

***Provision of short-term tourist accommodation consisting of  
5 No. Glamping Pods each with car parking, connection of each Pod to  
services, roads, footpaths, lighting, landscaping & all other associated  
site works***

***at***

***Site of former Bank of Ireland,  
Lismore,  
Co. Waterford***

**Architectural Heritage Impact Assessment**

**Patricia O' Neill  
RIAI Architect Accredited in Conservation at Grade 3.**

John Barry House, Lismore Business Park, Lismore, Co. Waterford  
Tel: 058 72 889 mob 086 609 55 99 Email p.oneill21@yahoo.com

# **ARCHITECTURAL HERITAGE IMPACT ASSESSMENT**

## **Introduction**

1.1 This assessment is part of a Part 8 Application for Waterford City & County Council.

The proposal:

1. Installation of 5No. glamping pods each with a parking space.
2. Creation of an internal roadway, footpaths, provision of lighting & landscaping on site.
3. Connection of each Glamping Pod to mains water, mains wastewater and electricity at the rear of the site of the former Bank of Ireland, Lismore, Co. Waterford.

This is a protected structure RPS (Record of Protected Structures) No. WA750793.

NIAH. (National Inventory of Architectural Heritage) Reg. No. 22809043.

It is located within Lismore Conservation Area (ACA), and partially within the Zone of Architectural Potential. (ZAP)

This assessment is to accompany the planning application.

1.2 All works to be carried out in accordance with good conservation practice and are informed by the Advice Series published by the Dept. of Arts Heritage and the Gaeltacht.

1.3 The aim of this Architectural Heritage Impact Assessment is to summarise the principal impacts of the proposals on the character of the protected structure and to describe how the works are designed to minimize these impacts.

1.4 Commentary is confined to the parts of the site where the works are proposed.

1.5 Patricia O' Neill is an RIAI Registered Architect Accredited in Conservation at Grade 3.

## 2.0 SUMMARY DESCRIPTION AND HISTORICAL BACKGROUND

2.1. This is a five-bay two-storey building, built circa 1880 on site of approximately 0.487A on junction of West Street and New Street Lismore, Co. Waterford.

It has an L-shaped plan retaining much of original fenestration with three-bay two-storey breakfront having single-bay recessed flanking end bay, single-bay two-storey side elevations and two-bay three storey returns to South-East having single-bay single-storey lean to end bay to South East. Renovations to the building were carried out c.1980. Hipped slate roof behind parapet (pitched to return and lean to end bay). With clay ridge tiles, red brick running bond and square rubble stone chimney stacks, cut stone coping and cast-iron rainwater goods on cut-stone eaves with corbels. Broken coursed square rubble stone walls with cut-stone course to first floor, cut-stone quoins to corners, moulded string course to top floor having frieze over (scalloped to breakfront with consoles) moulded cornice and blocking course over to parapet.

Replacement reconstituted marble cladding c.1980 as part of renovations to Ground Floor West Street elevation. Some of the windows at the rear of the building have also been changed to white upvc. Segmental-headed windows to breakfront, paired round headed window opening to first floor flanking end bays, paired pointed-arch window openings to side elevations and pointed arch (ground Floor) and shallow segmented first floor window openings to return.

All windows with cut stone cills, cut granite block and start surrounds to main block having keystones to breakfront. Windows 1/1, 2/2, and 4/4 single glazed timber sash windows. Round headed door openings with cut granite steps, tongue and groove timber panelled double doors and over-lights.

Boundary rubble stone walls with some stone coping. with segmental-headed stone archway into site from New Street.

On the South end of the site is a single-storey, gable fronted stone coach house with half-attic constructed c.1880 attached to boundary wall on East at New Street. It has a pitched slate roof with clay ridge tiles and cast-iron rainwater goods on rendered stone eaves, with walls of random rubble. Also, single-storey random rubble stone building with pitched slate roof, clay ridge tiles, joined to main bank building with cut stone archway with iron gate leading into walled garden area overlooked by former bank building.

Until approximately five years ago the Bank of Ireland operated from here, but since then it has been vacant.

### 3. SCHEDULE OF INTERVENTIONS. Read in conjunction with Drawings

PROPOSAL	JUSTIFICATION	METHODOLOGY	IMPACT on FABRIC
<p>1. Installation of 5 No. glamping pods each on a concrete base. Provision of 1 No. Car Parking space per pod.</p>	<p>Provision of accommodation which is of short supply in Lismore</p> <p>1 Car parking space per pod for those travelling to the town.</p> <p>Return to life of vacant site in middle of town as part of an overall plan to develop this site.</p> <p>While these will be within curtilage of a protected structure they will not compete with the character of existing structures.</p>	<p>Siting of glamping pods will be at a distance from boundary wall &amp; all existing buildings on site</p> <p>Placing of pods on site to follow existing contours</p> <p>Minimal grading from front to rear to create level area for base for each pod.</p> <p>Introduction of planting about site and between pods to minimise visual impact, add privacy, &amp; soften overall impact.</p>	<p>1. This will have no impact on the fabric of the main building, coach house or stone building, entrance archway or boundary wall.</p> <p>2. Minimal impact on ground in levelling for pods &amp; parking</p> <p>3. Car parking spaces defined by eco grass paving &amp; footpaths to pods in bonded concrete Materials which are less impactful on nature.</p> <p>4. Visual impact is softened by planting on site &amp; between pods</p> <p>5. These structures are lighter type construction.</p>
<p>2. Creation of new road and footpaths within the site</p>	<p>Provide circulation within the site for vehicles and pedestrians</p> <p>Footpaths to provide a pleasant and visually pleasing entrance to each pod.</p>	<p>Excavate for hardcore base graded and rolled with clause 804 with top finish of selected pea</p> <p>Removal of topsoil for footpaths will be minimum required.</p> <p>Archaeological monitoring on site during excavations</p>	<p>1. No impact on fabric</p> <p>2. Some changes to site levels for pods &amp; parking</p> <p>3. Materials for landscaping for eco friendly attributes</p>

PROPOSAL	JUSTIFICATION	METHODOLOGY	IMPACT on FABRIC
<b>3. Installation of service connections to water, waste water &amp; Electricity</b>	Connect each pod to modern day services	Excavations works in line with best practice  All excavations to be monitored by archaeologist	1. No impact on fabric  2. As above minimum intervention as required  3. Services unseen underground

## 4.0

## SUMMARY

- 4.1 The proposed glamping pods and associated works do not impact the fabric of the stone boundary wall, the fabric of the main building or the other stone buildings on site (coach house and store). While they would be within the curtilage of the site, their presence would not detract from the character of the site or the buildings on site. This building has been empty for a number of years with the rear of the site becoming overgrown. This proposal will bring life back to a vacant site, providing much needed tourist accommodation in Lismore.
- 4.2 The glamping pods, which are relatively 'light' construction, will be placed about the perimeter of the site while being placed away from the wall. They will not compete with the existing historical buildings on the site. The visual impact of the glamping pods will be mitigated by the introduction of planting on site, hedge planting creating natural screening between pods, increasing privacy for occupants while softening the overall effect on site. Other interventions on site will be pea gravel internal roadway, planted Green Area of bark mulch defined by natural materials of treated split logs. Car parking, one per pod, is defined by the grass paving allowing grass to grow naturally. Footpaths to each pod will be bonded gravel.
- 4.2 The excavations on the grounds to provide for connections to mains water, mains wastewater and electricity services to the units will be as minimal as required. Soil will be replaced and services unseen underground. Some ground levelling will be required for bases for the pods and car parking. Excess soil to be reused on the site. Minimal opening up of grounds will be required for concrete bases for glamping pods, footpaths and car-parking with ecologically compatible materials being used for parking and footpaths. Archaeological monitoring during excavation works will take place.
- 4.3 This is part of a full development of site with the glamping pods ancillary to the future development of the main building and stone buildings. They will provide short-term tourist accommodation which is Phase One of the development. Main building, coach house and store will be a later phase of the overall development. It will bring a vibrancy to a vacant town centre site.





**Former Bank of Ireland building  
View from West St.**

**View from New Street**



**View from interior of site**





**Interior view of boundary wall**



**Rear boundary wall**



**Arched Entrance to site from New Street**





**Coach House  
And  
Adjoining stone building**



**Archway & stone building  
Lead to walled garden**