste (amongst the largest waste volumes in Europe) through recycling and reuse is an essential contribution to the EU's efforts to develop a sustainable, low carbon, resource efficient and competitive economy.

Essentially for both cultural and environmental reasons, there is an increasing recognition of the advantages of retaining existing buildings and the following section highlights some of the recent EU and National level research and policy drivers addressing this particular theme.

### ***2.2.1 Getting Cultural Heritage to Work for Europe Report of the Horizon 2020 Expert Group on Cultural Heritage 2015***

The report sets out recommendations for an innovative policy framework and agenda for cultural heritage-related research and innovation up to 2020. The economic benefits of cultural heritage have most commonly been seen in terms of tourism, but it is now also seen as an innovative stimulant for growth and employment in a wide range of traditional and new industries. It is also to be recognised as major contributor to social cohesion and engagement as a way of bringing together communities and stimulating young people to engage with their environment. Many countries have successfully exploited these benefits, generating prosperity, bringing new jobs and creating improved environments. This report gives some concrete examples of how cultural heritage has been a production factor in local and national economies.

The findings of this report have also translated into funding streams for the 2017/18 Work Programme for Horizon 2020 funding-SC 5 Cultural Heritage for Sustainable Growth. To promote cultural heritage as a production (rather than a cost) factor and as an investment opportunity.

### ***2.2.2 Cultural Heritage Counts for Europe, 2015***

Cultural heritage is a part of the solution to Europe's climate change challenges, for example through the protection and revitalisation of the huge embedded energy in the historic building stock. Reusing and repairing existing building stock have environmental benefits within creating evidence that the level of energy efficiency of pre-1890 public buildings at least matches, and sometimes exceeds, the one of the most sophisticated modern buildings. From an environmental standpoint, the embodied energy of existing buildings is one of the most compelling arguments for preserving them. Maintaining and reusing existing structures also contribute to reducing urban sprawl, prolonging the physical service-life of buildings and building parts and supporting waste-avoidance. .

### ***2.2.3 Government Policy on Architecture 2009-2015***

Government Policy on Architecture 2009 -2015 (Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs) places an emphasis on sustainable development, high quality modern architecture and incorporates architectural heritage also. The policy recognises the important contribution of existing buildings to architectural heritage. Section 4.3, Making Best Use of the Built Environment Resource recognises the value of the existing built environment and provides the following objective:

***An objective with regard to the production of a sustainable built environment is that the value of the existing built environment as a resource for the future is recognised and exploited. Subject to protecting its cultural value, continuing use of the existing building stock should be an important objective in both public and privately led development.***



A series of actions underpin this objective of which Action 22 is of particular relevance to the heritage hubs.

**Action 22:**

To assist in meeting sustainability objectives public authorities, assisted by the development and implementation of sustainable planning by local authorities, will be encouraged to introduce the following measures:

- i. Prioritise assessment of their existing land holdings including redundant and underused building stock in terms of its economic and social value. In deciding on future development, public authorities will be asked to encourage adaptive re-use of buildings that would be compatible with their character and significance;
- ii. develop their sustainability policies and objectives to specifically address the re-use of the existing building stock;
- iii. Prepare a conservation policy for buildings of architectural heritage value in their care and/or ownership and within this framework to prepare a conservation plan for individual places as appropriate. Such policies should be based on an inventory of their historic building stock and make provision for ongoing conservation and maintenance programmes in fulfillment of the policy objectives;
- iv. With regard to developments on publicly-owned brown field sites, consideration will be given to measures which take account of existing material resources on the site and the potential for this material to be reused. Such an account should form part of the assessment of the site potential of the land, and its potential for planning purposes.

**2.2.4 Shaping the Future: Case Studies in Adaptation and Reuse in Historic Urban Environments**

Following on from the national policy on architecture, an adaptation and reuse manual was developed under Action 23 of the national policy. This manual presents examples of how spatial planning through local area or county development plans can encourage and promote adaptive re-use and also presents a series of case studies from around Ireland of older buildings being adapted for new uses whilst retaining their historic character.

*‘Heritage-led regeneration through reuse presents an opportunity to encourage the enhancement and protection of both the existing built heritage and the wider historic building stock. Part of that protection will encompass renovation and renewal in order to accommodate new and current uses, which in turn should enhance the longevity of the structures concerned.’<sup>2</sup>*

**2.2.5 Creative Ireland 2017-2022**

Creative Ireland is the Government’s Legacy Programme for Ireland 2016. It is a five-year all-of-government initiative, from 2017 to 2022, which at its core is a wellbeing strategy which aims to improve access to cultural and creative activity in every county across the country. Creative Ireland is built around five pillars as follows:

- Enabling the creative potential of every child.
- Enabling creativity in every community.
- Investing in our creative and cultural infrastructure.
- Ireland as a centre of excellence in media production.
- Unifying our global reputation.

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<sup>2</sup>Shaping the Future, pg 6.



Architecture and crafts are included within this programme.

### ***2.2.6 Research on Environmental and Social Benefits of Adaptive Reuse.***

There is a considerable body of research being undertaken internationally, particularly in North America in relation to the benefits of retention and reuse. Research has been undertaken comparing adaptation of existing building stock against new build with a strong focus on the whole of life or life cycle assessment. By extending an existing buildings life by 50 years, significant environmental benefits accrue relating to the reuse and retention of existing resources.

There is also a growing evidence base for the use of older building stock as a soft location for start ups, creative industries and smaller businesses. This is the case whereby larger companies are financially in a position to lease or rent the new commercial buildings whereas smaller start up businesses are not. This trend is bucked however by the likes of technology companies including Twitter (former furniture mart) and Air B&B (renovated industrial warehouse) using older buildings in the centre of San Francisco. This is driven by their employees desire to live close to work, in city centers and also the aspiration for ‘authenticity’. Along with the character of these buildings they are often well located, being close to transport networks and within the existing town centre.

### ***2.2.7 Built to Last the Sustainable Reuse of Buildings: An Action of the Dublin City Heritage Plan 2004***

This study looks at five existing buildings from an economic, environmental and cultural perspective. It compares the results of reusing each building with those estimated on the basis of replacing it with a new building on the same site. The figures used for the economic analysis are based on real-life refurbishment costs. In the five case studies used to prepare this report, hypothetical new build scenarios were compared with actual refurbishment projects in relation to building costs, environmental analysis and whole life costs.

In general, the conclusions illustrate the advantages, both economic and environmental, of re-using and extending the lifespan of the building stock.



**Photo 1 – Front Cover of Report Showing the Building Types**



The study reviewed 5 buildings ranging from 18<sup>th</sup> Century listed terraced buildings to a mid 20<sup>th</sup> century social housing building. Key findings were:

- The case studies show that constructing new buildings on brown-field sites is more expensive than retaining and re-using existing buildings except in situations where the extent of building repair and refurbishment required is extremely high. As the repair costs decrease, the re-use option becomes progressively more economical to a point where reduced costs of as much as 50% can be achieved.
- This study has shown that the re-use of buildings has greater value for the environment and cost savings over the future life of the buildings. Existing buildings can also have greater aesthetic and heritage values
- The study findings support the acknowledged international view that the re-use of buildings minimises the depletion of non-renewable resources and is therefore essential to sustainable development.
- The results show that a refurbished existing building performs better in environmental terms than a hypothetical newly constructed building on the same site. In the buildings assessed for this report, the environmental impact per m<sup>2</sup> is less in the refurbished building than in the hypothetical redeveloped building.
- Building practice in Ireland will in future need to respond to European legislation and policy on waste hierarchy, which will impact on costs and make the re-use of buildings more attractive.
- In four of the case studies the re-use option generated lower whole life costs, making this a better environmental option. In four of the five buildings examined the re-use option had lower capital costs.



## 2.3 National Tourism Policy

### 2.3.1 People, Place and Policy; Growing Tourism to 2025.

This is the key tourism policy strategy for Ireland and is supported by an action plan. People and place are at the core of this strategy which aims to support growth of tourism revenue (as opposed to visitor numbers) to 2025. Of particular relevance to this research is the focus on engagement at local levels, ensuring skills sets are present and clearly the sense of place and heritage associated with same. The role of local authorities as the link between communities and state agencies is recognised and supported in this policy.

### 2.3.2 Potential markets and Groups – Overseas and Domestic

Certain groups are identified as being more likely to visit Ireland from overseas and it is these that should be considered in terms of marketing and promotion. These groups are identified in the above policy strategy and are identified in the Fáilte Ireland 2011 research “GB Path to Growth, Tourism Recovery Taskforce”. The top three groups most likely to visit Ireland area as follows:

- Culturally curious
- Great Escapers, and
- Social energisers.

The other four segments are the ‘Top Tenner’s, ‘Easy Going Socialisers’, ‘Nature Lovers’ and the ‘Spoil Us’ segment. Table 1 presents an overview of the top three groups.

<b>Culturally Curious</b> <i>Travelers with a passion for new ‘wow’ experiences who are seeking fun and excitement, immersing themselves in the destination</i>	<b>Great Escapers</b> <i>Independent thinkers with a craving for culture and history. They are out to broaden their minds and expand their experiences by exploring new landscapes, history and culture</i>	<b>Social Energisers</b> <i>Adventurous and committed to spending quality time in a breath-taking place. They are on holiday to take time out, get physical with nature and reconnect with their partner</i>
<ul style="list-style-type: none"> <li>• Tend to be middle aged (35 – 54)</li> <li>• Likely to travel as a couple or with other adult friends</li> <li>• Want to broaden their minds and expand their experiences through landscape, history and culture</li> <li>• Curious and keen to learn about the places that they travel to</li> <li>• Independent active sightseers</li> <li>• Want to encounter new places and out-of-the-ordinary experiences</li> </ul>	<ul style="list-style-type: none"> <li>• Tend to be younger (25 – 45)</li> <li>• Often couples, some with young children, or travelling with friends and older family members</li> <li>• Need time out from busy lives and careers</li> <li>• Specially interested in rural holidays</li> </ul>	<ul style="list-style-type: none"> <li>• The youngest target segment, primarily aged under 35</li> <li>• Like to holiday in groups or as couples</li> <li>• Look for places that are new, different, and vibrant</li> </ul>

**Table 1 - Top three potential groups identified in Fáilte Ireland Research**



### 2.3.3 Domestic and overseas markets

Fáilte Ireland 2014 research ‘Driving Growth through Segmentation - An Introduction to Best Prospect Domestic Customer Segments’ concentrated on what is known as segmentation. This is a process through which potential customers who displays similar needs, motivations and characteristics are grouped together. This allows a more focused response to match tourism and recreational features to customer motivations rather than focusing on demographics. Essentially it looks at what motivates people to take holidays and what do they want to feel from that holiday. Three groups are prioritised in the domestic market, of which the following two in particular are identified as being of particular relevance to this research.

	<b>Connected Families</b>	<b>Footloose Socialisers</b>
<b>Who are they?</b>	<p>Connected Families make up 23 percent of the domestic market, the single largest segment.</p> <p>They are made up of relatively young families - parents in their thirties and early forties and children generally under the age of ten.</p> <p>For Connected Families, family holidays are the best weeks of the year and a special opportunity to spend quality time together, creating memories to last a lifetime.</p> <p>They put their heart into planning and finding out everything a destination has to offer, the best places to stay, the hidden gems and all the activities available that can be shared by adults and children together.</p> <p>For them it is not about having a plan for every day rather knowing that there are lots of ‘things to do together’ nearby and making sure their accommodation and facilities really suit their needs.</p>	<p>Footloose Socialisers make up 15 percent of the domestic market. On average in their late forties and well educated, they are made up of groups of friends that enjoy getting away and spending quality time together.</p> <p>What matters most to them is being with like-minded people, whether they’re old friends or new acquaintances.</p> <p>They really love the opportunity to get a break from their routines and responsibilities.</p> <p>For Footloose Socialisers a weekend with friends is a reminder of their long lost youth and they love to break out, really relax and enjoy themselves.</p> <p>Although value conscious, Footloose Socialisers regularly take short breaks with friends - going to rugby matches, hill walking, attending music and cultural festivals or just playing a few rounds of golf.</p>
<b>What they want from a holiday</b>	<p>Connected Families enjoy a holiday that offers a variety of things to see and do in a place that feels special. Whether it’s fun at a petting farm, picnicking, or taking a walk on a local nature trail, as long as they’re doing it together, they’re happy.</p> <p>For the parents it’s all about their children being happy and enjoying themselves.</p> <p>They want to make the most of the opportunity to really ‘be’ with their children and love to see them do and enjoy the same simple things they did when they were children themselves.</p> <p>They are seeking to create special memories that they can treasure, sharing experiences that they can fondly look back on in the months and years to come.</p>	<p>Footloose Socialisers are seeking to share experiences with people they can relax and be themselves with – experiences that bring people together and enrich life. They want to do this in authentic and interesting surroundings.</p> <p>They reject the idea of a package holiday.</p> <p>They believe that it’s good to go off the beaten track every now and again, try out different places, meet the locals and really get under the skin of a place.</p> <p>They enjoy good food and drink and tend to be interested in the history and culture of the place they are visiting.</p>

**Table 2 - Priority Groups within the Domestic Market.**



### 2.3.4 Niche Markets

Recently identified in Fáilte Ireland's Quarterly Tourism Briefing note is the 'quiet' tourist. This is someone who wants to get away from everything and digital smart phones and wifi in particular. This trend was originally identified in 2012 in the New York Times and relates to the 'wellness' concept. Scotland's Tourism Agency Visit Scotland is promoting this also, particularly for the northwest parts of Scotland which have very poor mobile coverage.

### 2.3.5 National Initiatives

One of the key drivers behind developing and promoting the Wild Atlantic Way was consumer research demonstrating that many saw and understood Ireland as one region. Consumer Research highlighted Ireland as a destination was not best in class in terms of iconic experiences, and the country as a whole was perceived as one region. The success of the Wild Atlantic Way has led to a similar initiative Ireland's Ancient East which broadly runs east of the River Shannon. See Figure 1 below:



Figure 1 - Ireland's Ancient East

This new experience brand has been designed to appeal to the Culturally Curious and the Great Escaper market segments and to present this large geographic area in a cohesive and unified manner.



*Ireland's Ancient East brand promises:*

- A destination that is easy and enjoyable to explore;
- Where cultural experiences are memorable because they tell their story so well;
- Where the stories told at individual visitor attractions link to other sites across the region and to an overall timeline, building to an unforgettable and enriching journey through 5000 years of European history;
- Where spectacular heritage sites are set against the backdrop of a rich, green, pastoral countryside.

A number of suggested routes are already promoted on the Ancient East website that are related to the inland navigational waters, these include itineraries associated with historical sites to more relaxed boating along the inland waterways. 'Take to the Waters' also references the canals and Barrow navigation and lists various recreational providers along these waters.



**Photo 2 - Ireland's Ancient East Image Gallery – Barge Trip Close to Sallins**



**Photo 3 - Ireland's Ancient East Image Gallery – River Barrow near Borris**



## 2.2 Waterways Ireland research

In addition to the audits of built heritage, Waterways Ireland commissioned a series of reports that aimed to review and identify rural tourism products associated with the waterways. These are as follows:

- North Shannon and Shannon Erne Waterway Catchment Recreation, Tourism and Economic Product Identification Study (2010)
- Mid Shannon and Lough Ree Product Development Study (2010)
- The Erne Recreational, Tourism and Commercial Product Identification Study Main Report (2011)
- The Barrow Corridor Recreational, Tourism and Commercial Product Identification Study (2012)
- Recreation, Tourism and Commercial Product Identification Study Grand Canal Rural (2013)
- Recreation, Tourism and Commercial Product Identification Study Royal Canal Rural (2013).

These studies have all highlighted the importance of the waterways for recreation and tourism; in particular for outdoor recreational activities. A number of the studies identified particular settlements as primary and secondary gateway hubs for activities, whilst others identified opportunities for enhancement and development along certain towns and villages. The importance and growing popularity of greenways and blueways are acknowledged particularly in the Royal and Grand Canal studies above.



## 3.0 Case studies

### 3.1 Introduction

When considering case studies for inclusion it was important to identify properties that are comparable to those under ownership of Waterways Ireland. Therefore a particular focus was given to structures such as lockhouses and stores.

There is a wealth of international research and case studies in the area of adaptive reuse, essentially the reuse of a building for a function other than its original use. One of the better known examples is the former power station now converted to the Tate Modern gallery in London. However there are plenty of examples of buildings that have been renovated in line with their original function, with lockhouses being a good example.

However for buildings such as stores that were originally built to store various goods associated with the transport network, adaptive reuse can become an useful means to extend the lifespan of the building whilst making its new function work within the existing structure. It has the benefit of retaining an existing historical building and its contribution to the surrounding area, as well as quite considerable environmental benefits particularly around resource savings, life cycle assessment and contribution to built heritage and urban renewal.

### 3.2 Case studies

#### *3.2.1 Clones Canal Store, Ulster Canal – New Use: Community and Heritage with Café and Multifunctional Space*

The Canal Stores were built at the same time as the canal (1840s) to provide storage for goods transported along the network. The complex consists of a group of buildings typical of small industrial buildings of the time built with stone walls and roofs in slate and metal sheeting and now stand as a reminder of the industrial and commercial heritage of the canal.

The buildings fell into disrepair until 1995 when the largest building was rejuvenated by McCormick Tracey Mullarkey Architects. This brought that building back into use as a community and heritage centre with a cafe, a tourist information point, multifunctional flexible spaces and a permanent lace exhibition.

The community building sits parallel to the canal and is a fine two storey industrial building with entrances to both floors afforded by a change in level between the road and canal. Internally much of the industrial feel of the building has been conserved, especially on the lower ground floor where concrete paving stones help give a sense of history.

A modest two storey extension has subsequently been constructed that adds a new multipurpose room and links to the existing building; this is clad in zinc to reference the older galvanised metal buildings associated with rural farms and outbuildings.



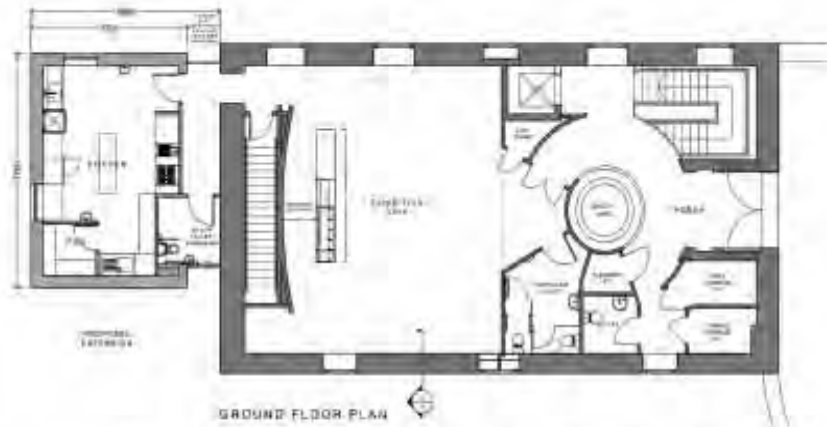
**Photo 4 – Before & After Photos of the 1995 Restoration**

The more recent renovation and extension to the Clones Store formed part of a €1.68m investment in the Clones Erne East Blackwater project that also included development of eco-trails, cycling routes and angling sites between the Ulster Canal and Lough Erne. The project was part-financed by the European Union's European Regional Development Fund through the INTERREG IVA Cross-border Programme and was managed by the Special EU Programmes Body (SEUPB). Funding was also provided by the Department of Agriculture and Rural Development for Northern Ireland and Department of the Environment, Community and Local Government in Ireland.

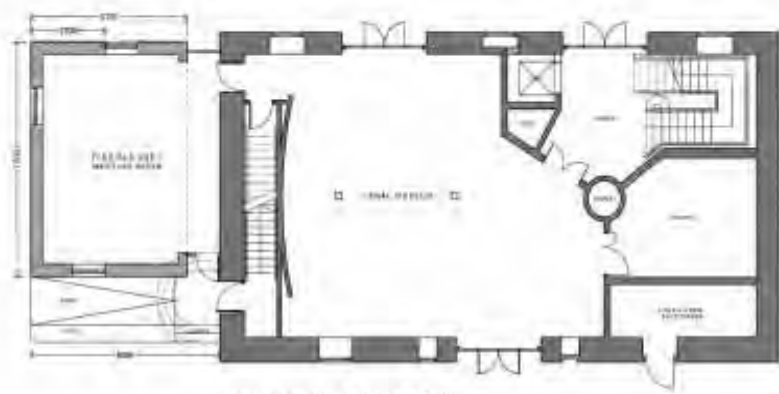
The following page shows the site plans for the recent extension and layout.



CASE STUDY



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



PERSPECTIVE 01

Figure 2 - Floor Plans and Site Layout, Canal Stores.



### **3.2.2. Warehouse Conversion- Barrow Street, Dublin 2.**

This three story high building faces west onto the Grand Canal Basin in the Dublin Docklands. The building was derelict but the main structure was substantially intact. The cast iron frame supporting three quarter inch solid timber floors was of note, as were the stone rubble walls with brick reveals and steel framed windows in various states of repair.

The aim of the project was to conserve the simple warehouse by demolishing modern external additions and restoring its key features, the stone walls, timber floors, steel windows and steel structure. The project put emphasis on retaining and reusing as much of the original fabric of the buildings as possible and treating necessary new interventions as distinct and clearly separate from the existing structure.



**Photo 5 - Interior of Barrow Street Conversion**

The lessons learnt from this case study stressed the appropriate use of this building. Reusing the space for office accommodation allowed much of the internal structure to be retained as clear, open space, thus maintain much of the character of the original warehouse. Adapting the building to residential use would have required far greater internal subdivision and worked less well.



**Photo 6 - Interior view of Barrow Street conversion.**



### **3.2.3 Lockhouses - Continued Use - Residential now as Holiday/Recreational.**

#### **Canal Quarters Programme, Chesapeake and Ohio (C&O) Canal**

The Canal Quarters program, a partnership between the C&O Canal Trust and the C&O Canal National Historical Park, has restored six lockhouses within the Park to provide overnight interpretive experiences for guests. Each has been furnished to depict a different time period from the 1830s to the 1950s, and a stay in all six lockhouses will allow visitors to trace the history of the Canal. Facilities vary considerably between each lockhouse.

The program was conceived as an innovative way to creatively reuse the deteriorating lockhouses that sat on Park property, and since its launch six years ago, has won three major preservation awards in recognition of its success. The Park Service handled the rehabilitation and preservation work, and C&O Canal Trust Board Member and project volunteer Robert Mertz handled the furnishings. Through Air BnB it costs between \$100 and \$150 per night to hire a lockhouse. A group of volunteers called Quartermasters are an integral part of the program – they are the caretakers of the lockhouses, helping guests and doing maintenance as needed. All proceeds from the program go right back into the continued preservation and maintenance of the lockhouses. A sample of these is presented in the following pages.

#### **Lockhouse 28**

Completed in 1837, Lockhouse 28 stands as a reminder of the fierce competition between the Chesapeake & Ohio Canal and the Baltimore & Ohio Railroad in the race to reach the Ohio River Valley. At Point of Rocks the land between the Potomac River and the rocky outcropping becomes precariously narrow. Both companies knew ownership of this strip of land was imperative to winning the race to the Ohio. Adversaries in the courts for four years, both canal and railroad were given rights-of-way, with the C&O Canal allowed to build next to the river, and the B&O Railroad forced to carve its way through the hillside just above the canal.

Today, Lockhouse 28 is a rustic retreat, situated between the scenic Potomac and the still-active railroad tracks. It is the most remote of the Canal Quarters lockhouses, located nearly 1/2 mile from the nearest parking area.

#### **Features:**

- No Heat
- No Electricity
- Outdoor fire ring
- Adjacent picnic table
- One bedroom with double bed, one bedroom with two single and “three quarters” beds and two trundles, cot available
- Outdoor portable toilet



**Photo 7 – Lockhouse 28 C & O Canal, Ohio – Sample Photos**



## Lockhouse 6

The vision of the C&O Canal has changed and adapted over the course of its history. The canal's roots begin with George Washington's dream of a waterway trade route connecting east and west. After its closure in 1924, a second chance came to the canal in the form of another dream, that of Supreme Court Justice William Douglas. Douglas sought to protect this land as an outdoor sanctuary for public recreation. Set in the 1950s of Justice Douglas' famous hike to preserve the canal, Lockhouse 6 is furnished with objects reminiscent of the mid-Twentieth Century.

Lockhouse 6, surrounded by mature sycamores, is a fully modern stone house with a covered porch and nearby parking. It provides ready access to Georgetown, the feeder canal, and the Capital Crescent Trail.

### Features & Amenities

- Modern kitchen with stove, oven, and refrigerator
- Bathroom with tub/shower
- Private porch
- Sleeps 8: One bedroom with double bed; one bedroom with two twin and two trundles; Pull out sofa in living room
- Central AC/heat
- Easy access to Bethesda, Georgetown, and northern Virginia
- Linens not provided
- \$150/night



Photo 8 - Lockhouse 6 Sample Photos External



Photo 9 - Lockhouse 6 Sample Photos Internal



### 3.2.4 Grand Canal, Naas, Co Kildare

This is a restored lockhouse, along the Grand Canal, close to Naas. This is let through Air B &B again and sleeps two in one bedroom. Prices are €55/night.

All the reviews all mention the cosy character, a great getaway spot and the feeling of taking a break from busy life.

*“My mother and I really enjoyed Annette's cosy hideaway cottage. It is located in the heart of the countryside with beautiful views along the canal. A great place to take a break from busy life and to relax and switch off. We received a warm welcome from Annette and would definitely book again! Highly recommended!”*

*“Annette's cottage was a lovely way to see some of the countryside in Kildare. The fireplace was especially cozy, and the nook in the loft was adorable. We wished we could have stayed longer to explore more of the countryside surrounding the cottage!”<sup>3</sup>*



**Photo 10 - Interior of Grand Canal Lockhouse for Short-term Rental**



**Photo 11 - Exterior of Lockhouse**

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<sup>3</sup> Air BnB Customer Reviews



### 3.2.3 Great Western Greenway Rest Stop

The subject site is a derelict stone cottage located on a small site where the access road to the Townland of Buckfield meets the N59 road (between Westport and Newport). The site lies adjacent to the Great Western Greenway cycling route and is the property of Mayo County Council.

The proposed development will consist of: the development of the ruined cottage into a toilet stop and small shop/ kiosk that is open for use by cyclists and walkers along the Greenway.



**Figure 3 - Proposed Rest Stop Design Drawing**



**Photo 12 - Existing Structure**



**Photo 13 - Existing Greenway**



## 4.0 Presentation of Heritage Hubs

### 4.1 Introduction

In this section information is provided on each of the heritage hubs that were assessed and selected through the methodology as outlined Section 1 of this report. Most of the sites were visited in October 2016 to gain an understanding of existing site conditions. The hubs are presented in terms of their relevant navigational waters, as follows:

- Section 4.2 – River Shannon
- Section 4.3 – River Barrow
- Section 4.4 – Grand Canal
- Section 4.5 – Royal Canal

A summary discussion of each of the hubs is provided in the following format:

- Overview and description from National Inventory of Architectural Heritage (where present).
- Heritage and Recreational sites and facilities within 5km of the structure and significant attractions within 15-30km.
- Notes from site visit.
- Opportunities and Constraints.
- Waterways Ireland research and proposals, and
- Potential Reuse recommendations and where relevant reference to case studies identified through the research process.
- A number of photos from the site visits and research. Each section concludes with an overview map showing site context and archaeological heritage sourced from the sites and monuments record, this is not a fully comprehensive listing of built heritage but provides an indication of same within the area under discussion.

It must be noted that although the preliminary research also looked at the Erne and River Bann, structures there are generally limited to jetties and do not include stores or lockhouses associated with these systems.

Figure 4 on the following page shows the location of the heritage hubs.





## 4.2 Shannon Navigation

### 4.2.1 Portumna. (Bridge Operator's House)

Two structures are presented for Portumna given their close location to each other and potential contribution to a heritage hub at Portumna.

#### **Bridge Operator's House, Hayes Island, Portumna, Co Tipperary**

##### *Overview*

The National Inventory of architectural heritage (NIAH) provides the following appraisal of this building:

*“A beautifully-constructed house using high-quality materials and meticulously finished despite its diminutive size, this building forms an integral part of the Portumna Bridge and harbour complex. The minor alterations of rear extension and replacement front door have not detracted from the unique character of this building, which survives from the previous bridge of c. 1845.”*

This functions as a landmark building on its own island in the River Shannon, marking the boundary between Counties Tipperary and Galway on Lough Derg. It forms part of the Shannon crossing complex incorporating an older and 20<sup>th</sup> century bridge.

There appears to be no other extant similar bridge house associated with navigational waters in Ireland. This increases its overall significance and heritage value. It is also within the curtilage of the protected structure of Portumna Bridge (NIAH Reference: 22400303).



**Photo 14 - Bridge Operator's House (Site Visit October 2016)**



### ***Heritage and Recreational facilities***

The house is located close to the town of Portumna and is only 500m from Connaught Harbour. Emerald Star Cruisers, Murrays Angling School, O'Keefe Cruises and two bike hire shops are present around Portumna. Podumna Glamping and the Watermark ski Club are other recreational facilities present.

A number of walking, cycling and shortly a canoe trail are in the area. These include

- The Hymany Way (part of the long distance Beara Briefne Way,)
- Portumna Forest Park trails in the forest park,
- Lough Derg Canoe trail
- Lough Derg Cultural heritage Trail (driving)
- Galway East Ecclesiastical Trails (driving)
- Portumna Architectural Trail

There are a number of shops, restaurants, pubs and services present close by.



**Photo 15 - View from North of Bridge**

Portumna has a number of key attractions that are also quite diverse; principal ones include:

- Portumna Forest Park with walking trails, cycling trails and wheelchair accessible trails, picnic and toilet facilities.
- Irish Workhouse Centre. The large workhouse complex in Portumna is itself an ongoing restoration project and opened to the public in 2011.
- Portumna Castle, gardens and demesne. An OPW run castle dating from the early 17<sup>th</sup> century with restored gardens also.
- The village of Lorrha which has a very significant ecclesiastical heritage is also located 5km away.

### ***Site Visit Notes, October 2016***

A fibrous cement slate roof is present and no patent defects noted to wall structure on day of visit. The original windows are still present. The wooden boarding on the front door is now partially rotted at the base that could allow access to the building. The garden is now currently very overgrown with tree growth adjacent to the rear house extension.

### ***Opportunities and Constraints***

The position of this well designed house on its own island on the River Shannon adds to its rarity and particular setting. The garden if cleared is a good size and the existing shed could be cleared to provide additional storage for kayaks, bikes etc. The river could be accessed from the garden.

The height of the house likely provides long views south across the river and lake. It has a good location very close to the town as well as Emerald Cruisers and the Ferry Inn.



A number of well known heritage sites are within walking distance and it is located very close to the Hymany way. Electrical and water services are present in the building, whilst foul water is drained to an existing septic tank.

The constraints relate to parking provision given its location on the bridge however parking could be provided either side of the bridge. The condition of the house also detracts from the key northern access and one of the main river crossings of the Shannon River.

### ***Waterways Ireland Research and Proposals***

Bridge Operator's House, Portumna, Co Galway. Inspection Report 2012.

North Shannon and Shannon Erne Waterway Catchment Recreation, Tourism and Economic Product Identification Study (2010) made recommendations including provision of a second harbour and facilities for Portumna within walking distance of the town as well as the potential enlargement of current Connaught Harbour.



**Photo 16 - River in Background View Blocked by Overgrowth**

### ***Programmed Projects 2017 to 2019:***

- Portumna Castle Marina: Completion of upgrades to the marina, camper van parking facilities and service block.
- Portumna Development Project: Improvements planned for the canal from the Shannon down to Connaught Harbour and the WI offices at Connaught Harbour.
- Portumna Blueway Link to Castle Harbour: Walkway and Cycleway connecting Portumna Bridge downstream along the embankment west towards Castle harbour and Portumna Recreational Area.

•

### ***Potential Reuse***

Self- catering accommodation. This could be a potential joint venture with Emerald Star Cruisers to function as a complementary accommodation to the cruisers to add on at the start or end of their cruising holiday.

### ***Potential Case Study:***

Restored lockhouse along Grand Canal, near Naas (See Section 3.2.4 above)



#### **4.2.2 Portumna ('Lynches' Stores and Shed, Connaught Harbour)**

##### **Overview**

The National Inventory of architectural heritage (NIAH) provides the following appraisal of this building:

*“A detached two-bay two-storey goods store, built c.1900, to south of harbour.”*

It is within the curtilage of the protected structure Connaught Harbour and stores listed in NIAH: 30412704. This represents a good example of store buildings associated with the canal structures on the Shannon.

The corrugated iron shed adjoining the stores forms an attractive boundary and along with the store building frames the harbour area. The shed is a fine example of vernacular architecture and is in good condition.

##### **Heritage and Recreational facilities**

The stores and shed are from part of the Connaught Harbour complex; located close the River Shannon and Portumna town. Emerald Star Cruisers, Murrays Angling School, O'Keefe Cruises and two bike hire shops are present around Portumna. Podumna Glamping and the Watermark ski Club are other recreational facilities present. There are a number of shops, restaurants, pubs and services present close by.



**Photo 17 - View of Lynches' Stores from the Harbour**

A number of walking, cycling and shortly a canoe trail are in the area. These include:

- The Hymany Way (part of the long distance Beara Briefne Way,) - this runs directly opposite the harbour so could be accessed from the stores.
- Portumna Forest Park trails in the forest park,
- Lough Derg Canoe trail
- Lough Derg Cultural heritage Trail (driving)
- Galway East Ecclesiastical Trails (driving)
- Portumna Architectural Trail

Portumna has a number of key attractions that are also quite diverse; principal ones include:

- Portumna Forest Park with walking trails, cycling trails and wheelchair accessible trails, picnic and toilet facilities.
- Irish Workhouse Centre. The large workhouse complex in Portumna is itself an ongoing restoration project and opened to the public in 2011.



- Portumna Castle, gardens and demesne. An OPW run castle dating from the early 17<sup>th</sup> century with restored gardens also.
- The village of Lorrha which has a very significant ecclesiastical heritage is also located 5km away.

### ***Site Visit Notes, November 2016***

The roof appears in good condition overall but rainwater goods on the northern aspect requires attention. Water staining over gutter and first level door were noted.



**Photo 18 - Store House and Adjacent Galvanised Shed**

### ***Opportunities and Constraints***

Attractive location as part of small harbour area and easily accessed from the road with car parking already present. The stores could connect with existing services from the modern Waterways Ireland office adjacent or from mains supply in Portumna. The attractive simple structure of the store allows for relatively straightforward adaptive reuse. The presence of the adjacent shed also creates more usage possibilities and storage. The constraints relate to absence of natural light in building given its original use. However this could be addressed with good design considerations.

### ***Waterways Ireland Research and proposals***

North Shannon and Shannon Erne Waterway Catchment Recreation, Tourism and Economic Product Identification Study (2010) made recommendations including provision of a second harbour and facilities for Portumna within walking distance of the town as well as the potential enlargement of current Connaught Harbour.

### ***Programmed Projects s 2017 to 2019:***

- Portumna Castle Marina: Completion of upgrades to the marina, camper van parking facilities and service block
- Portumna Development Project: Improvements planned for the canal from the Shannon down to Connaught Harbour and the WI offices at Connaught Harbour



- Portumna Blueway Link to Castle Harbour: Walkway and Cycleway connecting Portumna Bridge downstream along the embankment west towards Castle harbour and Portumna Recreational Area.

### ***Potential Reuse***

Given its location within the harbour and the adjacent shed, it is recommended that consideration be given to adapting this building so it could function as a café on the ground floor with space on the first floor for display/commercial use. The adjacent shed could be used for storage of bikes/canoes and used for bike/canoe rental.

### ***Potential Case studies***

Clones Canal Store Conversion (See Section 3.2.1 above) and/or Crow's Hermitage Conversion (Fingal) may be comparable case studies.



**Photo 19 - Crow's Hermitage, Garristown, Fingal**



Figure 5 - Portumna Location Map



### 4.2.3 Victoria Lock House, Clonahenogue

#### Overview

The National Inventory of architectural heritage (NIAH) provides the following description and appraisal of this building.

*“Detached three-bay single-storey stone lock keeper's house, built in 1843. Hipped natural slate roof with pair of stone chimney stacks. Single-bay single-storey projecting pedimented central bay. Square-headed windows openings with timber sash windows. Lean-to porch extension to rear and lean-to outbuilding to rear. Cast-iron mooring bollards to front of house facing onto canal.”*

#### NIAH Appraisal:

*“This house forms part of a group with the related canal structures in the area. Its simple design has a pleasing symmetry and it retains much original materials and fabric making it a charming addition to the canal. It was erected by the Shannon Commission engineer Thomas Rhodes in 1843. Cast-iron mooring bollards manufactured by Fenton, Murray and Jackson Engineers Leeds.”*

Victoria Lockhouse itself in a Protected Structure (Record of Protected Structures: 38-04) and is on the NIAH (reference: 14929012).

This is a really attractive house with a distinctive and special landscape setting. It has a particularly remote character especially when accessed from the narrow road bridge. Despite this somewhat remote character the river itself is quite busy and active along this stretch. The site has a lovely complex of industrial heritage features as well as considerable space and fantastic views across the Shannon and the callows.



Photo 20 - Photo 20 - Victoria Lockhouse and Surrounding Area

#### Heritage and Recreation

Located at Victoria Lock one of four locks along the Shannon navigation. Fishing and walking along the Hymany way. Meelick village is located less than 5km away and has an important church dating from 1420, as well as picnic area. Paddling and kayaking activities with active community groups are available within this area.

This area generally is archaeologically rich with a cluster of Martello towers designed for defence of the Shannon. Banagher Town is approximately 6km away and has all necessary services including shops, pubs with food, garage etc. Banagher is also a key boating hire location along the Shannon.

Within driving/cycling distance some key attractions are present including:

- Portumna
- Birr
- Clonmacnoise



- Athlone
- Clonmacnoise (157,660 visitors in 2015)
- Clonfert Cathedral

### ***Site Visit Notes, October 2016.***

The front of building is in good repair and maintained well. The lower level to rear and outbuildings are in poorer condition. The original windows are present as well as the original roof. There appears to be a recent wastewater system in place adjacent to the house.



**Photo 21 - Rear View of House and Sheds**

### ***Opportunities and Constraints***

Victoria Lockhouse is quite large building so could accommodate larger numbers or higher end self-catering. House and outbuildings provide scope for parking and private access. Again the site itself is quite large and could accommodate a nice private garden area with storage for bikes/canoes etc. in the outbuildings.

Remote location, accessed across narrow road bridge increases overall attractiveness. Fantastic views west across Shannon Callows combined with boating activity through Victoria Lock. This site lends itself very well to the 'Quiet Tourist' trend. This area is located within the Ancient East. The lower level flooded in 2010 and with access currently via a narrow bridge –loading and machinery for larger works may be an issue.

### ***Waterways Ireland Research/Proposals.***

- Property and Legal Valuation of Lockhouses 2011.
- Victoria Lock House and Gardens, Clonahenoge, Banagher, Co. Offaly, Inspection Report and Recommendations 2010.
- North Shannon and Shannon Erne Waterway Catchment Recreation, Tourism and Economic Product Identification Study (2010) recommended Banagher as an activity hub.
- Meelick Weir Walkway: Repairs and upgrades to the 250m walkway along the length of Meelick weir which connects Victoria Lock and Island on the Offaly side to the Galway side at Meelick which is close to Clonfert and Eyrecourt - a historical fording point between the two counties.

### ***Potential Reuse***

It is recommended that this lockhouse be considered for restoration in a vernacular style reflecting the historical period of its construction. To be of a standard to or a lease with the Irish Landmark Trust.

### ***Potential Case Study:***

Chesapeake and Ohio Canal Quarters. (See Section 3.2.3 above)

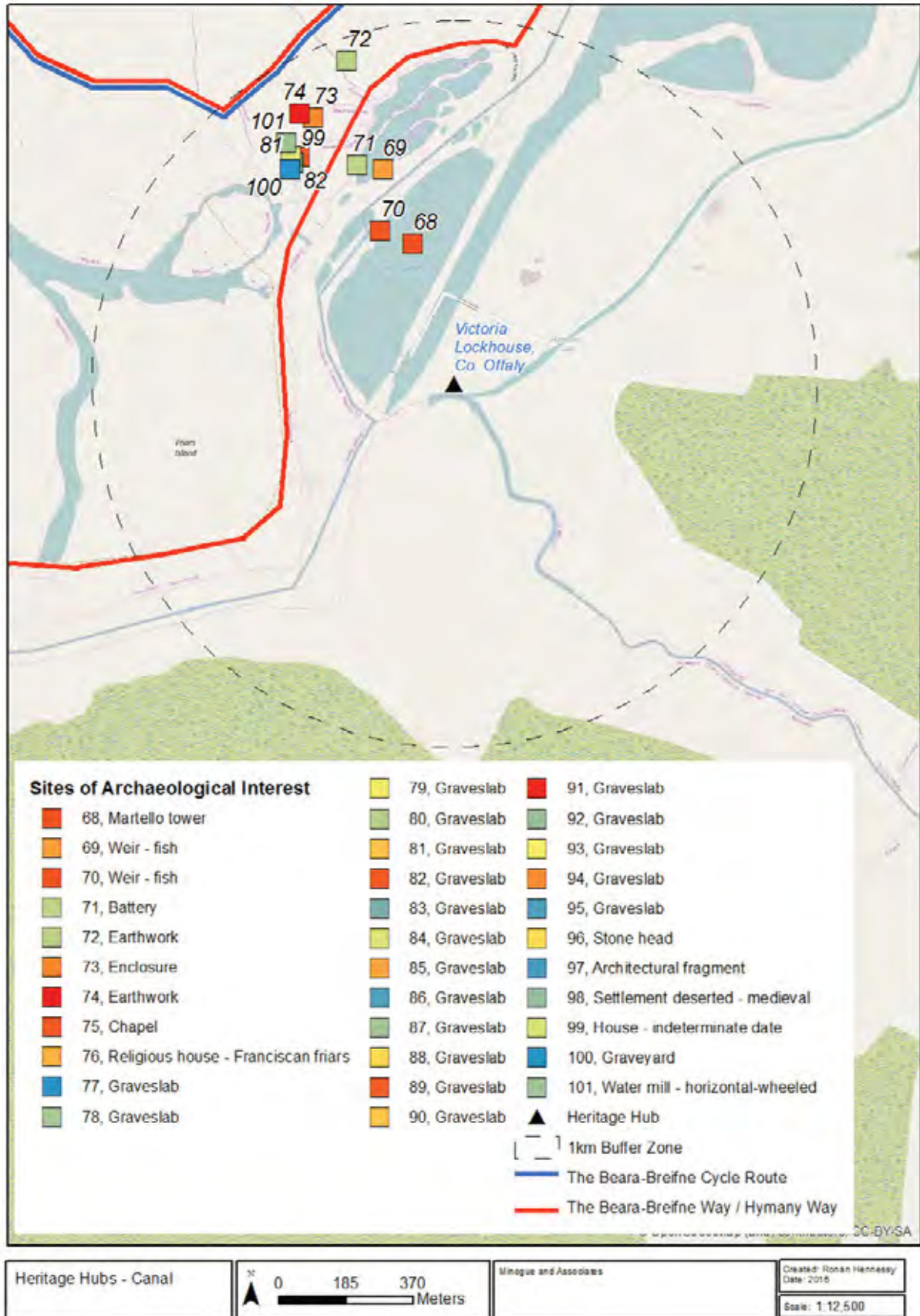


Figure 6 - Victoria Lockhouse Location Map



#### **4.2.4 Clondara Lockhouse, Glebe, Clondara.**

##### **Overview**

The NIAH provides the following description and appraisal of this lockhouse:

*“Detached gable-fronted three-bay two-storey lock keeper's house with attic storey, built c. 1760, having two-bay single-storey addition to rear (north) gable, and single-storey extensions to west side with pitched and flat roofs. Garden to west side with rubble limestone boundary walls.*

*This small-scale former lock keeper's house retains its original character despite being out of use for a considerable period of time.). Its modest size is belied by its consciously designed proportions and it is enhanced by the use of cut and carved stone. The recessed blind arches give this building a more formal architectural quality than is usually encountered in lock keeper's houses.”*

This is a protected structure (RPS: 189) and listed on the NIAH (Reference: 13307004). This is a good example of Thomas Omer designed lockhouse located in an attractive village on the River Shannon and where the Royal Canal meets the Shannon.

##### **Heritage and Recreation**

There is an existing harbour at Clondara and has links with Tarmonbarry close by as well as the Royal Canal.

Well established recreational activities including:

- Shannon Blueway Camlin Loop
- Clondara to Longford 16km multi user track
- Royal Canal Way –National Way Marked Way

Within Clondara village there are two pubs. The large town of Longford with all services, shops, restaurants etc is located approximately 6km away.

Within 5km of the lockhouse there is a 12<sup>th</sup> century abbey, boat hire at Richmond Harbour and Termonbarry village with a hotel, art gallery and pubs. The restored St Mel's Cathedral in Longford adds further interest and the area will benefit from the Centre Parks development once opened.

##### **Site Visit Notes, October 2016**

Recent preservation works were carried out by Waterways Ireland in recent years. The harling dash render is extant and no noted patent defects to exterior of building on day of visit.

There appears to be a basic septic tank.



**Photo 22 - Rear View of the Clondara Lock House**



### ***Opportunities and Constraints***

The lockhouse is located within an established recreational hub. There are food and local services in immediate vicinity. The area is particularly popular with boat users and the canoe trail is well used. It has a particularly good location linking the Royal Canal to the Shannon at Richmond Harbour.

The house itself is of some considerable architectural merit. There is a good sized garden space that would accommodate bike/canoe storage. Only limited plumbing, wastewater and electrical services are currently present.

### ***Waterways Ireland Research/Proposals***

- Property and Legal Valuation Report 2012.
- Clondara Lockkeepers House Inspection Report and Recommendations, 2010 and 2013.
- North Shannon and Shannon Erne Waterway Catchment Recreation, Tourism and Economic Product Identification Study (2010) identified Clondra and Tarmonbarry as potential hubs.

Tarmonbarry Weir Reinstatement: This will improve the management of the Clondara and Tarmonbarry area with the upgrading to a "rock ramp" weir type structure which will be beneficial to improved migrating fish passage up and down the weir

### ***Potential Reuse***

2016 currently in planning for use as an amenity block to serve glamping and canoe trails in the area.

Potential for setting of Glamping pods in the vicinity of the Omer Clondra Lock house, to support cycle, walking and canoe trail rest stop destination.

Alternatively, restoration proposals similar to those for Victoria Lock House, i.e.; vernacular accommodation.

### ***Potential Case Studies.***

Great Western Greenway Rest Stop. ( See Section 3.2.3 above)

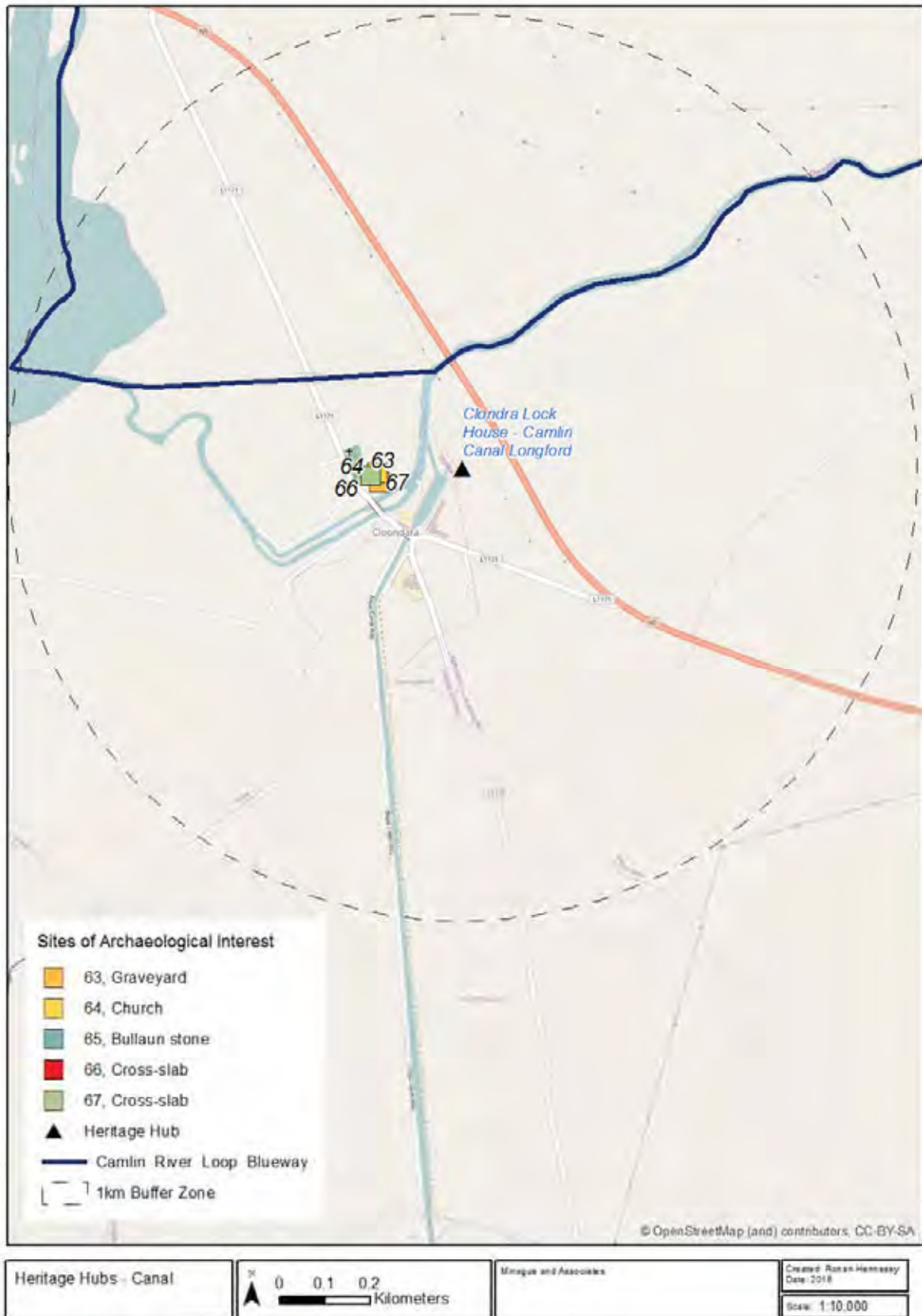


Figure 7 Clondara Lockhouse Location Map



## 4.3 Barrow Navigation

### 4.3.1 Upper Tinnahinch (Butler) Lockhouse, Tinnahinch, Carlow

#### *Overview*

This lockhouse also known as Butler's lockhouse is not included on the NIAH. However the castle that forms the rear of the site is on the record of monuments and places. (Site code: CW024-026).

Overall, this is an interesting cluster of features- the combination of the lockhouse, 16<sup>th</sup> Century castle with adjacent canal master's lock house and weir work together to create an attractive and interesting complex of built heritage features.

#### *Heritage and Recreation*

Graigenamagh and Tinnahinch contain all services including restaurants, shops, garages etc. The town is a well established recreational hub already with the following facilities and services available. Kayaking, boating and bike hire offered. Pure Adventure runs various courses and trips along the Barrow.

A number of trails including:

- Barrow Way – National Waymarked way
- South Leinster Way
- National Cycle Network on road 35km long trail between Carlow to Kilkenny with access along the Barrow Towpath

This is an area also rich in historical and archaeological features particularly monastic heritage including Duiske Abbey; other sites within the town include a Castle, Duiske Glass and Cushendale Woollen Mills. Beyond 5km there is the Brandon Hill Loop and Kilkenny town is some 30km away.

#### *Site visit notes, October 2016*

There is a modern finish to this with smooth render and a modern brick chimney is present also. Fibrous cement slates are present that may contain asbestos – further investigation would be required.



**Photo 23 - Lockhouse with Castle to the Rear**

Modern window installations and house is currently boarded up. There are no patent defects noted to exterior of structure.

#### *Opportunities and constraints*

The location of this lockhouse is very good as it overlooks the weir and is very close to the town with walking distance to all services. This attractive river setting is highly scenic. There is parking



potential within the site in front of the castle and a garden plot with stream on the other side of the house that could be cleared and enhanced.

The layout and two levels of house allow for more potential re-use options and the absence of statutory protection of the house offers greater internal scope. However the presence of the Tinnahinch castle within the site boundary requires archaeological consideration and assessment. It is understood from the Property and Legal report (2011) that this castle is also in Waterways Ireland ownership).

The adjoining house also flooded in 2015.



**Photo 24 - Sandbags along the towpath at Lock 20**

#### ***Waterways Ireland Research and Proposals***

- Property and Legal Valuation Report 2012
- Recreational, Tourism and Commercial Product Identification Study of the Barrow Navigation identifies Tinnahinch and Graigenamanagh as an Activity Hub.

#### ***Potential Reuse***

Activity based centre with simple facilities downstairs (showers, WC, kitchen) and dormitory accommodation upstairs. Possible longer term conservation of castle with Waterford Institute of Technology Conservation Programme.

#### ***Potential Case Studies.***

Greenway Rest Stop. (See Section 3.2.3 above)

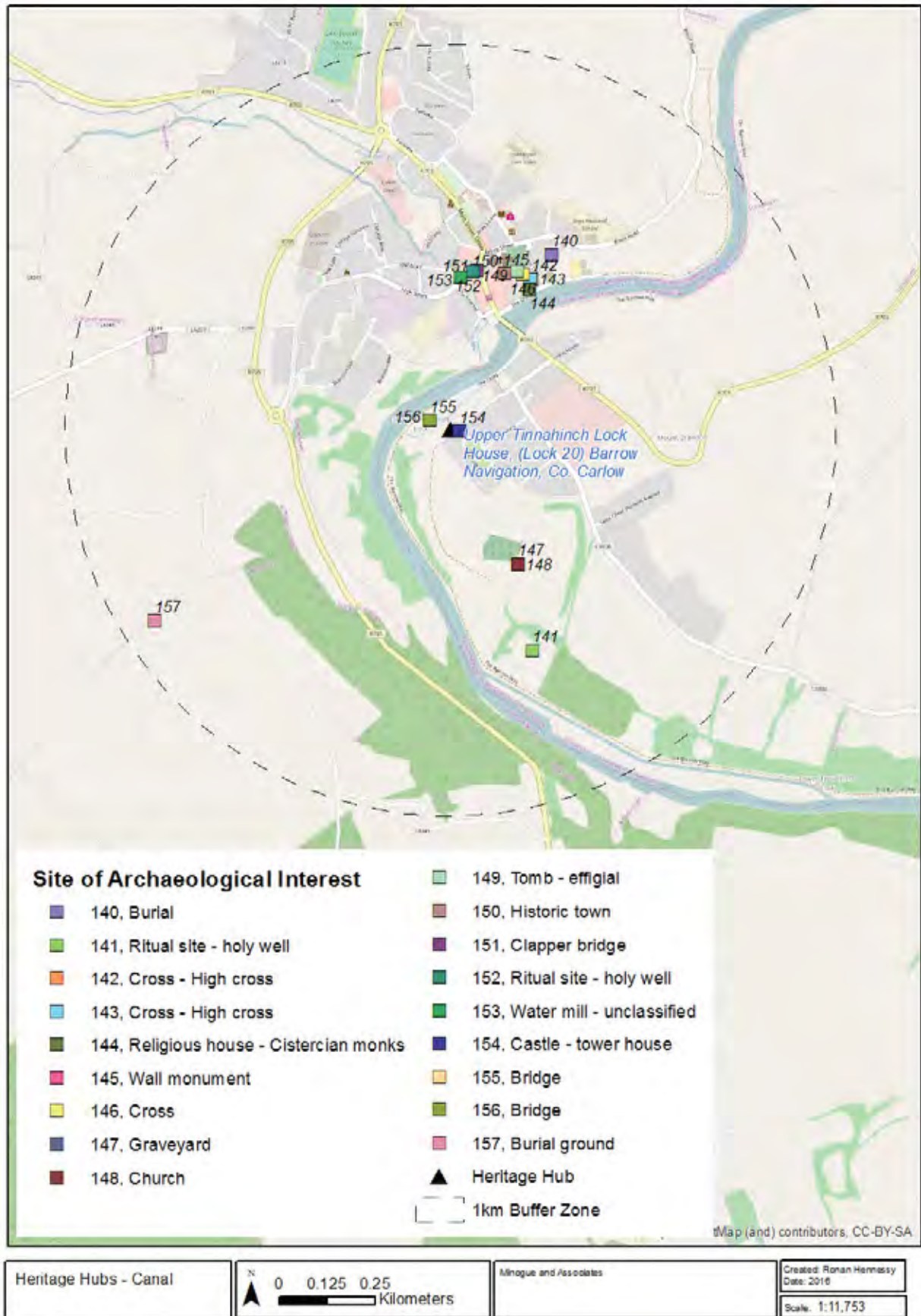


Figure 8 - Upper Tinnahinch Lock House Location Map



### 4.3.2 Clashganny Lockhouse, Carlow

#### Overview

The NIAH provides a somewhat brief description of the lock and lock house as follows:

*“Canal lock, c. 1790, retaining fabric of earlier lock, c. 1765. Replacement gates, c. 1990. Detached two-bay two-storey lock keeper's house, c. 1790.”*

The lockhouse is also listed on the Record of Protected Structures (CW140); NIAH Reference is 10302401. The landscape setting is very attractive and the lockhouse itself is part of a popular and well known view of the Barrow River. The combination of a single arch bridge and lock with the lockhouse creates an interesting, and scenic built heritage complex.

#### Heritage and Recreation

It is a particularly popular location for kayaking and canoeing, white water rafting, fishing and swimming. Commercial operators, ‘Go with the Flow’ use this stretch and it is also popular for fishing. In terms of existing trails, the Barrow–National Waymarked way runs along the river as does part of the South Leinster Way. The National Cycle Network on road 35km trail runs from Carlow to Kilkenny with access to the Barrow towpath. The Blackstairs Mountain walking trails are approximately 8km away.

The town of Graigenamanagh with all services is around 5km along the Barrow Towpath.

#### Site visit notes, October 2016

The roof comprises a fibre cement slate roof and there are OPC rendered exterior walls. No patent defects were noted to the exterior wall structures. Modern window and door assemblies are noted. The interior appears to be dilapidated on view through the windows.



Photo 25 - Front and rear views of Clashganny Lockhouse

#### Opportunities and constraints

A very attractive landscape setting with parking and small beached area connecting into the Barrow navigation. This is a well-known and popular recreational spot with view over from regional road. Title is freehold and is located close to a well-established restaurant.

Situated within Ancient East and identified as one of a number of water based journeys within the Ancient East Area. Wastewater and water supply may be a constraint but it is understood this is to be addressed 2017/2018 by Waterways Ireland.

The size of the building is neat with a small number of rooms.



**Photo 26 - Attractive Cut Stone Bridge Adjacent to House.**

### ***Waterways Ireland Research and Proposals***

- Architectural heritage impact assessment report 2012.
- Clashganna Lockhouse Condition report 2012.
- Property and Legal Valuation Report 2011.

Recreational, Tourism and Commercial Product Identification Study of the Barrow Navigation does not identify Clashganna as hub/gateway. However it is a well established recreational location as outlined above.

It is understood monies to be allocated to improve wastewater and feasibility study potentially funded by Leader. Proposed upgrade to the sewage treatment network at Clashganna Lockhouse and Service block to make the way for improvements/development of use for the Lock house

### ***Potential Reuse***

The service block across from the lockhouse provides facilities such as showers and toilets. This lockhouse should complement same. Therefore it is recommended consideration be given to a seasonal café.

This site is identified (along with the Barrow generally) as a location for wild camping. Potential seasonal options with lockhouse as above and small number of pitches provided. Leave No trace practices as per Portna lock camping facility on the Bann Navigation.

### ***Potential Case Study***

Lockhouse Tea Rooms, Long Eaton, Nottingham.



**Photo 27 - Lockhouse Tea Rooms, Nottingham, England**

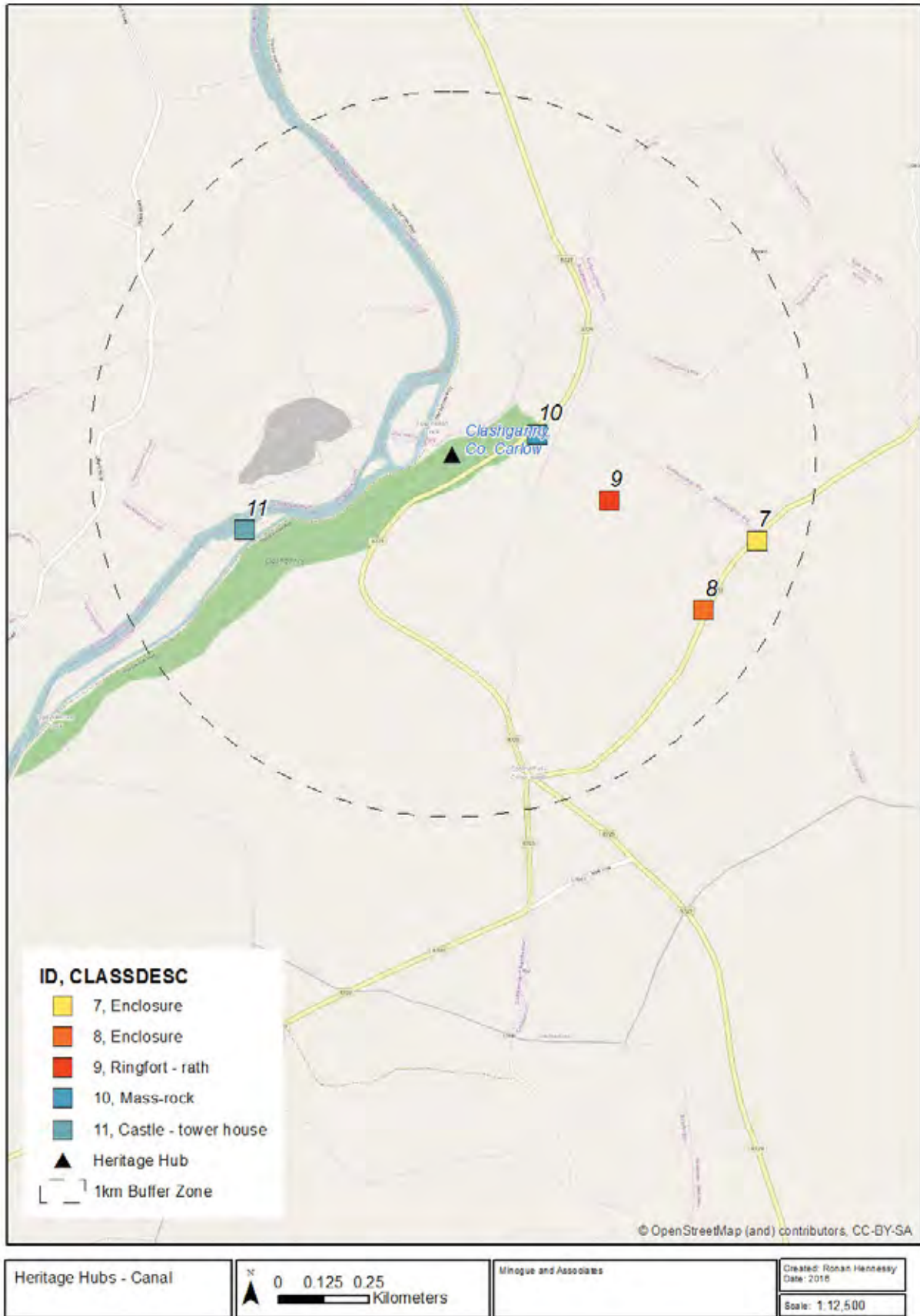


Figure 9 - Clashganny Lock House Location Map



### **4.3.3 Ballyteague Lockhouse, Kildare**

#### **Overview**

This house dates from the late 1700s and has a hipped roof with rear extension. It is an attractive, neat house and is situated in a scenic and quiet part of the Barrow navigation. It is located at Lock 20, close to Lowtown where the Dublin, Shannon and Barrow lines of the Grand Canal meet at Lock 19.

#### **Heritage and Recreation**

The lockhouse is located between Lowtown and Prosperous, two small attractive canal-side settlements with some services. Prosperous, a larger settlement has all services and is located approximately 10km away. Ballyteague Towerhouse, a 19<sup>th</sup> century folly is located within this Townland. Ballyteague stables and Robertstown holiday village are located less than 5km. Robertstown also has newly constructed house boat facilities. Lullymore Heritage Park and Pollardstown Fen are less than 15km away. Kildare town, the Curragh and the National Stud and Japanese Gardens are approximately 30km away.

In terms of trails, the Barrow Line Walk and the Grand Canal National Waymarked Way are present.



**Photo 28 - Ballyteague Lock House and Gardens**

#### **Site Notes from Property and Legal Valuation Report 2011**

The property has been modified over the years and has a single storey extension to the rear of the property. Entrance is provided through the small porch/annex situated at the front of the property. Externally the property is finished with a painted rough cast render the main building has a hipped slate tile roof, with a pitched corrugated plastic sheeting cover on the rear extension. The windows are white PVC single glazed units. Central heating is provided via a solid fuel stove with a back boiler.

#### **Opportunities and Constraints**

This lockhouse is located along a particularly scenic stretch of the canal close to Robertstown and Lowtown and urban centres including Newbridge. The house in relatively good condition with services and septic tank and would require some renovation/cosmetic works. The garden provides more scope for either additional storage/extension or simply a private area to the house.

#### **Waterways Ireland Research and Proposals**

- Property and Legal Valuation Report 2011

#### **Potential reuse**

Base for recreational users



### Potential Case Study

Chesapeake & Ohio Canal Quarters or Great Western Greenway Rest Stop. (See Section 3.2 above)



Figure 10 - Ballyteague Lock House Location Map



#### **4.3.4 Fenniscourt Lockhouse, Fenniscourt, Co Carlow**

##### **Overview**

The property is a three bay, two storey, detached former lock keepers house built c.1790 and is listed on the National Inventory of Architectural Heritage. The building is in a derelict state at present and there is overgrowth of vegetation to the exterior

The NIAH includes the house within the wider description of the canal lock (Reference No. 10301608)

##### **Heritage and Recreation**

In terms of existing trails, the Barrow–National Waymarked way runs along the river as does part of the South Leinster Way. The National Cycle Network on road 35km trail runs from Carlow to Kilkenny with access to the Barrow towpath.

“Go with the Flow” provide various guided and self guided packages for kayaking uses the Barrow navigation.

##### **Site notes, (from Property and Legal Valuation Report 2011)**

Externally the property is finished with a painted rough cast render and a pitched roof with slate roof and ridge tiles some of which are missing or loose. The windows are timber framed sash with single glazed units. There have been a number of extensions over the years to provide a kitchen and bathroom. The first floor and stairs are in poor condition. A number of sheds are located on the yard adjacent to the subject which are currently used for storage of equipment and materials and there is an office and canteen facilities. The site is secured with palisade fencing and is monitored by cctv which has recently been installed. There is a large garden to the south and west of the house.

##### **Opportunities and Constraints**

The design and location of the house is attractive although in poor condition and would require substantial works to get it to weatherproof condition. It is accessible from the Waterways Ireland works yard. The house and yard are understood to be subject to theft quite frequently.

##### **Waterways Ireland Research and Proposals**

- Property and Legal Valuation Report 2011
- Fenniscourt Lock House, Fenniscourt, Sliguff, Co Carlow Inspection Report 2013.

Not identified as activity hub in Recreational, Tourism and Commercial Product Identification Study.



**Photo 29 - Front view of Fenniscourt Lockhouse**



### Potential reuse

Would require extensive works but simple bunk style/blueway rest stop could bring it back to use. The presence of a good sized garden and a number of outbuildings also offers more scope to provide storage for bikes/kayaks or adapt the sheds for more accommodation.

### Potential Case Study

Cheseapeake & Ohio Canal Quarters or Great Western Greenway Rest Stop (See Section 3.2 above)

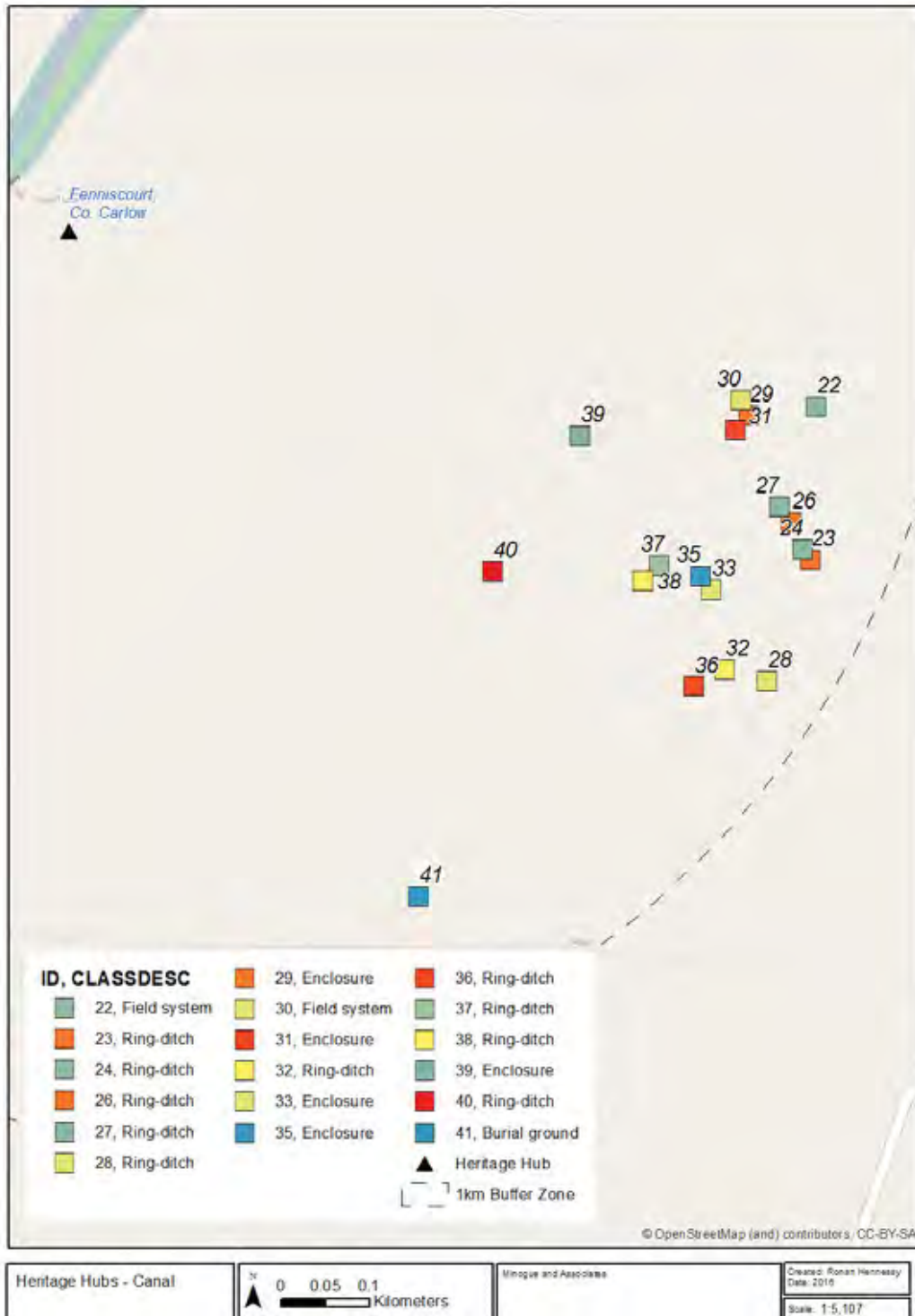


Figure 11 – Fenniscourt Lock House Location Map



### **4.3.5 Glenaree Lockhouse, Kildare**

#### **Overview**

This is the lockkeeper's house at Lock 22 and is a simple block formation with outbuildings. It presents as quite a different architectural style to the other lockhouses along the Barrow navigation.

It is located along a relatively quiet stretch of the canal at a canal bridge. The house itself is not on the Record of Protected Structures though the Bridge and lock are listed on the NIAH (Reference: 11901703) with the following appraisal:

*“Glenaree Bridge (and 22nd Lock) is a fine stone bridge that forms an imposing feature on the Grand Canal (Athy Branch) and is one of a group of bridges on the section of that canal that passes through County Kildare. The construction of the arch that has retained its original shape is of technical and engineering merit. The bridge (and sections of canal retaining walls) exhibits good quality stone masonry and fine, crisp joints. The lock gates retain their original mechanisms, which are of considerable technical merit. The bridge and lock group is of considerable historical and social significance as a reminder of the canal network development in Ireland, which brought about many technical advances and encouraged the development of commercial activity in the late eighteenth/early nineteenth centuries.”*

#### **Heritage and Recreation**

The lockhouse is located between Lowtown/Roberstown and Rathangan. All services provided at Rathangan as well as barge hire at Canalways in Rathangan. Bog of Allen Nature Reserve and Lullymore Heritage and Discovery Park are located within 5km of the house. Kildare Town and The Curragh are less than 15km away. In terms of trails, the Barrow Line Walk and the Grand Canal National Waymarked Way are present.



**Photo 30 - View from Canal Bridge of Glenaree Lockhouse**

#### **Site Visit Notes, October 2016**

A modern fibre cement roof covering with all openings to the building boarded up.

No patent defects were noted to the exterior walls on view on the day of the site visit. The location of the wastewater treatment was not attained on day of site visit. In discussions with neighbouring farmer it is understood that considerable work was done to the house approximately 20 years ago but house has not been inhabited since then.

#### **Opportunities and Constraints**

The house is positioned in an attractive location with lock and canal bridge in a rural and relatively quiet area. It is accessible from a minor road with frontage/room for parking. Services in terms of water supply and wastewater would require clarification and the Property and Legal Valuation Report 2012 states property subject to legal proceedings.



**Photo 31 - Front View of House Close Up.**

***Waterways Ireland Research and Proposals***

- Property and Legal Valuation Report 2012
- Recreational, Tourism and Commercial Product Identification Study does not identify Glenaree as a hub.

***Potential Reuse***

Expressions of interest propose potential reuse as a Canoe club/recreational hub.

***Potential Case study***

Ribbontail Paddlers Canoe Club, Enfield, Co. Meath



**Photo 32 - Views of the Ribbontail Canoe Club**



Figure 12 – Glenaree Lock House Location Map



## 4.4 Grand Canal

### 4.4.1 Canal stores, Shannon Harbour, Co. Offaly

#### *Overview*

There are 2 stone cut buildings on the harbour close to former Canal hotel. None of these stores are on the Record of Protected Structures, however the former canal hotel is listed on the NIAH (Reference: 14922005). Shannon Harbour remains a fine example of canal associated buildings and has continued its historical use as an important boating hub. The complex of buildings combined with the well-kept harbour creates an attractive heritage cluster.

#### *Heritage and Recreation*

Within the village there is a popular pub that serves food, new playground area also noted. The former Canal Masters house has been restored and is in use as a guesthouse with a good reputation.



**Photo 33 - View along the South Towpath Showing the Former Canal Master's House.**

This is a well established harbour popular with heritage boats and active use of the harbour by boat owners with services relating to boats present. In terms of trails, the West Offaly Cycling trail runs through this area as well as the Lough Boora to Grand Canal Cycle Trail. The Grand Canal National Way Marked Way also runs the length of the canal. In terms of built heritage attractions, Fort Eliza, Banagher and Cloghan villages are all within 5km. All services are present in Banagher. Within 20km there are significant built heritage attractions including Clonmacnoise and Birr town and Birr Castle, Gardens and Science centre are located within 20km. Lough Boora sculpture and Nature Park with bike hire is around 16km away.



**Photo 34 - View of Stores from the Northern Towpath**



### ***Site Visit Notes, October 2016***

Two store buildings were identified; these are unroofed store buildings on the accessible towpath. The former canal hotel has undergone emergency works (commissioned by Waterways Ireland) with structural supports noted internally. The focus of this research is the store building closest to the lock itself forming part of the larger store complex.

### ***Opportunities and Constraints***

The stores offer the easiest conversion potential as their simple structure allows for scope for reuse. There is road access to the store and water and wastewater capacity in the village. There is also a relatively new services block on the southern towpath. This village is already a well established boating hub. Banagher is the closest town with all services.

### ***Waterways Ireland Research/Proposals***

- Property and Legal Valuation report on Lockhouse 35 prepared in 2011. No other research on the stores available.
- Recreation, Tourism and Commercial Product Identification Study Grand Canal identifies Shannon Harbour as a Greenway Gateway and Canal Activity Zone.

### ***Potential Reuse***

Simple renovation of the stores and present for an expression of interest. Alternatively building upon the existing docks and popular use of the harbour the stores could be converted for artisanal /trades workshops particularly associated with boating repairs such as ironworks, carpentry, upholstery.

Recreational use for scout /recreational groups.

### ***Potential Case Studies:***

*Clones Canal Stores, Ulster Canal, Monaghan.* (See Section 3.2.1 above)





#### **4.4.2 Young's Store, Convent Road, Tullamore, Co. Offaly**

##### **Overview**

The NIAH provides the following description of Young's Store.

*“Detached four-bay two-storey former warehouse, built c.1810, abutting house to east. Now vacant. Set back from street. Pitched slate roof with red brick chimneystack, gable coping and cast-iron rainwater goods. Roughcast render to walls with red brick eaves course and tie bars. Timber windows with stone lintels and red brick sills. Square-headed door openings with timber battened doors.”*

This building is listed on the Record of Protected Structures (Reference: 23-286) and listed on NIAH 14807091.

This store is one of the few existing stores associated with the Grand Canal in the town centre and represents a good example of the architecture associated with the economic activity of the canal.

##### **Heritage and Recreation**

Within town centre of Tullamore with all services and key recreation and tourism as follows:

- Tullamore Dew Heritage Centre
- Charleville Castle
- Buckley's cycle hire
- Beans crafts

A number of other attractions are present within 5km of the store, these are Durrow Abbey, as well as Silver River fishing and an equestrian centre.

The Grand Canal Way walking route runs through the town. There is also a Blueway granted permission along the towpath from Digby Bridge to Tullamore.

##### **Site Visit Notes, November 2016**

A vacant storehouse with no noted patent defects to structural walls from site visit (front only, unable to access rear of building). No Access to interior of building on day of visit though view through opening on ground floor indicates good condition generally.



**Photo 35 - Front roadside view of Young's Stores**

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Grageen House, Cappanuke, Cappamore, Co Limerick, IRELAND

Tel: +353 (0) 61 574894, Mob: + 353 (0) 86 8195009, eMail: [info@acpgroup.ie](mailto:info@acpgroup.ie) Web: [www.acpgroup.ie](http://www.acpgroup.ie)



### ***Opportunities and Constraints***

This is a simple structure facing the main canal line with some parking at the front. Its' central location offers potential re-uses in line with Harbour Area in Tullamore Local Area Plan.



**Photo 36 - View across the Grand Canal from Young's Stores**

Access may be problematic from the rear lane (Parish houses). Water, wastewater not considered likely to be present but given location could access mains.

### ***Waterways Ireland research/proposals***

Old Canal Store, Convent Road, Tullamore, Co Offaly Inspection Report Inspection Report 2015. Recreation, Tourism and Commercial Product Identification Study Grand Canal identifies Tullamore as a Greenway Gateway and Canal Activity Zone.

### ***Potential reuse***

Upgrade structure for commercial/office/workshop space on upper levels. Café/tourism space at ground level. Potential for use as new Waterways Ireland offices, ideally located on the canal, to replace existing office accommodation.

### ***Potential Case Studies:***

- *Warehouse Conversion, Barrow St, Dublin.*<sup>4</sup>
- *Sweet factory conversion to arts space and studios.*<sup>5</sup>

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<sup>4</sup> DAHG – *Shaping the Future – Case Studies in Adaption and Reuse in Historic Urban Environments (P. 67)*

<sup>5</sup> <https://www.dezeen.com/2012/07/21/the-white-building-by-david-kohn-architects/>



Figure 14 – Tullamore Store (Young's) Location Map

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Tel: +353 (0) 61 574894, Mob: + 353 (0) 86 8195009, eMail: [info@acpgroup.ie](mailto:info@acpgroup.ie) Web: [www.acpgroup.ie](http://www.acpgroup.ie)



#### **4.4.3 15<sup>th</sup> Lockhouse, Kerdiffstown, Co. Kildare**

##### ***Overview***

The structure of this house with single story facing canal and two story to rear suggests it was one of the lockhouses used for stabling horses.

The grounds at the rear of the house are quite extensive and currently well wooded and somewhat overgrown. Despite its condition, it is an attractive simple lockhouse with potential for re-use. It is not listed in either Record of Protected Structure or National Inventory of Architectural Heritage

##### ***Heritage and Recreation***

The lockhouse is located across from Killeen Golf Club and can be accessed via a lane beside the golf course.

Sallins and Naas towns are located within 5km and have all services such as shops, restaurants etc. Golf courses and hotels also close by at Johnstown, Palmerstown House and Naas Golf Course.

Trails are limited to the Grand Canal National Waymarked Way although there are also short trails around Naas town.

##### ***Site Visit Notes, October 2016***

This building is in a very dilapidated state. The roof and interior floors have collapsed and there is extensive overgrowth. It has been subject to graffiti and there is evidence of bonfires on the towpath in the front of the building.

##### ***Opportunities and Constraints***

Despite its poor condition, the lockhouse is in an attractive location with lock and canal bridge. The adjacent lockhouse (14<sup>th</sup> lock) is privately owned and located very close by. Vehicular access is on the opposite towpath and antisocial behaviour is evident in the graffiti and evidence of fire. It is assumed that water and wastewater are not present in the house.



**Photo 37 – Front View of House and Towpath**



### *Waterways Ireland research/proposals*

- Property and Legal Valuation Report 2011

### *Potential reuse*

Given its location in east Kildare close to popular commuter areas this may benefit from renovation/restoration even at a basic level. Vehicular access considerations (i.e. would likely have to extend vehicular access along same towpath as lockhouse), this is better served as a rest stop/simple recreational service base accessed via cycling/walking/kayaking.

### *Potential case study:*

Great Western greenway rest stop or Ribbontail Paddlers Canoe Club. (See Section 3.2 above)



**Figure 15 – Kerdiffstown 15<sup>th</sup> Lockhouse Location Map**

Grageen House, Cappanuke, Cappamore, Co Limerick, IRELAND

Tel: +353 (0) 61 574894, Mob: + 353 (0) 86 8195009, eMail: [info@acpgroup.ie](mailto:info@acpgroup.ie) Web: [www.acpgroup.ie](http://www.acpgroup.ie)



## 4.5 Royal Canal

### 4.5.1 Lough Owel Sluice House

#### **Overview**

The NIAH provides the following description and appraisal of this house:

*“Detached three-bay two-storey former sluice keeper's house built c.1806, over Royal Canal supply line from Lough Owel. Projecting gable-fronted single-bay single-storey entrance porch to southeast corner. Pitched natural slate roof having central rendered chimneystack and cast-iron rainwater goods.*

*A charming and highly picturesque early nineteenth-century canal sluice keeper's house, which retains its early character, form and fabric. This building is very well constructed and has some good cut stone detailing, including rusticated quoins to the corners, a projecting string course and voussoirs to the arch. The quality of the construction is indicative of the grandiose ambitions of the Royal Canal Company during the early part of the nineteenth century. The form of this building is most unusual in that the water channel runs under the body of the house and is a unique structure within Co. Westmeath”.*

The house is noted as being unique within Co. Westmeath due to the water channel running under the body of the house. Based on research to date, no similar structure has been confirmed elsewhere in Ireland. The Canal feeder and sluice house is listed in RPS (109-40 feeder and 019-233 House). NIAH Ref Number: 15401905.

#### **Heritage and Recreation**

Lough Owel is a well established recreational lake close to Mullingar town. Lough Owel Lodge organic farm and guesthouse is located close to the lake as well as Mullingar Sailing Club, Doolan's Boat Hire and angling.

Trails include the Royal Canal Way, the Westmeath Way (33km) and the Old Rail Trail, a 40km cycling route along former Great Western Railway Athlone to Mullingar.

Mullingar with all services is located within 5km of the house. Belvedere House and Gardens and Lough Ennell (boat hire, camping and activity centre) are approximately 15km south of the house.

Within 20km the Hill of Uisneach (tentative World Heritage Site), Multyfarnham village with abbey, and Fore Abbey and village (cluster of early Christian sites and a Benedictine monastery).



**Photo 38 - Rear view of Lough Owel Sluice House from the Lake**



**Photo 39 - Close up of Feeder for Canal Underneath the House.**

### ***Site Visit Notes, October 2016***

Some slates to the roof of the building have slipped/failed. There is a hole on roof fabric that has led to some damage to the interior first floor, with ceiling noted as collapsed. No patent defects to structural walls of the building were noted, however, the rain water goods are in need of repair.

The original sash up down windows are extant, but have suffered extensive damage due to acts of vandalism. The interior fabric of building is in a dilapidated state of repair, all fixtures and fittings are in need of repair/cleaning. The wastewater treatment on site would need to be clarified.

### ***Opportunities and Constraints***

The house is very close to Mullingar town, now accessible via upgraded towpath (2km). It has a very scenic and attractive setting overlooking the Lough Owel shoreline yet protected from the exposed nature of the open lake. There is a popular boat club beside the house. Lough Owel is an established recreational hub.



House layout allows for two ground rooms (currently kitchen and bedroom) and 2 bedrooms upstairs with bathroom. There is some space for cars at front of house.

Situated within Ireland's Ancient East and identified as one of a number of water based journeys within the Ancient East Area.

There is an issue with antisocial behaviour –the house is easily accessed and suffers from window breaking, graffiti. 24hour access is required for sluice gates and operations so this would need to be designed in to any proposals.

### ***Waterways Ireland Research and Proposals***

REDZ funding announced of €6,000 to work on the Royal Canal Cycleway Extension in the Mullingar Municipal District (Royal Canal to Lough Owel Amenity Area). Significant work by the Property and Legal Section in conjunction with Structures and Operations Section and Strategy and Policy/Development Section. It is understood monies will be allocated in 2017 budget.

- Inspection Survey 2013
- Property and Legal Valuation report 2011
- Recreation, Tourism and Commercial Product Identification Study Royal Canal Rural identifies Mullingar as a Greenway Gateway and Canal Activity Zone

### ***Potential Reuse***

Self- catering holiday home or hostel.

Potential retreat house (all and any upgrade would require conservation specialist input).

### ***Potential case study:***

Chesapeake and Ohio Canal Quarters. (See Section 3.2 above)

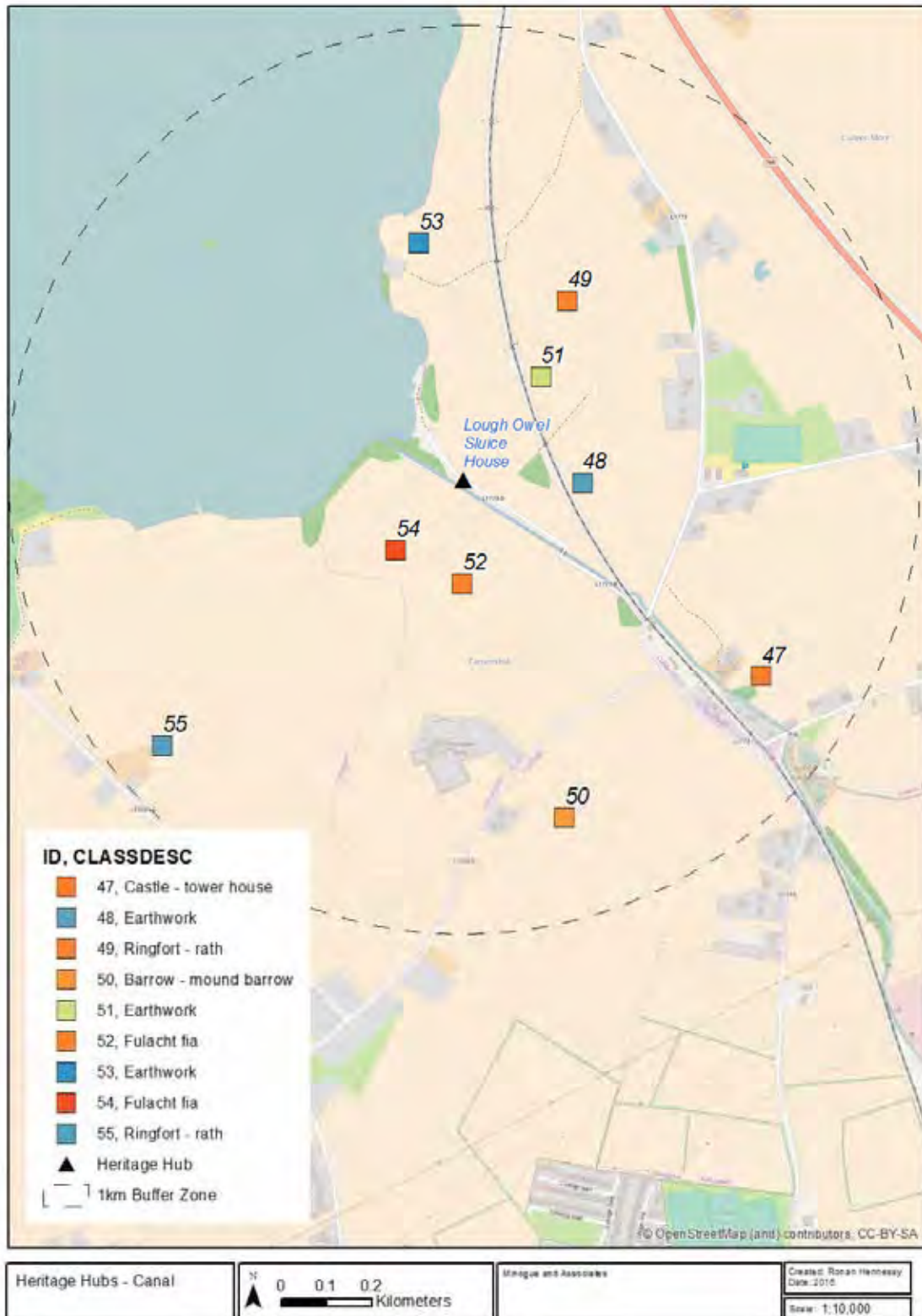


Figure 16 - Lough Owel Sluice House Location Map



#### ***4.5.2 Lockhouse, Deey Bridge, Blakestown, Kildare***

##### ***Overview***

This is neat, simple single storey detached house with a modern flat roofed extension to the southern elevation. A works yard used by Waterways Ireland is located to the rear of the house.

It is attractively located close to Deey Bridge which overlooks a tree lined scenic stretch of the canal.

Deey bridge and lock are listed in the Record of Protected Structure (Ref: B06-14) and National Inventory of Architectural Heritage (Ref: 11900602)

##### ***Heritage and Recreation***

This house is located very close to Leixlip town and almost opposite Collinstown Business Park and Leixlip Intel Factory. This means there is a considerable potential footfall for any proposals for the house.

Leixlip town contains all services such as shops, garages, pubs etc. There is also a good network of public parks around this area, in particular St Catherine's Park which forms part of the proposed Liffey Valley Park Strategy. There is also angling between the 12<sup>th</sup> to 13<sup>th</sup> lock.

Built heritage features include St. Mary's and St Catherine's well and chapel. There are other early Christian sites in Leixlip and Leixlip Castle. Castletown House and Gardens are located close to Cellbridge, around 4km away.

The Royal Canal Waymarked Way is the principal trail within the area. There are also a number of shorter trails within St Catherine's Park.

##### ***Site Visit Notes, October 2016***

The house is inaccessible due to security fencing at yard and boarded up windows. From external inspection the house looks to be sound with no patent defects noted.



**Photo 40 – View of Deey Bridge Lockhouse from Towpath**



**Photo 41 - View eastwards from Deey Bridge**

### ***Opportunities and Constraints***

The house is quite small but has good space especially around the works yard-and this increases potential scope. It is very close to Leixlip and Leixlip factory and railway and road links. Access is via a surfaced towpath adjacent to house/yard. The adjoining house is occupied. Wastewater and water supply would require confirmation but likely to be connection to mains. A neat building with small number of rooms, so reuse would need to consider this or consider extending.

### ***Waterways Ireland Research and Proposals***

There has been significant work by Property and Legal Section in conjunction with Structures and Operations Section and Strategy and Policy/Development Section. It is understood that monies are being allocated in the 2017 budget.

- Property and Legal Valuation Report 2011

### ***Potential Reuse***

This has been flagged for development in 2017 by Waterways Ireland. Given its location and proximity to Leixlip plus other transport links, recreational use by rowing, canoe, scout clubs. This could be used as a store with simple services including toilet, shower, basic kitchen and bothy style accommodation

### ***Potential Case study:***

Ribbontail Paddlers Canoe Club at Longwood Harbour.



Figure 17 – 13<sup>th</sup> Lockhouse, Blakestown Location Map



#### ***4.5.3 Royal Canal Lockhouses – Long Term Tourism Based Restoration Programme.***

During the course of this project a suggestion was made in relation to a longer term restoration programme developed through tourism and activity based holidays along the Royal Canal. A number of potential lockhouses were identified for this potential programme.

A brief summary of these lockhouses are presented here. A more substantial discussion on how this programme may work and potential funding streams is presented in Section 5.

##### ***24th Lockhouse: Riverstown***

The subject property is located on the Royal Canal between Riverstown Bridge and Footy's Bridge. It is located approximately 1.5 miles from the village of Killucan, Co. Weatmeath. Killucan is on the R156 road about 9.3 miles from Mullingar and 37 miles from Dublin. The property is accessed from the towpath on the opposite side of the canal via either Footy's Bridge or Riverstown Bridge. The property comprises the remains of a former lockhouse, with only part of the rear wall remaining.



**Photo 42 - Views of the Ruins of the 24th Lockhouse**

##### ***32nd Lockhouse, Kill Bridge, Ballynacargy***

The subject property is located adjacent to the towpath on the Royal Canal at Kill Bridge, approximately 2 miles southeast of Ballynacargy village. It is located approximately 6.5 miles west of Mullingar. The property is accessed along the towpath at Kill Bridge. No garden.



**Photo 43 - Ruins of the 32nd Lockhouse**



### ***33rd Lockhouse, Killcullan***

The subject property is located on the Royal Canal between Riverstown Bridge and Footy's Bridge. It is located approximately 1.5 miles from the village of Killcullan, Co. Westmeath. Killcullan is on the R156 road about 9.3 miles from Mullingar and 37 miles from Dublin.

The property is accessed from the towpath on the opposite side of the canal via either Footy's Bridge or Riverstown Bridge. The property comprises the remains of a former lockhouse, with only part of the rear wall remaining.

### **Other potential lockhouses include:**

#### ***Foygh Lockhouse***

The subject property is located on the Royal Canal at Foygh Bridge, 5 km northwest of Ballymahon along the R392. Ballymahon on the River Inny is a town in the southern part of County Longford. It is located at the junction of the N55 National secondary road and the R392 regional road. The River Inny, a tributary of the River Shannon, flows westwards through Ballymahon in the direction of Lough Ree three miles from the town.

The Royal Canal also passes westwards through Ballymahon from Dublin to Clondra, Co. Longford. The property is assessed directly off the towpath, which in turn is accessed off Foygh Bridge. The subject property comprises a derelict two storey detached house of stone construction with a pitched and slated roof. The property is on a restricted site, with the site boundary running close the rear wall.



**Photo 44 - Foygh Lockhouse**

#### ***House at Inny Aqueduct***

The subject property is located at the Inny Aqueduct, where the River Inny runs below the Royal Canal. The nearest settlement is at Abbeyshrule, 1km to the south. The village is situated equal distances from the midland capital towns of Mullingar, Longford, Athlone and Roscommon. The river Inny flows through on the eastern boundary whilst the Royal Canal forms the perimeter on the west side. The village has a very attractive canal harbour with a new boat slip. The property is accessed off the canal bank, close to the aqueduct.

The property comprises a single storey detached house of stone construction with a harled finish, beneath a pitched and slated roof. There is a small outhouse, also of stone construction, with a corrugated iron roof. The area around the buildings has been fenced off, in order to facilitate an agricultural letting of the surrounding land.



**Photo 45 - House at Inny Aqueduct**



## 5.0 Final Heritage Hubs

### 5.1 Introduction

This section gives an overview of the final heritage hubs selected through this project. They were selected following a meeting with Waterways Ireland in November 2016. For three of the hubs, an additional site visit was undertaken by a qualified historic building specialist and internal access was facilitated. In addition, the local Waterways Ireland engineer was also present which provided useful insights into the appropriateness of potential uses.

A scope of works has been prepared for three of these sites and these are presented as annexes to this report and as stand-alone reports. Their selection as heritage hubs was based on a number of considerations including the following:

- Generally simple structures that lend themselves well to a number of reuse considerations.
- Good examples of vernacular architecture that are potentially at risk of decline.
- Located in towns/villages that already support recreational use of the waterways and also have existing walks and cycleways close by.

Therefore, the selected sites were as follows:

- Lynches Stores, Portumna.
- Young's Store, Tullamore.
- Stores, Shannonharbour.

Within the overall consultancy programme, additional work was also undertaken for the Killaloe Area including the Canal stores, as well as the Canal Quays and Locks. This report is also included as an annex to this report, as well as two separate standalone reports.

- Killaloe Canal Stores
- Killaloe Quays and Locks.

For the final hub, it was decided to proceed with research into how a longer term rolling conservation/adaptive reuse programme could be delivered along the Royal Canal West. The findings of this are presented in this section.

### 5.2 Royal Canal West Long Term Tourism based Restoration Programme.

During the course of this project a suggestion was made in relation to a longer term restoration programme developed through tourism and activity based holidays along the Royal Canal. This would fit extremely well with a number of aims including:

- Complementing the Royal Canal Blueway;
- Linking into the key tourism markets of the Culturally Curious and Great Escapers;
- Restoring the built navigational heritage of the canal, and
- Increasing knowledge and understanding of historic building methods.

Therefore it was agreed that research be undertaken to help identify how this model might work, as well as identify potential funding streams that could help deliver this.



Section 4.5.3 of this report presents the potential lockhouses. Their condition varies considerably but they are also potential buildings for adaptive re-use and could become income generating over time. The initial concept would be to restore each of these over time, initially to a very simple bothy style or at the very least to make them weatherproof.

The following approach was taken in researching this proposal:

- Desktop review to assess if any similar programmes are in existence elsewhere
- Informal discussions with the following:
  - Willie Cummings of the National Inventory of Architectural Heritage, Beatrice Kelly and Alison Harvey of the Heritage Council.
- Contact with the Chesapeake and Ohio Canal Quarters Programme that used volunteers to restore several lockhouses- no response to date.
- Research on potential funding programmes.

### ***TIMEFRAMES TO CONSIDER***

2018 is the 'Year of European Cultural Heritage' so 2017 should be about getting organised to take advantage and align with the 2018 programme.

#### ***5.2.1 Suggested Model***

Clearly there will be a requirement for someone to manage and co-ordinate this programme as well as key building skills such as carpentry and stonemasonry. The concept being that these people could work with holiday makers who could stay in pods adjacent to the lock house and be supervised undertaking this restoration work such as stone walls, lime plastering etc.

Beyond the holiday maker there could be scope to tie this in to team building days /work experiences for Transition Year students or third level construction students.

There could be also considerable benefits in aligning this with a training course as well as local community groups in terms of drawing down funding. Also if links could be made with a third level institution to help in terms of showing best conservation practice as well as adaptive re-use designs for architectural practices or students.

Depending on the approach preferred by Waterways Ireland, in the first instance a stone mason experienced in working on older buildings could be contracted on an annual/seasonal basis. This would allow for the preliminary works to be undertaken on one of the lockhouses. These works would depend on the condition of the building and in some cases site clearance etc would be required.

It is recommended that getting the support of a local community development group at an early stage in the process would be beneficial. This would both facilitate local buy –in and also, should visitors arrive to learn how to do restoration works on the particular lockhouse, have that relationship established so that visitors could engage with the local community. Once walls were restored, a carpenter would be required to do the initial roofing and joists.

#### ***5.2.2 Learning Holidays/Volunteer Vacations***

Although there is a lot of learning holidays available, they mostly relate to natural heritage with a small number of archaeologically based organisations. The only established company that was identified was a North American based company – Adventures in Preservation.



### ***Adventures in Preservation***

*'Connecting people and preservation through enriching experiential programs that safeguard heritage and foster community sustainability.'*<sup>6</sup>

Essentially A.I.P creates hands on preservation/ restoration holidays. People attend for a week and stay in either simple accommodation (e.g.; university dormitories or local guesthouses), interact with locals and learn hands on skills depending on the project they are working on. They focus on restoration of historic buildings and working towards reuse projects often with a community function.

An American based organisation, many of their projects are based in the United States. In more recent years they have started programmes in Europe including the following:

- Rescue and restoration of Edwardian Era Greenhouse, Moray, Scotland.
- Multi dimension restoration to mid 18<sup>th</sup> century Chateau (Restoration of bread oven, recording of chapel and a tapestry restoration), Burgundy, France.
- Conservation of 17<sup>th</sup> cottage, Slovenia (restoring partially collapsed stone walls, repairs to foundations)
- Restoration works including lime plastering to tower house, Drenoc, Kosovo.

### ***5.2.3 Potential Funding Streams***

At national level funding streams are somewhat constrained however there may be more scope under the Rural Economic Development Zones initiative. As of December 2016 €842,000 was announced to stimulate economic development along rural waterways, blueways and their hinterland. Fáilte Ireland has rounds of capital funding under the Ancient East Programme also. However this is for larger projects and this proposal is unlikely to be eligible. The Creative Ireland Programme 2017-2022 was announced in December and does include architecture and crafts. However there is no budget allocation within this yet.

#### ***LEADER Funding***

With local LEADER companies including Longford and Westmeath and ideally with a nearby development association/recreational group e.g.; Killucan – a lockhouse restoration/renovation could be undertaken on a pilot basis. The Westmeath Local Development Strategy was prepared in 2015 and provides the framework for funding applications. Theme 1: Economic Development Enterprise Development & Job Creation includes a subsection on Rural Tourism which is likely to be the best theme to tailor an application towards.

Working with a local group would also establish a relationship and facilitate visitors to engage with the local community thus achieving a more authentic engagement with local towns that tourists seek. With LEADER Funding, a development association could 'adopt' a lockhouse and this could form the basis of the initial, pilot restoration project.

#### ***European Union Funding***

The primary focus of this research has been to identify funding that would be sourced at EU level, in part because the funding opportunities are much larger and also have a broader scope as well as creating potential partners outside Ireland. There are numerous funding streams at EU level but

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<sup>6</sup> (<http://adventuresinpreservation.org/>)



following the review, the two funding streams below are identified as being of greatest potential for this project.

#### **5.2.4 Horizon 2020**

Horizon 2020 is the biggest EU Research and Innovation programme ever with nearly €80 billion of funding available over 7 years (2014 to 2020) – in addition to the private investment that this money will attract. It promises more breakthroughs, discoveries and world-firsts by taking great ideas from the lab to the market. It is open to everyone and has a specific section now on Cultural Heritage. This aims to promote cultural heritage as a production (as opposed to a cost) and as an investment opportunity.

Within this Work Programme there are two strands of particular relevance to this project.

- SC 5 Cultural Heritage for Sustainable Growth. To harness the full potential of cultural heritage as a strategic resource for sustainable Europe.
- SC5-21-2017. Cultural heritage as a driver for sustainable growth. (Requests for up to €10m). IA 2017 Heritage led rural regeneration. Initial Submission 8<sup>th</sup> March 2017. Second Submission September 2017.

#### **Specific Challenge:**

European cities and rural areas are unique cultural landscapes full of character at the core of Europe's identity. They are examples of our living heritage which is continually evolving and being added to. However some of them are facing economic, social and environmental problems, resulting in unemployment, disengagement, depopulation, marginalisation or loss of cultural and biological diversity. These challenges create demand for testing and experimenting with innovative pathways for regeneration. Cultural heritage (both tangible and intangible) can be used as a driver for the sustainable growth of urban and rural areas, as a factor of production and competitiveness and a means for introducing socially and environmentally innovative solutions. The overall challenge is to go far beyond simple conservation, restoration, physical rehabilitation or repurposing of a site and to demonstrate heritage potential as a powerful economic, social and environmental catalyst for regeneration, sustainable development, economic growth and improvement of people's well-being and living environments.

Actions should develop and deploy via large-scale demonstration projects novel heritage-led systemic approaches and solutions for sustainable growth. In order to pave the way for their rapid replication and up-scaling, a 'Role models' and 'Replicators' approach should be implemented. The 'Role models' are urban or rural landscapes which have demonstrably and successfully pursued a heritage-led regeneration.

The 'Replicators' are urban or rural landscapes that will be assisted/mentored by 'Role models' and committed to their heritage-led regeneration within the duration of the project, replicating the heritage-led regeneration 'blueprints' of the 'Role models', properly contextualised to fit their particular contexts. The 'Replicators' will therefore proactively seek advice, assistance and mentoring from the 'Role models', have privileged contact with them and access to their know-how, and will participate in the definition of user requirements and the methodology for transferability of solutions, data collection etc.



## **CS5-22-2017 Innovative Financing, Business and Governance Models for Adaptive Reuse of Cultural Heritage:**

Due to economic problems and social change many historic assets have been facing functional redundancy. These assets are mostly churches no longer used for worship, industrial buildings no longer used for manufacturing, farm buildings no longer used for agriculture, cultural landscapes which are degrading etc. In most instances, the costs for the adaptive re-use of these assets cannot be supported by the public sector or by traditional private sector models relying on return on investment. Innovative financing, business and governance models would fill up this “investment gap” and enable the maintenance of the historic fabric, its integration with the modern world and thus the appreciation of heritage inherent values and qualities by contemporary societies through optimal adaptive re-use practices.

The EPA is the lead agency for the Climate action, environment, resource efficiency and raw materials. **Contact: Dr Alice Wemaere, EPA Research Programme, Environmental Protection Agency Tel: 01-2680146 or Dr Brian Dolan, EPA, Tel: 021-4875540**

### ***5.2.5 Interreg Europe***

This has been raised by a number of consultees as a potential useful mechanism. The next call for funding will open on 1 March and close on 30 June 2017. The application pack will be made available online in January 2017. The Interreg website also has an online self assessment tool to ascertain if the proposal would fit the criteria and also provides for feedback on the overall concept.

*Priority Axis 4: Environment and resource efficiency.*

The fifth specific objective deals with the protection, promotion and development of natural heritage, biodiversity and ecosystems as well as support to cultural heritage. Regional actors need to protect ecosystems and vulnerable landscapes and prevent biodiversity loss and soil degradation in their territories to prevent (further) degradation of these natural assets.

The sustainable management and exploitation of the natural environment can also foster sustainable regional development based on so-called ecosystem services (e.g. pollination for agriculture, or natural flood retention areas) and natural quality (e.g. tourism, regional attractiveness). A similar logic applies to the preservation and exploitation of regional cultural heritage.

Preservation and exploitation strategies can incorporate ICT applications to, for instance, raise public awareness and ownership of natural and cultural heritage or by introducing applications on e-culture.

Regional actors involved in the management of natural and cultural heritage must define coordinated, place-based strategies and actions that balance measures of preservation with the sustainable exploitation of these assets.

This can include the improvement of biodiversity protection schemes, the sustainable use of NATURA 2000 or other protected areas, increasing knowledge and stakeholders’ awareness.

As a public authority, Waterways Ireland would be defined as one of the target groups of these objectives.



Interreg Projects last between 3-5 years and the manual states the average ERDF budget is between €1 to €2million.

**Note:**

Culture and tourism: The above two topics have to be tackled with care. First, these topics have already been covered widely under different EU programmes and in particular INTERREG. Any application tackling one of these two topics would therefore need to clearly describe the added-value of the proposal compared to past or existing initiatives in that domain. Second, the development of cultural or tourism activities as such are not relevant to the programme.

To be relevant, these topics needs to be tackled either from an economic angle (e.g. cultural industries, tourism sector) or from an environmental angle (e.g. preservation of cultural heritage, sustainable tourism).

**Potential Project Partners**

Potential project partners are presented below and rationale for their involvement.

Potential project partners	Justification
Waterways Ireland	
Local VEC-Longford and Westmeath Educational and Training Board	Delivery of training courses including apprenticeships. Could align with both trades required and also offer a means to access EU funding around youth training and education.
Dublin Institute of Technology School of Transport, Engineering, Environment and Planning	New MSc Course in urban regeneration and development. Third Level link to EU funding. This college would be particularly strong on renewal and brown field regeneration. Also its location close to the Royal Canal at the main campus in Grangegorman gives it a local link to the project.
Royal Institute of Architects of Ireland	Joining with a professional institute such as the RIAI confers professional integrity and also there may be good design options for adaptive reuse.
Industrial heritage Associations	This could provide the link to both Irish non-profit groups as well as potential project partners outside Ireland.
Trades and Craftsmen’s Organisations.	This would be useful in terms of getting the right skills set which at require certainly stone masons and carpenters initially.
At local level – ideally for each lockhouse, seek engagement from local community development association/tidy town group.	To help local buy in and also for potential rural tourism, these could provide the means by which visitors got to experience the local village and meet the locals in a meaningful manner. Again in terms of EU funding connecting with local groups or networks has particular advantages.
Project Partners within the EU for example Scottish Waterways Trust	For E.U. funding applications potential partners in other countries will be required and comparable organisations to Waterways Ireland would need identification.

**Table 3 - Potential Project Partners.**



### **5.3 Conclusion**

The identification of fifteen heritage hubs and the final selected four hubs has shown what a rich built heritage resource Waterways Ireland has responsibility for. Whilst clearly maintaining and managing this heritage is a considerable responsibility, they should also be viewed as important assets. They reflect and demonstrate the range of building skills and techniques associated with the inland waterways of Ireland and represent a significant resource in terms of vernacular architecture. The challenge is clearly to understand and assess how best to manage this resource in the future as the benefits of extending the lifetime of a building is now recognised at international level. Moreover these buildings have both a story to tell as well as contributing the local character of an area, whether that is a harbour or on a main street of a town. It is hoped that this research and the conservation reports attached will advance this approach to the built heritage resources of Waterways Ireland.



## 6.0 Signing off statement

**Conservation Company:** ACP Architectural Conservation Professionals

**Author(s):** [Ruth Minogue](#) BSocSci (Hons), MA (Econ), Dip Sc. (Field Ecology)  
Ecologist  
[Martin English](#), BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
(Building Surveyor)  
&  
[Simon Collins](#) (Historic Building Technician)  
&  
[David Humphrey's](#), BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), C.Build.E., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC,  
MRICS, MSCSI.  
Chartered Building Surveyor (Conservation)

**Client:** Waterways Ireland

**Signed:** \_\_\_\_\_  
For Architectural Conservation Professionals

**Dated:** 20<sup>th</sup> January 2017



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## 8.0 Appendices

- Killaloe Canal and Structures Master Report
- Stores, Connaught Harbour, Portumna – Building Conservation Order of Magnitude of Cost Report
- Harbour Buildings, Shannonharbour - Building Conservation Order of Magnitude of Cost Report
- Young's Store, Tullamore - Building Conservation Order of Magnitude of Cost Report



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Building Surveyors (Conservation)

Conservation Engineers

Historic and Ecological Landscape Consultants

Project Managers

Quantity Surveyors and Building Economists

Historic Ironwork Consultants

# Architectural Conservation Professionals



## Building Conservation Master Report

For

## Killaloe Canal and Associated Structures

Client: Waterways Ireland



Date: 5<sup>th</sup> December 2016



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## 1.0 Scope of Study

This report has been prepared following a request by Waterways Ireland to compile a list of building conservation recommendations for a number of structures in Killaloe, Co. Clare. These include the following:

- Killaloe Stores
- Damaged sections of St Flannan's Cathedral wall (RMP - CL045-033006), and
- Killaloe docks, canal and associated structures.-

The main aim of this report is to highlight any necessary works to the various structures at this time and to set out a plan for their future maintenance and use with respect to conservation best practice guidelines.

### Note:

This is not a comprehensive building/structural survey and should not be taken as such. It must be noted that no opening up was carried out on walls, floors etc., and that this report is based on a visual inspection only. We can only comment on those items which were both visible and accessible at the time of our inspection.

## 2.0 Method of study

The following methods and resources were used in establishing this Site and Building Inspection Report.

- The subject sites were studied, visited and inspected by a qualified Conservation Building Surveyor.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- A digital photographic record was made of the existing structures and any defects present.

### 2.1 Architectural Conservation Area

The centre of the town of Killaloe has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of Special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP18.2 of the Clare County Development Plan 2011-2017.

Carrying out works to the exterior of a structure located in an ACA, which would materially affect the character of the area, will require planning permission (Part IV Section 28).

Killaloe is identified as an Architectural Conservation Area in the draft Clare County Development Plan 2017-2022. The following objective applies:



- a) To ensure that new developments within or adjacent to an ACA respect the context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes;
- b) To protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations;
- c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that is complementary to the character of the ACA;
- d) To ensure that external colour schemes in ACAs enhance the character

The Canal complex is also listed under the Record of Protected Structures (RPS585) and the stores area is within the zone of archaeological potential /curtilage of a national monument (St. Flannan's Cathedral - RMP - CL045-033006-). The Cathedral is listed also on the NIAH (Ref. No: 20300803) and the Record of Protected Structures (RPS. 153).



### **3.0 Site and Building Survey and Assessment**

The survey involved the visual inspection of each of the buildings and fabric elements within the site. The purpose of the inspections was to identify works required to make the buildings safe and to prevent further deterioration of the fabric. A more detailed assessment would be required to identify further works. This assessment is not a specification or method statement for works, and is not suitable for use in tendering of works to a Protected Structure.

#### **3.1 Killaloe Stores**

Killaloe Stores is currently used as a storage depot for Waterways Ireland staff and equipment. The building has been modified internally in recent years to provide a workshop/storage and welfare facilities for Waterways Ireland staff. From our initial visual inspection it is evident that the building is generally in good condition.

While Killaloe Stores is not listed as a protected structure on its own, it does form part of the original canal complex (RPS 585) and is within the zone of archaeological potential /curtilage of a national monument (St. Flannan's Cathedral - RMP - CL045-033006-). The Cathedral is listed also on the NIAH (Ref. No: 20300803) and the Record of Protected Structures (RPS. 153).

Waterways Ireland are investigating the possibility of offering these stores for expressions of interest for viable future use. Given that a use has not yet been identified, it has not been possible to generate a specific conservation management plan, hence the conservation recommendations report has been devised to advise both Waterways Ireland and any prospective future operator/owner of the building.

The following recommendations and guidelines should be agreed with any new prospective lease holder in respect to the redevelopment of the historic building for any other activity than its current use as a store.

##### ***3.1.1 Recommendations for Conservation Management Plan – Killaloe Stores***

Prior to any proposed change of use or redevelopment of the store house a comprehensive Conservation Management Plan taking into account the proposed new use should be compiled by a qualified and accredited conservation professional which should cover all measures and mitigations that will ensure the protection of the historic fabric. The Conservation Management Plan should include the following:

- Comprehensive building survey – this will highlight any outstanding issues that are currently present and others that will need to be dealt with in the future.
- Dilapidation schedule – identify necessary works and works to be carried out in the future in order to maintain and protect the historic fabric.
- Building maintenance plan – a working list of elements of the building that need regular maintenance covering all necessary short term and long term maintenance works required (e.g. repointing, painting, maintenance inspections, cleaning of rainwater goods etc.)



- All proposals should comply with best conservation practice and principles as set out in Chapter 7 of Architectural Heritage Protection – Guidelines for Planning Authorities Department of environment Heritage and Local Government 2004.
- All proposals should be in compliance with current Local Area and County Development Plans 2017-2022.

### ***3.1.2 Change of Use***

In order to facilitate the redevelopment and change of use of the store house it will be necessary to apply for planning permission from Clare County Council. Ministerial consent may also be required due to the building being in the curtilage of a National Monument. Due to the building being part of the canal, and as such part of a protected structure, a Section 57 declaration will need to be applied for to carry out any repair or major maintenance works to the building.



**Photo 1 - Killaloe Stores**



### 3.2 Damaged Sections of Cathedral Wall

The boundary wall between the green around the dry dock area and St. Flannan's Cathedral is in a poor condition. A number of trees growing on the cathedral side are pushing the wall out towards the green area. There are two main areas of concern which are in danger of collapse in the near future due to tree growth and disturbance of the wall foundation by tree roots.

A small stone structure at the corner of the wall has suffered from collapse and is currently cordoned off for safety reasons.

In order to deal with the damaged sections of the Cathedral wall, including damaged section of the cathedral wall on the approach section of dry docks /slipway area and area opposite the store house across the canal, the following actions are recommended.

- Consultation with the Dean of St. Flannan's Cathedral regarding any proposed works to the Cathedral wall.
- Engage a licensed archaeologist to form part of the overall Building Conservation team.
- Undertake a visual structural survey and an archaeological assessment of the site and damaged sections of wall.
- As required under the national monuments act an archaeological assessment will be required for works to the structure as it forms part of St Flannan's recorded monument.
- A scope of works and methodology will be drawn up to carry out the necessary repair works to the damaged sections of wall to be agreed with Clare County Council and the National monuments service.
- Necessary permissions to be obtained to undertake the proposed works to include:
  - Ministerial Consent from the National Monuments Service
  - Section 57 from Clare County Council to carry out the repair works.
- Tender for proposed works. Another option here would be to assemble a team of Waterways Ireland staff to carry out the repair works under the supervision of an accredited building conservation professional of at least grade 2 RIAI/SCSI accredited.



**Photo 2 - Damaged Corner of Cathedral Wall**



**Photo 2 - Section of Cathedral Wall to be Monitored**



### 3.3 Recommendations for Killaloe Docks

#### 3.3.1 Quay Walls from Footbridge to the Dry Dock/Slipway

An inspection of the quay wall on both sides of the canal shows them to be in a poor condition generally with significant loss of mortar and inappropriate repairs. There is also a lot of vegetative growth in the joints of the masonry work. From our visual inspection of the canal walls between the footbridge and the Dry Dock area we would recommend the following mitigation measures to ensure the canal walls are kept in good order and prevented from deteriorating any further.

- A detailed structural assessment of the canal walls should be undertaken, above and below the waterline, to assess the condition of the masonry, foundations.
- A detailed scope of works should then be drawn up to deal with all issues arising from the structural inspection.
- A Section 57 declaration should be applied for to carry out the necessary repair works to the dock area.
- From our initial visual inspection the following steps should be considered when carrying out the survey and repair works to the canal walls:
  - Installation of cofferdam or alternative ‘portadam’ system to allow for survey and works below the water line. Alternatively draining of this section of the canal would allow access for survey and repair works.
  - Survey of masonry and preparation of the scope of works after inspections have been carried out.
  - Removal of excess vegetation and treatment of same with appropriate biocides.
  - Carry out repointing and masonry repairs as necessary.
  - Drafting of a maintenance plan for future works to the canal walls.



### **3.3.2 Sliding Boat Lift Facility**

The sliding boat lift area is a protected structure (RPS 587) and from initial inspections is in poor condition. The area is heavily overgrown with vegetation. It is evident that a significant amount of the original structure and mechanisms (boat winches and lifting gear) are still present. Prior to a scope of works being drafted the area should be cleaned down by removing vegetation and overgrowth to allow for a full structural assessment of all existing features.

#### **Timber Assessment**

The surviving timber structure of the Sliding Boat Lift at the Dry Dock is in poor condition. The boat lifting assembly is made up of 3 no. main sliding beams running on 3 no. double wrought iron rail tracks mounted on a timber base runner which runs at an angle into the water of the canal. It is unknown how far these rails protrude into the canal. The main sliding beams are mounted on the tracks with cast iron wheels and brackets. The main timbers of the lifting facility appear to be of oak. The main timbers are severely rotten in parts however their overall structure is sound.

3 no. timber uprights are present at the canal end of the main sliding beams and appear to have been repaired in the past; however these are in a very poor condition. The repaired uprights appear to be a soft wood and as such have suffered severe deterioration from exposure to the elements.

From our inspection it would seem that the timber beams carrying the wrought iron tracks are in the best condition due to their submergence in water which has preserved them as well as the wrought iron tracks.

The area of the dry dock is very overgrown and much of the underside of the structure is not accessible for inspection.

In general the timber structures of the dry dock are in a very poor condition due to lack of maintenance and exposure to the elements. Many of the original bolt holes and fasteners have been rotted out and the ends of the main sliding beams are severely rotted. The upright sections of the boat lift are in danger of collapse due to severe rotting of the timber at the joint with the main beams. Supporting timbers are also in a very poor condition.

Remedial repair works to preserve the area will include the following:

- Safe access granted to the dry dock area. This may involve dealing with the damaged section of the Cathedral wall first to allow for safe passage.
- A Section 57 declaration should be applied for to carry out the necessary repair works to the dry dock area.
- The dry dock is to be cleaned down of all excess vegetation above and below the water line.



- A structural assessment should then be carried out to assess the condition of the masonry work and a scope of works prepared to include masonry repairs and repointing works.
- An assessment should be made as to the condition of the remaining lifting mechanisms and winches on site. This should be carried out by someone experienced in the inspection and specification of repairs to historic cast and wrought iron. A scope of repair works can then be drafted to highlight any necessary repairs or maintenance works necessary to protect the historic ironwork.
- A scope of repair works should be drafted to highlight necessary repairs and maintenance works necessary to restore the timber fabric of the structure. This should also include for repairs to the cast and wrought iron elements of the structure.
- A maintenance plan should be drawn up to list all necessary maintenance works for the future.

The works above will ensure that the dry dock area is preserved in its current condition and prevent further deterioration of the historic fabric. If full restoration of the dry dock area is proposed then a more detailed scope of works should be drawn up with the intention of restoring it to full working order. This would include a detailed research project as well as restoration and repair works to the timberwork, historic cast and wrought iron mechanisms.



**Photo 3 - Dry Dock/Slipway Area**



**Photo 4 - Main Sliding Timber - Severe Rot**



**Photo 5 - Main Sliding Beam - Cast Iron Wheel/Runner**



**Photo 6 - Double Wrought Iron Track and Timber Base Entering Canal**



**Photo 7 - Main Beam Wheel/Runner**



**Photo 8 - Upright Sections in Poor Condition**



### **3.3.3 Killaloe Old Lock & Bridge Walls**

The lock bridge and lock structure (RPS 586) appear to be in poor condition from our initial visual inspections. The old canal at Killaloe originally had three locks, two of which were submerged when Ardnacrusha was built<sup>1</sup>. The lock structure is no longer in use and most evidence of the lock gates has been removed in the past apart from the masonry work. The lock walls are in need of repointing works and localised masonry repairs. The downstream approach wing walls to the bridge are in need of significant intervention.

Recommended mitigations are as follows:

- A detailed structural assessment of the walls should be undertaken, above and below the waterline, to assess the condition of the masonry and necessary repointing works required.
- A detailed scope of works should then be drawn up to deal with all issues arising from the structural inspection.
- A Section 57 declaration should be applied for to carry out the necessary repair works.
- From our initial visual inspection the following steps should be considered when carrying out the survey and repair works to the canal walls:
  - Installation of cofferdam to allow for survey and works below the water line. Existing stop log grooves could be used for the lock assessment only.
  - Alternatively dewatering of this section of the canal would allow full access for survey and repair works.
  - Survey of masonry and preparation of the scope of works after inspections have been carried out.
  - Removal of excess vegetation and treatment of same with appropriate biocides.
  - Carry out repointing and masonry repairs as necessary.
  - Drafting of a maintenance plan for future works to the walls.

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<sup>1</sup> Brian J. Goggin. Limericks Hidden History, Afloat April 2011. <http://afloat.ie/item/15441-limerick%E2%80%99s-hidden-history>.



**Photo 6 - The Old Lock Bridge**

#### ***3.3.4 Masonry Repairs between the Old Lock (RPS 586) and the Pier Head (RPS 583)***

The quay walls of the canal between the Old Lock and the Pier Head are in a similar condition to the rest of the canal. From our initial inspections it is clear that repointing works and localised masonry repairs are required to prevent further deterioration of the historic fabric. There is also a lot of vegetative growth that should be removed and treated prior to any masonry or repointing repairs. Recommendations for remedial works to this section of the canal are as highlighted above in sections 3.3.1 and should include the following:

- A detailed structural assessment of the canal walls should be undertaken, above and below the waterline, to assess the condition of the masonry and necessary repointing works required.
- A detailed scope of works should then be drawn up to deal with all issues arising from the structural inspection.
- A Section 57 declaration should be applied for to carry out the necessary repair works.
- From our initial visual inspection the following steps should be considered when carrying out the survey and repair works to the canal walls:
  - Installation of cofferdam to allow for survey and works below the water line. Alternatively draining of this section of the canal would allow access for survey and repair works.



- Survey of masonry and preparation of the scope of works after inspections have been carried out.
- Removal of excess vegetation and treatment of same with appropriate biocides.
- Carry out repointing and masonry repairs as necessary.
- Drafting of a maintenance plan for future works to the canal walls.



**Photo 7 - Pier Head**



### ***3.3.5 Historic Cast & Wrought Iron Elements***

There are a number of iron and metal features around the canal that remain in various states of repair. These features include:

- Winches
- Lifting Cranes
- Wrought Iron Rails (along slipway quay wall and Dry Dock)
- Wrought Iron masonry ties
- Wrought Iron runners for the sliding door of the Store
- Any remaining lock gate elements if present

A detailed inspection of these features should be carried out by someone experienced in the inspection and specification of repairs to historic cast and wrought iron. This would allow the assessment of any necessary repairs or maintenance works to prevent any deterioration of the historic ironwork. From our initial inspection it is clear that while some of these iron features are continually maintained (painted), they are in need of remedial repair works where rust is causing problems. We recommend the following steps to ensure the preservation of the historic iron of the Killaloe canal:

- Carry out a thorough and detailed inspection of all ironwork on site and draw up a scope of works for necessary repair and maintenance works. This should be carried out by the Conservation Building Surveyor and a Historic Ironworks Consultant experienced in the repair of historic industrial cast and wrought iron.
- A Section 57 declaration will need to be applied for prior to carrying out any repair works as the iron features are protected structures.
- Historic iron features are to be repaired on site or removed off site for cleaning down, repair and repainting.

Some of the iron on site has been painted extensively and it is evident that rust still exists underneath the paint which may be causing more harm than good in the long run as trapped moisture will cause rusting and the failure of the ironwork. This is evident on the large lifting crane situated outside the Store building. It would be recommended in this case to clean down the crane by blast cleaning, carry out necessary structural repairs and repaint. This would more than likely have to be done off site.

Many of the historic wrought and cast iron machines on site are said to be the last of their kind known to survive today. This adds significantly to the heritage value of these industrial machines which at one point were some of the most important working features of the canal.



**Photo 7 - Necessary Structural Repairs to Ironwork**



**Photo 9 - Base of Crane in Very Poor Condition**



**Photo 10 - Surviving Historic Machinery on Site**

Source: above photos and descriptions highlighted to Waterways Ireland by Brian J. Goggin.

**NOTE:**

During the inspection of the damaged corner of the cathedral wall it is noted that a large amount of historic iron elements are piled in a heap in the grass. The various elements include wrought iron rail sections and cast iron elements. It is strongly recommended that these items are removed from the current location and stored in an appropriate manner. The historic iron should be recorded and stored inside on timber pallets and kept dry.



**Photo 11 - Pile of Historic Iron Elements to be Recorded, Removed and Stored Inside**



## 4.0 Conclusions

In general the Killaloe Canal is in a poor condition owing to the extensive amount of repointing and masonry repairs that appear to be necessary. The canal walls are also heavily overgrown and this is leading to further deterioration of the masonry. The priority required works to the canal are repointing and localised masonry repairs which will need to be identified by a thorough structural survey above and below the waterline. The above relates to the canal and quay walls from the Dry Dock area to the Pier Head.

Proposed repair works to the Cathedral walls should be straight forward traditional masonry repairs although a more detailed inspection along with an archaeological assessment will need to be carried out prior to any repair works being undertaken.

As stated above a detailed assessment of the cast and wrought iron elements of the canal should be carried out and a scope of works drawn up highlighting all necessary repairs and maintenance procedures for the future.

The Killaloe Stores building is in generally a good condition. Any proposed future works or change of use will need the necessary permissions and should be carried out after a Conservation Management Plan has been completed for the building.

Most of the works proposed above are general repair and maintenance works that have been neglected for many years. Dealing with these issues now using appropriate traditional methods and materials will ensure the survival of this historic canal. With a dedicated maintenance plan for the various elements it can be ensured that the canal and its associated structures are protected well into the future.



## 5.0 Signing off statement

**Conservation Company:** ACP Architectural Conservation Professionals

**Author(s):** **David Humphrey's**, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt), DipBldgCons(RICS), C.Build.E., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.  
**Chartered Building Surveyor**  
**Building Conservation Accredited Surveyor**  
**RICS Certified Historic Building Professional**  
&  
**Martin English**, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
**(Building Surveyor)**  
&  
**Simon Collins (Historic Building Technician)**

**Client:** Waterways Ireland

**Signed:** \_\_\_\_\_  
For Architectural Conservation Professionals

**Dated:** 5<sup>th</sup> December 2016



## Multidisciplinary Conservation Practice



# Architectural Conservation Professionals



## Building Conservation Order of Magnitude Cost Report

For

**Store House @ Connaught Harbour,  
Connaught Harbour,  
Portumna,  
Co. Galway.**

**Client:**

Waterways Ireland



**Date:** 7<sup>th</sup> December 2016



**Authorship:**

This Report has been prepared by:-

**David Humphrey's**, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.

Chartered Building Surveyor (Conservation)

Chartered Landscape Architect

Chartered Project Manager

Chartered Building Engineer

And

**Martin English**, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
Building Surveyor

of ACP Architectural Conservation Professionals



**Copies of this report  
have been presented  
by ACP to:**

Waterways Ireland

**Acknowledgements:**

Architectural Conservation Professionals acknowledges any information supplied by the Client (Waterways Ireland) and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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## GLOSSARY OF TERMS

### **1. ACA**

An **Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

### **2. Area of Special Planning Control**

**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

### **3. NIAH**

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

### **4. Protected Structure**

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

### **5. Section 57 Declaration**

**Section 57 Declaration** Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

### **6. RMP**

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.



## 7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

### **Levels of significance – NIAH Definitions 2006**

<b><i>International Significance</i></b>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<b><i>National Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<b><i>Regional Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<b><i>Local Significance</i></b>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<b><i>Record only</i></b>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

### **Penalties for Offences**

#### **Architectural Heritage Protection**

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe<sup>1</sup>.

---

<sup>1</sup> 156.—(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—



## 1.0 Scope of Study

This report has been prepared following a request by Waterways Ireland. The study sets out to determine the condition of the subject buildings in terms of immediate and necessary repairs to protect the building from further deterioration and to make its habitation more immediately comfortable.

*This is not a comprehensive building/structural survey and should not be taken as such. It must be noted that no opening up was carried out on walls, floors etc., and that this report is based on a visual inspection only. We can only comment on those items which were both visible and accessible at the time of our inspection.*

An Order of Magnitude Cost is included in this report.

## 1.1 Method of study

The following methods and resources were used in establishing this Site and Building Inspection Report.

- The subject site was studied, visited and inspected by a qualified Conservation Building Surveyor.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.

---

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

---



## 2.0 Existing Environment

### 2.1 Location

Subject buildings location highlighted below.



Figure 1 OSI Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 2 Ortho 1995 ©OSI License ACP Architectural Conservation Professionals AU 0067215



## 2.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures (RPS)	Y	477 Portumna Harbour
Recorded Monument (RMP)	Y	GA127 – 005 Canal @ Fairyhill
Architectural Conservation Area (ACA)	N	
Special Area of Conservation (SAC)	Y	00216 River Shannon Callows SAC
Special Protection Area (SPA)	Y	004096 Middle Shannon Callows SPA
National Heritage Area (NHA)	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership	N	
NIAH Building Record	Y	30412704 Connaught Harbour, Co. Galway.
NIAH Garden Record	N	

Table 1 – Protection Status list

### 2.2.1 Record of Protected Structures Description:

*Portumna Harbour, Fairyhill ; “Harbour basin and short canal, c. 1810, with cut stone walls, and cast-iron bollards. Office building c1995 overlooks harbour, with outbuildings to side.”<sup>2</sup>*

### 2.2.2 Recorded Monuments Description

Canal

## 2.3 NIAH (National Inventory of Architectural Heritage) Record and Description

### 2.3.1 NIAH Table

<b>Reg. No:</b>	30412704
<b>Date:</b>	1790 – 1830
<b>Previous Name:</b>	N/A
<b>Towns-land:</b>	Fairyhill
<b>County:</b>	County Galway
<b>Coordinates:</b>	186534, 204824
<b>Categories of Special Interest:</b>	Architectural, Social, Technical.
<b>Rating:</b>	Regional
<b>Original Use:</b>	Harbour/Dock/Port
<b>In Use as:</b>	Harbour/Dock/Port

Table 2 – NIAH Table

### 2.3.2 NIAH Description

#### “Description

*Harbour, built c.1810, on west bank of River Shannon. Dressed limestone retaining walls with sloping sides to entrance and cast iron mooring bollards. Accessed by canal to north*

<sup>2</sup> Galway County Council Development Plan 2015 – 2021: Record of Protected Structures



of Portumna Bridge. Detached two bay twostorey goods store, built c.1900, to south of harbour and detached fivebay twostorey office building, built c.1995, to west.

### **Appraisal**

*Connacht Harbour is one of a number of harbours constructed on the River Shannon in the vicinity of Portumna. It served both passenger and goods traffic and was the location where passengers were transferred to the large lake steamers in use on Lough Derg. The craftsmanship of the stonework is evident. The harbour, warehouse, nearby crane and bridge form an important group of structures which indicate the transport and commercial significance of the river from the late eighteenth century to the present day.*<sup>3</sup>

### **3.0 Order of Magnitude Cost Estimate**

An Order of Magnitude Cost Estimate is the first level of ascertaining the cost of a project. It is used where very little information is available to allow accurate costings.

**The figures herewith presented in the following report are based on rates derived from both ongoing projects and projects completed in the recent past on which Architectural Conservation Professionals have been acting as both Project Managers and Quantity Surveyors. The rates have been adjusted to account for inflation from the date of the report and to account for a standard material rate of finish. The scope of works presented is as per discussions with Eamonn Horgan of Waterways Ireland during the site visits and subsequent meetings thereafter.**

**The rates have been multiplied by set units e.g. metres squared, linear metres, cubic metres and the resulting figure multiplied by the appropriate rate of V.A.T. to arrive at the presented figure. (Note: figures have been rounded to the nearest thousand for ease of presentation).**

As the project progresses and more design and client decisions are achieved, the costings can be further defined into a Preliminary Cost Estimate, leading ultimately to a fully detailed and costed Budget Estimate.

The report categorises the works into those repairs of an Emergency nature, those that should be done as soon as is practicable and works of a more comfort-of-use nature.

**Urgent Work:** urgent work required to be undertaken for the safety of the fabric.

**Necessary Work:** necessary work required to prevent active deterioration of fabric.

**Optional Work:** work to create a more comfortable use of building.

---

<sup>3</sup> Source: Buildings of Ireland: National Inventory of Architectural Heritage



### 3.1 Urgent Work

Water ingress and resultant damage therefrom:

Access to the upper level was not possible on the day of inspection. It is however noted that the underside of the first floor timber floor boards exhibit signs of severe water ingress which have given cause to the formation of wet rot. It is also noted that on visual display the roof exhibits some local signs of failure.

Estimate for works to the roof covering, roof carcass and rain water goods. 40,000.00



**Photograph 1 View of rear roof plane with loose roll top ridge highlighted**

Estimate for ceiling/first floor repair works. 12,000.00



**Photograph 2 View of wet rot to first floor timber floorboards.**



Scaffolding will be required for safe access for the roof works. Internally propping will be required while works to the first floor are being undertaken.

Estimate for scaffolding (inclusive of neighbouring shed). 23,000.00

**Total Estimate for Urgent Works: €75,000.00**

### 3.2 Necessary Work

There is no visible drainage system around the perimeter of the building. The installation of a French drain around the perimeter of both buildings is necessary to migrate the storm water from the buildings. This drainage will also suffice for the potential end use of the building.

Estimate for installation of French drain. 12,000.00



**Photograph 3 View of ground level around perimeter of shed, concrete finish with no drainage channels**

It is noted that internally the base of the steel columns are in poor repair. The installation of a new independent steel support structure with concrete pad foundations to take the roof structural loading may be necessary. The wasted steel column bases will need to be removed and replaced with mass shuttered concrete as per existing wall structure.

Estimate for new steel frame structure. 40,000.00



**Photograph 4 View of building interior with wasted column base highlighted**

Estimate for mitigation measures to existing steel columns. 13,000.00

The ground floor of the building consists of concrete and wooden blocks. Some of the wooden blocks have come loose and are separated from the floor. The floors of both rooms of the shed are uneven.

Estimate for necessary mitigation measures to existing floor. 6,000.00



**Photograph 5 View of wooden block floor with loose blocks on view.**

The render to the exterior walls has failed in and around the existing columns, as well as to other sections of the exterior facade. The removal of the existing render, where it has



lost its key with the masonry is necessary to negate any existing or future water ingress and to weather proof the building. The exterior walls exhibit cracks at various locations which will require remedial measures.

Estimate for application of rendering works.

35,000.00



**Photograph 6 View of render to front of building with cracking and crazing on view**

Estimate for remedial repairs/ mitigation measures to the visible cracks.

5,000.00



**Photograph 7 View of patent crack defect.**



The access to the buildings is by way of two doors, one for each room. The doors are in need of remedial repairs in order to insure their continuing use. Access to the upper level was not possible on the day of inspection. It is evident however that the opening assembly may be in poor repair due to continuing ingress of water, thus repair works may be necessary.

Estimate for repairs to existing openings and access. 16,000.00



**Photograph 8 View of shed openings with clear signs of continuous water damage from the first floor opening.**

The neighbouring corrugated iron shed is by and large in reasonable repair. It is noted however that there are some holes present in the corrugated sheeting which will need remedial measures to prevent failure.

Estimate for repair works to corrugated iron shed. 10,000.00



**Photograph 9 View of gable end of corrugated iron shed with holes visible in the sheeting.**

**Total Estimate for Necessary Works** **€137,000.00**

### **3.3 Optional Work**

Fit out of buildings for end use comprising of; Café and Bike Hire units on the ground floor of the existing main building, one in each of the existing units.

The allowance for the fit out of the first floor level of the main building for the provision of office space. The cleaning out and all necessary works to the corrugated iron shed unit for use as storage etc.

Allow for fit out of main building unit as per above. 140,000.00

Allow for fit out of corrugated iron shed unit. 12,000.00

**Total Estimate for Optional Works** **€152,000.00**

Notes:-

1. All of the above amounts are inclusive of Value Added Tax @ 13.5%
2. This Estimate is based on a surface preliminary survey - no opening up was undertaken.

Excluded from the Estimate are the Following:

- Local Authority Fees and Charges
- Inflation from December 2016
- Planning and Fire Authority requirements
- Professional Fees



### 3.4 Development Implications

As the building forms part of a protected structure all works within the property and its curtilage will require permission under Part IV of the Planning Act 2000. This includes both internal and external works and also includes maintenance. The owner of the property can apply to the Planning Authority for a Section 57 Declaration that will set out works that can be undertaken without planning permission and it will also identify works that would require planning permission. Maintenance and repairs are normally covered under a Section 57 Declaration.

As the building is within a the curtilage of a Recorded Monument, under the National Monuments Acts, Notification must be given under Section 12 of the National Monuments Acts at least 2 months before any work is carried out at an archaeological/historic structure or site included in the Record of Monuments and Places or Register of Historic Monuments.<sup>4</sup>

### 3.5 Summary

#### 3.5.1 Scope of Works

The following scope of works are indicative only, a full detailed scope of works can be arrived at once a more detailed brief is made available. The works are as described in the preceding report.

- Detailed Surveys of Building and site including an archaeological assessment.
- Attain necessary permissions (Planning etc) following design stage.
- Possession of site, fencing, hoarding etc.
- Erection of scaffolding externally and necessary supports internally.
- Stripping of roof covering, RWG's and setting aside for reuse.
- Necessary repairs to the roof carcass.
- Reinstatement of roof covering and roof barges.
- Reinstatement of rain water goods.
- Stripping of loose, failed render.
- Necessary repairs to the mass concrete walls
- Rendering of exterior walls of building.
- Repair of opening assemblies.
- Installation of a French drain around the perimeter of the buildings.
- Necessary repair works to neighbouring storage shed.
- Fit out of buildings for proposed end use as Café/Shop, Office space and storage (neighbouring shed) comprising of but not limited to:
  - Necessary services e.g. sanitary, electrical, plumbing, heating etc.

---

<sup>4</sup> Source: National Monuments (Amendment) Act 1994 "Notification to the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs under section 12 (3) of the National Monuments (Amendment) Act, 1994 (Recorded Monument) and Notification under section 5 (8) of the 1987 Act (Register of Historic Monuments)"



- Insulation of building.
- Provision of access to all levels of the building.
- Compliance where possible with the building regulations e.g. Parts A, B, M, L etc.
- Finishes

### 3.5.2 Order of Magnitude of Costs

<b>Urgent Works</b>	Est. Cost €	Total €			
Roof Repairs	40,000.00				
First floor repairs	12,000.00				
Scaffolding	23,000.00				
		75,000.00			
<b>Necessary Works</b>					
French Drain, drainage.	12,000.00				
New Steel frame structure	40,000.00				
Steel Column repairs	13,000.00				
Floor remedial works	6,000.00				
Exterior Rendering	35,000.00				
Crack Repairs	5,000.00				
Opening assemblies repairs	16,000.00				
Corrugated Shed repair	10,000.00				
		137,000.00			
<b>Optional Works</b>					
Main Building Fit out	140,000.00				
Storage Building Fit out	12,000.00				
		152,000.00			
<b>Total</b>		364,000.00			



## 4.0 Signing off statement

**Conservation Company:** ACP Architectural Conservation Professionals

**Author(s):** David Humphrey's, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.  
Chartered Building Surveyor (Conservation)  
Chartered Landscape Architect  
Chartered Project Manager  
Chartered Building Engineer

and

Martin English, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
Building Surveyor

**Client:** Waterways Ireland

**Signed:** \_\_\_\_\_  
For Architectural Conservation Professionals

**Dated:** 7<sup>th</sup> December 2016



## Multidisciplinary Conservation Practice

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Education Institutes  
Financial Institutions  
Community Groups  
Private Clients



Architects & Conservation Architects

Building Surveyors (Conservation)

Conservation Engineers

Historic and Ecological Landscape Consultants

Project Managers

Quantity Surveyors and Building Economists

Historic Ironwork Consultants

# Architectural Conservation Professionals



## Building Conservation Order of Magnitude of Cost Report

For

**Harbour Buildings,  
Shannon Harbour,  
Co. Offaly.**

**Client:**

Waterways Ireland



**Date:** 5<sup>th</sup> December 2016



**Authorship:**

This Report has been prepared by:-

**David Humphrey's**, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.

**Chartered Building Surveyor (Conservation)**

**Chartered Landscape Architect**

**Chartered Project Manager**

**Chartered Building Engineer**

And

**Martin English**, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
**Building Surveyor**

of ACP Architectural Conservation Professionals



**Copies of this report  
have been presented  
by ACP to:**

Waterways Ireland

**Acknowledgements:**

Architectural Conservation Professionals acknowledges any information supplied by the Client (Waterways Ireland) and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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## GLOSSARY OF TERMS

### **1. ACA**

**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

### **2. Area of Special Planning Control**

**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

### **3. NIAH**

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

### **4. Protected Structure**

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

### **5. Section 57 Declaration**

**Section 57 Declaration** Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

### **6. RMP**

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

### **7. RPS**

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical



point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

### **Levels of significance – NIAH Definitions 2006**

<b><i>International Significance</i></b>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<b><i>National Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<b><i>Regional Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<b><i>Local Significance</i></b>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<b><i>Record only</i></b>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

### **Penalties for Offences**

#### **Architectural Heritage Protection**

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe<sup>1</sup>.

---

<sup>1</sup> **156.**—(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.



## 1.0 Scope of Study

This report has been prepared following a request by Waterways Ireland. The study sets out to determine the condition of the subject buildings in terms of immediate and necessary repairs to protect the building from further deterioration and to make its habitation more immediately comfortable.

*This is not a comprehensive building/structural survey and should not be taken as such. It must be noted that no opening up was carried out on walls, floors etc., and that this report is based on a visual inspection only. We can only comment on those items which were both visible and accessible at the time of our inspection.*

An Order of Magnitude Cost is included in this report.

### 1.1 Method of study

The following methods and resources were used in establishing this Site and Building Inspection Report.

- The subject site was studied, visited and inspected by a qualified Conservation Building Surveyor.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.

## 2.0 Existing Environment

### 2.1 Location

Subject buildings location highlighted.



Figure 1 OSI Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 2 1<sup>st</sup> Edition Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 3 2<sup>nd</sup> Edition Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 4 Ortho 2005 ©OSI License ACP Architectural Conservation Professionals AU 0067215



## 2.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures (RPS)	N	
Recorded Monument (RMP)	N	
Architectural Conservation Area (ACA)	N	
Special Area of Conservation (SAC)	N	
Special Protection Area (SPA)	N	
National Heritage Area (NHA)	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership	N	
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 – Protection Status list

## 3.0 Order of Magnitude Cost Estimate

An Order of Magnitude Cost Estimate is the first level of ascertaining the cost of a project. It is used where very little information is available to allow accurate costings.

**The figures herewith presented in the following report are based on rates derived from both ongoing projects and projects completed in the recent past on which Architectural Conservation Professionals have been acting as both Project Managers and Quantity Surveyors. The rates have been adjusted to account for inflation from the date of the report and to account for a standard material rate of finish. The scope of works presented is as per discussions with Eamonn Horgan of Waterways Ireland during the site visits and subsequent meetings thereafter.**

**The rates have been multiplied by set units e.g. metres squared, linear metres, cubic metres and the resulting figure multiplied by the appropriate rate of V.A.T. to arrive at the presented figure. (Note: figures have been rounded to the nearest thousand for ease of presentation).**

As the project progresses and more design and client decisions are achieved, the costings can be further defined into a Preliminary Cost Estimate, leading ultimately to a fully detailed and costed Budget Estimate.

The report categorises the works into those repairs of an Emergency nature, those that should be done as soon as is practicable and works of a more comfort-of-use nature.

**Urgent Work:** urgent work required to be undertaken for the safety of the fabric.

**Necessary Work:** necessary work required to prevent active deterioration of fabric.

**Optional Work:** work to create a more comfortable use of building.



### 3.1 Urgent Work



**Photograph 1 View of interior of structure and vegetation growth.**

Removal of vegetation from the existing masonry walls, stabilisation works to the walls of the building in order to secure the structure and prevent further deterioration of the masonry:

Estimate for vegetation removal and emergency stabilisation works. 7,000.00

Estimate for access scaffolding to building.

(Necessary for access for the wall works and any works required at height as outlined throughout the report) 25,000.00

**Total Estimate for Urgent Works: €32,000.00**

### 3.2 Necessary Work

Pointing of masonry to subject structure and surrounding walls with NHL based mortar to secure wall structures:

Estimate for pointing works. 40,000.00

*(Access necessary, see scaffolding note above)*



**Photograph 2 View of exterior wall of subject buildings from site.**

Clearance of debris and overgrowth from site.

Estimate for site clearance. 6,000.00



**Photograph 3 View of site.**

**Total Estimate for Necessary Works €46,000.00**

### **3.3 Optional Work**

The installation of a self supporting steel portal frame structure within the footprint of the existing subject buildings; inclusive of pad foundations, floor slab and first floor installation, electrical fit out of the building comprising of power points and lighting. The proposed end use of the building to be as a storage and recreational facility.

Installation of steel portal frame structure 150,000.00



**Photograph 4 View of interior of adjoining structure showing portal frame.**

Surface finish to site within wall structure	6,000.00
<b>Total Estimate for Optional Works</b>	<b>€156,000.00</b>

Notes:-

1. All of the above amounts are inclusive of Value Added Tax @ 13.5%
2. This Estimate is based on a surface preliminary survey - no opening up was undertaken.

Excluded from the Estimate are the Following:

- Local Authority Fees and Charges
- Inflation from December 2016
- Planning and Fire Authority requirements
- Professional Fees

### 3.4 Development Implications

The existing building forms part of a complex of buildings facing onto Shannon Harbour. There are a number of protected structures within the harbour. However the subject buildings and site are not on the current Record of Protected Structures for County Offaly.

Works to the buildings as described in the above report will require planning permission.



### 3.5 Summary

#### 3.5.1 Scope of Works

The following scope of works are indicative only, a full detailed scope of works can be arrived at once a more detailed brief is made available. The works are as described in the preceding report.

- Detailed Surveys of Building and site.
- Attain necessary permissions (Planning etc) following design stage.
- Possession of site, fencing, hoarding etc.
- Erection of scaffolding externally.
- Removal of vegetation from structures.
- Site Clearance.
- Removal of infill masonry where applicable.
- Necessary rebuilding and pointing of masonry.
- Construction of portal frame structure within the footprint of the existing buildings for proposed end use as a storage and recreational facility comprising of but not limited to:
  - Construction of pad foundations, floor slab etc.
  - Erection of Steel portal frame.
  - Installation of floor slabs and access to first floor.
  - Installation of roof and cladding.
  - Necessary services e.g. electrical, plumbing, heating etc.
  - Insulation of building.
  - Compliance where possible with the building regulations e.g. Parts A, B, M, L etc.
  - Finishes.



### 3.5.2 Order of Magnitude of Costs

<b>Urgent Works</b>	Est. Cost €	Total €			
Vegetation removal	7,000.00				
Scaffolding	20,000.00				
		27,000.00			
<b>Necessary Works</b>					
Pointing works	40,000.00				
Site clearance	6,000.00				
		46,000.00			
<b>Optional Works</b>					
Portal frame	150,000.00				
Surface finish to site.	6,000.00				
		156,000.00			
	<b>Total</b>	229,000.00			



## 4.0 Signing off statement

**Conservation Company:** ACP Architectural Conservation Professionals

**Author(s):** David Humphrey's, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.  
Chartered Building Surveyor (Conservation)  
Chartered Landscape Architect  
Chartered Project Manager  
Chartered Building Engineer

and

Martin English, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
Building Surveyor

**Client:** Waterways Ireland

**Signed:** \_\_\_\_\_  
For Architectural Conservation Professionals

**Dated:** 5<sup>th</sup> December 2016



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Architects & Conservation Architects

Building Surveyors (Conservation)

Conservation Engineers

Historic and Ecological Landscape Consultants

Project Managers

Quantity Surveyors and Building Economists

Historic Ironwork Consultants

# Architectural Conservation Professionals



## Building Conservation Order of Magnitude of Cost Report

For

**“Young’s” Store,  
Convent Road,  
Tullamore,  
Co. Offaly.**

**Client:**

Waterways Ireland



**Date:** 6<sup>th</sup> December 2016



**Authorship:**

This Report has been prepared by:-

**David Humphrey's**, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.

**Chartered Building Surveyor (Conservation)**

**Chartered Landscape Architect**

**Chartered Project Manager**

**Chartered Building Engineer**

And

**Martin English**, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
**Building Surveyor**

of ACP Architectural Conservation Professionals



**Copies of this report  
have been presented  
by ACP to:**

Waterways Ireland

**Acknowledgements:**

Architectural Conservation Professionals acknowledges any information supplied by the Client (Waterways Ireland) and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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## GLOSSARY OF TERMS

### **1. ACA**

**An Architectural Conservation Area** is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

### **2. Area of Special Planning Control**

**Areas of Special Planning Control** provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

### **3. NIAH**

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

### **4. Protected Structure**

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

### **5. Section 57 Declaration**

**Section 57 Declaration** Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

### **6. RMP**

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

### **7. RPS**

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural,



historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

### **Levels of significance – NIAH Definitions 2006**

<b><i>International Significance</i></b>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<b><i>National Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<b><i>Regional Significance</i></b>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<b><i>Local Significance</i></b>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<b><i>Record only</i></b>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

### **Penalties for Offences**

#### **Architectural Heritage Protection**

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe<sup>1</sup>.

---

<sup>1</sup> **156.**—(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.



## 1.0 Scope of Study

This report has been prepared following a request by Waterways Ireland. The study sets out to determine the condition of the subject building in terms of immediate and necessary repairs to protect the building from further deterioration and to make its habitation more immediately comfortable.

*This is not a comprehensive building/structural survey and should not be taken as such. It must be noted that no opening up was carried out on walls, floors etc., and that this report is based on a visual inspection only. We can only comment on those items which were both visible and accessible at the time of our inspection.*

An Order of Magnitude Cost is included in this report.

### 1.1 Method of study

The following methods and resources were used in establishing this Site and Building Inspection Report.

- The subject site was studied, visited and inspected by a qualified Conservation Building Surveyor.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.

## 2.0 Existing Environment

### 2.1 Location

Subject building location highlighted.



Figure 1 OSI Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 2 1<sup>st</sup> Edition Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 3 2<sup>nd</sup> Edition Map ©OSI License ACP Architectural Conservation Professionals AU 0067215



Figure 4 Ortho 2005 ©OSI License ACP Architectural Conservation Professionals AU 0067215

## 2.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures (RPS)	Y	23 – 286 Canal Warehouse
Recorded Monument (RMP)	N	
Architectural Conservation Area (ACA)	N	
Special Area of Conservation (SAC)	N	
Special Protection Area (SPA)	N	
National Heritage Area (NHA)	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership	N	
NIAH Building Record	Y	Reg. No. 14807091
NIAH Garden Record	N	

Table 1 – Protection Status list

### 2.2.1 Record of Protected Structures Description:

*“Detached four-bay two-storey former warehouse, built c.1810, abutting house to east. Now vacant. Set back from street. Pitched slate roof with red brick chimneystack, gable coping and cast-iron rainwater goods. Roughcast render to walls with red brick eaves course and tie bars. Timber windows with stone lintels and red brick sills. Square-headed door openings with timber battened doors.”<sup>2</sup>*

<sup>2</sup> Tullamore Local Area Plan 2010 – 2016 extended.



## 2.3 NIAH (National Inventory of Architectural Heritage) Record and Description

### 2.3.1 NIAH Table

<b>Reg. No:</b>	14807091
<b>Date:</b>	1800 – 1820
<b>Previous Name:</b>	N/A
<b>Towns-land:</b>	Puttaghan
<b>County:</b>	County Offaly
<b>Coordinates:</b>	234204. 225373
<b>Categories of Special Interest:</b>	Architectural, Technical
<b>Rating:</b>	Regional
<b>Original Use:</b>	Store/warehouse
<b>In Use as:</b>	

Table 2 – NIAH Table

### 2.3.2 NIAH Description

#### **“Description**

*Detached four bay twostorey former warehouse, built c.1810, abutting house to east. Now vacant. Set back from street. Pitched slate roof with red brick chimneystack, gable coping and cast iron rainwater goods. Roughcast render to walls with red brick eaves course and tie bars. Timber windows with stone lintels and red brick sills. Squareheaded door openings with timber battened doors.*

#### **Appraisal**

*Located adjacent to the canal, at the height of canal transport this building most likely functioned as a building associated with the thriving economic and industrial activity of that time. Though now in a state of disrepair the building's architectural form and fabric allows it to contribute to the heritage of the town.”<sup>3</sup>*

---

<sup>3</sup> Source: Buildings of Ireland: National Inventory of Architectural Heritage.



### 3.0 Order of Magnitude Cost Estimate

An Order of Magnitude Cost Estimate is the first level of ascertaining the cost of a project.

**The figures herewith presented in the following report are based on rates derived from both ongoing projects and projects completed in the recent past on which Architectural Conservation Professionals have been acting as both Project Managers and Quantity Surveyors. The rates have been adjusted to account for inflation from the date of the report and to account for a standard material rate of finish. The scope of works presented is as per discussions with Eamonn Horgan of Waterways Ireland during the site visits and subsequent meetings thereafter.**

**The rates have been multiplied by set units e.g. metres squared, linear metres, cubic metres and the resulting figure multiplied by the appropriate rate of V.A.T. to arrive at the presented figure. (Note: figures have been rounded to the nearest thousand for ease of presentation).**

It is used where very little information is available to allow accurate costings. As the project progresses and more design and client decisions are achieved, the costings can be further defined into a Preliminary Cost Estimate, leading ultimately to a fully detailed and costed Budget Estimate.

The report categorises the works into those repairs of an Emergency nature, those that should be done as soon as is practicable and works of a more comfort-of-use nature.

**Urgent Work:** urgent work required to be undertaken for the safety of the fabric.

**Necessary Work:** necessary work required to prevent active deterioration of fabric.

**Optional Work:** work to create a more comfortable use of building.

#### 3.1 Urgent Work

Water ingress and resultant damage therefrom:

On visual inspection it is noted that the floor boards have been exposed in the past to constant water ingress resulting in wet rot. The instance of the wet rot is noted to the exposed floor board supports to the first floor, floorboards abutting the gable end walls and front wall internally on the second, and first floors. Past evidence of wet rot fungus is still extant, although now no longer active.

The floor boards and small section of the roof in the afore mentioned sections of the building are unsafe to transverse and thus in need of replacement locally.

Estimate for remedial timber repair/replacement.	6,000.00
--	----------



**Photograph 1 Fungus**



**Photograph 2 Joist to First Floor**

**Total Estimate for Urgent Works: €6,000.00**

### **3.2 Necessary Work**

Access scaffold as required to carry out remedial works to the exterior walls of the structure. Temporary supports to the internal floor structures during remedial repair works.

Estimate for access scaffolding. 15,000.00

Crack stitch repairs to the masonry are required to the front facade of the building.

Estimate for works to the crack stitch repair works . 2,000.00



**Photograph 3 Vertical crack between 1<sup>st</sup> and 2<sup>nd</sup> floors**

Necessary raking and repointing works to the front and rear facades of the buildings.

Estimate for pointing works. 10,000.00  
*(Access necessary, see scaffolding note above)*



**Photograph 4 View of front facade**

The exterior facades of the structure require the application of a new Natural Hydraulic Lime render build up and finish to match the original.

Estimate for exterior rendering works.  
*(Access necessary, see scaffolding note above)*

30,000.00



**Photograph 5 View of remnants of original render**

The interior walls of the building require the application of a new Natural Hydraulic Lime plaster build up and finish to match the original.

Estimate for interior plastering works.

45,000.00



**Photograph 6** View of interior wall (background), with “stair” access visible (foreground)

The existing window openings are in need of a varying degree of works. The windows are in need of essential maintenance. Note: There is no glazing present.

Estimate for repair/replacement of windows .

11,000.00



**Photograph 7** Internal view of existing window assembly



The external doors to the building are in need of maintenance and repair works. This works will also give account to the thermal upgrading works.

Estimate for repairs to doors 4,000.00



Photograph 8 View of external doors (main and inset)

**Total Estimate for Necessary Works €117,000.00**

### 3.3 Optional Work

Fit out of existing store house to accommodate Café/Shop on the ground floor, office accommodation on the first floor and storage in the attic/second floor inclusive of services (electrical heating and plumbing), sanitary facilities and installation of glazed window units, finishes and necessary compliance with the building regulations.

Allow for proposed fit out 150,000.00

**Total Estimate for Optional Works €150,000.00**

Notes:-

1. All of the above amounts are inclusive of Value Added Tax @ 13.5%
2. This Estimate is based on a surface preliminary survey - no opening up was undertaken.

Excluded from the Estimate are the Following:

- Local Authority Fees and Charges
- Inflation from December 2016
- Planning and Fire Authority requirements
- Professional Fees



### 3.4 Development Implications

As the building is a protected structure all works within the property and its curtilage will require permission under Part IV of the Planning Act 2000. This includes both internal and external works and also includes maintenance. The owner of the property can apply to the Planning Authority for a Section 57 Declaration that will set out works that can be undertaken without planning permission and it will also identify works that would require planning permission. Maintenance and repairs are normally covered under a Section 57 Declaration.

### 3.5 Summary

#### 3.5.1 Scope of Works

The following scope of works are indicative only, a full detailed scope of works can be arrived at once a more detailed brief is made available. The works are as described in the preceding report.

- Detailed Surveys of Building and site.
- Attain necessary permissions (Planning etc) following design stage.
- Possession of site, fencing, hoarding etc.
- Erection of scaffolding externally and necessary supports internally.
- Repair and or necessary replacement of timber within structure.
- Removal of loose render externally.
- Crack mitigation works to external masonry.
- Necessary external pointing works with NHL based Mortar.
- Necessary external rendering works with NHL based Mortar.
- Removal of loose plaster internally and application of NHL based plaster to internal wall surfaces.
- Repair/replacement of extant window assemblies.
- Repair/replacement of extant door assemblies.
- Fit out of building for proposed end use as Café/Shop, Office space comprising of but not limited to:
  - Necessary services e.g. electrical, plumbing, heating etc.
  - Insulation of building.
  - Provision of access to all levels of the building.
  - Compliance where possible with the building regulations e.g. Parts A, B, M, L etc.
  - Finishes



### 3.5.2 Order of Magnitude of Costs

<b>Urgent Works</b>	Est. Cost €	Total €			
Timber remedial works	6,000.00				
		6,000.00			
<b>Necessary Works</b>					
Scaffolding	15,000.00				
Crack mitigation measures	2,000.00				
Pointing	10,000.00				
Rendering external	30,000.00				
Plastering Internal	45,000.00				
Window assembly repairs	11,000.00				
Door repairs/upgrade	4,000.00				
		117,000.00			
<b>Optional Works</b>					
Café/Shop and Office accomandation fitout	150,000.00				
		150,000.00			
<b>Total</b>		273,000.00			



## 4.0 Signing off statement

**Conservation Company:** ACP Architectural Conservation Professionals

**Author(s):** David Humphrey's, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),  
DipBldgCons(RICS), CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI.  
Chartered Building Surveyor (Conservation)  
Chartered Landscape Architect  
Chartered Project Manager  
Chartered Building Engineer

and

Martin English, BSc (Hons) Building Surveying, BSc Management (Craft), ICIOB  
Building Surveyor

**Client:** Waterways Ireland

**Signed:** \_\_\_\_\_  
For Architectural Conservation Professionals

**Dated:** 6<sup>th</sup> December 2016



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Project Managers

Quantity Surveyors and Building Economists

Historic Ironwork Consultants