

# 2012 RICS AWARDS

## The Grand Final

The Savoy, London, Friday 19th October 2012

Principal Sponsor

**AON**

Category Sponsors

 Ordnance Survey

 HISCOX

 JLT

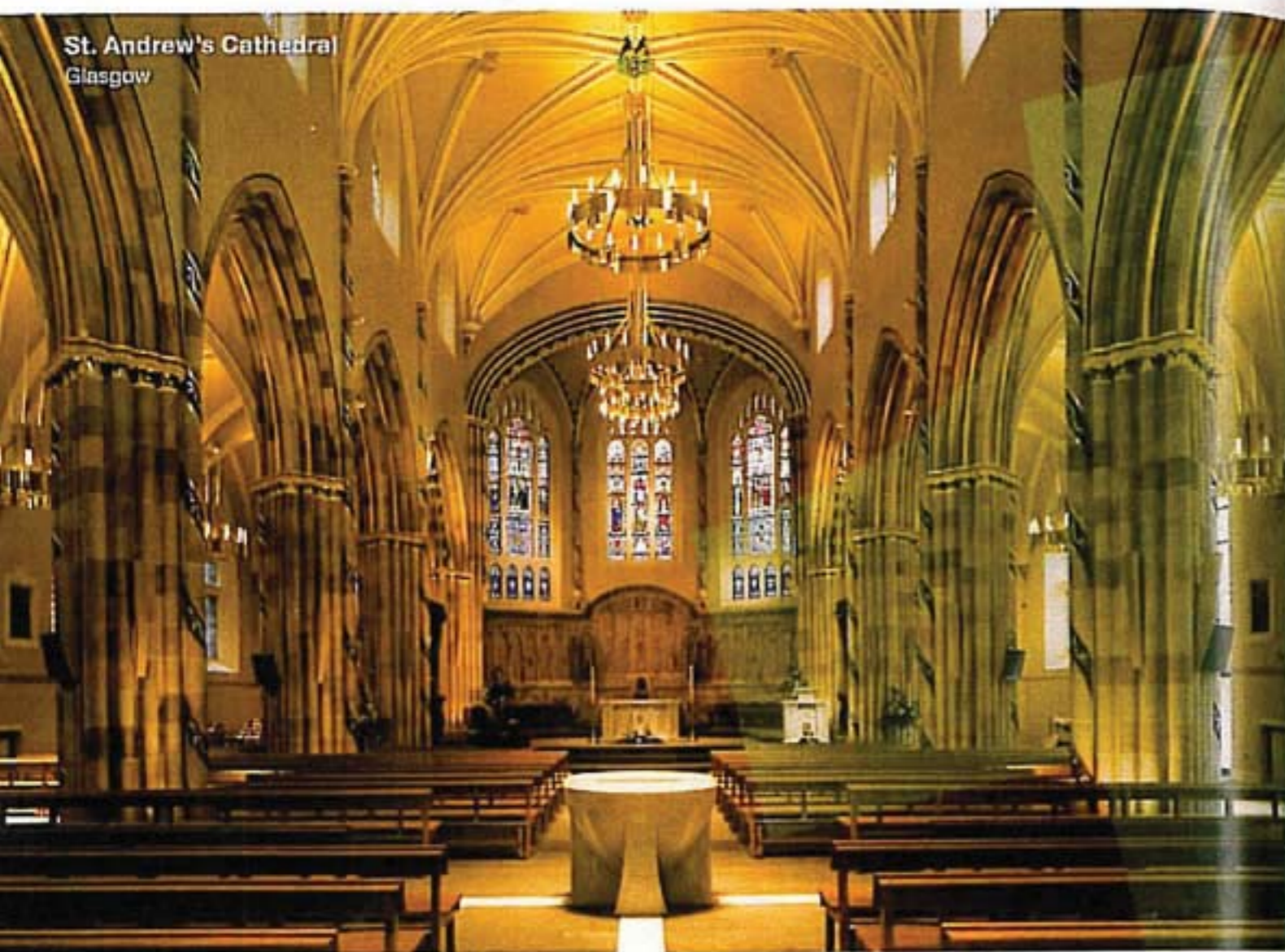
**e-on**

Media Partner

 **estatesgazette.com**  
making property move



[rics.org/awards](http://rics.org/awards)



St. Andrew's Cathedral  
Glasgow

This Award recognises and honours the highest standards of restoration or renovation and pays particular attention to the sensitivity of any adaptation which ensures the survival of a building well into the future.

In this category Judges also look at the use and reuse of building materials and techniques applied.

Evidence of background research undertaken and how it informed the approach taken is important as well as the philosophy behind the repair and conservation of the building. The Judges look for:

- use of traditional materials and/or techniques
- incorporation of environmental considerations
- provisions made for future maintenance and the building's long-term prospects
- how users and the local community have received it.

Sponsored by HISCOX



Spains Hall,  
Finchingfield  
East of England



Althorp House,  
Northampton  
East Midlands



Ballyfin, County Laois,  
Ireland  
International



White Tower,  
Tower of London  
London



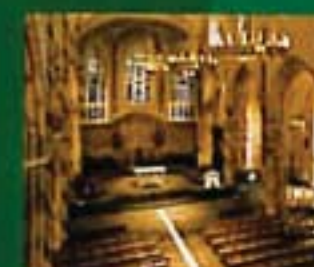
Theatre Royal,  
Newcastle upon Tyne  
North East



Ordsall Hall Museum,  
Salford  
North West



St. Columb's  
Cathedral, Derry  
Northern Ireland



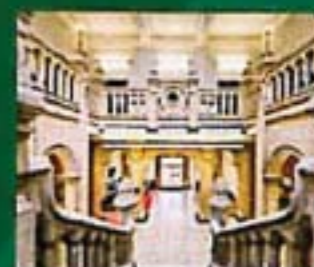
St. Andrew's  
Cathedral, Glasgow  
Scotland



Tudor House  
Museum,  
Southampton  
South East



Tyntesfield, Bristol  
South West



The General Office  
Building, Ebbw Vale  
Wales



Hacton Cruck  
Medieval Hall,  
Herefordshire  
West Midlands



Park Hill, Sheffield  
Yorkshire and Humber

*"This Award acknowledges the importance of heritage and the benefit it can bring to communities. The Judges see some innovative 21st century approaches to history with much for future generations to enjoy."*

**Adrian Stenning**  
Building Conservation Judge



*"Unusually, this Georgian Country House is still set in its original demesne and its owners have shown an exemplary understanding and commitment. Uncompromising in their approach, the team displayed the highest principles of sensitive conservation and the result is breathtaking."*

David Tuffin Chairman of Judges

**This unique project saw the restoration of Ballyfin, Ireland's finest neo-classical house, with great sensitivity and a strong understanding of the estate's significance. The house was used as a school from the 1920s until it fell into disrepair. Ballyfin has been transformed through conservation and restoration into an exquisite and comfortable luxury hotel.**

A key feature of Ballyfin is its iron and glass conservatory which was designed by Richard Turner and added to the building in 1851. Connected to the house by a curved glass-vaulted corridor, the wrought iron frame was cleaned, repaired and painted in situ.

The house was converted to function as the core of the hotel and the services wing and outbuildings were adapted for servicing and guest accommodation. Disabled access was introduced to the house with the provision of internal and external lifts.

Ballyfin is a designated protected structure which limits the degree of intervention permissible to the building's fabric. A fundamental aspect of the project was to bring the existing buildings back into sustained and viable use which required careful consideration of how to upgrade within the limits of the designation. Almost all of the building's original material was retained and any replacement was done in the manner and form of the original work.

An extensive scheme of repair was undertaken in the demesne. The water courses, fountains and streams were cleared and run through the grounds via a new cascade, surmounted by a small classical temple. Other park features, including a grotto and tower with an observatory, were carefully restored for the use and enjoyment of hotel guests.

Ballyfin has been re-established to reflect the ethos of the historic country house.

### Project team

**Client**  
Ballyfin Demesne

**Project Manager**  
Woody Clark Ltd

**Executive Architect**  
Purcell Miller Tritton

**Architectural Consultant**  
John J O'Connell Architects

**Structural Engineer**  
The Morton Partnership

**Services Engineer**  
Mott Macdonald Fulcrum

**Cost Consultant**  
Desmond MacGreevy & Partners

**Main Contractor**  
Cornerstone Construction

**Landscape Architect**  
Jim Reynolds

Sponsored by