

HTI 2026 Sligo City Hall & Yeats Memorial Building - Methodology

- *the significance of the town and its heritage*

Sligo is an Anglo-Norman town with a castle established by Richard de Burgo in the 13th century. The modern town overlaid the medieval footprint and evolved over the 18th, 19th & 20th centuries. The original layout is quietly formal with churches and institutions located at key visual intersections in the town. City Hall and the Yeats Memorial Building, are particularly prominent, two of a small number which exemplify the place, featuring prominently in published plans and surveys of the town.



Figure 1 – Thomas Phillips’ Prospect of Sligo 1685; the Anglo-Norman castle & current City Hall site is located to left of view
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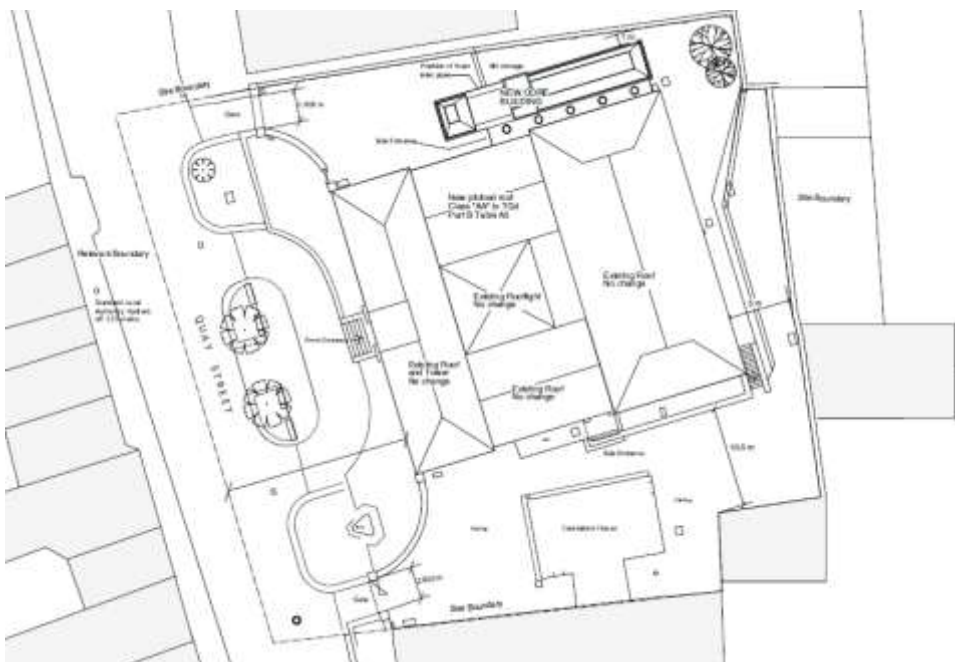


Figure 2 – City Hall site



Figure 3 – City Hall view from Lower Knox Street; the city hall & former castle site are located at a high point of gentle slope approached from the north or south along Quay Street



Figure 4 – City Hall view from north along Quay Street



Figure 5 – view from south; Council Chamber located at 1st floor



Figure 6 – view along O'Connell Street from south



Figure 7 – service core & escape stair; front/ west side



Figure 8 – service core & escape stair; rear/ east side



Figure 9 – view to east along Lower Know Street towards Yeats Memorial Building



Figure 10 – Yeats Memorial Building; front repaired in 2021 HTI project



Figure 11 – rear of Yeats Memorial building excluded from 2021 HTI work for cost reasons



Figure 12 – ‘rear’ of building also has a prominent place in the streetscape and faces out towards public routes on both side of the Garavogue river



Figure 13 – former Belfast Bank, now the Yeats Memorial Building circa 1900

- ***the town's track record to-date in heritage led regeneration, such as the involvement of an Architectural Conservation Officer and/or Heritage Officer in the local authority area in which the town is located***

The proposed work to the City Hall & Yeats Memorial Building is next step in a line of HTI projects in Sligo. This work follows other activities, listed in the application and which have identified these institutional buildings as forming a focal point with potential to act as a catalyst for other work that is expected to come out of the Living City Initiative.

- ***the project(s) that would be funded under the HTI and how these would promote heritage-led regeneration within an Architectural Conservation Area (ACA) and/or the wider the town***

Two of the most significant buildings, both of National Importance, are the focus of this project and are abutting the O'Connell Street ACA. The maintenance and repair of these will significantly further enhance the cultural profile of the town and encourage the re-occupation of the historic buildings within the town core as a desirable place in which to live and work.

Most of the properties that have been part of the HTI project date from the 19th & 20th centuries and are of 'traditional' construction and, notwithstanding their age, are representative of similar buildings from the same period throughout, Sligo, and the country as a whole.

The buildings are currently in a condition that has become a challenge to their owners and require priority action to be taken. There are other areas of the town that are also in need of assistance, and the current proposed works will form a benchmark for further repair work into the future. Further investment in other buildings in the town, encouraged by the heritage-led approach set out in the HTI projects, is likely to follow.

- ***Identify overall scope of works***

A visual survey has been undertaken in conjunction with review of the current maintenance schedule, and a prioritised schedule of building fabric repair work prepared to guide the works in accordance BS 7913: 2013 – "Guide to the Conservation of Historic Buildings". Priority has been

given in the schedule to repairs to roofs and rainwater goods etc. Works that would have a direct improvement on the appearance of the building to the public is also to be undertaken, including windows, ironwork and external joinery.

It is anticipated that the project will need to run over two years: approximately 70% of the funding will be spent in Year 1 and the balance by early summer in Year 2.

- ***Discuss procurement issues***

A package of work has been proposed which will be overseen by an accredited conservation architect who will lead a multi-disciplinary team. Sligo County Council have procured initial input from the conservation architect to develop the schedule of works and cost plan for the project.

In order to simplify potential contractual issues, and to address liability for health and safety, each building owner will be expected to procure works directly as a separate contract. The work will therefore be procured as two separate contracts by the two different building owners.

Two issues relating to delivery arise in this case: 1) procurement, detail design, specialist casting & manufacture of cast iron light fittings are likely to require longer to complete than other works; 2) repair of approximately 60 no timber windows at City Hall alone will have an impact on completion of the works. For these reasons it is proposed that work should be undertaken as a single contract but over two financial years.



Figure 14 - City Hall frontage and entrance screen wall circa 1900 ©NLI



Figure 15 – detail of entrance screen, piers & cast iron lamps. The original colour of railings was not black.



Figure 16 – current condition of pier with spalling stone, cap dislodged, spalling stone, ironwork corroded/ sections missing & lamp broken; window behind requires maintenance



Figure 17 – clocktower roof & louvres require maintenance; lightning protection tapes to be re-fitted; bird nest debris to be removed



Figure 18 – leadwork to be refitted; windows require maintenance including putty renewal



Figure 19 – note missing putty from sash bottom rails



Figure 20 – painted cast iron & steel requires marine grade recoating



Figure 21 – vegetation management required to light well



Figure 22 – maintenance required to side entrance



Figure 23 – rainwater goods to be maintained; maintenance required to service core



Figure 24 - east side windows require decoration



Figure 25 – front door requires decoration



Figure 26 –cause of moisture damage to walls & ceilings in public entrance hall to be repaired



Figure 27 – water damage to ceiling of entrance hall



Figure 28 – damage to ceiling & walls of council chamber



Figure 29 – damaged ceiling



Figure 30 – damaged to window apron internally



Figure 31 – damage to window reveal; through flashing & external seals



Figure 32 – water ingress through junction with roof



Figure 33 – absence of weathering or dressings at material junctions

- ***Works identified & Standards - City Hall***

Front Boundary

Spalling sandstone requires cleaning & repair; selective repointing and resetting of pier cappings. Ironwork & steel interventions to be rust treated and re-coated with marine grade finishes. Original pattern cast iron lanterns to be purpose-made using castings from existing surviving fragments & reference to the Saracen Foundry catalogue. A low energy electrical lamp with a warm colour temperature is proposed inside the lantern.

Lightning Protection Systems

Tapes require refitting where damaged & systems tested. An increase in lightning strikes is expected as a result of climate change and this work is needed to ensure that the existing system to the historic property is fully functioning and the building protected.

Roof repairs

Isolated damaged slate to pitched roofs require renewal to prevent water ingress. Louvres over council chamber require fitting with gale-breaker sheet. Flat roofs and weathering to service core require maintenance & installation of a pressed metal drip to prevent water ingress.

Chimneys

Work to chimneys undertaken in 2025; additional chimney repairs included in the HTI programme.

External Walls

Exterior stonework wall requires isolated refixing of lead dressings, cleaning & pointing. Internally, damaged plaster finishes are to be reinstated after addressing sources of water ingress.

Rainwater goods

Require cleaning & painting.

Windows

Sliding sash windows all require maintenance – action now will prevent significant addition costs later. The majority of work is painting & reglazing. Joints with stonework require sealing with lime & burnt sand mastic to prevent wind-driven rain entering the building.

Doors

All timber doors require repair – redecoration & addition of weather bars & drips; sealing of junction with stonework.

Services

Work to mechanical services not included in this work – external insulation to ductwork has been removed by weather & high winds and requires reinstatement. Plan to undertake when access is available.

Electrical work is required in connection with installation of 6 no cast iron light fittings to front boundary screen.

Miscellaneous work to rear

The garden is to be adapted to provide additional services for seasonal visitors to the garden, and to provide a space for birds.

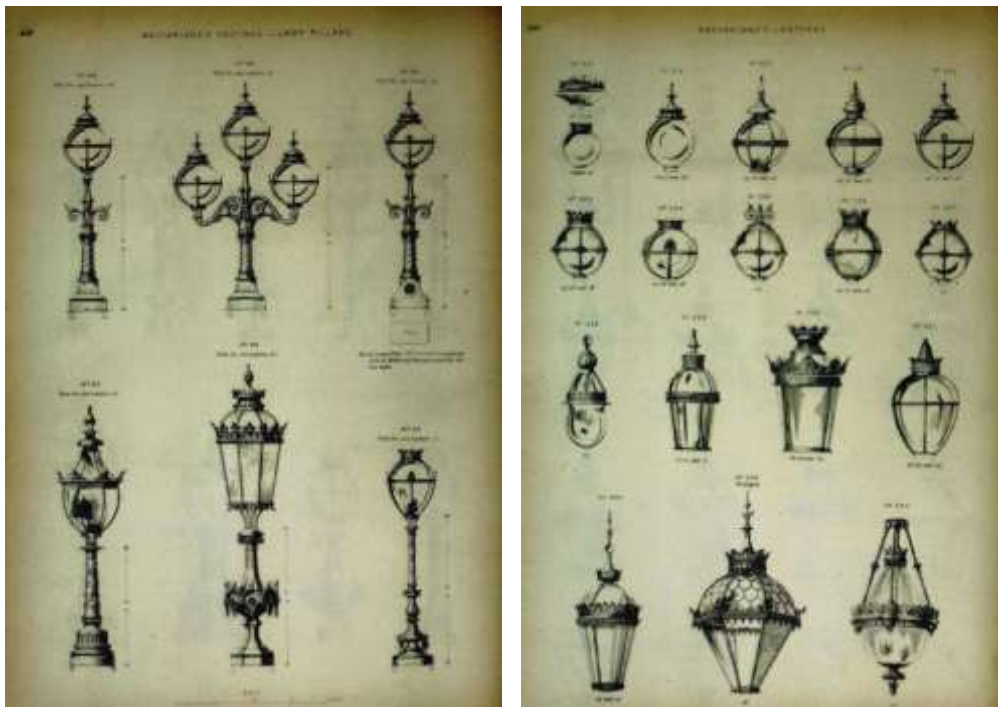


Figure 34 – extract from MacFarlane's Saracen Foundry catalogue - the original lamps to the front boundary at City Hall were made up from a number of standard castings & secondary components. Whilst no longer in production, the original pattern can be replicated.