The benefits of using the restored building for commercial and domestic use. Factors that inhibit or influence restoration projects. Can more effective professional leadership lead to more successful restoration projects?

By

Angela Murphy

THESIS

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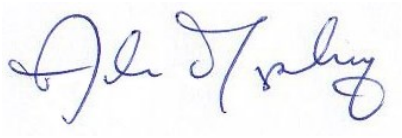
Declaration

I hereby certify that the material submitted in this thesis towards award of the Masters in Professional Design Practice is entirely my own work and has not been submitted for any academic assessment other than part fulfilment of the award named above

Signature of candidate: - 

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Abstract

This thesis looks at the benefits of using restored buildings for commercial and domestic use in Ireland. It examines the factors that inhibit and influence restoration projects being undertaken.

The primary reason for this study is the author's experience of seeing a continuing loss of Ireland's built heritage and more alarmingly what appears to be a commonly held belief that knocking, discarding or demolishing is the best solution.

The study examines if this is prevalent and if so, how widespread it is. It identifies the main challenges faced by the owners and custodians of Ireland's vernacular buildings and built heritage. This is carried out through a public survey and interviews with representatives from a variety of sectors that deal directly with heritage, restoration and conservation.

It looks at the organisations, conservation associations and government departments dealing with conservation. It collates the recommendations from specialists in the areas of conservation and restoration. From this a three-dimensional approach is recommended to address the issues outlined. This proposes collaboration and cooperation between the three main sectors directly dealing with construction, restoration and administration. Effective leadership from each of these sectors is identified as being key to its success.

The study examines the thesis hypothesis; can more effective professional leadership lead to more successful restoration projects? The main objective of this thesis is to identify ways that may contribute to more historical buildings, shopfronts and architectural features being restored in Ireland. There was an overwhelming response from the contributors and a wish to see Ireland's built heritage retained and developed for future use and for solution's to be found to achieve this.

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Chapter 1 - Introduction

Thesis Hypothesis: -

The benefits of using the restored building for commercial and domestic use. Factors that inhibit or influence restoration projects. Can more effective professional leadership lead to more successful restoration projects?

1.1 Introduction

The genesis of this thesis is the author's experience in observing a continuing loss of buildings and shopfronts throughout Ireland, buildings which could potentially be restored and contribute many benefits to their owners and society in general. More alarmingly, there is much evidence to show how often these decisions are made on a whim, with little research or advice, and more often than not the decision is later regretted by the decision makers themselves.

The benefits of restored buildings, from state owned public buildings to privately owned commercial and residential buildings are many. They are lauded as contributing so much to society, not just in terms of their practical uses but also their culture, heritage and popular appeal. There is also the added benefit to the tourism industry, which is self-evident.

The challenges of restoring buildings are many and various. This daunting task is often too much for their owners to take on, resulting in the loss of many buildings, shopfronts and architectural features all around Ireland. So often, it is only then, when they are sadly missed in their locality by the public at large that the questions about how and why begin. Regrettably, despite so many improvements in conservation policies, this continues to happen throughout Ireland and many much-loved buildings continue to be lost.

And as a result of this, the author has wanted for quite some time, to take a closer look at the contributing factors to this and to see what can be done to help remedy this situation. It is to gain an understanding of a wide range of factors, not just the design or architectural aspects but

also to look at financial, technical and regulatory factors, cultural and heritage influences and some of the human aspects, to gain an understanding of some of the main psychological and sociological considerations in decision making. This study aims to look at the many different aspects people face when making decisions either to restore or demolish buildings or built features.

The results of a short survey in the research for this study shows that a resounding majority of people would like to see more of Ireland's old buildings and features restored. It is hoped that this thesis, by establishing and understanding some of the main contributing factors behind the continuing demolition of old buildings, may pave the way to more buildings and features being restored.

1.2 Aims and objectives

The aims of this thesis are: -

- To gain a better understanding of the broad range of challenges that are faced by people throughout Ireland when they are considering restoring old buildings, shopfronts or architectural features.
- To establish the main reasons why people can be reluctant to undertake restoration projects and begin to identify how these may be addressed.
- To examine some of the methods of approaching, costing and funding restoration projects. To aim at finding ways where these may be improved to aid private owners carrying out restoration projects.
- This report will propose some recommendations aimed at improving some of these processes, looking at areas where cross cooperation between professions and organisations may combine to help with the processes and ultimately lead to more restoration work being carried out.

Objectives of this thesis are: -

The main objective of this thesis is to identify ways that may contribute to more historical buildings, shopfronts and architectural features being restored.

It hoped that the research and findings of this study will contribute to giving a more comprehensive understanding to a designer or architect who is asked to advise their client on a design proposal for their premises, where it includes old buildings or features. Or to any professional person from any sector, financial, construction, or other, who is asked to give their opinion to a client about whether or not to restore their building. The objective for this is, that when the professional advisor has a more complete understanding of both the benefits and how to approach restoration projects that they may then be in a position to provide options for consideration, aimed at achieving more restored buildings and features.

1.3 Context

Empirical evidence shows that many buildings and features continue to be demolished, destroyed or discarded throughout Ireland. This study provides both quantitative and qualitative evidence supporting this and also a widespread desire to see more restoration work carried out. It is in this context that this thesis aims to establish suggested ways of improving this.

Buildings in private ownership

It is important to point out that this thesis is concerned with buildings mainly within the private sector. It excludes State and publicly owned buildings that are already under the care of the state and it excludes buildings that are already in the care of their owners and undergoing restoration and conservation work. The study is focused on the remaining buildings and built heritage that are outside of those categories, the houses, shops and shopfronts, warehouses, mills, boat houses, farm buildings, clock towers, water troughs, cobbled areas and the many vernacular features that are spread throughout Ireland.

The Planning and Development Act 2000, put in place a Record of Protected Structures, (RPS) which is a list of buildings or built features that are considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Act provides legislation to protect these. This list is administered through each area's County Council, Town Council or City Council offices.
It is estimated that there are approximately 40,000 buildings listed throughout the country. It is a live register that may be added to or removed from it by a consultation process.

This study looks at the buildings and built features that are: -

A. on the Record of Protected Structures, not yet being conserved or restored and are in danger of being lost, or
B. not listed however have character and potential that merit conservation and restoration.

To put this into context, this thesis is looking at the buildings and features that are in poor condition and in decay, that may already be listed on the RPS however are not yet being restored and as such, are in danger of being lost and buildings that are not listed yet have character and potential benefits, buildings that are subject to their owners choosing to take the time, effort and funding to restore them, or not. These are buildings outside of state ownership, buildings that are mostly in private ownership in streetscapes, towns, villages and the countryside throughout Ireland.

It is often more challenging, more time consuming and more costly to restore old buildings however the benefits are also potentially greater. This study aims to identify and understand how buildings continue to be lost and it is therefore in this context that it looks at how can the process be made easier for the individual private owners who face these challenges.

It is not to look at the legislative aspect of restoration or conservation work, it is to look at the traditional approaches, the opinions, behaviours and attitudes associated with restoration work, to understand the processes and challenges facing the individual owners of buildings with character and heritage and to identify possible ways to improve the processes for them.

The author would like to point out that this report acknowledges the exemplary conservation and restoration work that continues to be carried out throughout Ireland by the Office of Public

Works (OPW), state organisations, voluntary organisations such as the Georgian Society and other community projects. The author would also like to pay tribute to the many private owners who have dedicated themselves to preserving buildings and built heritage throughout our cities, towns, villages and countryside.

Trends in behaviour and the approach to restoration projects

It is important to point out that this research is not intended to focus on the planning laws, the development of conservation policies or to be a legislative review of the enforcement of regulations. Rather, it is intended to look at the reality of what is reported to be continuing to happen in the field, to look at what influences the single decision, 'to knock' or the decision 'to restore.' The evidence suggests that there continues to be a loss of old buildings and historical features, it is in this context that this report seeks to examine the factors, the trends and behaviours prevalent in society that contribute to this.

The Stakeholders

The key stakeholders who stand to benefit from more successful renovation projects being completed are primarily the individual owners of the buildings themselves. In addition to this, as these buildings often form part of the neighbourhood, the benefit often extends to the community, adding to local heritage, culture and the broader society including the benefits this brings to tourism.

By extension to this it can also have a beneficial effect on sectors associated with this work being caried out, for example: -

- The dedicated, committed and capable staff working in the government departments set up to aid restoration and conservative, who continue to see the continued loss of our built heritage.

- The trade and crafts people working in the industry who have less demand for the traditional skills and are forced to divert their skills from what may have passed down to them for generations.

- People working in the financial sectors who can take satisfaction in contributing to families and businesses successfully achieving their goals of successfully restoring what may be a family heirloom or a local gem.

- It may also benefit people who have the opportunity to work for example in a nine to five job in an interesting or quirky building.

The benefits of restored buildings are many, not just to the individual owners but also potentially benefit to families, businesses, communities and tourism, now and on into future generations.

1.4 Research rationale

There have been many developments in the areas of conservation and restoration, ranging from Government aided grant schemes, assistance from Local Authority conservation departments and work done by voluntary organisations, pooling knowledge, skills and resources. Many exemplary restoration projects continue to be carried out by both the public and the private sectors. There is a widespread desire to keep and restore old buildings. Yet despite all this, the experience on the ground in the private sector, is that so often buildings and features continue to be lost. The rationale of this research is to discover to what extent this is true, and if so, what are the reasons for this gap and how may this situation be improved.

As was alluded to earlier, it is the author's experience that so often across so many sectors of society, the advice is given to 'just knock it.' Understanding that this advice is given in good faith, as the safest option for people who are generally under both time and financial constraints, it is so often the chosen option. This advice is often given from qualified professionals, people in the construction industry, finance sector or business community. Yet experienced people in the conservation sector say that buildings rarely need to be demolished.

This obvious gap in the difference of opinion raises many questions. The ultimate aim of this study is to propose ways to bring together the existing skills and advisors to assist people to carry out more restoration work.

The core of this thesis is to establish if there is a culture of thinking behind the phrase "just knock it". If so, to examine more precisely what lies behind it, how prevalent are these views and opinions, does it extend to the professions connected with construction, is there a will to change it and how may this be approached going forward. While appreciating that construction is a collaborative work this thesis asks can the existing body of knowledge combine, to improve this. Can leadership, advice and guidance from a collaboration of professions and organisations, lead to an easier process for people who want to restore buildings? In other words, can some more joined up thinking benefit the owners of buildings in poor condition, and ultimately lead to more successful restoration projects being completed.

A mixed model approach is used in this research. Both quantitative and qualitative research was carried out.

The quantitative research carried out included a survey questionnaire which was completed by a broad selection of people from diverse backgrounds. These included the design and construction sectors, conservation groups, the hospitality industry, the retail sector and local community groups and forums.

The qualitative research consisted of one-to-one interviews which were conducted with people representing the construction, tourism, hospitality and finance sectors. These representatives have considerable experience in their field. They gave their expert opinions on the subjects raised in this thesis. They were also asked for their views and recommendations for the future based on their knowledge and experience in their industries.

The research into these questions begins by taking a look at the current body of knowledge on the subject. This begins with a summary of the main organisations and professions that deal with conservation and restoration work.

The study is laid out in five separate chapters, outlined as follows.

Chapter 1, introduces the thesis hypothesis. It gives the background of how renovation and restoration projects in the private sector are viewed. It introduces what may contribute to some of the shortfalls and outlines how these may be addressed.

Chapter 2, presents the literature review which examines the epistemology relating to building renovation work being carried out, the following heading are used: -

- Conservation and restoration organisations.
- Professions connected with planning, financing and implementing building construction and restoration work.
- Environmental, Ethical, Cultural and Tourism views
- Theoretical and Psychology aspects of decision making. Implementing business strategy and Marketing techniques.

Chapter 3, the research design is outlined, it describes the research approach, methodology, scope and ethics. The survey questionnaire and the one-to-one interviews are outlined.

Chapter 4, presents the analysis of the research. It compares primary research with the findings, evaluates the results of the various categories that determine the conclusions.

Chapter 5, states the findings and the conclusions drawn from the evaluation of the research. It sets out the recommendations from this study which ultimately aim to contribute to more successful building restoration projects being carried out.

Chapter 2 - Literary Review

2.1 Introduction

This section looks at a range of the organisations and professions concerned with restoration work. It looks at the body of knowledge contained within these. They are viewed under four separate headings: -

- Section 1: Conservation and restoration organisations, operating internationally, nationally and locally.
- Section 2: Professions connected with design, planning, financing and implementing building construction and restoration work.
- Section 3: Environmental, Ethical, Cultural and Tourism perspectives
- Section 4: Theoretical and Psychology aspects of decision making. Implementing business strategy and Marketing techniques.

2.2 Conservation and restoration organisations, trade organisations and guilds. operating internationally, nationally and locally

UNESCO

The global organisation, United Nations Educational, Scientific and Cultural Organisation, (UNESCO), operates the selecting and care of World Heritage Sites. UNESCO was set up immediately following World War Two, in November 1945. It initially aimed at reconstructing the education systems across in war torn Europe however this gained momentum and it quickly developed into an educational and cultural organisation to embody peace and establish the "intellectual and moral solidarity of mankind" and, in so doing, prevent the outbreak of another world war" (UNESCO, 2021). The vision statement begins, "In this spirit, UNESCO develops to help people live as global citizens free of hate and intolerance" (UNESCO, 2021).

Included in their mission statement is (UNESCO, 2021) “Peace must be founded upon dialogue and mutual understanding. Peace must be built upon the intellectual and moral solidarity of humanity... By promoting cultural heritage…” One of the educational tools it evolved to achieve this is the World Heritage List. Currently Ireland has two locations registered on the UNESCO World Heritage List, Brú na Bóinne and Sceilg Mhichíl (New Grange and Skellig Michael.) Recently six more locations around Ireland have been accepted on the new Tentative List of “Outstanding Universal Value (OUV) to humanity,” (gov.ie, 2021).

The weight of these statements is substantial and worth consideration by anyone weighing up the pros and cons of doing restoration work. UNESCO exhibits this definition: -

> “Heritage is our legacy from the past, what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration.”
>
> (UNESCO, 2021)

International Charters for conservation and restoration

In 1964 a group of international conservation professionals convened in Venice to produce a charter, the “Venice Charter”, which set out aims and standards for conservation and restoration of monuments, historical sites and historical buildings. Prior to that, in 1931 was the “Athens Charter”. It set out a common world heritage framework based on the following: -

- to establish organisations for restoration advice
- to ensure projects are reviewed with knowledgeable criticism
- to establish national legislation to preserve historic sites
- to rebury excavations which were not to be restored.
- to allow the use of modern techniques and materials in restoration work.
- to place historical sites under custodial protection.
- to protect the area surrounding historic sites.

International architectural specialists arranged a congress in Paris in1957 called the "First International Congress of Architects and Specialists of Historic Buildings." They agreed the following recommendations: -

- the countries which still lack a central organisation for the protection of historic buildings provide for the establishment of such an authority,
- the creation of an international assembly of architects and specialists of historic buildings should be considered,
- a specialised professional training of all categories of personnel should be promoted so as to secure highly qualified workmanship and that remuneration should be commensurate with such qualifications,
- the hygrometric problems relating to historic buildings should be discussed in a symposium,
- contemporary artists should be requested to contribute to the decoration of monuments,
- close cooperation should be established among architects and archaeologists,
- architects and town-planners cooperate so as to secure integration of historic buildings into town planning.

These aims and directives are relevant to Ireland as we were one of the countries that "still lack(ed) a central organisation for the protection of historic buildings". National monuments had protection at that time however other buildings of historical merit had no protective legislation until much more recently.

National Legislation

During the early years of the foundation of the State, during the 1930's, a national policy was adopted for responsibility of our National Monuments. The Office of Public Works has responsibility for this and today this includes the conservation of over 760 individual structures at approximately 1,000 different sites located all around Ireland.

Office of Public Works

The Office of Public Works (OPW) is charged with the care, restoration and maintenance of public buildings, museums and historical sites, throughout Ireland and including our overseas Embassies. The OPW had an annual budget of €467 million in 2019 which included delivering flood protection (oireachtas.ie, 2019) and they have a staff of circa 2,400.

The report to the Select Committee on Finance, Public Expenditure and Reform, and Taoiseach debate - Tuesday, 12 Feb 2019, summarised the heritage estate (heritage sites and monuments) management as: -

> "The culture and heritage estate managed by the Office of Public Works continues to play an important part in Ireland's tourism infrastructure. The OPW is happy to play its part in ensuring that visitors to Ireland who want to experience these sites have a full, fulfilling and engaging experience. The commitment of the Office of Public Works in this area is highlighted by the nomination of OPW-managed sites in recent awards. Kilkenny Castle, Newgrange, and the Phoenix Park were nominated for Ireland's favourite local attraction in the Irish Independent 2019 reader travel awards" (oireachtas.ie, 2019).

In the Organisation Information published, by OPW they state (gov.ie, 2020) "The government has a duty to conserve the heritage of buildings and monuments in State care while allowing and encouraging the public to visit them… These sites are an integral part of Ireland's cultural heritage."

The OPW have experienced and highly skilled staff who continue to provide exemplary work in restoring and maintaining our national monuments, museums, historical and state buildings. Again, their mission statement is aimed to give a commitment and duty of care to Ireland's built heritage.

The Heritage Council

The Heritage Council is an independent state sponsored body which has a statutory responsibility to propose policies and priorities for the identification, protection, preservation and enhancement of the national heritage. Their mission statement is as follows: -

> "Established under The Heritage Act 1995, the Heritage Council is a public body whose mission is to develop a wide understanding of the vital contribution that our heritage makes to our social, environmental & economic well-being" (The Heritage Council, 2021).

The Heritage Council operates a broad range of programmes throughout the country, some of these include: -

- The Historic Structures Fund 2021
- Irish Walled Towns Network (IWTN)
- Museums Standards Programme for Ireland (MSPI), 43 fully accredited museums
- National Heritage Week
- Heritage in Schools Scheme,
- Collaborative Town Centre Health Check Programme
- The Heritage Officer Programme and a wide range of projects undertaken under
- The Heritage Management Grants Scheme.
- Collaborative Town Centre Health Check Programme
- GLAS, Traditional Farm Buildings Grant Scheme
- Traditional Building Skills Initiative
- Historic Towns Initiative
- Adopt a Monument
- Heritage Resources Guide
- Irish Pollinator Initiative

It is evident that the Heritage Council provides directives on many of the cultural, historical and environmental issues. Continuing, and up to date, they also recently set up an initiative to look at the impact of the current Covid pandemic. Given the continuing effects that lockdown and remote working is having on the streetscape with so many premises closed this is a welcome initiative. This project is titled "Putting Town Centres First" and is a podcast series

to raise awareness and understanding of key issues now confronting our historic town centres. Again, looking at this in the context of the importance of our heritage the aims of this are described as: -

> "Protecting the heritage of our historic town centres has never been more important given the challenges of the Covid-19 pandemic. The traditional economic heartbeat of such places is under serious threat. Small and medium sized businesses are especially vulnerable. From the coffee shop on the corner, to brand name retail businesses, there is an air of uncertainty. Challenges of Covid have placed unprecedented pressures on traditional urban areas because of the effects of lockdown and other restraints. Yet the heart of many of our Town Centres contain layers of history and heritage. Town squares, streets, laneways, traditional and sometimes landmark buildings, and streetscapes that have survived the rigour of centuries, are vital for our historical memory and sense of place" (Council, 2020).

The Heritage Council operate many grant schemes and funding of projects, many of these are community-based projects. They ran some pilot schemes in 2021 which included: -

- Pilot Stream for Vernacular Structures, Grants between €5,000 and €10,000
- Pilot Stream for Historic Shopfronts, Grants between €15,000 and €50,000

These pilot schemes were aimed to cover up to 80% of the costs for essential repairs and small capital works for the refurbishment and conservation of vernacular and conservation of historic shop facades, windows, signage and other associated details. It was reported that the pilot schemes were not fully availed of and in some areas including Wicklow County Council there were no applicants for the grants.

Both of these schemes would obviously address directly so many of the private restoration projects referred to in this study. The question would have to be asked, why are they not being availed of. And why are they, in some cases not being applied for, is the news of their availability filtering down to those in need of funding restoration work.

Contained within the circular issued by The Department of Housing, Local Government and Heritage is the total funding available nationally under the Historic Structures Fund, CIRCULAR HSF/2021 (The Department of Housing, Local Government and Heritage, 2020) was €3m. The question would have to be asked if this is adequate to fund restoration projects throughout the country.

3. Available Funding/What works will be funded

Stream	Available Funding	What will be funded	Maximum Grant
Stream 1	Grants between €15,000 and €50,000	Essential repairs and small capital works for the refurbishment and conservation of historic structures to safeguard the structure and keep it in use	80% of eligible costs max.
Stream 2	Grants between €50,000 and €200,000. Grants **may** be phased over two years. Successful applicants should check their Letter of Offer for details of how funding is to be spent over the two years, where applicable.	Larger enhancement or significant refurbishment projects involving historic structures, where a clear benefit to the community and the public has been demonstrated.	50% of eligible costs. In exceptional circumstances a higher percentage **may** be sought, subject to a max of 80%.
Projects in Partnership	To be determined on a case by case basis.	Works to care for historic structures and buildings in public ownership and improve recreational infrastructure and public access to these heritage assets	Will not generally exceed 50% of the project cost
Pilot Stream for Vernacular Structures	Grants between €5,000 and €10,000	Essential repairs and small capital works for the refurbishment and conservation of vernacular structures to safeguard the structure and keep it in use.	80% of eligible costs max.
Pilot Stream for Historic Shopfronts	Grants between €15,000 and €50,000	Essential repairs and small capital works for the refurbishment and conservation of historic shop facades, windows, signage and other associated details to safeguard them and keep them in use.	80% of eligible costs max.

Figure 1: Available Funding, Pilot Schemes, Historic Structures Fund, 2021

The Heritage Council, Record of Protected Structures. (RPS)

The Heritage Act of 1995 led to the formation of the Heritage Council. Between 1995 and 2000 The Heritage Council began the process of compiling an inventory of Architectural Heritage, which is the list titled, the Record of Protected Structures. This is administered through the County Councils, Town Councils and City Councils throughout Ireland. It is estimated that there are currently 40,000 protected structures in Ireland. These properties and structures came under preservation legislation in the Planning and Development Act 2000 (Office of the Attorney General, 2000).

A protected structure is a structure or part of a structure that a planning authority considers is of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The list is the Record of Protected Structures. (RPS). It is administered by each locality, the County Councils, Town Councils and City Councils

Local Authority Legislation, Record of Protected Structures. (RPS)

The Record of Protected Structures, (RPS) is a list of buildings or built features that are considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The list is available online from its local County Council, Town Council or City Council. The administration of this is carried out by the local Authority. It is a live register which can have structures either added to or removed from it. The structures listed in the Record of Protected Structures are protected by legislation set out in the Planning and Development Act 2000, and as amended.

A Guide to Architectural Heritage (The Department of Housing, Local Government and Heritage, 2021; The Department of Housing, Local Government and Heritage, 2021) sets out how this is administered. Some of the key elements are, as follows: -

- The obligation to preserve a protected structure applies initially to all parts of the structure.

- If you are an owner and/or occupier of a protected structure you must ensure that the structure or any element of it is not endangered.
- Under planning law, minor works to structures do not normally require planning permission.
- The planning authority advises whether they consider planning permission is necessary in a particular case through the Section 5 and Section 57 declaration processes.
- There are two schemes, to assist owners and occupiers to preserve a historic structure which are funded by the Department of Housing, Local Government and Heritage.
    i. The Historic Structures Fund, and the
    ii. Built Heritage Investment Scheme.

Applications can only be made via the local authority with applications accepted by local authorities up to the end of January each year.

There is a selection of information and guidance documentation published and available from each local authority for public use. These vary from council to council and often include local contact information for organisations or contractors available for helping with or doing restoration work. One of these information leaflets include the mission statement, (Donegal County Council, 2014) as follows: -

> "Our architectural heritage is a unique and exceptional resource. Structures and places that have acquired character and special interest over time have cultural significance in a changing world. All of their parts have been tested by our climate, and those that have survived the process of decay, and the interventions of their users, have acquired economic, environmental and aesthetic value. If we enjoy the fruits of this inheritance, we have a duty to ensure that it is conserved, sympathetically reused, and passed on to our successors with its value intact".

As with many of the mission statements quoted earlier, this is another strong statement about preserving our heritage.

Each local authority publishes their own information on the Record of Protected Structures and administers how works are carried out through the department's staff and conservation officers. A number of local authority offices were contacted during this study and the staff were found to be competent, committed and cooperative on all aspects of implementing the RPS. They were active in assessing grants and overseeing restoration work. Grant aid for roof repairs was cited as one of the activities carried out by successful applicants. It should be pointed out that a number of these offices reported that they were awaiting the appointment of a full-time conservation architect.

The Georgian Society

> "The Irish Georgian Society is a membership organisation whose purpose is to promote awareness and the protection of Ireland's architectural heritage and decorative arts. These aims are achieved through the activities of its membership and through its conservation and education programmes" (Irish Georgian Society, 2020).

The society is based in Dublin, they also have other chapters operating in other locations around Ireland, England and America. It was founded in 1958 by Desmond and Mariga Guinness when much of Georgian Dublin was in decline. In the absence of legislation or government guidance on conservation from the 1960's until the Planning and Development Act 2000, the Georgian Society developed a network of information providing advice and direction which led to the preservation of buildings and features all around Dublin and throughout Ireland. Today it has a vibrant and active membership who pool knowledge, resources and continue to achieve full restoration of fragile buildings. They maintain an online register of professionals and craftsmen who specialise in historic buildings, run training courses and host lectures regularly.

It would be remiss of this report not to pay tribute to a pioneer of conservation in Ireland who passed away in August, 2020, the Hon Desmond Guinness. The Irish Times stated (The Irish Times, 2020) "He revived the Irish Georgian Society, and influenced State policy on historic houses… gradually developing awareness of, and concern for, Ireland's treasure trove of built

heritage…" Also, The Irish Aesthete stated (theirishaesthete, 2020) "Today Castletown (House, Kildare) is owned by the Irish State and is rightly lauded as a splendid example of Irish design and craftsmanship… "if it had not been for Desmond and Mariga– Castletown would now be nothing more than a handful of old black and white photographs."

Some non-government agencies and voluntary organisations

There are a number of other non-government agencies and voluntary organisations undertake architectural conservation projects, some of which include: -

- An Taisce, the National Trust for Ireland
- Irish Georgian Society
- Dublin Civic Trust
- Irish Landmark Trust

Craft workers organisations and Guilds

- The Design & Crafts Council Ireland
- The National Design & Craft Gallery
- The National Guild of Master Craftsmen
- Guild of Master Irish Weavers
- Guild of Irish Lacemakers
- Irish Basket Makers Association

Worth noting is a look at a development of the traditional Irish style of baskets. A basket maker from Galway, Joe Hogan, has used the traditional skills and developed them into modern sculpture (Hogan, 2018). He was commissioned by Loewe to make extra-large pods that were displayed at the UNESCO building, Paris 2018 (Baskets, 2021). He has also been presented with a Lifetime Achievement Award. Joe describes his own view of craft work with the following quotation: -

"Make necessary beautiful and beautiful necessary".

Summary

The purpose of Section 1, is to identify key organisations dealing with conservation and restoration, to show a little about how they work. From the outset, in reviewing conservation organisations, it is evident how intertwined the words conservation, heritage and restoration are, starting with the powerful mission statement by UNESCO who attribute the importance of preserving heritage and cultural identity to contributing to world peace. The importance of heritage and preservation are continued through the aims and mission statements of each of the organisations; state, semi state, local and voluntary, outlined above. This is also demonstrated in surveys carried out for this study which will be shown in chapter four. It is evident that the shared aims, objectives and values of international organisations like UNESCO, hold through to local and individual values. This may be useful to be remembered when owners of buildings in poor repair ask for advice about what to do with them.

It is also evident that there is a vast array of organisations and agencies dealing with conservation and restoration in Ireland. This extends even further when looking at the various different departments dealing with implementing the Record of Protected Structures, the Heritage Council and each of the individual local authorities.

This is also the case when looking at the grant aided programmes offering support to restoration funding. To illustrate one example of this, the Historic Structures Fund, 2021 (The Department of Housing, Local Government and Heritage, 2021) introduced some pilot funding schemes. They were announced by The Department of Housing, Local Government and Heritage, the fund was overseen and advertised by The Heritage Council and administered through the local authorities. The question would have to be asked if this is causing complications for the end user that it is aimed at helping. In addition to this the end user, who is aiming to restore an old building or structure then also requires to engage an appropriate professional in an administrative role. Is this all too much for a private property owner to deal with when they must find appropriate building contractors, manage funding, learn the restoration process in addition to managing everyday life running businesses, doing a nine to

five job and looking after family. These may be contributing factors as to why many buildings are being lost. Is it possible to make the processes more easily understood to the end user? Is it possible to simplify how it is administered? These subjects are looked at in the later chapters also.

Of particular interest in the findings of this study is the fact that many professional consultants, working in the private sector, that is to say operating outside of the government organisations, local authorities, etc. had little or no knowledge of the Record of Protected structures and how it is run or of the grant aided schemes or how they are run. This is not a reflection on either party, the government departments or the private sector, as both operate highly effectively in their own spheres. It is to point out that there may be quite a wide gap in knowledge when it comes to dealing with restoration projects.

2.3 Professions connected with planning, financing and implementing building construction and restoration work

The professions that are general consulted with during construction projects include some or a combination of the following: -

Finance: -
Quantity Surveyor, (QS), Cost Consultant
Accountants & Financial advisers
Banking and lending agencies

Consultants: -
Architects
Designers
Engineers

Construction: -
Building contractors and all the trades associated with building construction

In looking at the systems in place by each of these professions it is clear that they are well adapted for dealing with processes for new building construction work. This does not however hold true for building restoration work, or it may be asked, can it?

Cost estimating

By its nature, restoration work is complicated, particularly to anyone who has not had training or first-hand experience in it. It is a process of continuous investigative work, to establish the condition of the building structures and features, to determine what repair work and input is required, for example to establish if foundations and walls are sound, roof timbers intact or if rot is present, if so, is it wet or dry rot, etc., As a result, establishing input, and the process of quantifying costs, is not an exact science. This contrasts with the work of a Quantity Surveyor or Cost Consultant who prepares a bill of quantities ('BoQ' or 'BQ') based on specific measured quantities and standard rates of costs for construction materials and the labour. Bills of quantities are prepared according to a standard, widely recognised methodology and as restoration work involves continuous investigation and assessment, it is not feasible to advise a client on the costs for renovation work.

Financial advice

This methodology holds true for financial advisors or accountants who may be asked by their clients what are the costs and is it advisable for them to take on a restoration project for either a family home or a business premises. As the costs are unknown it is difficult to advise anyone in this matter. Some observations in relation to this have been highlighted: -

a. Where a business has a surplus working capital available to invest in its premises, or
b. Where private individuals have adequate resources or funding available.

In these circumstances where these criteria are not met it may be prudent for the financial advisor to advise against entering into the project.

It is interesting to observe how newly formed distilleries and breweries are helping to fund the restoration of large old buildings all around the country that were in very poor repair and also generate a healthy income and local employment. To give some examples, Slane Castle distillery, Co. Meath and Ballykilcavan, farm and brewery, Co. Laois have developed new businesses and undertaken substantial restoration works. Similarly, developments in the leisure and hospitality industry are also being used to fund restoration projects. For example, Powerscourt House and Killruddery House & Gardens in Co. Wicklow have both developed outdoor leisure activities, opened walks and trails, cafes and restaurants and are undertaking substantial long term renovation programmes to historic houses.

The converse of this also holds true. Where a financial advisor is asked for their opinion and they believe, in the interest of their client's circumstances, they may advise against such investments or even err on the side of caution. Again, should the question be asked, are they erring on the side of caution, are they giving a personal opinion where they believe it to be too costly or difficult a project to undertake or other reasons. This will be looked at in more detail in the next section.

An experienced branch bank manager was interviewed for this study and put forward some proposals for funding. He suggested that where a business may normally look at raising funds through a commercial loan of between five to seven years that this may be looked at over a longer term of say fifteen years, thereby reducing the monthly repayments and immediate burden on the business, especially as restoring a building is a long-term investment. Similarly, he suggested that a couple renovating an old building for a family home, may also look at extending the time scale to a longer-term bank loan or mortgage of at least thirty-five years.

Consultants

Traditionally where architecture, design and engineering are taught in colleges and universities the focus is on new design, new building and new construction methods. Historically, little training in the restoration work of old buildings was given. This is also evidenced in the prospectus of the colleges themselves. Therefore, any knowledge about restoration work is

often gained by post graduate experience. More recently the role of the conservation architect has been introduced which will be looked at next.

Conservation architects

The role of Conservation architects is a relatively new one. University College Dublin began doing a Masters in Urban & Building Conservation, (MUBC) twenty-five years ago. In the prospectus it introduces the course as follows: -

> "The twenty-five years of the MUBC programme's existence have seen a growing awareness of the cultural, social and economic importance of conserving the built heritage of buildings and urban areas. In this country and internationally, there is a growing demand for the knowledge and skills required to maintain and manage the wide range of buildings that form the material culture of society" (UCD, 2015).

The Royal Institute of the Architects of Ireland (RIAI) developed the Conservation Accreditation System which they launched in 2001. This is divided into three separate grades of accreditation for architects, Grade I, II and III, Grade I being the highest.

> The RIAI has brought the philosophy of conservation to a wider cross-section of both the architectural profession and the public, and has informed clients as to best practice… the RIAI Conservation Policy and Conservation Accreditation System have changed the attitude of architects, clients, authorities and the public" (IHBC, 2021).

In many of the professions mentioned above, there is limited training evident in restoration work. It is therefore concluded that advice given to clients about restoration work is based on personal experience or personal opinion. Again, as referred to in the financial advice section, the question may be asked, given the challenges or circumstances, do consultants give a qualified opinion or a personal opinion on undertaking restoration projects.

2.4 Environmental, Ethical, Cultural and Tourism perspectives

Environmental and Sustainability

Sustainability begins with preservation and reducing the impact or damage to the environment. Preserving and restoring old buildings, is therefore suggested as being the best option in terms of the sustainable approach to construction. Older buildings are essentially sustainable by their longevity and the materials are composed of more natural components.

During a discussion for this thesis with Colm Murray, the Architecture Officer in The Heritage Council, about sustainability and the benefits of restoring buildings, he gave the following quotation; "…the most environmentally benign building is the one that does not have to be built".

Adapting old buildings for new uses is an important consideration in the design of buildings for low environmental impact. It is significant that the (Foundation, 2021) Pritzker Architecture Prize for 2021 was awarded to Anne Lacaton and Jean-Philippe Vassal for their adaptations of high-rise concrete buildings for contemporary residential and commercial use. They have stretched design concepts giving optimum consideration to new environmental and sustainable thinking.

An important part of adapting buildings is the consideration of waste. Aiming to dismantle buildings piece by piece to preserve the parts that are reusable, is aimed for sustainability and is policy in some countries.

> "We have to change from 'ego-architecture' to 'eco-architecture."
>
> — Jaime Lerner

Ethical

To view an ethical approach to restoration work would be to respect the history of a building and to respect this in the context of its intended future use. When restoring buildings, making every reasonable effort to retain the original structure and features is considered the most ethical thing to aim for. Consideration for its history is a factor, whether the building continues its existing uses or is adapted for new uses, retaining a 'nod to the past' is often thought the ethical thing to do.

It is thought best to take a considered and sensitive approach to alterations or extensions. In terms of the structure, fabric and details of the building or its features, keeping this intact, repairing and restoring is always aimed for. The consensus of opinion in conservation work is that doing the least possible alterations to original structures, materials and features, is thought best. 'Being faithful to the integrity of the building' is a term which is sometimes adopted during renovations, referring to selecting materials, methods, details, etc., for the work undertaken.

Culture and heritage

A reminder of the mission statement from UNESCO may sum this up best: -

> "Heritage is our legacy from the past, what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration."
>
> (UNESCO, 2021)

The conservation organisations looked at above have also strongly emphasised the importance of culture and heritage. Ireland's built heritage plays a valued part in our culture and heritage in many aspects, as an international tourist attraction and a valued part of our communities.

Cultural identity

During the interviews and discussions for this study, some interesting points related to the subject of Ireland's built history were occasionally raised. Very occasionally the question was asked, how Irish are our buildings, indicating that there is a slightly complex relationship with our built history or our cultural identity. It is nevertheless a finding of this study and although it is not raised as a prevalent issue, rather as more of a question, it should be pointed out as one of the findings in this paper. The author can confirm also having occasionally heard this question raised also although much less so in recent years.

Another aspect of cultural identity is some of our established traditional and unique to Ireland elements, which are not often recorded as such. It includes particular styles of vernacular buildings, details and also our shopfronts. The Irish Shopfront, is a recognised attraction which so often appears in postcards, calendars and media. Less well known is that there are very specific styles of shopfronts throughout different regions of the country with very distinctive characteristics. For example, the side scrolls on shop front facia boards in the Inistioge area and East County Kilkenny, the slender pilasters in Ennistymon and West Clare, the pediments, corbels and slender arched windows throughout West Cork. The towns and cities have their unique styles also and corbels vary throughout the country. These have not been documented in any significant way to date and much deterioration continues to these, particularly each year during the winter months. As is proposed by this thesis hypothesis, the question of assisting restoration work to these and other features of our built heritage is an important one.

A study carried out in the mid 1980s sought to establish if there is an Irish cultural design identity in vernacular furniture. This was carried out by a furniture lecturer in the College of Marketing and Design, Mountjoy Square, (TUDublin) Des Conlan, who was originally from Belfast. He did establish that there are specific styles and designs, to Irish vernacular furniture. Unfortunately, Des passed away before his study was completed or published.

The economic value to tourism, which will be looked at next, is marketed to include so many elements of Irish built heritage. Tourism and marketing statistics show that it is what the majority of tourists visit Ireland for. A further point relating to cultural identity is the observation that where reference is made to Ireland's culture and heritage it is often qualified by reference to its benefit to tourism. This is seen in the OPW report on finances and the Heritage Council aims and objectives which were outlined earlier in this chapter. The question would have to be asked; is this qualification or verification needed? In addition to this, news

and media reports can also often qualify a reference about culture and heritage by outlining its benefit to tourism. Again, is this qualification or verification needed? Can the value of culture and heritage stand alone, without requiring further validation? Are these cultural identity issues, and if so, is cultural identity a contributing element, albeit a small one, to deciding whether to knock or restore old buildings, again perhaps a subject for another survey.

Tourism, value to the economy

The tourism industry makes a substantial contribution to the Irish economy. Culture, heritage, environment, leisure activities, arts and entertainment all play a contribution to tourism of which our built history is an important part.

As the international tourism market has been severely affected by the Covid-19 global pandemic this study will examine the pre pandemic figures.

According to OECD (OECD, 2021) "strong growth in recent years, tourism has reinforced its position as an important economic sector in Ireland, bringing jobs and revenue to all parts of the country. In 2018, revenue from overseas tourists exceeded EUR 5 billion for the first time and the total value of tourism expenditure to the economy in 2019 amounted to EUR 9.4 billion, some 3% of GDP".

The statics from Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media , 2019) show a breakdown of the total value to the economy of €9.4 billion being €7.3 from overseas tourism and €2 billion from domestic tourism. The OECD also states that (OECD, 2021) the tourism industries directly employ 225 500 people, accounting for 10.3% of total employment in Ireland.

The total number of overseas visitors in 2019 reached a record high of 9.7 million according to the Failte Ireland report (Failte Ireland, 2020).

Living Over the Shop, (LOTS)

'Living Over the Shop' is a government incentive which has been introduced on a number of occasions since 1994. It's aims have been to promote restoration of vacant upper floors over shops, to provide accommodation and to rejuvenate the social aspect of life in towns and cities. It has been the subject of much debate and has had limited success to date. As recently as this March 2021, a similar incentive scheme has been introduced, the Living City Initiative (LCI) which is "a tax incentive scheme for Special Regeneration Areas" (Revenue , 2021).

These are significant when looking at current housing shortages, how far behind target the building programme is, as outlined by the Construction Industry Federation, (CIF) and the availability of space above ground floor retail areas throughout the country.

2.5 Theoretical and Psychology aspects of decision making. Implementing business strategy and Marketing techniques

Introduction

Looking at some of the recognised theoretical studies in human behaviour and psychology can contribute to the understanding of how choices and decisions are influenced in relation to restoration work and the topics raised within this study. The following is a brief look at some recognised studies.

Maslow's Hierarchy of Needs and the Elements of Value Pyramid

Maslow's Hierarchy of Needs which was published in 1943 is a study into what motivates human behaviour. It illustrates a hierarchy divided into five categories, see figure 2, beginning with the base: -

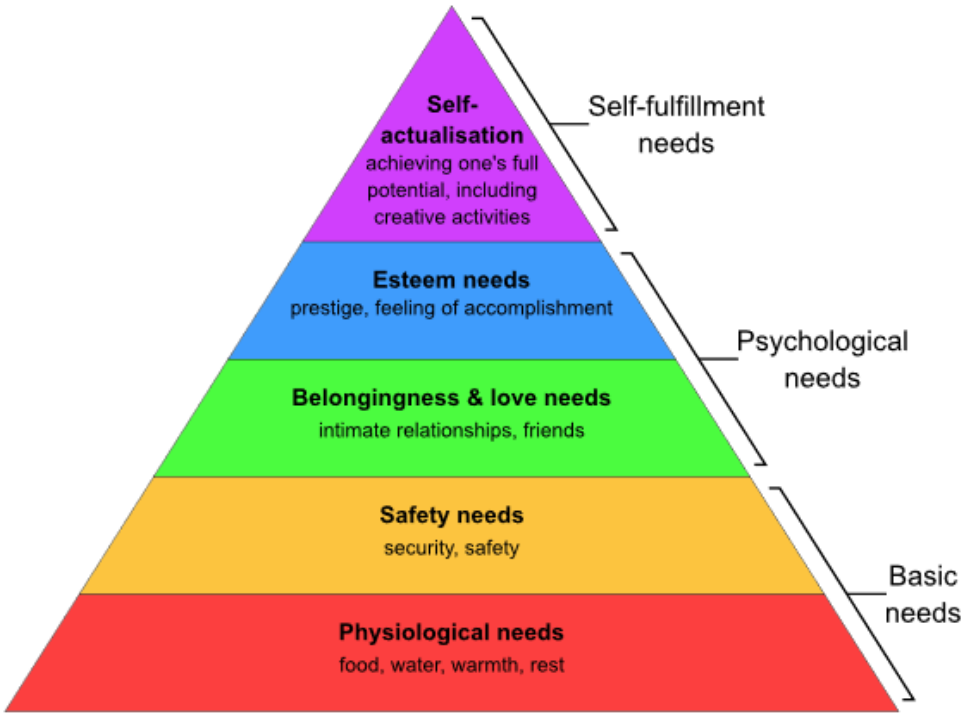
Level 1: The needs for survival, food, water, warmth and homeostasis

Level 2: The needs for safety and security, health and financial

Level 3: Social needs, belonging, love, family, friends

Level 4: Esteem needs, feeling of accomplishment, valued by others, prestige

Level 5: Self actualisation, achieving one's full potential



"Maslow's Hierarchy of Needs2", by Androidmarsexpress, licensed under CC BY-SA 4.0

Figure 2: Maslow's Hierarchy of Needs2

This theory of human development begins with a basic level showing the needs for survival and once this level is achieved it then can progress up to the next levels. Maslow developed these theories further over time including the Maslow's Motivation Model. One of the elements in this study describes a category of Aesthetic needs. A study describing this says (McLeod, 2020) "According to Maslow's theories, in order to progress toward Self-Actualization, humans require beautiful imagery or novel and aesthetically pleasing experiences". This statement also supports the benefits of the more appealing aesthetics of transforming derelict or damaged buildings to restored buildings.

Elements of Value Pyramid

The principles of Maslow's theory are widely used in marketing research. They were also developed further in other studies including a study by Eric Almquist, John Senior, and Nicolas Bloch in their Elements of Value Pyramid, see figure 3, below. The aim of this study was to identify marketing values for consumer products and services. After three decades of research, 30 elements of life values, were identified. These were divided into four categories: functional, emotional, life changing, and social impact. Again, the base level are the primary needs, progressing up to self-actualization and self-transcendence, see figure 3 below. They envisioned that (Almquist, et al., 2016) "the elements of value pyramid is a heuristic model—practical rather than theoretically perfect".

These studies are used in a vast number of applications. As one application of their intended use is to aid marketing research into services, it may be useful, in the context of this study, to compare these elements with the needs of a client, when they are making choices about doing a restoration project. One example of this, to better understand that the primary needs of a client may be to provide the simple basic requirements of a home. Or at the top level, classified as having "social impact," to develop a larger project to give benefit to a community. Similarly, the middle ground may be to provide for progress as a phased development, beginning with the basic home requirements and preparing a plan to expand working through the middle ground and ultimately complete a larger development. This view may apply to all services provided to the client doing the development including design, financial, construction and any other elements. It may be interesting to note here that the Elements of Value Pyramid classifies nostalgia in the second level and an heirloom is listed in the third level category.

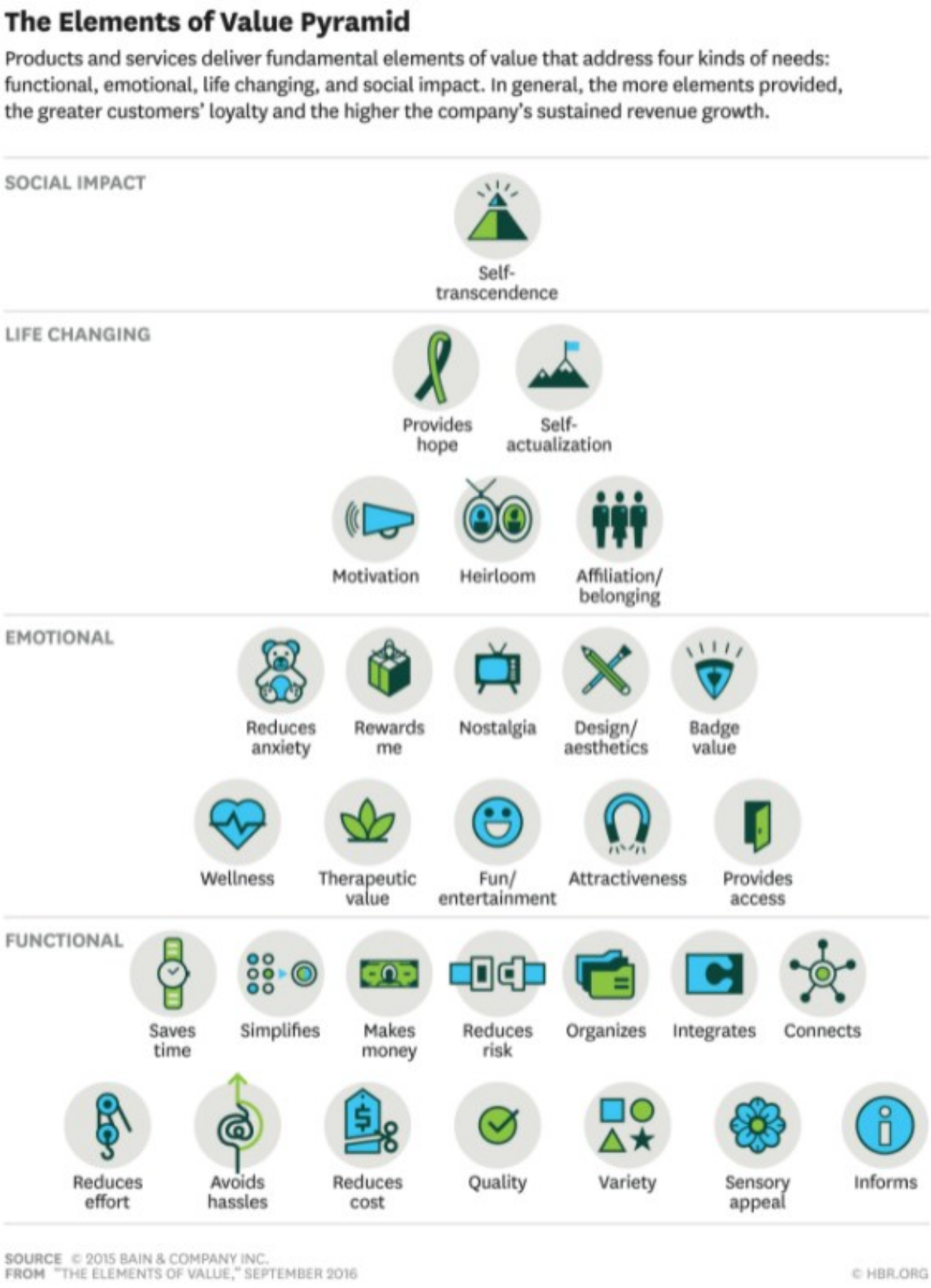


Figure 3: Elements of value pyramid

Heuristics and Biases

A psychologist from Princeton University, Daniel Kahneman was awarded the Nobel Memorial Prize in Economic Sciences in 2002, for his ground breaking work in applying psychological insights to economic theory. His work focused on the areas of judgement and decision-making under uncertainty. In his book titled, "Heuristics and Biases, The Psychology of Intuitive Judgement" (Gilovich, et al., 2002) examine systems of reasoning, intuitive judgement, systems of recall and related theories. It states the following: -

> "In contrast to formal theories of beliefs intuitive judgements of probability are generally not extensional. People do not normally analyse daily events into exhaustive lists of possibilities or evaluate compound probabilities by aggregating elementary ones. Instead, they commonly use a limited number of heuristics, such as representativeness and availability (Kahneman et al., 1982). Our conception of judgmental heuristics his based on natural assessments that are routinely carried out as part of the reception of events and the comprehension of messages. Such natural assessments include computations of similarity and representativeness attributions of casualty and evaluations of the availability of associations and exemplars…" (Gilovich, et al., 2002, p. 20).

An example of heuristics is given where two groups of students of between 15 to 16 years of age, were asked how old Gandhi was when he died. Class A, were given a couple of answers to choose from, ranging from thirty-eight years old, plus or minus 15 years and a blank option. Similarly, Class B, were given a couple of answers to choose from, ranging from one hundred and three years old, plus or minus 15 years and a blank option. Mahatma Gandhi was in fact 78 years old when he died however each of the groups were influenced by the options that they were given, described as anchors, and as a result they each followed with answers close to the suggested age. The studies carried out by Kahneman indicate that heuristics and biases are in fact quite prevalent in everyday life and decision-making, it states that (Gilovich, et al., 2002, p. 138) "anchoring appears to be both prevalent and robust, as research has yielded scorers of demonstrations of this bias. The contaminating effects of your relevant anchors can be observed in numerous real-world contexts".

In Ireland, a phrase ‘to follow like sheep’ is often used and thought to be comical however the results of these studies indicate that it plays a larger role than is commonly thought in terms of influencing decisions. While it is of course difficult to prove conclusively specific results of the effects of heuristic and biases studies, Kahneman has been recognised for showing how these affect everyday decisions.

This extensive physiological research into heuristics and biases would lead us to ask, where the answer is unknown, how inclined is someone to be influenced by the known or suggested anchors. To what extent can even an architect, designer, engineer, building contractor or financial advisor, who is not experienced in restoration work, be influenced by regularly hearing an answer saying ‘just knock it down’ when it comes to considering renovation projects? Should advice be directed to people or agencies who have experience in restoration projects?
The survey results and interviews that will be outlined in chapter four suggest these may be of greater relevance than generally considered.

Thinking Fast and Slow, Daniel Kahneman

Kahneman also conducted studies into the power of the unconscious bias which is defined in his book titled “Thinking Fast and Slow” (Kahneman, 2011).

- System 1: Thinking fast - is described as automatic, intuition or first instinct. He suggests that this may also be influenced by what is heard most often as a solution.
- System 2: Thinking slow - is to slow down and take an informed approach, to fully research the given question.

It states that under System 1, that you are more likely to be influenced by a cognitive illusion. Or in other words, because everyone says “x” is correct, therefore it is thought that the answer must be “x”. This he describes as cognitive ease. Cognitive strain is described in the second option, opting to take time to research, enquire and to make an informed decision.

Strategy, Business Model Planning, Marketing and making changes

To implement a plan for any substantial change requires careful research, strategic planning and implementation. A coordinated plan for team work. Where an issue of importance and size, requires input from a cross section of skills, people and organisations, effective planning, cooperation and leadership are key to its success. One approach is outlined in "The Nature of Integrating Marketing Communications (Pride & Ferrell, 2012)", where they describe such components as (Pride et al. 2012, p506) "Coordinating multiple marketing tools to produce this synergistic effect requires a marketer to employ a broad perspective". There have been many successful projects achieved at national level in Ireland in recent years which have involved input from many different sectors and organisations. To give some examples of these, The Good Friday Agreement, legislation that has been implemented here that has since, also been implemented internationally such as stopping smoking in public areas and gay marriage, also international events such the Olympics 2003, Ryder Cup 2006 and the Tour de France 1998. To achieve success in implementing unique events such as these, there are many different business development models and integrated marketing techniques that may be adapted, particularly in this hyperconnected world.

In implementing something new, it is important to understand that initial acceptance of new ideas is often slow. The beginning, having an idea or concept accepted, is often the most challenging: however once accepted, momentum can progress any project to achieve great success. The Kubler-Ross Change Curve, when applied to the business model, illustrates this. The initial negativity to a new idea can often reach the point of anger. Following this, and when more people discuss the concept, the challenges and the benefits, the idea can reach an even lower negative reaction, when the curve bottoms out, gradually acceptance creeps in decisions and momentum can lead to speedy and effective implementation of the new idea.

Another example of this behaviour in implementing new ideas is the Transtheoretical Model (also called the Stages of Change Model) (LaMorte, 2019) which was developed by Prochaska and DiClemente. It outlines stages in implementing new ideas and change as follows. The first stage, a Precontemplation stage, is where people often react very negatively and do not intend to take part in the process, to a point where their behavior is problematic and can even produce

negative consequences. Their research shows that within an average of six months this leads to a Contemplation stage, then the Preparation stage. Within an average of thirty days people are ready to take action. Understanding the process and initial negative reaction is important in approaching any new idea, particularly when they are for the greater good.

An example of this change was given of two young undergraduate architects from Boston who went to Rwanda to help in some architectural design work. It resulted in a hospital being built on a remote hilltop, without machinery, building materials or skilled labour. They succeeded in developing a model hospital, a skilled workforce and many associated industries. It influenced the government there and since then is also influencing change in health care and building policies in America. It is also influencing architectural design in using more social and sustainable methods. Today MASS Design Group has expanded internationally, they have 200 architects and their ethos includes "architecture has a critical role to play in supporting communities to confront history, shape new narratives… and project new possibilities for the future." (MASS, 2021).

2.6 Analysis of the literature

This literary review has looked at the organisations that emphasise the importance of cultural and heritage. UNESCO describes these as "both irreplaceable sources of life and inspiration" (UNESCO, 2021). This followed on to look at the international conventions formed to agree policies and methods of restoration and preservation work, beginning with the 1931 "Athens Charter" and followed by the "First International Congress of Architects and Specialists of Historic Buildings" held in 1957 in Paris. The international conservation policies agreed by these, followed through in Ireland in the 1930's with the protection of the National Monuments and more recently with the formation of the Heritage Council in 1995 (The Heritage Council, 2021) and the Planning and Development Act of 2000 (Office of the Attorney General, 2000). The emphasis, shown in these international organisations, of preserving culture and heritage are also reflected in the aims and statements of each of the Irish Government, Semi State and voluntary organisations looked at in this study, they are unanimous in that.

The state and public buildings are cared for, restored and maintained by highly skilled and well-resourced departments in the Office of Public Works, (OPW). The buildings listed in the Record of Protected Structures (RPS) that are mostly in private ownership appear to have more challenges implementing restoration projects. These may be primarily for financial reasons or limited access to advice or skilled trades. It may also be influenced by what may be a commonly held belief, that there is no point in attempting a challenging restoration project, that knocking down old buildings is the only solution. The results of the survey questionnaire and the expert opinions given in the interviews, which will be detailed in chapter four, indicate that each of these are contributing factors to restoration projects not being attempted.

Two types of grant schemes and initiatives have been introduced by government departments aimed at supporting smaller private restoration projects. Each has shown limited success. The Living Over the Shop (LOTS) has been reintroduced on a few occasions and its success is debated at length. The pilot schemes for Vernacular Structures and Historic Shopfronts, from the 2021 Historical Funds were not fully availed of and in some counties were not applied for. These are aimed at helping an estimated 40,000 buildings and structures listed on Record of Protected Structures (RPS), many of which are owned by private individuals, families or businesses. While there appears to be effective systems and personnel in place to administer these schemes, there is limited evidence of this funding or support reaching much of the private sector that it is aimed at helping. The Record of Protected Structures, (RPS) are administered by the county, town and city councils. The author spoke with a number of these during the research for this thesis, the staff were found to be knowledgeable, helpful and committed to restoration work however some of them reported that there was no conservation officer yet appointed to their office.

The Record of Protected Structures (RPS) list excludes an unknown quantity of vernacular buildings not listed.

The challenges of both costing and implementing building restoration projects were outlined. It was shown that the professions who deal directly with construction work in the private sector, have limited training in dealing with historical building restoration work. Conservation Architect courses have however been introduced by University College Dublin, (UCD) since the Planning and Development Act of 2000 came into effect and the Royal Institute of the Architects of Ireland (RIAI) also began the Conservation Accreditation System in 2001.

Systems and structures look to be in place in all the required areas however it appears that there are shortfalls in getting assistance through to the private sector. The survey results and interviews detailed for this study support these views which will be detailed in the following chapters.

While the research for this study cannot point in any one direction for the challenges faced by these property owners, the indications are that it may be as a result of a combination of factors. As the current systems in each of the organisations appear to work effectively the question is why is this not getting through to the areas where it is most needed. Could cross cooperation between the various organisations be helpful in achieving more successful restoration projects on old buildings, shopfronts and other built features.

2.7 Summary

The benefits of restored buildings contribute to individuals, families, businesses and communities. There is also a considerable benefit to tourism. The 2019 Failte Ireland reported that tourism contributed €9.5 billion to the economy and 225,000 in directly related jobs. Building restoration also ticks all the boxes where Environmental and Sustainability issues are concerned. Organisations and systems appear to be in place to deal with restoration to a certain extent however there appear to be gaps in the systems as many people who own old buildings and features are not equipped to comfortably choose to restore them.

It has been established that doing restoration of buildings is by its nature more complicated than new construction work as it requires constant investigative work. It is more often, more expensive to do, and it requires more time and input. The benefits are also there when and if the projects are completed however, it does put extra pressure and demands on anyone doing this work.

The surveys and interviews in the following chapter aim to confirm which of these issues are most relevant and to identify areas that improvements can be made, to lead to more successful restoration projects?

Chapter 3 - Research Design

3.1 Introduction

This chapter looks at the research methods for this thesis in relation to the theories behind the recognised studies and practices of research methods.

3.2 Theoretical perspective

The subjects raised in this study cover a broad range, accordingly, the research design methods took on various methods of research to investigate these.

The primary consideration in the field of research is epistemology. Epistemology relates to the theory of knowledge. This takes a more in-depth view of process and comparison methods. It investigates the distinction between justified belief and opinion. Epistemology looks at the development between methods, validity and scope. When used for research purposes it traces the progression through the theoretical perspective and methodology.

The principles of rationalism and empiricism were viewed. The distinction between these is that rationalism looks at knowledge that comes from intellectual reasoning and empiricism and looks at acknowledgment that comes from using senses to observe the world.

3.3 Methodology

In considering the methods of approach for research into this study. it was concluded that a mixed method of research would be most effective.

> The strategy, plan of action, process or design lying behind the choice and use of particular meetings and lining the choice and use of methods to the desired outcomes" (Crotty, 1988, p. 3).

3.4 Research methods

The two methods of research were chosen to research the questions raised in this study. The first, quantitative, was chosen to assess public opinion in relation to restoration and conservation issues, in the form of a public survey. The second, the qualitative research was selected to gain professional views and opinions through interviews, discussion and correspondence with people who have expertise working in the different sectors of the industry.

The public survey

The survey questionnaire was conducted on a public platform, in the form of an online survey link. The respondent's anonymity was therefore preserved. It offered a selection of questions which sought to gain general views and opinions about building restoration. This sought to establish views as to how people felt about old buildings and features that are demolished. The author had anticipated that the response would possibly show a 50/50 preference for restoration or demolition of old buildings and it was surprising and encouraging therefore when it revealed that 91% said that they do "regret when old buildings, shopfronts or architectural features are demolished". The survey also established that the respondents were balanced in their preferences for both old and modern buildings. This was left as one of the last questions as it was intended not to influence the views on the general questions in the survey.

The interviews and discussions

Different interview structures were considered for the interviews for the various sectors that were consulted during this research and as such different aspects of knowledge and experiences were sought.

Theories relating to interview structures were examined. According to (Kvale, 1996) the mode of understanding in a qualitative interview relates to its specific research and he states “the conceptual understanding of the interview that is developed will serve as a framework for clarifying the methodological and theoretical issues arising during the stages of for an interview investigation” (Kvale, 1996, p. 17).

The subjects contained in this research covered a number of different fields of study. This report sought to investigate views about each of these in as much detail as possible. Qualitative research was the chosen method for this in the form of interviews. Contributors were sought from a number of different professions and businesses to investigate these. Open and general views were sought in relation to heritage and the general matters from each of the contributors while more specific views were sought from the professions and representatives from the different business sectors.

Some of these interviews were in person and some were held by discussions through internet meetings and phone as a result of the current government guidelines pertaining to the current Covid-19 pandemic.

3.5 Ethics

Due consideration to the code of ethics is of vital importance at all times, particularly in professional practice. Careful consideration was given to the code of ethics in this study particularly as the discussions are cantered between opinions about the implementation of Government legislation contained in the Planning and Development Act 2000 and people’s moral conscience and opinions in deciding what to do with old buildings and features. The author’s experience of speaking with people in the antique trade is such that everyone has or knows someone who has thrown out things of value, from attic or shed clearances. Following on from this, so many people know of a building of feature that was lost in their locality, and

while not knowing the circumstances, speaking about these requires careful consideration to ethical principles.

In considering this and professional conduct, the first point of reference was made to the Code of Conduct for the professional association's that the author is a member of and therefore bound to comply with. These however are in reference to contractual obligations during project work with clients and do not specify research work or general commentary. The RIAI gives more general considerations and the RIAI Code of Practice; Principle 1, is outlined as "Architects shall at all times act with honesty and integrity and avoid any actions or situations that are inconsistent with their professional obligations. Honesty and integrity underpin the code and will be taken to be required in any consideration of an architect's conduct" (RIAI, 2013).

The principles of ethics are described by Alan Bryam as: -

> Discussions about ethical principles in social research, and perhaps more specifically transgressions of them, tend to revolve around certain issues that recur in different guises, but they have been usefully broken down by Diener and Crandall (1978) into four main areas: -
>
> 1. whether there is harm to participants;
> 2. whether there is a lack of informed consent;
> 3. whether there is an invasion of privacy;
> 4. whether deception is involved.
>
> (Bryam, 2012)

These present principles that are relevant and helpful in interview situations. Establishing trust in professional practice and professional relationships based on these principles is a primary consideration in professional practice.

It should be noted that while the contributors to this study were each offered signed confidentiality agreements prior to any discussions or interviews, this offer was not accepted or deemed to be required by them. This may be due to the consideration that the primary focus of the study was to gain opinions about building restoration.

3.6 Scope

The research for this study sought views and opinions from experts in their field relating to the different professions connected with building restoration work. It also sought to investigate the implementation of the conservation policies by departments in the local authority's offices and views from the conservation representatives representing those offices. The research included some investigation into human psychology and more particularly in relation to; choice behaviour patterns, heuristics and biases. Views and opinions were also sought from a number of representatives from the construction sector in relation to the practices of construction and restoration work.

3.7 Summary

The principles and processes outlined in the study of epistemology contributed to the methods and detail of research for this thesis. This ranged from gaining general views in the survey questionnaire, to open questions or opinions and more specific probing questions relating to people's views relating to building restoration.

The author found it very surprising and most encouraging that the people who were contacted during the course of this study were exceptionally helpful and willing to contribute to the research for building restoration and conservation. The following chapters will reveal the findings of these discussions and surveys.

Chapter 4 - Research Analysis, Data Presentation

4.1 Introduction

The two methods of research were chosen to research the questions raised in this study.

The first, quantitative research, consisted of a general survey which gained statistics on range of views and opinions about heritage and restoration

The second, the qualitative research, consisted of conducting interviews with experienced representatives from a selection of industries and professions, dealing with heritage and restoration work.

The results and findings are presented here and the analysis is set out below.

4.2 Research Method 1: - Survey

This survey was aimed at gaining a statistical representation of general held, public views, form a cross section of the community, not purely people working in the area of construction or conservation. An online survey tool was selected and a link to this was made available to a broad selection of people from diverse backgrounds including local community groups and forums. It was also aimed to give as wide a sample as possible and included people in both urban and rural settings.

Links to the survey were sent to participants in this Master's Degree programme who come from a range of backgrounds and occupations and it was also sent to some representatives of the hospitality industry, retail groups, fashion designers and some design, construction and conservation representatives. There were one hundred and ten respondents to this survey.

A questionnaire set out a range of nine separate questions relating to heritage, old buildings and restoration work in general. Each questions gave options to choose from, the opportunity to leave a different answer or comment and they could also choose to skip the question.

The survey and the online link were titled, “Restoration of old buildings in Ireland”. The online respondent’s identification remained anonymous. The data and results of the research are set out below, which is followed by a brief description of the objectives and an analysis.

Question 1

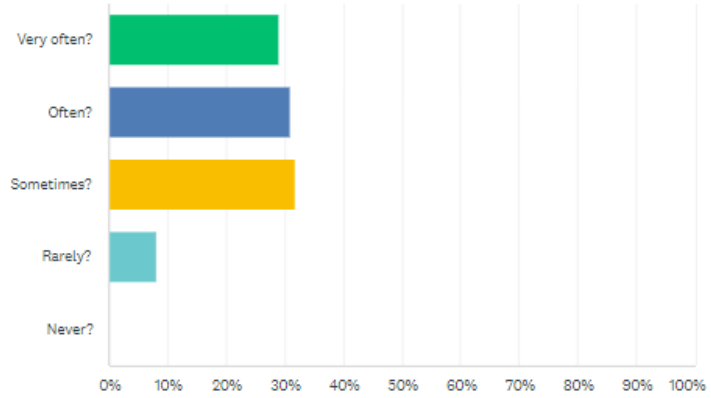
Have you noticed an old building, shopfront or architectural feature demolished that you would have liked to see being kept or restored?

Q1

Customize Save as

Have you noticed an old building, shopfront or architectural feature demolished that you would have liked to see being kept or restored?

Answered: 110 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very often?	29.09%	32
Often?	30.91%	34
Sometimes?	31.82%	35
Rarely?	8.18%	9
Never?	0.00%	0
TOTAL		110

Comments (1)

Objective

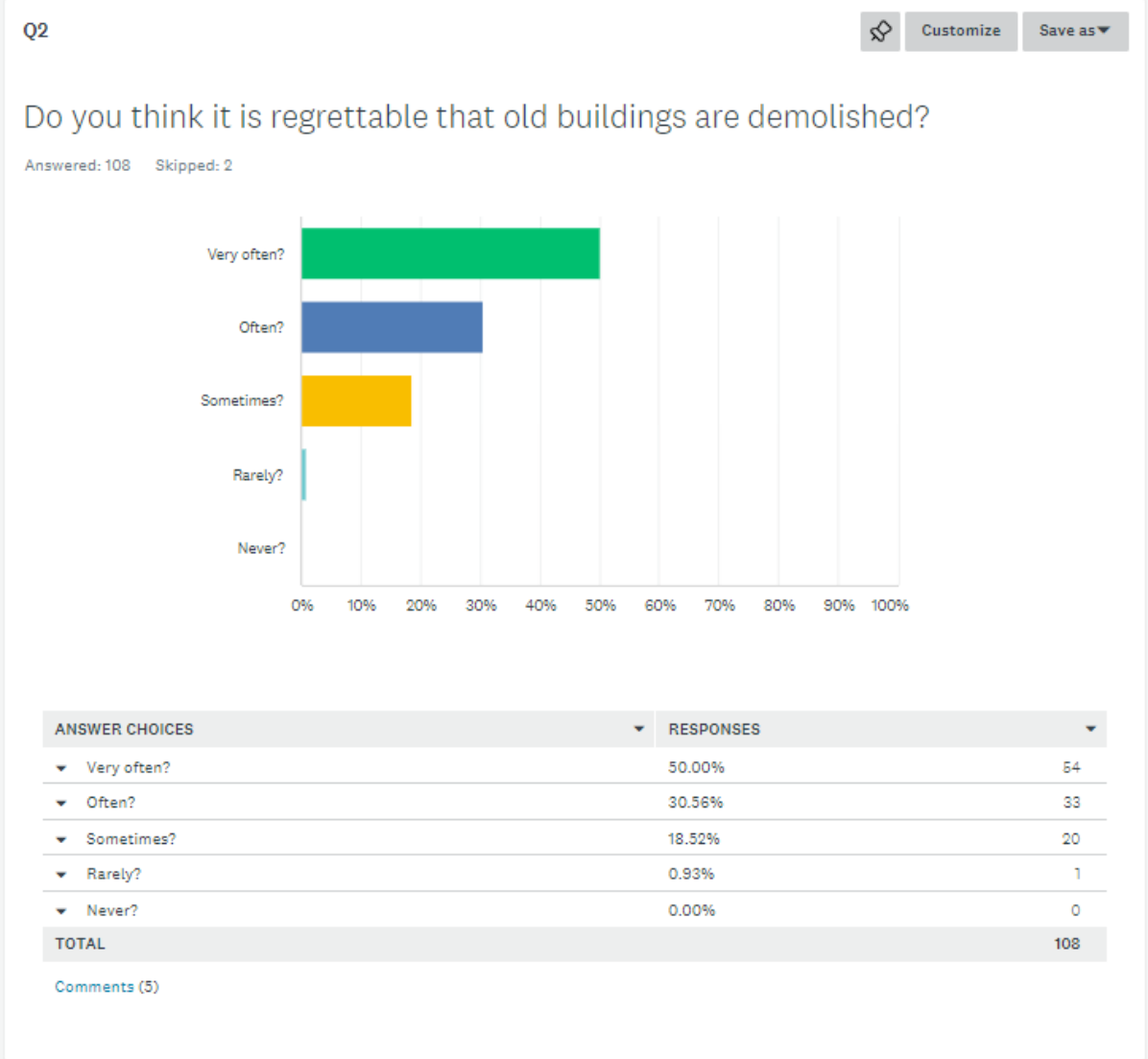
This question sought to gain an insight about how many people notice or regret to see if old buildings, shopfronts or architectural features are demolished.

Analysis

Of the 110 respondents, 91% said that they do regret when old buildings, shopfronts or architectural features are demolished. This was sub divided into categories where 29% confirmed that they had, very often. 31% of those who responded, often and 32% said sometimes. Only 9% of people responded by saying rarely. 0% of the respondents said that they had never noticed an old building, shopfront or architectural feature demolished that they would have liked to have seen kept or restored.

Question 2

Do you think it is regrettable that old buildings are demolished?



ANSWER CHOICES	RESPONSES	
Very often?	50.00%	54
Often?	30.56%	33
Sometimes?	18.52%	20
Rarely?	0.93%	1
Never?	0.00%	0
TOTAL		108

Comments (5)

Objective

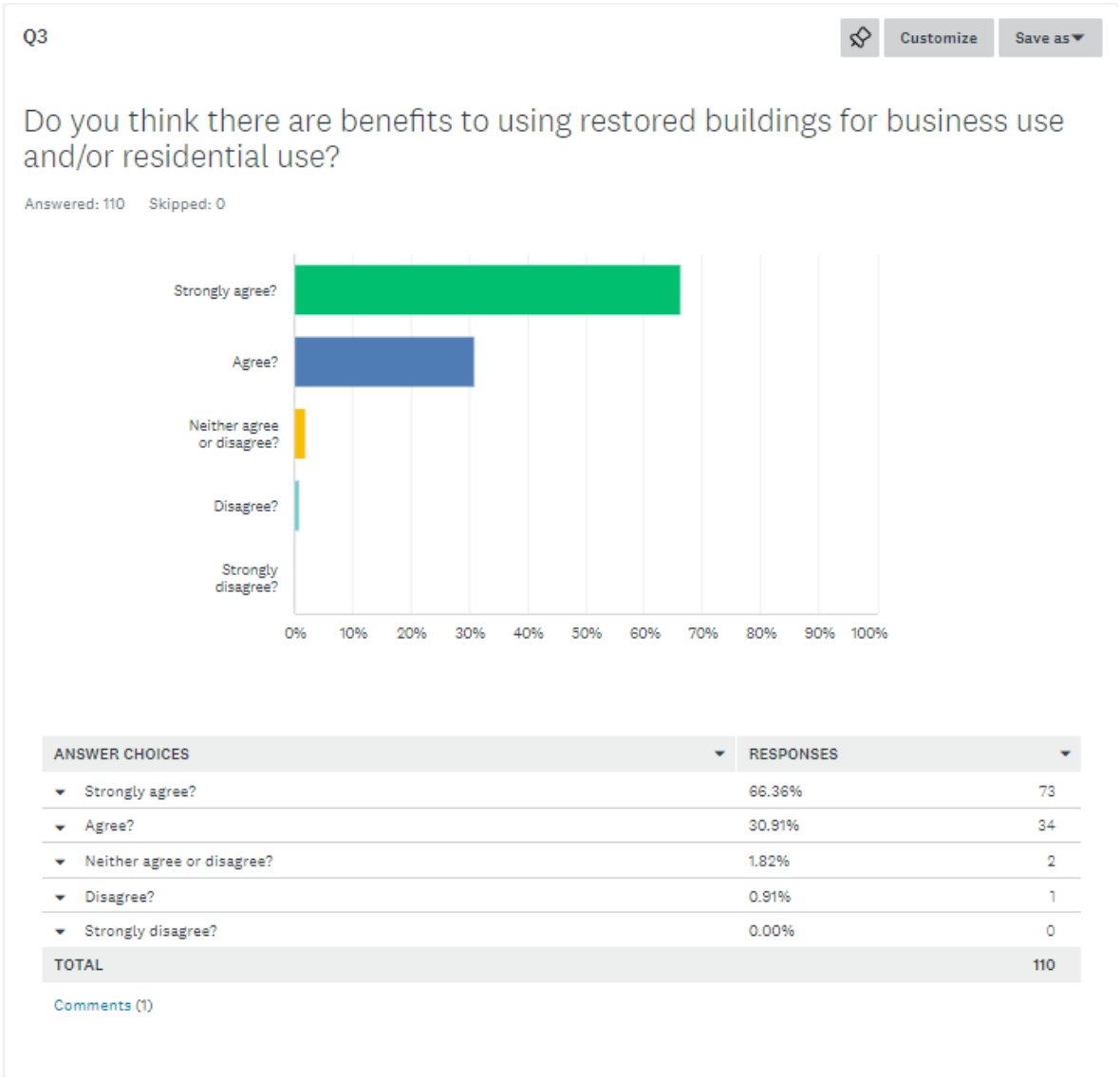
The objective of this question was to establish how many people regretted when old buildings were demolished or if in fact, they were glad to see them being demolished.

Analysis

The results of this survey show that 100% of the respondents think it is regrettable when old buildings are demolished. This is divided into 50% who said very often, 31% often, 18% said sometimes and 1% said yes but rarely. This shows that 0% of the people who responded to this survey like to see old buildings being demolished.

Question 3

Do you think there are benefits to using restored buildings for business use and/or residential use?



ANSWER CHOICES	RESPONSES	
Strongly agree?	66.36%	73
Agree?	30.91%	34
Neither agree or disagree?	1.82%	2
Disagree?	0.91%	1
Strongly disagree?	0.00%	0
TOTAL		110

Comments (1)

Objective

This question sought to see if people had any value on old buildings being used in today's world, for any purpose, either residential or commercial, or for their original use or re modelled for new uses.

Analysis

The results showed that 97% of the respondents thought that there are benefits to restoring and using buildings, which was divided into 66% who strongly agreed and 30% who agreed. 2% said that they either agreed or disagreed. 1% said they disagreed and 0% said they strongly disagreed.

Question 4

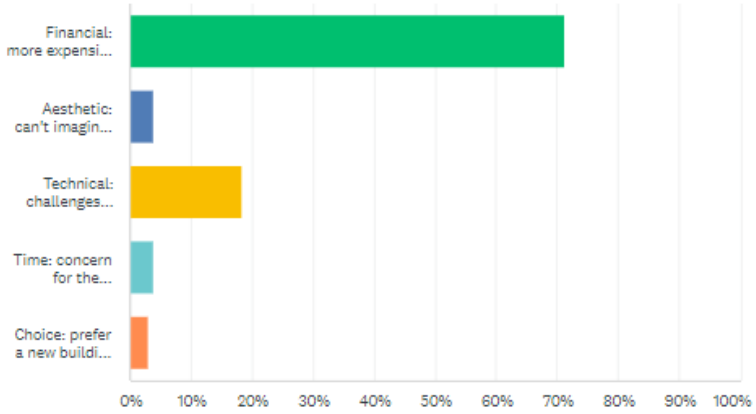
What do you think are the main factors that inhibit restoration projects being undertaken?

Q4

Customize Save as

What do you think are the main factors that inhibit restoration projects being undertaken?

Answered: 104 Skipped: 6



ANSWER CHOICES	RESPONSES	
Financial: more expensive than a new build/can't quantify costs/new site development?	71.15%	74
Aesthetic: can't imagine it could ever look well?	3.85%	4
Technical: challenges doing the work/finding suitable contractors or craft workers?	18.27%	19
Time: concern for the duration of the restoration work?	3.85%	4
Choice: prefer a new building to an old building?	2.88%	3
TOTAL		104

Comments (14)

Objective

This question sought to confirm what people thought were the main challenges to buildings being restored.

Analysis

71% of the respondents cited that the reasons that they thought buildings were not restored more often was for financial reasons, that it was more expensive than a new build or difficult to quantify costs or other financial reasons. Only 4% thought it was for aesthetics, that they couldn't imagine that the building could ever look well. 18% said they thought it was for technical reasons, the challenges of doing the work or finding suitable contractors or craft workers. 4% selected time concerns for the duration of the restoration work.

3% thought the reason was a choice preference for a new building.

Question 5

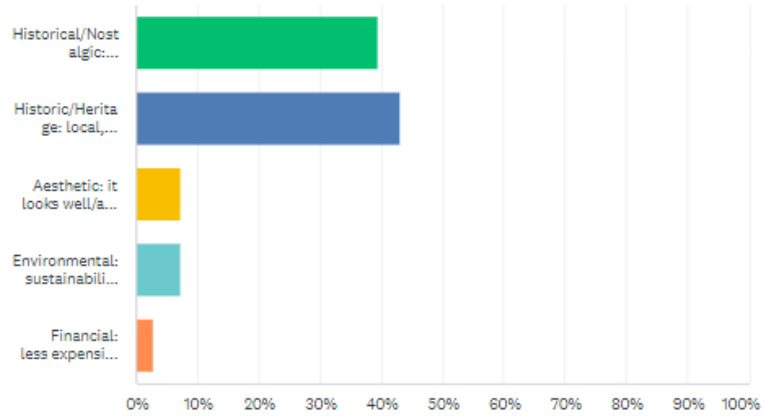
What do you think are the main factors that contribute to restoration projects being undertaken?

Q5

Customize Save as

What do you think are the main factors that contribute restoration projects being undertaken?

Answered: 109 Skipped: 1



ANSWER CHOICES	RESPONSES	
Historical/Nostalgic: personal, family or local interest?	39.45%	43
Historic/Heritage: local, national or international interest?	43.12%	47
Aesthetic: it looks well/adds to the locality?	7.34%	8
Environmental: sustainability/ethical reasons?	7.34%	8
Financial: less expensive than a new build?	2.75%	3
TOTAL		109

Comments (3)

Objective

The objective of this question was to gain statistics about what are the main reasons why people like to see old buildings kept.

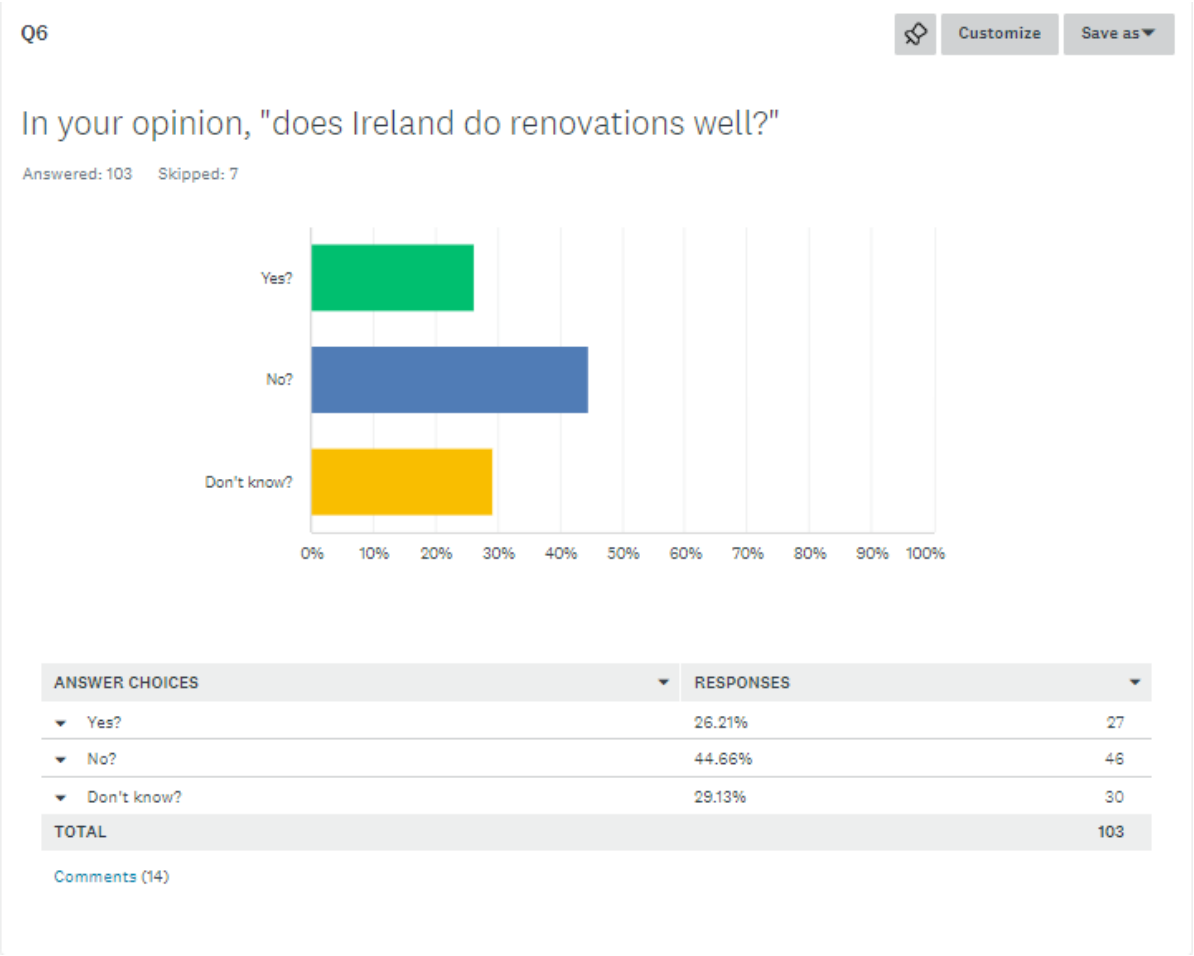
Analysis

A total of 83% cited historical, nostalgic or heritage reasons, which was broken down as: -

- 40% - Historical/Nostalgic: personal, family or local interest?
- 43% - Historic/Heritage: local, national or international interest?
- 7% - Aesthetic: it looks well/adds to the locality?
- 7% - Environmental: sustainability/ethical reasons?
- 3% - Financial: less expensive than a new build?

Question 6

In your opinion, "does Ireland do renovations well?"



Objective

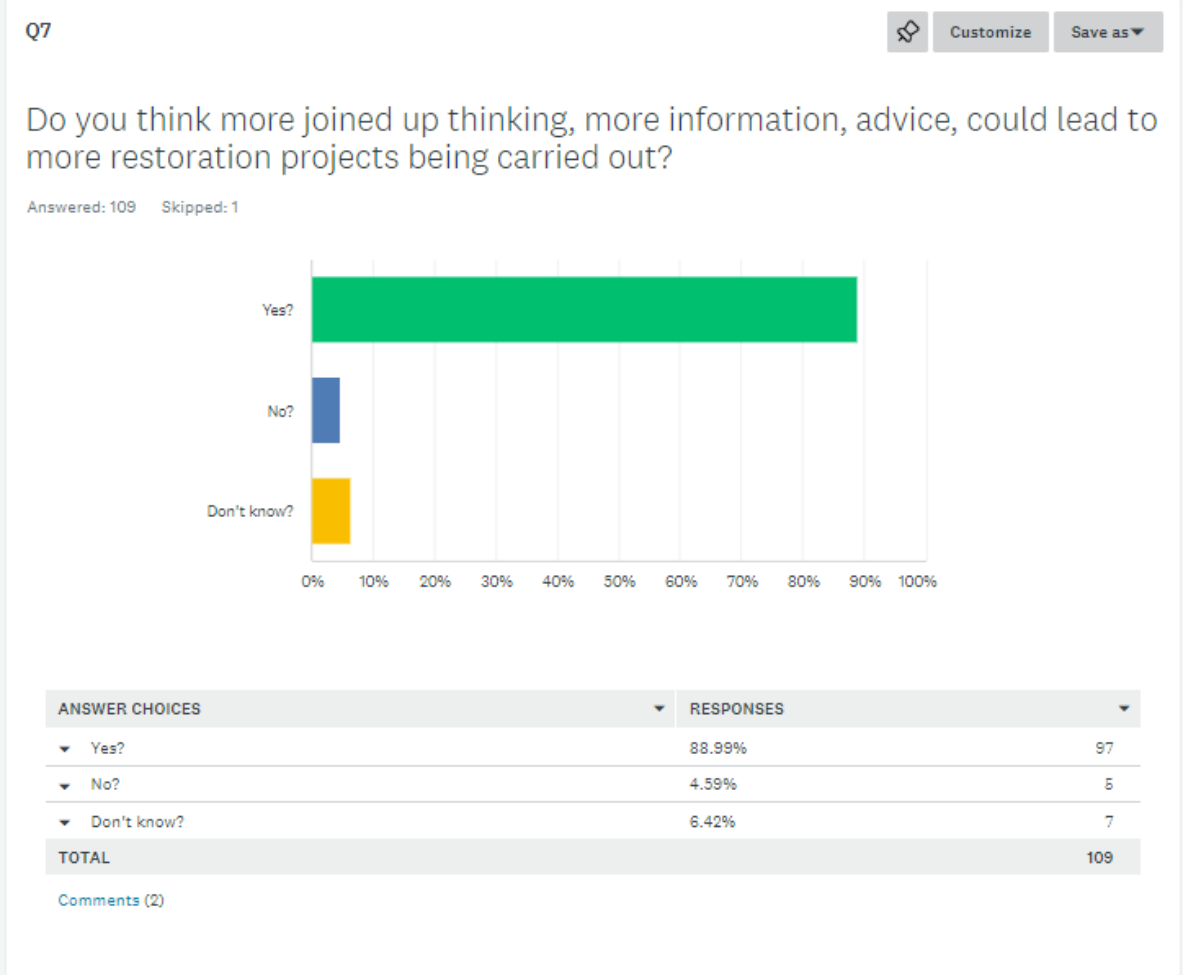
This question sought to gain general views about restoration work.

Analysis

This was a very general question which could have been interpreted in different ways, of the restoration projects that are carried out; do they look well, are they of benefit to their owners or the community. Or, as a country do you think we care about doing restoration work or have the skills or resources to do this. The answers to this question were more evenly spread, 29% said they don't know, 26% said yes and the dominant answer from 46 % of the respondents, saying; no, Ireland does not do renovations well.

Question 7

Do you think more joined up thinking, more information, advice, could lead to more restoration projects being carried out?



ANSWER CHOICES	RESPONSES	
Yes?	88.99%	97
No?	4.59%	5
Don't know?	6.42%	7
TOTAL		109

Comments (2)

Objective

At this point in the survey, having already cited a broad selection of reasons why buildings were restored or were not restored, and given the opportunity to state any other reasons, the respondents were given the opportunity to think about reasons why more restoration work was not carried out. They were asked if more coordinated information or advice, from any source; technical, professional, financial or government, none of which were specified, could lead to more restoration projects being carried out.

Analysis

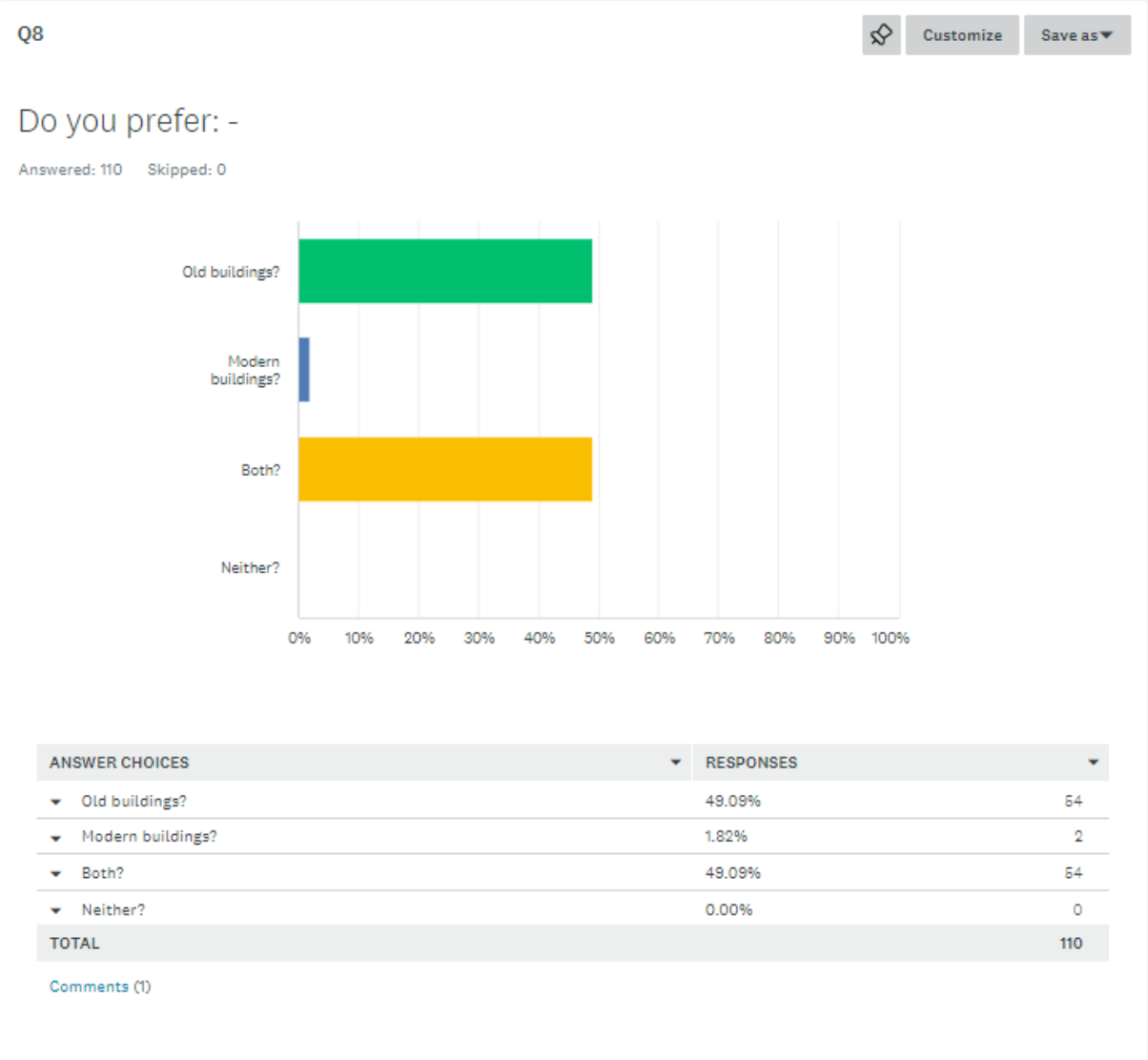
89% of the respondents said yes, more joined up thinking, more information or advice, could lead to more restoration projects being carried out?

6% said they don't know and 5% said no.

This is quite a startling figure of almost 90% of the respondents to this survey, saying that more information, more advice or better coordination could lead to more buildings being restored.

Question 8

Do you prefer: - Old buildings? Modern buildings? Both? Neither?



ANSWER CHOICES	RESPONSES	
Old buildings?	49.09%	54
Modern buildings?	1.82%	2
Both?	49.09%	54
Neither?	0.00%	0
TOTAL		110

Comments (1)

Objective

This question sought to establish if the answers given in this survey were given mostly by people who only liked old buildings or people who only liked new buildings or to give a percentage of the spread of preferences in this. If the survey was completed for example by more people in conservation or heritage work the answers may be biased in that direction only, the converse being also true, if the survey was completed by people who preferred modern design or construction.

This question was intentionally placed late in the survey, with the intention of not influencing any of the respondent's earlier views.

Analysis

The results were very evenly spread between preferences for both old and new.
49% said they preferred old buildings, 49 % said they preferred both old and new buildings, however only 2% said they preferred new buildings.

In this category of people who liked both old and new buildings, 49% together with the 2% of people who liked only new buildings, these were seen as an important consideration which may impact on the results previously shown. For this reason, the analysis of the full survey was subdivided and analysed under the two separate sub divisions to establish if this changed the results. The breakdown did not reveal any significant changes to the previous results.

Question 9

Would you like to make any additional comments, share views or outline your wishes for the future of building renovation projects in Ireland?

Objective

The objective of this question was to give respondents the opportunity to air any strongly held views on the subject and to gain an understanding of general opinions about building restoration, heritage or any other related issues.

Analysis

The analysis shows resounding support by the respondents to see more buildings restored. The respondents were given an option to make comments or to pass on this. 40% made comments. The full list of these can be viewed in appendix B and appendix C, attached to the end of this thesis. A short selection of the comments is, as follows -

- Our heritage is precious and unique. Part of that heritage is our old buildings. It's a shame to let them go. With encouragement from the relevant gov department people's awareness could be achieved on the beauty of our unique buildings and grants offered to people to restore them.

- I would hate to see Ireland lose its cultural and historical beauty by focusing on modern new builds.
- There should be more encouragement to restore old, interesting and beautiful buildings.
- Citizens living in their local communities should make local authorities aware of potential buildings that are worth placing on a list for attention
- Think it's important to keep old buildings, especially those which are architecturally pleasing but with a new twist for the times we live in today.
- Would like to see more old building and shop fronts turned into living accommodation in lots of small towns and villages around the country
- Preserve our heritage, but appreciate and care for modern requirements. Don't do half a job. Take the time and expense to truly restore, not just to former glory, but to a modern standard of glory.

Survey Analysis Summary

The results of this survey analysis show that there is substantial interest in the restoring of old buildings. The survey was made available in a public domain and it was completed by 110 respondents from diverse backgrounds, professions and locations.

It is interesting to note that in Question 1, to some degree, leaving an astonishing 0% of the respondents who said that they had never noticed an old building, shopfront or architectural feature demolished that they would have liked to have seen kept or restored.

In Question 5, when asked what are the main reasons why people like to see old buildings kept. 83% cited historical, nostalgic or heritage reasons. This shows the extent to which heritage is regarded by the representatives canvased in this study.

Question 7 asked "Do you think more joined up thinking, more information, advice, could lead to more restoration projects being carried out?" The results showed that 89% of the respondents said yes, 6% said they don't know and 5% said no to this. This reveals that a substantial majority of the people canvased in this study think that more needs to be done to tackle these issues, involving some sort of cooperation between a number of parties,

departments or organisations, or that new thinking is required to address the issues raised by the survey questions. This is a significant point and as such will also be examined in the questions of the qualitative survey. It will also form the framework for the recommendations for this thesis.

The statistics also revealed that the opinions given in the survey are from an almost 50/50 per cent representation of people who like both old and modern buildings.

4.3 Research Method 2: - Interviews

The qualitative research, consisted of conducting interviews with experienced representatives from a selection of industries and professions. This was with the aim of gaining their views based on their experience, in relation to building restoration and the questions raised by this thesis.

Michael Cawley, Heritage sector's views

Michael Cawley's opinions were sought in relation to heritage and the future development of Ireland's infrastructure for both domestic and overseas tourism. Michael's experience as COO of Ryanair during the years of its expansion from a fleet of nine aircraft to the present day together with his Chairmanship of Failte Ireland during the time when the Wild Atlantic Way was developed, including the more recent years of unprecedented growth in tourism, without doubt, has him well placed to give views on this.

Michael stated that he was glad to be asked about this as it is a subject close to his heart. He said that would like to see our towns and villages, all across Ireland, retain their character and heritage, and to develop this. He said he would like to see more life brought back into towns, villages and the city centres, to have more people living there, adding life, particularly in evening time. That the centres of these areas should cater for a broad spectrum of interests and activities, of all age groups. Michael emphasised the importance of variety, to keep people interested and active, providing life within our towns and villages, all year round. This to

accommodate a wide variety of activities; culture, heritage, the arts, cinema, theatre, etc., for local communities and including tourists when they visit.

John Mullins, Heritage sector's views

John Mullins, has spent his lifetime working in Guinness. He has worked in many different sections of St. James's Gate brewery including the development of the Irish Pub concept, which brought the Irish Pub and Guinness, around the world. He was also involved with the developments for the Storehouse as well as many other cultural and heritage related developments. John retired three times, so far, however the author understands that he continues to be asked back on certain occasions, to give the heritage tours to visiting dignitaries. His knowledge of the Guinness history and heritage and Irish culture and heritage led to him being given the official title of "Worldwide Guinness Ambassador" on his business card before he retired for the third time.

In his contribution to this study John acknowledged the benefits and future potential developments for Dublin and Ireland and he strongly promotes making every possible effort to retain Ireland's built heritage.

During these discussions John was asked if he had ever heard people say, "Just knock it" when it comes to deciding what to do with old buildings in need of repair. John replied, "Indeed I do. Too often. All too often. I'll only get upset if I start thinking about all the places that have been lost in Dublin. And all over the country". He continued speaking about many topics relating to specific buildings and locations around Dublin and the country. He added, "In the piece you sent, it described dismantling and demolishing. That is so true, something is very wrong. There is so much that has been demolished. And tragically, this continues". He continued, "We need to think it through, this thought process, what springs first, that decision is just made, and then... It should be a 'Restoration Project', not a 'Demolition Project'". He also stated that, "A big question could perhaps be, "What visitors will come to visit glass cages in Ireland?" And I use the words, 'glass cages' in a disparaging way. Visitors come to Ireland to see culture, heritage, places with character; not glass boxes! They have those in their own country".

He spoke about the quays in Dublin, saying that he believes the railway at Butt Bridge should be removed from obscuring the views of the Customs house and that, “That the full View of the quays should be kept all along the Liffey, the old facades, this “traditional Dublin”, from there up, all along the Liffey”. He spoke about alternative travel links for the railway stations in Dublin and an efficient river boat service on the Liffey to be developed and include tidal controls. He also spoke about many developments around Ireland and “Looking at shops and the space, the empty spaces, above the ground floor, they should all be used. There should be something put in place to encourage this… to breathe life back into the towns”.

John stated that conservation is such an important issue and he emphasised the values of retaining our heritage for current and future generations.

Construction sector’s views

Three representatives from the construction sector were consulted in this study. They each have considerable experience in their respective fields. Their opinions were sought on a range of issues and the findings are summarised below.

A - Henry Thompson, Conservation Builder;

Henry and his building company The OldBuilders Company, Ballinasloe, Co. Galway specialises in the restoration of old and historic buildings, working on everything from stone country cottages to period houses, castles and churches. Over 90% of his firm’s work is conservation work, they are well known for expertise with Lime Mortar and many other traditional building methods. One of his restoration projects featured on RTE’s series recently with Dermot Bannon, as an example of a good restoration.

B - Robert Fitzgerald, Architectural Technician

Robert Fitzgerald has considerable experience working as Architectural Technician, in the areas of planning, building regulations, construction and site management. He has experience

with a number of architectural firms in Dublin and further afield including RKD, who worked on Croke Park and a broad range of large-scale hotel projects, office blocks, small and large scale commercial and domestic construction projects. Robert also previously worked in America and Australia.

C - Ivan Sheehy, Carpenter, Joiner

Ivan has considerable experience working as a carpenter and joiner. He is also experienced in many of the trades in building restoration work. He worked for a number of years in Oxford doing restoration and has worked in a number of locations in Europe doing fit-our project contract work.

Each of these contributors was asked the following questions: -

Q1 –Have you heard the advice given to, "just knock it" in relation to old buildings?

Henry Thompson: -
"I have heard that. Yes, this is something that I hear OFTEN…."

Robert Fitzgerald: -
"Of course, so often".

Ivan Sheehy: -
"Yes…and it's not worth keeping! Pull it down! It's cheaper to knock it! All the time".

Q2. When asked to give their views on the answer to the above question: -

Henry Thompson: -
"Nearly every one (building) can be restored. Very few do actually NEED to be knocked. Usually, the advice comes from somebody who doesn't understand old buildings. Somebody who doesn't understand the process or what can be done. Or how they can turn out, look when the work is

finished… They need to call someone who understands the restoration. There is no point in asking somebody for advice, who doesn't understand old buildings."

Robert Fitzgerald: -
"As you know, when you start pulling out floors and things, and when you discover rot, etc., You don't know how far it's going to go. And the costs of course. It costs to preserve that building… when it becomes one and a half. or two times. I understand their position, the costs".

Ivan Sheehy: -
"They don't understand. Most of them… And they replace them with something cheaper and more or modern and so on, which is an awful shame because, you know, it's good to retain these old beautiful buildings… People just don't realise. They don't understand old buildings…".

Q3. What do you think about heritage and old buildings, in general?

Robert Fitzgerald: -
"…when you look at families, what do they cherish the most, heritage, the people that were there before them, where we got to the knowledge from to do everything, even making bread, and building, everything. Therefore, why wouldn't we cherish the beautiful buildings that they left behind for us".

Ivan Sheehy: -
It's heritage. It's so important. These buildings, how they're made. I mean there're not many specialized crafts people left and it's important to hold on to those skills. And without having heritage without having the buildings and the crafts there to study, how are we going to replicate and continue these processes and craftsmanship's".

Henry Thompson: -
“Conservation, environment, heritage, there are so many good reasons to renovate”.

Q4. What do you think needs to happen, to achieve more restoration work in Ireland?

Robert Fitzgerald: -
Robert spoke about the extra costs and the extra work involved in refitting and repairing buildings, that most people can’t afford to cover that extra cost. In his view people need more support, particularly with costs.

Ivan Sheehy: -
“People need encouragement... to do this work. People don’t think, they don’t understand, it’s value or how it can look”.

Henry Thompson: -
“I think what needs to be looked at is the cost of purchase.... Very often people have an old building that’s in disrepair and they sit on it and do nothing or have unrealistic expectations of its value. The unfortunate new owner often then has paid top price for this building, not realizing that they have to spend a lot of money to restore it, they then discover they have very little cash left to do the work. I think people’s expectations of the market value, has to be looked at. An historic building that needs proper restoration work, is not the same price/value of a normal 20th Century building. Unique and interesting buildings cost more to restore; therefor its non-renovated value is less. “Cost of Purchase” together with “Cost of Restoration,” should = “Market Value”, so the cost of purchase needs to be less”.

Q5. What do you think of the grants for restoration work?

Robert Fitzgerald: -
Robert was not aware of the pilot schemes available last year, however he also said, in his experience, the grant systems do not adequately help people with costs.

Ivan Sheehy: -

Ivan also was not aware of the pilot schemes available last year. He also said, “any involvement that I’ve had with grants, generally, they’re not enough for what they are intended for...”

Henry Thompson: -
Henry is familiar with all aspects of costing restoration work and he said, in his view, “the government grant system is inadequate. There are so few grants available to owners. Somebody undergoing a restoration project worth €100,000 would be lucky if they get approved for a €2000 or €7000 grant. Then even at that, they have to hurry to do the work to get it approved and paid in a timeframe that may not suit their program of work”.

Psychologist’s views about Heuristics and Biases

Dr. David G. Blumenkrantz Ph.D., Ed.M., LADC
Center for Youth & Community, Inc. Glastonbury, CT, USA

David is a psychologist who has specialised in youth and community development projects, his body of work includes the development of the Rite of Passage Experience (ROPE). David is from Connecticut, USA and has Irish ancestry, his mother was from Belfast. In recent years he has visited and toured Ireland regularly together with his wife, Louann enjoying the culture, heritage and history. David has also worked in a European Partnership programme which brought the ROPE initiative to Italy and Germany.

David was asked for his view, to determine if heuristics and biases can play a part in relation to people regularly using the phrase “just knock it/it’s too expensive and complicated to rebuild” or similar phrases. The question is to determine if regularly hearing this phrase, when it is used in relation to building restoration work, can have a magnifying effect.

David replied, “… taking into account the context of the material (p24-29) in the larger body of work… In short, as far as I think, heuristics means in your context, yes. If what you have explored and revealed; is a mindset where “Just knock it/ it’s too expensive and complicated to

rebuild." then that "rule-of-thumb" (see article) may well be applied to a large set of renovation opportunities.

David pointed out that, it is not possible to prove conclusively, the influences or effects of heuristics. He did however outline that in this context, this "rule of thumb" may well be applied. This has significance in that the repetition of this phrase, being used within the industry may have a considerable influence on a subsequent interpretation that this may even be true when in fact as shown above that very few buildings have to be knocked and that most buildings can be restored.

Banking/Financing views

Joe Egan, Bank of Ireland, Branch Manager, South Dublin, Commercial section .

Joe Egan has extensive experience working as a Branch Manager in various branches of Bank of Ireland, in Dublin, dealing with commercial lending and SMEs.

His opinion was sought to find out if there are any provisions or facilities available to ease the burden on people doing long term more expensive renovations projects. He said that there are no special provisions, that the bank just looked on as a loan in the normal way, with the normal criteria to be met. He said that businesses would normally finance projects from their own cash flow. The topic of increasing the length of time for loans to fund building renovations and home loan renovations to approximately thirty to thirty-five years.

4.4 Analysis

The research from the survey, the views from the executives in the heritage sector and construction sector representatives have each outlined an overwhelming interest in the preservation of Ireland's built heritage and a wish to see more restoration work done. They

have also expressed their own particular views about how the systems are not working. And they have expressed passionate wishes to see this changed and improved.

These are also echoed in the numerous individual comments left by the respondents in the comments section of the survey. An example of these include, as follows: -

> "I suspect that older buildings - and their complications – are seen as too challenging and planners and politicians may not have enough respect for the long-term contribution of older buildings".

> "Compared with other countries such as Britain, Italy and France, our attitude to our built heritage is not as committed and this can lead to a lack of determination and budgetary support for restoration projects".

> "There should be more encouragement to restore old, interesting and beautiful buildings".

4.5 Summary

An overwhelming interest in preserving Ireland's built heritage has been shown from each of the research methods carried out in this study. Along with this, is a strong and in many cases, a passionate wish for developments to change and rectify this. This is looked at in the following chapter.

Chapter 5 - Conclusion and Recommendations

> *"It is the voice of the human spirit—full of hope and intelligence, resilient by nature, boundless in its potential to serve the common good. This voice also encompasses the soul of organizations that will survive, thrive, and have a profound impact on the future of the world".*
>
> – Stephen R. Covey. The 8th Habit

5.1 Introduction

This thesis sought to examine ways that may contribute to more historical buildings, shopfronts and architectural features being restored in Ireland.

In chapter one, the author stated that there is much evidence to suggest that decisions to demolish old buildings continue to be made and that often these decisions are made with little forethought or the appropriate professional guidance. It further stated that this decision is often later regretted by the decision makers themselves. The quantitative and qualitative research carried out for this study, through the survey and the interviews, supported this. Factors that may contribute to this were examined in greater detail through the survey, the interviews and the research outlined in the literary review, contained in chapter two.

The findings from the research identified a number of factors from different sectors of society that are contributing to this. The conclusions drawn from these findings and the resulting recommendations are outlined below. A three-dimensional approach is proposed to include leaders from the professions dealing with construction, the related business sectors and the government departments relevant to building restoration and conservation. To achieve this, this document outlines proposed recommendations for strategic planning to include cooperation between the sectors outlined and effective leadership to successfully implement it.

5.2 Conclusions

The conclusions of this thesis, drawn from the evaluation of this research are set out, as follows: -

The hypothesis stated that there are benefits to using restored buildings for commercial and domestic use. The examples given of successfully restored buildings, the agreement about aims from conservation organisations and the overwhelming responses from the people surveyed and interviewed during this study, leads us to conclude that this is true.

The hypothesis continued with the suggestion that there are factors that inhibit and influence building restoration projects being carried out. The data gathered from the survey together with the examples highlighted during the interviews, confirm that this is true. These factors are outlined and examined in further detail, below.

The findings of the thesis

The findings of this thesis are consistent with the author's empirical evidence, that primarily, there is an interest in our heritage and a widespread willingness to restore Ireland's old buildings. Unfortunately, however, the findings of this research also confirms that many buildings, shopfronts and interior features, continue to be demolished, dismantled and discarded. This was confirmed by an overwhelming majority of the respondents to the survey and the contributors to this study. A broad range of challenges facing the owners of these buildings and built features were identified and examined.

The main reasons contributing to the loss of old buildings and features are found to be, as follows: -

- Public opinion;
  There is a generally held view in many sectors of society, influencing the decision to demolish, destroy or discard old buildings and features rather than restoring them. It is a generally held belief that restoring buildings is too difficult and too costly. The advice to "just knock it" or similar phrases have been reported as being widely used, in the

findings of this report. This opinion may often be given from people who are not qualified to advise on building restoration projects. While it is difficult to prove conclusively the extent of the use of this advice, it has been reported, particularly by the contributors from the construction sector, in the evidence to this study. The author can also confirm often hearing this, and this is primarily the genesis for this thesis. This study suggests that if this is prevalent it may have a considerable influence on decisions of buildings being knocked down rather than being restored. The extent to which negative thinking may or may not be prevalent, is offset by this study's proposals and recommendations, below.

- Technical challenges;
  The technical challenges of understanding the processes, finding suitable contractors and estimating the time required also has a considerable negative impact on the decision to restore an old building.

- Financial challenges;
  The financial challenges of not being able to quantify the cost in advance of doing restoration projects and the fear of not being able to fund or complete the work, is presented as the greatest challenge to restoring old buildings and preserving our built heritage.

The support for, and wish to see more buildings being renovated and preserved for future generations, has been consistent and prevalent throughout this study from each of the following areas: -

i. the aims, manifestos, mission statements from international, national and local organisations,
ii. the people who contributed to the public survey,
iii. the people who were interviewed and consulted during the research for this study, and
iv. the people working in the government departments contacted during this research.

The importance of retaining our built heritage was strongly emphasised by the contributors. As was their regret about the continuing loss of historical buildings and features. A wish to see

something done to influence more restoration work being carried out was a dominant finding throughout this study. The most prevalent suggestions were found to be, as follows: -

- to influence thinking, that restoration is beneficial and achievable,
- a wish to see developments of administration and assistance from government departments dealing with conservation, for private individuals, families or businesses who own old buildings and would like to undertake their restoration work, and
- a wish to see a co-ordinated approach, from all relevant organisations and entities that can contribute to this, and to lead to more restoration work being carried out.

It is also concluded that conservation policies and professional training are in their infancy, in relative terms, as it is only since The Planning and Development Act 2000, that legislation for conservation was introduced, and only since then that the commencement of the training of conservation architecture began in Ireland.

The findings from conservation organisations

The aims, the mission statements and the manifestos of the international, national and local organisations examined by this study have emphasised the importance of heritage. These range from UNESCO, The Heritage council, The Office of Public Works, conservation organisations and associations. These are summed up with this example, as follows: -

> "Heritage is our legacy from the past, what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable sources of life and inspiration."
>
> (UNESCO, 2021)

The findings from the construction sectors

Experienced representatives from construction sectors were consulted for this thesis. These include the conservation builder, the carpenter, and the architectural technician, whose findings

were each detailed in chapter four. Their opinions were sought on a range of issues and the findings are summarised below.

In response to being asked why, in their opinion, do people not restore old buildings more often, they said that: -

- People don't think; before they knock down or destroy buildings or features.
- People don't understand; it's value or potential.
- People don't realise; that the restored building is achievable and that very few buildings actually need to be demolished.
- Choosing to knock it, is often the first and considered to be the only viable solution.

In response to the government grants that are provided to fund private restoration work they said that: -

- There is little known about the Record of Protected Structures.
- There is little known about the grant systems or how different schemes can benefit private restoration projects, it is believed that they are of no benefit in the overall context of their projects.
- The current grants that are provided for small remedial works are not effective and may be having a negative effect in some cases.

In response to seeking solutions to this, they outlined, the following: -

- They would like to see more understanding that restoration is achievable and beneficial.
- People need encouragement to do this work.
- They would like to promote understanding that technical challenges and finding the right people to do the work, are achievable.
- The systems within the government departments require to be more effective in achieving their aims of helping the owners of these buildings achieve restoration projects.
- The challenges of financing.

- The government grants that are provided do not adequately support people who would like to do renovation projects.

Asked about their hopes for the future of restoration of buildings: -

- The importance of doing whatever is possible for the retaining of our built heritage before too much more of it is lost.

The findings from the survey

The public survey which was conducted online and anonymously, sought contributions from the public. The findings from this were: -

- 91% of those surveyed said that they have noticed and regret when old buildings, shopfronts or architectural features are demolished. 9% said yes, but rarely. This resulted in 0% of the respondents saying that they had never noticed an old building, shopfront or architectural feature demolished that they would have liked to have seen kept or restored.
- The results of this survey also show that 100% of the respondents think it is regrettable when old buildings are demolished.
- 97% of the respondents thought that there are benefits to restoring and using buildings.
- 71% of the respondents cited that the reasons that they thought buildings were not restored more often was for financial reasons.
- 83% cited heritage, historical or nostalgic reasons, as the main factors that contribute to restoration projects being undertaken.
- 89% of the respondents said that " more joined up thinking, more information or advice, could lead to more restoration projects being carried out". 6% said they "don't know" and 5% said "no"
- There was approximately a 50/50 breakdown of those surveyed who said they prefer old or modern buildings.

The findings from the financial sector

In examining some of the methods of approaching and costing restoration projects, this study established that the traditional methods of costing or preparing a bill of quantities, are not applicable to restoration works.

In looking at financing from banking or lending institutions the option of spreading loans over longer terms, for building restoration projects was suggested. This was not pursued in any greater detail in this study other than to be considered as a proposal.

The findings from the professions and consultants dealing with the construction sector

It was found that the professions and consultants who deal with the construction sector, accountants, quantity surveyors, architects, designers and engineers receive very limited, if any, training specific to building restoration projects.

The training in conservation architecture began in 2000 in University College Dublin following the Planning and Development Act, 2000 and as such there are relatively small numbers of qualified specialists in this area.

The findings from the local authorities

Of the representatives from the local authorities who were contacted during this study, each were found to be committed to and consistent in their aims, to work to retain our built heritage, working within the scope of their given brief. A few of these representatives however reported to the author that they were awaiting the appointment of a conservation officer to their department.

A summary of the main conclusions

It is evident from the findings in this report that there is broad agreement of the value of preserving Ireland's built heritage.

The conclusion of this report, drawn from the evaluation of this research, the surveys, interviews and contributions, is that the systems currently in place, are not working effectively to assist the owners of our built heritage and this continues to be eroded.

The main issues identified are, as follows: -

A - There are strong indications that a culture exists of knocking down old buildings, in the belief that restoring them is too costly or difficult to achieve.

B - The main barriers to more restoration work being carried out are;

- Financial.
- Technical.
- Advice or guidance in building restoration.

C - There is little known in the public sector of the government agencies;

- Record of Protected Structures,
- Conservation departments working in the Local Authority Offices, or
- Grants available for assisting financing private restoration projects.

The conclusions and recommendations from the business and heritage representatives

During the research for this thesis, contributions were given by two people who have spent their careers representing businesses on national and global levels. They were Michael Cawley, COO, Ryan Air and Fáilte Ireland, Chairman, retired, and John Mullins, Guinness's Brewery, St. James Gate, Director, retired (three times so far). As outlined in chapter four, they both gave their contributions whole heartedly and enthusiastically.

They expressed the sincere wish that they would like to see Irish heritage and built heritage,

preserved, developed, and enhanced, to bring life and vibrancy to towns, villages and city centres, all across Ireland, preserving the best of the past and enhancing its qualities for future use. They could not have emphasised this in more stronger terms.

5.3 Recommendations

The main objective of this thesis is to identify ways that may contribute to more historical buildings, shopfronts and architectural features being restored. It is appropriate therefore, that the recommendations of this thesis, be focused on helping the end user; the owners and custodians of Ireland's built heritage; the houses, shops and shopfronts, warehouses, mills, boat houses, farm buildings, clock towers, water troughs, cobbled stone areas and the many vernacular features that are spread throughout the country. The recommendations of this thesis are, as follows: -

1 - To aim to establish a culture of believing restoration is achievable

It is recommended that where a client or owner of a building, structure or feature asks for advice, from any individual, from any profession, who is not trained, qualified or experienced in restoration work, that they direct that person/s, to a qualified consultant, or a specialist in that area or someone who is experienced in restoration work, for advice.

This may be for example; a Conservation Architect, a conservation builder or specialist, a conservation or restoration organisation or association, someone who has completed a renovation project or the Local Authority's Conservation Department.

2 - To increase awareness of restoration and its benefits to the professions

It is recommended to introduce short effective presentations and talks highlighting individual successful restoration projects, to show what is achievable on both large, and small-scale projects. The presentation of this is suggested to be through video, print and other media

channels. It is recommended that talks be aimed specifically to associations and organisations including: -

- the professions in the construction sector; architects, designers, engineers, quantity surveyors
- the finance sector; accountants, banking and building societies
- the construction sector; trade organisations, federations
- the hospitality sector; hotel, bed and breakfast, associations
- the farming, Agri-tourism sector; farming associations .

3 - To raise the public profile of the benefits of restored buildings

To continue to promote a culture of building restoration, in the public domain, it is recommended to continue to deliver tv programmes such as the recent Great House Revival series, with Hugh Wallis. It is recommended to continue and extend these to a variety of building types ; -

- farm houses, mills, cottages
- shop units and upstairs over shops
- a range of different timber shop front restorations
- restoration of smaller built features, walls, kerbs, cobblestone, pumps, etc.

To increase knowledge and provide encouragement, to show the processes, highlight the daunting task, followed with the completed project and the benefits to the owners and their communities.

4 - The three-dimensional approach to develop increased restoration practice

The conclusions identified the key sectors that are connected with providing advice and services to the owners and custodians of Ireland's built heritage. It is therefore appropriate, that the recommendations of this thesis, proposes to include contributions from these three key

sectors. Therefor a three-dimensional approach is proposed to consist of representatives providing leadership from: -

- Government departments currently dealing with conservation and restoration matters, including the Department of Environment, semi state organisations including The Heritage Council, conservation architects currently working in public practice, together with representatives from any other relevant departments.
- Professional associations; architects, conservation architects currently working in private practice, architectural technicians, building conservation specialists, designers, quantity surveyors, accountants.
- Public representatives; a selection of specialists from business sectors, tourism organisations and volunteer organisations such as the Irish Georgian Society, with any other relevant representatives selected to contribute.

It is proposed that a leader or joint leaders be selected for this process who has or have the capacity to forge cross communication between the government departments and semi state bodies dealing with conservation and the professional associations. This structure is illustrated in Figure 4, Three-dimensional approach, strategy plan, the authors proposal, see below.

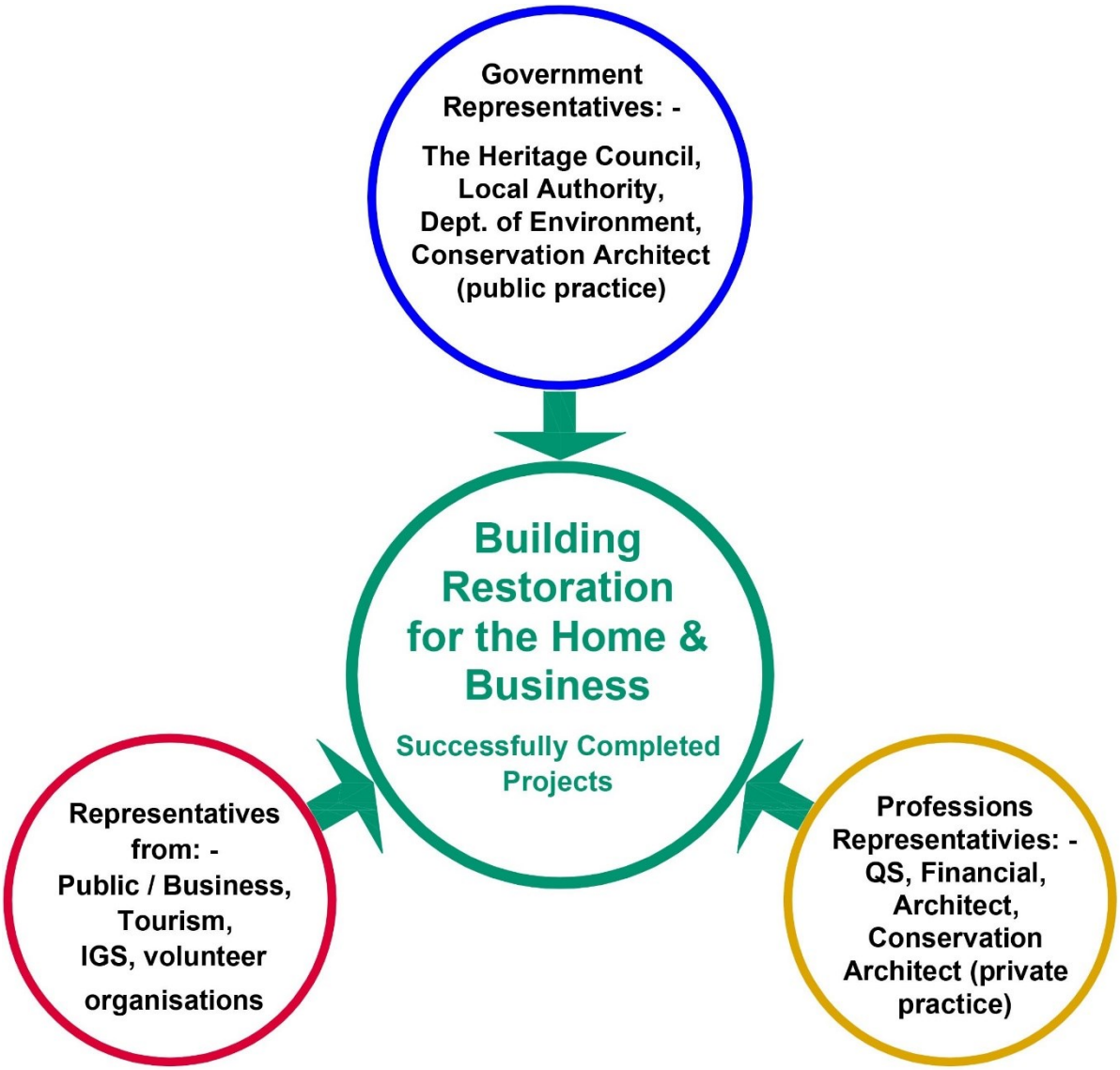


Figure 4 Three-dimensional approach, strategy plan, the author's proposal.

The objective is to implement a clear workable strategy, implementing the recommendations as outlined in this report, that will filter through those organisations and assist the end user, the owners and custodians of our built heritage, to restore our built heritage, for future use.

To accomplish a plan for substantial change and co-operation requires effective leadership, strategic planning and implementation. Where there is an issue of importance that requires input from a cross section of skills, people and organisations, effective planning, co-operation and leadership are key to its success. The leadership or joint leadership is key to accomplishing these recommendations.

5.4 Summary

The value of Ireland's built heritage and its benefits for future generations has been affirmed by an overwhelming majority of the contributors to this study. The conclusion drawn from the evaluation of this research, is that the systems currently in place, are not working effectively to assist the owners of our built heritage with restoration work, and as a result, our built heritage continues to be eroded.

This document has identified its recommendations to address this, which requires input from the three different sectors dealing with conservation and restoration works in Ireland;

- the professions dealing with construction,
- the related business sectors and
- the relevant government departments dealing with building restoration and conservation.

A three-dimensional approach is proposed to include representatives from these three sectors, to collaborate and implement the recommendations outlined above.

Strategic planning, cooperation between these three sectors and effective leadership, are key to successfully implementing these recommendations, to lead to more historical buildings, shopfronts and architectural features being restored in Ireland.

The End.

"What is best for the interest of a tribe?"

"Gathering of good people, frequent conferences, an inquiring mind…

A regular court, following traditions."

– The Counsels of Cormac, An Ancient Irish Guide to Leadership.

(Cleary, 2004)

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Appendices

Appendix A Survey Q9 comments

Restoration of old buildings in Ireland.

Q9 Would you like to make any additional comments, share views oroutline your wishes for the future of building renovation projects in Ireland?

Answered: 36 Skipped: 74

#	RESPONSES	DATE
1	Legislation to protect historic building being inforced and owners of buildings having responsibility in maintaining property of historic interest	11/17/2021 10:06 PM
2	While it is expensive to restore old buildings it is worthwhile in the long term. There is not enough information or expertise available to people who want to renovate old buildings. Sourcing the correct materials is also an issue. if there was a directory of locations to source material and information on the appropriate materials this would help people restore old buildings.	11/17/2021 7:54 AM
3	We are renovating an old cottage and are very excited about it!	11/17/2021 12:42 AM
4	Its very hard to find resources online concerning restoration and upgrading	11/14/2021 4:49 PM
5	protected structures that are willfully neglected and then demolished by owners/prospective builders should be made rebuild and then compulsory purchased at a value of half, the original purchase price	11/10/2021 8:59 PM
6	There are many old vacant buildings in every town in the country. I hope to see more people taking them on. CPO should be considered under law where buildings aren't being maintained.	11/10/2021 8:28 AM
7	There's an awful lot of conflicting advice on the right approach & materials one can / should use - especially from professionals - the conflicting advice is very very confusing & can really put you off such a project.	11/9/2021 12:13 PM
8	Experience for novice like me who want to learn and train onsite.	11/9/2021 1:36 AM
9	Corruption in the construction industry.	11/8/2021 11:33 PM
10	Planning councils including heritage officers / councils hinder more than help people wanting to restore old buildings by having them 'listed', thereby adding numerous, onerous conditions to its restoration, not to mention the cost it adds to a project. For listed structures anyway, conservation officers need to step back with all their rules and regulations around its restoration.	11/8/2021 10:53 PM
11	Old buildings should definitely be renovated. People think it will be expensive but it isn't always so. Town centres are falling down while towns and villages expand out into the countryside. This is not environmentally good. VAT should be reduced on renovations.	11/8/2021 10:09 PM
12	I'm for development, done sympathetically.	11/8/2021 4:15 PM

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13	lack of mout from planners in local authority - state is shop fronts and signage an absolute disgrace - plastic rubbish allowed and no enforcement	11/6/2021 4:39 PM
14	Bray Main Street	11/6/2021 6:16 AM
15	Edinburgh In Scotland still has most of it's old buildings .. it is considered one of the most welcoming places to visit, the people live and share their history and culture.. in these beautifully crafted buildings. The old architectural buildings are utilised by the community.	11/5/2021 7:11 PM
16	It's not in the Irish psyche to priorise the restoration of old buildings probably because we "inherited" them. Look to France for the way they preserve their culture and history through architecture.	11/5/2021 6:17 PM
17	It's a shame when beautiful old buildings are destroyed to make way for eyesore. For example Bray Turkish Baths were stunning	11/5/2021 7:32 AM
18	I'd like to see more renovations being done!	11/4/2021 11:17 PM
19	I think that decision makers should have more cultural awareness and sensitivity to heritage and and its value for all	11/4/2021 11:15 PM
20	Old buildings and shopfronts can add a lot especially in smaller towns where they can be more easily be repurposed	11/4/2021 9:25 PM
21	Planners in local authorities need to be enlighten as to the merits of restoring and renovating existing buildings.	11/4/2021 9:17 PM
22	Ireland is an ancient culture and country, we can't lose our physical heritage its important	11/4/2021 8:43 PM
23	I think we lost alot of our heritage by allowing office building in city centers from the 80s and 90s.we are more preservation aware now	11/4/2021 8:34 PM
24	Depends on what the building will be used for.	11/4/2021 8:18 PM
25	Time can be a factor that needs to be looked at. It seems to take almost decades sometimes for a renovation vision to come to fruition.	11/4/2021 8:18 PM
26	No	11/3/2021 5:35 PM
27	Best of luck Angie.	11/2/2021 7:55 PM
28	Preserve our heritage, but appreciate and care for modern requirements. Don't do half a job. Take the time and expense to truly restore, not just to former glory, but to a modern standard of glory.	11/2/2021 7:16 PM
29	Think its important to keep old buildings especially those which are architecturally pleasing but with a new twist for the times we live in today.	11/2/2021 12:12 PM
30	The challenge for a building that 50 to 75 years old is how to bring them up to modern efficiency levels within a reasonable budget	11/1/2021 8:57 PM

31	Would like to see more old building and shop fronts turned into living accommodation in lots of small towns and villages around the country	11/1/2021 6:58 PM
32	Profits is driving the Government to sell to greedy promoters instead of undertaking renovations.	11/1/2021 3:59 PM
33	Our heritage is precious and unique. Part of that heritage is our old buildings. Its a shame to let them go . With encouragement from the relevant gov department people's awareness could be achieved on the beauty of our unique builings and grants offered to people to restore them.	10/31/2021 5:10 PM
34	Citizens living in their local communities should make local authorities aware of potential buildings that are worth placing on a list for attention	10/30/2021 9:49 PM
35	There should be more encouragement to restore old, interesting and beautiful buildings.	10/30/2021 6:27 PM
36	I would hate to see Ireland lose it's cultural and historical beauty by focusing on modern new builds.	10/30/2021 2:54 PM

Appendix B Survey Questions, comments

Restoration of old buildings in Ireland.

	RESPONSES	DATE

Q1 Have you noticed an old building, shopfront or architectural feature demolished that you would have liked to see being kept or restored?

Showing 1 selected responses

1. I prefer modern buildings, I would love to see more modern architecture in Ireland
   30.11.2021 12.44PM

Q2 Do you think it is regrettable that old buildings are demolished?

Showing 5 selected responses

1. They have orginal charm and character I don't understand the need to knock down a beautiful classic building or shop front knock it down and make it into something modern which is an eye sore
   11/5/2021 8:01 PM
2. Always regrettable and not necessary
   11/4/2021 8:43 PM
3. Some are too run down to be restored
   11/3/2021 5:35 PM
4. If the building has historical, heritage or architectural value then yes.
   10/31/2021 6:33 PM
5. Yes
   10/30/2021 12:34 PM

Q4 What do you think are the main factors that inhibit restoration projects being undertaken?

Showing 14 selected responses

1. The perception of increased expense even when not the case
   11/17/2021 10:06 PM
2. All of the above
   11/11/2021 3:13 PM

3. Lime plastering means you don't qualify for an seai grant regardless of the other measures taken

11/9/2021 12:23 PM

4. Red tape especially if listed - finding people with the proper skills to work with old buildings

11/9/2021 12:13 PM

5. Planning proposal = financial + access

11/9/2021 1:36 AM

6. People not appreciating good design and craftsmanship. Sadly.

11/8/2021 11:33 PM

7. The wrong people in the job. No insight, non caring of historic or architectural value..

11/5/2021 7:11 PM

8. Lack of awareness of the cultural value of old buildings

11/4/2021 11:15 PM

9. Size of units in old buildings too small

11/4/2021 9:25 PM

10. They can't be bothered it's a lot of hassle to source materials and use specialists but surely it's worth it ?

11/4/2021 8:43 PM

11. Probably red tape and planning permissions. Has to be financially viable and that legal process can tie it up in knots for years

11/4/2021 8:18 PM

12. Financial also

11/3/2021 5:35 PM

13. Financial too

10/31/2021 8:10 PM

14. More than one option applies - time is also a factor, but that will feed into price.

10/31/2021 6:33 PM

Q5 What do you think are the main factors that contribute restoration projects being undertaken?

Showing 3 selected responses

1. Every heritage building is worth saving

11/4/2021 8:43 PM

2. And aesthetic

11/3/2021 5:35 PM

Q6 In your opinion, "does Ireland do renovations well?"

Showing 14 selected responses

1. Yes when done by skilled workers
   1/17/2021 10:06 PM
2. There aren't enough supports or grants to assist people in renovations making it very challenging financially
   11/10/2021 8:28 AM
3. Sometimes. Some old houses are quite ruined with modern parts interweaved, it is good if done subtly.
   11/9/2021 11:10 PM
4. Get rid of SEAI - it's in the construction industry's pocket and is mutilating buildings in the name of energy efficiency
   11/8/2021 11:33 PM
5. Some done well
   11/8/2021 9:54 PM
6. Yes, when they are bothered
   11/8/2021 4:15 PM
7. Anytime I see renovations done especially in Ireland they're done in poor taste and style and not properly thought out when it comes to heating operating the place so on and so forth
   11/5/2021 8:01 PM
8. But improving
   11/4/2021 9:25 PM
9. Sometimes. But Esb/georgian mile in D2 is an example when it can go wrong
   11/4/2021 8:18 PM
10. A possible reflection on our past, as we were not a sufficiently wealthy nation to appreciate them
    11/3/2021 5:35 PM
11. More nowadays
    10/30/2021 6:27 PM
12. Someone. Henrietta Street is a good example.
    10/30/2021 3:54 PM
13. Building that have been restored, 14 Henrietta Tenements museum, museum of literature (St Stephen’s Green) have been done very well.
    10/30/2021 2:54 PM
14. Sometimes
    10/30/2021 12:34 PM

Appendix C Michael Cawley, COO, Ryan Air & Chair, Fáilte Ireland, retired.

Michael Cawley, as COO was involved in the growth and development of Ryanair during the years of its growth from a fleet of just nine aircraft to the present-day expansion. He was also Chairman of Failte Ireland during the time when the Wild Atlantic Way, the Hidden Heartlands and Irelands Ancient East were developed and saw unpresented growth in tourism in Ireland.

During a Q&A discussion of a presentation to the Belgium Luxembourg Chamber of Commerce, Wicklow, by zoom on 11th March with Michael titled; Reflections on a Career in Travel, the following was discussed.

Start: 6.45pm (+10 mins)

AM-
I asked Michael for his views about what Ireland should be offering tourists, both overseas tourists visiting Ireland and our own domestic tourists? And to look at this particularly in relation to Heritage, Culture and my own personal field of involvement in the hospitality industry of heritage pub and design development of tourism related projects.

MC-
Michael stated that he was glad to be asked about this as it is a subject close to his heart. He said that would like to see our towns and villages, all across Ireland, retain their character and heritage, and to develop this. He said he would like to see more life brought back into towns, villages and the city centres, to have more people living there, adding life, particularly in evening time. That the centres of these areas should cater for a broad spectrum of interests and activities, of all age groups. Michael emphasised the importance of variety, to keep people interested and active, providing life within our towns and villages, all year round. This to accommodate a wide variety of activities; culture, heritage, the arts, cinema, theatre, etc., for local communities and including tourists when they visit.

Appendix D John Mullins, Director, Guinness Brewery, St. James Gate, Dublin

John Mullins, has spent his lifetime working in Guinness. He has worked in many different sections of St. James's Gate brewery including the development of the Irish Pub concept that brought the pub, and Guinness, around the world. He was also involved with the Storehouse and other cultural and heritage related developments. John retired three times, so far, however the author understands that he continues to be asked back on certain occasions, to give the heritage tours to visiting dignitaries. His knowledge of the Guinness history and heritage and Irish culture and heritage led to him being given the official title of "Worldwide Guinness Ambassador" on his business card before he retired for the third time.

In his contribution to this study John acknowledges the benefits and future developments for Dublin and Ireland he strongly promotes making every possible effort to retain Ireland's built heritage.

Start: 10.05am (+57.40 mins)

AM - Good morning, John. Thank you very much for your input for my thesis… Can I ask you for your views on heritage and restoration work?

JM - Certainly, good morning… I'm all for the subject of this thesis as you have outlined in your description and as you know anything heritage and history related, I'm all for it...

Some notable projects in Dublin and around Ireland that I would like to see kept, the quays on both sides of the Liffey, the buildings and the facades, to keep the historical aspect of this. And within that, keeping the historical aspect, to accommodate contemporary uses and developments. I think the Wallace Project near the ha'penny bridge is a great one. They've created a type of 'Little Italy' with all sorts of different activities including offices, restaurants and shopping, providing a nice balance of day and night time activity.

The ESB buildings and Fitzwilliam Street, the facade I think is now finally rectified, as best as possible, which is a good thing.

In terms of recycling buildings, there are so many large scale and smaller good examples. A small example is the building down at the entrance to The Park at barracks end, (The Phoenix Park) the bike hire house, I think is a particularly good example. They have restored that and it looks very well.

In Cork, a more recent development, is on the right-hand side of Washington Street, if you are heading out to the West. It has some superb restoration projects of facades including stone and red brick... Also, the county museum there, which is not so well known or visited so far. Also

at the moment, having these travel restrictions, the new Michael Collins exhibition is another great example of restoration and development.

In Killarney, Killarney House itself is a very fine example, they've done a particularly good restoration project there. When the railway was being built in Killarney it was stopped, the railway line, at the station and trains onward to Tralee had to reverse back and then go onwards. So, the line did not go through disturbing Killarney House and grounds.

AM- How do you think we should be dealing with conservation regulations in Ireland?

JM- I think we really have to look at that a lot more closely, the processes and how the whole thing is implemented. We are still continuing to lose too much. Also, I think that locally, something like a Citizens forum should be set up, giving people the opportunity to rule in local cases like when shop fronts and frontage are being decided on. We should be retaining more shop fronts, maybe something like that, giving people the opportunity for input and perhaps two or three options to consider. I agree that some joined up thinking could be put in place. Planning officers and planning authorities can develop ways of keeping shopfronts and street frontage and life in the towns. I think that together with this, in the future, tourism will be enormous.

A big question that could perhaps be added to your survey, is a new line: - "What visitors will come to visit glass cages in Ireland?" And I use the words, 'glass cages' in a disparaging way. Visitors come to Ireland to see culture, heritage, places with character; not glass boxes! They have those in their own country

In Dublin, on the Liffey, I think it should be possible to take a boat trip from Tara Street right up to King's Bridge. That putting a dam in place along there, for tidal controls, would hold the water when required, to facilitate this. That way there would be a link, you could go directly from Tara Street up to the railway for the West.

I think that the railway at Butt Bridge should be taken down, that the full view of the quays should be kept, all along the Liffey, as was originally envisaged by Gandon's plans. I would like to see the full view of the quays, that this should be kept all along the Liffey, all the old facades, this "traditional Dublin", from there up along the Liffey".

The Railway when it was built was about the best network of its type. It provided an effective network all across the country. The railways and canals linked directly all the way down to the Point Depot. This was to facilitate cattle being brought from all over the country directly to the quays for export. The Railway terminus was the Point Depot. Cattle were then unloaded and herded down various ramps and directly onto the boat and off to England. Separately there was a more up-market ramp for passengers who got on the same boat and then also off to England.

Looking at shop space, the empty space above the ground floor, that should all be used. There should be something put in place to encourage this. If you walk up Grafton Street, and you

know the prices of real estate there, the premiums for the ground floor, but if you look up, all the upstairs areas are empty. One exception there is Dubray books, they have done a very good job on their upstairs.

AM – What about the towns and villages, the tourist areas and the quieter areas?

JM - We must put into use; 'upstairs for living'. To breed life into cities and towns. This is most important I believe.

In the piece you sent, it describes dismantling and demolishing. That is so true, something is very wrong. There is so much that has been demolished. And tragically, this continues".

An example of something that was saved; an old shop in town, it used to be Spike Milligan's grandfather's shop… It was an old wooden bowed double fronted shop. It was saved, they moved it in its entirety, including the glass windows, and it is now fully intact there in the middle of The Hole in the Wall (pub, beside Phoenix Park).

AM- I have my pen today, John!

JM- Yes, very good. It's always good to have the pen, for our discussions!

And then, sadly, there are all the pubs that are closing now. Even if they have to close it doesn't necessarily mean that they have to be demolished. Maybe the old insides and fittings can be kept and used for something completely different. And the shop fronts can be kept, renamed, and the shop used for something else, a completely different business. Here, all along the quays, shop fronts should be kept, in the city. Take an example, there is a unique appearance in France, they have kept that heritage and history over there. Something, perhaps something could be done here, to effectively shock people into realising this, to wake us up, something dramatic. The authorities really need to be working on this.

If you look at Merchants Arch, and that's going to be saved now, I think. It was originally intended to be a covered walkway, much like the bridge, the Ponto Vecchio in Florence, which is covered with shops and trader's stalls. The ha'penny bridge; it was intended to be part of a merchant's link, with the Merchant's Arch. When Hugh Lane began his developments, his intention was that it would be for the city, the merchants and the shops. And the donation on the bridge, to cross... Then of course he sadly died in the sinking of the Lusitania. I think they should bring back the penny crossing for the bridge, just one penny, that would be great, and easily done.

AM – John, can I ask you if you ever hear people say, "Just knock it" when it comes to deciding what to do with old buildings in need of repair.

JM – Indeed I do. Too often. All too often. I'll only get upset if I start thinking about all the places that have been lost. In Dublin. And all over the country.

The reason why many places are pulled down is, often just that Mr so-and-so can make money. We need to think it through, the thought process, what springs first, that decision is just made, and then... It should be a ‘Restoration Project’, not a ‘Demolition Project’.

There is still plenty of scope for everyone to make money. We need to think it through. Things like more people getting together, to think of ways to keep these shops and buildings, this character, the frontage, to breathe life into the towns.

It would be good too if you could use this thesis, to make as much noise as possible, to make this happen, to improve this situation. It’s such an important issue, this whole conservation thing. If you can use this study, to rattle the cages, to punch hard even, to get this point across, it would be good.

AM – Many thanks, much appreciated John….
JM – You’re more than welcome. And thank you… good luck now…

John phoned a short time later and pointed out a newspaper article in the Irish Times of Saturday, 30th October, 2021 titled “Waging war on dereliction”. The article outlines an extensive number of derelict buildings in towns and cities all across Ireland. The detailed and comprehensive study into the contributing factors for this was carried out by Jude Sherry and Frank O’Connor highlighting a desperate need to restore the shopfronts and bring life back into towns all across Ireland.

Appendix E Robert Fitzgerald, Architectural Technician

Robert Fitzgerald has considerable experience working as Architectural Technician, in planning, building regulations, construction and site management. He has experience with a number of architectural firms in Dublin and further afield including RKD, who worked on Croke Park and a broad range of large-scale hotel projects, office blocks and small scale and complex commercial and domestic construction projects. Robert also previously worked in America and Australia.

12.25am (+1.34 hrs. mins)

AM – Thanks so much for meeting me today…

RF – Not at all,…

AM – What do you think can be done to encourage more restoration work being done in Ireland, in the private sector, outside of the amazing work that the office of public works does?

RF – Yes it does. I suppose I would think that people in their own locality would be the best savers of things that are worthwhile saving. So, if there was a national body set up or something, like, what the government set up for all the council's and it was called "my road.ie". It was proposed but it was never carried through, that would have been a great thing to do,… It could be 'my road heritage', or something like that, that could be formulated and people could say for example; 'that's a beautiful building that should be kept forever'. And so, then there could be a body of people, who could go around and see, does that building represent something or merit protection. Something like that, that would make local people the deciders in your locality, town or village, to bring it to the attention of all. Then you could come to that list, narrowing down to the most salient of buildings that are really worth keeping.

AM – Are you familiar with the methods, the workings of the record of protected structures?

RF – I'm not a conservation architect as you know. No, it's not something I hear spoken about in the sector at all. The only thing that I've heard about them, is that when you look up, there is a record of protected buildings and there is a list that you can look up that's in all towns.

AM – Thank you for doing the survey. The results showed that just under 90 percent of people believe that buildings are not being restored because of financial reasons. Do you agree with that?

RF – That is the case, as I see it. And I don't think that that's good enough, do you? Do you know why? Because when people, when you look at families, what do they cherish the most; heritage, the people that were there before them, where we got the knowledge from, to do

everything, even making bread, and building, everything. Therefore, why wouldn't we cherish the beautiful buildings that they left behind for us. And then 90 per cent of people say yes, we'd like to restore these. Therefore, I would say that a body of people will put their hand in their pocket and pay for this building, restoration. But only when they can, and if some building is worth preservation, it will be protected, but they can't do them all. But what they can do is make the developer aware or whoever it is that a certain part of the development of this site is to maintain some aspect of the old building, you know what I mean. And to incorporate it. And build on the new, by side it. But we can't protect everything. I do think that we have the Georgian streets, we have that beautiful government buildings and Leinster house and they have been preserved well. And at times so that they've done great conservation jobs on them. And we have the National Gallery, which has been beautifully restored, and we have all the Georgian streetscapes. But we can't keep everything… And we have the new section, from the convention centre down, and I do think it looks well and it fits in well. Some lovely modern buildings there...

When I lived in Sydney, there was the old part of Sydney that was run down, with old warehouses and grain stores, where the ships came in, and they rejuvenated it all. And they turned it into a vibrant shopping area with restaurants and pubs, but kept the fabric of the buildings, you could walk in and see the beautiful stone walls, the heavy timber floors, beautiful. And we've done it in Ireland as well. But you can float, then you parted inside, keeping the old fabric of the building. People of that. And yet, the old and new can accommodate each other very well.

AM – you always said that she loved stone and steel and timber together.

RF – Yes, they're lovely, all the natural materials... One of my greatest hates is this dry lining, it brings so many problems. It's time we stopped that.

AM - Do you hear the advice given to, just knock it, in connection with buildings in need of repair or restoration?

RF - Of course, so often…

AM – Looking at costs, to restore the old building, in your experience, looking at pricing projects, what would you say are the average costs, for a full refurbishment.

RF – As you know, when you start pulling out floors and things, and when you discover rot, etc., You don't know how far it's going to go. And the costs of course. It costs to preserve that building. And as somebody has to pay for it. Engineering-wise you might have to underpin the foundations, you might find wet rot or dry rot, dry rot is a dreadful thing to try and get out. Some people will say get rid of that. Then you find the private individuals who have it, and can afford to do the job. And sometimes they keep the old part and build on the new, and they'll keep the continuity of the building, they'll go to the trouble to keep the old slates and so

on. Sometimes it's nice to juxtaposition, by the old and the new, some articulation, between the two.

But I think you can't ask the average person; you know when it becomes one and a half. or two times. I understand their position, the costs…

In some cases, where someone is faced with, to this 1 ½, or whatever it is, and they just can't afford it. I do think, maybe the state has to step in and take up the shortfall, are something. It is nice to keep their old buildings where they justify what it costs too and not everyone can afford it. We do have this thing in Ireland for owning buildings. You look at Paris for example when all these beautiful be the old buildings, lasting for hundreds of years, and they need maintenance, no building will last 100 years without maintenance, and they just pay rent on these buildings you know it's a different system there, but I don't think that would work in Ireland either.

AM – The Heritage Council, have only been established since 1995, and they ran a pilot scheme last year giving grants for restoration projects. And I understand it in some counties they weren't even applied for including Wicklow. Are you familiar with these?

RF – I'm not too familiar, you would do more or conservation work than I would, I haven't heard about those grants. Oftentimes there is so much involved, sometimes the criteria for these schemes, sometimes when you look at these it probably puts off so many people. Sometimes they have to spend so much and then go through all the red tape, then after they may be reimbursed by say, 10 per cent and really just doesn't work, it's not a help to them. That's why often those grants are not working.

AM – What is your view of costs for refurbishment, is it more expensive?

RF – Refurbishment, it's more expensive always, because there are hidden things. You might have to remove the plaster from the walls, you might find damage, you might find dreadful things, dampness. You might find the roof is leaking, and you didn't even know, or until something is removed, and then you find the wall plate may be damaged, there are always things, so it's nearly always more expensive, you might have to lift the roof or may lift the slates you know it can spiral out of control.

AM –

RF – when I was with Gilroy McMahon, we did the Viking Centre, Fishamble Street, we did a floor in there and it's a floating floor, we didn't touch the fabric of the building. And then we discovered dry rot which is a very expensive thing to get out of the building, all the chemical treatment. That's a project funded by the government. And people just can't afford to do this type of work themselves. There is a limit to how far people can go and they need help and maybe it's the government that needs to step in. They should maybe by saying we as a body of people, can step in and support this, to help you maintain that house. Maybe 90 per cent of

these people need help if they want to preserve buildings and a lot of people like the old. You know we all embrace the past, you like to see things preserved, that within reason, but people need help too.

AM – Thank you so much Robert, for your input. It's great to see you again…

RF – Not at all, and you too…

Appendix F Henry Thompson, Conservation Builder

The OldBuilders Company, Ballinasloe, Co. Galway

Henry and his building company specialises in the restoration of old and historic buildings, working on everything from stone country cottages to period houses, castles and churches. Over 90% of his firm's work is conservation work, they are well known for expertise with Lime Mortars and many other traditional building methods. One of his restoration projects featured on RTE's series recently with Dermot Bannon, as an example of a good restoration.

16.11.2021 [16.29 +29 mins]

AM- Hi Henry, thank you for calling me back. And for your e-mail.

HT - Not at all. So, you are doing some research?

AM - Yes, a study into old buildings and restoring them. Given your experience specialising in restoration, I'd very much appreciate your views and what you would like to see happen.

AM – Firstly, do you ever hear people say, "It was too far gone, it has to be knocked,"

HT - I have heard that. Yes, this is something that I hear OFTEN.

AM – And what do you think, in most cases, do they or can they be restored without too much difficulty?

HT - Nearly every one (building) can be restored. Very few do actually NEED to be knocked. Usually, the advice comes from somebody who doesn't understand old buildings. Somebody who doesn't understand the process or what can be done. Or how they can turn out, look when the work is finished.

AM - In your experience, what are the costs of renovating an old building, something, say, the size of an average three-bedroom single story or average two storey house.

HT - It's usually about double the cost of doing it in new. Cost to do a complete renovate, is always more?

AM - What are your views on restoration projects, in general?

I think what needs to be looked at is the cost of purchase.... Very often people have an old building that's in disrepair and they sit on it and do nothing or have unrealistic expectations of its value. The unfortunate new owner often then has paid top price for this building, not realising that they have to spend a lot of money to restore it, they then discover they have very little cash left to do the work. I think people's expectations of the market value, has to be looked at. An historic building that needs proper restoration work is not the same price/value of a normal 20TH Century building. Unique and interesting buildings cost more to restore; therefore, its non-renovated value is less. "Cost of Purchase" together with "Cost of Restoration," should = "Market Value", so the cost of purchase needs to be less".

The owners of derelict buildings should be forced to sell, "Use it, or Loose it". Derelict Buildings are blighting our towns and countryside, it's like we're back with Absentee Landlords who don't care about the community. a National Policy of "USE IT OR LOOSE IT".

Also, the government grant system is inadequate. There are so few grants available to owners. Somebody undergoing a restoration project worth €100,000 would be lucky if they get approved for a €2000 or €7000 grant. Then even at that, they have to hurry to do the work to get it approved and paid in a timeframe that may not suit their program of work.

AM - When you hear people say, "It was too far gone, it has to be knocked," do you think that it is true in most cases? What do you think about professionals, QS, accountants?

HT - They need to call someone who understands the restoration. There is no point in asking somebody for advice, who doesn't understand old buildings.

AM- I've heard the comment made by a former head Board Failte, that he would like to see us bringing life back into towns and villages, renovating and restoring buildings, living over shops, adding new buildings, bringing life to towns daytime and evening. What are your views on this?

HT- This is very good to hear. It is very encouraging to hear that, really. Conservation, environment, heritage, there are so many good reasons to renovate.

AM-Do you think it's easy to renovate the average upstairs areas of shops in many of the towns and villages, to make them liveable in, is dealing with dampness, rot and insulation issues, to bring them to normal living standards, is that achievable?

HT-That can be done. I think we need to see it done. There are so many empty upstairs areas. In Birr County Offaly there are maybe thirty- three per cent of upstairs occupied being used. The rest is empty, not used. Also, lime needs to be looked at. Dermot Bannon in all his TV programmes, he never mentioned lime and he filmed one of our cottage projects last year. They never mention lime and its benefits, breathable insulation.

Using Lime plastering means you don't qualify for an SEAI grant, regardless of the other measures taken. This needs to be changed.

Also, Duncan Stewart, he never mentioned lime in the five years or so, of his programmes. There are so many products that are suitable, Lime and insulated lime…

AM – Thank you for your time today, Henry, I really appreciate it.

HT – Not at all, you're welcome. Good luck . If you need to come back with anything, let me know if you need any more input.

Appendix G Ivan Sheehy, Carpenter, Joiner

Ivan has considerable experience working as a carpenter and joiner. He is also experienced in many of the trades in building restoration work. He worked for a number of years in Oxford doing restoration and has worked in a number of locations in Europe doing fit-our project contract work.

[16.11.2021, 10.25 +52 mins]
AM- What does heritage mean to you? What do you think about the old buildings, the ones that are in poor repair should they be done up?

IS- Absolutely. Yes. It's heritage. It's heritage. It's so important. These buildings, how they're made. I mean there're not many specialised crafts people left and it's important to hold on to those skills. And without having heritage without having the buildings and the crafts there to study, how are we going to replicate and continue these processes and craftsmanship's".

AM- About the old buildings that are in need of repair do you hear people say, just knock them?

IS- Yes, of course… it's not worth keeping! Pull it down! It's cheaper to knock it! All the time. They don't understand. Most of them. And sometimes, you see buildings and sometimes you think they are intentionally being left to go to rack and ruin, so as they get to the point where they're beyond repair, and there is no choice but to knock them and replace them with something cheaper and more modern and so on, which is an awful shame because, you know, it's good to retain the years old beautiful buildings.

AM- Wao, I haven't noticed that, not to that extent.

IS- Or else, there is, when they accidentally... it happens, yeah! It happens.

AM- So really, it's an attitude people just don't have the restoration frame of mind to restore things, they just think let it go and build something new.

IS- Well, the majority of people they're just looking at buildings from a functional point of view, not from an aesthetic point of view. They just want something that works for what they want it to work for, whether it's a cattle shed or a supermarket or an office building. They just want something that will produce revenue and be functional. Not to be aesthetically pleasing, they don't care about that. They just don't see them put in the buildings themselves.

AM- There is the Record of Protected Structures and the grant or scheme, through the historic structures fund. Last year they ran a pilot scheme, to give grant aided funding to restore old buildings, including grants for shop front restoration, are you familiar with these?

IS- Well, I've heard about grants being available but I've never heard where they're specifically available to and what their specifically available for. But any involvement that I've had with grants, generally, they're not enough for what they are intended for and quite often it's, it'll cost the applicant more in the long run if they go through with the grant. They should be made more readily available, I know you have to have controls on these things but, and less bureaucracy and red tape. Make them more available and too good purpose. I've seen it even doing work for insulation, how some things are checked and then they don't cover doing insulation behind soffits or in the tops of walls, that's where you really need the insulation. Details like that are not covered…

AM- so back to when people are just advised to knock and to rebuild, do you think because this is said so often that it actually has a knock-on effect, the more people hear it, the more they believe it?

IS- Yeah. Absolutely... It's very difficult for anyone to go against the flow, if you like. If the tide is against you, it's hard to fight against it… So, you do things that are against your nature even. Em, if it seems like the norm, you just want to follow it. Then attitudes can change. And you've got to admire individuals who stand up and say no, I want that; I want to see these buildings restored. And they should be. And turn the whole thing around. So, it becomes the norm to hold on to old buildings and structures rather than…, you know, make it into the norm. To see these buildings preserved.

People just don't realise. They don't understand old buildings… It's our heritage… the buildings that are there, the craftsmanship. I think mainly people need more encouragement, encouragement to do the work.

AM- What do you think in general about people's approach to restoration in Ireland?

IS- People need Encouragement. Encouragement to do this work. People don't think, they don't understand, it's value or how it can look. In fairness, I didn't understand the old stuff either when I started, it takes time… Then, you look at the villages and all the old buildings in England, they appreciate them. And care for them. I think it's 'cos of the Blitz, all of the places along the East coast that were hit in the war. I think it made them appreciate what they had and they want to hold on to it. … There's some good work being done now, some really good work… So many buildings are being pulled down, especially on farms and in the countryside. People just don't understand old stuff.

AM – Thanks Ivan, it's good to get this on record. Hopefully we will be able to do some more good, with this.

IS -No, bother. Thanks Angie, I'm happy to help. Just shout if you'd like anything else…

Appendix H Joe Egan, Bank of Ireland, Manager

Joe Egan, Bank of Ireland, Branch Manager, South Dublin, Commercial section

Joe Egan has extensive experience working in various branches in the Dublin dealing with commercial lending and SMEs.

[08.11.2021, 18.19 + 48 mins]

AM – Hi Joe. Thank you so much for agreeing to look at my thesis study.
JE – Not at all, no bother, happy to help, any time.

AM – In your experience, in general, when people are renovating old buildings, homes or business premises are there any special considerations, for long projects, say?
JE – No, not really, the bank just looks at it the same as the look at any other loan...

AM – What time scale is normal for loans, personal mortgages or business loans and could these be made longer term for easing the burden to people doing long term more expensive renovations?
JE - I can say- mortgages 90% of the time used to be spread over 20 years. In recent years they are 30–35-year loans, covering 80% of the home or 90% for first time buyers.

AM – And what about longer term, have you ever come across any 35-to-50-year loans?
JE - Increasing it to more than 35 years probably will not make a big difference, as the repayments won't change very much, the percentage rate is so low at that rate…

AM – And Bank loans for businesses, SMEs? Would SMEs be able to fund building restoration projects, very rarely or often?
JE - On average they are spread over 5 – 10 years… They would do it from their own cash flow- no borrowings?

AM – Do you recall giving loans for refurbishments, for example for twice the cost of doing new builds renovations.
JE – The bank doesn't look at it that way, it's just looked on as a loan in the normal way, with the normal criteria to be met, ability to make the repayments, the security, are they of good character, etc.

AM – Do people find any other ways to fund renovation projects, how to phase the costs or do they fund a restoration from their own capital? What are your views or suggestions?
JE – It's just treated as normal loans by the bank… There are some other types of funding possibly available outside the bank, LOTS, Living over the Shop or Tourism Grants…

AM – Thank you Joe, it's good chatting with you again

JE – You're more than welcome, come back to me if you'd like any more detail or information…

Appendix J Dr. David G. Blumenkrantz Ph.D., Ed.M., LADC

David Blumenkrantz, Ph.D., Ed.M., LADC
Center for Youth & Community, Inc. Glastonbury, CT, USA

David is a psychologist who has specialised in youth and community development projects, his body of work includes the development of the Rite of Passage Experience (ROPE). David is from Connecticut, USA and has Irish ancestry, his mother was from Belfast. In recent years he has visited and toured Ireland regularly together with his wife, Louann enjoying the culture, heritage and history. His work has also taken him on project work in Italy and Germany in recent years.

"Dr. David G. Blumenkrantz Ph.D., Ed.M., LADC is the co-founder and executive director of the Center for Youth & Community, Inc. and the co-designer of the Rite of Passage Experience (ROPE). He is the author of "Fulfilling the Promise of Children's Services: Why Primary Prevention Efforts Fail and How They Can Succeed." (Jossey-Bass, 1992) and "Coming of Age the RITE Way: Youth & Community Development through Rites of Passage." (Oxford University Press, 2015), along with numerous articles about youth and family issues for professional journals, newspapers and magazines. His blog "The *Rite* Way" has been syndicated by Social Justice Solutions and frequently re-posted.
Since 1966, Dr. Blumenkrantz has dedicated his career to exploring, experimenting with and experiencing various cultures and communities in order to refine concepts around youth and community development (Center for Youth & Community, Inc., 2018)".

David's professional opinion was sought primarily in relation to heuristics and biases, there were some discussions by phone/internet and emails exchanged on this subject. David made it clear that, it is not possible to prove conclusively, the influences or effects of heuristics however he outlined, some of his views, below.

AM –
Q1. Do you think heuristics has had an influence on this in the past, do you think it could have a positive impact in the future, if the mind-set is changed to a positive one?
Q2. Can heuristics and biases play a part in relation to regularly hearing the phrase "just knock it/it's too expensive and complicated to rebuild" and if this can have a magnifying effect if often used in relation to restoration work?

DB -
"… taking into account the context of the material (p24-29) in the larger body of work. I was immediately struck by the scholarship and review of pertinent and related materials. Of course, one can always expand on literature reviews and bring in further theories to support and frame one's position. My mentor Seymour Sarason always encouraged me in my writing to think

about the position of the “other side” and address it. In your case, why is there a general attitude to knock things down and where did that come from? Clearly that is not the way it has always been. Perhaps there is some connection to commerce? Needs of the suppliers? Couldn’t the owners of the property be coached to consider and they (should be “n”?) engage in renovation as a personal, civil or even community project as illustrated in the 60 minutes story of MASS?

As for the concept of “Heuristics and Biases” I was reminded of the quote by H.L. Mencken: “For every complex problem there is an answer that is clear, simple and wrong.”

In short, as far as what I think heuristics means in your context, yes. If what you have explored and revealed is a mindset where “Just knock it/ it’s too expensive and complicated to rebuild.” then that “rule-of-thumb” (see article) may well be applied to a large set of renovation opportunities”.

David’s work focuses on working with young adults and he also suggested creating some opportunities for youth activities with historical groups, to get them involved with and thinking about old buildings and their history, like assisting in an archaeological dig for example. This activity, he pointed out, also gives the young adults the opportunity to team work and develop skills beneficial to their future, as well as raising awareness for and an appreciation of heritage and history. One of his suggestions he outlines, as follows: -

““If we use this thesis in a way that compels actions, then how might we begin? Here is where we would need to consider the notion that those on the front end of making decisions and/or owning property that could be renovated need to change their perceptions and ideas. I was introduced to the theory of change framed by Prochaska and DiClemente: the Transtheoretical Model of change. The first 2 stages are key and where we would want to design subtle messages that could stimulate other ways of thinking about the building project. Perhaps engaging students in for example… Once upon a time I started a program for youth called: “We Dig Wethersfield”. It brought teens together with archaeologists to explore sites that might yield artifacts. What might be done in this light to engage youth to explore old sites, both archeologically and architecturally to raise awareness? And what might happen when youth become engaged, empowered and interested in preservation?
By engaging youth there would be other adults involved. The youth may uncover stories about the place that could peek interest and appreciation for the history of the site”.

Other observations and contributions made by David, to topics raised within the study, are summarised below: -

DB -
“It seems that due to financial challenges, no incentives, i.e., taxes, etc. rigorous standards and regulations people don’t engage in renovation?

Here is where one might consider theories of change that might inform and guide activities and designs to change attitudes towards renovation rather than demolition.
One of my favourite theories of change is: The Transtheoretical Model (also called the Stages of Change Model), developed by Prochaska and DiClemente

Every old building has a story. Investigating and telling the story might be compelling enough to raise interest in keeping the building from being razed?

p. 9 Other benefits: continue the legacy and story behind the building.
Each building has an energy or aura that some say may be part and parcel of the landscape. When these buildings are removed part of the landscape is changed and the history, story of the place is lost and changed.

p. 13 Ireland lacks organization to protect buildings. Why? Any efforts to change?

p. 19 vast array of organizations engaged in protection and preservation. Are they coordinated, connected? Synergy if they were? How to connect them, if useful?

#31 Preserve our heritage but appreciate and care for modern requirements. Don't do half a job. Take the time and expense to truly restore, not just to former glory, but to a modern standard of glory".

#59 It's not in the Irish psyche to prioritise the restoration of old buildings probably because we "inherited" them. Look to France for the way they preserve their culture and history through architecture.

Appendix K The Transtheoretical Model

The Transtheoretical Model (Stages of Change)

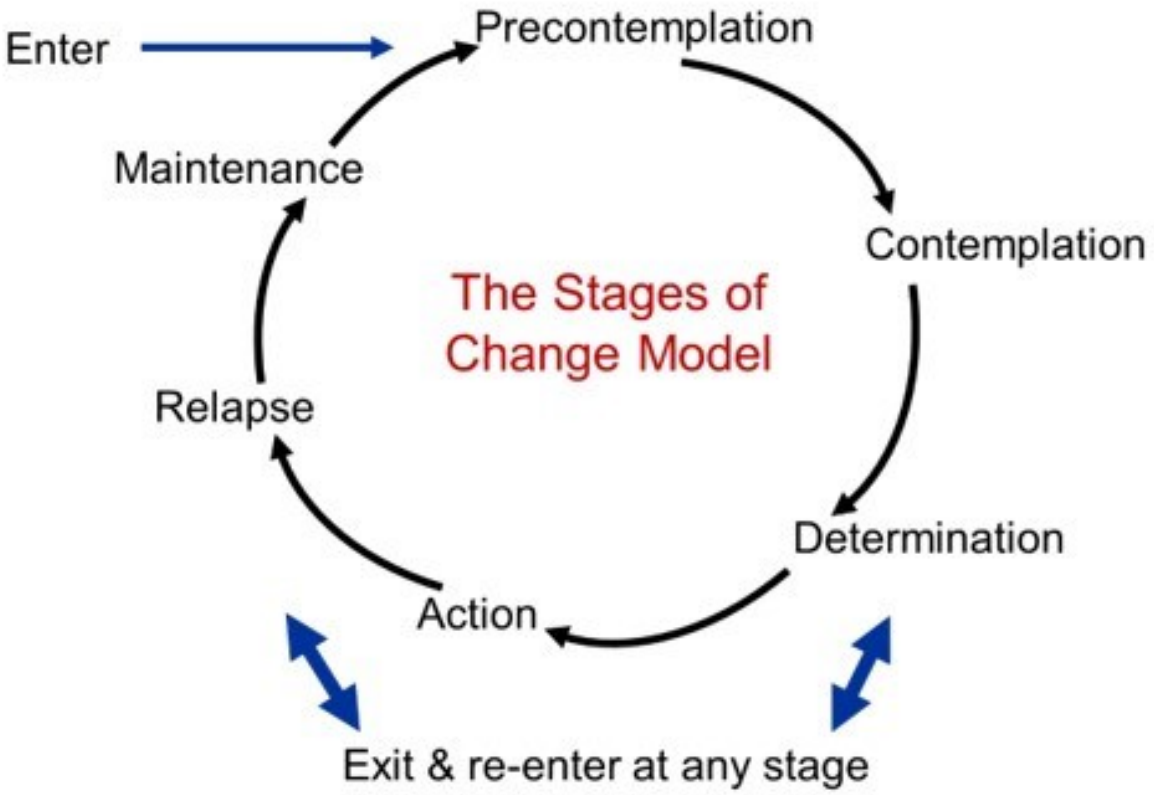
The Transtheoretical Model (also called the Stages of Change Model), developed by Prochaska and DiClemente in the late 1970s, evolved through studies examining the experiences of smokers who quit on their own with those requiring further treatment to understand why some people were capable of quitting on their own. It was determined that people quit smoking if they were ready to do so. Thus, the Transtheoretical Model (TTM) focuses on the decision-making of the individual and is a model of intentional change. The TTM operates on the assumption that people do not change behaviors quickly and decisively. Rather, change in behavior, especially habitual behavior, occurs continuously through a cyclical process. The TTM is not a theory but a model; different behavioral theories and constructs can be applied to various stages of the model where they may be most effective.

The TTM posits that individuals move through six stages of change: precontemplation, contemplation, preparation, action, maintenance, and termination. Termination was not part of the original model and is less often used in application of stages of change for health-related behaviors. For each stage of change, different intervention strategies are most effective at moving the person to the next stage of change and subsequently through the model to maintenance, the ideal stage of behavior.

1. Precontemplation - In this stage, people do not intend to take action in the foreseeable future (defined as within the next 6 months). People are often unaware that their behavior is problematic or produces negative consequences. People in this stage often underestimate the pros of changing behavior and place too much emphasis on the cons of changing behavior.
2. Contemplation - In this stage, people are intending to start the healthy behavior in the foreseeable future (defined as within the next 6 months). People recognize that their

behavior may be problematic, and a more thoughtful and practical consideration of the pros and cons of changing the behavior takes place, with equal emphasis placed on both. Even with this recognition, people may still feel ambivalent toward changing their behavior.

3. Preparation (Determination) - In this stage, people are ready to take action within the next 30 days. People start to take small steps toward the behavior change, and they believe changing their behavior can lead to a healthier life.
4. Action - In this stage, people have recently changed their behavior (defined as within the last 6 months) and intend to keep moving forward with that behavior change. People may exhibit this by modifying their problem behavior or acquiring new healthy behaviors.
5. Maintenance - In this stage, people have sustained their behavior change for a while (defined as more than 6 months) and intend to maintain the behavior change going forward. People in this stage work to prevent relapse to earlier stages.
6. Termination - In this stage, people have no desire to return to their unhealthy behaviors and are sure they will not relapse. Since this is rarely reached, and people tend to stay in the maintenance stage, this stage is often not considered in health promotion programs.



To progress through the stages of change, people apply cognitive, affective, and evaluative processes. Ten processes of change have been identified with some processes being more relevant to a specific stage of change than other processes. These processes result in strategies that help people make and maintain change.

1. Consciousness Raising - Increasing awareness about the healthy behavior.
2. Dramatic Relief - Emotional arousal about the health behavior, whether positive or negative arousal.
3. Self-Reevaluation - Self reappraisal to realize the healthy behavior is part of who they want to be.
4. Environmental Reevaluation - Social reappraisal to realize how their unhealthy behavior affects others.
5. Social Liberation - Environmental opportunities that exist to show society is supportive of the healthy behavior.
6. Self-Liberation - Commitment to change behavior based on the belief that achievement of the healthy behavior is possible.
7. Helping Relationships - Finding supportive relationships that encourage the desired change.
8. Counter-Conditioning - Substituting healthy behaviors and thoughts for unhealthy behaviors and thoughts.
9. Reinforcement Management - Rewarding the positive behavior and reducing the rewards that come from negative behavior.
10. Stimulus Control - Re-engineering the environment to have reminders and cues that support and encourage the healthy behavior and remove those that encourage the unhealthy behavior.

Limitations of the Transtheoretical Model

There are several limitations of TTM, which should be considered when using this theory in public health. Limitations of the model include the following:

- The theory ignores the social context in which change occurs, such as SES and income.
- The lines between the stages can be arbitrary with no set criteria of how to determine a person's stage of change. The questionnaires that have been developed to assign a person to a stage of change are not always standardized or validated.
- There is no clear sense for how much time is needed for each stage, or how long a person can remain in a stage.
- The model assumes that individuals make coherent and logical plans in their decision-making process when this is not always true.

The Transtheoretical Model provides suggested strategies for public health interventions to address people at various stages of the decision-making process. This can result in interventions

that are tailored (i.e., a message or program component has been specifically created for a target population's level of knowledge and motivation) and effective. The TTM encourages an assessment of an individual's current stage of change and accounts for relapse in people's decision-making process.

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Boston University School of Public Health

Wayne W. LaMorte, MD, PhD, MPH

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Figure 3 Elements of value pyramid

Figure 4 Three-dimensional approach, strategy plan, the author’s proposal

Appendix M Initialisms

BoQ or BQ	Bill of quantities
CIF	Construction Industry Federation
MUBC	Masters in Urban & Building Conservation
OPW	Office of Public Works
RIAI	The Royal Institute of Architects of the Ireland
RPS	Record of Protected Structures
SMEs	Small and Medium Enterprises
SEAI	Sustainable Energy Authority of Ireland
TCD	Trinity College Dublin
TUDublin	Technological University Dublin
UCD	University College Dublin
UNESCO	United Nations Educational, Scientific and Cultural Organization