



walled city partnership

Walled City Partnership



Project Evaluation Report

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1. PROJECT BACKGROUND

Foyle Civic Trust:

The driving force behind the Walled City THI scheme has been the Foyle Civic Trust who have been committed to their role of guardian of the City's built heritage since their inception in 1989.

The Trust identified a lack of appreciation of, interest in, information or education about and commitment to the aims and objectives of the Historic City Conservation Area by business and property owners alike.

The City:

Derry has come through a difficult and disruptive 30 year period of civil unrest resulting in large scale loss and damage to buildings and infrastructure.

Unfortunately the repair work undertaken on the buildings did not always take cognisance of architectural style or detail as owners perceived repairs to be only a short term measure. Many buildings were to suffer several bomb blasts or repeated damage as a result of rioting.



**14 Shipquay Street Doorway
Before THI**

Having identified this shortcoming the Trust realised the need to encourage the owners and occupiers to appreciate the attractions of their built environment and the benefits of conservation and restoration to this, for current and future generations.



**14 Shipquay Street Doorway
After THI**

It must, however, be said that many improvements including the declaration of the Historic City Conservation Area in 1977 were achieved during this period of unrest.

1. PROJECT BACKGROUND

The Walled City Partnership:

The Walled City Partnership comprising the Foyle Civic Trust, Derry City Council and the City Centre Initiative along with advisors from the Planning Service, DSD North West Development Office and the NI Housing Executive, was formed in 2002.



**1-3 Castle Gate
Before THI**

The common purpose of all participants was to be the preservation and enhancement of the architectural and historic character of the City while promoting socio-economic growth within and around the historic city walls.

Townscape heritage Initiative Area:

Previous local experience of grant aid had shown that if it is available over a wide area the impact could be dispersed.

It was the intention of the Walled City Partnership in Phase I to concentrate

the focus of the THI scheme to a limited geographical area in order to maximise the physical impact upon the built heritage.

The THI focus area is considered a subordinate shopping area since the construction of the Richmond and Foyleside Shopping Centres.

It is mainly occupied by independent shop owners and tenants who have not possibly appreciated the heritage significance of their properties and locality, or who have not had the immediate finance to improve and maintain them.



**1-3 Castle Gate
After THI**

The Opportunity:

The opportunity offered by the THI scheme to both foster a heritage appreciation and fund appropriate repairs has been embraced and developed by the Walled City Partnership throughout the Phase I operational period.

2. ASPIRATIONS AND CRITERIA

At the outset of the THI scheme the Walled City Partnership identified the following aspirations and criteria upon which the scheme's success can now be determined.



Existing Detail

Aspirations:

That the city may succeed as a retail, cultural and residential area with an emphasis on a vibrant mixed-use economy, providing a safe and attractive environment in which to work and live, injecting a pride of place while supporting independent shops and small businesses with unique identities and styles.

To promote the viable use of the buildings that make up the special architectural character of the Historic City Conservation Area, particularly those within the designated THI area.

Not only to enhance the visual appearance of the environment but also to improve the physical, economic and social conditions of this part of the Historic City Conservation Area.

To readdress the economic decline and commercial imbalance which exists in the target area since the opening of the Richmond and Foyleside shopping centres.

To give the highest priority to the restoration of historic buildings and to bringing derelict and underused historic properties back into use, particularly buildings within the designated Conservation Area.



Restored Detail

To facilitate the maintenance and enhancement of the historic form and support the viability of the premises in the Historic City Conservation Area.

2. ASPIRATIONS AND CRITERIA

To publicise the THI in a suitable user-friendly format and encourage dialogue with owners and the community in the target areas regarding the initiative and related grant schemes within the common funds.



**34 Waterloo Street
Before THI**

To achieve the highest possible architectural standards in both restoration and conservation work.

To circulate widely the Conservation Area Documentation in particular to property owners, tenants, traders, architects and other interested groups. The Partnership will encourage and support the Planning Service in the preparation of appropriate design guides and promote them to property owners, architects and consultants.

Criteria:

To ensure the employment of suitably qualified professional consultants by all applicants.

To ensure the employment of suitably skilled and experienced contractors by all applicants.



**34 Waterloo Street
After THI**

To ensure any new build projects seek to maintain the highest possible architectural standards even though some may not qualify for THI support.

To repair reinstate and fully utilise buildings identified within the WCP action plan using the priority listings.

To provide grant levels set at the minimum necessary to achieve the desired effect on the principal that private gain will be minimal.

2. ASPIRATIONS AND CRITERIA

To involve a housing association or the NI Housing Executive in a “Living Over The Shop” scheme for derelict and vacant upper floors.

Schemes identified within the THI to be of small to medium size in construction terms and capable of being completed within the five year lifespan of the THI.

To support the use of various controls over the use of unauthorised inappropriate signs, shutters etc.

3. REALISATION OF ASPIRATIONS

Overview:

Since its inception in 2002 the Walled City Partnership has developed as a true Partnership with continued commitment being provided by all board member organisations and advisors.

The high proportion of occupation within the refurbished properties is testament to the THI success in providing social and economic revitalisation to an area which is considered commercially subordinate to that of the nearby shopping centres.



**4 Shipquay Street
Before THI**

The Partnership's goal of the preservation and enhancement of the architectural and historic character of the city along with the promotion of social and economic growth has been realised in the fifteen projects undertaken through the THI scheme.

- 19 No new or refurbished retail units
- 1,400 sq.m. of new or refurbished office space
- 22 No new or refurbished residential units



**4 Shipquay Street
After THI**

The Heritage Lottery funding has provided the necessary leverage to secure a further £1.3 million public funding and also to encourage owner contributions in excess of £2.1 million. This has resulted in an overall investment in the built fabric of the Historic City Conservation Area of approximately £4.5 million over the duration of the THI scheme.

The above benefits have been realised without compromising the heritage value of the properties.

3. REALISATION OF ASPIRATIONS

Clustering:

The restriction of the THI scheme to a dedicated area was aimed towards achieving identifiable clusters of restored and refurbished properties. It was anticipated that through the creation of these clusters the impact of the scheme would not become dispersed.



**Northern Counties
Before THI**

In addition, it was anticipated that this clustering of refurbished properties would act as a catalyst for the refurbishment and regeneration of neighbouring properties.

Having completed fifteen properties within the defined THI area, of approximately 250 properties, the

impact of the scheme remains diluted. The selection of Phase II properties has been made to create clusters building upon the works completed in Phase I, therefore, reinforcing the impact of the works completed to date.



**Northern Counties
After THI**

While the clustering effect has not been realised to its full potential this should not detract from the impact individual properties or small clusters of refurbished properties have made upon the immediate environment. The evidence of this success can be measured through the extent of expressions of interest being expressed by owners wishing to be included in the next phase of works.

3. REALISATION OF ASPIRATIONS

Viable Use of Properties:

The Walled City Partnership and its partners such as Derry City Council have supported the viable use of the properties funded through the THI scheme by assisting in identifying prospective tenants and uses for the refurbished properties.

Notably Derry City Council has leased a shop unit within the newly refurbished Northern Counties premises as the project office for the 2013 City of Culture bid.

This in turn goes towards re-dressing the economic decline in what has previously been identified as a subordinate commercial area.



**Northern Counties Bay
Before THI**

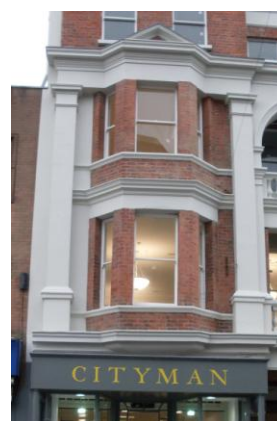
The increased residential occupancy, through the creation of nineteen residential units, has assisted in enhancing the vitality of the area. This increased occupancy goes towards supporting the night time economy

while also increasing the level of passive security in the area.

Security Shutters:

The removal of security shutters having been initially opposed by shopkeepers is considered to have been a success. To date only a limited number of incidents of vandalism and breakage have been reported.

Where repeated vandalism occurred at the Northern Counties premises the upgrade of the glazing specification appears to have addressed the issue.



**Northern Counties Bay
After THI**

In addition to the aesthetic merits the removal of the shutters has provided a level of animation and vitality to the streetscape of the THI area particularly beyond normal business hours.

This can be seen as a positive advertisement of the aims and goals of the Walled City Partnership.

3. REALISATION OF ASPIRATIONS

Positive public feedback highlights the impact of the un-shuttered properties alongside their shuttered neighbours, this opinion hopefully acting as a catalyst for the removal of further shutters on both THI and independent projects.



**Parapet at 4 Shipquay Street
Before THI**

Works Beyond THI Area:

Through its partnerships, in particular with the Foyle Civic Trust, the WCP has taken an active role in the consideration of non-THI related development within the THI area and the City as a whole.

This has been achieved through the monitoring of and comment on ongoing developments and the highlighting of unauthorised and inappropriate works to the relevant authority. In doing so the WCP is taking ownership and undertaking the role of guardian of the

built heritage within the THI and surrounding areas.

As part of the Phase II the WCP propose to undertake a base line study of properties within the THI area which will allow change to be monitored on a more regulated basis.

The Walled City Partnership has been involved in the planning consultation process in relation to the Public Realm project in the City Centre and the Partnership is currently actively involved in the current development of a new regeneration plan for the City, this being lead by Ilex.



**Parapet at 4 Shipquay Street
After THI**

Alongside the projects within the THI the Partnership continues to advise and assist the owners of properties within the conservation area with regards to regeneration options and sources of funding.

3. REALISATION OF ASPIRATIONS

Education:

The education of building owners, construction professionals, contractors and the next generation to the value of our built heritage is an intrinsic element of the THI process.



Walled City Search – P7 Project

Our project feedback would suggest that through the life of a scheme the owner's appreciation of the historic built environment has grown. Feedback would suggest that property owners, while gaining a better understanding of the value of their property have also extended their appreciation of the historic built environment as a whole.

Similarly it has been found that not all advisors and contractors fully appreciate the value of historic properties.

The partnership has also devoted a substantial resource to the promotion of the historic built environment to

young people. This has been undertaken in both the classroom and on site in a process, which is hopefully both educational and fun.

By promoting pride and ownership of our built heritage it is hoped to instil a level of respect thus reducing instances of damage caused by vandalism.



Classroom Study - P7

The Partnerships Phase I celebration booklet will be specifically directed at education at both primary and secondary levels.

While the Partnership has endeavoured to promote the Conservation Area and improve education with regards to our built heritage, it still realises the importance of expanding and developing this role and therefore proposes a comprehensive training plan within the Phase II bid.

4. PROJECT MANAGEMENT:

Completed Projects:

Of the thirty-four projects originally identified in the Stage 2 Bid a total of fifteen properties have been restored through the THI scheme.



**2 Castle Street
Before THI**

Time Frame:

The THI scheme was originally programmed to run for a period of five years, however, this eventually extended to a seven year period. Primarily the time span to obtain

statutory approvals, particularly the planning process, was relatively slow. This process resulted in initial construction projects only reaching completion in year 3.

It is hoped that in the coming Phase II this issue can be avoided, as a number

of potential schemes already possess planning permission.



**2 Castle Street
After THI**

The project timeframe was further hampered as a result of a change of project officer. This resulted not only in a period of reduced activity but also led to a period of transition and familiarisation when the new officer took up post.

Participation:

The projects within the THI scheme had been identified primarily on the basis of heritage merit; however, this in itself has not guarantee owner interest and subsequent participation.

Generally the financial viability of projects and returns upon completion are the factors that influence owners ability to proceed or not.

4. PROJECT MANAGEMENT:

While levels of financial support were considered good in relation to the eligible works the property owners still had to make substantial financial contributions to facilitate the works which became more of a burden as the scheme neared an end, this being as a result of the worsening financial climate.

One project was actually withdrawn by the building owner, following issue of grant offer, due to the financial climate.



**3 Castle Street – Shopfront
During Refurbishment**

To a lesser extent the implications of a conservation driven specification initially discouraged a level of participation, however, feedback on the projects would suggest that appreciation of the need to conserve grew among owners as the projects progressed.

Similarly a level of resistance existed relation to the removal of external shutters from the buildings. With the exception of one property the

occurrences of breakages due to vandalism have been minimal.

Hopefully this represents a change in the mindset, which has been in existence for so long.

Finance and Cash Flow:

The levels of grant support to each of the projects was generally greater than that estimated at the bid stage. This was due to an underestimation of the extent of eligible works at bid stage plus the ongoing increase in construction costs throughout the duration of the Phase I.



**3 Castle Street - Shopfront
After Refurbishment**

With the knowledge gained in the Phase 1 scheme the Partnership is confident that the current Phase 2 Bid is a true reflection of the costs involved in procuring the scheme.

Cash flow to building owners appears to have been the main cause of anxiety among building owners particularly when it came to meeting monthly building contract certification.

4. PROJECT MANAGEMENT:

The HLF payment system, with funding being drawn down three months in advance, enabled the Partnership to release funding to coincide with monthly valuations. The property owners acknowledged their appreciation of this system. Drawdown of funding relating to other elements of the common grant fund did not coincide with the monthly valuations and thus exposed the property owners to a greater dependency on the banks than they would have wished.



**24 Waterloo Street
Before THI**

By far the greatest financial difficulty has been a result of the process in applying for and drawing down the Planning Service Conservation Area Grant.

Being based upon the financial year, application for this funding is made

during April or May with the eligible works being required to be completed prior to the following March.

Unfortunately notification of grant approval is usually not forthcoming until the following December or January leaving only a few months to complete the works.



**24 Waterloo Street
After THI**

Due to this the owners are being forced to proceed at risk with no guarantee of grant level or of a date for receipt of it.

Property owners have indicated that they have, more recently, been put under increasing pressure from their banks and the uncertainty of this grant has increased this pressure.

4. PROJECT MANAGEMENT:

Consultants:

The quality of consultant and their input has generally been good throughout the scheme, however, in several instances the level of service provided has been below that considered acceptable by the Partnership. This has generally occurred when an owner has requested that they use a consultant with whom they have had a prior working relationship.



**Brickwork Panel
Before Taking Down**

The difficulties that have arisen relate to both the owner and consultant not having a clear understanding of the level of service required at the onset of the project.

This is a matter, which will be addressed in the Phase II scheme in which the existing guidelines will be reinforced to ensure that appropriate consultants are used on all occasions.

This is an area, which has been considered and now addressed by the Partnership, and a re-occurrence of the

issues is not anticipated in the Phase 2 THI scheme.



**2-4 Waterloo Street
Salvaged Brickwork**

HLF Liaison:

The Partnership believes that a good open relationship exists between the group and the HLF Project Officer and Monitor.



**Reconstructed
Salvaged Brick Panel**

While at times the Partnership express concern regarding the time involved in obtaining approvals the Partnership also appreciates the pressures the HLF Project Officer and Monitor are under from other groups and commitments beyond that of the Walled city Townscape Heritage Initiative.

5. FEEDBACK

The owners of properties, which took part in the Phase I THI Scheme, have completed a survey. Feedback was received under the following headings;



**20 Shipquay Street
Before THI**

Accommodation and Use:

The feedback information relating to accommodation and use has been collated within the Project Overview Spreadsheets.

Social and Economic Impact:

Owners have stated that they feel that their properties are now more desirable as a result of the THI scheme and that The THI projects have enhanced the surrounding area and not solely the THI property.

Similarly owners agree that the THI scheme has proved a great benefit to city centre and Derry as a whole.

Awareness of THI Scheme:

Property owners have commented that the THI was reasonably publicised with most property owners advised of scheme by project officer

One property owner actively sought inclusion. Note this was an architect owner who was aware of the THI process and the availability of funding options.



**20 Shipquay Street
After THI**

Most property owners were aware that the Northern Counties building was a THI project, however, they were not generally aware of smaller projects undertaken through the THI scheme.

5. FEEDBACK

Your Project:

Property owners have commented that the implications of heritage cost was considered by most owners prior to progressing with the scheme, however, while significant they were considered worthwhile.



**20 Shipquay Street
Before THI**

The majority of owners stated that the project would not have been undertaken without grant aid and that the financial incentive was adequate to offset heritage implications.

Owners generally agreed that the HLF grant cash flow tied in well with the issue of interim certification, however, most stated that the Planning Service Conservation Area Grant system of funding did not accord with the cash flow and time span to complete works.

Some owners commented that the grant approval process was too long and this led to difficulties when trying to hold tender prices open.

Heritage Appreciation:

Most property owners have stated that they had little appreciation of the built heritage in and around the City prior to embarking on the THI scheme.



**20 Shipquay Street
Restored Detail**

Following the completion of the works most owners confirmed that their appreciation of the built heritage grew due to their involvement with the THI scheme. This appreciation being for the built heritage of the overall city centre and not only their individual properties.

5. FEEDBACK

General Observations:

NIHE – LOTS.

One property owner suggested that the Northern Ireland Housing Executive approved contractors, as recommended for use on “LOTS” schemes are not necessarily appropriate for conservation projects.



**2-4 Waterloo Street
Before THI**



**2-4 Waterloo Street
After THI**

Similarly it was noted that some of the NIHE requirements are at odds with conservation approach to refurbishment and restoration.

Financing of Projects.

While funding facilitated most projects several property owners felt exposed to Bank costs due to delayed release of payments. The HLF payments were generally released to accord with the progress of the works.



**6-8 Waterloo Street
Before THI**



**2-8 Waterloo Street
After THI**

Concluding Comment.

THI scheme beneficial to aesthetics and commerce in the locality, and further works can only be welcomed.

6. CONCLUSION

Project Impact:

As previously stated fifteen properties have been restored within the Walled City Townscape Heritage Initiative Scheme.

Feedback from owners would suggest that the majority of the projects would not have proceeded or would not have been progressed with a heritage lead approach, had it not been for the availability of the THI grant aid.

The high level of occupancy achieved to date would suggest the desirability of restored historic properties as places to work, live and shop.

It is hoped that the animation of the streetscape through the removal of external shutters has added an element of vitality, particularly to the evening environment, which will assist in lifting the THI areas from being subordinate shopping areas to equals with the nearby shopping centres.



Irvines Printing Works

Phase 2 Project

The fifteen properties have made both a visual and economic impact upon their surroundings and the conservation area as a whole by acting as catalysis for an increased pride in our built heritage and as a starting point for social and economic regeneration.



45-47 Waterloo Street
Phase 2 Project

Publicity and Public Recognition:

While the Northern Counties Building, the project flagship property, may have attracted the maximum publicity and public recognition the smaller projects in Waterloo Street, for example, have been welcomed and commended by adjoining owners and visitors alike.

6. CONCLUSION

The restorations have instilled a sense of pride in the locality and the impact of this can be quantified by the extent of expressions of interest being expressed by building owners in relation to the forthcoming Phase II THI scheme.

The selection of properties for the Phase II THI scheme have been partially guided by this requirement to achieve completion of the clusters and terraces which commenced during the first phase and thus build upon the success of the works completed to date.



**14 Waterloo Street
Phase II Project**



**12 Castle Street
Phase II Project**

Impact of Clusters:

From the outset of the THI scheme the Partnership has realised and appreciated the importance of the cluster effect of restored properties to achieve maximum impact and to create a catalysis for regeneration.

As previously noted the scheme was deliberately restricted to a concentrated area to maximise this impact, however, when the number of completed properties is compared to the THI area the impact of the works still remain dispersed.

Appreciation:

The promotion of the THI scheme to owners, consultants and the public as a whole is fundamental to the success and longevity of future schemes.

Hopefully through education respect for our built heritage can be instilled in our younger citizens and this will lead to a reduction in the instances of vandalism occurring.

It is important that the experience of Phase I can be developed and enhanced in the Phase II scheme.

6. CONCLUSION

Having this understanding, that respect and appreciation of our built heritage should be instilled in the community as a whole particularly from a young age, the Partnership proposes to develop the Phase I closure / celebration booklet as a learning tool directed towards school usage and to facilitate the HLF educational requirements for Phase II.



**Shipquay Place
Phase II Flagship Project?**

Similarly considering the decline in the traditional skill base, particularly in the North West, it is proposed that an educational element be priced into future projects. This may take the form of a specialist sub-contractor, lead or stonework etc, participating in a “hands on” seminar with the local technical college.

In addition to education at school level the Partnership appreciate the need to

promote continued awareness among building owners, their consultants particularly with regards to the requirements and needs of the THI scheme.



**Shipquay Place
Phase II Flagship Project?**

Phase II:

The forthcoming Phase II scheme will provide the Partnership with the opportunity to develop the THI area towards its full potential, through economic and social development, into an area that succeeds socially and economically and in doing so acts as catalysis for the regeneration of the surrounding areas.

APPENDIX A

PROJECT CASE STUDIES

- 1. Castle Gate / Waterloo Street**
- 2. Northern Counties Building**
- 3. 20 Shipquay Street**
- 4. 6 to 8 Waterloo Street**
- 5. 14 Shipquay Street / 2 Castle Street**
- 6. 34 Waterloo Street**
- 7. 4 Shipquay Street**
- 8. 6 Shipquay Street**
- 9. 2 to 4 Waterloo Street**

CASE STUDY 1

1-3 CASTLE STREET & 22-24 WATERLOO STREET

Property Description:

The development comprised a prominent three storey corner property located adjacent to the City Walls at Castle Gate, this having originally designed as a boot workshop and warehouse by Patrick Elliot in 1907.



Property Prior to THI Scheme

The property comprises a red brick façade with render finish at ground floor / shop front level.

Decorative pilasters and mouldings frame the shop fronts along with the first floor windows.

Natural slate roof is concealed behind a decorative parapet detail.



Completed Project

Prior to refurbishment inappropriate shop frontage and unsightly external shuttering arrangements detracted from the overall architectural quality of the properties.



Parapet and Cornice Lead Detailing

This project necessitated a working partnership to be formed between three separate property owners, working with one overall design team, to bring the project to fruition.

CASE STUDY 1

1-3 CASTLE STREET & 22-24 WATERLOO STREET

Description of Works:

Refurbishment and repair of external fabric to comprise;

- roofing repairs
- re-pointing
- window repair and replacement
- Renewal of parapet gutter
- removal of external shutters and reinstatement of architectural detail

these properties were fully occupied, the majority of tenants being owner-occupiers.

The majority of this occupation has remained throughout the works, however the ground floor retail units at 22 & 24 Waterloo Street have now been combined and are occupied by a successful gents hairdresser and grooming salon.



Rebuilt Chimney Stack



Reconstructed Pilaster Detail

Occupation And Use Upon Completion:

Prior to participation in the THI scheme

The completed property comprises;

- 2No. Retail Units
- 2No. Office Suites
- 1No. Maisonette

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£139,777.93
DoE Conservation Area Grant	£62,116.00
Owner Contribution	£65,974.67
Total Project Value	£267,864.60

Project Completion Date: 17th October 2006

CASE STUDY 2

Property Description:

The Northern Counties Building, designed by Albert Foreman and built circa 1899, is a prominent Listed Building within the Historic City Conservation Area.

The building is currently listed grade B1.



Porte Cochere Reinstated

The property comprises a symmetrical red brick block with high end gables having an extravagant five bay arcade between. The central arcade being deeply recessed to allow balconies at second floor level.

A smaller return wing fronts onto Custom House Street having a single bay arcade between the high end gables.

Prior to refurbishment the property was in an extremely poor state of repair both internally and externally.

NORTHERN COUNTIES BUILDING

The last major occupation of the premises was by Derry City Council up until completion of the current council offices, however by the date of the THI scheme the majority of the property was vacant.



Interior During Construction

Description of Works:

Refurbishment and repair of external fabric to comprise;

- clean repair and re-point brickwork
- External render repairs
- Reinstatement and repair of architectural detail including shop fronts
- Re-roofing to include renewal of slate and lead work along with repairs to timber structure.
- Repair and replacement of windows.

CASE STUDY 2

Internal refurbishment and re-ordering to comprise;



Condition Prior to THI Scheme

- Provision of new staircase within existing courtyard.
- Rationalisation of layout to comply with current fire regulations
- Repair and replacement of floors and partitions
- Repair and restoration of internal detail including cornice and ceiling rose details.
- Reinstatement of architectural joinery detail including panelling, doors, architraves and skirtings.

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£418,051.95
DSD Urban Development Grant	£600,000.00
NIEA Historic Building Grant	£148,500.00
Owner Contribution (Estimated)	£1,251,154.05
Total Project Funding	£2,417,706.00

Project Completion Date: 24th April 2009

NORTHERN COUNTIES BUILDING

Occupation And Use Upon Completion:

The office space at the upper floors of the property is currently 70% occupied. Two of the four ground floor retail units are currently occupied. Derry City Council has leased one of these as the 2013 City of Culture Bid team's premises.



New Entrance Foyer

The Completed Property Comprises;

- 4No. Retail Units
- 1,400 sqm. Office Accomodation

CASE STUDY 3

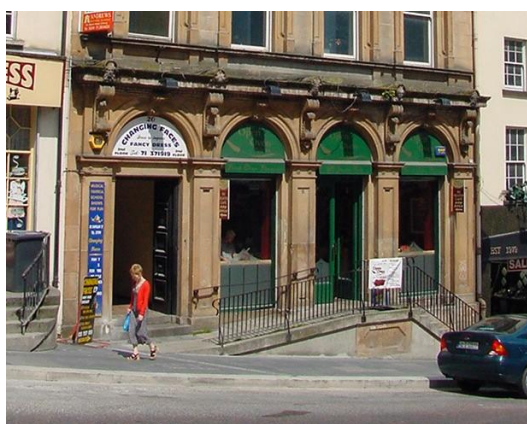
20 SHIPQUAY STREET

Property Description:

A former bank of Ireland, designed by Sandham Symes of Dublin and constructed in 1870.

The building is currently Listed grade B1.

The ground floor front façade was modified in the 1980's to facilitate multiple usage and to provide disabled access. The reversal of this work was considered, however, due to current fire safety regulations in relation to the occupation of the upper floors this was not feasible.



Shop Front Prior to THI Scheme

The property is a three storey, stone faced palazzo style block comprising a console bracketed cornice and segmental aedicule to the first floor.



Restored Console Bracket



Works in Progress

Prior to the works the upper floors of the property were occupied by a fabric shop and fancy dress shop. A bakery / café had occupied the ground floor however this was vacated a significant period prior to the THI scheme.

CASE STUDY 3

20 SHIPQUAY STREET

Description of Works:

Refurbishment and repair of external fabric to comprise;

- Refurbishment of existing sash windows
- Indented stonework repairs



Restored Pilaster

- Re-slatting of roof in natural slate
- Repair and replacement of lead parapet gutters
- Reinstatement of chimney stacks
- Removal of inappropriate shop front and details
- Removal of external security shutters



Refurbished Shop Front

Occupation And Use Upon Completion:

The two retail units on the upper floors remained in occupation throughout the THI scheme.

The refurbished ground floor retail unit is currently occupied.

The completed property comprises;

- 3No. Retail Units

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£73,378.58
DoE Conservation Area Grant	£39,480.32
NIEA – Historic Buildings Grant	£28,565.00
Owner Contribution	£65,441.00
Total Project Value	£206,864.90

Project Completion Date: 26th June 2008



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CASE STUDY 4

Property Description:

Adjoining three storey terrace properties located immediately adjacent to the City Walls.

Properties constructed circa 1910.



Nos.6&8 Prior to THI Scheme

These well-proportioned three storey properties comprise a red brick façade with 1 over 1 sliding sash windows and a decorative yellow brick band.

A continuous string exists at first and second floor cill levels and a continuous hood moulding is located above the first floor windows.

Prior to refurbishment inappropriate shop frontage and unsightly external shuttering arrangements detracted from the overall architectural quality of the properties.

6&8 WATERLOO STREET



No 6 Shop Front Prior to THI Scheme

Prior to the THI scheme the two ground floor shop units occupied, however, their poor condition was resulting in a quick turnover of tenant.



No 6 Shop Front Nearing Completion

The upper floors comprised residential accommodation the condition of which was well below current Northern Ireland Housing Executive standards.

CASE STUDY 4

Refurbishment and repair of external fabric to comprise;



Construction of Door / Fanlight

- re-pointing of brickwork facade
- window repair and refurbishment
- reinstatement of architectural detail including shop fronts
- the removal of external shutters
- returning upper floors to use by creating apartments to current NIHE standards

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£82,224.36
DoE Conservation Area Grant	£23,307.00
NIHE – LOTS & HMO Grant	£40,557.21
Owner Contribution	£100,819.75
Total Project Value	£246,908.32

Project Completion Date: 27th November 2007

6-8 WATERLOO STREET



Completed Door / Fanlight

Occupation And Use upon Completion:

Both residential and retail elements of the properties are currently fully occupied.

The completed properties comprise;

- 2No. Retail Units
- 5No. Apartments

CASE STUDY 5

14 SHIPQUAY STREET & 2 CASTLE STREET

Property Description:

Constructed in 1825 the property was designed for use as a public library and reading rooms, being paid for by private subscription.

The property housed the first telephone exchange and call box in the City, dating to circa 1889, with the call box being located within the newsroom area.

The building is currently listed grade B2.



Exterior Prior to Repair

Originally constructed with sandstone facades and a pitched natural slate roof the property was badly bomb damaged in the 1970's and 1980's subsequently being repaired with render finished facades and an artificial slate roof.



Detail After Restoration

Prior to refurbishment the property was in an extremely poor state of repair with serious water ingress problems at parapet level.

The stone façade at Castle Street had been over painted and all low level windows were shuttered.

The accommodation on Castle Street was completely vacant while the property on Shipquay Street had a restaurant at lower ground floor level and an office unit at ground floor level.

CASE STUDY 5

14 SHIPQUAY STREET & 2 CASTLE STREET

Description of Works:

Refurbishment and repair of external fabric, and internal re-ordering to comprise;



Painted Facade Prior to THI

- removal of render coatings to Castle Street Façade
- re-roofing and lead work repair
- window repair and refurbishment and replacement were applicable
- the removal of external shutters and alteration of openings to Castle Street



Painted façade Post THI

- Provision of decorative grilles and railing
- Structural and sub-structural works
- Returning vacant and derelict floor space to use

Occupation And Use Upon Completion:

The property is fully occupied and comprises the following;

- Lower Ground Floor Restaurant.
- Ground Floor Office Suite
- 3No. Retail Units
- 6No. Apartments

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£54,572.51
DoE Conservation Area Grant	£18,123.04
DSD – Urban Development Grant	£195,490.00
NIHE – Living Over the Shop Grant	£30,000.00
Owner Contribution	£440,641.47
Total Project Value	£738,827.02

Project Completion Date: 19th August 2005

CASE STUDY 6

Property Description:

A two bay, three-storey property abutting the City Walls at the bottom of Waterloo Street. Constructed circa 1908.



Shop Front Prior to THI

This property marks the end of the three storey terrace at the bottom of Waterloo Street.



Shopfront Under Construction

34 WATERLOO STREET

A continuous cill exists at first and second floor levels and a continuous hood moulding is located above the first floor windows.



Completed Shop Front

Prior to refurbishment the upper floor windows had been boarded over and the brickwork front façade had been overpainted. The existing shopfront was inappropriate considering its location within a conservation area.

Prior to involvement in the THI scheme the ground floor of the property was occupied, however, the residential accommodation at the upper floor levels was vacant, in poor condition and below NIHE standards.

CASE STUDY 6

Description of Works:

Refurbishment and repair of external fabric to comprise;



Paintwork Removal Sample

- Sample paint removal systems
- removal of paint from brickwork
- removal of inappropriate shopfront and external shutters
- provision of new shopfront including internal lattice shutters.
- expose and refurbish sliding sash windows

34 WATERLOO STREET



Completed Paint Removal

- returning the upper floors to use, including the introduction of separate access.

Occupation And Use Upon Completion:

The property is fully occupied and comprises the following accommodation;

- Opticians Clinic at Ground Floor Level
- 1No. Maisonette at Upper Floor Levels

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£36,087.75
DoE Conservation Area Grant	£8,548.46
NIHE – Living Over the Shop Grant	£20,853.60
Owner Contribution	£58,121.72
Total Project Funding	£123,611.53

Project Completion Date: 3rd April 2008

CASE STUDY 7

Property Description:

A prominent four storey five bay property located near the top of Shipquay Street.
Constructed circa 1775.



Front façade After THI Scheme

The property has a smooth painted render front façade topped with a simple parapet coping detail.
The upper floors are defined by a moulded string course and the windows have moulded render architraves some of which are lugged.

The upper floors have two pane timber sliding sash windows while the shop units at ground floor level have inappropriate shopfronts and signage.

Historic photographs of the property indicate an elaborate cornice arrangement which added greatly to the overall composition of the façade.

4 SHIPQUAY STREET



Shop Front During Reinstatement

The THI involvement in the scheme related to the restoration and reinstatement of detail to the front façade only.



Completed Shop Front

Initially the owner chose not to participate in the THI scheme and proceeded with the internal re-ordering of the upper floors, however, continued pressure from the Partnership finally brought the owner on board thus resulting in a façade that has greatly enhanced the top of Shipquay Street.

CASE STUDY 7

Description of Works:

Refurbishment and repair of front facade to comprise;



Façade Detail Prior To Restoration

- Repairs to render and detail mouldings.
- Removal of inappropriate shopfront and external shutters.
- Provision of new shopfront including internal lattice shutters.
- Refurbish sliding sash windows.

4 SHIPQUAY STREET



Façade Detail After Restoration

- Reinstatement of a more elaborate parapet detail.
- Renewal of lead lined parapet gutter.

Occupation And Use Upon Completion:

The property is fully occupied and comprises the following accommodation;

- 2No. Retail Units at Ground Floor Level
- 9No. Apartments at Upper Floor Level

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£29,288.48
DoE Conservation Area Grant	£12,787.36
Owner Contribution	£11,785.02
Total Project Value	£53,860.86

Project Completion Date: 5th August 2009

CASE STUDY 8

Property Description:

A prominent three storey four bay Georgian property located near the top of Shipquay Street. The property was constructed circa 1770.



Toilet Compartment Removed From Upper Floor Landing

The property comprises a brick façade with a stone eaves cornice and a handsome segmental pediment on console brackets above the door.

The interior retains its robust contemporary detail including lugged door frames, big solid cornices and a generous timber staircase.

The staircase is set at right angles across the rear of the property and has paired Tuscan columns as newel posts and a splendid banister whorl at ground floor level.

Later Victorian wainscoting exists in both the hallway and lower areas of the stairwell.

6 SHIPQUAY STREET



Upper Landing Nearing Completion

Unfortunately the stairwell was dominated by a maze of surface mounted wiring this having increased in quantity over the years to meet requirements for alarms, smoke detection and to accommodate the changing uses of the property.

While internal repairs are not normally funded through the THI scheme, unless returning floor space to use, in this instance the Partnership encouraged and supported the works within the stairwell, considering this to be a semi-public area.

Prior to the THI scheme the property was approximately 50% occupied with an art gallery in the lower ground floor and partial office usage on the upper floors.

CASE STUDY 8

Description of Works:

Refurbishment and repair of external fabric and semi-public circulation area to comprise;



Upper Floor Landing at Commencement

- Roofing repair and re-slating.
- Render replacement to rear facades.
- Removal of solid steel shutters to basement unit.
- Refurbish sliding sash windows.
- Repair and renewal of rainwater goods.

6 SHIPQUAY STREET



Upper Floor Nearing Completion

- Restoration of stairwell to include the re-routing of all surface mounted services and removal of non-original partitions.

Occupation And Use Upon Completion:

Due to the recent completion of the works the property remains approximately 50% occupied with overall accommodation as follows;

- Gallery Premises to Lower Ground Floor
- 288sqm. Office Accommodation

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£85,063.32
DoE Conservation Area Grant	£29,244.66
NIEA Historic Building Grant	£26,545.00
Owner Contribution	£53,974.66
Total Project Value	£194,872.64

Project Completion Date: 16th March 2010

CASE STUDY 9

Property Description:

A two-storey end of terrace development located immediately adjacent to the city walls and constructed circa 1910.



Salvaged Brickwork

The property is located upon the site of a gunners bastion dating back to the siege. The property itself relies upon the city walls for support.

No evidence of the gunner's bastion was discovered during the groundwork, possibly due to the limited excavation depth. What is thought to have been an abandoned well was discovered the opening to which was located immediately below the existing floor slab, which was itself only four inch's thick.

2-4 WATERLOO STREET

The property comprises a red brick façade, painted render shopfront and a parapet enclosed flat roof, this having been overlaid by a temporary corrugated metal structure. One over one sliding sash windows exist at first floor level.



New Panel from Salvaged Brick

The overall property is in extremely poor condition with the upper floor accommodation considered unsafe for use.

Prior to the THI scheme a cycle shop occupied the ground floor area while the upper floor was in a derelict condition and considered unsafe for occupation.

CASE STUDY 9

Description of Works:

The reconstruction of the property from salvaged materials where feasible to comprise;



Reconstruction Works in Progress

- The introduction of a steel frame to remove loading from the city walls.
- The salvage and re-use of brickwork, windows and cornice mouldings from the original structure.

Funding Details:

Heritage Lottery Fund – Townscape Heritage Initiative	£46,608.58
DoE Conservation Area Grant	£29,396.43
Urban Development Grant	£35,618.00
Owner Contribution	£111,714.30
Total Project Value	£223,337.31

Project Completion Date: 18th September 2009

2-4 WATERLOO STREET



Reconstruction Works at Completion

- Repair and re-coping of the city walls by the NIEA.
- Removal of external shuttering from the reconstructed premises.

Occupation And Use Upon Completion:

The completed property comprises;

- 2No. Retail Units Floor
- Showroom Area at the Upper Floor

The property is fully occupied with the exception of 1No. retail unit.

APPENDIX B

PROJECT OVERVIEW SPREADSHEETS

- 1. Evaluation Spreadsheet 1**
- 2. Evaluation Spreadsheet 2**
- 3. Evaluation Spreadsheet 3**

Project Reference	Property Address	Project Score	Project Preference	Repair	Architecture Detail	Vacant Floorspace	Intelligible Works	Estimated Project Cost at Stage 2	Action Plan Proposed	Action Plan Actual	HLF PM4 Approval Date	Project Cost @ PM4		HLF Grant @ PM4 Approval		Comments
												Approval Total	Eligible	Grant	% of Eligible Project Cost	% of Total Project Cost
P-01	4 Shipquay Street	18	1	Yes	Yes	No	No	£111,550.00	Yr.7	Yr.7	25/03/2009	£51,149.45	£51,149.45	£27,022.67	52.83%	52.83%
P-08	Northern Counties Building	16	8	Yes	Yes	Yes	Yes	£586,500.00	Yr.1	Yr.6	11/06/2007	£2,625,406.88	£2,564,958.57	£414,000.00	16.14%	15.77%
P-09a	2 Castle Street	16	9	Yes	Yes	Yes	Yes	£33,125.00	Yr.1	Yr.3	19/05/2004	£678,681.13	£131,993.58	£54,572.51	41.34%	8.04%
P-09b	14 Shipquay Street	15	11	Yes	Yes	Yes	Yes	£20,125.00	Yr.6	Yr.7	31/07/2009	£180,108.05	£176,787.51	£50,000.00	28.28%	27.76%
P-10	6 Shipquay Street	15	13	Yes	Yes	Yes	Yes	£24,150.00	Yr.2	Yr.6	11/02/2008	£194,813.48	£177,152.16	£85,715.93	37.10%	33.73%
P-12	20 Shipquay Street	13	22	Yes	Yes	Yes	Yes	£96,025.00	Yr.7	Yr.7	25/03/2009	£223,438.21	£144,635.76	£46,608.58	32.22%	20.86%
P-21	2-4 Waterloo Street	13	25	Yes	Yes	No	Yes	£32,200.00	Yr.2	Yr.3	10/03/2006	£79,471.25	£71,940.05	£40,368.80	56.11%	50.80%
P-24a	3 Castle Gate	13	25	Yes	Yes	No	Yes	£32,200.00	Yr.2	Yr.3	10/03/2006	£88,563.67	£80,170.81	£44,987.52	56.11%	50.80%
P-24b	1 Castle Gate	13	25	Yes	Yes	No	Yes	£32,200.00	Yr.2	Yr.3	10/03/2006	£123,388.81	£111,695.69	£62,677.58	56.11%	50.80%
P-24c	22-24 Waterloo Street	13	25	Yes	Yes	No	Yes	£32,200.00	Yr.2	Yr.3	10/03/2006	£123,388.81	£111,695.69	£62,677.58	56.11%	50.80%
P-25	34 Waterloo Street	13	26	Yes	Yes	Yes	Yes	£52,613.00	Yr.5	Yr.5	23/08/2007	£123,611.53	£109,052.06	£36,087.75	33.09%	29.19%
P-27	6 Waterloo Street	12	28	Yes	Yes	No	Yes	£18,400.00	Yr.3	Yr.6	16/02/2007	£74,058.94	£67,361.33	£40,783.67	60.54%	55.07%
P-28	8 Waterloo Street	12	29	Yes	Yes	No	Yes	£53,763.00	Yr.3	Yr.5	16/02/2007	£167,354.86	£114,625.98	£41,440.69	36.15%	24.76%
Estimated Project Cost at Stage 2 Bid								£1,092,851.00	Estimated Project Costs at PM4 Approval							
											£4,610,046.06					

Project Reference	Property Address	Commencement Date	Completion Date Practical Completion	Actual Project Cost at Completion	Partnership Funders to Common Grant fund					Total Common Grant Fund	Owners Contribution	Comments
					HLF	NIEA-Listed Building Grant	NIHE Living Over The Shop/HMO	Planning Service CAG Grant	DSO Urban Dev. Grant			
P-01	4 Shipquay Street	06/04/2009	05/08/2009	£53,860.86	£29,288.48	n/a	n/a	£12,787.36	n/a	£42,075.84	£11,785.02	NIHE LOT's funding to internal repair of property prior to THI scheme.
P-08	Northern Counties Building	12/10/2007	24/04/2009	£2,417,706.00	£418,051.95	£148,500.00	n/a	n/a	£600,000.00	£1,166,551.95	£1,251,154.05	Funding figures include costs in relation to glass replacement as a result of vandalism.
P-09a	2 Castle Street	21/06/2004	19/08/2005	£738,827.02	£54,572.51	n/a	n/a	£18,123.04	£195,490.00	£298,185.55	£440,641.47	
P-09b	14 Shipquay Street	17/08/2009	16/03/2010	£194,827.64	£85,063.32	£26,545.00	n/a	£29,244.66	n/a	£140,852.98	£53,974.66	
P-10	6 Shipquay Street	03/03/2008	26/06/2008	£206,864.90	£73,378.58	£28,565.00	n/a	£39,480.32	n/a	£141,423.90	£65,441.00	
P-12	20 Shipquay Street	06/04/2009	18/09/2009	£223,337.31	£46,608.58	n/a	n/a	£29,396.43	£35,618.00	£111,623.01	£111,714.30	
P-21	2-4 Waterloo Street	21/03/2006	17/10/2006	£76,435.62	£39,885.87	n/a	n/a	£17,723.77	n/a	£57,609.64	£18,825.98	
P-24a	3 Castle Gate	21/03/2006	17/10/2006	£76,885.08	£40,120.40	n/a	n/a	£17,827.98	n/a	£57,948.38	£18,936.70	
P-24b	1 Castle Gate	21/03/2006	17/10/2006	£114,543.93	£59,771.66	n/a	n/a	£26,560.25	n/a	£86,331.91	£28,212.02	
P-24c	22-24 Waterloo Street	13/08/2007	03/04/2008	£129,068.40	£47,548.48	n/a	n/a	£20,853.60	n/a	£76,950.54	£52,117.86	
P-25	34 Waterloo Street	26/02/2007	27/11/2007	£246,908.32	£40,783.67	n/a	n/a	£10,557.21	n/a	£64,954.40	£100,819.75	NIHE HMO grant works undertaken outside of THI scheme.
P-27	6 Waterloo Street	26/02/2007	27/11/2007		£41,440.69	n/a	n/a	£30,000.00	n/a	£81,134.17		
P-28	8 Waterloo Street											
Overall Grant Funding					£976,514.19	£203,610.00	£91,410.81	£222,999.27	£831,108.00	£2,325,642.27		
Overall Project Costs on Completion					£4,479,265.08	Overall Owners Contribution £2,153,622.81						

Project Reference	Property Address	Photographs Supplied			Performance Indicators				Comments - Jobs Created - Occupancy
		Prior to THI Scheme	During THI Works	Upon Completion	Apartments	Retail Units	Office Floor Space	Other	
P-01	4 Shipquay Street	Yes	Yes	Yes	9 No.	2 No.	N/A	N/A	Property 100% occupied. Tenants of 2 No. shop units predate THI Scheme. No additional jobs identified as a result of the works.
P-08	Northern Counties Building	Yes	Yes	Yes	N/A	4 No.	4 No. Floors	N/A	Retail units 50% occupied. Office accommodation 70% occupied.
P-09a	2 Castle Street	Yes	Yes	Yes	6 No.	335 sq.m.	1,045 sq.m.	Restaurant	Majority of occupants relocated from other units.
P-09b	14 Shipquay Street	Yes	Yes	Yes	3 No.	110 sq.m.	65 sq.m.	Lower G.F.I.	Property 100% occupied. New retail units created approximately 6 new jobs. Other building occupants predate the THI Scheme
P-10	6 Shipquay Street	Yes	Yes	Yes	N/A	N/A	4 No. Floors	Gallery Lower G.F.I.	50% of office space currently vacant.
P-12	20 Shipquay Street	Yes	Yes	Yes	N/A	3 No.	N/A	N/A	Other building occupants predate the THI Scheme
P-21	2-4 Waterloo Street	Yes	Yes	Yes	N/A	2 No.	N/A	Display 77sq.m.	Property 100% occupied. Retail unit at G.F.I. Level relocated from other premises. Other building occupants predate scheme.
P-24a	1 Castle Gate	Yes	Yes	Yes	N/A	N/A	Office Suite	N/A	1 No ground floor shop unit currently vacant.
P-24b	3 Castle Gate	Yes	Yes	Yes	N/A	1 No.	Overall Prop.	N/A	Other building occupants predate THI scheme.
P-24c	22-24 Waterloo Street	Yes	Yes	Yes	1 No.	20 sq.m.	1st & 2nd Fl.	N/A	Building occupants predate THI Scheme.
P-25	34 Waterloo Street	Yes	Yes	Yes	1 No.	1 No.	Levels nos. 24 & 3	N/A	1 No ground floor retail unit currently vacant.
P-27	6 Waterloo Street	Yes	Yes	Yes	2 No.	1 No.	N/A	N/A	Other building occupants predate THI Scheme.
P-28	8 Waterloo Street	Yes	Yes	Yes	3 No.	1 No.	N/A	N/A	Property 100% occupied. Optician at G.F.I. Created approx. 2 new jobs.
Total Number of Apartments Created:					22 No.				Property 100% complete. Retail unit at G.F.I. Created approx 2 new jobs.
Total Number of New or Refurbished Retail Units:					19 No.				Property 100% complete. Retail unit at G.F.I. Created approx 2 new jobs.
Total Area of Office Floorspace returned to use:					1,398sq.m.				
Estimated Total number of New Jobs Created								15	