



DESIGN STATEMENT

FOR

24 Thomas Davis Street

BY

CORK CITY COUNCIL

March 2025

CONTENTS

1.0 INTRODUCTION

2.0 SCHEDULE OF ACCOMMODATION

3.0 SITE ANALYSIS

4.0 SITE STRATEGY

5.0 DEVELOPMENT PLAN OBJECTIVES

6.0 URBAN DESIGN CRITERIA

7.0 SITE SERVICES

APPENDICES

APPENDIX 1 – *Architectural Heritage Summary*

APPENDIX 2 – *Condition Survey*

1.0 Introduction

24 Thomas Davis Street is a terraced, two-storey house, incorporating the entrance to the former Slattery's Lane. Externally it has a pitched, asbestos-slated roof, with no chimneys remaining. The walls to the front and rear are substantial suggestive of historic rubble stone construction. All opes have the remains of timber sash windows, internally some associated joinery also survives. Otherwise, the interior is modern, 20th century. Further detail is provided in the architectural heritage summary prepared by JCA architects, RIAI Conservation Grade 1 Architects, appended to this design statement.

The building is not included on the Record of Protected Structures or the NIAH but is located within the Blackpool Architectural Conservation Area.



The proposal is to demolish the derelict dwelling and redevelop the site to provide 2no. housing units, a 1-bed apartment at ground floor level with a 2-bed Maisonette over, both units have own door access directly from Thomas Davis Street. Further detail on the state of disrepair of the existing structure is provided in the condition survey prepared by ACS consulting, also appended to this design statement.

2.0 Schedule of Accommodation

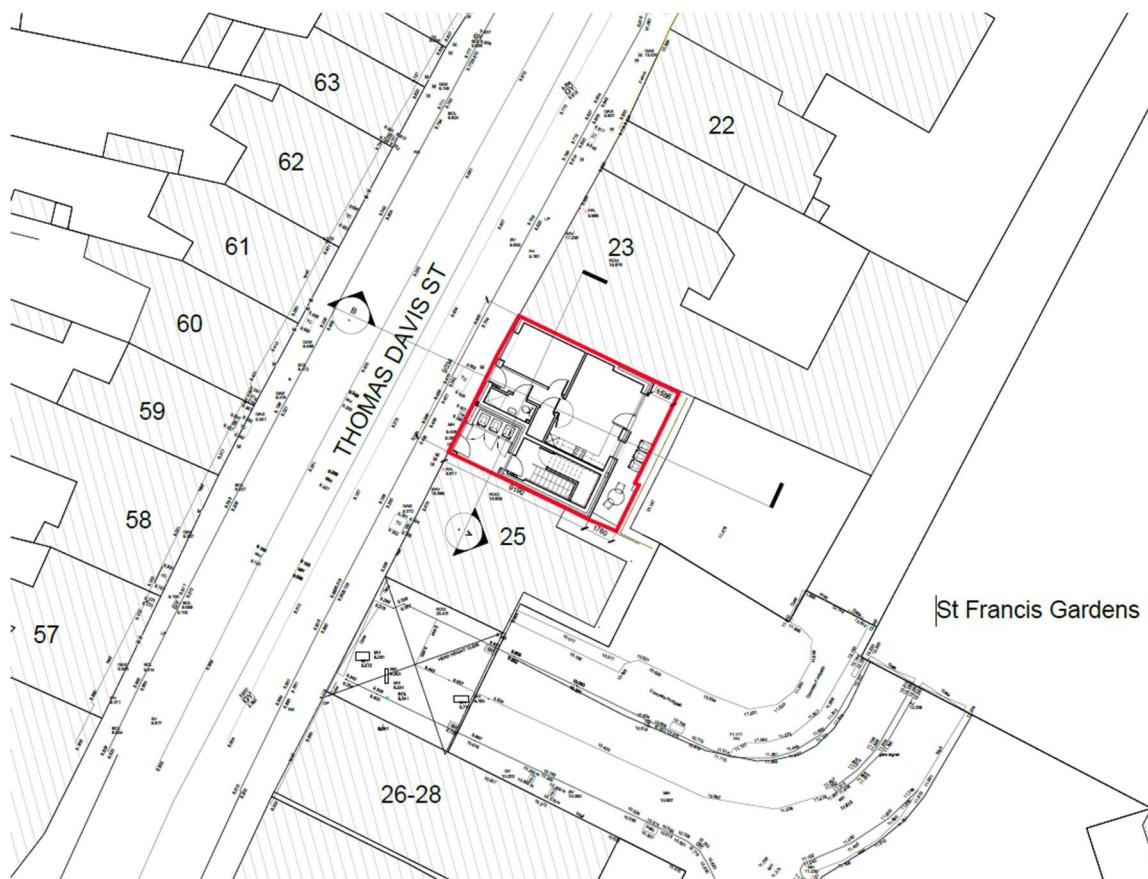


Figure 1 Site plan (NTS)

<i>Unit Address</i>	<i>Unit Types</i>	<i>Unit Area</i>	<i>Private Open space</i>
24A Thomas Davis St.	1-bed Apartment	44.3m ²	13.7m ²
24B Thomas Davis St.	2-Bed Duplex Apartment	94.0m ²	10.8m ²

3.0 Site Analysis

3.1 Location

The site is located on Thomas Davis Street (formerly York Street), Blackpool within the Blackpool Architectural Conservation Area. The existing building fronts directly onto and is accessed from Thomas Davis Street.

3.2 Suitability

- Zoned Neighbourhood and Local Centres in the Cork City Development Plan,
- Vacant property was formerly in residential use.
- Proximity to services and amenities,
- Road and utility infrastructure are in place adjacent to the site.
- Located on 3no. bus routes (approx. 100m North of the site to Merchants Quay, Ballyphehane and Mahon Pt S.C. and 200m South of the site on the same bus routes to Farranree, Cloghroe and Glenthorn).
- No particular risk of flooding, ref: CFRAM Lee catchment flood risk assessment and management study (7BRI_188)

3.3 Characteristics

Immediate surroundings:

- Topography: The surrounding area is gently sloping, rising to the North.
- The predominant development pattern in the area is a mix residential and commercial buildings.

Site:

- 24 Thomas Davis, a mid-terrace residential property, currently vacant and in a state of considerable disrepair.
- Site area: approx. 90m² / 0.009 Hectares
- Topography: level, finished floor level is +9.759mm Malin Head Datum, adjacent site to the rear is elevated, finished ground level is +11.147 mm Malin Head Datum
- No significant trees on site or to adjacent properties,
- Existing housing and small-scale commercial buildings surrounding the site.



Figure 1 Site Location Aerial Photo

4.0 Site Strategy

The proposal is to demolish the existing derelict building and construct a new 3-storey building containing 2no. apartments each with own door access from Thomas Davis Street.

Due to the location of 24 Thomas Davis Street within the Blackpool ACA a comprehensive study of the site was undertaken prior to any design decisions being made. Grade 1 Conservation architects, JCA architects were commissioned to carry out a heritage assessment. JCA's report highlighted the heritage significance of the building and suggested the dilapidated appearance of the property may be largely cosmetic. On foot of this report the feasibility of retaining the existing building and adapting it for reuse was further explored.

However, as the building has been vacant for a considerable time, ACS consulting engineers were commissioned to carry out a detailed condition survey. This condition report concluded the building has major structural issues to the key elements of structure; the roof, external walls, internal walls and floors and as such was beyond repair, either practically or financially. This professional advice formed the basis of the decision to propose demolition of the existing building and redevelopment of the site.

The proposed design carefully responds to the established character of the area, without imitation or pastiche, where two- and three-storey terraced buildings with pitched slate roofs and direct street access define the streetscape. The new scheme infills the terrace with a modest pitched roof form, ensuring a harmonious fit within the existing fabric. The new structure retains the character of the former Slattery's Lane, which is referenced by the inclusion of a gated entrance courtyard, a subtle reference to the area's history. The traditional own-door access from Thomas Davis Street is retained, maintaining the sense of continuity and connection to the street. Due to the narrow site, the units are stacked vertically, with the maisonette above the apartment. No additional parking is proposed, existing on street parking, typical of the area, is available in front of the building.

5.0 Development Plan Objectives

The following is an outline of the relevant Development Plan Objectives from the current Cork City Development Plan and how these are met:

3.1 Neighbourhood and Local Centres	The scheme proposes replacing a derelict building with 2no. high quality apartments integrated into an existing neighbourhood with good access to services, amenities and public transport.
3.6 Housing Mix	The scheme provides 2 different apartment types, 1no. 1 bed (2 person) apartment and 1no. 2 bed (4 person) maisonette which responds to the housing demands in the area.
5.11 Energy Efficiency Considerations	The new development will maximise energy efficiency through location and siting design. It will seek to optimise energy efficiency through thermal insulation, passive ventilation and cooling and passive solar design. Each unit will also be fitted with an energy efficient heat pump.
8.23 Development in Architectural conservation areas	The proposed development responds respectfully in scale and nature to the special character of the area contributing positively without imitation or pastiche.
8.24 Demolition in Architectural Conservation Areas	Demolition is proposed due to safety concerns, refer to Appendix 2: Condition survey

6.0 Urban Design Criteria

The following is a demonstration of how the design criteria set out in the ‘Urban Design Manual – Best Practice Guide’ document are met:

6.1 Context

The research undertaken by JCA architect’s suggests the building dates from at least the 19th century. No 24 Thomas Davis Street originally incorporated access to Slattery’s Lane, which was extinguished in the 1970’s by the construction of the Blackpool flats.

The character of this part of the Architectural Conservation Area (ACA) has been significantly altered, No. 24 is currently flanked on either side by 3-storey buildings, which are modern and of poor quality. Guidelines for the Management and development of Architectural conservation areas published by Cork County Council Heritage unit influenced the design of the new infill building. According to these guidelines, *“the overall design of the new building should reflect the proportions of the existing adjacent properties. The bulk and massing of the new building should relate to the plot size and to the scale of surrounding buildings in terms of height and width..... New design should also interpret and refer to the inherent qualities that make up the architectural conservation area in a modern idiom.”*

The proposed design carefully responds to the established character of the area, where two and three-storey terraced buildings with pitched slate roofs and direct street access define the streetscape. In form the new scheme infills the terrace with a modest 3 storey volume with a pitched roof form, clad in natural slate, ensuring a harmonious fit within the existing fabric. While the form of the building is traditional, the materials chosen to reflect the fact that this is a new building within an ACA. A restrained palette of contemporary brick, sand cement render, aluminium and natural slate was chosen. A cemented soft mud brick in a white buff grey tone with a white sand white cement render detail was chosen for the front elevation to Thomas Davis Street and a white sand white cement render for the rear elevation. Aluminium, in a selected bronze colour, was chosen for the window frames, privacy screens and rainwater goods. The roof to be finished in a traditional natural slate.

Natural slate



Cemented soft mud brick.



Aluminium windows with privacy screens

6.2 Connections

The scheme is well connected to the public transport network by multiple bus routes, south to the City Centre, Ballyphehane and Mahon and North to Farranree, Glenthorn and further afield to Cloghroe.

6.3 Inclusivity

The development is compliant with access regulations, the ground floor unit can be accessed, visited and used by wheelchair users, buggies etc. The maisonette is provided with its own entrance at ground level and the first-floor living area is accessed via an ambulant stair. Unnecessary physical and visual barriers are avoided by integrating the scheme into the existing street and relying on passive supervision as the principle means of achieving security.

6.4 Variety

The scheme proposes a mix of 1 and 2 bed units reflecting the housing needs of the area.

6.5 Efficiency

The scheme maximises the site replacing a derelict building with new 3 storey structure containing 2no. housing units.

6.6 Distinctiveness/Layout

Due to the narrow site, the units are stacked vertically, with the maisonette above the apartment. Both units benefit from independent entrances at ground floor level, ensuring a sense of autonomy. The new structure retains the character of the former Slattery's Lane, referenced by the inclusion of a gated entrance courtyard, a subtle reference to the area's history.

The dimensions and local topography of the site influenced the internal layout of the ground floor unit. The only access to the private open space at ground floor level is through the ground floor unit, a feature common in terraced properties. To provide a fire escape route from the private open space which complies with Part B (fire) of the building regulations and also acts as a service route for bins, the internal layout had to be configured with the living space to the rear and the bedroom to the street.

6.7 Public Realm

The existing concrete footpath in front of no. 24 will need to be largely removed to facilitate the installation of new services. It is proposed to reinstate the footpath in concrete match the surrounding area.

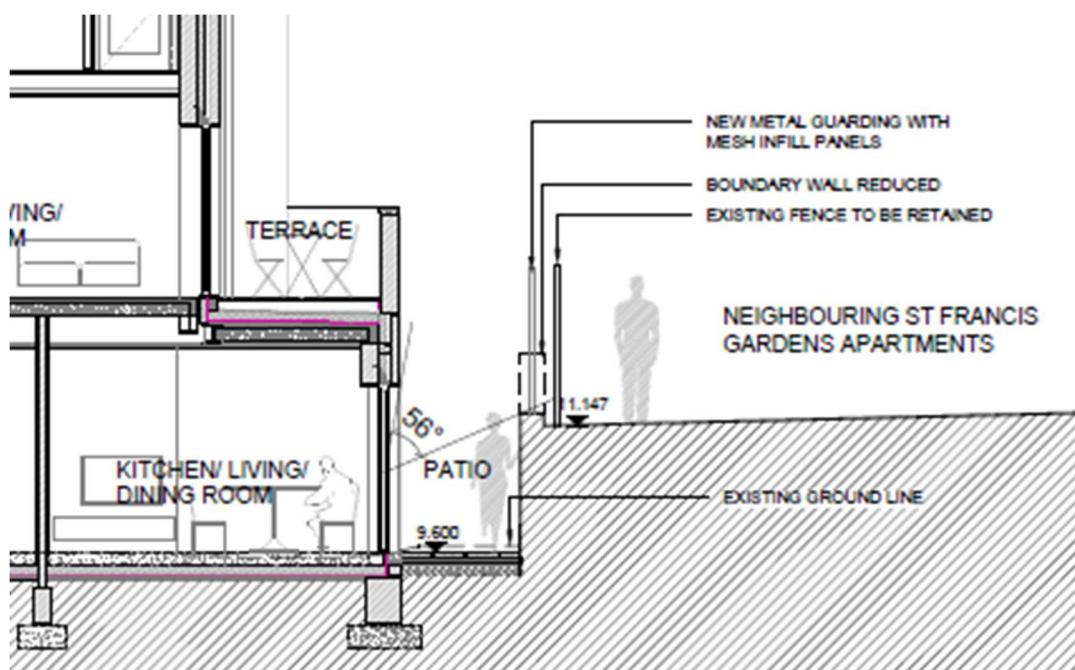
6.8 Adaptability

The layout of the scheme is designed with future flexibility in mind, enabling the ground floor unit to be converted to small-scale commercial use if needed. However, due to the scale of the surrounding buildings the floor to ceiling height of the ground floor is restricted to 2.9m. The compact nature of the site leaves little room for significant changes to the apartments.

6.9 Privacy and Amenity

Both units are provided with generous south-east facing private open space to the rear, the maisonette is provided with an additional west facing gated entrance courtyard to the street. The terraced form will allow for passive supervision of both front entrance doors.

The elevated ground level of the neighbouring property to the rear, St Francis Gardens, restricts daylight to the ground floor unit. To verify adequate daylight factor or interior illuminance could be achieved for the living space, a study to measure the angle of visible sky (ϕ), in accordance with BS EN 17037 *Daylight in buildings* was carried out. According to the standard an angle of visible sky (ϕ) $> 45^\circ$, combined with the use of large windows achieves an adequate daylight factor. As indicated in the illustration below a 53° angle of visible sky (ϕ) can be achieved.



6.10 Parking

No additional parking is proposed, existing on street parking, typical of the area, is available in front of the building.

6.11 Detailed Design

The proposed material palette of brick walls with render detail, natural slate roof and painted timber doors reflect tried-and-tested traditional building methods used elsewhere in the surrounding area and are considered an appropriate aesthetic for the scheme. Windows, gates, gutters and down pipes will be of aluminium to selected colour.

7.0 Site Services

The existing dwelling was formerly connected to public water, sewer and electricity, upgrades to existing services will be required for the new development.

APPENDIX 1 – *Architectural Heritage Summary prepared by JCA architects*

JCA Architects



Architectural Heritage Summary

24 Thomas Davis Street, Cork

For DJF Engineering Services

A: Courthouse Chambers, 27-29 Washington Street, Cork T12 WN8F

10 May 2024

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Project Name: 24 Thomas Davis Street, Cork

Project No: 24027

Document Title: Architectural Heritage Summary

Revision: 0

Revision	Date		Prepared	Checked	Approved
0	10.05.2024		KMc	GOC	GOC

The purpose of this note is to provide high-level outline information on potential Architectural Heritage Constraints for the proposed development of a site at 24 Thomas Davis Street, Blackpool, Cork, as housing. The initial observations below are based on a site visit undertaken on 07 May 2024, a review of existing Statutory Protection designations relating to the site, Cork City Council Development & Action Plans and a review of historic maps and published sources of historical information.



24 Thomas Davis Street is a terraced, two-storey house, incorporating the entrance to the former Slattery's Lane. It has a pitched, asbestos-slated roof, with no chimneys remaining. The walls at ground floor level to the front and rear are of a depth suggesting historic rubble stone construction. All opes are currently blocked for security, but there are remains of timber sash windows and associated joinery internally to some windows. All other internal features appear to be of 20th-century date, including the staircase. The building is not included on the Record of Protected Structures or the NIAH but is located within the Blackpool Architectural Conservation Area.

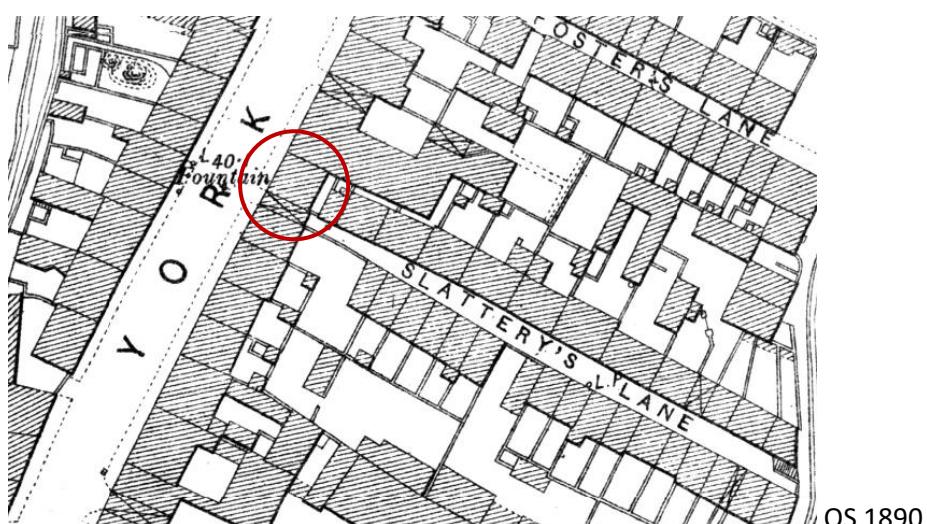
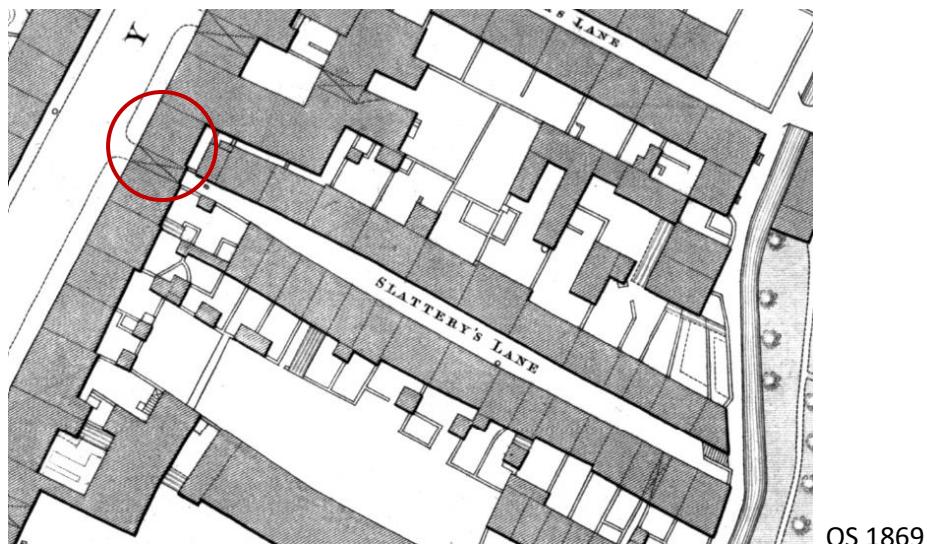
Thomas Davis Street – originally York Street, prior to 1906 - first appears on Beauford's 1801 map of Cork, which includes Slattery's Lane, although neither are named. The Irish Historic Town's Atlas notes a reference to York Street in 1795. The street is located in Blackpool, an historic area of Cork City which was the location of many industrial sites in the 18th and 19th centuries.

York Street itself was primarily occupied by small commercial and residential buildings, with many street-facing buildings housing shops with residential accommodation overhead. It formed part of the principal route from the city leading north for hundreds of years, the urban form of which has remained largely unchanged¹. There were several lanes off the east side of York Street, and no. 24 spans the entrance to the former Slattery's Lane on its southern side. Slattery's Lane was particularly densely populated, with 28 properties fronting into it by 1869². 19th-century street directories

¹ As noted by Gina Johnson in *Old Blackpool – An Historic Cork Suburb*, published by Cork City Council in 2006, and repeated in the *Blackpool Village Area Action Plan* in 2010. Both documents emphasise the historical significance of Blackpool and note how much loss of historic urban fabric has taken place in recent decades.

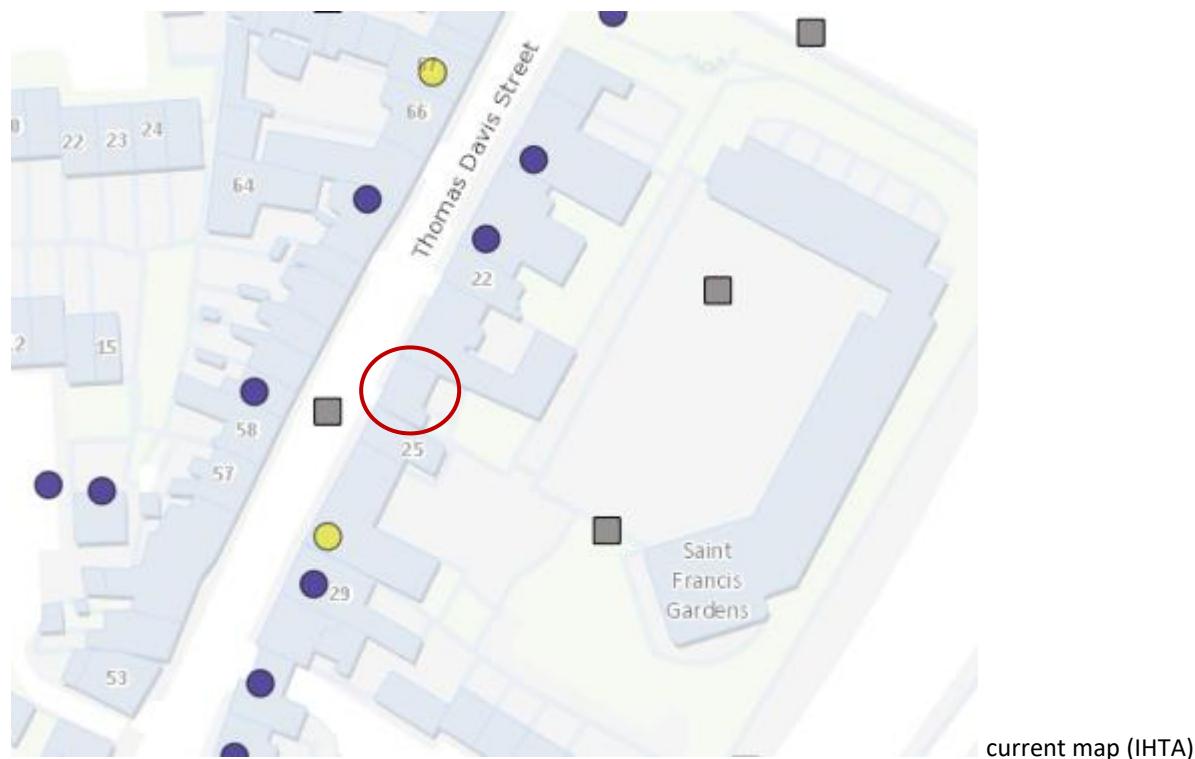
² *Blackpool Village Area Action Plan*.

portray a busy commercial York Street, and the 1901 Census indicates a shop at 24 York Street, noting 4 windows to the front of the building (there may also have been a small shopfront). The present footprint of 24 Thomas Davis Street appears to correspond with the footprint indicated on 19th century historic maps, visible particularly clearly on the 1869 and 1890 large scale OS maps.



The existing fabric of the building, the fenestration pattern on the façade and the consistency of the building footprint shown on a series of historic maps above suggest that the present building dates from at least the 19th century. There is evidence that changes have taken place over time, and there are no visible internal features that appear to be of historic significance presently: it is likely that the building was substantially altered during the 20th century. It is possible that the building was originally single-storey, although it may also have had residential accommodation above a small shop.

Slattery's Lane, along with Thomas Davis Avenue to the north, had ceased to exist by the early 1970's, with the Blackpool Flats public housing built at that time towards the eastern part of those lanes, to the rear of 24 Thomas Davis Street. That housing was demolished in recent years and new public housing constructed on that site by Respond housing association.



The present significance of 24 Thomas Davis Street lies in its streetscape contribution to the Blackpool Architectural Conservation Area. The *Blackpool Village Area Action Plan* noted that Blackpool is a unique area of the city in that it retains the character and appearance of the original village, with groups of buildings framing historic streets and lanes. While much change has taken place in the wider area, no. 24 represents a surviving example of a retail building typology representative of this 19th century secondary north of river secondary street character, which stretches from Shandon Street to Thomas Davis Street.

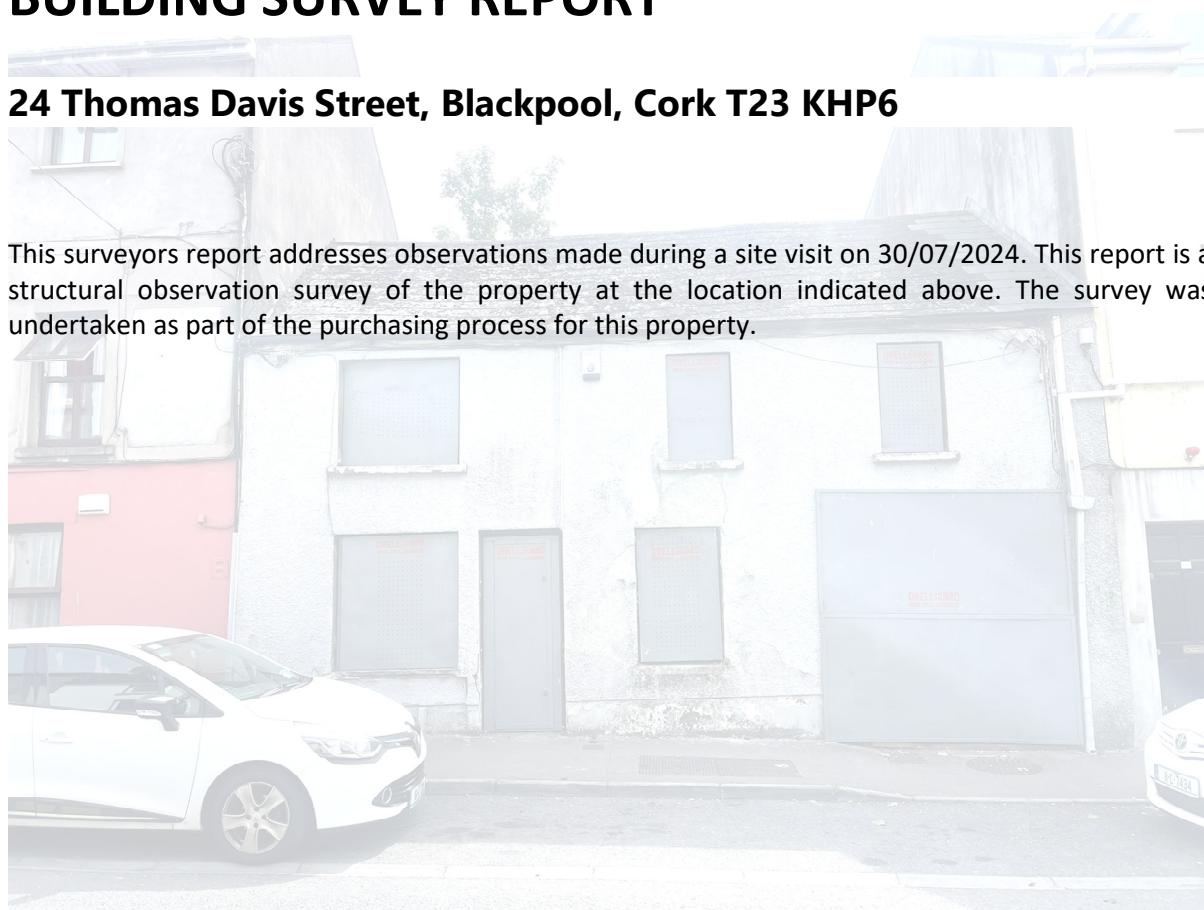
Although the building is cosmetically in poor repair, it remains typical of the plot layout and building type prevalent in the 18th and 19th centuries which the Blackpool Architectural Conservation Area character assessment seeks to retain. A brief inspection of the interior, with no opening up, indicates an untidy but dry interior, as evidenced by the presence of extensive spider webs, which tend not to flourish in damp interiors. The roof space appears generally dry.

It is our recommendation that the feasibility of retaining the existing building for reuse as a residential unit be fully explored before any decision is made regarding its demolition.

APPENDIX 2 – *Condition Survey prepared by ACS consulting*

BUILDING SURVEY REPORT

24 Thomas Davis Street, Blackpool, Cork T23 KHP6



This surveyors report addresses observations made during a site visit on 30/07/2024. This report is a structural observation survey of the property at the location indicated above. The survey was undertaken as part of the purchasing process for this property.

Revision:	Date:	Issued to:	Comment:
1	01.08.2024	Client	Issued to client

TERMS OF ENGAGEMENT

Based on an inspection as defined below, the Surveyor will advise the Client by means of a written Report as to his opinion of the visible condition and state of repair of the subject property.

1. The exposed elements of all walls will be inspected externally and internally as far as is practicable, but it will not be possible to carry out any inspection of the foundations. Neither will it be possible to inspect the insides of any cavity walls or their ties.
2. The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hard board, carpets or other floor coverings. The Surveyor will not attempt to raise fixed floorboards without the written permission of the owner. The floors will be tested for their level, and the surveyor will advise if there is any indication of settlement or subsidence therein.
3. The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0 m above the floor or adjacent ground.
4. High level elements of the building such as roof surfaces, chimneys and gutters, will be inspected from ground level from available vantage points within the curtilage of the property.
5. The Surveyor will carry out a visual inspection of the service installation where accessible. Manhole covers will be lifted where accessible and practicable. The Surveyor will report if, as a result of his inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.
6. The surveyor will use a moisture meter to locate unacceptable levels of dampness in accessible parts of the property.
7. The surveyor will carry a torch, and will inspect within accessible voids where possible including roof space, basements, and chimneys where access is possible.
8. If the surveyor believes that there is a risk of defect in a part of the property, he will recommend any further steps, which you need to take prior to purchase.
9. The report will not identify the existence of contamination in or from the ground, as other specialists can only establish this.
10. The windows and doors will be visually inspected.
11. This inspection did not include electrical or mechanical tests or the tests of water or any other service pipes. No test or inspection will be carried out on the drainage system. You are advised to engage qualified tradesmen such as plumbers and electricians to prepare reports on the condition of services.
12. Please note that the contents of the survey are findings on the day of the inspection only and cannot take into account future wear and tear, product deterioration, and damage as a result of water ingress, storm / water damage.
13. The contents of the report are not a certificate
14. The recommendations / observations of this report are not a construction specification.
15. We cannot inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect

USE OF THE REPORT

The report is for the sole use of the client and shall not be given to or used by a third party without the expressed written consent of ACS Consulting. No liability is accepted to third parties or anybody not party to the survey agreement.

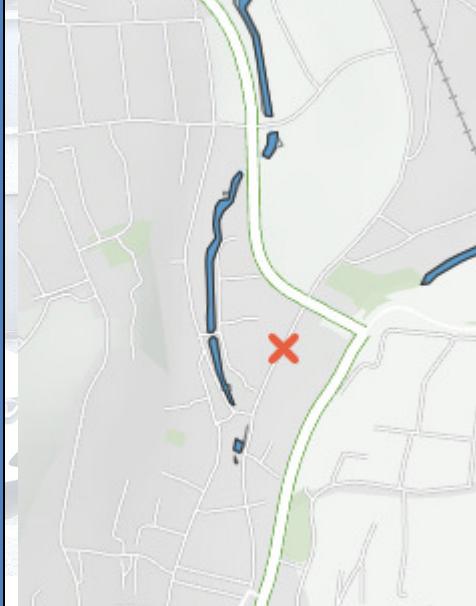
PROPERTY DETAILS

BUILDING TYPE	Derelict two storey, mid-terraced house abutting a public footpath.
YEAR OF CONSTRUCTION	Pre planning regulations. Exact year to be confirmed with title documentation
WEATHER	Dry

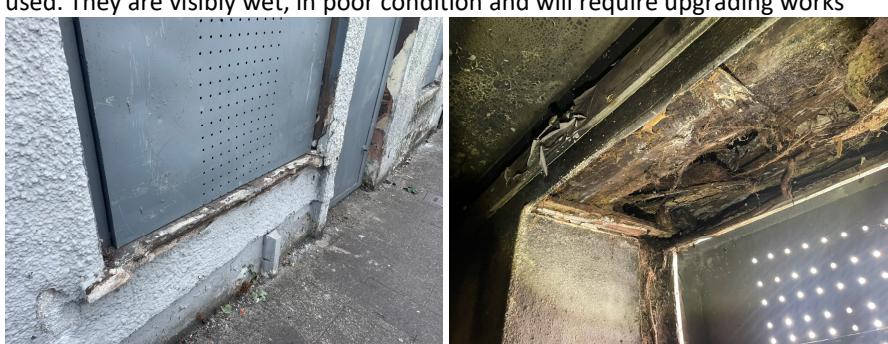
PLANNING, BUILDING REGULATIONS, FOLIO AND ACCESS

EXTENSIONS / ALTERATIONS	None
PLANNING PERMISSION	House is built pre planning regulations
BUILDING REGULATIONS	House built pre 1992, therefore building regulations do not apply
FOLIO	Viewed on landdirect.ie House is registered as a freehold with folio CK127131F. The boundaries are in order. There is a side lane,
ACCESS	House abuts the public road

FLOODING, RADON AND BUILDING ENERGY RATING

FLOODING	Floodinfo.ie has been checked for surveyed data. The property is not in a flood risk area. 
RADON	The house has been checked under the new EPA interactive mapping. The house is in an area of '1 in 5 houses in this area is likely to have high radon levels'. The house does not have a radon barrier as it was not regulation at time of the build.
BUILDING ENERGY RATING	No rating provided. Assume lowest rating given the derelict nature of the house. If you wish to upgrade insulation, windows, heating etc.. you should engage with a BER assessor / technician to discuss upgrades and grants available.

EXTERIOR

ROOF FINISHES	<ul style="list-style-type: none"> - Sagging visible on the roof structure. Structural issue noted with the roof  <ul style="list-style-type: none"> - Asbestos slate roof covering in poor condition - Fascia detail and rainwater guttering in poor condition. - Remedial works required to the roof structure
EXTERNAL WALLS	<ul style="list-style-type: none"> - Solid brick external walls, no cavity or no insulation - Original wet plaster finish externally. Plaster falling off the walls in areas and will need to be hacked off to prevent a hazard onto the public footpath - Large structural defect on front wall; visible wall movement near front door. The wall is bulging in an outwards motion. The movement is a result of deterioration on the roof timbers, timber lintels over windows / doors and settlement on first floor joists.  <ul style="list-style-type: none"> - From inside the building, there are 2no. locations where lintels are visible. Timber lintels used. They are visibly wet, in poor condition and will require upgrading works  <ul style="list-style-type: none"> - Ground floor cills are in poor condition and will need to be removed - Remedial works required to the external walls.
CHIMNEY	<ul style="list-style-type: none"> - None

WINDOWS AND DOORS	<ul style="list-style-type: none"> Windows / doors outdated, damaged and in poor condition. New windows / doors required to the property. Note first floor windows should be fire escape windows. First floor low sill heights present a fall hazard therefore under any new design, the sill heights should be increased to 800mm min. off floor level.
BOUNDARIES	<ul style="list-style-type: none"> Front building line Rear high large stone boundary walls. Cracking visible on eastern rear boundary wall which will require repairs. 
GENERAL SITE	<ul style="list-style-type: none"> House and site in derelict condition. All overgrowth, trees, rubbles should be removed from the rear.
OUTHOUSES	<ul style="list-style-type: none"> None
DRAINAGE	<ul style="list-style-type: none"> Clay piping Manhole could not be located. Drains would be on a combined system I strongly advise when buying a second hand property to have the drains tested with a hydrostatic test and CCTV survey. Recommended contractor Independent Drains Testing 087 2712672 The drains will most likely need to be exposed, excavated and replaced in the new.
WATER SUPPLY	<ul style="list-style-type: none"> Given the age of the house the water pipe is most likely lead. Water connection at public footpath. The water pipe should be excavated and replaced with modern plastic
OTHER	<ul style="list-style-type: none"> ESB supply wall mounted to the front. Location of ESB cables presents a construction access issue. The power appears to be switched off. The cables should be diverted for purpose of doing the work



INTERIOR

The surveyed rooms are carried out internally. Any items of concern including defects and compliance issues are highlighted below.

ROOF VOID	<ul style="list-style-type: none"> - Roof is in poor condition - No felt noted. - Rot noted on several rafters - The roof should be fully replaced as part of remedial works to the house
EXTERNAL WALLS	<ul style="list-style-type: none"> - Walls have original smooth render or cladded with cork boarding or laminate boarding. There is damp on the external walls. I advise you remove all wall linings, dryline the walls with an insulated plasterboard and new skim render. Clean down the damp with a disinfectant.
INTERNAL WALLS	<ul style="list-style-type: none"> - Masonry walls to the ground floor - Combination of stud walls and masonry walls to the first floor - Large structural crack visible on the party wall on ground and first floor. The cracks will require remedial work. Unclear if underpinning works will be needed unless trial hole excavation works can be carried out. 
FLOORS	<ul style="list-style-type: none"> - Solid concrete floors to the ground floor. No insulation or damp proof layers. - There is visible settlement on the floor. - There is a rising damp issue. The floor is not at an adequate height over the front external footpath or rear yard. The floor level would need to be adjusted and tanking works undertaken.  <ul style="list-style-type: none"> - First floor joists have settled and large springing evident when walked on. The floor structure would need to be replaced - Part of the first floor extends over an arch / lane. The soffit material is in disrepair and will need to be replaced. If keeping this design, the underside will need to be upgraded to achieve 60min fire separation
CEILINGS	<ul style="list-style-type: none"> - Smoke stained linings to the ground and first floor which will all need to be removed

INTERNAL JOINERY	<ul style="list-style-type: none"> - Will require full removal of all doors, architraves, skirtings, sill boards and similar.
FIREPLACE	<ul style="list-style-type: none"> - None
VENTILATION	<ul style="list-style-type: none"> - The house is not vented. As part of any remedial / refurbishment or dwelling replacement works, all rooms will require ventilation as per the building regulations
SERVICES	<ul style="list-style-type: none"> - All services are turned off. - As part of any remedial / refurbishment or dwelling replacement works, the house would need to be rewired and replumbed in the new



CONCLUSION

When reviewing the report, you should highlight any items they require further understanding on.

The property is an older property and in derelict condition.

The house has major structural issues to the key elements of structure of the roof, external walls, internal walls and floors.

The house clearly has been exposed to a fire or smoke damage from a neighbouring building.

The house is structurally unsound and not suitable for refurbishment works. For example, removal of the roof to facilitate replacement works will compromise the front external wall which is currently showing signs of structural failure.

I strongly recommend the house be demolished and rebuilt in the new.

To consider refurbishing the house given the remedial works that would be required would not be practical and would be far more expensive than a full demolition and rebuild.

Signed:

Chris Scully

Christopher Scully

Assigned Certifier, Chartered Building Engineer, Registered Building Surveyor

