

EXPERT OPINION REPORT AND AHIA

at

**The Lismore House Hotel,
Lismore,
Co. Waterford.**

For

Padraig Griffin on behalf of client Peter Dunlea



***Prepared by: Christopher Southgate, FIEI
March 2025***

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1. INTRODUCTION

Background

1. On 14th April 2023 Pat Gibney (3rd party) requested a declaration from WCC as to whether or so the change of use and works to accommodate same were or were not exempted development.
2. On the 25th of May 2023 WCC Chief executive issued a declaration that the use and associated works were exempt.
3. On 22nd June 2023 Bord Pleanala acknowledged a receipt of the referral from Patrick Gibney.
4. It would appear that on the 30th of April 24, BP wrote to Dunlea requesting drawings and other information in relation to this matter. The letter was not received and the RFI was not answered.
5. Notwithstanding the BP Inspectors recommendation that all matters were exempted development, the board's decision was based on the lack of information regarding Heritage significance of alteration required in the 30th of April 24 correspondence.

Aim of report

This report aims to provide the required information which is to accompany Dunlea's request for a new declaration with Conservation impact/strategy drawings and this conservation report.

Information basis

The report is based on the following: -

1. Copy referral of Patrick Gibney to Waterford Co Co plus appendix.
2. Copy Council decision.
3. Copy letter of 30th April from Bord Pleanala (not received) Copy
4. Bord Pleanala Order.
5. Board Pleanala Inspectors report
6. Copy of drawing of premises when purchased.
7. Copy of drawing of premises now, substantially in the 2005 extension showing alterations in the kitchen area and in the night club.
8. Site visit and briefing from the client

The appointment

The author, Mr. Chris Southgate (the **“Author”**), has been engaged by Peter Dunlea (the **“owner of Lismore House Hotel”**) to prepare an Expert Report addressing the issues arising the impact of the current development on the historic protected structure.

The report is to accompany a section 5 application. In this regard the report is for the sole benefit of the **“owner of Lismore house Hotel”** and his advisors.

The author

Chris Southgate MA FIEI MStrut.E., CEng is a specialist heritage consultant and conservation engineer dedicated to the preservation and conservation of historic structures. I have been acting as a specialist conservation engineer for 35 years specialising in conservation of historic buildings and offering advice on structure and fabric, including conservation advice to local authorities (e.g. Fenn’s quay, St Peter’s church North Main St, Fin Barre’s Cathedral, Cork etc. Full details of my qualifications, expertise and experience are set out in my Curriculum Vitae at Appendix 1. I have also been involved in assessing significance of works to historic structures on 3. phases of development at Dublin Port as well as 6 flood relief schemes, Bus connects Cork as well as providing necessary EIAR s and AHIA s for planning purposes.

2. PROTECTION AND SIGNIFICANCE

Lismore House Hotel, formerly the Devonshire Arms Hotel, is listed on the Record of Protected Structures (RPS Ref. 415) in the Lismore LAP. The Local Area Plan defines a protected structure as one that the Planning Authority considers to be of special interest under one of more of the following categories - architectural, historical, archaeological, artistic, cultural, scientific, social or technical grounds. Protected structure status extends to the curtilage of the protected structure, therefore while the western elevation of the hotel is not of historic significance, the proposed alterations and extension will be carried out in the curtilage of the protected structure, where they could have an impact on the visual integrity of the building and its setting.

The Lismore Local Area Plan identifies the main vistas in the town, which are significant as a designed landscape/ streetscape which incorporates Lismore Castle. Of these vistas, those from which the proposed alterations and extension will be visible are:

- The view of Lismore Castle on the approach via the N72 (the final section just past Ferry Lane).
- The view along the avenue to Lismore Castle (when viewed obliquely from outside the park railings).
- The approach to the Monument.
- The approach roads into the Town.

The National Inventory of Architectural Heritage (NIAH) is an ongoing survey commissioned by Department of Culture, Heritage and the Gaeltacht which aims to promote the appreciation of Ireland's architectural heritage by recording the built heritage on a national basis. Its purpose 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 built heritage.

Lismore House Hotel is listed on the NIAH (Reg No.22809001), where it is described as being of regional significance and of architectural, historical and social interest. It dates from 1845-1850 and is discussed in more detail in Section 3 of this report.

3. DESCRIPTION, HISTORIC AND CARTOGRAPHIC CONTEXT

3.1 Description of buildings and curtilage

Lismore town is located in west county Waterford in an area of rolling hills and good agricultural land. It is one of the main towns on the River Blackwater and is also one of the main towns on the N72 which crosses the Blackwater at this point. The currently named Lismore Arms Hotel is located in a central position in the town of Lismore. It is located on the northeast corner of the square created by the junction of the N72, West Street, Main Street and Chapel Street. The west facing elevation of the building faces onto this junction and the main entrance faces on the western end of Main Street. The building is opposite the main gate to Lismore Castle.

The Lismore Arms Hotel occupies a large plot. The original east and south facing elevations face directly on the street with the main door being found on the east facing elevation onto Main Street. To the rear of the building a large car park is enclosed by an apparently modern uncoursed random rubble masonry wall.

The hotel building itself is a five-bay three-storey over basement building with dormer attic. The eastern and southern elevations are original and retain multi-pane timber sliding sashes of likely mid-19th century date. The front elevation retains a Doric style porticoed entrance, which covers a double panelled door with ornate semi-circular fanlight above. The building reputedly incorporated a late 18th century house with the front elevation likely belonging to this original 18th century structure. The front of the building features a cast iron railing and a stone pavement between the building and the railing. The building was extended to the north and rear in c.1895 and subsequently to the northwest c.1971. Some of this part was partly refenestrated in 1995 when it was also extended to the west. Most of the historic internal joinery and architectural features were removed during these later renovations, however the room layout in the front of the hotel in particular survives, notably the arch at the foot of the stairs in the entrance hall.

The main roof is a hipped and slated roof with clay ridge tiles, rendered chimney stacks, and barrel felt roofs to dormer attic windows and is described in more detail in the NIAH entry below.

NIAH entry

The building is recorded on the National Inventory of Architectural where the following description is given:

Description

End-of-terrace five-bay three-storey over basement hotel with dormer attic, built 1846, on a corner site on site (and possibly incorporating fabric) of earlier house, c.1770, retaining early fenestration with prostyle diastyle Doric portico to centre, and two-bay three-storey side elevation to south-west. Extended, c.1895, comprising single-bay four-storey linking bay extending into two-bay four-storey return to north-west having single-bay full-height canted elevation to north-west, and with dormer attic added to original block. Renovated and extended, 1971, comprising two-bay single-storey infill bay to north-west. Part refenestrated, c.1995. Hipped slate roof (half-polygonal to canted elevation) with clay ridge tiles, rendered chimney stacks, barrel felt roofs to dormer attic windows having finials, some flat felt roofs, 1971, to dormer attic windows, and cast-iron rainwater goods on rendered eaves. Flat roof to portico not visible behind parapet. Shallow hipped corrugated-asbestos roof to infill bay with aluminium rainwater goods on rendered eaves. Painted rendered walls over random rubble stone construction with rustication to ground floor having rendered course over and rendered quoins to corners. Painted cement rendered walls to infill bay. Square-headed window openings (some in tripartite arrangement with openings to central bay in round-headed recessed panel) with stone sills. 4/8 and 12/12 timber sash windows with 1/2 and 3/3 sidelights to tripartite openings. Replacement uPVC casement windows, c.1995, to dormer attic having decorative timber surrounds. Square-headed window openings to infill bay with concrete sills, and fixed-pane timber windows in four-light arrangement having pointed-arch lights. Round-headed door opening under prostyle diastyle Doric portico (having responsive pilasters, entablature, frieze with roundel motifs, moulded cornice having modillions, and blocking course over to parapet), glazed timber panelled double doors having decorative fanlight. Road fronted on a corner site with sections of cast-iron railings to front on painted rubble stone plinth having cut-stone coping.

Appraisal

An elegant substantial building, composed of balanced Classical proportions and finely detailed, which occupies an important site in the centre of Lismore. Well maintained, the building retains most of its original form, together with important salient features and materials, which enhance the character of the site. Later twentieth-century additions, although planned without apparent reference to the form and appearance of the original portion, do not detract considerably from the primary street elevations

of the site. The building is of particular significance in the locality for its historic associations with William Makepeace Thackeray (1811 - 1863), author. (buildingsofireland.ie)

3.2 Historic and Cartographic Context

The Lismore Arms Hotel is located in the town of Lismore. Lismore has a long and esteemed history. The original settlement of Lismore is reputed to have begun with the construction of Lismore Abbey c. 635 by a Saint Morchuda on the site of the current Lismore Castle. While little is known about the development of this site it is probable there may have been a minor settlement around this ecclesiastical centre. The ecclesiastical centre continued to operate up until the year 1185 when it is recorded that King John of England built a castle on the site. King John later gave the castle for use as an archbishop's palace during which time a tower was constructed, dating to approximately the 13th century. The castle was in ownership of the Earls of Desmond up until 1583 and by 1589 the castle and its estates were purchased by Walter Raleigh who in 1602 sold the castle to Richard Boyle, later to be 1st Earl of Cork. The castle remained in the hands of the Earls of Cork up until 1753 when the castle and estates were sold to the Cavendish Family a daughter of whom married the man who would become the 4th Duke of Devonshire. The Dukes of Devonshire continued to own the property and between 1812-1850 he redeveloped the castle into the condition it now survives. The Castle is still owned by the current Duke of Devonshire. (lismorecastle.com / Healy. J, 1913)

The town of Lismore grew up alongside the abbey and later the castle of Lismore and also benefited from its positioning overlooking an important crossing of the River Blackwater. King James II is noted as having granted Richard Boyle a charter for the town in 1613. The castle and town are noted as having been burnt by Lord Castlehaven in 1645 and this suggests the town was established firmly by this time. (Lewis, S, 1883, 283)

The town also benefitted from the patronage of various Dukes of Devonshire and the Lismore Arms Hotel, originally named the Devonshire Arms, is believed to have been built by the Duke of Devonshire in 1797, presumably William Cavendish 5th Duke of Devonshire. It was built to accommodate guests of the Cavendish family in the nearby Castle. It is reputed to have been Irelands first purpose-built hotel. It is also noted as having encompassed a late 18th century house, this is most likely represented by the front elevation of the building with the ornate entrance. William Makepeace Thackeray, the well-known 19th century travel writer is noted as having stayed at the hotel during one of his trips across the country. With the coming of the Waterford, Dungarvan and Lismore railway in 1878 the town of Lismore and the Lismore Arms Hotel would have benefited from an increase in passing traffic.

The hotel was renovated and extended in 1895 perhaps due to improving fortunes with increased railway traffic. It was subsequently partially refenestrated in 1995 and refurbished in 2006... It more recently ceased trading in 2016 and remains currently closed.



Excerpt 1654 map of Ireland with Lismore and the castle noted (oldmapsonline.org)



Excerpt from Taylor and Skinners Road map 125 c.1754 note castle and church noted. Square which the Lismore Arms Hotel sits on is also noted. (swilson.info)



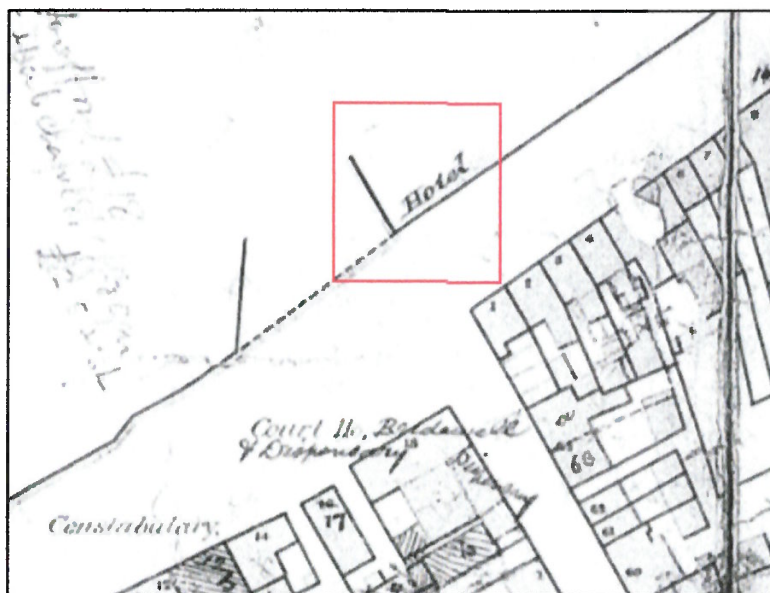
Second excerpt from Taylor and Skinner map 128 c.1754. Again, the castle and church are noted as well as the small town developed around the junction of what is now West Street, Chapel Street, Main Street and the N72 (swilson.info)



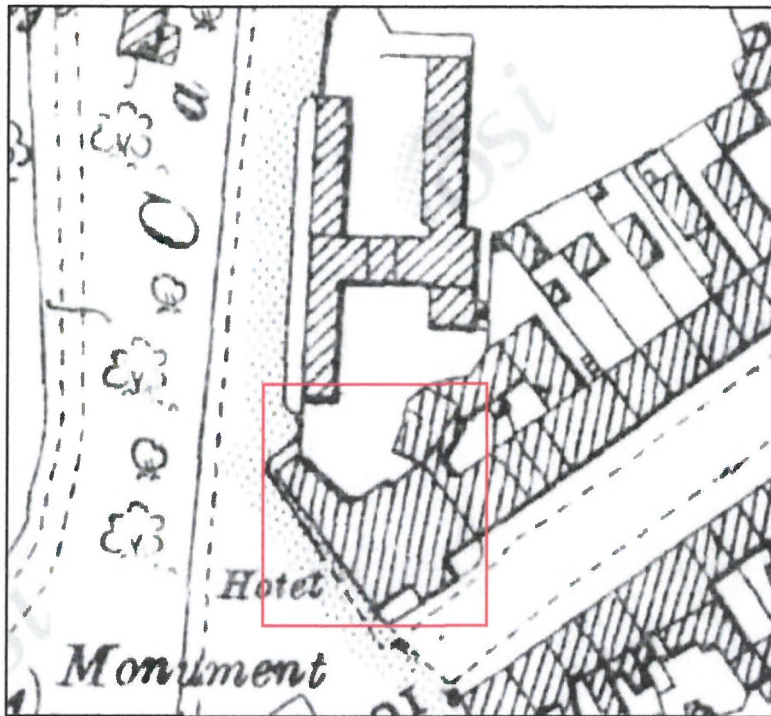
Excerpt from the 6inch 1st edition b & w map surveyed 1840. The Lismore Arms Hotel site is well established on the corner of the square. It is unclear if the substantial buildings to the rear forming the courtyard relate to the hotel although it is likely these may be stables and stores relating to the hotel also (<https://geohive.maps.arcgis.com/>) They are no longer present.



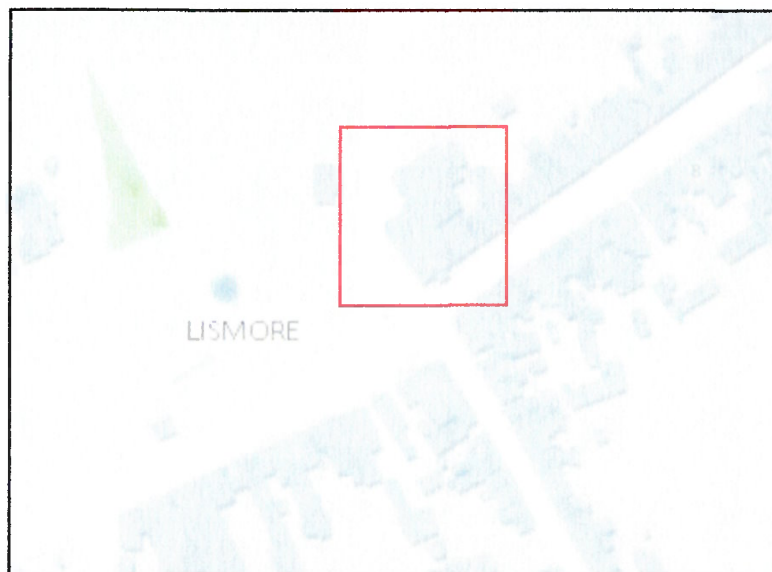
Excerpt from the 6inch last edition map surveyed 1841, a minor change is clear across the courtyard (<https://geohive.maps.arcgis.com/>)



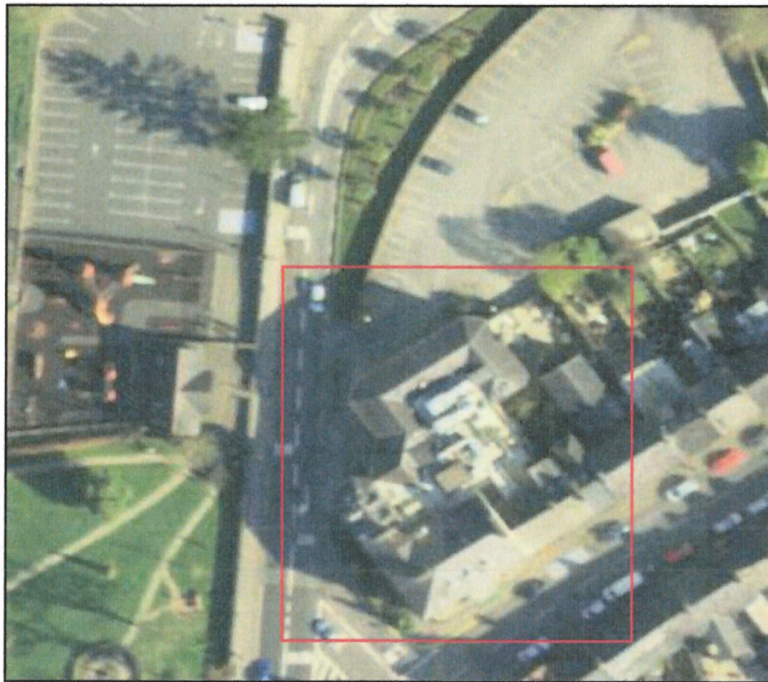
Excerpt from the Griffiths Valuation town map of Lismore. The south side of the town is recorded in detail with the north having no detail noted however the Lismore Arms Hotel is noted with a label showing its position (askaboutireland.com)



Excerpt from the 25inch osi map surveyed in 1904. The hotel is noted and the external outline of the building and the building to the rear is clearly noted (<https://geohive.maps.arcgis.com/>)



Excerpt from modern OSi mapping showing heavily extended hotel building 2005. Note also the rear courtyard buildings appear to have been completely removed (<https://geohive.maps.arcgis.com/>)



Excerpt from Aerial photography showing the hotel in its current condition. All rear courtyard building has been fully removed, and a carpark is now found to the rear of the hotel (<https://geohive.maps.arcgis.com/>)



Image of the Lismore Arms Hotel c 1900-1939 from the Eason & Son collections (nli.ie)

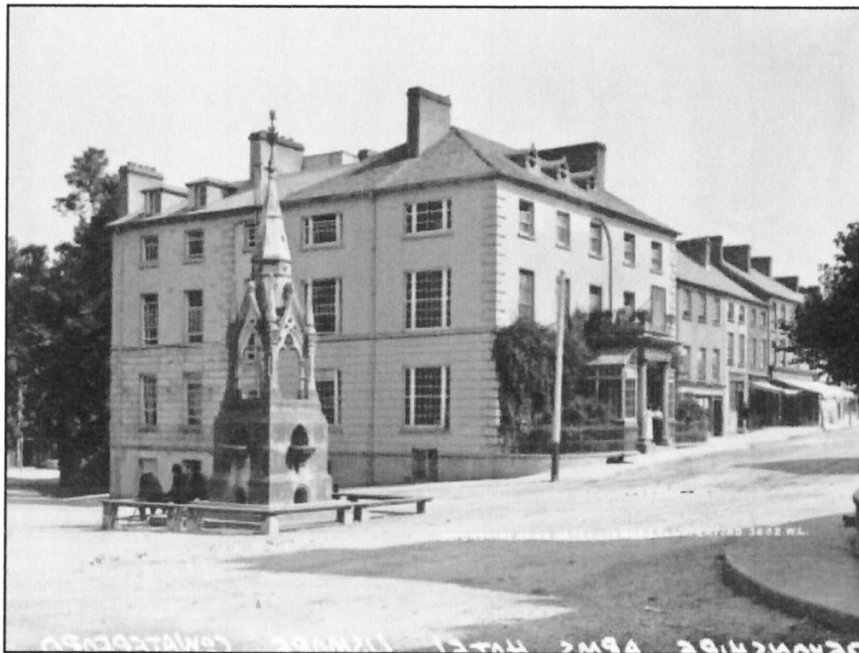


Image of the hotel from the Laurence/French collection c.1865-1914 (nli.ie)

Prepared by James Byrne, MA, MIAI

4. ASSESEMENT

Assessment of Significance

As part of assessing the potential impacts of the alterations to Lismore House Hotel the heritage interest is considered within its social and cultural context and is assessed under the following criteria as outlined by the Architectural Heritage Protection Guidelines (Department of the Environment, Heritage and Local Government, 2004). These are:

- Architectural interest
- Historical interest
- Archaeological interest
- Artistic interest
- Cultural interest
- Scientific interest
- Technical interest
- Social interest

These are then graded into the following categories:

- Internationally significant
- Nationally significant
- Regionally significant
- Locally significant
- Not of heritage significance.

Table 1 Assessment of significance

Built Heritage	Protected Structure / listed on the National Inventory of Architectural Heritage (NIAH)	Level of Significance	Overall Assessment of Significance
Lismore House Hotel original enclosure (conservation zone)	Lismore House Hotel, formerly the Devonshire Arms Hotel, is listed on the Record of Protected Structures (RPS Ref. 415) in the Lismore LAP. Lismore House Hotel is listed on the NIAH (Reg No.22809001), where it is described as being of regional significance and of architectural, historical and social interest.	Architectural– Regional Historical – Regional Archaeological – Not of significance Artistic – Regional Cultural– Regional Scientific– Not of significance Technical– Not of significance Social – Regional significance	Regional due to maintaining original composition attributes and maintaining the architectural integrity of an early nineteenth century planned development. The external windows are original multi-pane sliding sash windows with the exception of the bar which was replaced prior to ownership. No alterations have been carried out to the external envelope.
Lismore house Hotel 2005 extension zone	Lismore House Hotel, formerly the Devonshire Arms Hotel, is listed on the record of Protected Structures (RPS Ref. 415) in the Lismore LAP. Lismore House Hotel is listed on the NIAH (Reg No.22809001), where it is described as being of regional significance and of architectural, historical and social interest.	Architectural– not significant Historical – not significant Archaeological – Not of significance Artistic – not significant Cultural– not significant Scientific– Not of significance Technical– Not of significance Social – Regional significance	Alterations in this area are exempt development and have no impact on the historic significance.

Threats to significance

It is important to ensure no threat to the significant structure that is Lismore House Hotel by this proposal by allowing modern development insensitive to the age, character or significance (architectural, cultural, heritage or otherwise) of historic structures or setting.

Given the relatively low survival of built heritage compared to the rest of Europe any development in historic areas in Ireland should take into consideration the historic appearance of the area as while “it may be very difficult to identify the reasons why particular townscapes [or landscapes] are attractive, their quality can be severely affected by [development that is] out of character with the rest to the street” (Hourihan 2000).

Many Irish cities and towns have experienced significant growth over various periods of the nineteenth and twentieth centuries. On face of this changing commercial usage was the sub-division or re-arranging of the internal spaces with buildings to suit changing needs. In the case of Lismore House Hotel these changes are internal only principally occurring in the 2005 extension and do not detract from the significance of the property.

It is important to avoid inappropriate or insensitive development which could potentially have a negative impact on the character and aesthetic qualities of Lismore House Hotel and its setting. The building is fortunate to be unchanged externally in relation to the works and therefore no such threat to its significance exists..

Classification of impacts

Assessment of impact is informed by the 'Guidelines on the information to be contained in Environmental Impact Statements', 2002, EPA; 'Advice notes on Current Practice (in preparation of Environmental Impact Statements)', 2003, EPA; and 'Guidelines for the Assessment of Architectural Heritage Impacts of National Road Schemes', National Roads Authority. Impacts are generally categorised as either being direct, indirect, or as having no predicted impact:

Direct impact	Occurs when an item of architectural heritage is located within the centreline of the proposed development works and entails the removal of part, or all, of the architectural feature or archaeological material.
Indirect impact	May be caused where a feature or site of architectural or archaeological interest is located in close proximity of the proposed development.
No predicted impact	Occurs when the proposed development option does not adversely or positively affect an architectural heritage site or an archaeological site.

The impact categories are assessed further in terms of the quality of the impact, which is deemed to be negative, neutral, or positive:

Negative Impact	Is applied when a change will detract from or permanently remove an architectural monument or archaeological material from the landscape.
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Neutral Impact	Is applied when a change does not affect the architectural heritage or archaeological material.
Positive Impact:	Is applied when a change improves or enhances the setting of an architectural monument or archaeological material.

A significance rating for these impacts is then applied; whether profound, significant, moderate, slight, or imperceptible:

Profound	Applies where mitigation would be unlikely to remove adverse effects. This is reserved for adverse, negative effects only. These effects arise where an architectural or archaeological site is completely and irreversibly destroyed by a proposed development.
Significant	Applies when an impact, by its magnitude, duration or intensity, alters an important aspect of the environment. An impact like this would be where the part of a site would be permanently impacted upon leading to a loss of character, integrity and data about the architectural feature/site and loss of archaeological deposits or remains.
Moderate	Applies when a change to the site is proposed that, though noticeable, does not compromise the architectural integrity of the site and which is reversible. This arises where an architectural feature can be incorporated into a modern-day development without damage and where all procedures used to facilitate this are reversible. Archaeologically this would be when a site is fully or partly excavated under license and all recovered data is preserved by record.
Slight	Applies when changes are caused to the character of the environment that are not significant or profound and do not directly impact or affect an architectural feature, monument or archaeological site.
Imperceptible	Applied where an impact is capable of measurement but does not carry noticeable consequences.

Table 2 Assessment of impacts and recommended mitigations

Building/ Element:	Level of significance:	Potential impact:	Mitigation:
Lismore House Hotel exterior envelope and setting	Regional significance, protected structure; on NIAH	No predicted Impact; positive; slight	No works were undertaken on the exterior of Lismore House Hotel The refurbishment of the rear 2005 extension benefits the building as an appropriate use as bedrooms from former nightclub. The alterations are appropriate in the long term and have a positive impact No mitigation required
Windows and external doors	Ditto	No predicted impact; neutral; imperceptible	No mitigation necessary.
Internal partitions to 2005 extension	Ditto	No predicted impact; neutral; imperceptible	The works undertaken to the internal walls involve removal of certain walls which are not historic. The new walls built in the rear extension are designed to be reversible and are appropriate for existing and long term uses No mitigation required
Wainscoting to Bar area	Ditto	No predicted Impact; positive; slight	The new wainscoting in the bar area replaces late 20 th century intervention and is reversible. No mitigation required

5. CONCLUSION

A section 5 application was requested by Patrick Gibney for Lismore House Hotel, a Protected Structure, (OS 2023/10) was requested covering works to the hotel and within its curtilage since January 2022. (These works have been carried out to provide a care facility for IPAS refugees at Lismore House Hotel, 1-2 Main Street, Lismore, Co. Waterford) and the decision was as follows:-

'IT IS DECLARED that the said development constitutes **development which is exempted development**.

Subsequently an appeal to An Bord Pleanála in accordance with section 132 of the Planning and Development Act, 2000, (as amended), was made which required the owners to *submit, on or before 10th July 2024, the following plans and particulars:*

These plans and particulars should include appropriately scaled drawings showing details and locations of the works carried out on Lismore House Hotel since January 2022, and drawings of Lismore House Hotel as it existed prior to these works being carried out.

The plans and particulars should also include an architectural impact assessment from a suitably qualified professional with specialised conservation expertise, showing that the works carried out on Lismore House Hotel, a protected structure, would not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Since the RFI was not received by the owners, the board concluded that the development was not exempt development under Section 57 of the Planning and Development Act 2000 (as amended).

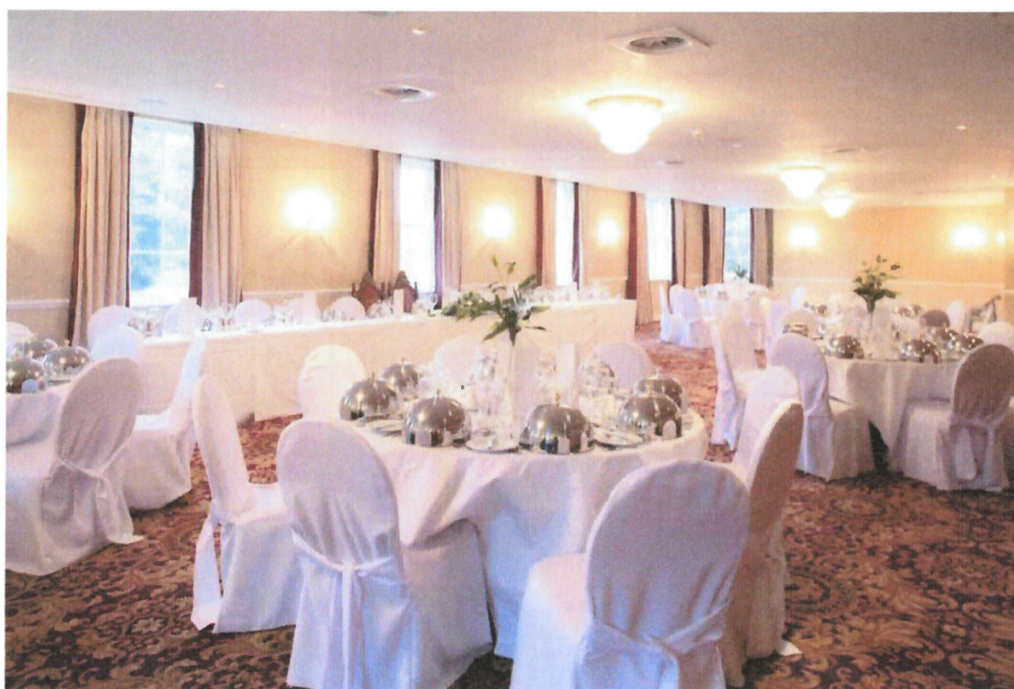
This AHIA includes the relevant information regarding the alteration to the structure carried out since January 2022 which includes the drawings required in Appendix 1 required by the Bord. The relevant drawings are:-

SA 202524 WD 01 Lower Ground floor plan Conservation strategy.

SA 202524 WD 02 Ground Floor plan conservation strategy

These are shown in Appendix 1

The AHIA concludes on the basis of the drawing and site visit that works since January 2022 have no predicted impact on the protected structure. Alterations required for the IPAS contract are neutral in quality and imperceptible regarding their significance. The alterations are forward-looking in relation to the future use of the building as a tourist hotel at the end of the IPAS contract and in the opinion of the author and are likely to have a long-term positive significance.



The photograph above shows the 205 ball room prior to works at the ground floor rear area.

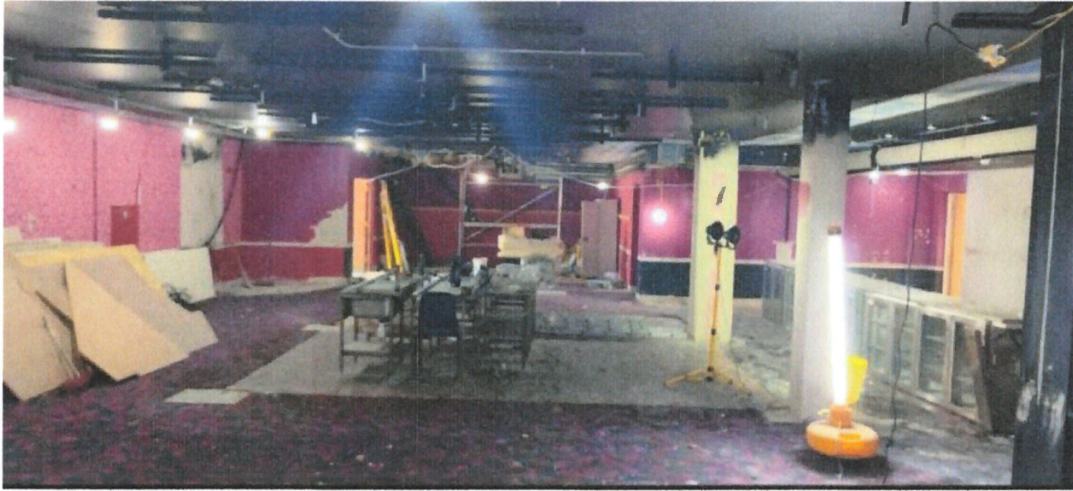


Opening up work during construction also informs the absence of historic fabric in the area. The location, function and form of the new partitions are appropriate to the Historic structure.

Alterations to the fabric of the protected structure do not affect the significance of the structure

The night club area in the basement where new partitions have been provided to suit the new use and future hotel use occurred to as area constructed in 2005. There is no impact on original fabric and the locations form and function of the partitioning

is appropriate for the current and future hotel use.



View of Ball room prior to works



Opening up during construction

The bar area is in the area of the original hotel structure, (the conservation zone area shown on the Ground floor conservation strategy in appendix 1



It can be seen in the photograph above that this bar area had been modified substantially in the past prior to the current ownership and that interior fittings and fabric had been removed entirely



During refurbishment the previous wainscotting was replaced with white painted tongued and grooved paneling. The intervention is in the opinion of the author both appropriate and reversible. In the opinion of the author the significance of the

original historic building has not been affected



New floor finishes have been provided which replace former modern floor finishes. These have had no impact on the historic fabric.

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Figures

1 - oldmapsonline.org

2 - swilson.info

3 - swilson.info

4 - <https://geohive.maps.arcgis.com/>

5 - <https://geohive.maps.arcgis.com/>

6 - askaboutireland.com

7 - <https://geohive.maps.arcgis.com/>

8 - <https://geohive.maps.arcgis.com/>

9 - <https://geohive.maps.arcgis.com/>

10 - nli.ie <https://catalogue.nli.ie/Record/vtls000559230>

11 - nli.ie <https://catalogue.nli.ie/Record/vtls000322771>

APPENDIX 1: DRAWINGS



SOUTHGATE
ARCHITECTS
Lismore House Hotel
Lismore House Hotel, Lismore, Co. Waterford
Ground Floor Plan Conservation Strategy



APPENDIX 2:CV

Southgate Associates has over 30 years' experience of the preservation and conservation of historic structures. The company includes an experienced multi-disciplinary team including engineers, architects, archaeologists, surveyors and ecologists. Over the past 30 years the company has worked on a huge range of heritage projects from local authority funded conservation projects on small vernacular structures up to advising on and co-designing heritage elements of national multi-million-euro infrastructural schemes.



Chris Southgate

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Southgate Associates, Farren
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Qualifications

B.A. Civil and Structural Engineering and M.A. in Civil and Structural Engineering (1978)
Conferring Body: University of Cambridge

Membership of Professional Bodies

- Chartered Engineer, Member of the Institute of Structural Engineers, UK (M.I.S.E. Nov 1983)
- Member of the Institute of Engineers Ireland (M.I.E.I.) Sept 1986
- Fellow of the Institute of Engineers Ireland (F.I.E.I.) 1998
(Chris was made a Fellow of the Institute of Engineers of Ireland (F.I.E.I.) in recognition of his services to conservation in Ireland).

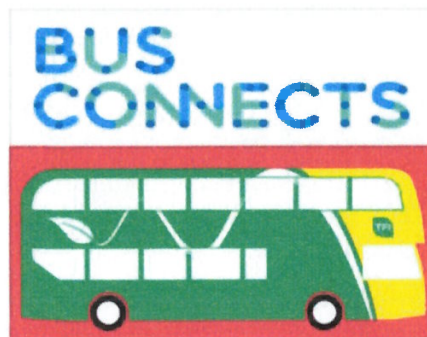
Sample of previous projects

Cork Bus Connects

- Client: ARUPS
- Date: Ongoing
- Cost of Scheme: €600 million

Scheme: Multidisciplinary team forming part of the ARUPS Environmental /EIA design team

Role in Scheme: Architectural Heritage Leads, Co-ordinating Architectural heritage field survey and assessment, GIS, EIAR chapter authoring and design input.



3FM Project at Dublin Port

- Client: Dublin Port Company
- Date: Ongoing
- Cost of Scheme: €400 million

Scheme: Multidisciplinary team developing a Masterplan for the redevelopment of Dublin Port

Role in Scheme: Conservation engineering consultant to the pre-planning process, providing strategies and heritage engineering appraisals to guide new developments on the extensive site.



Cork University Business School (CUBS)

- Client: University College Cork
- Date: Ongoing
- Cost of Scheme: €106 million

Scheme: To build a new campus for business education and 'industry facing research' on a 1.4 acre brownfield site in Cork City Centre, to accommodate 4000 students and 200 staff.

Role in scheme: Provision of conservation advice to members of the design team, led by RKD Architects and O' Connor Sutton Cronin Engineers, to design an appropriate new business school for a city centre site vacated by an old builders yard in the city centre. The site is a critical new build in an important regeneration zone, named the Trini-

Blarney Castle Estate, Cork City

- Client: Sir Charles Colthurst
- Date: Ongoing
- Cost of Scheme: €4 million

ty Quarter, where the project is envisaged as an important lead to the regeneration impulse, and in receipt of significant state investment as part of the vision for Cork 2040. Previous significant projects undertaken by Southgate Associates in association with RKD for University College Cork includes membership of the design team and conservation consultants for the Brookfield Campus (for the health sciences) and the Tyndall National Institute (for integrated information and communications technology).

Scheme: Masterplanning for the Blarney Castle Estate, including planning/ delivery of new developments for the 60 acre tourism site, which attracts 500,000 visitors yearly, one of Ireland's most important tourism sites. Works ongoing to improve the visitor experience through a combination of conservation works, new developments and the ongoing protection of Blarney as a critical heritage resource for Cork City, in order to protect the designed landscape of the 18th century village as it is incorporated into the newly expanded city.

Role in scheme: Conservation consultant for Blarney Castle, responsible for conservation of the castle and associated heritage structures, delivering new designs in keeping with the designed landscape, project management of new builds, planning watchdog to protect the designed landscape from inappropriate developments which would damage heritage significance.

Project: Cork City Docklands Masterplan

- Client: Cork City Council
- Date: Current

Scheme: Southgate Associates are acting as heritage consultants to the ongoing Cork City Docklands Masterplanning Framework on the Hawkins Brown team. The masterplan is devising a new area of the city on the 160 hectare brownfield site. It is envisaged that this will be the largest regeneration project in the state.



Cork City Docklands, masterplan

Opera Lane Redevelopment, Patrick's Street, Cork City Centre

- Client: O' Callaghan Properties
- Date: 2006 - 2009
- Cost of Scheme: €250 million

Scheme: Re-development of a large city centre site spanning three streets and the development of a new city centre retail-focused street, Opera Lane.

Role in Scheme: Conservation Consultants providing the conservation strategy for the scheme, working in association with Project Architects, conserving and revitalising historic structures within the site, and also providing conservation advice to the design process for new buildings in the A.C.A.



great south wall, dublin port

Project: Ballincollig Town Centre Development

- Client: O' Flynn Construction.
- Date: Works completed in 2005
- Cost: €250 million

Scheme: A new town centre development, integrating a large disused military barracks into a vibrant new residential, retail and office quarter for the fast growing suburb on the edge of Cork.

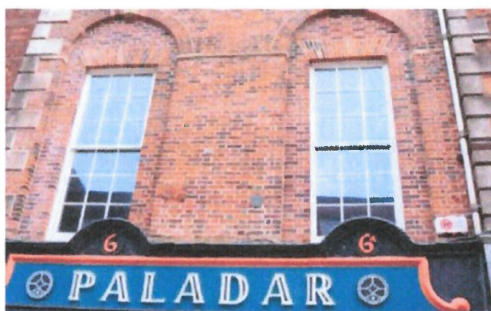
Role in Scheme: Conservation consultant, provision of the conservation strategy, providing specialist advice to 3 teams of architects in developing the masterplan for the development. Conservation supervision of works to the barracks buildings, in association with scheme architects.



kingston college, michelstown

Teaching and Lecturing in Conservation

Chris has lectured regularly on the subject of conservation and development in heritage contexts, including at University College Dublin on the Masters in Urban and Building Conservation, and delivering a programme at University College Cork on the Masters in Planning and Sustainable Development on the subject of creating appropriate new design in historically sensitive locations.



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