

PETERS MARKET

guide to protected structures in cork

protected structures

NIGHT CORPORATION

a Guide to **Protected Structures** in Cork City

Eolaí ar Struchtúir Chosanta i gCathair Chorcaí

an action of the **Cork City Heritage Plan 2007 - 2012**

acknowledgements

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It is an action from the Cork City Heritage Plan 2007 - 2012

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CORK CITY COUNCIL



AN CHOMHAIRLE
OIDHREACHTA
THE HERITAGE
COUNCIL

Prepared by Cork City Council with the
Support of the Heritage Council



Lifetime Lab once the old Cork City Waterworks and now used as a science and educational facility.

foreword

As Chairman of the Cork City Heritage Forum I welcome this interesting and informative booklet on Protected Structures in Cork City. This publication is an action from the Cork City Heritage Plan 2007 - 2012.

Cork is a city, which is steeped in history and Heritage. The built environment of Cork illustrates the special character and uniqueness of the city through its buildings and structures. In a city that is rapidly changing it is worth acknowledging and celebrating our Built Heritage while also looking to the future as the buildings we erect today will be our legacy for future generations.

This booklet provides a practical introduction to Protected Structures in Cork City and seeks to provide general information and advice to members of the public, building owners and occupiers. The publication also gives an insight into some of the fascinating Protected Structures in Cork City.

I would like to acknowledge the members of Cork City Council staff who have helped to prepare this document, particularly Katriona Byrne, Conservation Officer and Niamh Twomey, Heritage Officer. I would also like to thank the Heritage Council who has supported this project financially.

As Cork City Council embarks on an expansion of its Record of Protected Structures it is timely that such a booklet is produced to provide information and highlight the great treasure that is the Built Heritage of Cork City.

Mr Kevin Terry
Chairman of Cork City Heritage Forum
Director, Planning and Development and City Engineer

reamhfhocal

Mar Chathoirleach ar Fhóram Oidhreachta Chathair Chorcaí fearaim fáilte roimh an leabhrán suimiúil eolasach seo ar Struchtúir Chosanta i gCathair Chorcaí. Gníomh is ea an foilseachán seo ó Phlean Oidhreachta Chathair Chorcaí 2007 - 2012.

Cathair is ea Corcaigh atá lán amach de stair agus d'Oidhreacht. Léiriú is ea comhshaol Chorcaí den charachtar ar leith atá ag an gcathair óna cuid foirgneamh agus a cuid struchtúr. I gcathair atá ag athrú go mear is fiú ár nOidhreacht Fhoirgnithe a admháil agus a cheiliúradh agus súil á choimeád againn i gcaitheamh an ama ar an todhchaí toisc go mbeidh na foirgnimh a thógaimid inniu ina n-oidhreacht againn do na glúine atá le teacht.

Soláthraíonn an leabhrán seo túseolas ar Struchtúir Chosanta i gCathair Chorcaí agus déanann iarracht ar eolas ginearálta agus comhairle a sholáthar don phobal, d'úinéirí agus d'áititheoirí foirgneamh. Tugann an leabhrán léargas chomh maith ar roinnt de na Struchtúir Chosanta is suimiúla i gCathair Chorcaí.

Ba mhaith liom aitheantas a thabhairt do na baill d'fhoireann Chomhairle Cathrach Chorcaí a chabhraigh leis an doiciméad seo a ullmhú, go háirithe Katriona Byrne, Oifigeach Caomhnaithe agus Niamh Twomey, Oifigeach Oidhreachta. Ba mhaith liom buíochas a ghabháil chomh maith leis an gComhairle Oidhreachta a thug tacaíocht airgeadais don tionscadal seo.

Agus tréimhse bhuan forbartha i gCathair Chorcaí, ar ardchaighdeán i ndearadh uirbeach, tá sé tráthúil do dtáirgeofaí leabhrán dá leithéid le heolas a sholáthar agus le béim a chur ar an órchiste atá in Oidhreacht Fhoirgnithe Chathair Chorcaí.

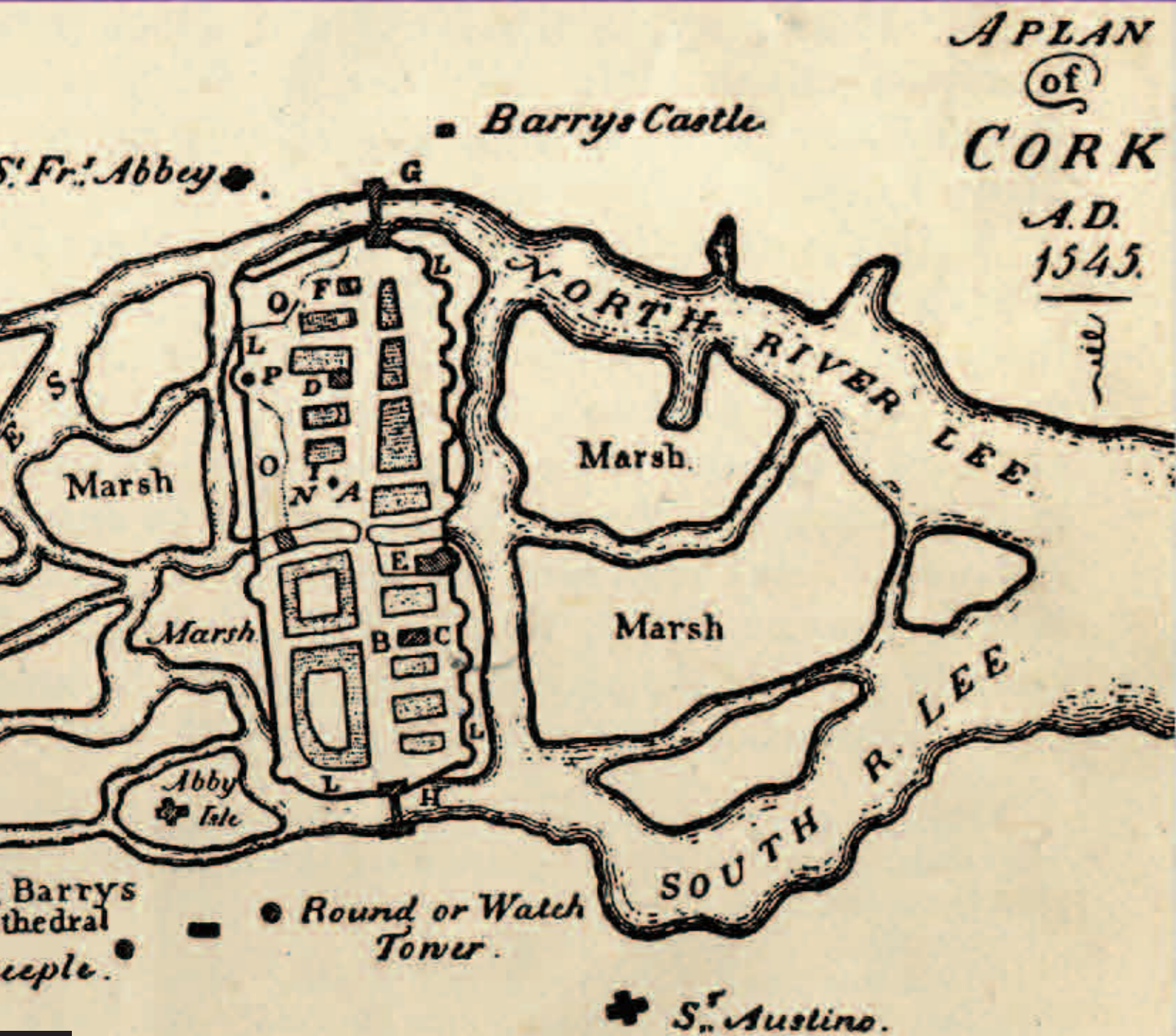
Mr Kevin Terry
Cathoirleach ar Fhóram Oidhreachta Cathair Chorcaí
Stiúrthóir, Innealtóir Cathrach Pleanála agus Forbartha

Did You Know:

THE OLDEST PROTECTED STRUCTURE IN CORK CITY IS THE MEDIEVAL CITY WALL, DATING FROM THE MID 13TH CENTURY. THE OLDEST SURVIVING ABOVE-GROUND PROTECTED STRUCTURE IN CORK CITY IS RED ABBEY TOWER DATING FROM THE LATE 13TH, EARLY 14TH CENTURY.

introduction

This booklet is designed as a guide to protected structures in Cork City for owners, occupiers and the general public to disseminate information and highlight the wonderful heritage of Cork City. It is hoped that it will clarify facts and dispel myths on what a protected structure designation means, how it is made and why, and what assistance is available to help owners and those entrusted with the care of such structures.



Why protect our architectural heritage?

Our architectural heritage is a unique resource. Structures and places that have acquired character and special interest over time have cultural significance in a changing world. All of their parts have been tested by our climate and culture, and those that have survived the processes of decay, and the interventions of their users, have acquired economic, environmental and aesthetic value. This inheritance is not only for us the current generation to use and enjoy, but is also our responsibility to pass it on to future generations in a reasonable condition. By the same token we should be mindful that the structures we erect today should be of sufficient quality to become the heritage of the future.

The Built Environment in Cork

The architecture and built environment of Cork city tells the story of its commercial and social development over time, documenting the rise and fall of the development of the city and reflecting the lifestyle of the people of Cork throughout the ages. The built heritage of the city demonstrates the different building techniques and materials employed and the designs and styles of times gone by.

The historic built environment is a key element in giving each local area its own character and is a physical representation of our local history. It may not just be buildings but also features such as bridges or stepped lanes, windows or doorways, stone walls or railings, a post box and even a plaque or a nameplate. All of these things can give a place a special character, which sets it apart, and links us to the past and people who shaped our city. A brief flavour of Cork's Built Heritage is outlined below.

Houses - The distinctive character of the city owes much to the domestic dwellings in the city. These include the magnificent eighteenth to twentieth-century villas and country houses on the hills of Montenotte and in areas such as St Luke's Cross and Wellington Road. Of equal interest are the modest single and two storey homes in the historic areas of the city centre such as the older suburbs of Shandon Street and Barrack Street. These vernacular buildings, sometimes of brick, but more commonly of plastered stone, with great high-pitched slate roofs clearly visible from street level, have distinctive yet subtle features e.g. the bow front, dormer windows with cambered head windows, suggesting closer trading and cultural links with the south of England and America than with Dublin. Similarly some very fine examples of classical domestic architecture survive in the distinctive redbrick Queen Anne style dwellings at for example 50 Pope's Quay or 11 Emmet Place.



Left: A Plan of Cork 1545

Above: Historic Ironwork framing a doorway on the North Mall

Churches and Cathedrals - Often dubbed the city of steps and steeples, Cork's built heritage owes a lot to its fascinating ecclesiastical buildings which range from the magnificent St Fin Barre's cathedral to the more intimate Honan Chapel. Of particular interest are the early eighteenth-century churches e.g. St Paul's and Christchurch which were part of an extensive re-building programme after the Siege of Cork (1690), giving the city a unique legacy from this period. The internationally renowned Christ the King Church in Turners Cross is a high point of early twentieth-century architecture in Cork.



Above: South Presentation Convent Evergreen Street

Right: Church of St. Peter and St. Paul



Below left: Beamish and Crawford Building South Main Street

Below right: Bonded Warehouse The Docks



Overleaf: Former Our Lady's Hospital

Industrial and Maritime Buildings

- The mills, warehouses, distilleries and breweries and other industrial and maritime buildings in the city bear witness to the great economic expansion from this time. The use of a mixture of local limestone and sandstone in many of these buildings is unusual and a feature of the city's architectural heritage. One of the finest examples of the building type is the former bonded warehouses site, the view of which meet arrivals by water at the entrance to the city of Cork.



Civic and Institutional Buildings

- The nineteenth century has left a wealth of civic and institutional buildings, the Port of Cork building, the striking Waterworks on the Lee Road, the schools, convents and monasteries, epitomized perhaps by St. Vincent's overlooking the river from its precipice in Sunday's Well. The mid twentieth century well-designed schools, convents and chapels also represent a hugely important contribution to the built heritage of Cork City.

Did You Know:

CORK CITY IS REMARKABLE FOR ITS COLLECTION OF EARLY EIGHTEENTH-CENTURY STONE CHURCHES OF WHICH IT HAS MORE THAN ANYWHERE ELSE IN IRELAND.



Did You Know:

CONSTRUCTED IN 1878, THE CRAWFORD OBSERVATORY REMAINS THE ONLY OBSERVATORY ON ANY UNIVERSITY CAMPUS IN IRELAND.

protected structures

What is a protected structure?

A protected structure is a structure that is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view and which has been included on a Local Authority's Record of Protected Structures. It can be part of a structure or be a group of structures.

When were protected structures introduced?

The legislation, which introduced the concept of protected structures, was the Local Government (Planning and Development) Act 1999. This replaced the previous system of protecting and preserving structures by listing them in development plans. All the Local Government (Planning and Development) Acts from 1963 to 1999 have now been consolidated in the Planning and Development Act 2000. Part IV of 2000 Act deals with architectural heritage.

What is the Record of Protected Structures (RPS)?

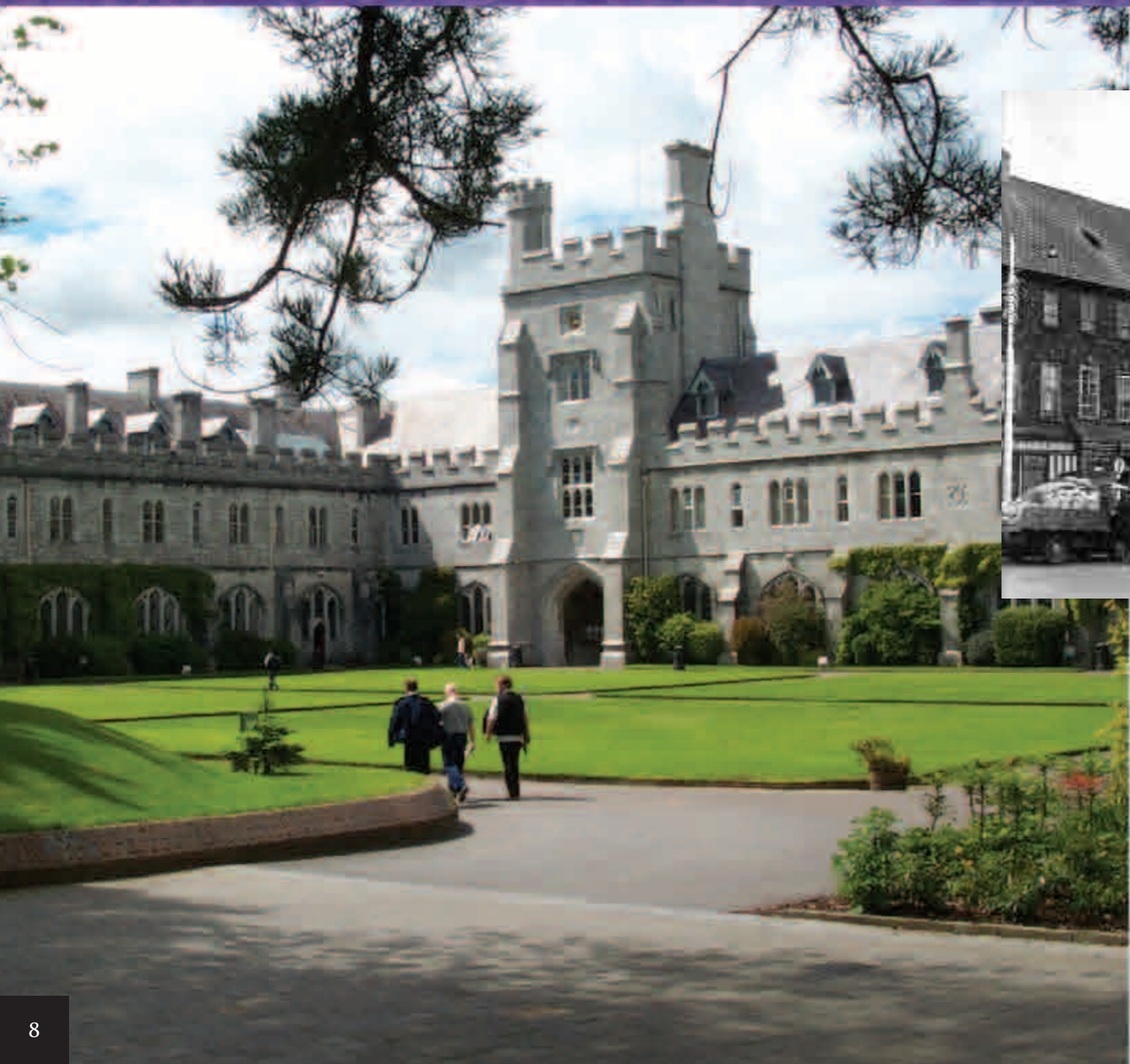
The Record of Protected Structures is a list of buildings held by a Local Authority, which contains buildings, considered to be of special interest in its operational area. In Cork City it was formed from a schedule of 'listed buildings', that dated from previous legislation, and to which new buildings have been added over the years. It is a dynamic record to which structures continue to be added, and sometimes deleted.

Where can I consult the Record of Protected Structures (RPS)?

The Record of Protected Structures forms part of the Cork City Development Plan. The development plan is available for consultation in City Hall, local libraries and on Cork City Council's website www.corkcity.ie, and is also available for purchase in City Hall. It is in the form of a list of addresses. Further information on many buildings is held in Cork City Council's Planning Department. Because the record is regularly updated it is advisable to check for further additions in City Hall or on the Cork City Council website.

How can I be sure if a structure is included on the RPS?

Occasionally it is unclear whether a structure is on the RPS due to a number of reasons. There can be ambiguities in the addresses, names or locations of some structures. Some, such as corner buildings can have two addresses; others may have changed their names or functions, such as former churches. Some structures within the curtilage of a protected structure may now be in separate ownership or their grounds may have become separated from the main structure but they are still protected. Where there is uncertainty it is advisable to contact Cork City Council's Planning and Development Directorate or Conservation Officer.



Left: Main Quadrangle UCC

Above: Old photograph of Fenn's Quay



Above: Panoramic photograph of North Mall

How much of a Protected Structure is protected?

The designation includes the structure itself, its interior; the surrounding land or 'curtilage' of the structure, any other structures (including boundaries) within the curtilage, their interiors and all fixtures and features of the structures. It can also include certain features in the attendant grounds. All features which contribute to the character and special interest of a protected structure are considered protected. In general these comprise all original fabric and features including the floor plan and often later features and interventions which are of heritage value. A structure is considered holistically – a feature may be of significance in one structure but not so significant in another.

Who decides what contributes to the character of the protected structure?

In general it is the Local Authority that decides this and each structure is considered individually. Such judgments are made in the context of the architectural legacy of the city as a whole and the place of the individual structure and its components within that. Some structures may be rare, others may be representative; some may be numerous within Cork city but rarely found outside the city and therefore are considered to form part of the architectural and historic character of the city. Individuals may seek their own professional advice as to what is considered to be the character of the protected structure but should always confer on this with the Local Authority.

What is curtilage? What is attendant grounds?

Curtilage is normally taken to be the parcel of ground immediately associated with the protected structure, or in use for the purposes of the structure. While the curtilage sometimes coincides with the present property boundary, it can originally have included lands, features or even buildings now in separate ownership e.g. the mews building of a Georgian townhouse. Attendant grounds are grounds that are generally more distant from a structure than its curtilage and may be in separate ownership. Features of attendant grounds may be protected as part of the protected structure if they are specified by the Local Authority. It may be useful to check old maps to assess the extent of a structure's historic curtilage and attendant grounds.

What are fixtures and features?

Fixtures and features are not defined in the legislation but are taken to mean items of building fabric or furniture that are fixed or built-in, or designed as part of the original layout, or subsequently designed as part of a later layout of heritage value e.g. internal joinery details such as staircases, doors, door architraves, windows architraves and shutters, or fireplaces etc.

How does a building become a protected structure?

Structures that are considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view are proposed for inclusion in the RPS. Anyone can recommend a building for protection by writing in

to a Local Authority or by contacting their local elected members. However the decision to include structures in the RPS can only be made by the elected members of the Local Authority. There is a strict procedure which is set out in the Planning and Development Act 2000.

- 1. Notification** - The local authority advertises in the local newspaper and notifies the owners and occupiers of the proposal to add the structure to the RPS. From this point the structure has temporary protection as a 'Proposed Protected Structure' and enjoys the same protection as a protected structure with regard to the duties and responsibilities of the owners and occupiers. The Minister for the Environment, Heritage and Local Government and other bodies are also notified of the proposal.
- 2. Submission period** - A six-week period follows when anyone, including the owner or occupier, is entitled to make written comments on such a proposal to the planning authority.
- 3. Consideration of submissions** - The local authority sends any submissions to the Minister, which refers to a structure, which he/she has made a recommendation upon. The Minister then has two weeks in which to respond. All submissions are then taken into consideration and a final recommendation is made to the elected members of the City Council.
- 4. Decision** - Within 12 weeks of the end of the submission period the elected members, after considering all the submissions, make a decision on whether or not the structure should be added to the RPS.
- 5. Final notification** - Within two weeks of this decision, the planning authority notifies the owner and occupier of the structure of that decision.

What is the NIAH and how does it apply to Cork City?

The NIAH is the National Inventory of Architectural Heritage. It is a statutory nationwide survey of the heritage of each county. It is carried out on a phased basis and is coordinated by the Department of the Environment, Heritage and Local Government and published in the form of books, CDs and on the website www.buildingsofireland.ie. All the structures included in these surveys are recommended by the Minister for inclusion in a Local Authority's RPS. The NIAH survey for Cork City was published in 2005 on the website www.buildingsofireland.ie. It covers most of the city centre and recommends approx. 2000 buildings for protection (about 500 of which are already protected). The remaining parts of the city will be surveyed by the NIAH in time. Cork City Council is obliged to consider the Minister's recommendations as contained in the NIAH survey for additions to the RPS and to this end has embarked upon a programme of assessing and implementing the recommendations.

protected structures in cork city

Cork City has a wealth of protected structures that are considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view. In some cases these buildings may fall into more than one category of special interest. Listed below are just a few examples in Cork City.

architectural



Christ King Church
Turners Cross

name Christ the King Church
location Turners Cross
architect F. Barry Byrne (American Architect)
date 1931

Special Features:

The imposing sculpture over the entrance door was designed by American sculptor and painter John Storr, who had been a student of Rodin and had worked with Lloyd Wright and Louis Sullivan. The sculpture is heavily influenced by Storr's travels to Egypt and Eastern Europe, and on close examination of the head; one can see oriental influences in the shape of the eyes and the beard. The sculpture was made locally by John Maguire based on plaster models shipped to Cork. The interior of the building retains many original features and materials, which are set within an uninterrupted and bright open space.

History:

Christ the King Church is a landmark building in the history of architecture in Ireland and is considered to be of European importance. The church, which was opened in 1931, is representative of international architectural design and theory at that time typified by the symmetric and geometric forms of the Art Deco style. The Catholic Bishop at the time Dr Cohalan unusually commissioned this non-Irish architect, to design an inexpensive church for an expanding suburb. The materials and techniques utilised in the construction also add technical interest to the building.

historical

name Elizabeth Fort
location Fort Street off Barrack Street
architect Sir George Carew
date 1601

Special Features:

Elizabeth Fort is an example of a star shaped (irregular quadrangle) fort and was used for the protection of the city since the 1600s. It is entered from Fort Street through the east wall, which has an arched opening with a square limestone surround. This entrance dates to the nineteenth century and is a result of reconstruction work which was carried out at that time. The east wall's limestone ramparts and corner bastions survive much as they were when built in the early seventeenth century.

History:

Elizabeth Fort was constructed on a limestone outcrop overlooking the medieval walled city in 1601 by Sir George Carew the then president of Munster during the reign of Elizabeth I. The fort was partially demolished by the citizens of Cork in 1603 as an act of defiance against the new king James I but was rebuilt again shortly afterwards. During the seventeenth century it underwent many improvements and in 1649 Cromwell is reputed to have reinforced the walls of the fort. In 1835 the fort was used as a female prison though it subsequently reverted to military use and finally to its current use as a Garda barracks. The fort is an important reminder of Cork's military and social history and boasts a stunning view of the city from the ramparts.

archaeological

name Red Abbey
location Area bounded by Dunbar Street, Margaret Street, Mary Street and Douglas Street
architect Unknown
date Late 13th/Early 14th Century

Special Features:

The central bell tower is the last remaining structure of the abbey and is one of the few surviving upstanding medieval edifices in the city. The tower is now a freestanding structure but would have originally stood at the crossing or central part of a cruciform church.

History:

The Augustinian Friary commonly known as the Red Abbey was probably founded in the late thirteenth century. The earliest known historical reference to it dates to 1306. The abbey was dissolved in 1541 at which time it was recorded as comprising of a church, chancel, two chapels, and old and a new dormitory, a hall, a buttery, a kitchen, a cloister, six rooms and six cellars.

The monks are believed to have vacated the abbey in the seventeenth century. During the Siege of 1690 the tower at Red Abbey was used as a look-out post and gun emplacement. In the mid-eighteenth century land at the Red Abbey was taken over by a sugar refinery. This burnt down accidentally in 1799.

Two small scale excavations have taken place in the vicinity of the Red Abbey in recent years. The remains of 25 individuals were uncovered. In addition the foundations of a number of structures were revealed.



Elizabeth Fort



Red Abbey

artistic

name Honan Chapel (Harry Clarke Stained Glass Windows)
location O' Donovan's Road, UCC
architect James McMullen
date 1916

Special Features:

The church is in the Hiberno-Romanesque style of the early medieval period. It is known for its colourful mosaic floor, (which includes symbols of the zodiac) believed to be designed by Lehmann James Oppenheimer of Manchester. The tabernacle with enamels was designed by Oswald Reeve and its main feature is the beautiful stained glass windows which were designed by Harry Clarke and Sarah Purser. Imogen Stuart designed the altar, ambo, priests chair and the baptismal font. The pipe organ was built by Kenneth Jones.

History:

The chapel was consecrated on the 5th November 1916 and is considered to be a gem of Irish ecclesiastical architecture. Although the chapel is dedicated to Cork's patron St. Fin Barr its name commemorates the chapel's benefactors, wealthy Cork merchants, the Honan family.

The chapel and its liturgical collection are products of the Irish Arts & Crafts Movement (1894-1925). Built by the Cork firm John Sisk & Son, the foundation stone of the Honan Chapel was laid on 18th May 1915. Egan & Sons were commissioned to create the altar plate and vestments. The names of seamstresses from the Egan workshop, formerly in 32 Patrick Street Cork, are inscribed in the lining of the Cloth of Gold.

In recent years the Honan Chapel has undergone conservation work by Richard Hurley and Associates. The nineteenth century stained glass windows have been cleaned and conserved by the Dublin Glass Company.

cultural

name Everyman Palace Theatre (interior)
location McCurtain St, Cork
architect Interior features and materials attributed to RH Brunton, a London architect, Plasterwork and painted panels are by artist Samuel Wright
date c1840

Special Features:

The stage entrance façade of this Victorian Theatre has retained the stained glass and decorative urns. There are single and paired doors to the stage entrance, with toplights retaining some stained glass. The Moorish-style interior of the auditorium is of particular interest, and the embossed fibrous plasterwork painted panels, are said to be modelled on the style of the Oxford Theatre of Varieties, London.

History:

The Everyman Palace Theatre was built in c 1840 by Mr John O Connell and was originally built as a house.

In 1897 Dan Lowrey opened the building as a luxurious new theatre called The Cork Palace of Varieties. Its origins as a beautiful Victorian theatre is reflected in the interior of the building with its impressive ornate proscenium arch and boxes and a balcony and ceiling composed of decorative plasterwork which has been restored to its former glory. During the heyday of music hall theatre 1897 – 1912 artists such as Charlie Chaplin, George Formby and Laurel and Hardy to name a few, have performed here. With the arrival of the "talkies" the Palace became a cinema in 1930 and remained so until 1988. The venue reopened as a Theatre in 1990 when it was purchased by the Everyman Theatre Company.



Honan Chapel interior of stained glass window



Interior Everyman Palace

scientific

name The Crawford Observatory
location UCC, grounds
architect Howard Grubb
date 1878

Special Features:

This building contains an Equatorial Telescope, a Transit Circle and a Siderostatic Telescope. The Observatory, though small, is unique in Ireland, if not in Europe, for the remarkable state of preservation of its instruments and the original condition of its buildings.

History:

Constructed in 1878, the Crawford Observatory remains the only observatory on any university campus in Ireland. Funded in part by local businessman William Horatio Crawford and the Duke of Devonshire, the observatory was designed by Howard Grubb one of the foremost scientific instrument makers of the 19th century. He built a complete observatory including the telescope dome, clocks, three major astronomical instruments and their ancillary equipment. Grubb was proud of his achievements in Cork and detailed the many improvements he first introduced there in article published by The Royal Dublin Society. Amongst the innovations he mentioned were:

- A telescope mounting that allowed uninterrupted viewing of all objects south of the zenith and above the horizon.
- A new form of telescope drive controlled by electrical impulses from a pendulum clock.
- A telescope on the siderostatic principle which is one of the earliest of its type.
- A duplex micrometer (only one other existed).
- A transit circle that employed circular glass scales, probably the first such use of glass scales in an astronomical or surveying instrument (they are now ubiquitous).
- A novel shutter mechanism for the transit instrument superior to any used previously.

The Crawford Observatory building reflects the ecclesiastical style of the early buildings at UCC and is one of very few in the UK or Ireland that has Gothic architectural features. The general plan follows the layout developed originally in the 18th century Scandinavian observatories, in the Radcliffe Observatory, Oxford and later in many European and American Observatories, with a two storey central section flanked by single storey wings, one to the east and one to the west of the central block.

Although the educational importance of the building has declined in recent years, the department of physics has maintained a research interest there. It is currently used by students in UCC's astrophysics degree programme, and is open to members of the public.



Crawford Observatory UCC

social

name The English Market
location Prince's Street
architect Sir John Benson
date 1788

Special Features:

The Victorian English Market has its primary entrance on Princes Street. The market covers a network of pedestrian passageways linking various streets and alleys in the area, including an entrance onto Grand Parade. The Princes Street entrance has polychromic brickwork above a large entrance way leading into a galleried hall with cast-iron fountain while there is a more classical façade to the Grand Parade entrance.

History:

The market has a long history, with the present building dating from 1788. It was the creation of the Protestant or English corporation that controlled the city at that time and thus got its name the "English Market"

A nineteenth century map refers to the Princes Street section of the market as the English Market, while the rest of the market is referred to as the Grand Parade Market. Nowadays the entire complex is now popularly known as the English Market.



The Old English Market, Prince's St Entrance

A fire almost completely destroyed the market on 19 June 1980. After this fire, the Cork City Council began rebuilding the damaged portion of the market and went to great lengths to preserve as much of the original design of the market as possible. The market was again considerably damaged by fire on 6 January 1986, necessitating another major reconstruction scheme.

The English Market was traditionally a covered market for fish, fruit, meat and vegetable. However today, it has one of the most cosmopolitan markets to be found in Cork and sells a wide array of foodstuffs from all over the world as well as traditional Cork foods. These include meat eats, fish, breads, organic fruit & vegetables, hot buttered eggs, cheese, olives, crubeens (pigs' feet), and the traditional Cork dish of Tripe & Drisheen.

technical

name Daly's Bridge (Shakey Bridge)
location River Lee connecting Sundays Well Road and Fitzgerald Park
architect SW Farrington, City Engineer
date 1926

Special Features:

Daly's Bridge is the only suspension bridge in Cork City. The pedestrian walkway is made from timber planks and is four and a half feet wide and spans 160 feet. Daly's Bridge is known locally as the "Shakey Bridge" because of the manner in which the bridge vibrates as the pedestrian walks across it.

History:

Daly's Bridge links the gardens of Fitzgerald Park and Sunday Well Road. During the last century, ferry boats crossed the Lee at this spot. James Daly, a Cork businessman and butter merchant, took on the project of constructing the footbridge here in 1926. It was designed by SW Farrington, City Engineer and constructed by a London steel construction company owned by Mr. David R. Bell.



Daly's Bridge, Fitzgerald Park

Did You Know:

THE SOUTH GATE BRIDGE IS THE OLDEST SURVIVING BRIDGE IN THE CITY AND IS SITUATED AT THE SOUTHERN END OF SOUTH MAIN STREET. CONSTRUCTED IN 1713 BY COLTSMAN & CHATTERTON AT AN ESTIMATED COST OF £300, IT IS NOW CONSIDERED TO BE HIGHLY SIGNIFICANT FROM A TECHNICAL PERSPECTIVE.

works & planning

Carrying out works to a protected structure - what can I do?

Myth - once your building is made a protected structure you can do nothing to it. Myth - if you even want to change your wallpaper you have to ask for permission. These are some of the most common misconceptions about a protected structure. Protected structure status does not exclude development or alteration. However it does require the owner or occupier to consult with the planning authority.

How do I know which works require planning permission?

It is important to ensure when works are being carried out on a protected structure that elements that make the structure significant are not lost during development. Whether works require planning permission or not can be determined by contacting the Local Authority. Certain works that are normally considered exempted development may require planning permission when carried out on a protected structure. This is the case if the works affect the character of the structure or any element of the structure that contributes to its special interest. An owner or occupier of a protected structure may ask the planning authority for a Section 57 Declaration indicating the types of works that could be carried out without materially affecting the character of the structure. These works would not require planning permission. A planning authority will, in general, issue such a declaration within three months of receiving a request. An application form is available from the Planning and Development Directorate or can be downloaded from the Cork City Council website. There is no fee for this service.

Do essential repair works require planning permission?

In general, works of repair and maintenance where carried out in accordance with the Department of the Environment's *Architectural Heritage Protection - Guidelines for Planning Authorities* do not require planning permission. Owners and occupiers should seek professional advice for the assessment of problems and for the proposal of the best solutions. The best solutions are often those that are based on traditional methods and involve the least intervention. It is important to be aware that some modern methods of repair are incompatible with traditional construction and may actually lead to an exacerbation of the problem and damage to the protected structure.

Do special procedures apply to protected structures under the planning system?

If works are proposed to a protected structure which require permission then a planning application is made in the usual way. However, there are some additional requirements. Because it is necessary for an application to show how a proposed development would affect the character of the structure, the application may need to be more detailed than an ordinary application and include extra drawings, photographs and other material to explain the proposals. Cork City Council has a free advice note, available at the planning counter, listing the additional documentation required when submitting a planning application for a protected structure.



Left: South Gate Bridge

Above: Festival House 50 Pope's Quay

How do Buildings Regulations affect protected structures?

The need to comply with building regulations only applies for a protected structure if a new use or material change is being implemented. Below are examples of how some of the building regulations apply:

- **Fire (Part B)** - Any new fire protection measures proposed in a protected structure should take account of its character. Alternative options, which have the least impact on the fabric of the structure, should be explored. A solution can usually be achieved with the proper advice and imagination. Planning permission may be required. Even where permission has been granted any additional works required by a fire certificate may require planning permission. Therefore it is important that such works be considered before the lodgement of a planning application.
- **Energy Rating (Part L)** - Protected structures are exempt from Part L. Nevertheless many people wish to improve the energy efficiency of their buildings. Many historic buildings score high on environmental-friendliness already. This is because of the value of their embedded energy, their use of traditional, usually locally sourced, materials with low CO2-emissions in their production and the way they perform eg using daylight rather than artificial light, the thermal mass of the high ratio of solid wall to oppose in their elevations. Specifically regarding existing sash windows Part L recognises that their retention is the best option as opposed to the worst option of replacing them. While this is an evolving area of building knowledge there is much that owners and occupiers can do to improve the energy-efficiency of their protected structures, such as checking the efficiency of appliances, that roofs are insulated correctly, and that doors and windows are well-maintained etc.
- **Accessibility (Part M)** - There is an onus on historic buildings to adapt to allow use by disabled and wheelchair users. Access should preferably be through the main public entrance. Where this is difficult without negatively affecting the character of the protected structure alternative solutions have to be considered. In some cases however the form of the structure makes this difficult and, in cases where the historic character of the existing building is significant, the legislation allows for more restrictive access.

Can I demolish a protected structure?

Demolition of a protected structure is only permitted in exceptional circumstances. It requires planning permission. The guidelines state that all alternatives must be explored by a conservation specialist before demolition is proposed and poses a rigorous series of questions to be answered before it can even be considered by a planning authority.

What obligations fall on owners and occupiers of protected structures?

Each owner and occupier must ensure that neither a protected structure, nor any element of a protected structure that contributes to its special interest, is endangered through harm, decay or damage, whether over a short or long period, through neglect, or by direct or indirect means. In general, if a structure is maintained in a habitable condition and routine maintenance carried out (e.g. cleaning out gutters, repair of slipped slates) it should not become endangered.

Does the planning authority have special powers in relation to protected structures?

Yes. The Local Authority now has greater powers under the Planning and Development Act 2000 to ensure the protection of structures listed in the RPS. However, these powers are generally only used in exceptional circumstances when all other avenues have failed. A local authority may require an owner or an occupier of a protected structure to carry out works if it considers that the structure is, or may become, endangered. The local authority will specify the works it considers necessary.

Did You Know:

CORK CITY HAS 45 HISTORIC POST-BOXES. THE EXAMPLE IN KENT RAILWAY STATION DATING FROM 1850 IS ONLY ONE OF TWO SUCH SURVIVING BOXES IN THE BRITAIN AND IRELAND. THESE WERE ALL DESIGNATED AS PROTECTED STRUCTURES IN 2007.



Post Box, Kent Station

The Local Authority also has the power to carry out the works itself and recover its expenses from the owner or occupier. In exceptional circumstances a local authority may acquire, by agreement or compulsorily, a protected structure if it considers that this is necessary to secure the protection of the structure.

Where a Local Authority requires works to be carried out to prevent a protected structure from becoming or continuing to be endangered, the owner or occupier concerned may be eligible for grant assistance as described below. There is provision in the 2000 Act to impose a substantial fine and/or prison term for those found guilty of damaging a protected structure.

What do I do if my protected structure, or part of it, becomes dangerous?

A professional opinion should be sought on the dangerous element and alternative solutions for removing the danger be proposed, then the Local Authority's planning department and Conservation Officer should be consulted. A method for removing the danger in a way that will ensure public safety and is the best solution for conserving the character of the protected structure will be agreed. Conditions may be attached. Where a Dangerous Structure notice is served by the Local Authority the Minister of the DOELHG has to be informed.

Is there any other legislation I have to be aware of?

Yes. Some protected structures are also protected under the National Monuments Acts (1930 - 2004). Cork City Council's Archaeologist should be consulted in relation to these.



Holy Trinity Presbyterian Church Summerhill North

advice and assistance

Is there any assistance for owners and occupiers of protected structures?

Yes, there is both advisory and financial assistance available to the owner or occupier of a protected structure to aid with its conservation. Officers of the planning authority, including the Conservation Officer, Heritage Officer, Archaeologist and Planners are available, given resources, to provide guidance to owners on a range of issues. They can also point to further sources of information.



Did You Know:

ONLY 6% OF
THE HOUSES
IN CORK CITY
PRE-DATE 1860.

What are the financial measures?

There is a range of grants and financial measures available which are outlined below. Some of these are more applicable to certain types of building, and certain types of owners. They can often be combined together and used to provide funds year after year. In general, they are annual schemes and have application forms, which have to be submitted before works commence; inspections are carried out and there are conditions pertaining to most. It is worth noting that these grant schemes and closing dates are valid at the time of publication and may change over time. It is worth checking with the specified grant source before applying.

1. National Conservation Grants Scheme

This is operated by Cork City Council to assist with the necessary works to secure the fabric and important features of a protected structure. An application form and details are available at www.corkcity.ie.

2. Civic Structures Conservation Grants Scheme

This is operated by the DoEHLG for conservation works to structures, which are publicly-owned or owned by a charity and/or in use by the public or a community. There is an application form but the closing date tends to change from year to year. Information at www.environment.ie and from Cork City Council's Conservation Officer, which often proposes structures under this scheme in conjunction with owners.

3. The Heritage Council Buildings at Risk scheme

The Heritage Council operate a grant scheme called the Buildings at Risk scheme, which at the time of this publication prioritises roof repair projects. Closing date for this scheme is generally the end of March each year. An application form and details are available at www.heritagecouncil.ie/grants.

4. Irish Georgian Society Grants Scheme

This is operated by the Irish Georgian Society on an annual basis for conservation works to significant architecture and allied features of all periods. Grant must be returned if structure is sold within 3 years. An application form and details are available directly from the Irish Georgian Society. Closing date varies.

5. Section 482, Consolidated Taxes Act

Structures and gardens of significant historical or architectural interest can, with the approval of the Revenue Commissioners, receive tax breaks on any funding expended on their repair or upgrading. There is a requirement to allow limited public access (for a minimum of 60 days), which can be attractive for buildings already with public access, such as offices, commercial buildings, galleries or guest houses. Information and application forms can be found at www.revenue.ie.

6. Development Contributions

Cork City Council exempts the payment of development contributions associated with a planning application for works to protected structures, as an incentive to encourage owners to reuse and restore buildings when change becomes necessary. The exemption only applies to the protected structure itself and not to any extensions or new construction in the curtilage. Information is available from Cork City Council's Planning and Development Directorate.

7. Cork City Council Housing grants – Disabled Persons Grant Scheme

This is operated by Cork City Council for the adaptation of accommodation for disabled persons in a privately-owned house. Information is available at www.corkcity.ie/ourservices/housingcommunity.

8. Cork City Council Housing Loan – Home Improvement Loans

Loans are available for the carrying out of improvement works on dwelling houses within the Cork City Council area, subject to compliance with certain conditions. Information at www.corkcity.ie/ourservices/housingcommunity.

9. Health Service Executive – Housing Aid for the Elderly Scheme

This is operated by the Health Service Executive in Cork city for the over-65s for the carrying out of essential repairs in a privately-owned house. Grants are generally for the repair of windows, doors and roofs. It is means-tested. Information is available from the local public health nurse or the Health Service Executive Southern Area.



Fr Mathew Statue on
St. Patrick's Street



Toll booth at
St Lukes Cross

10. Painting Grants Scheme

This is operated by Cork City Council for the painting of the facades of buildings in designated parts of the city to improve the appearance of these areas. Information and application form at www.corkcity.ie/ourservices/developmentplanning/urbanrenewal.

11. Other Grants

Occasionally other funding becomes available for conservation works to a protected structure or historic building. This money tends to be available at short notice and is most suitable for sites where works have already been approved for other grants and are nearing completion. Cork City Council's Conservation Office may have information on this.

Where can I find people qualified to work on a protected structure?

One of the main problems facing owners and occupiers is finding independent consultants to advise on works to a protected structure and skilled workers to carry out those works. The Royal Institute of Architects of Ireland has a list of conservation-accredited architects with varying grades of expertise at www.riai.ie. The Construction Industry Federation has a register of specialist Heritage Contractors at www.cif.ie. The Irish Georgian Society has a register of practitioners from craftsmen to engineers at www.igs.ie and Cork City Council's Conservation Office also has a list of locally based professionals. These lists are regularly updated. It is advisable to look at examples of other jobs that a particular contractor has carried out before appointing them to carry out works.

Is it more difficult to insure my protected structure?

At the time of this publication information on this matter can be found in an article on this topic on the Irish Georgian Society's website www.igs.ie.

What are the key principles of good conservation?

Not every conservationist will agree as to the best solution to a specific challenge with a protected structure, nevertheless there are certain key principles of good conservation that provide a starting point for discussion and decision-making:

Research - to carry out enough research to understand a structure and its features, its original date and context, and its subsequent layers of construction and use.

Record - to make a record of the existing state of the structure and to interpret this.

Specialist expertise - to know when this is necessary.

Good design - to imagine a range of solutions and to choose the best one to retain the special interest of a protected structure and its setting.

Minimum intervention - to do as little as possible and as much as is necessary.

Repair rather than replace - to safeguard authentic fabric as opposed to removing it and inserting new reproduction/modern fabric.

Repair like with like - to use compatible materials for new repairs/additions.

Reversibility - to make new additions reversible.

Maintenance - to carry out regular maintenance to protect the fabric of the protected structure, which prevents serious decay and saves money in the long run.

What is best practice in conservation?

What is considered to be best practice in conservation is constantly changing and being up-dated, especially in relation to techniques of repair and to design approaches to new works. What was best practice ten years ago may not be best practice anymore. Owners and occupiers and their agents should check with the various sources of information listed at the back of this publication. Cork City Council's Conservation Officer and Planners can advise on this, given adequate resources, especially in relation to the palette of forms and fabric found in Cork city.



97 South Mall

for further assistance contact

- Cork City Council, City Hall, Cork. Tel: 021-4924086, Email: planning@corkcity.ie
- Cork County Council Heritage Unit, Millview House, Victoria Cross, Cork. Tel: 021-4818000, Email: cork.heritage@corkcoco.ie
- The Heritage Council, Rothe House, Kilkenny. Tel: 056-7770777. E-mail: mail@heritagecouncil.com Website: www.heritagecouncil.ie
- Department of the Environment & Local Government, Heritage Section, Dun Sceine, Harcourt Lane, Dublin 2. Lo-call: 1890 321421 or Tel: 01-4117100
- Royal Institute of Architects of Ireland, 8 Merrion Square, Dublin 2. Tel: 01-6761703 Website: www.riai.ie Email: info@riai.ie
- Construction Industry Federation, South Region, Construct House, 4 Eastgate Avenue, Little Island, Cork. Tel: 021-4151410. Email: cifcork@cif.ie

some helpful publications

- Keohane, Frank, Period Homes - A Conservation Guidance Manual, Dublin Civic Trust (2001).
- Guidelines for the Conservation of Buildings, Royal Institute of Architects of Ireland (1997).
- Traditional Building & Conservation Skills Register of Practitioners, Irish Georgian Society (1998).
- Architectural Heritage Protection for Planning Authorities, Dúchas the Heritage Service: Department of Arts, Heritage, Gaeltacht & the Islands (2002).
- Guide to the Recording of Built Heritage-An Action of the County Cork Heritage Plan 2005/2010
- Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings-An Action of the County Cork Heritage Plan 2005/2010

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- www.buildingsofireland.ie
- www.corkpastandpresent.ie