

OBFA Conservation Report

Project:	Residential Development at Dunlo Hill, Ballinasloe, Co. Galway.	Date of Submission	18 July 2024
Project Ref:	2209	Status:	C2A

FILE NAME/LOCATION

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Introduction

OBFA Architects has been appointed by Galway County Council to renovate and extend the existing terraced buildings at Dunlo Hill, including “Dooley’s Pub” (a protected structure) to create a new residential development with an integrated community centre. The Dunlo Hill site is in the town centre and comprises of derelict terraced two-storey housing, terraced three-storey housing, a traditional public house “Dooley’s Pub”(a protected structure) with outbuildings / sheds to the rear. The site is in the Ballinasloe Architectural Conservation Area.

The proposal is for 16 no apartments with a community facility within the original “Dooley’s Pub”. The existing external landscaping areas within the site curtilage will be upgraded and improved. The proposal includes for demolition of existing derelict outbuildings as well as derelict sheds to the rear. The proposal generally works within the main external envelopes (external / party walls, main pitched roof structures) to the Terraced streetscape buildings, preserving and improving the streetscape to the public realm. Internal alterations are required to create quality housing units. There are modest extensions included : at ground floor level to the rear of the three-storey terraces creating an external entrance access podium for the upper level duplex units and 5 no. new two-storey duplex units formed to replace the derelict sheds.

The purpose of this report is to analyse the protected structure, its history, context, condition, identifying features that merit special protection providing an Architectural Heritage Impact Assessment of any interventions that are being considered as part of the proposed development.

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Core Data

Project Title: Renovation (including Alterations & extensions) to create new residential development with community facility at Dunlo Hill.

Site Address: Dunlo Hill, Ballinasloe, Co. Galway.

There are a number of properties included in the site. Details of Eircodes for the properties noted below. Dooley's Pub, Dunlo Street, H53 NR77. Dunlo Street, H53 KT54, 1 Dunlo Hill, H53 V2T0, 2 Dunlo Hill, H53 P6F7, 3 Dunlo Hill, H53 E5X7, 4 Dunlo Hill, H53 C2X2, 5 Dunlo Hill, H53 T8P3, 6 Dunlo Hill, H53 N4X7 & 7 Dunlo Hill, H53 E1W0

Townland: Ballinasloe

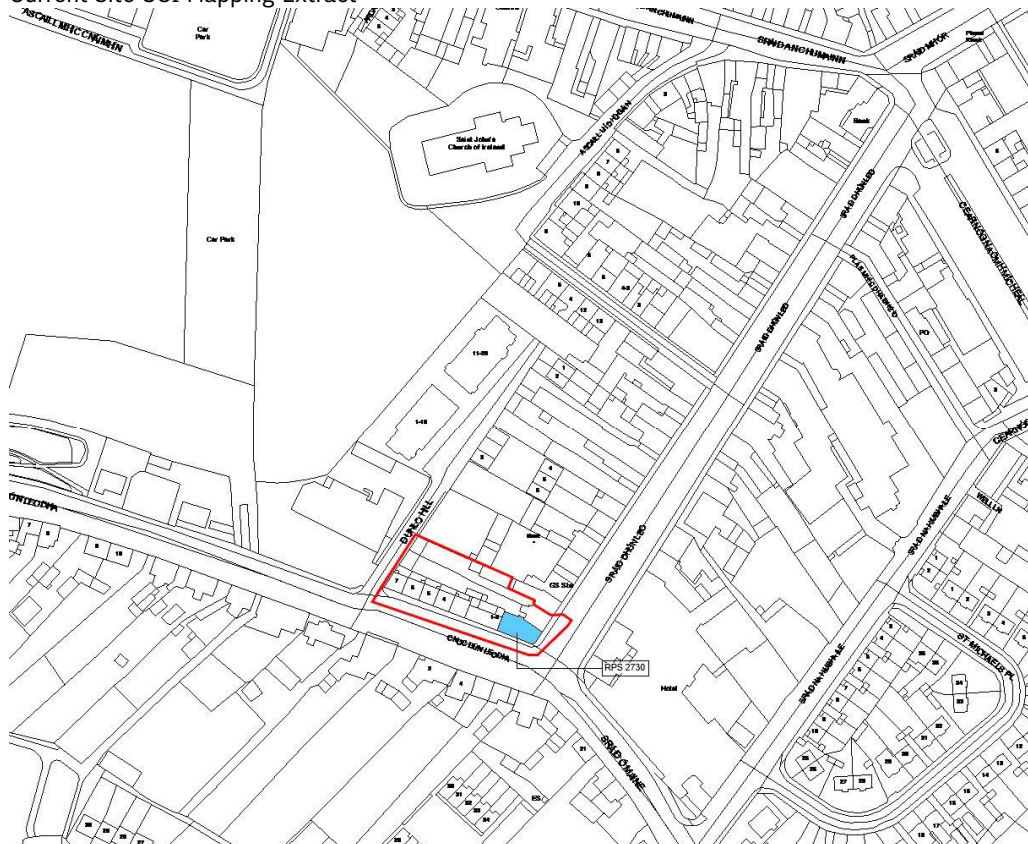
Site Area: Approx 1838 sqm. ITM Coordinates: 585053, 730936.

Local Authority: Galway County Council

Protected Structure Status: Dooley's Pub is a protected structure- RPS reference 2730. Refer to details below. Dooley's Pub is not listed in the NIAH. Dunlo Hill is located within the Ballinasloe Architectural Conservation Area.

Building Occupancy Status: The existing houses, apartments, sheds and pub are derelict and unoccupied.

Current Site OSI Mapping Extract



Development Site outlined in **RED**



2730	Dooley's Pub	End of terrace, three-storey house, c.1850 with chamfered corner. Pub front inserted c.1960's	Ballinasloe	TOWNPARKS (CLONMACN OWEN BY BY)	X:185134 Y:230887	
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Excerpt below Galway County Council (GCC) Development Plan 2022-2028 Record of Protected Structures for “Dooley’s Pub”.

RPS ref: “2730”. **RPS Description:** “End of terrace, three-storey house, c. 1850 with chamfered corner. Pub front inserted c. 1960s”. We understand that the site has **social** significance locally as an important local poet was born in one of the lower two-storey terraced houses and “Dooley’s pub” was beloved by locals.

We note that Dooley’s Pub is **not** featured on the “**National Buildings of Ireland NIAH Survey**”

Research & Survey Description

Research & Survey Methodology/ Sources: Various site visits / visual inspections (22/07/22, 24/11/22 & 31/03/23). Obtention of specialist surveys including Topographic & Utility Surveys, “Invasive Species Survey report” “Investigative & condition Report”, “Damp & Timber Decay Report”, “Asbestos Survey report”, “Bat Survey”, Swift Survey”, “AA & EIA Screening reports” & “Flood Risk Assessment”. In addition, creation of BIM model of the existing building, using survey information obtained provides set of record existing survey drawings, combined with existing site photos enables a thorough understanding of the building and its features. Historical research carried out online (eg. National Library, national archives) complimented with material viewed in person at the National Archives & Galway County Council Library.

Historical Context/ Mapping

The site of this project is located within the townland of Ballinasloe.



Extract from OS Map dated 1841- courtesy of Galway County Council Library.

All the current terraced buildings are present on the OS Map of 1841. There are also buildings along the western boundary (now a side street) where currently only the old street wall remains today. There are outbuildings along the northern boundary splitting the courtyard that are no longer in existence. The outbuildings to the rear of the low two-storey units do not appear to be present. Glebe house and gardens are located immediately to the west of the site. Glebe house is no longer in existence.



Extract from Griffith's valuation 1856 (viewed on line courtesy of National Library of Ireland & www.askaboutireland.ie)

The buildings in 1856 appear to be similar to the way they are illustrated on the 1841 OS Map.

Extract of Griffith's Valuation of Tenements for the Parish of Kilcloony, Ballinasloe dated 1856 below for Dunlo Hill & Dunlo Street (viewed on www.askaboutireland.ie). Unit 4 Dunlo Hill was owned by the Earl of Clancarty. The remaining Units on Dunlo Hill were owned by James Caulfield. It is difficult to know if the units on Dunlo Street correspond to the units within the site on Dunlo Hill.

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VALUATION OF TENEMENTS.
PARISH OF KILCLOONY.

No. and Letters of Reference to Map.	Names.		Description of Tenement.	Area.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.
	Townlands and Occupiers.	Immediate Lessors.			Land.	Buildings.	
	TOWNPARKS—continued.			A. R. P.	£ s. d.	£ s. d.	£ s. d.
	TOWN OF BALLINASLOE.						
	DUNLO-HILL.						
1	Peter Keogh.	James Caulfield.	House.	—	—	2 15 0	2 15 0
2	Timothy Murphy.	Same.	House and yard.	—	—	3 0 0	3 0 0
3	James Carr.	Same.	House and yard.	—	—	3 10 0	3 10 0
4	Bridget Caulfield.	Earl of Clancarty.	House and yard.	—	—	3 10 0	3 10 0
5	Edward Brennan.	James Caulfield.	House, and yard.	—	—	3 10 0	3 10 0
6	Patrick Manning.	Same.	House.	—	—	3 5 0	3 5 0
7	William Kirenn.	Same.	House.	—	—	3 15 0	3 15 0
8	Rev. John C. Walker.	Glebe.	Ho., off., yard., & land.	2 0 0	5 0 0	30 0 0	35 0 0
	REEVES-LANE						
16	Thomas Quirke.	Same.	House and yard.	—	—	15 0 0	15 0 0
17	Anthony O'Dwyer.	Earl of Clancarty.	House.	—	—	1 15 0	1 15 0
			House, offices, and yard.	—	—	1 0 0	1 0 0
	DUNLO-STREET.						
1	Patrick Ward.	John Behan.	House, offices, and yard.	—	—	20 0 0	20 0 0
2	Mary King.	Thomas Page.	House, offices, and yard.	—	—	22 0 0	22 0 0
3	William Colgan.	James Coolahan.	House, offices, and yard.	—	—	22 0 0	22 0 0
4	Michael Shaughnessy.	Same.	House, offices, and yard.	—	—	22 0 0	22 0 0
5	Michael Lahy.	James O'Loughlin.	House, offices, and yard.	—	—	25 0 0	25 0 0



Extract OSI Map- dated 1889. *courtesy of the National Archives*

Two-storey terrace buildings & corner taller terraced buildings clearly defined we can see that each cottage had its own small yard. Outbuilding facing western boundary visible on 1841 & 1856 maps no longer visible on this map. Glebe house to the west of the site is shown now as a rectory.



Photo of Dooley's Pub Gable Chimney date stone "M C AD 1828" *courtesy of PJ Barrett & Co.*

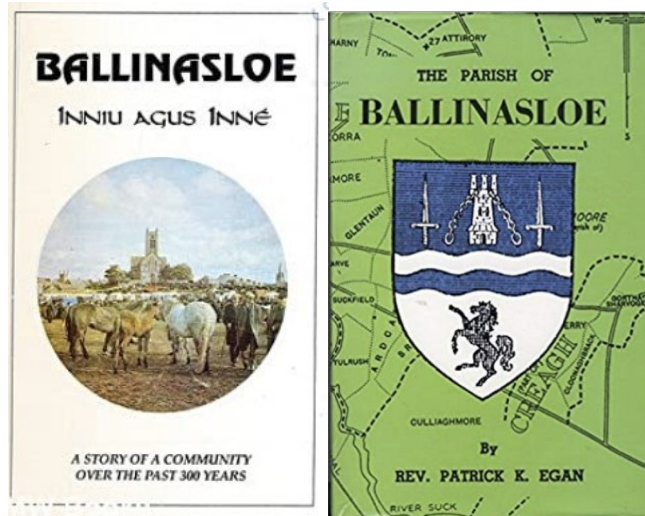
Planning History Information



Extract from Galway County Council on-line planning application viewer (www.galway.ie)

Planning Search carried out online on Galway County Council website. Copy of extract above. There are no planning references indicated for the site at Dunlo Hill. There do not appear to have been any developments later than the 1960s so we understand there are no recent planning applications related directly to this site.

Historical Context/ Background



Cover photos of local history books referenced "Ballinasloe -A Story of a Community over the Past 300 years" by Tadhg MacLochlainn & "The Parish of Ballinasloe" by Rev. Patrick K. Egan- courtesy of Galway County Library.

According to "Tadhg MacLochlainn" of "Ballinasloe -A Story of a Community over the Past 300 years" Ballinasloe in the past was the "Gateway to the West" as in ancient times it was on the highway from Tara to Galway City. He also indicates that Ballinasloe was known as "Dunlo" until the 16th Century. Apart from a few ruins very little remains of the earlier pre 16th century settlement of "Dunlo".

Excerpts from this text in italics below:

"The building of new Ballinasloe started after 1800 which included St. John's Church in 1811, St Michael's Square, Society Street, Dunlo Street, all were built and renovated in about 1820. Garbally house and the dispensary were built in 1824, the mental hospital in 1833....There are hardly any of the 18th century houses left except for a few in Main street, Dunlo Street and Dunlo Hill on the fairgreen side".

It is interesting to note the place name translation given in this book as follows:

"Ballinasloe" is only the phonetic degeneration of "Beal Ata na Sluaigheadh" which means "The ford mouth of the hosts or gatherings". .. "It is recorded that this town was a great meeting place for the chieftains and Brehons in ancient times and in the town also were castles of the two ruling families of the time, the O'Kellys and the "O'Connors" Hence it got the name "the town of the hostings"".

"Dunlo-Dunleodha: The Fortress of Leodha- an old Irish Chieftain"".

Refer also to the "Archaeological Assessment" by Dominic Delany & Associates" which gives information on the historical background also combined with details of archaeological records relating to the site.

Extract from Down Survey website (<https://downsurvey.tchpc.tcd.ie/>)

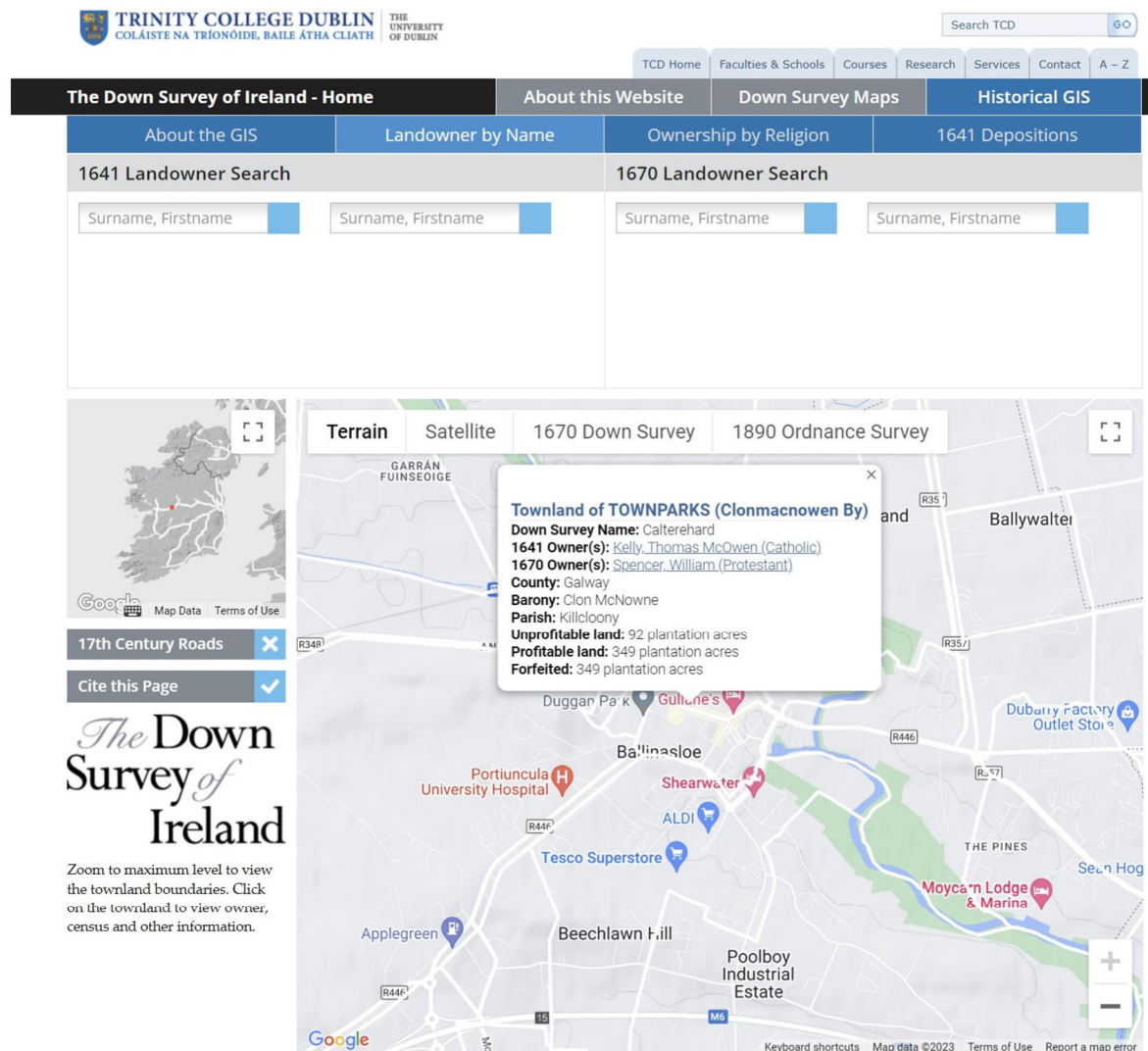
"The armies of the English Commonwealth, commanded by Oliver Cromwell, emerged victorious and immediately undertook an ambitious project of social engineering, underpinned by a massive transfer in landownership from Irish Catholics to English Protestants. For this to happen, the land had to be accurately surveyed and mapped, a task overseen by the surgeon-general of the English army, William Petty. ..Taken in the years 1656-1658, the Down Survey of Ireland is the first ever detailed land survey on a national scale anywhere in the world. The survey sought to measure all the land to be forfeited by the Catholic Irish in order to facilitate its redistribution to Merchant Adventurers and English soldiers."



Down Survey Map of Galway - William Petty - 1656-1658, courtesy of Down Survey website



Close up of Down Survey Map of Galway (William Petty - 1656-1658-courtesy of Down Survey website) showing the area where Ballinasloe is located to the west of the bridge across the river Suck from "Ballinnee, Roscommon"



Screenshot of Down Survey GIS database courtesy of the Down Survey website

From the Down Survey GIS details we can see that ownership of the lands of the area that is Dunlo Hill (The town centre of Ballinasloe in fact) was transferred from Thomas McOwen Kelly (Catholic) to William Spencer (Protestant) during the Cromwellian period. We can also see that there is not yet any mention of the town of Ballinasloe- description is of “349 plantation acres”.

Excerpts from “Ballinasloe Town and Parish 1585-1855” By Rev. Patrick K. Egan. From www.placesgalwaylibrary.ie website cited below in italics. This text describes how the lands at Ballinasloe were transferred to the Protestant landowners who would create the 19th century town of Ballinasloe that we see today.

“Turlough O'Connor built the Castle of Dunlo in the twelfth century on the site of the present church of St. Michael and De Burgo built the Norman castle in the heart of the O'Kelly country in 1245. "... The Composition of Connaught in 1585 reveals the whole barony of Clonmacnoon and the parish of Creagh in the possession of a local magnate named Sean na Maighe O' Kelly. "... The seventeenth century however brought a change and we must first view the families who established themselves here during this period....

“De Burgo had maintained his castle at Ballinasloe as a strategic outpost on the main road to Leinster. Elizabeth now took it over and built the present bridge or at least the old portion of it. She granted it to Sir Nicholas Malby, Governor of Connaught and by the marriage of his daughter to Anthony Brabazon, it passed to that family...

"The Brabazons were descended from Sir William Brabazon, an Englishman who was appointed Vice-Treasurer and General Receiver of Ireland in 1534. He was Henry VIII's principal agent in the despoliation of the monasteries. Anthony Brabazon was a younger son of his and he married Malby's daughter in 1597... The eldest son was the ancestor of the Earls of Meath. The castle holding included one and a half quarters (180 acres) of land, which Anthony's son Malby Brabazon inherited from his father. He died in 1637 and was buried in Creagh. His son Anthony succeeded him. Lodge's Peerage has the following in reference to the latter: "Upon the beginning of the commotions in 1641 he forsook his religion and became a Papist, his father and grandfather having been good Protestants; was chosen one of the committee, and a Captain for the regulation and better encouragement of the Connaught forces and was excepted from pardon by Cromwell's act of parliament, passed 12 August 1652.".. "Strangely enough the memory of this is still preserved in the parish of Creagh where it is said that his conversion was due to the influence of his wife. She was Ellice Dillon.....The family remained Catholic."

...".The Trenches. They were French Huguenots.... The first to appear in Ireland was James Trench, a Protestant Divine, who married Margaret, daughter of Viscount Montgomery of the Ardes and was presented with the rectory of Clongell in County Meath. The first member of the family to settle in Garbally is said to have been Frederick Trench, who came to Ireland in 1631 and married his first cousin Anne, daughter of James in 1632. His interest in Garbally castle and lands is said to have arisen by purchase, but was confirmed by patent from Charles II. Frederick died in 1669. His son, Frederick, who was born in 1633 succeeded his father at Garbally and added to the estate by purchase in 1678. In the 30th year of Charles II he passed patent for the land of Derryvoilen, Catraleagh, Kilclooney, Liscappell, etc. The land thus acquired would comprise the whole parish of Kilclooney including the present town of Ballinasloe and a large area in the parish of Clontuskert."

This acquisition of land must have been at the expense of the old Irish owners, the descendants of Sean na Maighe O' Kelly. The Cromwellian confiscation was part responsible. In theory the Settlement set aside the barony of Moycarn (including the parish of Creagh) for Cork and Wexford transplanter and that of Clonmacnoo (the parish of Kilclooney) for those from Carlow, Waterford and Limerick. In actual fact one notable grant was made to William Spencer, grandson of the poet Edmund Spenser and this grant was confirmed by the Acts of Settlement and Explanation in Charles II's time. The patent is still in the hands of the Clancarty estate trustees, as Spencer afterwards sold his interest to the Trenches. It shows that the present town of Ballinasloe did not exist in 1676. The lands involved were Caltrahard quarter, 348 acres profitable land Irish plantation measure; They are stated to be lands forfeited by the rebellion of 1641.... It is clear that Ballinasloe was then on the Roscommon side of the river, .. An interesting point also is that in this patent the interests of the bishop of Clonfert in Drumshura and those of William Brabazon in the lands he held in 1641 are safeguarded... The net result at the end of the century was that the Trenches had acquired at the expense of the native Irish O'Kelly stock the whole of the parish of Kilclooney and a large part of Creagh. The Brabazons retained a large estate and the O'Kellys remained in possession of the northern, less fertile and wooded portion of Creagh."

"The Origin of the Fair-Over a hundred years ago Hely Dutton recorded that it was then generally believed that the Ballinasloe fair grew up as a result of the provision trade at the port of Galway in the sixteenth and early seventeenth century. At that time the trans-ocean sailing ships made for the nearest port to replenish their supplies of salted beef and Galway became very prosperous. Ballinasloe provided a convenient centre for the purchase and sale of cattle from Leinster and North Connaught for this trade."

Except from the "Parish of Ballinasloe" by Rev. Patrick K. Egan"

"The prosperity of the town centred upon the great October fair, which already in that century enjoyed a national reputation, and continued to be developed by the Trench family as a profitable business..."Anthony Brabazon who died in 1604, was the owner of a weekly market held each Monday in the town, and of a fair and "the toll called Through Toll" (record Commissioner's transcripts, Exchequer inquisitions, Roscommon P.R.O.I., 1a/48/87, p. 109), which no doubt originally formed part of Sir Nicholas Malby's grant, and which passed from the Brabazons to the Spencers and finally to the Trenches."



The 1st Earl of Clancarty was William Le Poer Trench this title was granted in 1803 after the act of union. Photo courtesy of www.peerage.com website.

Excerpts from "Ballinasloe Town and Parish 1585-1855" By Rev. Patrick K. Egan. From www.placesgalwaylibrary.ie website cont'd

"The Earls of Clancarty -....at the time of the Battle of Aughrim Frederick Trench had become a substantial landowner, but without political importance. His brother John was a Protestant divine. Their great opportunity came during the Williamite War. John had been acting as a spy, even crossing to England in May 1690 with others in an open boat to give full particulars to King William of the conditions in Ireland. Fate willed it that the line of retreat from Athlone lay through Ballinasloe and the battle of Aughrim was fought in sight of the hills of Garbally. Frederick Trench according to the family tradition threw open his house as a hospital to the Williamites and he and John gave active assistance on the day of the battle, pointing out the pass where the Williamites were enabled to attack the left flank of the Irish army. For his services John was made Dean of Raphoe and is the ancestor of the Barons Ashtown... "

Excerpts from "Ballinasloe Town and Parish

1585-1855" By Rev. Patrick K. Egan. From www.placesgalwaylibrary.ie website cont'd

"Frederick Trench's son, Frederick who succeeded to Garbally on his father's death in 1704 became politically one of the strongest men in County Galway. In 1803 he was High Sheriff of the County; in 1715 Colonel Commandant of one of the regiments of military dragoons there and in the same year one of the Knights of the Shire for County Galway, which post he held till his death in 1752. His son, Richard, who succeeded him, already since 1734 sat in Parliament for the borough of Banagher and from 1761 to 1768 as a Knight of the Shire for County Galway. He married in 1732 Francis, only daughter of David Power of Cooreen and by her the Trench family acquired all the Power estates in the baronies of Leitrim, Dunkellin and Loughrea as well as the Keating estates in Kilkenny, Carlow and Dublin, which she inherited from her mother..."

"The Power alliance was of great consequence to the Trench family, for in addition to the vast increase in wealth, it brought them ancient titles to Norman and Irish nobility. Her father, David Power of Coorheen was a descendant of the Norman Sir Geoffrey Le Poer of Dunisle in the County Cork and their Cromwellian grant in County Galway included some of the territory of the original grant in Kenmoy in the barony of Leitrim to Eustace Le Poer the Munster baron in 1301. The great-great-grandmother of Francis Power was the daughter of Cormac McCarthy, Viscount Muskerry, a descendant of Dermot McCarthy Mor, king of Munster and a sister of Donough, second Earl of Clancarty who was outlawed in the time of Charles II. On that slender connection the Earldom of Clancarty was regranted to the Trench family after the Union."

"Richard Trench was succeeded by his son William Le Poer Trench in 1770. He sat in Parliament till 1797, being one of those rewarded for government services after the dissolution of Parliament in that year. He was created Baron Kilconnell of Garbally, was Commandant of the Galway regiment of militia and opposed the French landing at Bantry in 1797. Voting first with the whigs in Parliament he had come over to Pitt about 1791. He had married in 1762 Anne Gardiner, sister of Viscount Mountjoy."

"His son, Richard, born in 1767 was educated in Cambridge, called to the bar in 1793 and became MP for County Galway in 1797. He married Henrietta Staples, daughter of John Staples of Lissane in County Tyrone and a relation of the Earl of Castlereagh. He supported the Pitt administration and in 1799 voted against the Union, but in 1800 he voted for it, influenced it was said by Castlereagh and the promise of an earldom. He gained his reward. His father who was also active in the house of Lords was made a Viscount in 1801 and Earl of Clancarty in 1803 and his brother became the last Protestant Archbishop of Tuam."



Richard Le Poer Trench, 2nd Earl of Clancarty -by Joesph Paelinck -courtesy of www.turtlebunbury.com website.
Born 1767- died 1837.

Excerpts from "Ballinasloe – From Garbally Park to the Fairgreen" by Declan Kelly.

"In Richard, 2nd Earl of Clancarty, the Garbally family found their most remarkable member and reached the zenith of their power. It was Richard who built Garbally house and, in his time, the town of Ballinasloe developed and the estates thereabout benefitted from great improvements."

The brother of the 2nd Earl of Clancarty, "*Power Le Poer Trench became the Protestant Archbishop of Tuam*".. Another brother was "*Charles Le Poer Trench, Archdeacon of Ardagh, whom the cenotaph of Dunlo Hill Commemorates.*"..

The taller properties on Dunlo street were constructed at the time of the development of Ballinasloe during the early 1800s, during the 2nd Earl's lifetime. We can see a stone on the Chimney of Dooley's dated 1828 as described earlier. We know from Griffith's Valuation in the 1850s that the Earl of Clancarty was still one of the landowners on one of the Dunlo Hill properties, given the dates we assume that this person was Thomas Le Poer Trench, 3rd Earl of Clancarty 1803-1872.

Excerpt from "The Parish of Ballinasloe" by Rev. Patrick K. Egan in "The Penal Times", "Nineteenth Century: Condition of the People" "Revival of Parochial Life" & "Evangelicalism and Proselytism" chapters

"The parish was thinly populated and the increase which led to such serious overcrowding in the half century before the Famine did not make itself evident until a decade or so before 1800. About 1750, Frederick trench was advertising the letting of lands in small farms at leases of three lives or 31 years, which was the limit set by law for Catholics. Like others in Counties Galway & Roscommon, he was giving encouragement to those who would start linen or woollen industries in the town, and offered plots there with some acres of town-parks convenient, as well as further accommodation to those who might want land in the farming way. Many of the advertisements then appearing stipulated that only Protestants were required,...but Trench's advertisements contained no such condition"... "The expansion occurred on the western bank of the river, where principal streets were laid down wide and straight by the proprietor. While house building probably did not come under the supervision of the estate office until later, there were some good houses built in the Georgian period. Later also came the general trend towards cleanliness, under compulsion from the proprietor, which in the early nineteenth century provided a marked contrast to the condition of other towns in Connaught."

According Rev. Patrick K. Egan the population increase from the end of the 18th century into the 19th century continued despite flooding of the river Suck (1816/17) causing failure of the potato crop, famine conditions and disease. Further crop failures in 1822, 1826 & 1831- causing people to leave the land and seek refuge within the town. "*Hundreds of families sought homes in the back lanes, where squalid slums grew up, which were to last for a hundred years*"... "*Up to a point the town was able to absorb the excess, due to the establishment of small industries, expansion of the fairs, and increased trade stimulated by the extension of the Grand canal to the town in 1828. Nevertheless saturation appears to have been reached in the following decade, at a time when factors contributing to emigration from rural areas, if anything, were multiplied.*"

A Catholic Church was “erected on a site leased from the Earl of Clancarty in 1793”. *The present church, “St Michael’s, which was later built about its foundations”*

“At the beginning of the century (19th) and before relations between the Trench family and the Catholic clergy and laity were cordial”.....Charles Le Poer Trench, brother of the 2nd Earl of Clancarty, mentioned above became an ardent Evangelist. According to by Rev. Patrick K. Egan “He neglected his ordinary duty to his Protestant flock to become, after the Evangelical enthusiasm has taken hold of him, a scourge to the poor tenantry and workers on the estates of his brother the earl, and the fomenter of much religious bitterness about Ballinasloe.....”

Clearly conditions in Ballinasloe deteriorated for the general working classes and peasantry during the 19th century, with the major calamity of the great famine in the 1840s. This historical snapshot endeavours to understand how the buildings on this site came into being in the early 19th century. It is beyond the scope of this report to go into the details of the full history of events in Ballinasloe from the 19th century onwards.

It is interesting to see details of the 1901 census as this gives us an insight into the housing conditions that existed at Dunlo Hill, given the numbers of persons living in the small workers cottages at that time. Therefore excerpt images from the 1901 census for the worker’s cottages of Dunlo Hill are included below. It is not clear which numbers on Dunlo Street apply to “Dooley’s” and the adjacent Townhouse so no census details are included for those properties.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 1

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

Number.	NAME and SURNAME. No person appears on the night of Sunday, March 31st, in the household, except those who are enumerated elsewhere, who may be dead or travelling, &c., during that night, and who return Home on Monday, April 1st.	RELATION to Head of Family. State whether Head of Family, "Wife," "Son," "Daughter," or other relative, or "Visitor," or "Boarder," or "Servant," &c.	RELIGIOUS PROFESSION. State here the particular Religion, or religious denomination, to which each person belongs. (Members of Protestant Denominations are requested not to describe themselves by the name of their "Church," but to state the name of the Particular Church, denomination, or body, to which they belong.)	EDUCATION. State here whether he or she can "Read and Write," can "Read" only, or "Cannot Read."	AGE. Years and months. Give exact day.	SEX.	RANK, PROFESSION, OR OCCUPATION. State the Particular Rank, Profession, Trade, or other Employment of each person. Children or young persons attending a School, or receiving superior instruction at home, should be returned as Scholars. Before filling in this column you are requested to read the instructions on the other side.	MARRIAGE. Whether "Married," "Single," "Widow," or "Not Married."	WHERE BORN. If in Ireland, state in what County or City, if elsewhere, state the name of the Country.	IRISH LANGUAGE. Write the word "Irish" in this column opposite the name of each person who speaks Irish only, and the words "Irish & English" opposite the name of those who can speak both languages. In other cases no entry should be made in this column.	If Dead and Buried, insert only a Blank; or Emigrant. Write the corresponding instructions opposite the names of the emigrant persons.
1	James Carroll	Head of Family	Catholic	read & write	38	M	Dressmaker	Widow	Co. Galway	English	
2	Mary Carroll	Daughter	Catholic	read & write	14	F	Scholar	Single	Co. Galway	English	
3	Patrick Carroll	Son	Catholic	read & write	11	M	Scholar	Single	Co. Galway	English	
4	John Ryan	Boarder	Catholic	read & write	22	M	Dressmaker	Single	Co. Galway	English	
5	Wm. Chalveran	Boarder	Catholic	read & write	22	M	Teacher	Single	Co. Clare	English	

Census extract for 1 Dunlo Hill dated 1901- courtesy of www.census.nationalarchives.ie.

A widow, her two young children and two boarders- all Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 2

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

Number.	NAME and SURNAME. No person appears on the night of Sunday, March 31st, in the household, except those who are enumerated elsewhere, who may be dead or travelling, &c., during that night, and who return Home on Monday, April 1st.	RELATION to Head of Family. State whether Head of Family, "Wife," "Son," "Daughter," or other relative, or "Visitor," or "Boarder," or "Servant," &c.	RELIGIOUS PROFESSION. State here the particular Religion, or religious denomination, to which each person belongs. (Members of Protestant Denominations are requested not to describe themselves by the name of their "Church," but to state the name of the Particular Church, denomination, or body, to which they belong.)	EDUCATION. State here whether he or she can "Read and Write," can "Read" only, or "Cannot Read."	AGE. Years and months. Give exact day.	SEX.	RANK, PROFESSION, OR OCCUPATION. State the Particular Rank, Profession, Trade, or other Employment of each person. Children or young persons attending a School, or receiving superior instruction at home, should be returned as Scholars. Before filling in this column you are requested to read the instructions on the other side.	MARRIAGE. Whether "Married," "Single," "Widow," or "Not Married."	WHERE BORN. If in Ireland, state in what County or City, if elsewhere, state the name of the Country.	IRISH LANGUAGE. Write the word "Irish" in this column opposite the name of each person who speaks Irish only, and the words "Irish & English" opposite the name of those who can speak both languages. In other cases no entry should be made in this column.	If Dead and Buried, insert only a Blank; or Emigrant. Write the corresponding instructions opposite the names of the emigrant persons.
1	John O'Dea	Head of Family	Catholic	cannot read	48	M	Labourer	Married	Co. Galway	Irish & English	
2	Maria O'Dea	Wife	Catholic	read only	46	F		Married	Co. Galway		
3	Elizabeth O'Dea	Sister	Catholic	cannot read	50	F	housekeeper	Married	Co. Galway		
4	John Malone	Boarder	Catholic	read & write	24	M	General Labourer	Married	Co. Westmeath		
5	John Malone	Boarder	Catholic	read & write	23	M	General Labourer	Married	Co. Westmeath		

Census extract for 2 Dunlo Hill dated 1901- courtesy of www.census.nationalarchives.ie.

A middle aged couple, a single sister and two boarders- all Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 3

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

NAME and SURNAME.	RELATION to Head of Family.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	If Deaf and Dumb: Deaf only; Blind; Inebriate or idiot; or Lame.
1 Maria Mullery	Head of Family	Catholic	read & write	40	F	Housekeeper	Widow	Co. Galway		
2 Mary Mullery	Daughter	Catholic	read & write	15	F	Scholar	Not married	Co. Galway		
3 John Mullery	Son	Catholic	read & write	13	M	Scholar	Not married	Co. Galway		
4 Patrick Kennedy	Boarder	Catholic	read & write	27	M	Tailor	Not married	Kings Co.		
5 William Ford	Boarder	Catholic	read & write	28	M	Coach Driver	Not married	Co. Wick		
6 James Farrell	Boarder	Catholic	read & write	50	M	Coachman	Not married	Co. Wick		

Census extract for 3 Dunlo Hill dated 1901- courtesy of www.census.nationalarchives.ie.

A widow, her two young children and three boarders- all Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 11

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

NAME and SURNAME.	RELATION to Head of Family.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	If Deaf and Dumb: Deaf only; Blind; Inebriate or idiot; or Lame.
1 Richard Mullery	Head of Family	Catholic	Read & write	30	M	Farmer	Married	Galway		
2 Sarah	Wife	Catholic	Do	24	F		Do	Do		

Census extract for 4 Dunlo Hill dated 1901- courtesy of www.census.nationalarchives.ie.

A young couple- both Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 5

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

NAME and SURNAME.	RELATION to Head of Family.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	If Deaf and Dumb: Deaf only; Blind; Inebriate or idiot; or Lame.
1 Thomas Higgins	Head of Family	Catholic	Yes	46	M	Plasterer	Married	Kings Co.	English	Yes
2 Mary Higgins	Wife	do	do	43	F	do	do	do	do	do
3 Mary Higgins	Daughter	do	do	18	F	Plasterer	Not married	do	do	do
4 John Higgins	Son	do	do	16	M	Plasterer	do	do	do	do
5 Mary Higgins	Daughter	do	do	14	F	Plasterer	do	do	do	do
6 Thomas Higgins	Son	do	do	11	M	Attending School	do	do	do	do
7 Elizabeth Higgins	Daughter	do	Yes	5	F	do	do	do	do	do
8 William Higgins	Son	do	Yes	3	M	do	do	do	do	do
9 Michael Clarke	Boarder	do	Yes	48	M	Carpenter	Not married	Galway	do	do

Census extract for 5 Dunlo Hill dated 1901- courtesy of www.census.nationalarchives.ie.

A couple with 6 children and one boarder- all Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 6

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

Number.	NAME and SURNAME.		RELATION to Head of Family.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	If Deaf and Dumb; Dumb only; Blind; Inebriate or idiot; or Lunatic.
	Christian Name.	Surname.										
1	Margaret	Burke	Head	Roman Catholic	Read & write	40	F		Widow	Bo Keford		
2	Mary	Burke	Daughter	Roman Catholic	Read & write	14	F	Scholar		Bo Keford		
3	Lizzie	Burke	Daughter	Roman Catholic	Read & write	12	F	Scholar		Bo Keford		
4	Margaret	Burke	Daughter	Roman Catholic	Read & write	10	F	Scholar		Bo Keford		

Census extract for **6 Dunlo Hill** dated 1901- courtesy of www.census.nationalarchives.ie.

A widow, with her three children - all Catholic.

CENSUS OF IRELAND, 1901.
(Two Examples of the mode of filling up this Table are given on the other side.)

FORM A. No. on Form B. 7

RETURN of the MEMBERS of this FAMILY and their VISITORS, BOARDERS, SERVANTS, &c., who slept or abode in this House on the night of SUNDAY, the 31st of MARCH, 1901.

Number.	NAME and SURNAME.		RELATION to Head of Family.	RELIGIOUS PROFESSION.	EDUCATION.	AGE.	SEX.	RANK, PROFESSION, OR OCCUPATION.	MARRIAGE.	WHERE BORN.	IRISH LANGUAGE.	If Deaf and Dumb; Dumb only; Blind; Inebriate or idiot; or Lunatic.
	Christian Name.	Surname.										
1	Richard	Moore	Head	Roman Catholic	Read & write	39	M	Baker	Married	Galway		
2	Brigid	Moore	Wife	Roman Catholic	Read & write	35	F		Married	Galway		
3	Joseph	Moore	Son	Roman Catholic	Read & write	11	M	Scholar		Galway		
4	Peter	Moore	Son	Roman Catholic	Read & write	9	M			Galway		
5	Richard	Moore	Son	Roman Catholic	Read & write	6	M			Galway		
6	Hugh	Moore	Son	Roman Catholic	Read & write	2	M			Galway		
7	Frank	Clayton	Boarder	Protestant	Read & write	15	M	Scholar	Married	Galway		

Census extract for **7 Dunlo Hill** dated 1901- courtesy of www.census.nationalarchives.ie.

A couple with four young children and one young boarder - family Catholic / boarder Protestant- Church of Ireland.

39 Persons lived in the 7 worker's cottage in 1901. These cottages are now of a suitable size only for a one bedrooomed unit to comply with current housing standards, therefore a maximum of 14 persons will occupy 7 such units today. This is interesting to appreciate the improved spatial standards of our time.

In the 1911 census there are also high numbers of persons resident, 40 in fact, and in no cases was the family name the same as that in 1901. In the 1911 census some of the residents were of the Protestant faith.

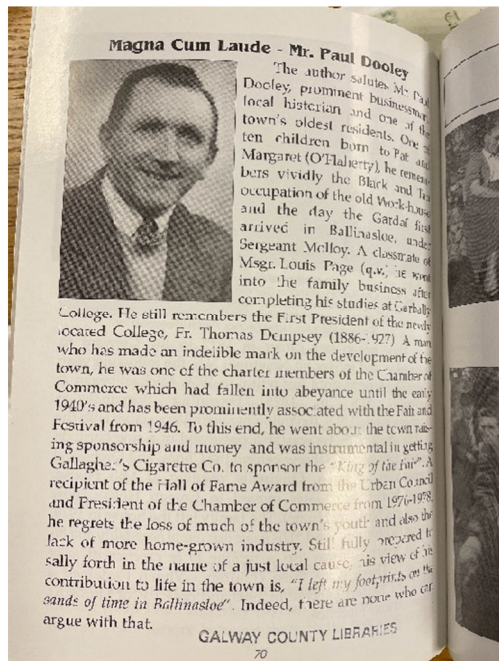


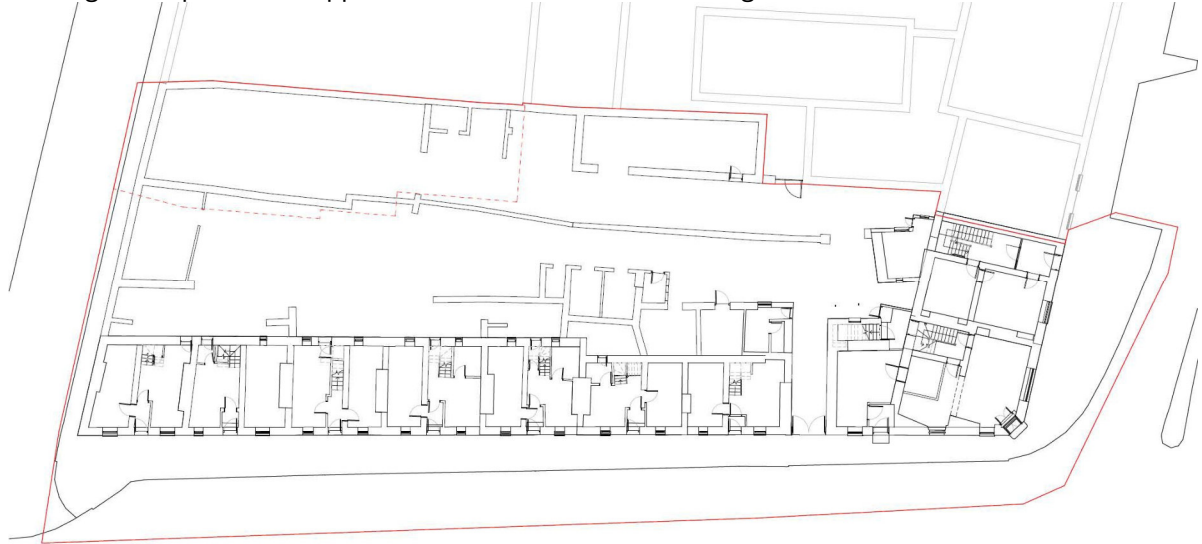
Photo is of Page 70 of "Between the Lines of History" Vol 1 "People of Ballinasloe" by Declan Kelly.

This is the only reference found in relation to a P. Dooley or Dooley's Pub. Given that "Dooley's Pub" was popular in the 1960s period, and Mr Paul Dooleys activity in the Chamber of Commerce and the Fair and Festival in the 1940s there is a good chance that this Mr. Paul Dooleys was the "P Dooley" that the signage at Dooley's Pub refers to. He was clearly highly regarded as a recipient of the "Hall of Fame" from the Urban Council and President of the Chamber of Commerce from 1976-1978.

The story of Ballinasloe is extremely interesting. It is a place where turbulent events in Irish History occurred. It was an important place for trade for centuries. These buildings are part of that story and now part of our heritage which we must respect & cherish.

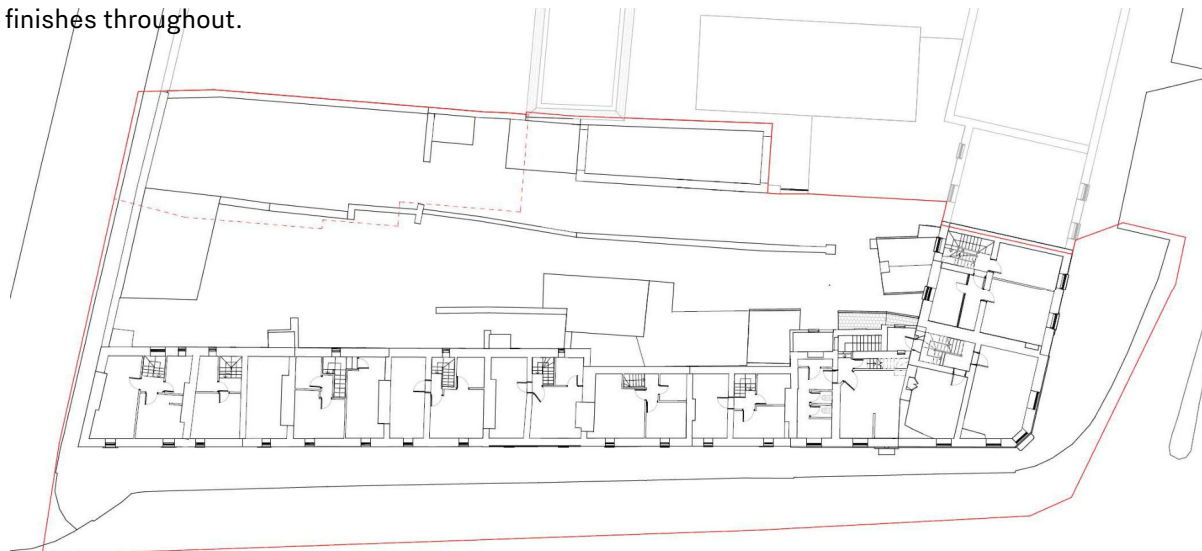
Dunlo Hill-Survey

The drawings of the buildings as they currently exist are shown in this section. These existing drawings form part of the application and establish the existing “record”.

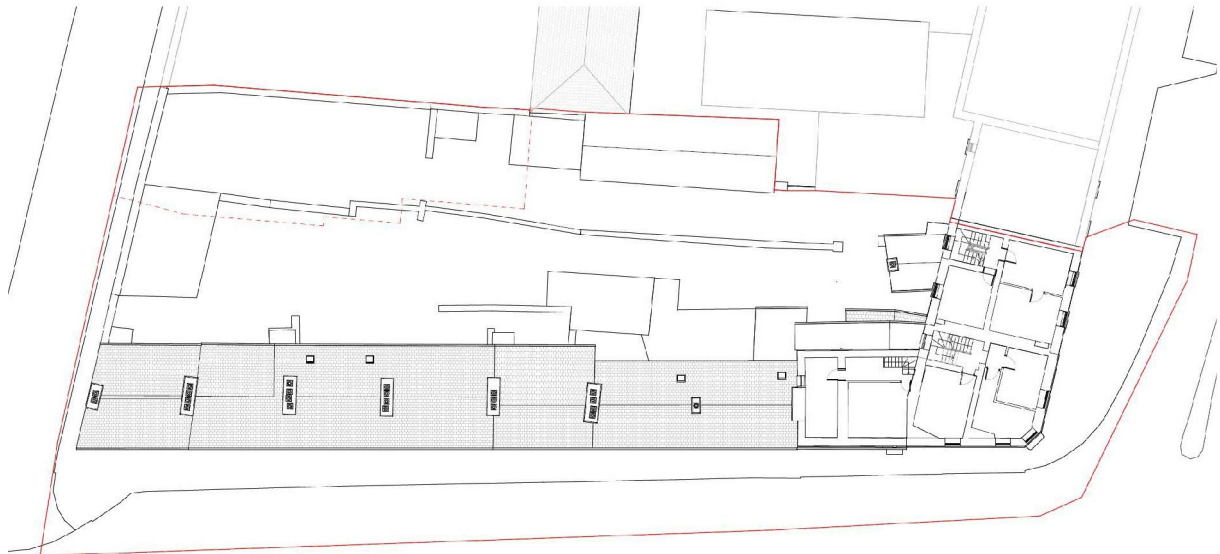


Dunlo Hill -existing plan at Ground floor level

The main streetscape buildings, boundary walls, stone sheds along northern boundary are historic-estimated from the 19th century. There are outbuildings to the rear of the cottages and to the rear of the taller townhouses that appear to be later extensions. There are replacement doors/ windows/ roof finishes throughout.

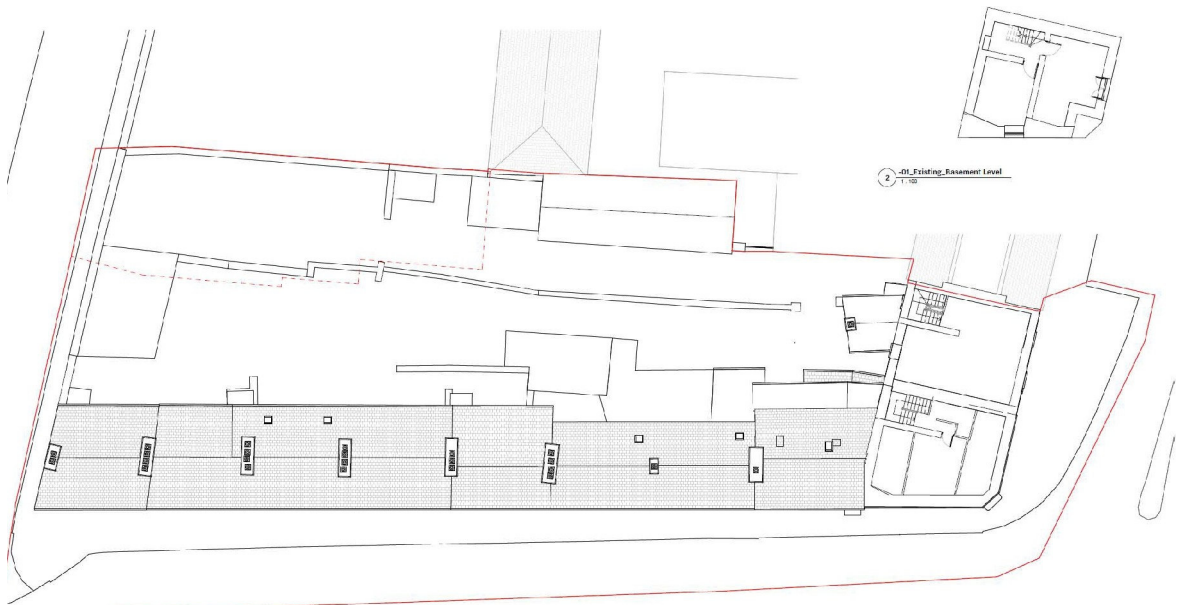


Dunlo Hill -existing plan at First floor level



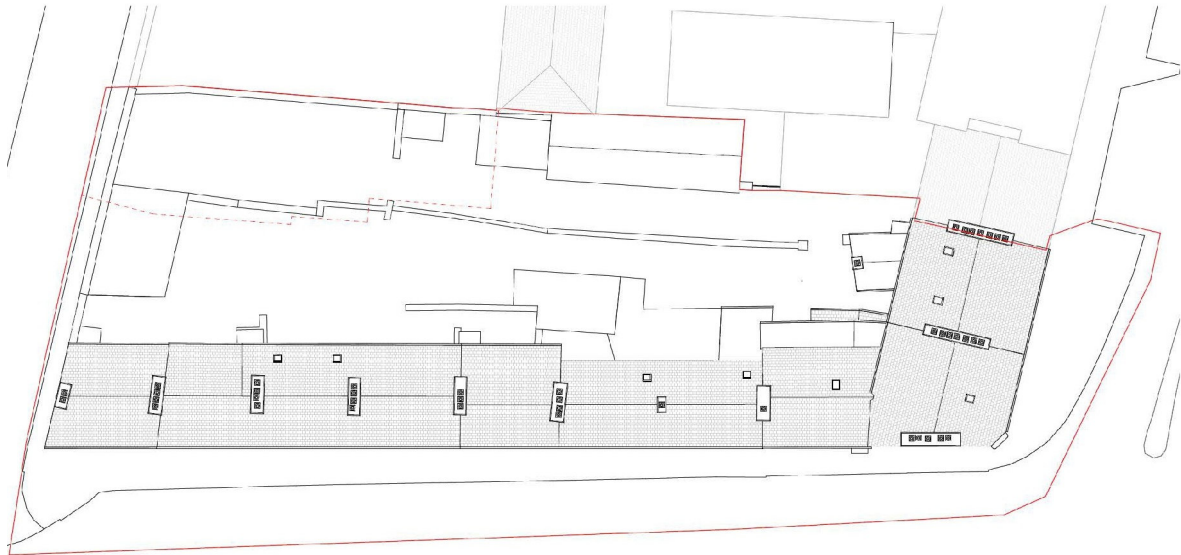
Dunlo Hill -existing plan at second floor level

7



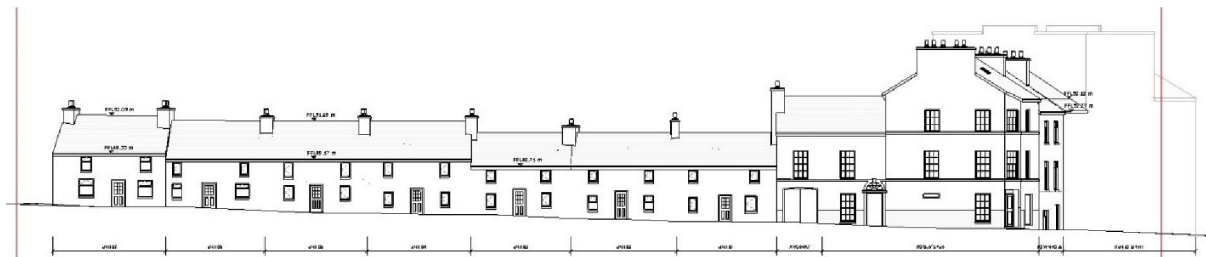
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Dunlo Hill -existing plans at attic & basement levels



Dunlo Hill- Existing roof plan

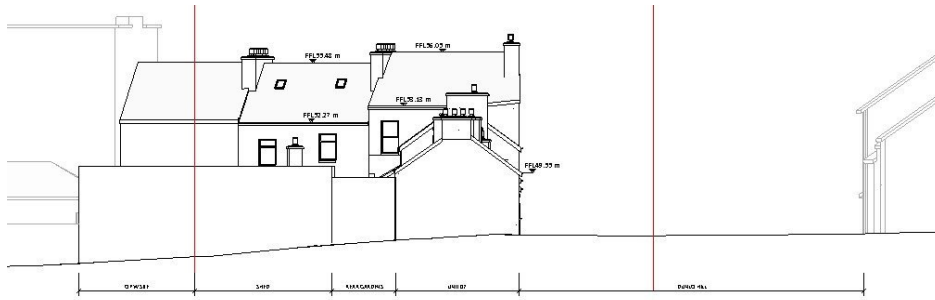
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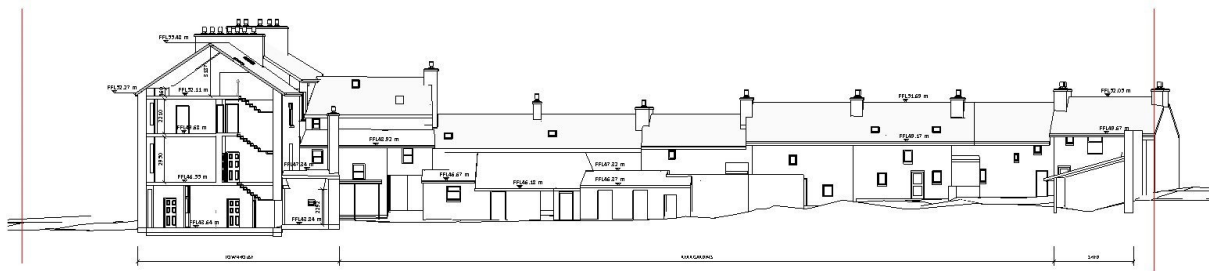
Dunlo Hill- Existing Dunlo Hill Elevation



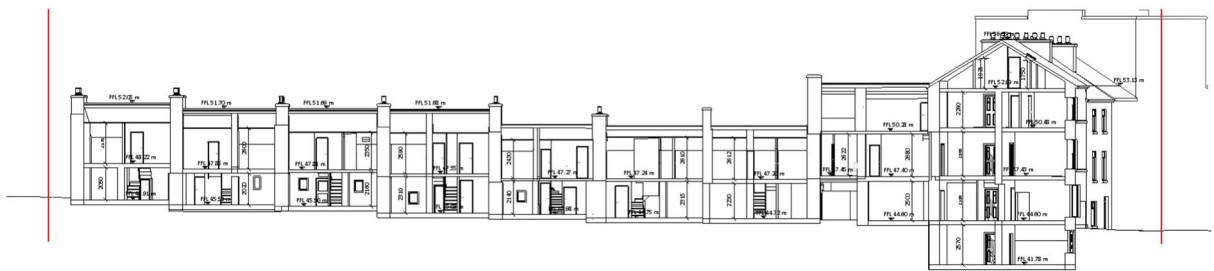
Dunlo Hill- Existing Dunlo Street Elevation



Dunlo Hill- Existing Dunlo Hill side street (west) Elevation



Dunlo Hill- Existing Courtyard elevation



Dunlo Hill- Existing Section 01



Dunlo Hill- Existing Section 02

Current Context



Plate 1 Facing NE showing development site façade at Dunlo Street/Dunlo Hill

Dunlo Hill & Dunlo Street overview-courtesy of "Dominic Delaney and Associates"

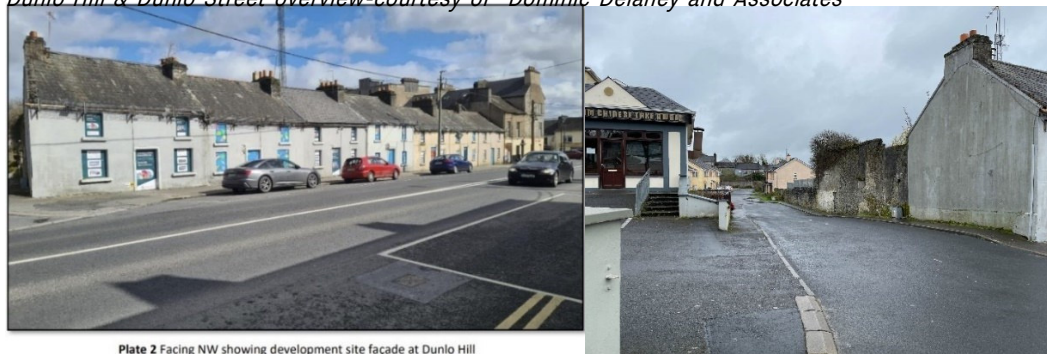


Plate 2 Facing NW showing development site façade at Dunlo Hill

Dunlo Hill streetscape -courtesy of "Dominic Delaney and Associates" OBFA West Gable & side street.

The existing site at Dunlo Hill comprises of a number of individual properties now amalgamated together into one site. All of the existing properties within the site are unoccupied, and have fallen into a general state of dereliction. There is an existing private roadway to the west of the Dunlo Hill site giving access to an existing private residential development. There is an old stone wall forming the western site boundary along this access roadway that appears to be the remaining façade of an old stone shed. The gable end of the first of the terraced units (unit 07) forms the corner between this side access roadway and Dunlo Hill.

The Dunlo Hill site streetscape starts off with 7 no. low height two-storey maisonettes (worker's cottages), stepped slightly at intervals to suit the gentle slope of Dunlo Hill falling from west to east. This terrace is bookended by "Dooley's Pub" (protected structure) - a taller two-storey structure (which appears to be a 19th century extension) with an arched entrance to the rear courtyard, increasing to original three-storey terrace. The three-storey terrace wraps around the corner at the junction between Dunlo Hill & Dunlo Street, forming the 1st terrace of Dunlo Street (main street of Ballinasloe). A second three-storey terrace, forming a townhouse, is stepped down in level following the slope of Dunlo street completing the "site" façade on Dunlo Street. The neighbouring properties to the north on Dunlo Street are an aligned three-storey terraced townhouse and taller four-storey garda station, which is also a protected structure.



Plate 3 Facing SE from NW extent of site showing old boundary wall and rear of terraced houses



Plate 6 Facing E showing outbuildings abutting N boundary wall



Plate 10 Facing W showing W boundary wall

Courtyard area views-courtesy of “Dominic Delaney and Associates”

Various extensions which appear to have been for outdoor toilets were constructed to the rear of the two-storey terraced units. The rear gardens of the existing terraced units have generally been opened up so that all areas are now accessed from existing rear courtyard space. Plate 10 photo above is a view of the north west corner of the site than can be accessed from the courtyard but is in fact outside the legal site boundary. As mentioned in the “Archaeological Assessment” it appears that this western boundary wall is the remaining street frontage of earlier buildings seen on early OS maps- most likely to have been associated with the “Glebe House” that was located to the west of Dunlo Hill in the 19th Century. There is a significant stone wall that runs along the line of the corner site extending west to east within the courtyard – this appears to be an old boundary wall separating the northern & southern part of the site, but as it terminates in a pillar indicates that there was possibly an access gateway linking the sites. This is now within the current site curtilage with the exception of the north west corner. There are existing stone sheds along the northern boundary. There is a thin two-storey extension to the rear of “Dooley’s Pub” and a single-storey extension to the rear the adjacent Dunlo Street terrace. All the sheds and outbuildings within the site are in a state of neglect.

Demolitions

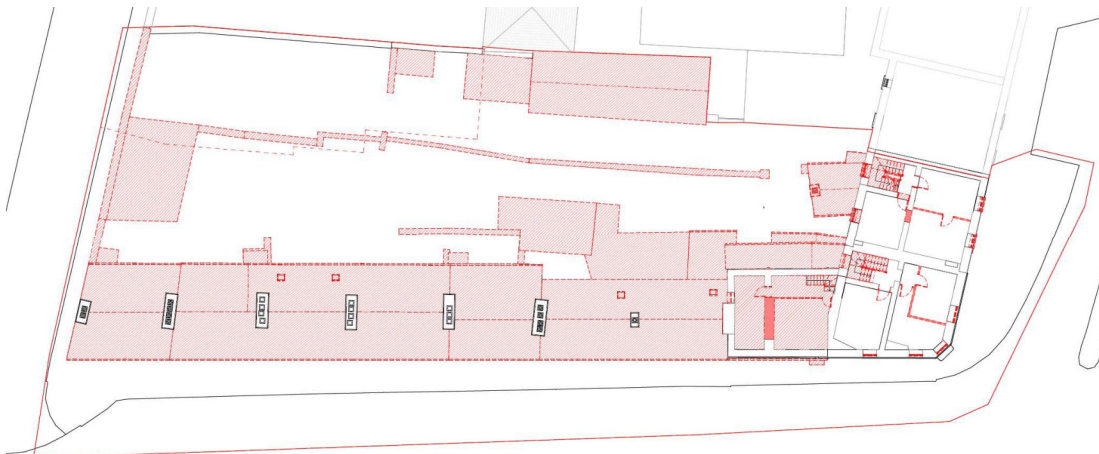
This section shows the details of the demolitions planned. The demolitions drawings are enclosed as part of the application package.



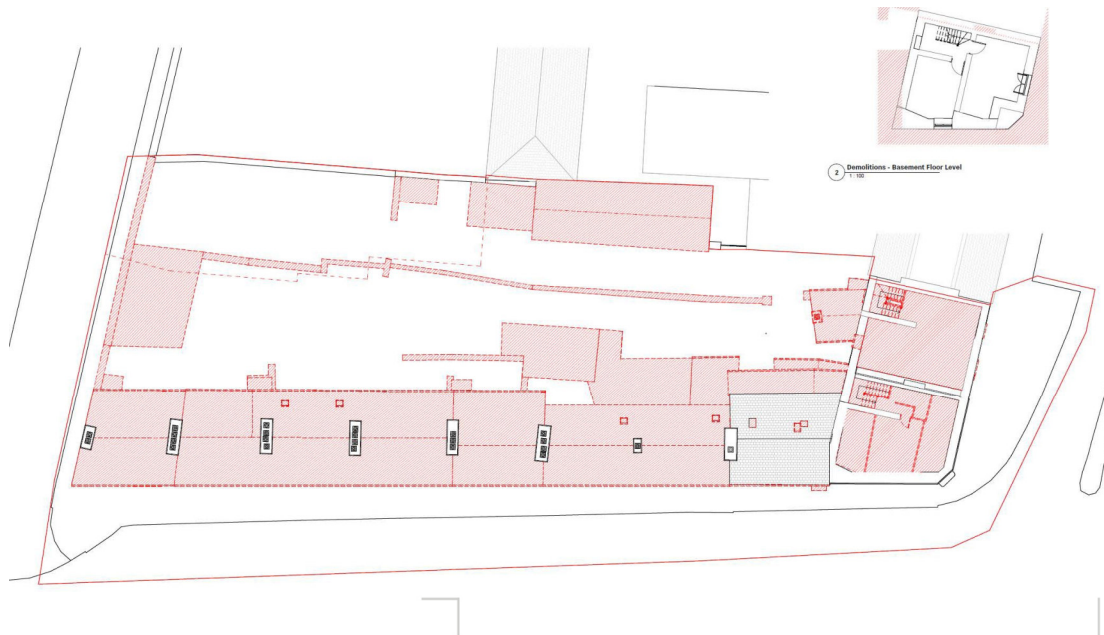
Dunlo Hill Proposed demolitions – plan at ground floor level



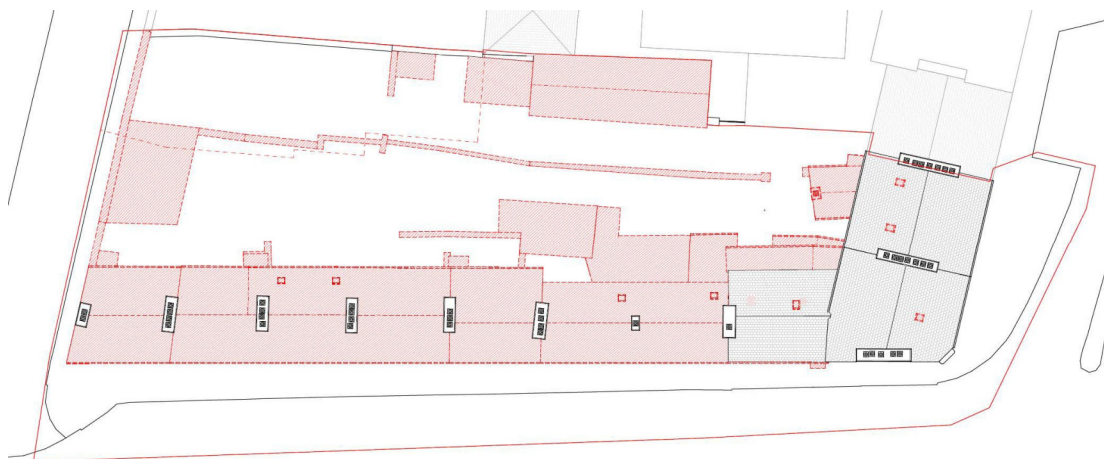
Dunlo Hill Proposed demolitions – plan at first floor level



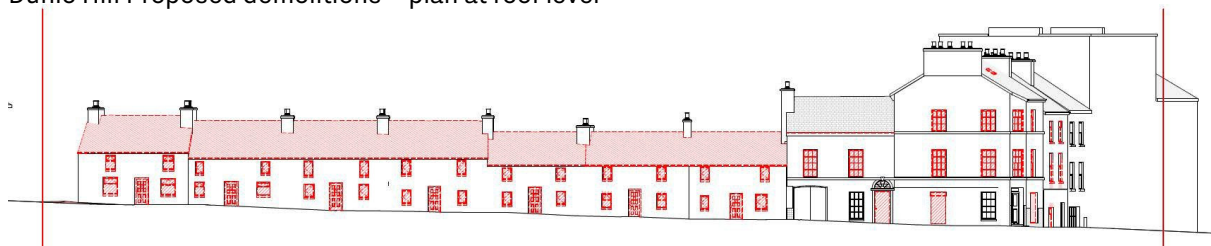
Dunlo Hill Proposed demolitions – plan at second floor level



Dunlo Hill Proposed demolitions – plans at attic & basement level



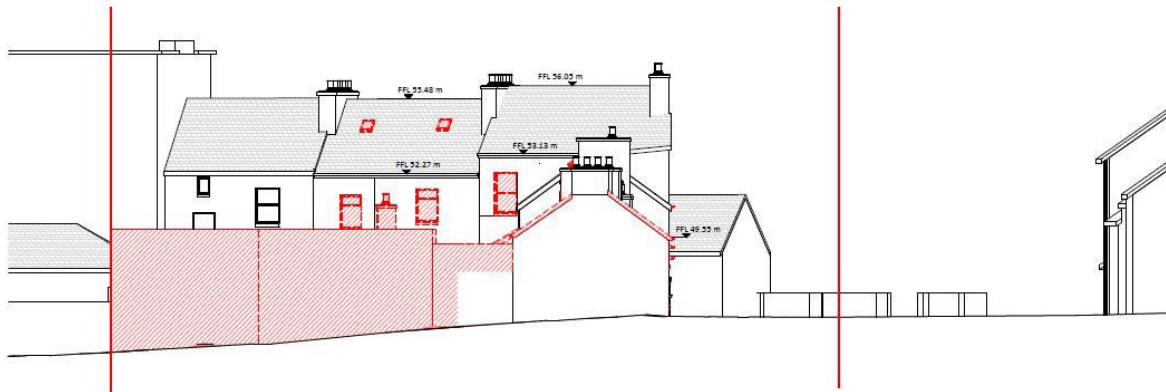
Dunlo Hill Proposed demolitions – plan at roof level



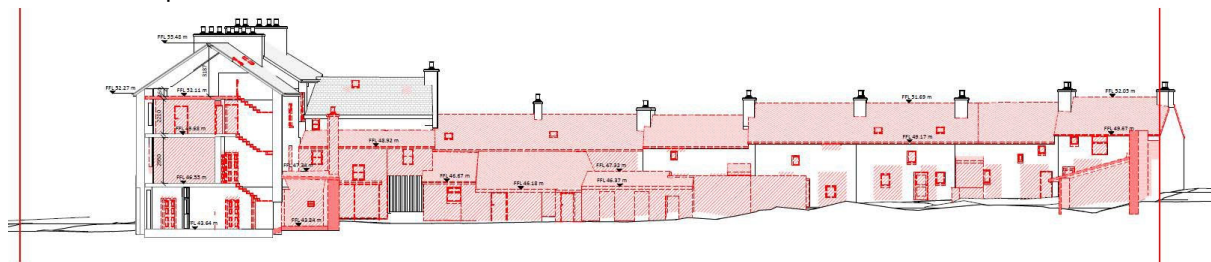
Dunlo Hill Proposed demolitions – Main Street elevation



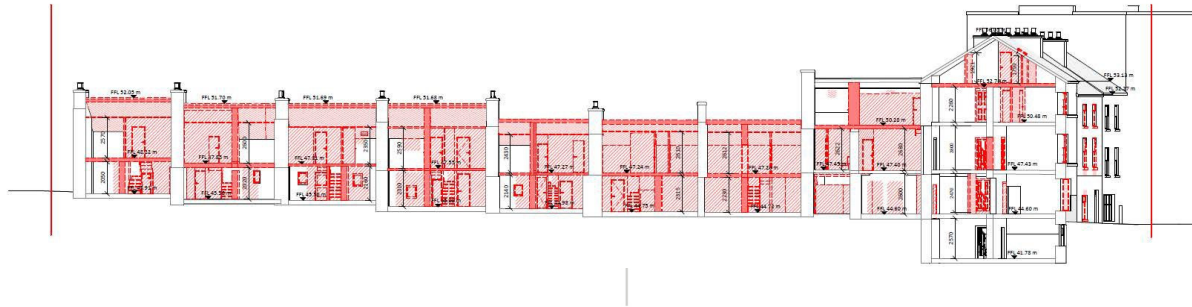
Dunlo Hill Proposed demolitions – Dunlo Main Street elevation



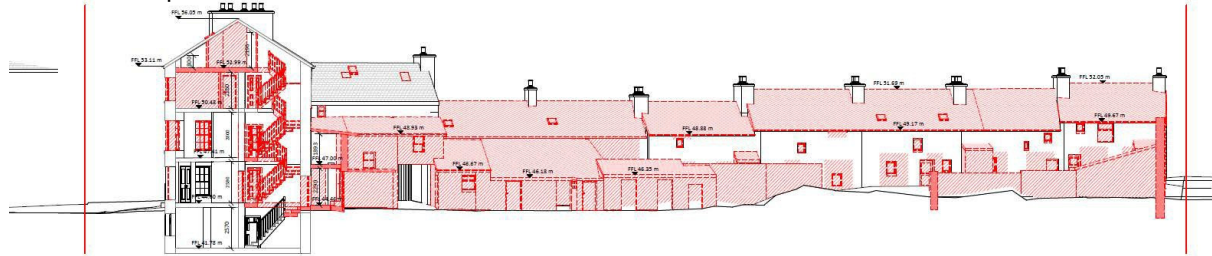
Dunlo Hill Proposed demolitions – Dunlo Hill side Street elevation



Dunlo Hill Proposed demolitions -NE- Rear Elevation



Dunlo Hill Proposed demolitions -Section 01



Dunlo Hill Proposed demolitions -Section 02

Demolitions Summary

Given the status of the buildings within Ballinasloe Architectural Conservation Area and the status of Dooley's Pub (corner three-storey building) as a protected structure the aim of this project is to limit demolitions and respect Conservation best Practice. We note below details of principal areas where partial demolition is required.

Existing Two Storey Maisonettes interiors & outbuildings

The interiors of the two-storey maisonettes are generally in very poor condition, with substandard ceiling heights at ground level. The rear outbuildings of the two-storey maisonettes comprise ad hoc low-quality extensions (lean to sheds/ out houses) and are in extremely poor condition. In order to create residential accommodation in compliance with current standards we accept it is necessary to remove internal partitions, upper floor structures, and external outbuildings. Our proposal is to work within the existing original thermal envelope of each existing two-storey maisonette, retaining existing external walls to street and main rear façade/ existing party walls/ existing roof structures (as far as practicable- parts may require replacement). Roof forms and existing chimneys will be retained- we understand the importance of the contribution of existing chimneys to the rhythm & character of the streetscape. Traces can be left of the existence of the older walls on the external landscaping surfaces (subject to later detail).



OBFA photos of existing outbuildings

Existing Stone Sheds & some boundary walls

The existing stone walls along the boundary are generally in very poor condition. Where possible to the perimeter to the site they will be retained. However, it may be necessary to take down and re-build wall sections re-using existing materials and matching existing details subject to structural engineer's recommendations. There is an existing stone wall that subdivides the site- this will have to be taken down to allow for the courtyard to function as a single shared space with new pedestrian access route and ensure passive surveillance. The stone material will be re-used for stone boundaries/ features within the proposal. Traces can be left of the existence of the older walls on the external landscaping surfaces (subject to later detail).



Existing stone wall sub-dividing site



Existing stone shed on northern boundary

Proposal	Impact Evaluation	Mitigation/ Comments
Remove outbuildings sheds to the rear areas. Refer to “Detailed Condition Analysis” section for details of floors/ roofs to workers cottages	The outbuildings are in extremely poor condition. They are generally not original and are formed in poor quality construction. The removal of these structures will help in to make the main two storey streetscapes of the workers cottages legible from the courtyard space and will improve the appearance of the facades.	This will need to be carried out carefully to minimize damage to the walls. Damage to adjacent structures to be avoided. Method statements to be provided and agreed prior to the works.

Detailed Condition Analysis

The design proposal seeks to retain the main elements of the external streetscape elements and forms, external walls, external roof structures where feasible (replacing where fully dilapidated). Refer to "Demolitions" section for details of elements to be removed. Refer to "Proposal" section for details of proposals. This section of the report brings together a summary of reports by other specialists to given an overview of the condition of the main existing elements that are to be retained. The following reports were carried out by specialists to establish details of the existing building condition of these areas. Please refer to these reports for full details.

- Investigative & Condition Report by McKenna's Consulting Engineers
- Draft Archaeological Assessment by Dominic Delaney & Associates
- Preliminary Damp & Timber Decay Report by PJ Barrett & Co.
- Asbestos Survey Report by Higgins Demolition & Asbestos removal.

External Walls



OBFA photos of typical existing external walls

McKenna's Consulting Engineers arranged for small areas of render to be removed revealing external walls formed generally in natural rubble stonework. Note that there are small sections of existing brickwork visible from within Dooley's Pub. The external render is only partially still existing on the upper level walls of Dooley's Pub revealing high quality natural stonework. McKenna's Consulting Engineers Investigative & Condition Report shows details of existing timber lintels. The original lintels appear to be predominantly in timber with some exceptions where lintels were upgraded. This report indicates that the existing timber lintels are generally in poor condition and recommends that the timber lintels are removed and replaced with new concrete lintels. The existing render is of various textures and condition and appears to be cementitious.

Proposal	Impact Evaluation	Mitigation/ Comments
replace the timber lintels with new concrete lintels.	Where dilapidated replacement is necessary to protect the structural integrity of the walls. As timber lintels are less durable replacement with concrete lintels ensures long term durability of the walls. The lintels will be concealed with render finishes therefore will not have any negative visual impact and by protecting the structural integrity will have a positive impact.	This will need to be carried out carefully to minimize damage to the walls. Method statements to be provided and agreed prior to the works. Details of existing materials removed & new replacement materials to be recorded.

External Walls (cont'd)



OBFA photos of existing ceramic tiled wall finish to external ground level walls of Dooley's Pub

Proposal	Impact Evaluation	Mitigation/ Comments
Replace cement render externally	Existing render, being cementitious in nature is reducing the ability of the existing external walls to dry out and therefore contributing to the elevated levels of dampness.	New replacement renders to be breathable lime-based renders. Textures and details of finish to be determined by Architect's proposal.
Existing ceramic tiles to be reinstated	The ceramic tiled finish externally is a feature of the existing façade of Dooley's Pub. Ceramic Tiles by nature are not breathable however as they contribute to the character of the pub recommend that they are retained.	Detailed record of the existing tiles/ setting out to be recorded prior – method statement for the works to be approved prior to the commencement of works on this element. To be carefully removed and reinstated without damage to original tiles. If removal without damage not possible proposal to retain without removal.
Improve drainage to protect the existing walls	This measure is essential to protect the external walls and ensure their long-term survival.	French drains to be provided to perimeters of all walls. Where levels cannot be reduced below floor level drainage channels should also be provided.

External Walls- Internal Finishes



OBFA photos of inner faces of typical existing external walls

There are a variety of internal finishes ranging from existing plaster finishes (lime-based finishes still visible in patches) with some modern dry-lining. The “Preliminary Damp & Timber Decay Report” by PJ Barrett & Co describes dampness issues observed internally, due to rising damp, water ingress from poor roof drainage and in some areas due to loss of protective roof elements. The external wall internal finishes are in poor condition and in many cases the plaster appears to be contaminated with salts. The recommendation in the dampness report is to remove existing internal plasters to the inside of external walls.

Proposal	Impact Evaluation	Mitigation/ Comments
Remove internal plasters to the inner faces of external walls	Where plaster is badly damaged and contaminated agree this should be removed. The replacement with breathable lime-based finishes will ensure wall breathability maintained, protect against condensation, mould and building deterioration.	Recommend highly breathable insulating lime-based plasters, that inhibit mould growth to help to improve the thermal performance of the walls, whilst benefitting from the thermal mass of the existing walls. WUFI hygrothermal modelling to be carried out by specialist for any applied solution to ensure condensation risk is avoided. There are proprietary lime-based plasters suitable for use in areas where some dampness in the walls is unavoidable, such as the existing basement walls. We recommend use of such robust finishes with additional ventilation to the spaces at basement level.

Existing Internal Walls



OBFA photos of existing internal walls within three-storey townhouse

The internal walls of the existing workers' cottages are to be removed. Refer to "Demolitions" section, later in this report, for details. Within the taller Dooley's Pub and adjacent three-storey townhouse buildings the internal walls defining larger internal spaces are formed in masonry with some internal stud walls to create smaller rooms at upper levels. The internal studs walls are in poor condition as described in McKenna's "Investigative & Condition Report" where the recommendation is for removal. The masonry internal walls to Dooley's Pub and adjacent townhouse are to be retained with some new openings formed where indicated on the Architectural proposal drawings to facilitate the brief. Damaged internal plaster finishes on retained masonry walls to be removed and replaced with breathable lime-based plaster finishes. The internal studs walls are to be removed to accommodate the brief.

Proposal	Impact Evaluation	Mitigation/ Comments
Provision of new openings in existing internal masonry walls and replacement of damaged plaster finishes with new breathable plaster finishes.	Once the main walls remain intact generally the definition of the main existing internal spaces will remain. Where plaster is badly damaged and contaminated agree this should be removed. The replacement with breathable lime-based finishes will ensure wall breathability maintained, protect against condensation, mould and building deterioration.	Recommend keeping the interventions to the existing internal masonry walls to a minimum and ensuring that the proportions of any new openings are considered carefully to work with the character of the existing openings. Recommend highly breathable lime-based plasters, that inhibit mould growth.
Removal of internal stud walls to accommodate the brief	The existing internal walls are in poor condition. In the case of the stud wall at 1 st floor level of the three-storey townhouse (seen in the centre of the photos above) there is no cornice on this internal wall which indicates that it is not original.	Many of these internal walls do not appear to be original. They are currently in very poor condition and do not have any architectural features of any merit therefore their removal will not detract from the architectural quality of the spaces.

Existing Plaster Ceilings



OBFA photos of existing internal ceiling finishes within the taller townhouse & Dooleys Pub

The internal ceilings of the existing workers’ cottages are to be removed. Refer to “Demolitions” section for details. The existing ceilings to second floor levels of Dooley’s Pub & adjacent town house are very low and require removal to heights to bedroom areas in compliance with good design for habitable rooms (min 2400mm height). There are poor quality ceiling tiles (were considered to have insulating properties mid-century) in some townhouse spaces. There are only a few existing original ceilings left that are in good condition, over 1st floor levels of Dooley’s pub & Townhouse and some townhouse ground floor areas. Generally ceilings that are proposed for removal are in very poor condition as outlined in McKenna’s “Investigative & Condition Report”.

Proposal	Impact Evaluation	Mitigation/ Comments
Removal of 20 th century ceiling tiles	The tiles are poor quality and detract from the existing character.	Removal of tiles and reinstatement of plastered finish will have a positive impact on the quality of the internal space.
Retention of original ceilings over 1 st floor levels where in good condition- they will require repair and fire upgrading.	Existing cornices where still in place should be retained and protected. Repaired ceilings will enhance the quality of the spaces.	Repairs should be carried out by specialists with proven experience of plaster & lath ceilings. Fire upgrading should be carried out from above with an option of protective clear intumescent coating to the ceiling.

Existing Features of Dooley's Pub Interior



OBFA photos of existing interior elements within Dooley's Pub at ground floor level

There are hardly any internal features intact within the original Dooley's Public space. The few features still in-situ can be retained as this space is proposed for communal use. The existing timber paneled ceiling, existing timber privacy screens to the inside of the main window and timber press with shelving unit fitted into existing wall recess to be retained as features.

Proposal	Impact Evaluation	Mitigation/ Comments
Retain existing timber panel ceiling as a feature. To be repaired and made good.	The panels are an attractive feature of the interior space- therefore this will have a positive impact.	It is likely that to allow replacement of floor joists over the pub as recommended by the structural engineer the panels will have to be temporarily removed to allow for provision of fire rated ceiling. Detailed record of existing setting out to be completed prior to removal to ensure accurate reinstatement.
Privacy screen to be repaired and made good	The screen is an attractive feature- therefore this will have a positive impact.	Keep record of repair details so that any new elements required to make good are distinguishable from the original. Method statements to be agreed prior to the works.
Timber press with shelf unit to be repaired and made good	The press/ shelf unit is an attractive feature- therefore this will have a positive impact.	Keep record of repair details so that any new elements required to make good are distinguishable from the original. Method statements to be agreed prior to the works.

Existing Timber Floors



Existing Ground & first floor level of pub and courtesy of McKennas and OBFA- 2nd floor level in Dooleys.

The upper floors of the existing workers' cottages are to be removed. Refer to "Demolitions" section for details. The ground floor of Dooleys (over the basement) and the upper floors of all areas within Dooleys and adjacent townhouse are formed in timber. McKenna's "Investigative & Condition Report" outlines the condition of the timber floors indicating that the floor to ground level & 1st floor over the pub are severely dilapidated and recommending replacement. The "Preliminary Damp & Timber Decay Report" observes dampness and associated issues of rot/ fungal attack and recommends allowance for replacement of circa 25% timber floors.

Proposal	Impact Evaluation	Mitigation/ Comments
Removal and replacement of dilapidated timber floors	Propose that only severely dilapidated timber floors are removed. Sound timber floors were observed at second floor level -every effort should be made to retain sound timber floors. Repair/ reinstatement of timber floors will ensure that the spaces can once more function as habitable areas and therefore will have a positive impact.	Where the condition of existing timber floors is not already visible Opening up at construction stage to be carefully carried out by lifting floorboards from above to assess timber joists and extent to which they must be replaced/ repaired. Records to be kept of all repairs.

Existing Exposed Floors

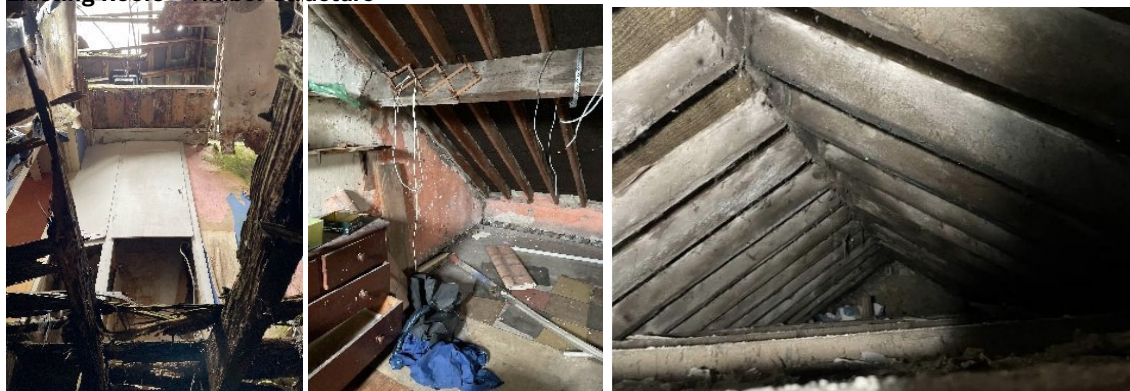


McKennas photos of existing floors- worker' cottage (timber), townhouse (solid) & Dolley's basement (solid)

The existing exposed floors at ground level to the workers cottages and existing townhouse are a mixture of suspended timber floors over ground and more recent concrete floors. McKenna's "Investigative & Condition Report" and "Preliminary Damp & Timber Decay Report" describe the poor condition of these floors with serious dampness issues and recommend removal. The Asbestos survey identifies the presence of Asbestos containing materials in some of the existing vinyl tile floor. There is an existing solid floor also in the basement of Dooley's Pub. As the basement will continue in use as a storage space (ancillary to proposed community centre) it is reposed to retain and simply make good the existing exposed floor of the basement.

Proposal	Impact Evaluation	Mitigation/ Comments
Replace exposed ground floors	Floors are in very poor condition- many not original.	Recommend replacement floors formed with new breathable limecrete solid floor insulated with proprietary glass aggregate insulation system to help alleviate dampness accumulation along masonry walls- combined with French drains, option of chemical DPC and vented radon solution- in line with recommendations made by damp specialist. New slab subject to final details by structural engineer. Note that All asbestos removal work to be carried out in accordance with S.I. No 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 by an approved specialists.

Existing Roofs – Timber Structure



OBFA -destroyed cottage roof & good condition townhouse roof/ McKennas good condition roof over Dooleys

The pitched roof structures are cut timber roof with a mixture of replacement fibre cement slate finishes on felt and it appears some older slates to some of the worker's cottages roofs. Asbestos containing slates have been identified in Asbestos report to all the slate finished roofs. McKenna's "Investigative & Condition Report" and "Preliminary Damp & Timber Decay Report" describe the poor condition of the workers cottage roofs with serious dampness issues. There are places where some of the original roof structure is no longer in place. Both reports recommend full replacement of the roof structures to the worker's cottages. The roof structures over the taller corner buildings (Dooley's Pub & adjacent townhouse) are in better condition, there are dampness issues to a lesser extent which can be addressed and only severely damaged roof timbers will require replacement.

Proposal	Impact Evaluation	Mitigation/ Comments
Replace roof structures to worker's cottages	The roofs to the cottages are the most damaged with issues of serious water ingress. Replacement with new roof structures matching current profiles will ensure full protection to these properties ensuring their survival.	Care to be taken prior to commencement on site to detail profiles of the existing roofs so that the new replacement roof structures will match as closely as practicable the existing profiles.
Repair roof structures to Dooley's & adjacent townhouse	Roof timbers will require treatment for insect infestation (woodworm) / and rot where affected sections may require local replacement. Repaired roof structures will protect these properties and ensure their survival.	Care to be taken when assessing full roof structure to address all dampness issues whilst retaining as much of the original roof structure as possible.

Existing Roofs – Slate finishes



Badly damaged roof over worker's cottage, roofs to taller two & three-storey parts- *courtesy of "PJ Barrett & Co."*

As mentioned above the existing pitched roof slate finishes contain Asbestos. It appears that some of the very badly damaged roofs to the workers cottages still have some natural slate finishes left. As the roofs are generally in poor condition with dampness issues everywhere full removal and reinstatement of slate finish is required. Any fibre cement roof finishes should be replaced with new quality natural slate finishes. Original natural slate finishes to be retained for re-fitted.

Proposal	Impact Evaluation	Mitigation/ Comments
Remove natural slate finishes, retain and refit. Remove all fibre cement slate finishes. New slate finishes should be natural.	New high quality roof finish will enhance the appearance of the structures, protecting the fabric to ensure its survival. Reinstatement of natural slate roof finishes and new natural slate finishes replacing the fibre cement slates will enhance the appearance and quality of the structures.	Roof finishes to be removed carefully. Original natural slates to be carefully retained for re-use. All asbestos removal work to be carried out in accordance with S.I. No 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 by approved specialists. Recommend replacement slate is of a high quality-natural, colour to match existing original natural slates. Detailing to respect and match existing traditional detailing. High quality lead flashings to be installed by specialists. Recommend that advantage is taken of replacement roof finish to upgrade the insulation of the roofs. High quality breathable wind tight felts should be fitted. Cross ventilation to be ensured- if eaves vents are fitted they should be concealed linear type. Original ridge tiles to be retained for re-use. New replacement ridge tiles to be selected so that colour & profile matches existing.

Existing Rainwater Goods -Surface pipework



There is a mixture of poor quality & good quality surface mounted foul drainage pipework.

There are some original rainwater downpipes still in place.

OBFA-surface mounted services pipework & rainwater pipe of cottages



There are good quality rainwater downpipes still in place at Dooleys. The tops of these downpipes are decorative.

All original high quality rainwater goods to be retained and repaired. Poor quality upvc rainwater goods replaced with cast aluminium rainwater goods in profiles to match existing.

OBFA-original downpipes still in place at Dooleys.

Proposal	Impact Evaluation	Mitigation/ Comments
Repair original cast iron rainwater goods. Remove upvc rainwater goods and replace with high quality cast aluminium rainwater goods with profiles to match original cast iron goods.	Full repair combined with replacement/ additional rainwater goods as required will ensure protection of fabric.	Recommend additional rainwater downpipes to service Dooley's three-storey roof on Dunlo Hill (beside two-storey extension) and that the three-storey townhouse on Dunlo Street will have its own independent rainwater downpipe. New rainwater goods to be formed in high quality cast aluminium with profiles to match original rainwater goods.
Surface mounted foul drainage services to be removed	Avoidance of surface mounted foul drainage pipework on all facades is desirable and will enhance the architectural character of the facades. Note that courtyard facades will also be public facades.	Where there are original cast iron soil pipes consideration may be given to re-use in selected locations.

Existing Chimneys



Photos of existing external Chimneys courtesy of “PJ Barrett & Co.”

There are original masonry chimneys finished with modern sand cement render. There are also terracotta chimney pots remaining. All chimneys require repair and provision of new flashings, removal of cementitious renders and replacement with breathable lime-based renders. There is an issue with the height of the chimney of the party wall between Dooleys and the 3-storey townhouse, Dooley’s ridge is aligned with the top of the chimney profile. This chimney will need to be increased in height slightly to enable flashings to be fitted. We recommend that the existing profile is replicated at a slightly higher level and suggest the top of the raised level is aligned with the top of Dooley’s gable chimney. No fireplaces will be proposed in the development therefore the existing chimney flues can be used for additional background ventilation. We recommend that the terracotta pots are retained/ repaired and reinstated where missing. We propose new terracotta vented caps to close the disused flues whilst still allowing ventilation to avoid condensation to flues.

Proposal	Impact Evaluation	Mitigation/ Comments
Repair chimneys with new flashings/ terracotta pots with terracotta caps	The chimneys form an attractive pattern of the streetscape. Reinstatement/ full repair of chimneys will enhance appearance of the buildings and will protect the fabric from deterioration.	Careful selection of any new terracotta caps and pots. Where chimney levels adjusted profiles to match existing to be reinstated. Breathable lime-based renders to replace cementitious renders.

Existing External Doors



OBFA photos of existing external doorways from Dunlo Hill

There are a variety of timber doors still in place as can be seen from the photos above. Unfortunately most of the external doorways to workers’ cottages have been lost, replaced in many instances by poor quality upvc doors. An original Doorcase with curved fanlight, cornice on raised profile surrounds still extant on the Dunlo Hill side of Dooleys. The associated solid timber doorway with angled sheeting is of a later style but is still attractive. There are solid timber paneled doors with rectangular fanlights to the main entrance of Dooley’s Pub and the adjacent townhouse. The fanlights have a mixture of glazing types from clear to frosted- none of which appear to be original. The original timber archway double gate is in place but with a poor quality temporary pedestrian access opening. There are high quality cut limestone steps at the Dooley’s Pub street entrance doorways.

All solid timber panel doors to the street facades of Dooleys & the adjacent townhouse are to be retained and repaired with some upgrading such as fitting of new glazing to the fanlights with better thermal performance. The works cottage doors are in poor condition so will be replaced with new timber doors with glazed panels using highly efficient thermal glazing. Door style to Architect’s detail- style to be in sympathy with existing doors.

Doors to courtyard facades will generally be new doors. Recommend styles to Architect’s detail to be in harmony with original elements.

Proposal	Impact Evaluation	Mitigation/ Comments
Repair quality timber doors	Repaired doors will enhance the facades. Architect to consider carefully final finishes (painted or varnished) to suit facade.	New thermal glazing elements to be slimline profiles. New infill panel to gate to be formed in timber and detailed carefully to tie in with existing whilst being identifiable as new. Protect cut limestone steps.

Existing External Windows



OBFA photos of existing external windows- varying styles/ dates

There is a mixture of replacement upvc windows, timber casement windows with only a few timber sash windows still existing. All upvc windows will be replaced with higher quality windows in timber frames. The new windows to the taller Dooley’s pub & townhouse (with the exception of the pub windows) will be replaced with high quality timber sliding sash windows. The blocked up window in the pub will be opened up to reinstate a full height window. The Dunlo Street upvc pub window will be replaced with a new fixed window in timber frames. One basement window is beyond repair but there is one basement window that may still be possible to repair. Any new basement windows should match the style of the remaining basement window. Metal Security grilles to be removed- security can be managed with better security glass.

Proposal	Impact Evaluation	Mitigation/ Comments
Repair quality timber windows retained where possible. Upvc windows to be replaced with timber framed windows. Removal of security grilles.	Repaired windows and better-quality timber framed will enhance the facades. Currently all the external windows to workers cottages facing Dunlo Hill are boarded up therefore new windows will bring these facades back to life.	New glazing elements to be high thermal performance slimline glazing. Architect to carefully consider style of new windows -recommend sliding sash to Dooleys (with exception of pub shopfront) and Townhouse windows. Pub windows likely to be fixed and match current shopfront style. Workers cottages windows are small therefore simple single pane windows are appropriate (opening or fixed) as appropriate.

Existing Internal Doors



OBFA photos of existing internal doorways from Dooleys & adjacent townhouse

There are existing characterful timber doors still in place within Dooley's, the adjacent townhouse and in only a few of the workers cottages. All internal doors are affected by dampness and would require repair. The doors in Dooley's & the townhouse are in reasonable condition. Most of the doors in the workers cottages are in very poor shape. There is a mixture of door styles -solid panels and partially glazed paneled of varying styles. Most of the ironmongery is poor quality modern however in some instances original doorknobs are still in place. It is hoped that existing quality doors can be repaired (treated for any dampness issues) / adjusted/ as required to suit the new layouts. New internal doors where necessary will be carefully selected to be in harmony with existing retained doors where they are within the same units. Fire upgrading may be required, subject to later FSC detail to internal doors within Dooley's pub community space. Otherwise the doors will be within private apartments as there are no internal shared common areas. Quality architraves/ door panels associated with retained doors will also be repaired.

Proposal	Impact Evaluation	Mitigation/ Comments
Repair quality internal timber doors where possible. New timber internal doors will be complimentary in style where fitted near retained doors.	Repaired internal doors will enhance the interiors.	Schedule of existing doors to be repaired to be carried out. Details of repairs to be recorded. Original ironmongery where still in existence to be considered for potential use subject to later detail and compliance with part M.

Existing Window Shutters



OBFA photos of existing window internal shutters, paneling & frames

There are only a few windows left with original timber shutters/ paneling – these are generally to the interior of Dooleys. These elements are generally in good condition, requiring some repair & maintenance. Existing quality window panels/ shutters liners and frames will be retained, repaired (treated for any dampness issues).

Existing Miscellaneous Interior Features



OBFA photos of existing features (cornices, architraves, wall paneling, fitted press) on Dooleys & townhouse

There are only a few decorative features left – some cornices, architraves, wall paneling, and a few built in presses-within Dooleys and the townhouse. There were no interior decorative elements surviving within the worker’s cottages. Interior quality features will be retained, repaired (treated for any dampness issues).

Proposal	Impact Evaluation	Mitigation/ Comments
Repair & retain internal shutters, panels, frames, cornices, features of merit	Repaired features will enhance the interiors.	Details of repairs to be recorded.

Existing Stairways



OBFA photos of existing stairways in Dooley's and adjacent townhouse

The stairways within the two-storey maisonettes are in very poor condition, do not comply with current standards, and as the floor-to-floor heights will be adjusted cannot be realistically retained. Where possible existing features (handrails/ balusters) will be salvaged for re-use in new stairways within the new maisonettes.

The best quality stairways with attractive features are in Dooleys and the adjacent townhouse. Consideration was given to retaining these stairways from ground to 1st floor level but linking the stairways between these levels was problematic for reasons of fire safety. The upper level duplex units (units 12 & 13) need to have full fire separation from the ground floor units. Therefore it is accepted that sections of the existing stairways will have to be removed. The design proposal seeks to retain existing stairways within Dooleys (unit 12) and the townhouse (unit 13) from entrance level (existing first floor level) to serve new bedroom levels (existing second floor levels). The stairways will need some adaptation/ alteration to facilitate new terrace entrances where new part m compliant steps are required to link the new entrances to the main living levels. The new part m compliant steps between terrace entrances and main living levels will be provided within existing stairwells. The original solid timber stairways have crafted turned newels and curved solid timber handrails with plain timber balusters. Attractive balusters/ features to be considered for adaptation, repair and reuse in other areas subject to later architectural details.

Proposal	Impact Evaluation	Mitigation/ Comments
Retain (altering/ adapting as required), repair existing stairways within Dooleys & Townhouse from 1 st floor level to 2 nd floor level (within units 12 & 13).	Retained stairways will enhance the interiors.	Details of alterations/ repairs to be recorded.

Existing fireplaces



OBFA photos of existing fireplaces in Dooleys and the adjacent townhouse at Dunlo Hill.

There is an attractive Victorian style fireplace and surround still existing within the townhouse on Dunlo Street. There are some mid-20th century fireplaces tiled surrounds and hearth and one with a cut stone surround in Dooleys. The fireplaces have cast iron grates. One fireplace has a stone hearth, otherwise the hearths are tiled. Fireplaces where still in existing will be retained as decorative features. There is no intention for the fireplaces to be used as open fires or for stoves therefore the flues will be closed up retaining ventilation grilles to the flues contributing to room passive background ventilation.

Proposal	Impact Evaluation	Mitigation/ Comments
Retain, repair existing fireplace surrounds- closing up flues with provision of room background ventilation.	Retained fireplace surrounds will enhance the interiors.	Details of alterations/ repairs to be recorded. The measures to be reversible.

Statement of Significance

As described earlier Dooleys pub is listed as a protected structure in the current Galway County Council development plan RPS ref: "2730". The RPS Description: "*End of terrace, three-storey house, c. 1850 with chamfered corner. Pub front inserted c. 1960s*". We understand that the site has **social significance** locally as an important local poet was born in one of the lower two-storey terraced houses and "Dooley's pub" was beloved by locals.

The Dunlo Hill site is located in the "Ballinasloe Architectural Conservation Area" therefore there is also an **Architectural significance** for the composition of forms creating an attractive streetscape.

The buildings are modest but are examples of typical 19th century townhouses.

Existing Features of Particular Importance

Details of features to be retained and repaired have already been described. We summarize these elements below:

- Existing streetscapes- proportions of existing windows/ doors. Roof profiles with slated finishes including existing chimneys with associated pots.
- Internal features within the Manse (original doors, window shutters/ architraves, skirtings, cornices, fireplace surrounds and elements of original staircases where feasible).

All elements require repair to ensure that they will be preserved into the future.

Proposed Works

Refer to the Design Statement for full details of the design proposal. The project seeks to bring back to life existing houses which have been unoccupied for a considerable length of time and have fallen into a derelict state. A new pedestrian route is created from the existing side road to the west of the site to encourage permeability for pedestrians and to open up the project towards the community. Retention of Dooley's pub as a space for the community will help strengthen the place of this project within the Ballinasloe community. ***Note re interior fit out of Community Space: The interior fit-out, including services/wcs, will be designed in consultation with the community stakeholder/user of the space.***

The proposal works with the existing architectural forms limiting new extensions. New high-quality elements (eg windows/ doors) will be provided to enhance the architectural quality of the facades. Issues of dampness will be addressed and appropriate materials will be used to ensure the survival of these buildings into the future. Externally within the courtyard space high quality landscaping will be sensitively designed to enrich the project.

The Asbestos report identifies Asbestos Containing materials (ACMs), they will be removed in compliance with S.I. No 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 by an approved contractor with valid insurance and evidence of current Asbestos training.

Architectural Heritage Impact Assessment

That the impacts of works to existing elements have already been detailed. The following table details the main alterations proposed, not already described and evaluates the heritage impact noting any mitigation of the impact which could be considered.

Proposal	Impact Evaluation	Mitigation/ Comments
Removal of existing outbuildings to the rear to the two storey terraced dwellings.	The existing outbuildings are of poor quality-construction and are in extremely poor condition. Many do not appear to be original, and in my opinion, do not make a positive contribution to the significance of the protected structure.	In my opinion, the removal of these outbuildings will enable a fuller appreciation of the original two storey terraces when viewed from the courtyard and will contribute positively to the Architectural character of the courtyard streetscape.

Conservation Strategy

The philosophy for the interventions will be guided by accepted principles such as those of the ICOMOS Charters and the DOEHLG Statutory Architectural Heritage Protection Guidelines for Planning Authorities. The intention will be to restrict all interventions to the minimum doing 'as little as possible and as much as necessary'. The alterations and extensions will be carefully considered at detailed design stage so that Architectural solutions will have a positive impact on the Architectural heritage and will be carried out in accordance with best conservation practice.

Conclusion

The existing buildings at Dunlo Hill have not been in use for some time and have fallen into a state of disrepair. The proposal to renovate the existing buildings, adapting as necessary to accommodate the brief will bring the buildings back into full use and allow for the repair and ongoing maintenance historic features, ensuring survival of the buildings into the future. This will have a positive impact.

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