



Opera Site, Limerick.

EXISTING HISTORIC BUILDINGS - OVERVIEW

21 SUNDAYS WELL ROAD, CORK

June 2018 (Initially surveyed February 2017)

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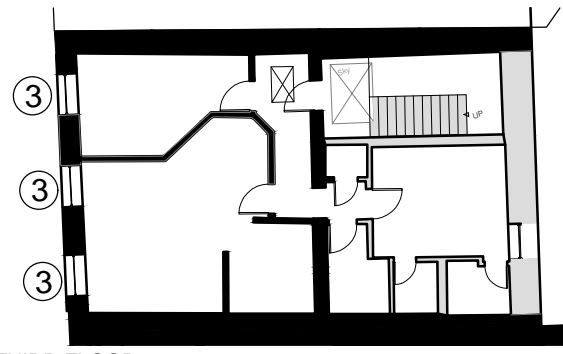
CONSERVATION CATEGORIES

- A** a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
b) A Protected Structure (regardless of the extent of historic fabric retained).
- B** Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate
- C** Full conservation scope of works merited for street elevations only in order to protect the Georgian streetscapes in which they are located. The original plan form and spatial qualities of the buildings in this category have been lost. They have substantial or total loss of internal fabric. Greater flexibility to treatment of internal spaces, including alteration to plan form, acceptable for these buildings.
- D** Not of architectural, social or historical significance. Demolition acceptable from an architectural conservation perspective.

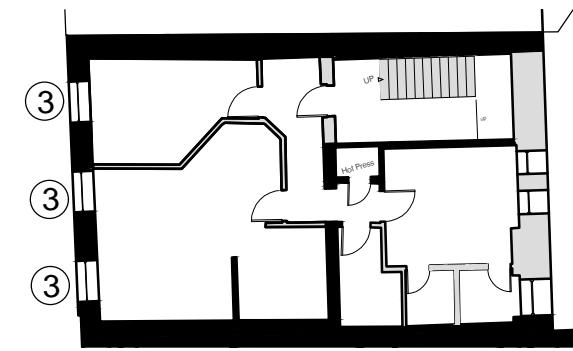
SITE PLAN



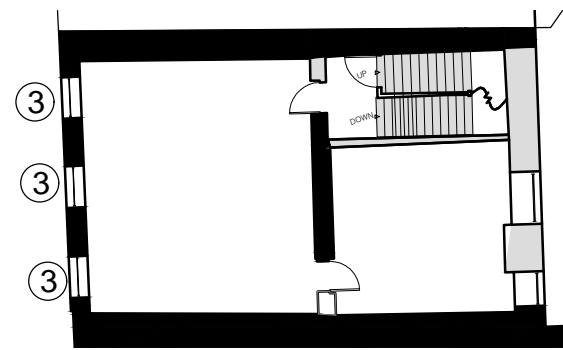
4 RUTLAND STREET



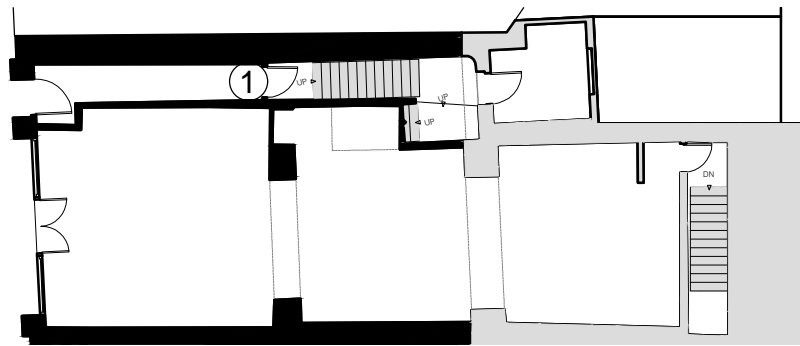
THIRD FLOOR



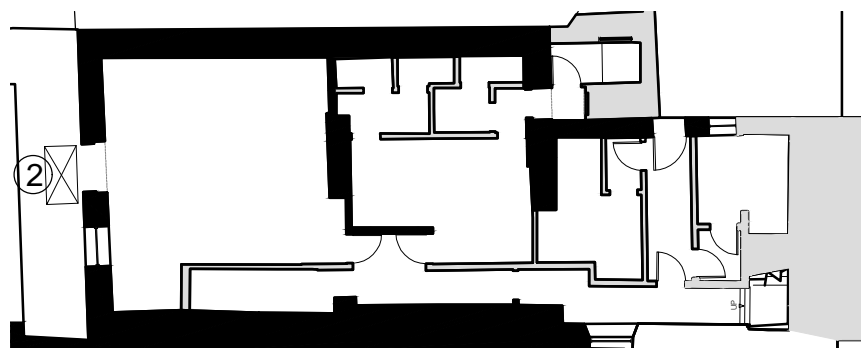
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT

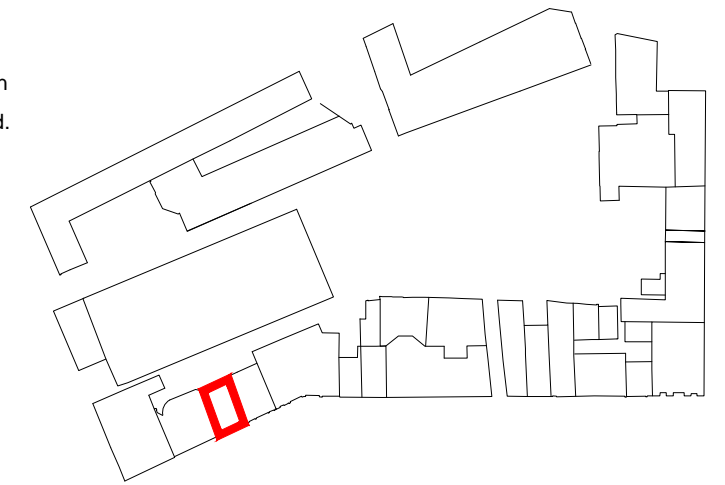
Significant Items

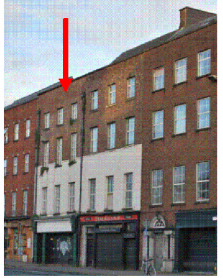
- ① Sections of plaster cornice retained
- ② Cellers below street and footpath
- ③ Limestone window sills

Conservation Category C:

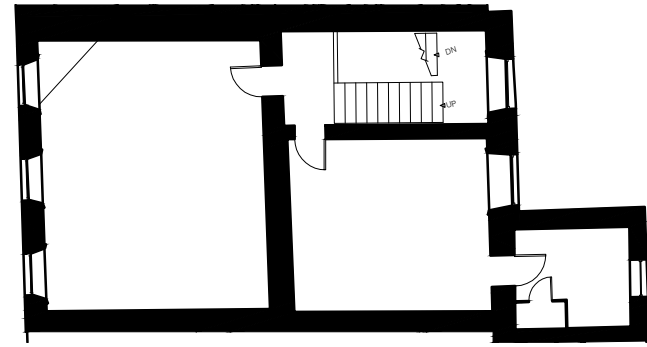
Full conservation scope of works merited for street elevations only in order to protect the Georgian streetscapes in which they are located. The original plan form and spatial qualities of the buildings in this category have been lost. They have substantial or total loss of internal fabric. Greater flexibility to treatment of internal spaces, including alteration to plan form, acceptable for these buildings.

Significant historic building fabric
 Building fabric of lesser significance

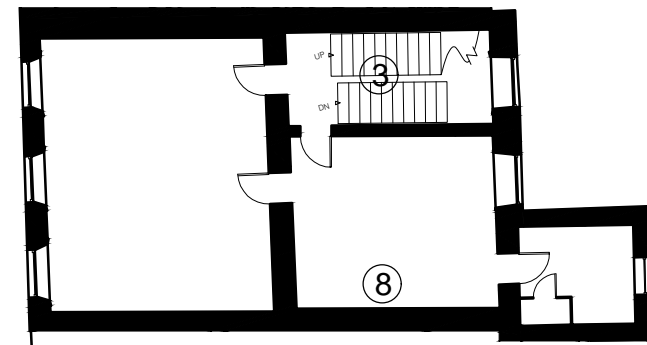


Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
4 Rutland St 	The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having being built following the construction of the Mathew Bridge in 1761-62. 4 Rutland Street is a three-bay four-storey over basement red brick building built as a townhouse. Moulded stone limestone sills retained to the brick front elevation. Largely rebuilt, including roof and rear elevation. New wall mid-plan. Front rooms (to Rutland St) retained, rear area including staircase rebuilt. Ground floor all new finishes.	N/A	N/A	Whole building to be retained and conserved.	C	Heavily modified internally, with a new staircase and wall partitions inserted, although the basement is retained (with modifications) and the vault beneath the street is still extant. The front elevation is retained, while the rear elevation and roof have been reconstructed. The roof profile also has been altered in the reconstruction. Some remnants of original cornices visible above suspended ceiling to ground floor. Early timber boards retained to first floor, front room. Other early features may be retained behind modern finishes.	Punch's Conservation Issues Report does not include this building. LCC remedial works not carried out to this building. Some staining to plasterboard indicating water ingress (not visible in 2007 when surveyed)

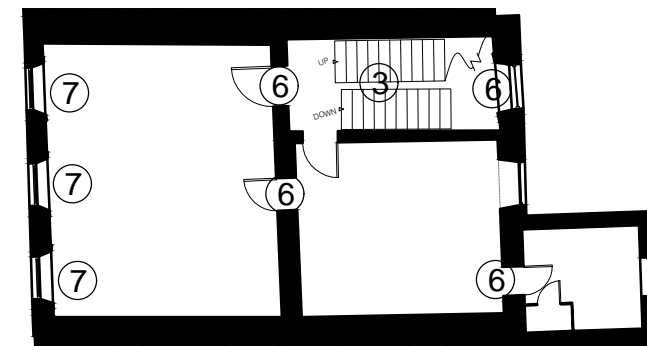




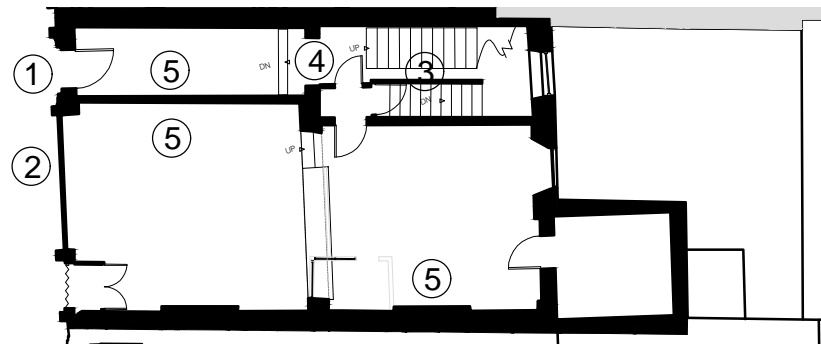
THIRD FLOOR



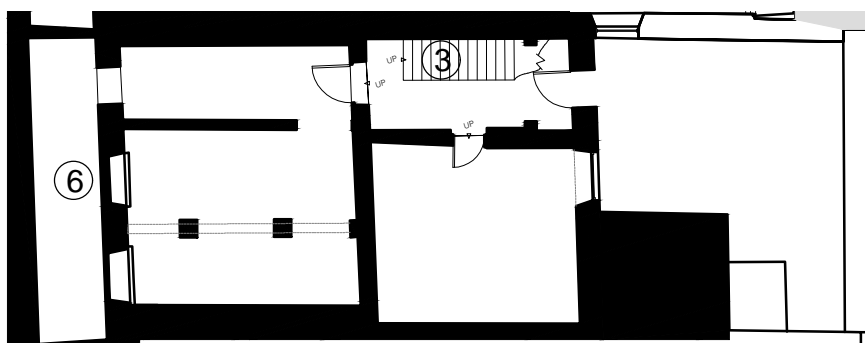
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



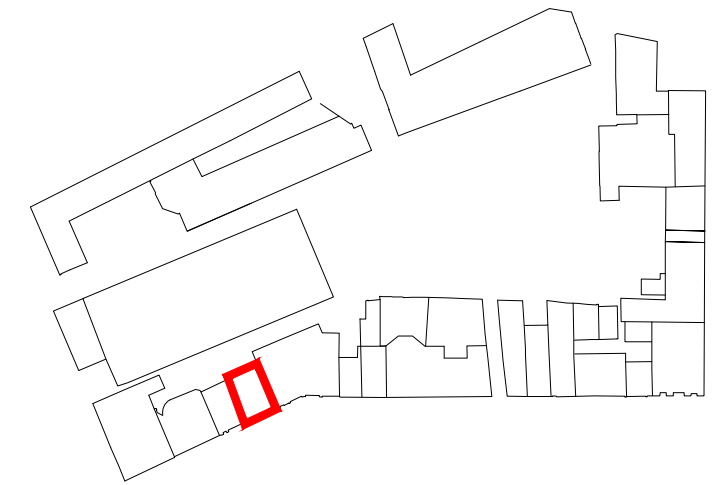
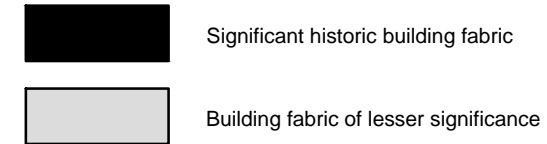
BASEMENT

Significant Items

- ① Limestone door surround to original entrance with overlight
- ② 19th century shopfront (partially retained)
- ③ Original Staircase with dado rail retained to wall
- ④ Moulded arch and plasters
- ⑤ Cornice
- ⑥ Lugged architrave
- ⑦ Window architraves
- ⑧ Dado rail (behind plasterboard)

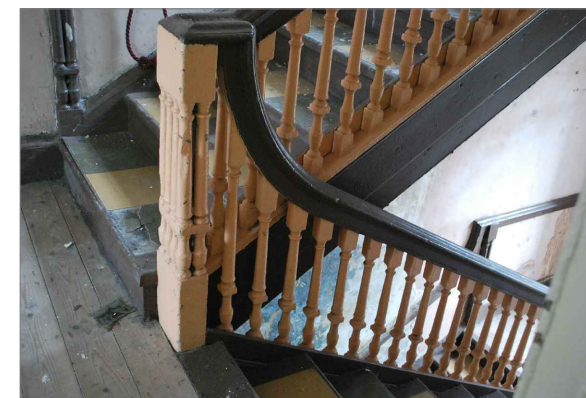
Conservation Category A:

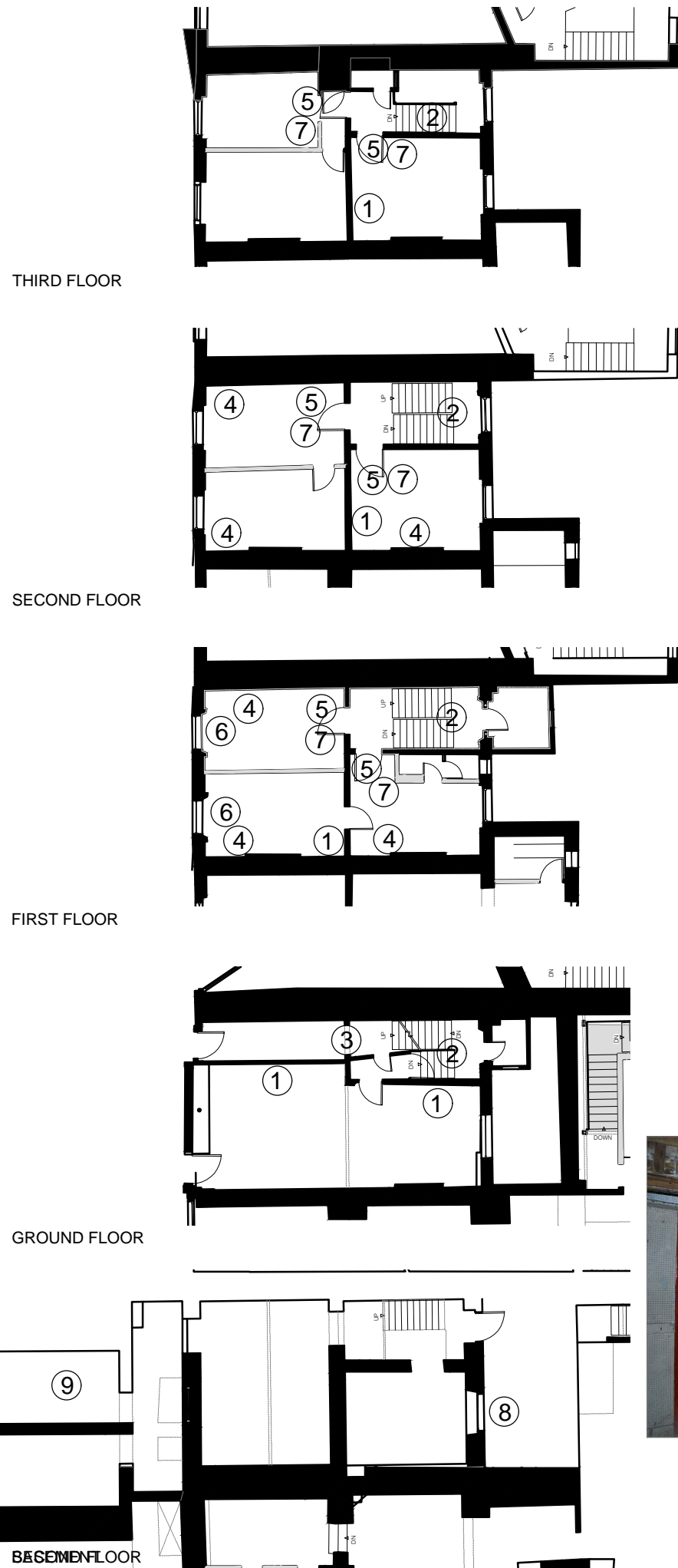
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
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<p>5 Rutland St</p>	<p>The buildings on Rutland Street are some of the earliest surviving Georgian terraces in Limerick city, having being built following the construction of the Mathew Bridge in 1761-62.</p> <p>5 Rutland Street is a three-bay four-storey over basement red brick building built as a townhouse, which retains its original limestone doorcase incorporated within a partially surviving nineteenth-century shopfront.</p> <p>Significant internal joinery surviving, including the original mid-18th century staircase.</p>	N/A	Reg. No. 21513009 Candidate Protected Structure	Whole building to be retained and conserved.	A	Of high architectural significance. Retains original 18 th century features including the staircase, lugged architraves and run plaster cornices. Also limestone door surround to Rutland St. Plan form intact.	<p>Punch's Conservation Issues Report does not include this building.</p> <p>LCC remedial works not carried out to this building.</p> <p>Building is generally as per 2007 report, with further water ingress visible to the party wall with No. 4.. The basement and shop have been cleared out. Opening up of some of the plasterboard linings has revealed some additional features, such as dado rails in place to upper floor rooms. Elements of early roof structure are also in situ. The top flight of the staircase has been badly damaged by the insertion of a crude fire lobby. The balustrade to this area was removed causing damage to the balusters. The balustrade is retained to the building and all elements not in situ should be placed in to safe keeping for later restoration.</p>
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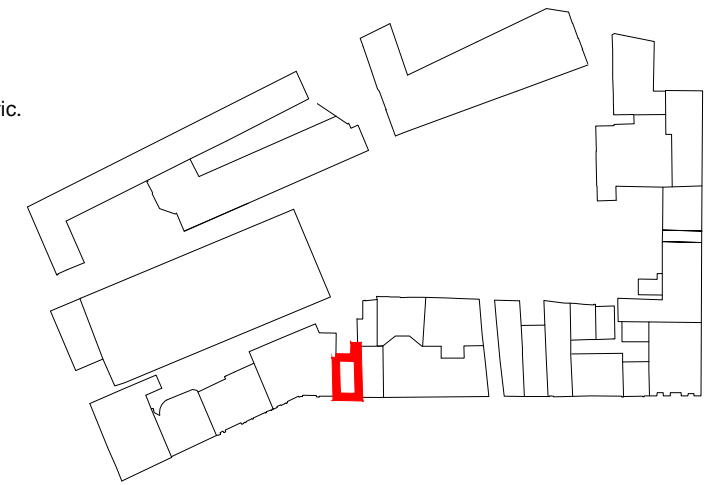
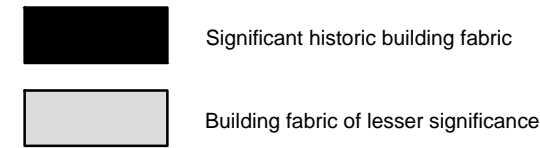





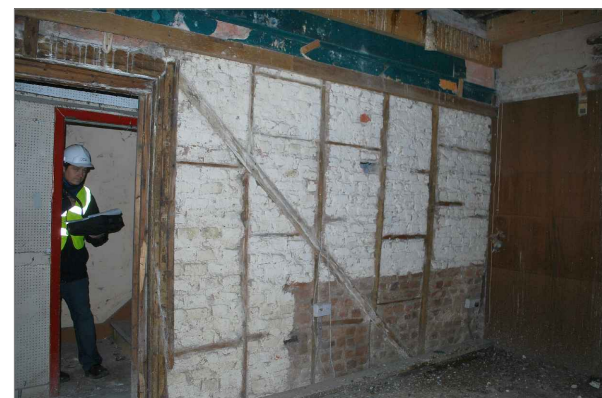
- Significant Items**
- ① Brick nogged walls
 - ② Timber closed well staircase with balustrade
 - ③ Moulded arched architrave
 - ④ Cornice
 - ⑤ Panelled door
 - ⑥ Panelled window architrave
 - ⑦ Door architrave
 - ⑧ Timber sash window
 - ⑨ Cellar below footpath and street

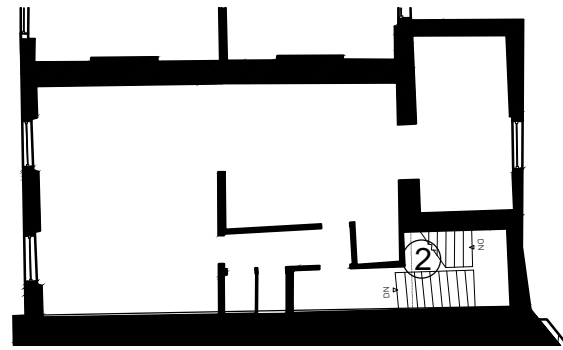
Conservation Category A:

- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).

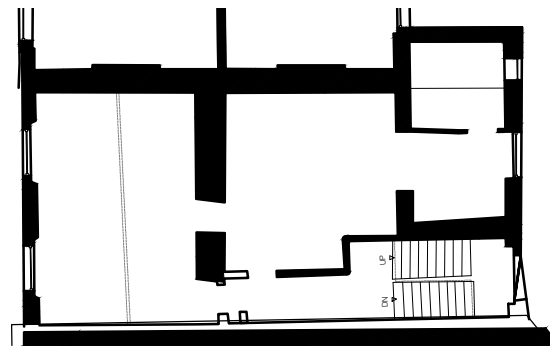


Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
8 Rutland St	 <p>Late-18th/e. 19th C. No. 8 Rutland Street retains many interior features, particularly the staircase and joinery items. Terraced two-bay four-storey over basement building having exposed Flemish bond brick front and rear elevations. A pair with No. 9.</p> <p>20th century two-storey concrete block flat roofed outbuilding to rear, having concrete floors and a corrugated roof. This building forms part of No. 9 Rutland Street</p>	N/A	N/A	Front façade to be conserved and repaired and ground floor revised to reflect the existing shopfronts with two main doorways	A	<p>This building retains the majority of its original fabric, both in terms of structure and internal fittings and fixtures. Planform is intact. Staircase is retained. Basement is intact and in its original form.</p> <p>Linings have been removed to the ground floor revealing brick nogged walls, original timber door architrave and remnants of lath and plaster ceilings. Some wall plaster removed to upper floors revealing original brick nogged internal walls.</p> <p>One of a pair with No. 9.</p> <p>Poor condition of the historic fabric may limit the extent of conservation, despite the significance of the building.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works carried out. Work has heavily damaged lath and plaster and cornices to ceilings which were intact when surveyed in 2007, but has stabilised the building and allows access. The roof is leaking and some areas of floors are water damaged at the upper level.</p> <p>Joinery items such as staircase, window and door architraves recorded in 2007 are still in situ.</p> <p>Some water ingress has caused the deterioration of the condition since the 2007 survey, but not to the extent of No. 9 Rutland St, which is a pair with this building.</p> <p>Basement intact and in original form. Props to brick arch to underside of pavement above.</p>

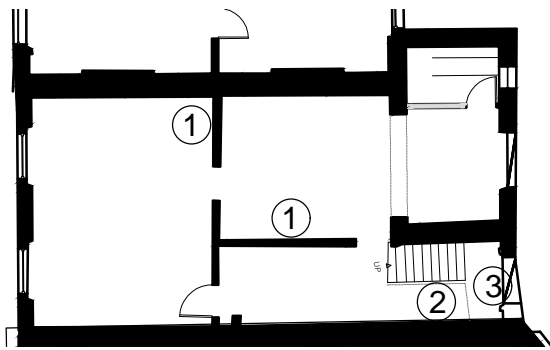




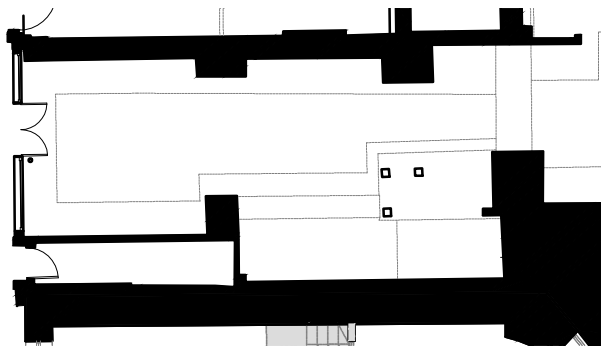
THIRD FLOOR



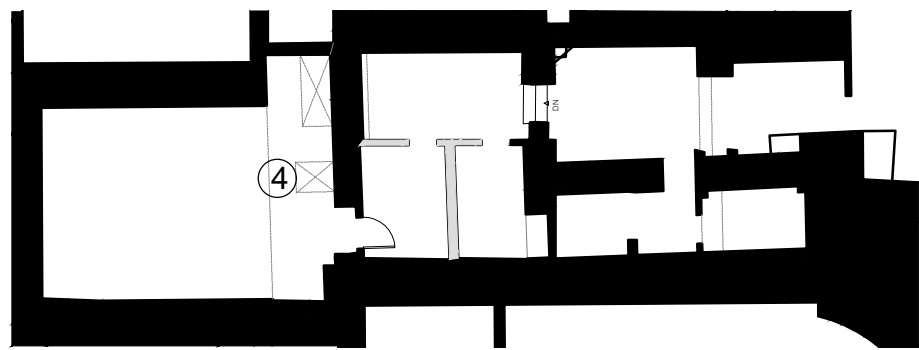
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



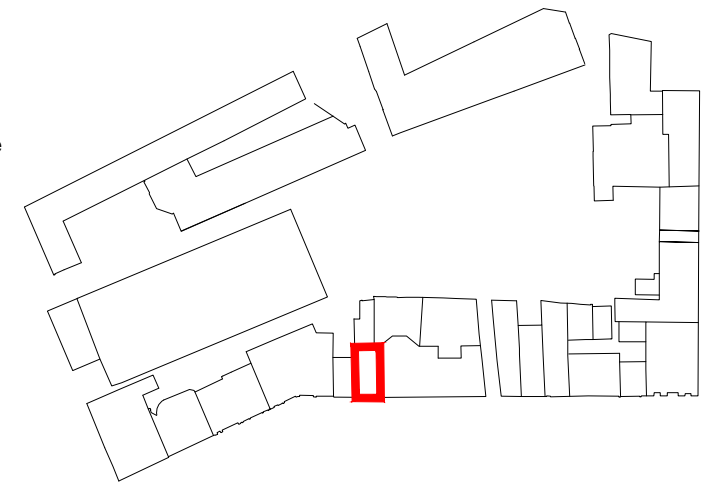
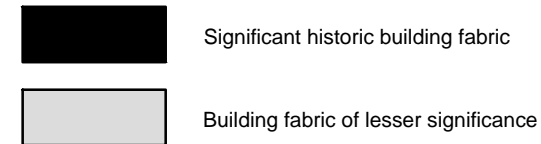
BASEMENT

Significant Items

- ① Brick nogged walls
- ② Closed well timber stair with balustrade
- ③ Window architrave
- ④ Cellar below footpath and street

Conservation Category B:

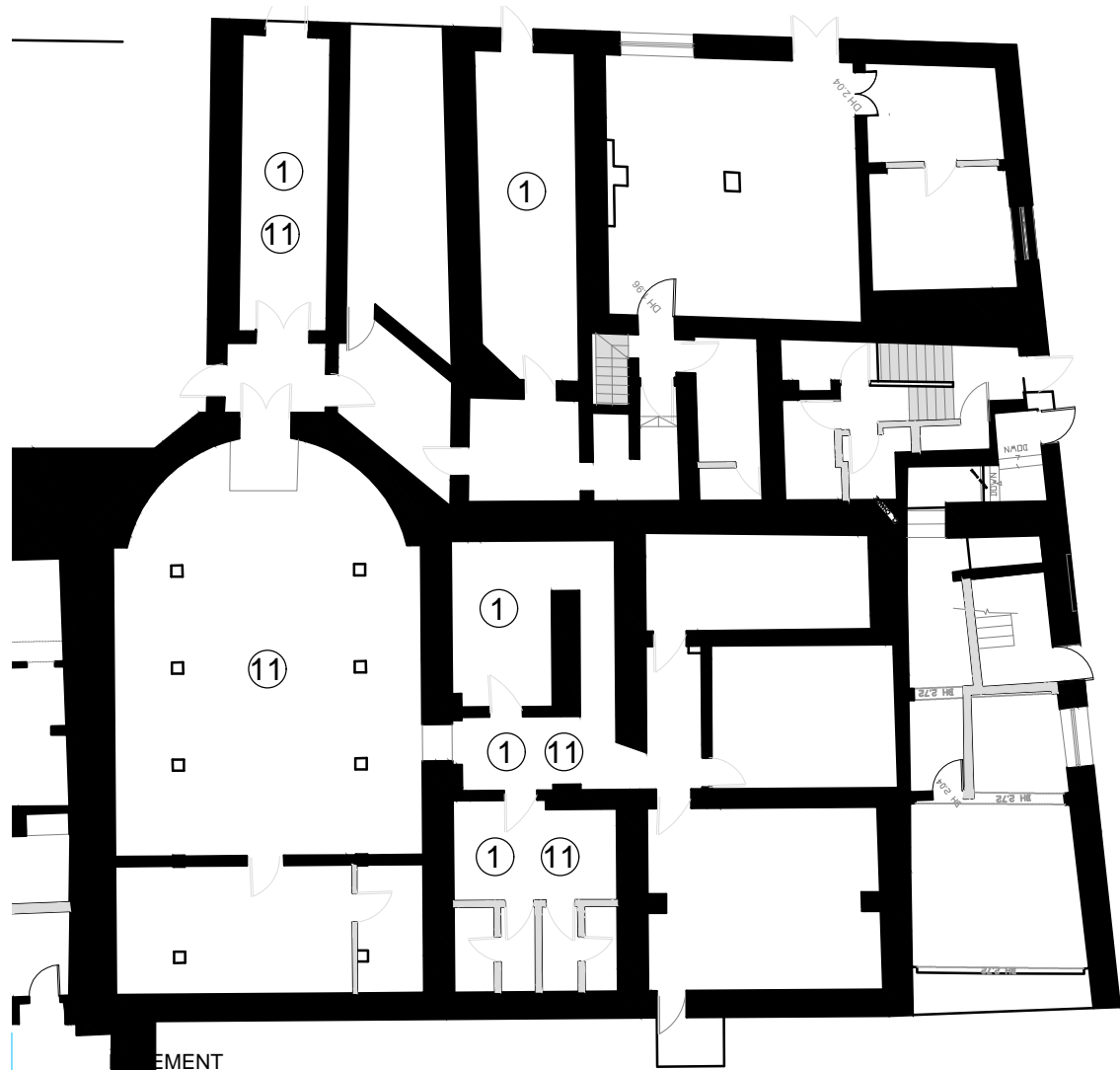
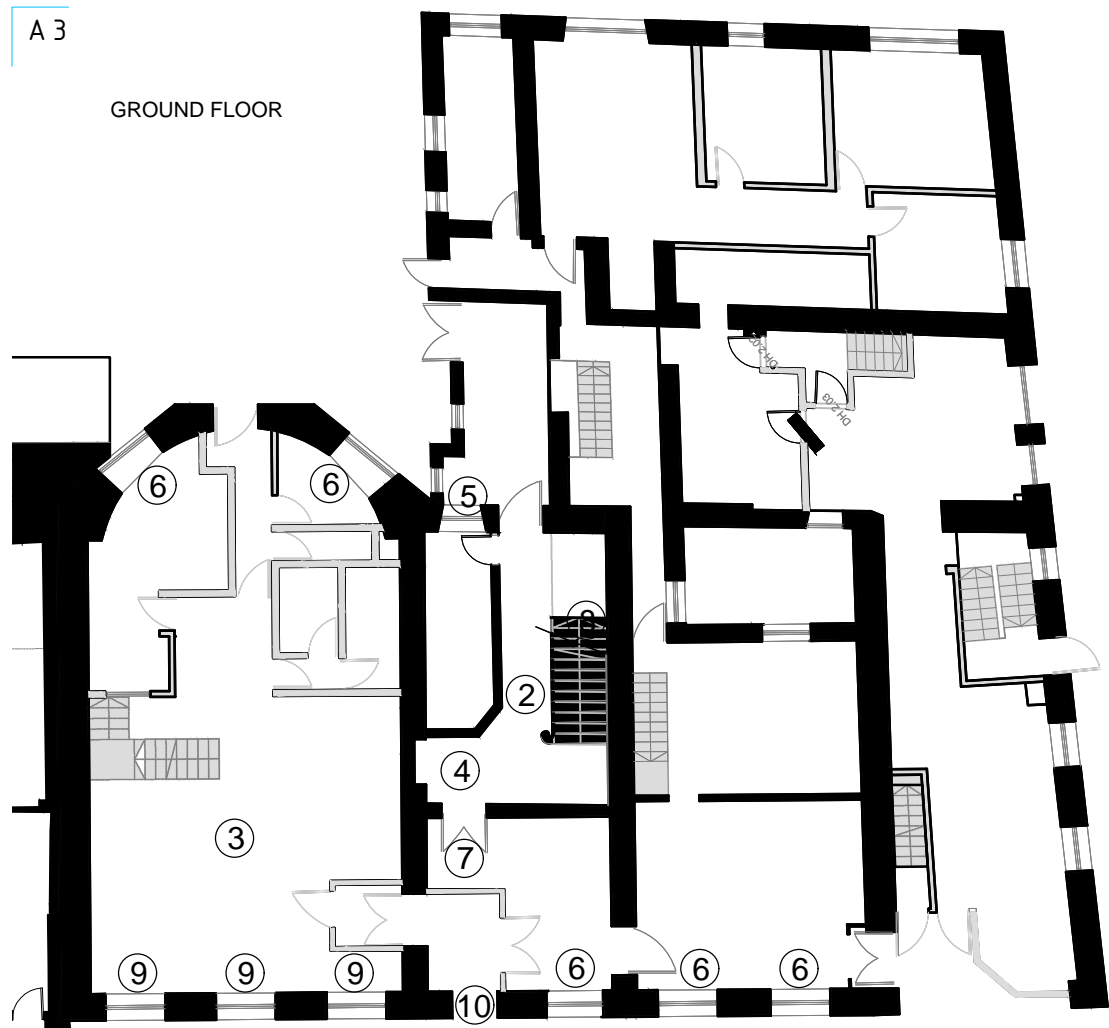
Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
9 Rutland St	Late-18th/e. 19th C, No. 9 Rutland Street has been very heavily altered to the basement and ground floors. Terraced two-bay four-storey over basement building having exposed Flemish bond brick front and rear elevations. A pair with No. 8.	N/A	Reg. No. 21513007 Candidate Protected Structure	Front façade to be conserved and repaired and ground floor revised to reflect the existing shopfronts with two main doorways	B	Inclusion on NIAH survey and a candidate for inclusion on the RPS in the current Development Plan. Plan form and some interior elements retained, including the staircase. Ceilings have been removed. The significance of the building is compromised by its poor condition. One of a pair with No. 8.	Covered by Punch's Conservation Issues Report. LCC remedial works carried out. Work has damaged lath and plaster and cornices to ceilings but has stabilised the building and allows access. Wide brick arch to rear return, first floor, has been propped. The building has deteriorated since the 2007 record was made. There has been a high level of water ingress to the party wall with No. 8 which has severely affected floor timbers. Dry rot fruiting bodies in this area, including to LCC remedial works support. Fireplace to the front room, first floor, has been removed. Elements of the balustrade have been lost to upper floors. Wall and ceiling linings (modern and historic) have been removed to most areas. Internal walls are brick nogged.



GROUND FLOOR

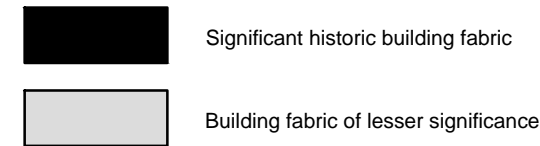


Significant Items

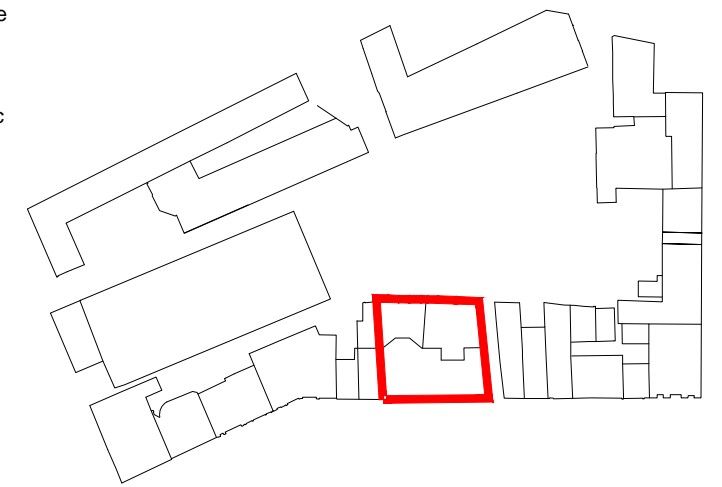
- ① Vaulted ceilings
- ② Cantilevered staircase
- ③ Coffered ceiling
- ④ Tiled floor
- ⑤ Oval window
- ⑥ Window architrave
- ⑦ Door architrave
- ⑧ Dado rail
- ⑨ Plaster moulding to window heads
- ⑩ Stone doorcase + leaded fanlight
- ⑪ Basement converted to bomb shelter in 1985

Conservation Category A:

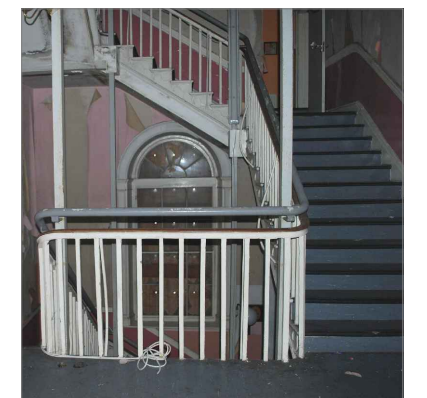
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



TOWN HALL RUTLAND STREET

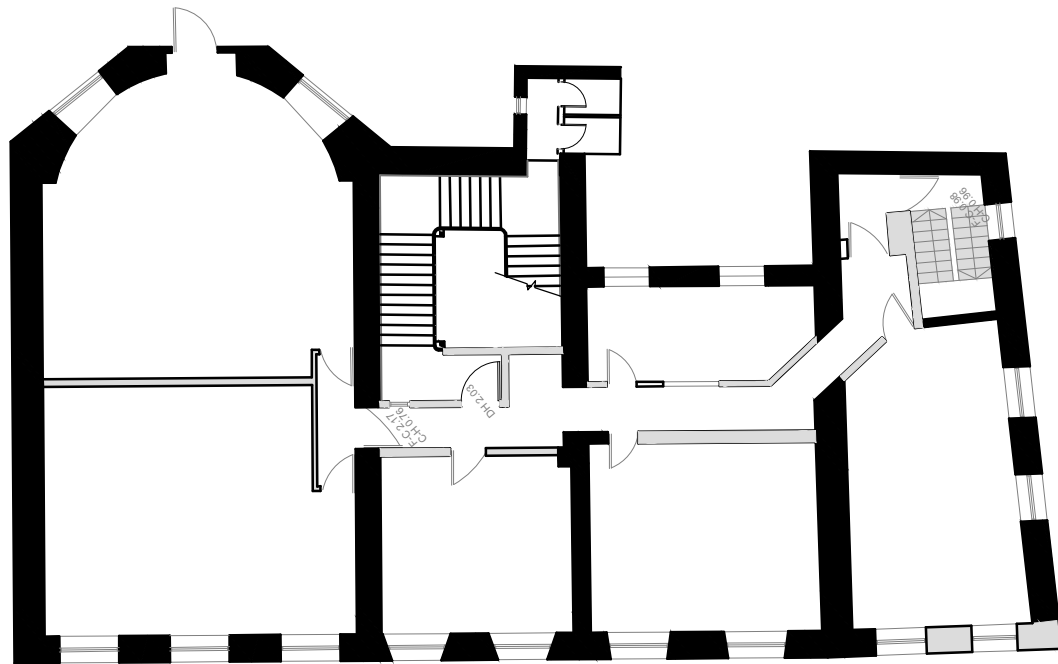
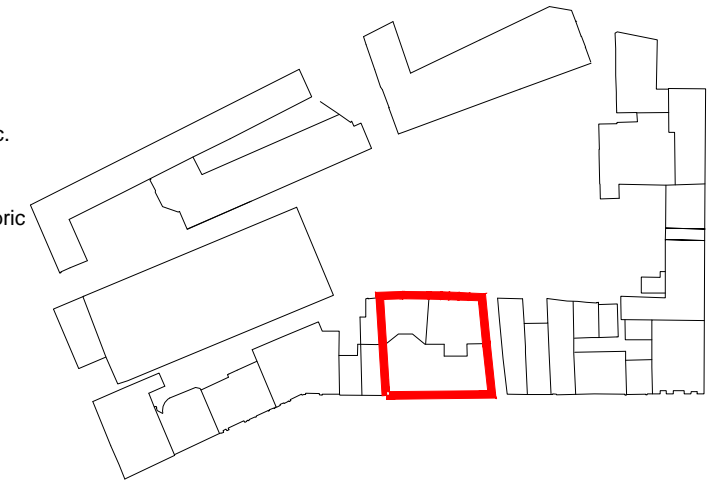
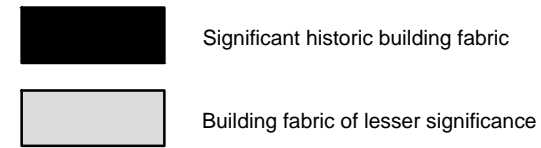


Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
Town Hall	<p>Built in 1805, this building was financed by a powerful and prominent group of merchants. The Town Hall, or Commercial Buildings, were built to provide themselves with more commodious premises that were also beyond the reach of the Corporation. Incorporated as a Chamber of Commerce in 1815, until 1833.</p> <p>The adjacent building to the south, a two-bay four-storey building located on the corner of Rutland Street and Glover's Lane, has been heavily altered.</p>	RPS 014	Reg. No. 21513006	Full retention and repair.	A*	<p>Of high architectural, historical and social significance.</p> <p>While in use as the Commercial Buildings it was described as having the 'most spacious and elegant coffee rooms in Ireland, and a number of fine apartments appropriated to the business of the Chamber of Commerce'</p> <p>Although internal alterations have been carried out, the external appearance has remained intact and modern internal partitions could be removed to restore main chamber rooms.</p>	<p>Punch's Conservation Issues Report does not include this building. LCC structural remedial works not carried out to this building. (were roof works carried out?)</p> <p>The condition of the building has deteriorated since it was surveyed in 2007 (when it was still in use) due to water ingress, but no internal fabric of significance has been removed. Dry rot is visible to the top floor. Main roof timbers appear sound. Brickwork to the rear elevation is in poor condition and has been further damaged over the past 10 years by the cementitious pointing. Will require extensive repairs.</p>

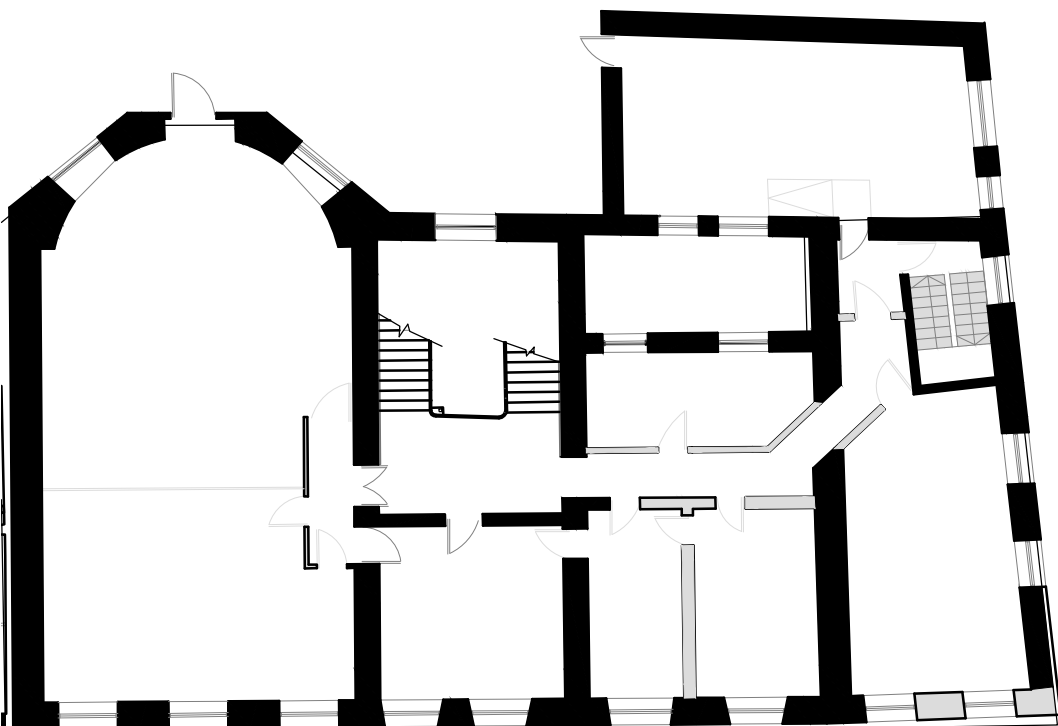


Conservation Category A:

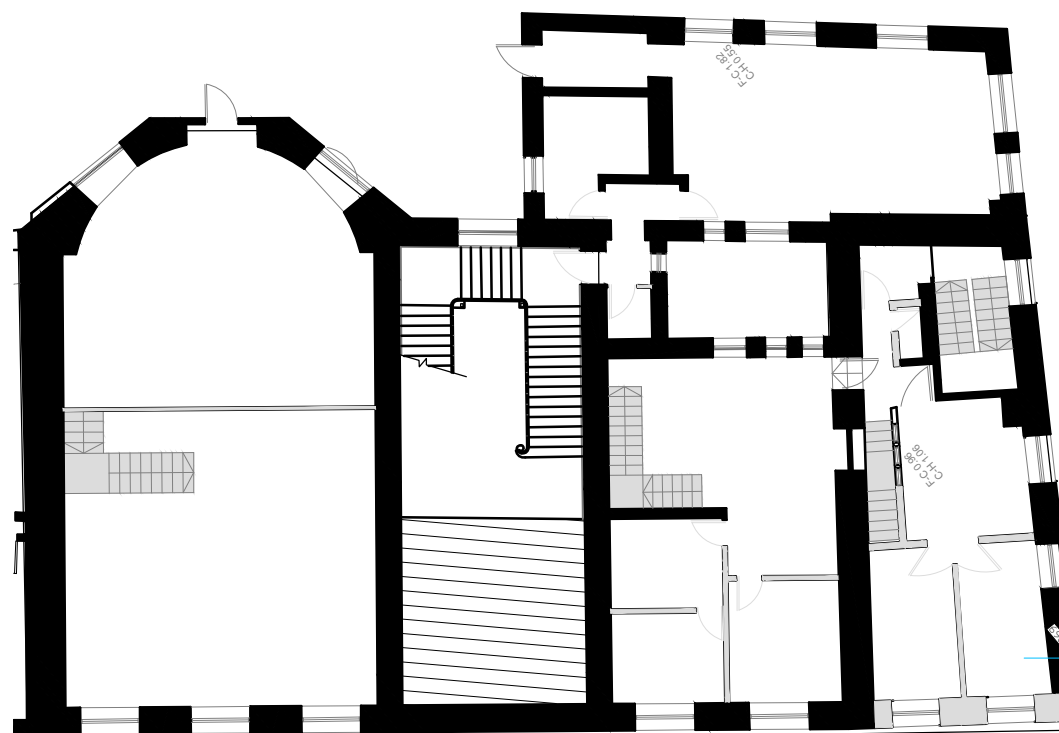
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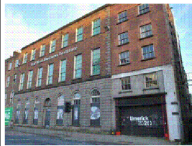
SECOND FLOOR



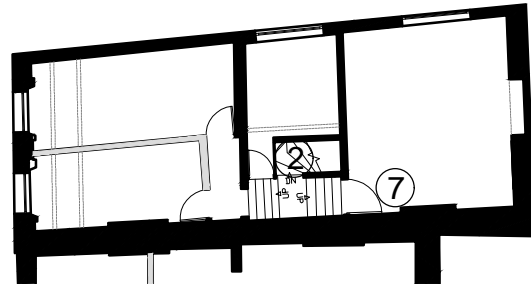
FIRST FLOOR



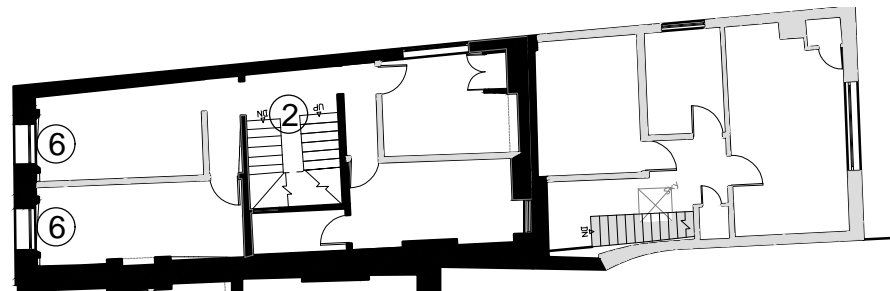
MEZZANINE FLOOR

Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231.180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
	<p>Built in 1805, this building was financed by a powerful and prominent group of merchants. The Town Hall, or Commercial Buildings, were built to provide themselves with more commodious premises that were also beyond the reach of the Corporation. Incorporated as a Chamber of Commerce in 1815, until 1833.</p> <p>The adjacent building to the south, a two-bay four-storey building located on the corner of Rutland Street and Glover's Lane, has been heavily altered.</p>	RPS 014	Reg. No. 21513006	Full retention and repair.	A *	<p>Of high architectural, historical and social significance.</p> <p>While in use as the Commercial Buildings it was described as having the 'most spacious and elegant coffee rooms in Ireland, and a number of fine apartments appropriated to the business of the Chamber of Commerce'</p> <p>Although internal alterations have been carried out, the external appearance has remained intact and modern internal partitions could be removed to restore main chamber rooms.</p>	<p>Punch's Conservation Issues Report does not include this building. LCC structural remedial works not carried out to this building. (were roof works carried out?)</p> <p>The condition of the building has deteriorated since it was surveyed in 2007 (when it was still in use) due to water ingress, but no internal fabric of significance has been removed. Dry rot is visible to the top floor. Main roof timbers appear sound. Brickwork to the rear elevation is in poor condition and has been further damaged over the past 10 years by the cementitious pointing. Will require extensive repairs.</p>

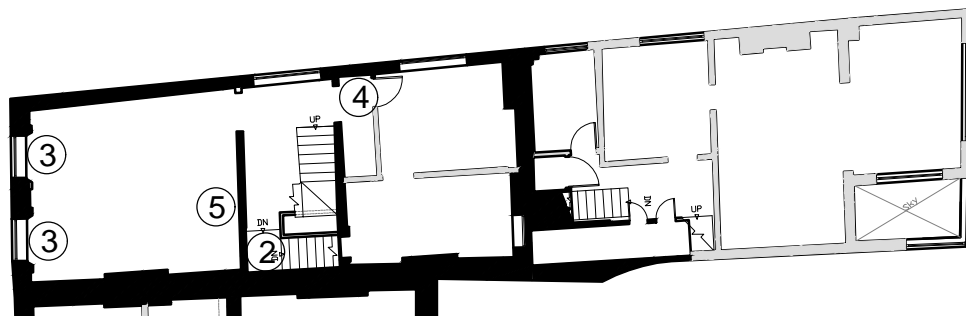
1 PATRICK STREET



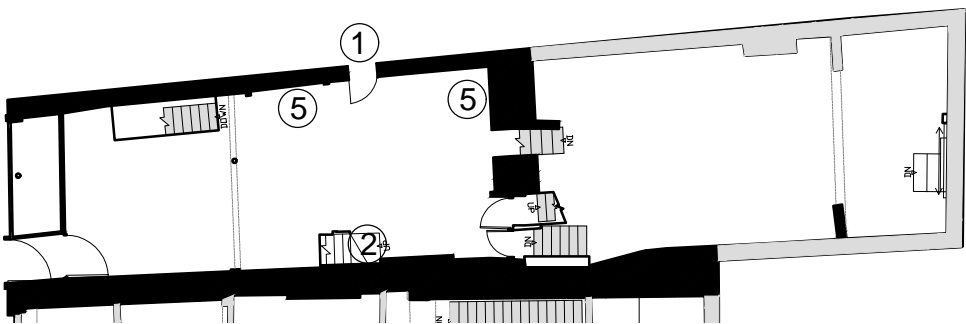
THIRD FLOOR



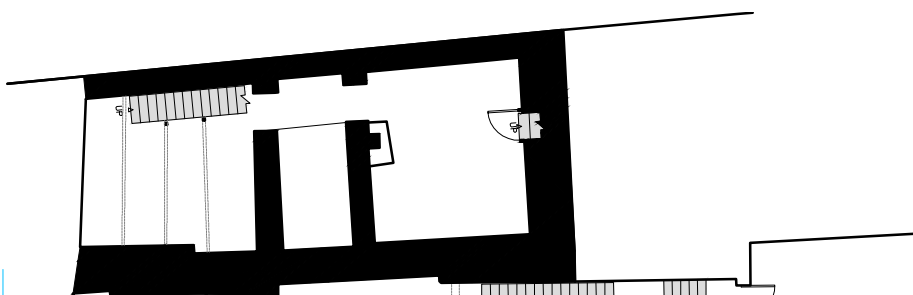
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



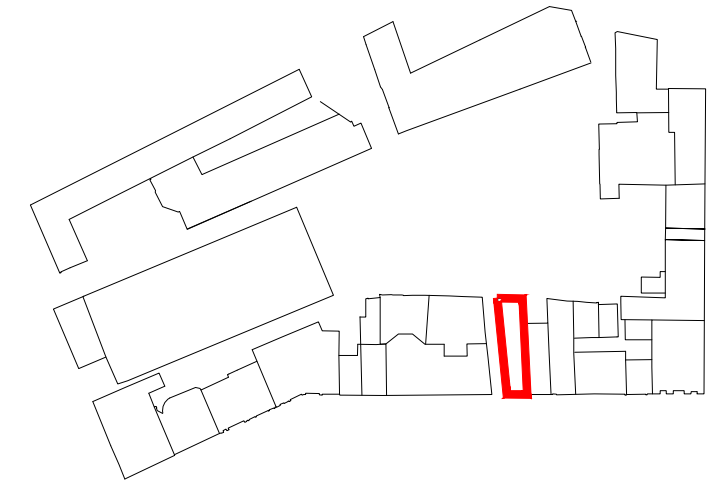
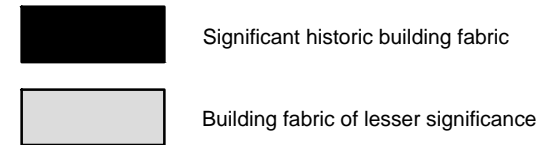
BASEMENT

Significant Items

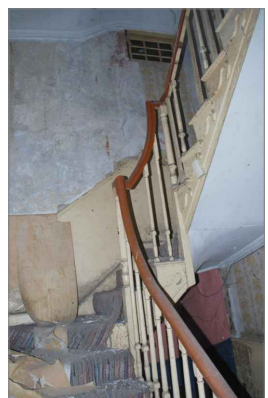
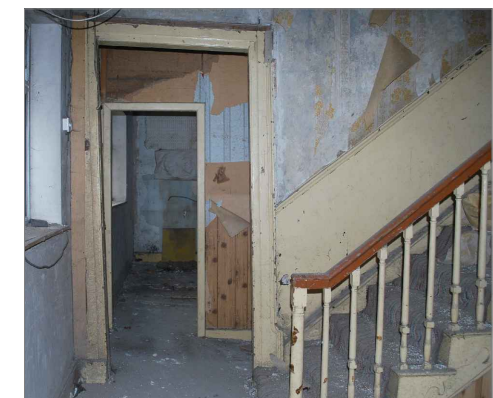
- ① Lugged limestone doorcase and steps
- ② Timber open well staircase with winders + balustrade
- ③ Lugged window architrave
- ④ Lugged door architrave
- ⑤ Cornice
- ⑥ Moulded architrave
- ⑦ Panelled door

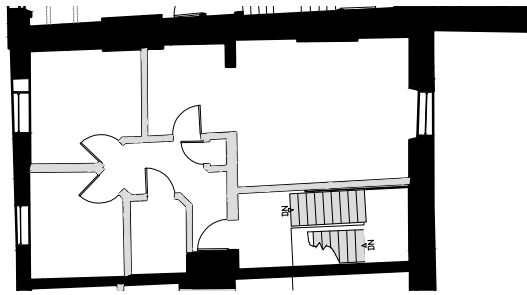
Conservation Category B:

Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..

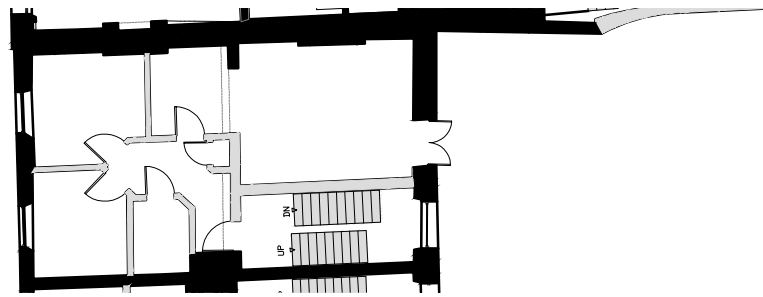


Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
1 Patrick St	18th century terraced house. No. 1 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the late-19th century. The main entrance is located off Glovers Lane, and comprises a round headed cut stone lugged architrave incorporating a fanlight.	N/A	N/A	P08/173 PL 30.231180	B	<p>Demolition with façade retention</p> <p>Although there have been alterations to the interior, and some sub-divisions of larger rooms, significant original or early features are also retained, including the staircase and lugged architraves.</p> <p>Some of the surviving fabric indicates an early date of construction for this building, with a later 18th century phase of refurbishment which is similar in style to No. 4 Patrick St. (staircase design). The original house may date to the original laying out of Patrick St in 1768. Lugged architraves, size of original chimney breasts and block and start stone doorcase to the laneway all indicate a mid-18th century date.</p> <p>Partition wall and sheeted timber ceilings removed to the top floor, revealing a hand finished large central roof truss may indicate an earlier gable fronted arrangement to the house, altered in the later Georgian period to conform to the terrace.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works have been carried out, including insertion of steel frames to support walls and to prop floors and the removal of cementitious render to the parapet and its repair. Floors are in very poor condition.</p> <p>Internal linings have been removed to the ground floor, including the lath and plaster ceiling, exposing the wall fabric and floor joists. Part of the external wall to the laneway is constructed of stone. Sections of run plaster cornice and later moulded timber cornice have been exposed.</p>

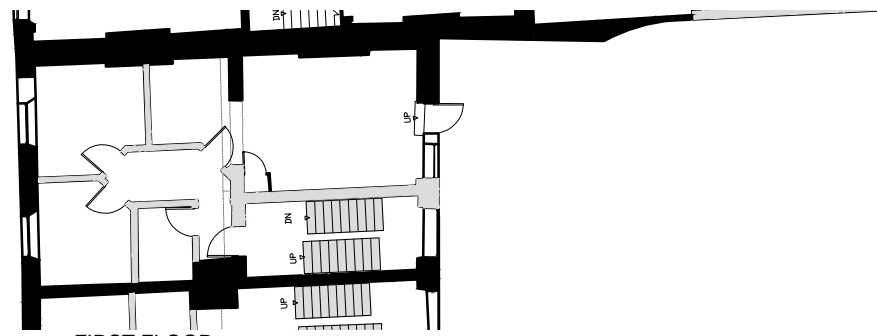




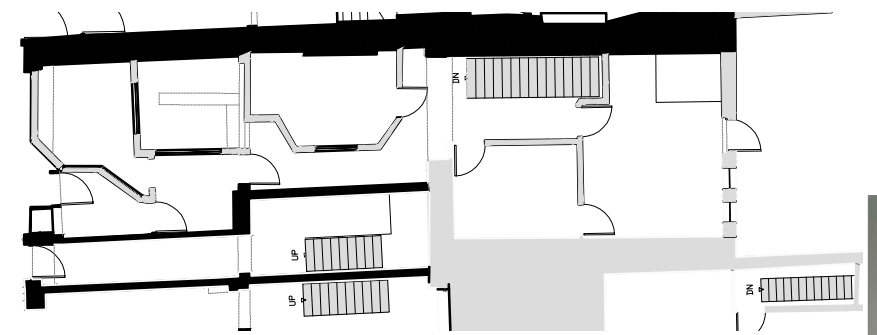
THIRD FLOOR



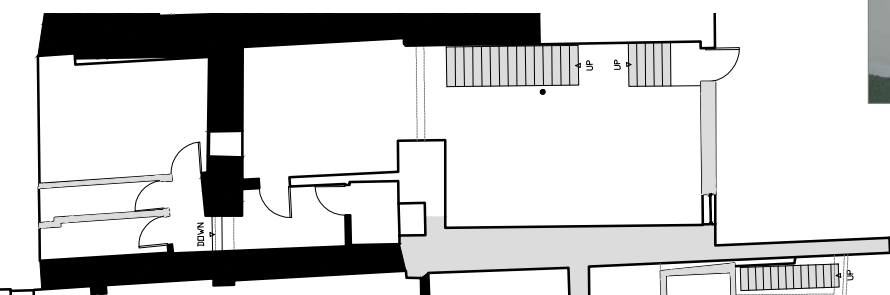
SECOND FLOOR



FIRST FLOOR



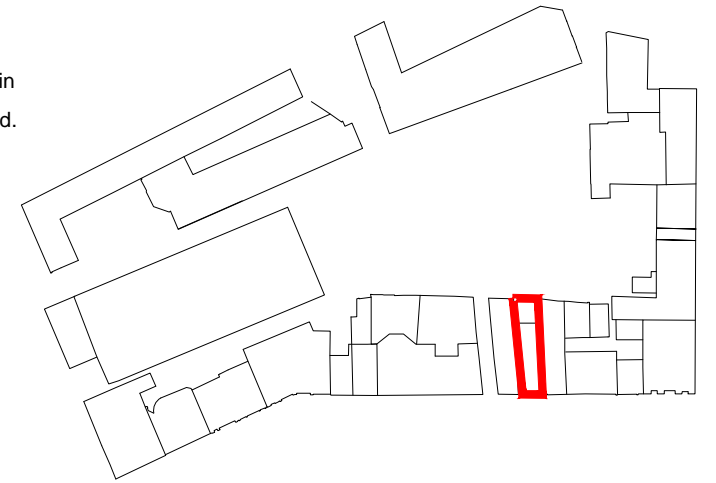
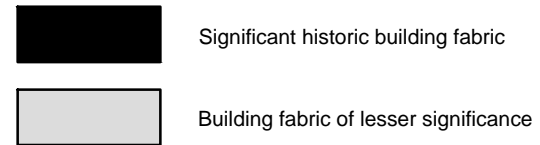
GROUND FLOOR

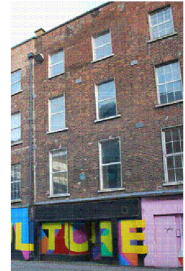


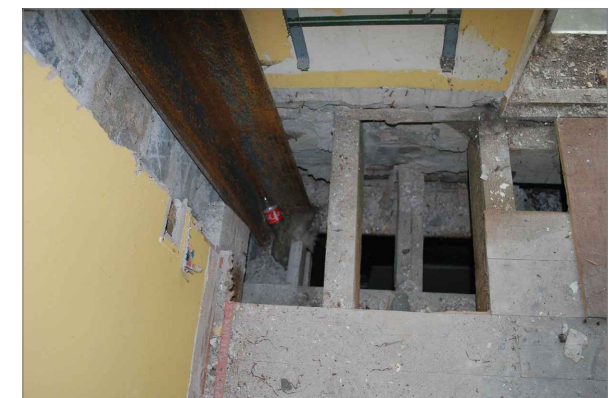
BASEMENT

Conservation Category C:

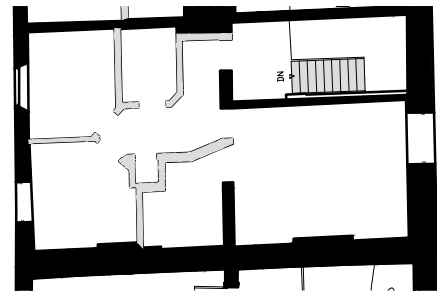
Full conservation scope of works merited for street elevations only in order to protect the Georgian streetscapes in which they are located. The original plan form and spatial qualities of the buildings in this category have been lost. They have substantial or total loss of internal fabric. Greater flexibility to treatment of internal spaces, including alteration to plan form, acceptable for these buildings.



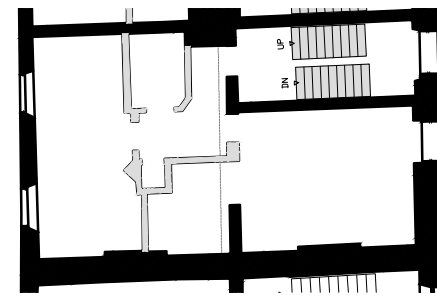
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
2 Patrick St	 <p>Likely c. 19th C. No. 2 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the later 19th century. There is a pitched M-profile roof having imitation slate and shared with No.3 Patrick Street. Two-storey flat roofed extension to rear.</p> <p>This building, along with No. 3 Patrick Street, has been stripped out and all finishes internally are modern, including the staircase and partition walls.</p>	N/A	N/A	P08/173 PL 30.231180	C	<p>Significant as one of a terrace of Georgian houses. Social/Historical significance for connection with Maurice Linehan. Front and rear elevations retained. Internal fabric has been lost and roof altered.</p> <p>Maurice Linehan, historian, wrote his History of Limerick at this house.</p>	<p>Covered by Punch's Conservation Issues Report. LCC remedial works have been carried out, including propping of floors.</p> <p>Condition has deteriorated since 2007 survey. All modern internal finishes. Ground and first floors are of concrete with new timber floors over.</p>



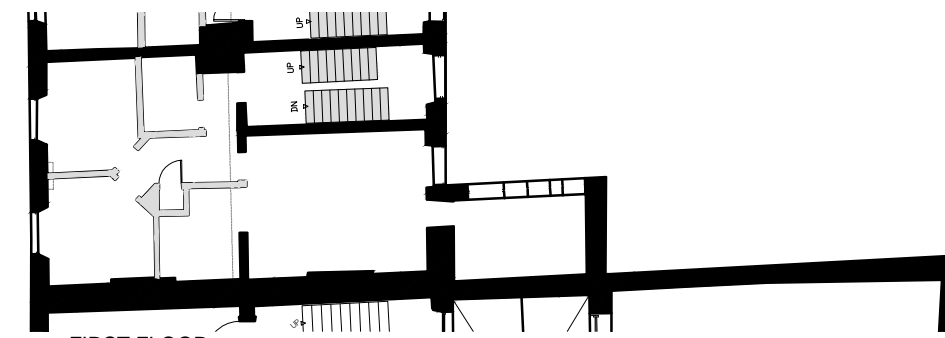
3 PATRICK STREET



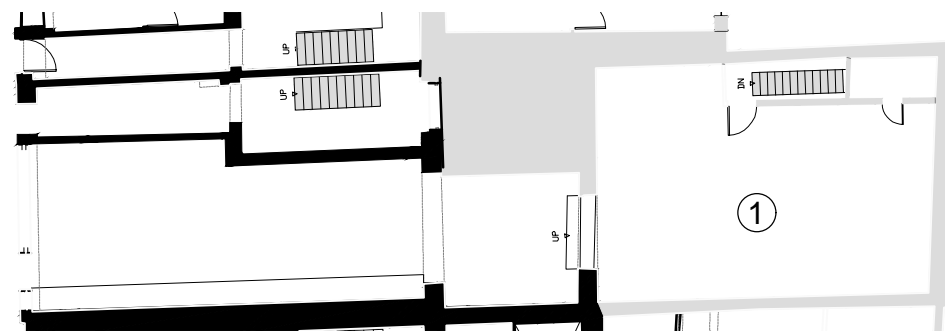
THIRD FLOOR



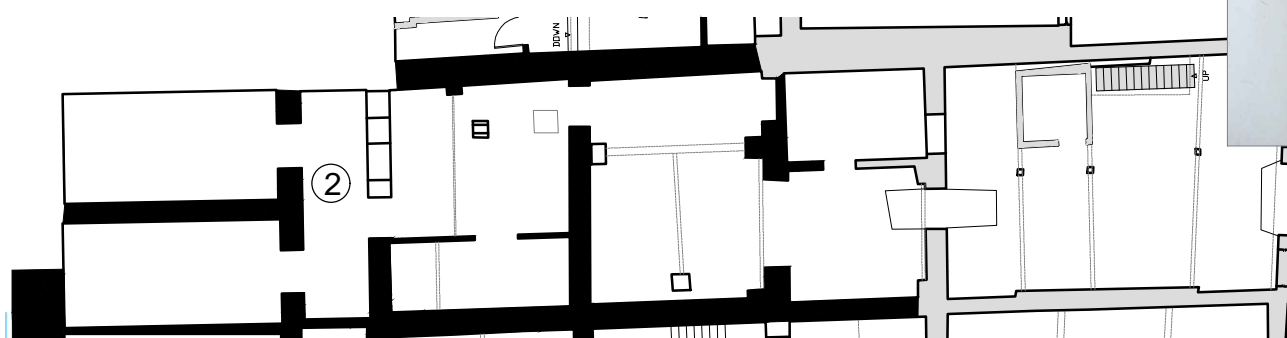
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



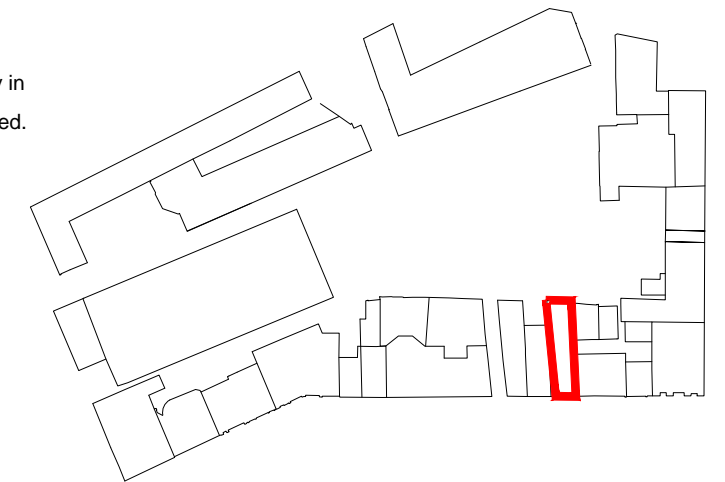
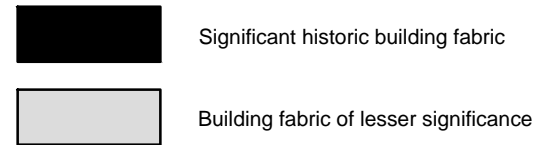
BASEMENT


Significant Items

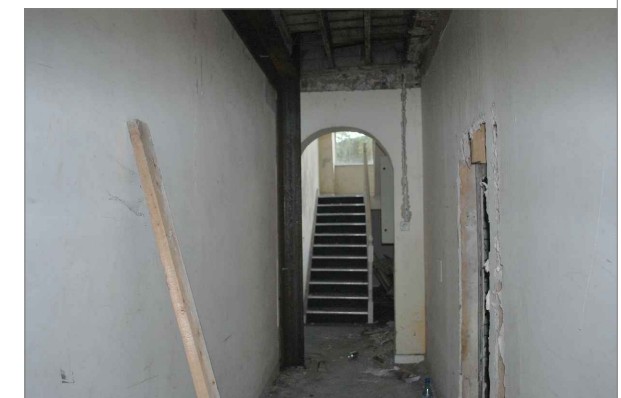
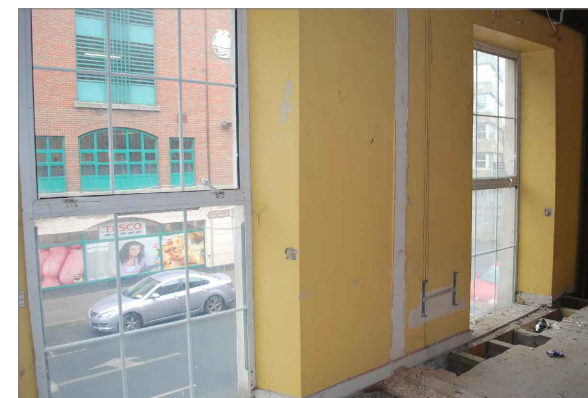
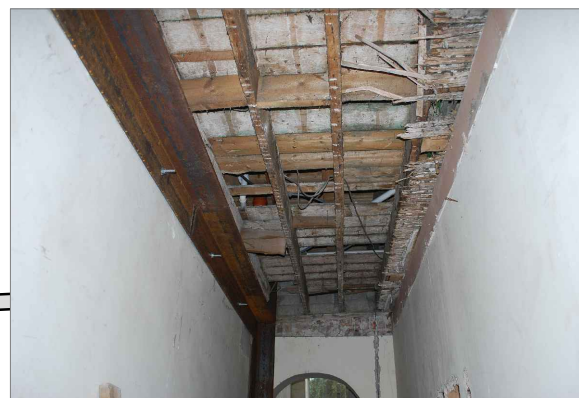
- ① Brick mens building
- ② Cellars below pavement + streets

Conservation Category:

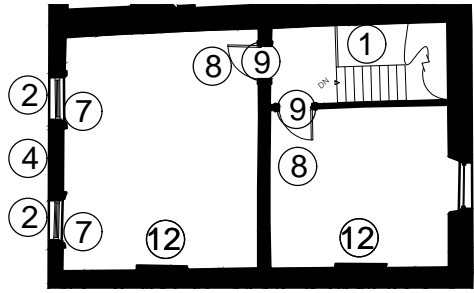
Full conservation scope of works merited for street elevations only in order to protect the Georgian streetscapes in which they are located. The original plan form and spatial qualities of the buildings in this category have been lost. They have substantial or total loss of internal fabric. Greater flexibility to treatment of internal spaces, including alteration to plan form, acceptable for these buildings.



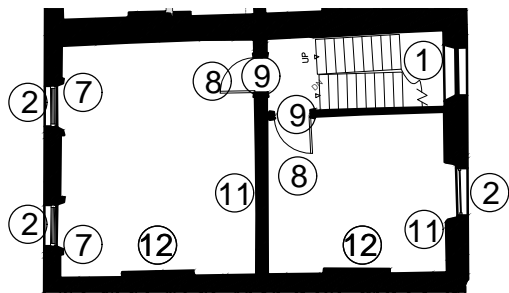
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
3 Patrick St	 <p>No. 3 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the later 19th century. There is a pitched M-profile roof having imitation slate and shared with No.2 Patrick Street. Limestone cills to windows of front elevation. Two-storey brick structure having lean-to corrugated roof adjoining to rear.</p> <p>This building, along with No. 2 Patrick Street, has been stripped out and all finishes internally are modern, including the staircase and partition walls</p>	N/A	N/A	P08/173 PL 30.231180	Demolition with façade retention	C	<p>Significant as one of a terrace of Georgian houses. Front and rear elevations retained. Internal fabric has been lost with the exception of an area of original fabric to the front, ground and first floors. Roof altered.</p> <p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works have been carried out, including propping of floors.</p> <p>Condition has deteriorated since 2007 survey. Remedial works have exposed structural fabric. Some original lath and plaster ceilings and timber floors retained to this building (ground and first and hall), with new floors laid over (which has altered floor levels).</p>



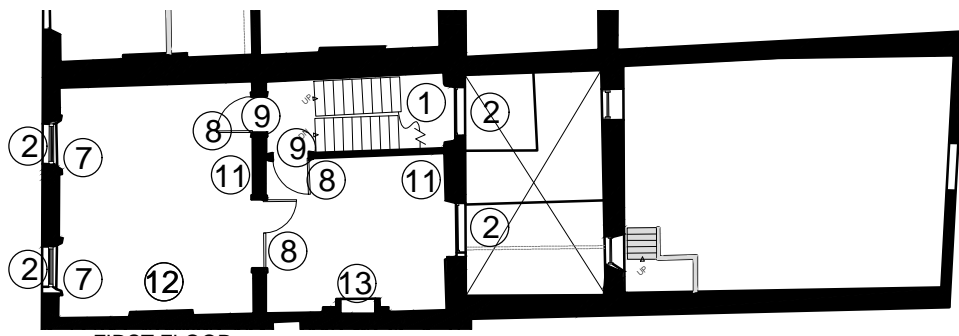
4 PATRICK STREET



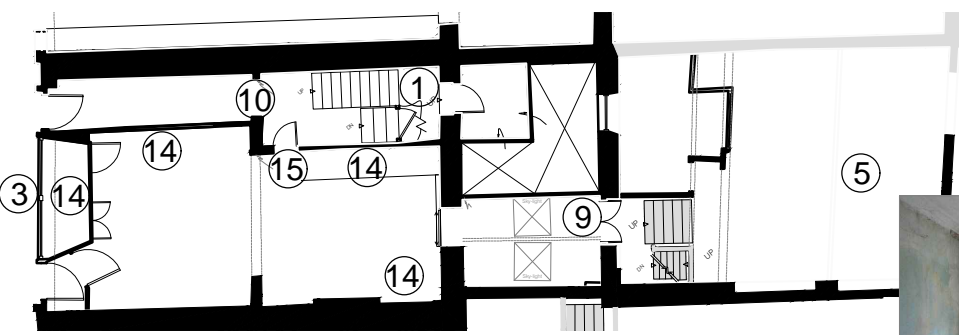
THIRD FLOOR



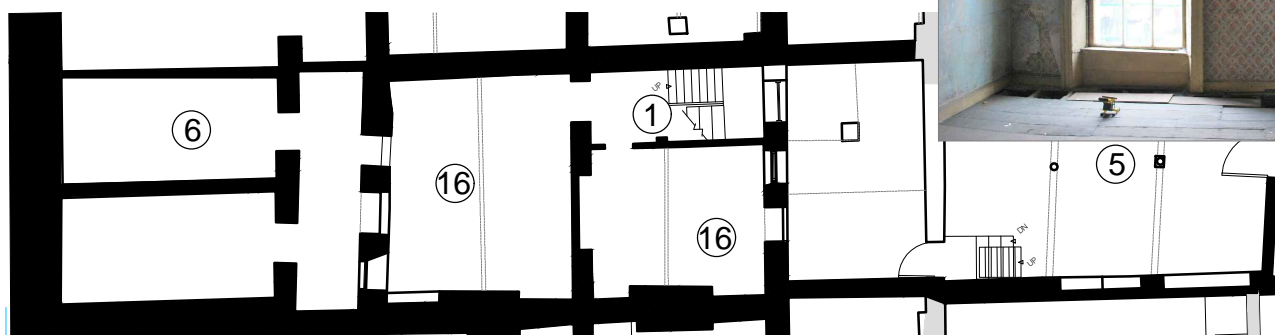
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



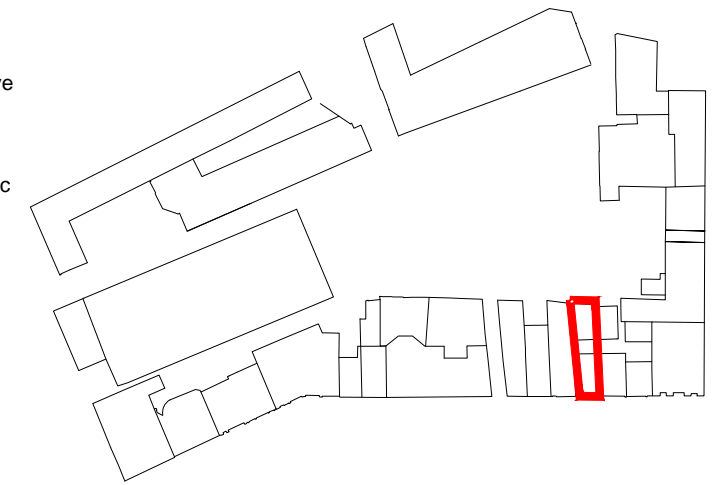
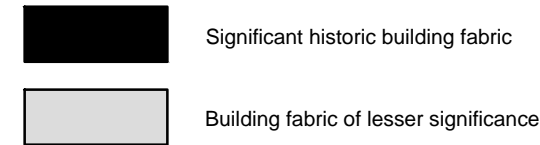
BASEMENT

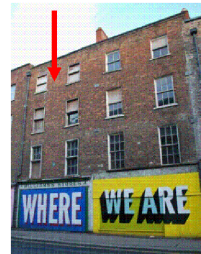
Significant Items

- ① Timber staircase with balustrade
- ② Timber sash windows
- ③ Timber shopfront
- ④ Stone cornice
- ⑤ Brick mews building
- ⑥ Cellars below pavement + street
- ⑦ Window architrave
- ⑧ Door architrave
- ⑨ Panelled door
- ⑩ Arched architrave
- ⑪ Cornice
- ⑫ Fire surround
- ⑬ Stove
- ⑭ Shop fittings + display window
- ⑮ Sheeted timber door + architrave
- ⑯ Limestone flag floor

Conservation Category A:

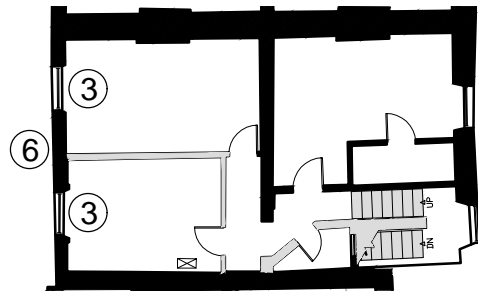
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
4 Patrick St	 <p>Late 18th/e. 19th C. No. 4 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor, probably in the 19th century. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings. Stone cornice running across Nos. 4 and 5 Patrick Street. Exterior mews building retained. Built as a pair with No. 5.</p> <p>Shop front, shop fittings and interior fabric of significance.</p>	N/A	Reg. No. 21513069 Candidate Protected Structure	P08/173 PL 30.231180	A	<p>Of architectural, social and historical significance.</p> <p>The building retains a very high level of historic features internally, including joinery to all rooms, doors, staircase, early decorative finishes and shop fittings. Retains historic/original roof. Retains large mews building to the laneway behind.</p> <p>Birth place of Catherine Hayes, opera singer.</p> <p>Pair with No. 5.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>No structural LCC remedial works carried out to the building. Metal roof constructed to the mews building (this was previously a slate roof).</p> <p>All fabric has been retained to the main building, but the condition has deteriorated since the 2007 survey. Evidence of water ingress to corner of front room, against party wall with No. 3. Damage to this corner on all floors. Severe subsidence of floors. Shop fittings and shop display window are also retained.</p> <p>Floor has been lost to the mews building.</p>



5 PATRICK STREET

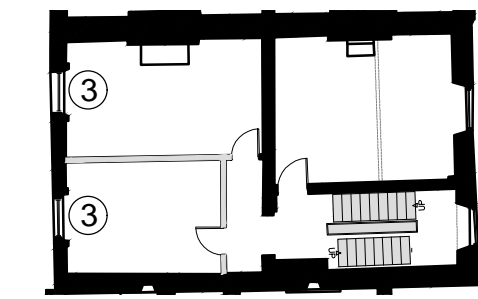
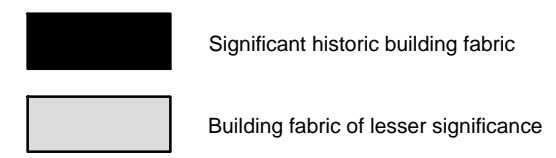
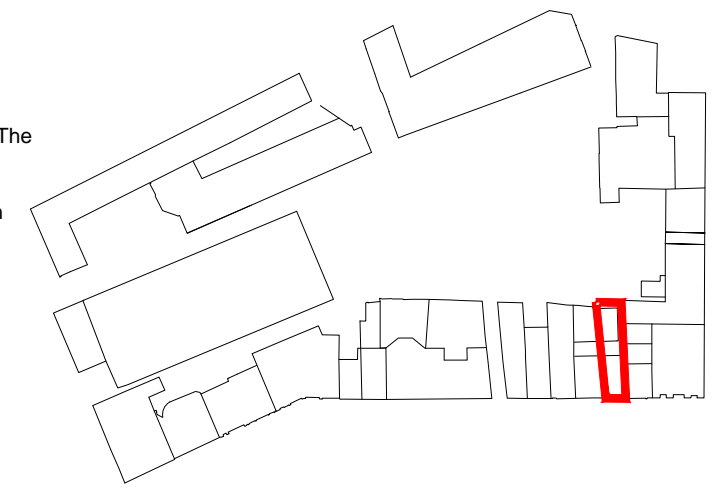


THIRD FLOOR

- Significant Items**
- ① Panelled timber door
 - ② Door architrave
 - ③ Window architrave
 - ④ Flag stone floor
 - ⑤ Cellar below pavement + street
 - ⑥ Stone cornice

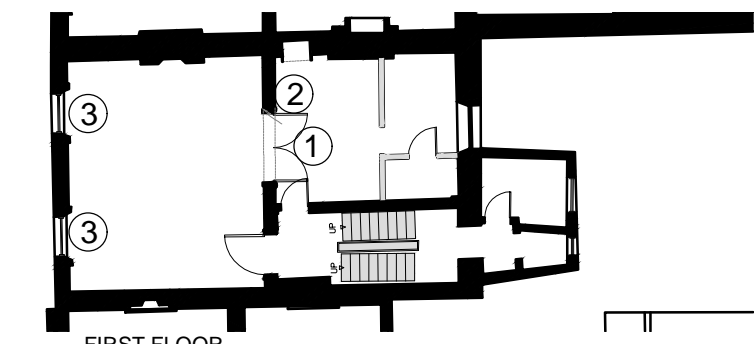
Conservation Category B:

Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..

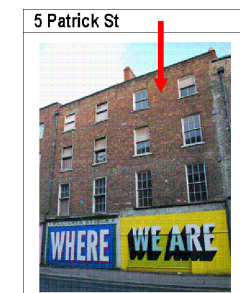


SECOND FLOOR

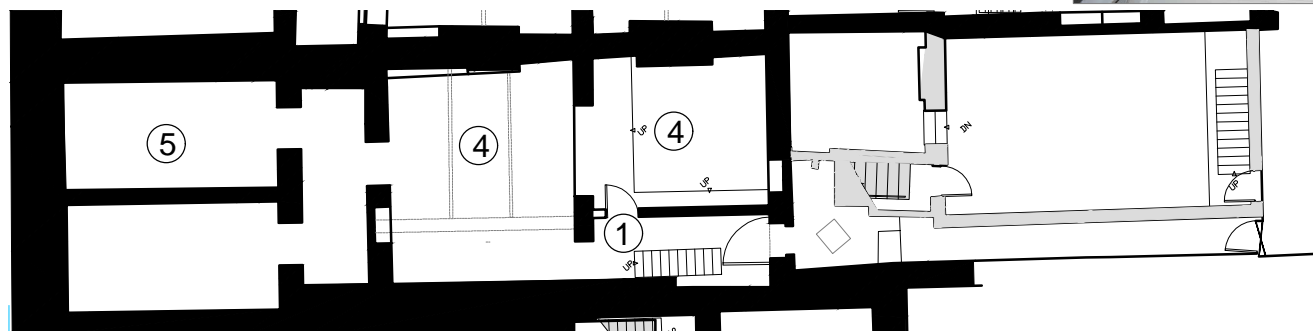
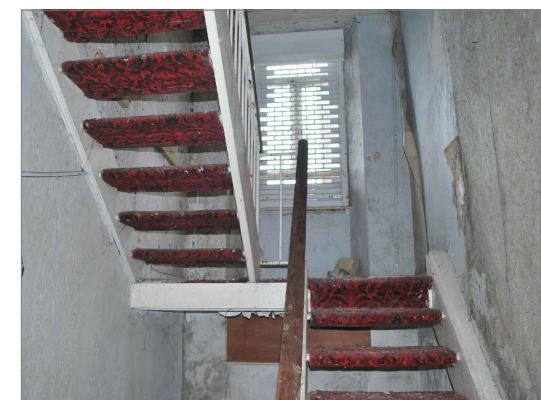
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
5 Patrick St	Late 18 th /e. 19 th C. No. 5 Patrick Street is a terraced two-bay four-storey over basement building having an exposed Flemish bond brick front elevation and a mixed rubble limestone and brick (to surrounds) rear elevation. Stone cornice running across Nos. 4 and 5 Patrick Street. Pitched roof having imitation slate and brick (rebuilt) chimneystack. Limestone cills to windows of front and rear elevation. 20th century two-storey concrete block flat roofed extension to rear, having concrete stairs and floors. Major alterations have been carried out to the interior of No. 5, including the removal of the staircase and the subdivision of the rooms to the upper floor. However, some original elements remain intact.	N/A	N/A	P08/173 PL 30.231180	B	This building does not retain the level of internal historic fabric as No. 4. However the plan form is largely intact and significant elements such as the arched doorway with double panel doors (as per No. 4) are retained. Original staircase has been removed. Basement retains flag floor. Significant as a pair with No. 4.	Covered by Punch's Conservation Issues Report. LCC remedial works have been carried out, including propping of floors, but not to all areas. Condition has deteriorated considerably since 2007 survey. Sheeted timber ceiling to the shop floor visible above suspended ceiling. Double leaf panelled doors between main rooms of first floor area retained with architrave. One architrave to front room lost since 2007 survey. Remainder of building has a high level of modern finishes. Staircase is modern.



FIRST FLOOR

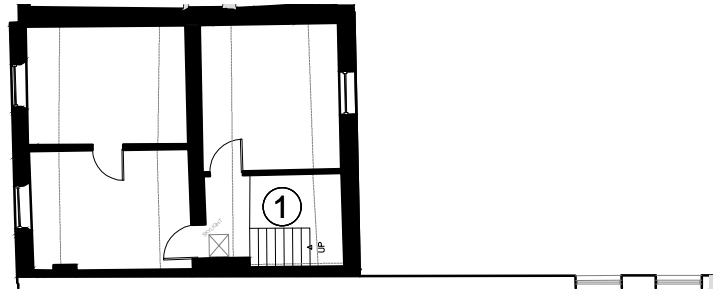


GROUND FLOOR

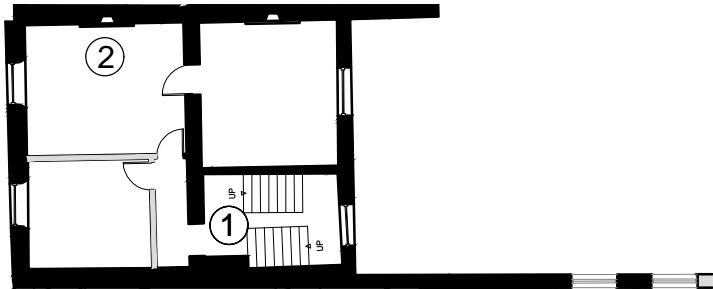


BASEMENT

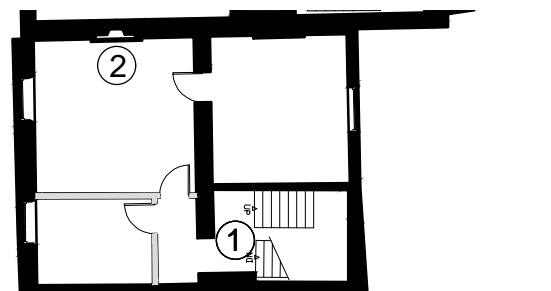
6 PATRICK STREET



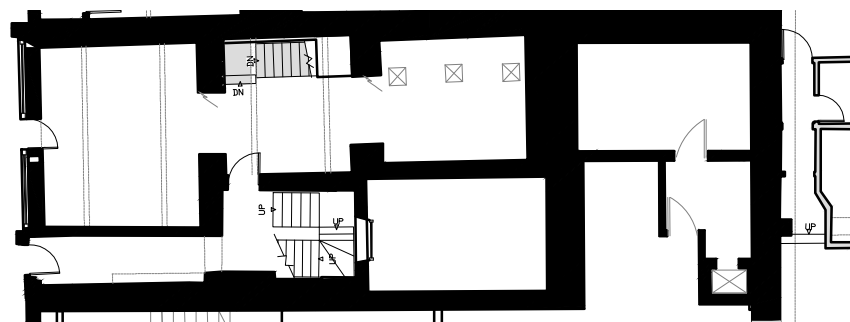
THIRD FLOOR



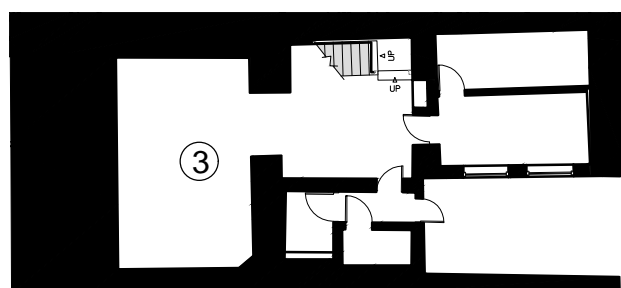
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



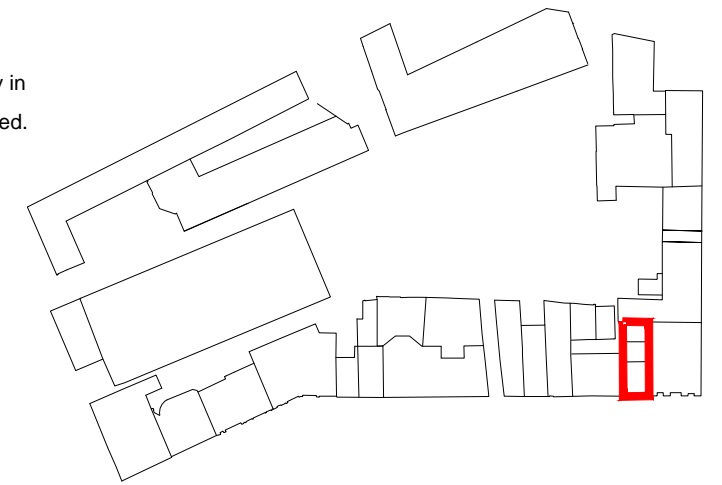
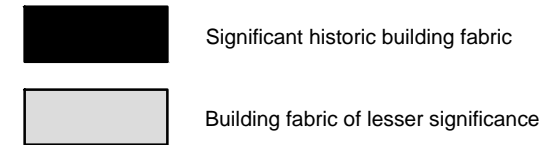
BASEMENT

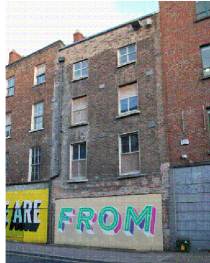
Significant Items

- ① Timber open well staircase with winders + balustrade
- ② Timber fire surround
- ③ Cellar below pavement

Conservation Category C:

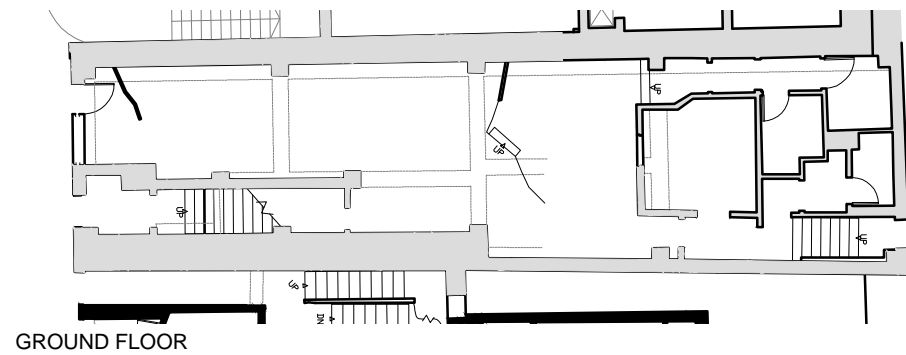
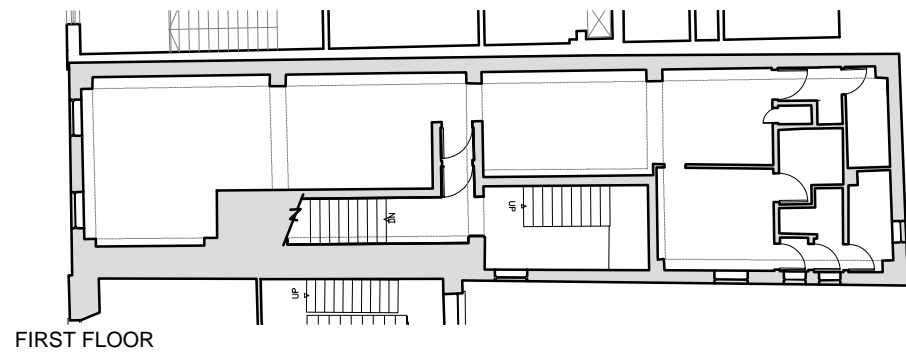
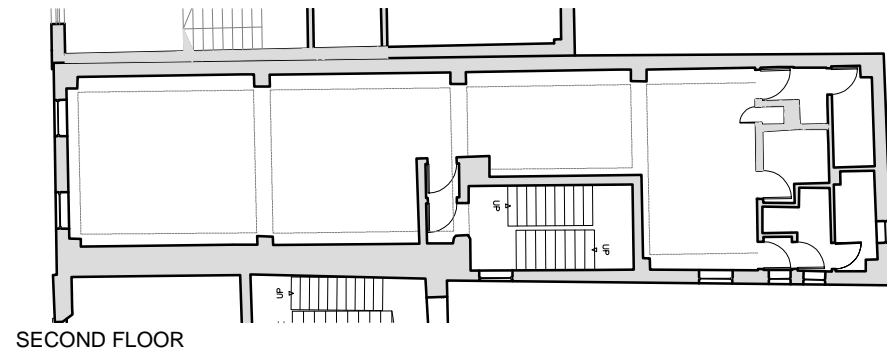
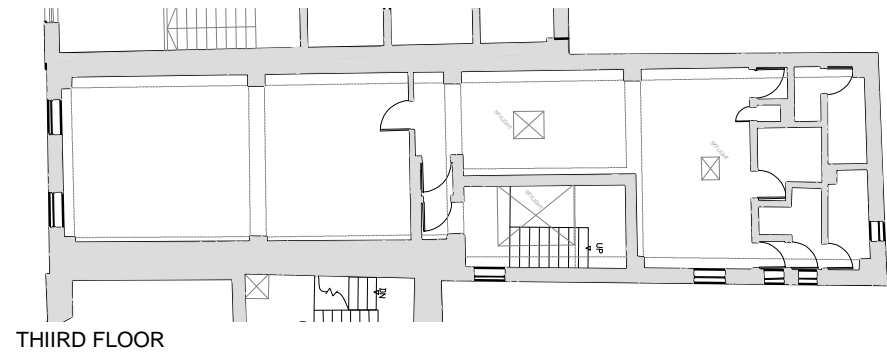
Full conservation scope of works merited for street elevations only in order to protect the Georgian streetscapes in which they are located. The original plan form and spatial qualities of the buildings in this category have been lost. They have substantial or total loss of internal fabric. Greater flexibility to treatment of internal spaces, including alteration to plan form, acceptable for these buildings.



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
6 Patrick St	 <p>Late 18th/e. 19th C. No. 6 Patrick Street is a terraced two-bay four-storey over basement house having a shopfront and retail unit inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction. There is a modern single storey flat roofed extension to the rear.</p> <p>The interior of No. 6 lost many of its original fixtures and fittings when it was converted to flats.</p>	N/A	N/A	Demolition granted.	C	<p>Some internal features of significance are retained to this building, including the staircase, fireplaces and some cornices (now heavily damaged).</p> <p>The poor condition of the building and the subsequent structural interventions have affected the overall significance of this building.</p> <p>The building retains streetscape value for its Georgian façade.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works carried out. Work has extensively damaged the lath and plaster and cornices to ceilings but has stabilised the building and allows access. Modern internal partitions cut down in height.</p> <p>Staircase is retained but is in poor condition.</p> <p>Condition deteriorates further on upper floors. High level of deterioration of fabric since original 2007 survey.</p>



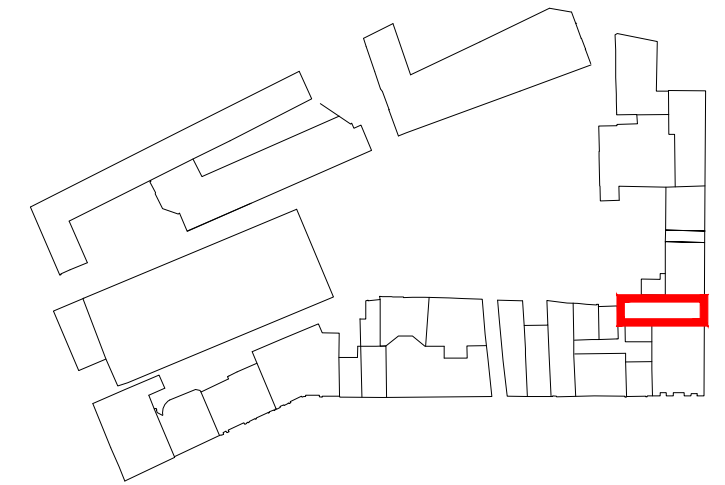
3 ELLEN STREET



NO BASEMENT

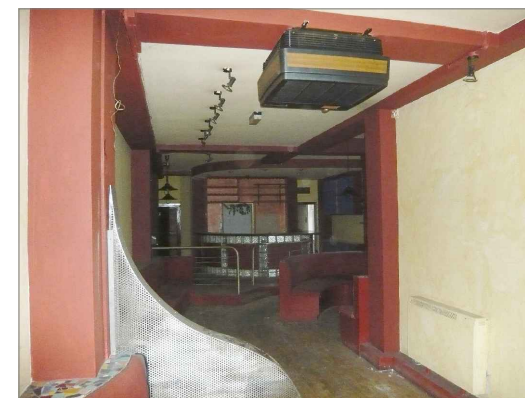
Conservation Category D:

Not of architectural, social or historical significance. Demolition acceptable from an architectural conservation perspective.

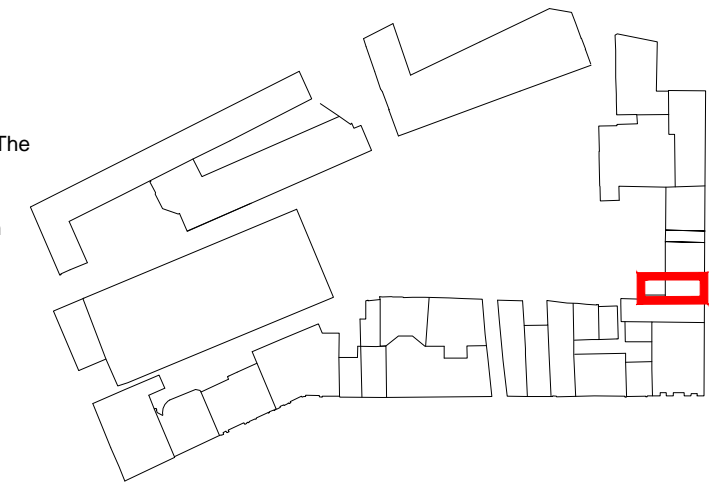


Significant historic building fabric
 Building fabric of lesser significance

Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
3 Ellen St	3 Ellen Street is a two-bay four story terraced building which has copied the Georgian proportions of the neighbouring buildings to the front facade. The building is narrow and deep, and projects to the rear much further than the adjoining Georgian buildings.	N/A	N/A	P08/173 PL 30.231180 Demolition granted	D	The building does not retain any fabric that would be deemed to be of historical or architectural significance. The interior comprises all modern finishes. No access has been retained to the basement of the previous Georgian house, and therefore it is not known if, or to what extent, any of it was retained.	Punch's Conservation Issues Report does not include this building. LCC remedial works not carried out to this building. Not inspected by JCA Feb. 2017



4 ELLEN STREET

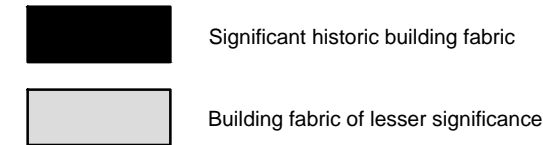


Significant Items

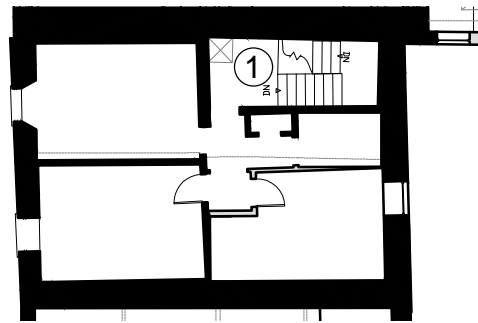
- ① Closed wall timber stairs + balustrade
- ② Cornice
- ③ Cellars below pavement + street

Conservation Category B:

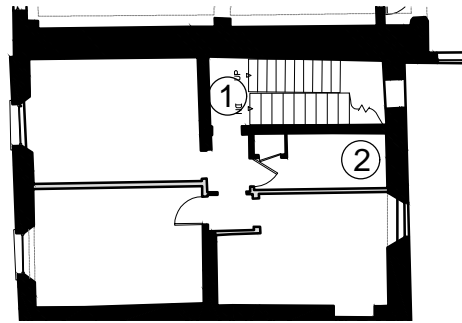
Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate.



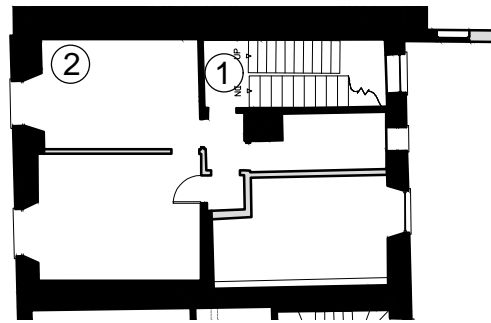
THIRD FLOOR



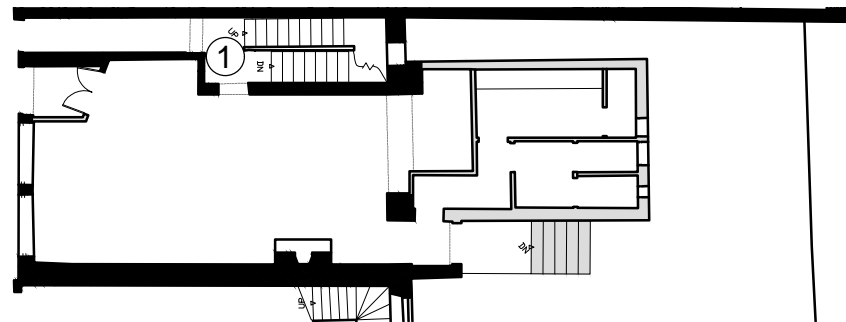
SECOND FLOOR



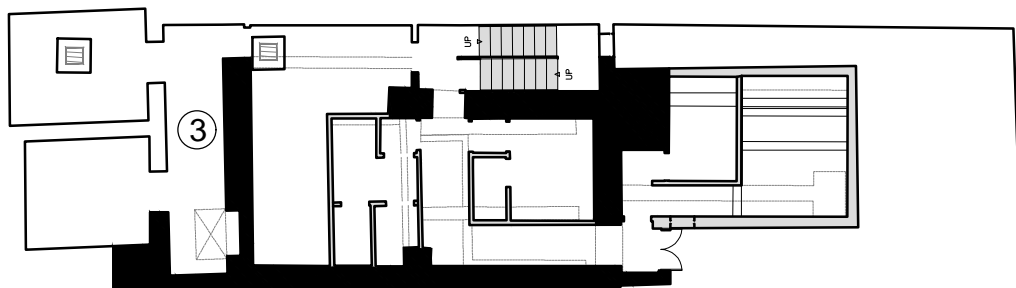
FIRST FLOOR



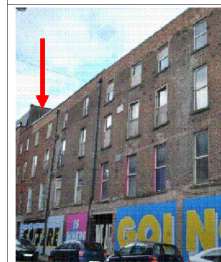
GROUND FLOOR



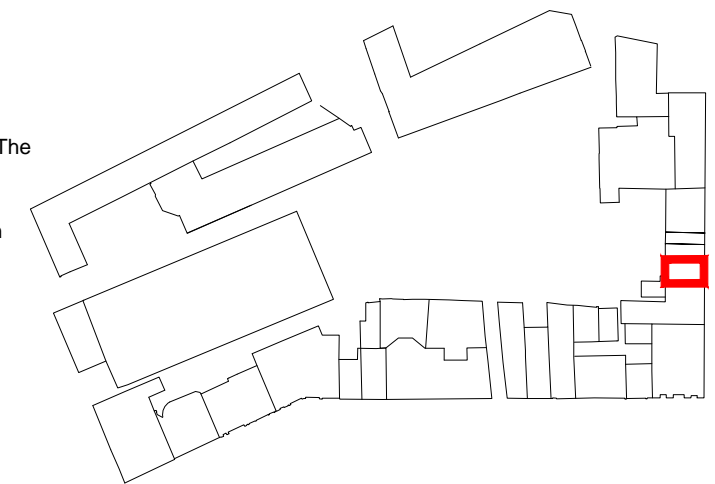
BASEMENT



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
4 Ellen St	E. 19th C, No. 4 Ellen Street is a terraced two-bay four-storey over basement house having a modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings.	N/A	N/A	P08/173 PL 30.231180	B	This building retains its original roof trusses. Staircase is modern to lower floors, original stair intact to upper floors. Plan form is retained. Remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings.	Covered by Punch's Conservation Issues Report. LCC remedial works carried out. Floors reinforced. Parapet rebuilt.



5 ELLEN STREET

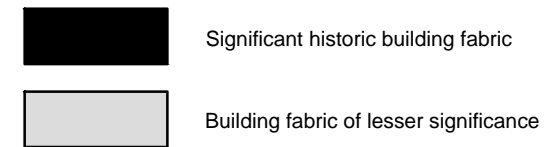


Significant Items

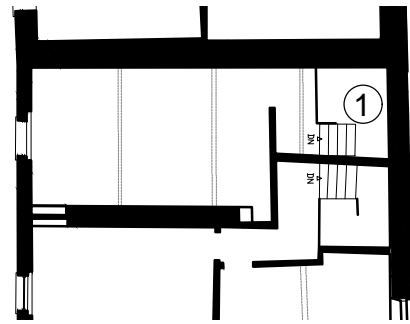
- ① Open wall timber staircase with winders + balustrade partially retained.
- ② Partition wall with door architrave + overlight.
- ③ Flag store floor.
- ④ Cellars below pavement.

Conservation Category B:

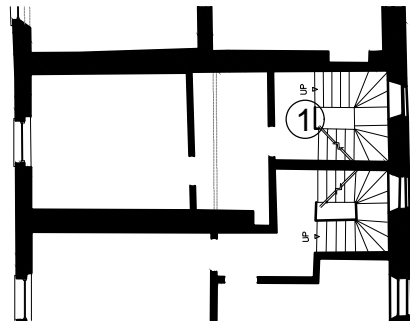
Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..



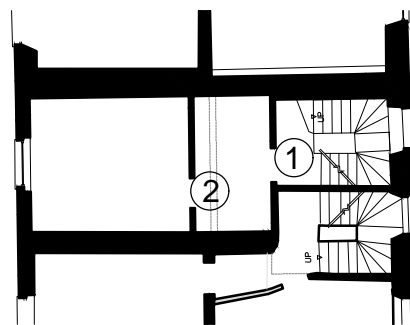
THIRD FLOOR



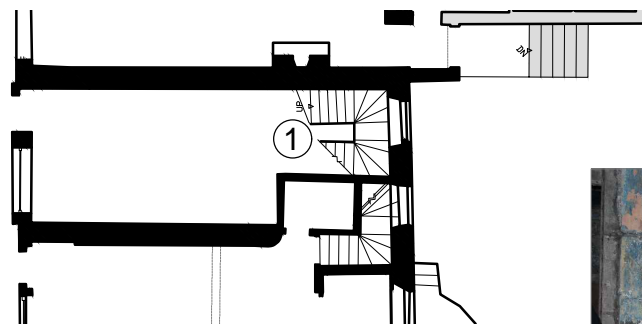
SECOND FLOOR



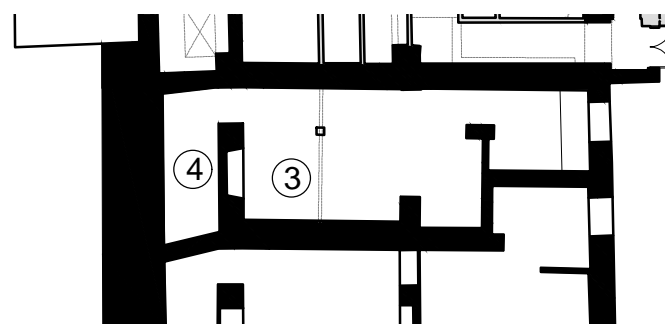
FIRST FLOOR

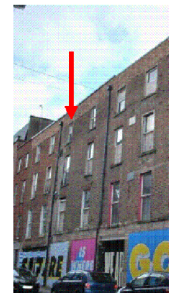


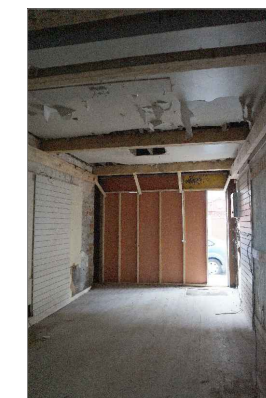
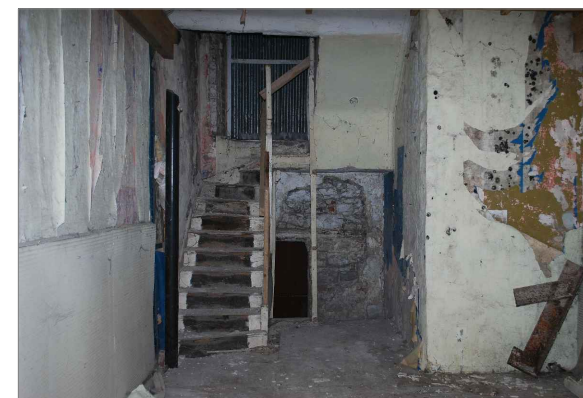
GROUND FLOOR



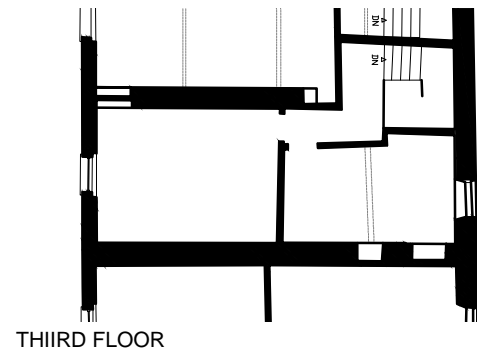
BASEMENT



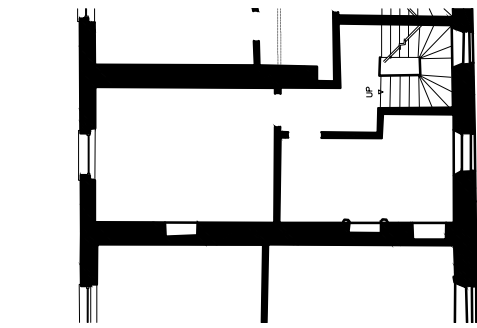
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
5 Ellen St	 <p>E. 19th C, No. 5 Ellen Street is a terraced single bay four-storey over basement house having a small modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings.</p>	N/A	N/A	P08/173 PL 30.231180	B	<p>The building appears to comprise half of a larger, two bay building which was subdivided. The building is in poor condition but retains early features and finishes, including a staircase.</p> <p>The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works carried out. Floors reinforced allowing access throughout. Parapet rebuilt. Original roof lost – metal profile roof.</p>



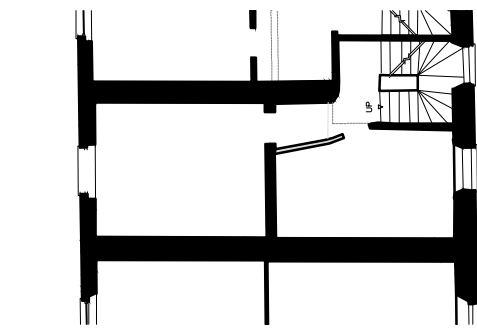
6 ELLEN STREET



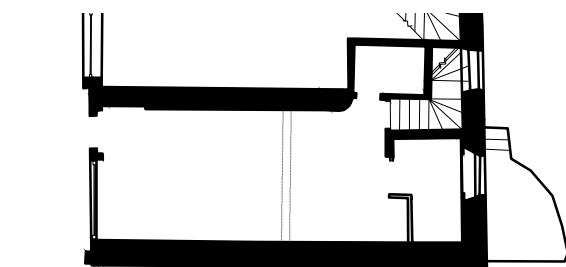
THIRD FLOOR



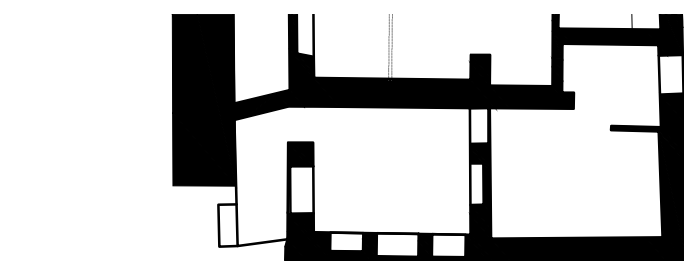
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



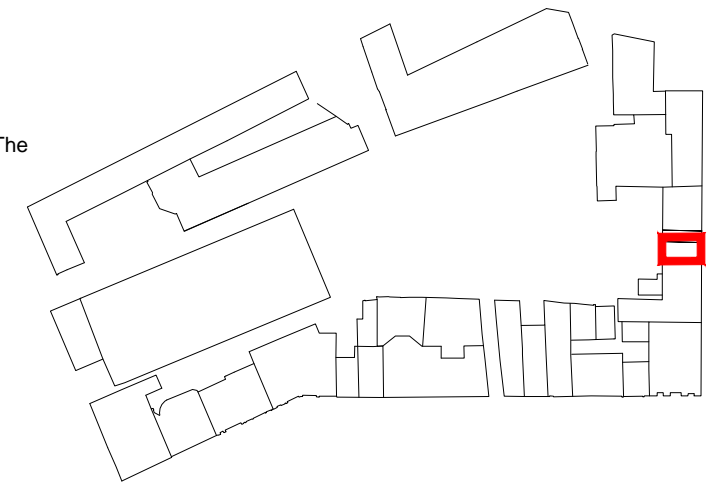
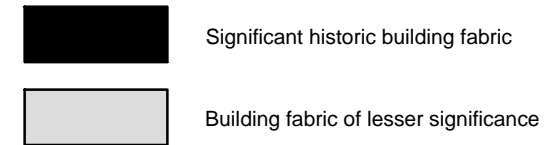
BASEMENT

Significant Items

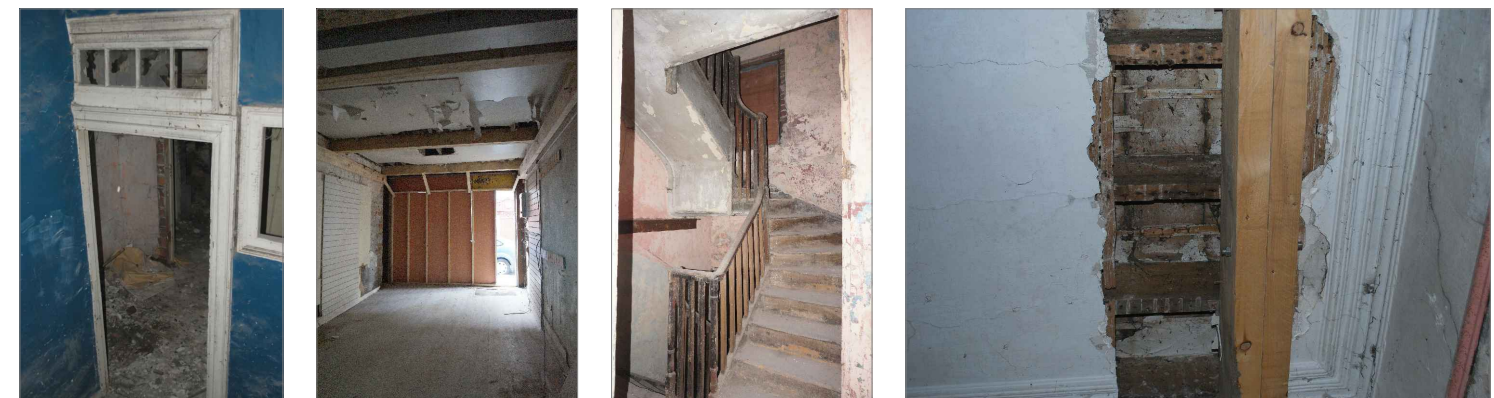
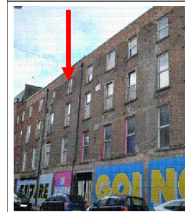
- ① Open wall timber staircase.
- ② Cornice.
- ③ Fire surround.
- ④ Fire grate only.
- ⑤ Cellar below pavement.

Conservation Category B:

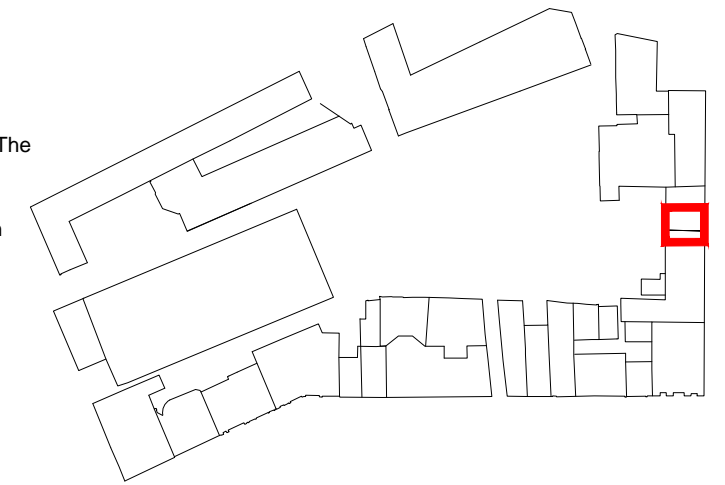
Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
6 Ellen St	E. 19 th C., No. 6 Ellen Street is a terraced single bay four-storey over basement house having a small modern shopfront inserted to the ground floor. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings.	N/A	N/A	Demolition, façade retention. Front facades to be conserved and repaired and integrated into the new build at ground floor level, active street fronts.	B	The building appears to comprise half of a larger, two bay building which was subdivided. The building is in poor condition but retains early features and finishes including a staircase. The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties.	Covered by Punch's Conservation Issues Report. LCC remedial works carried out. Floors reinforced allowing access throughout. Parapet rebuilt. Original roof lost – metal profile roof.



7 ELLEN STREET

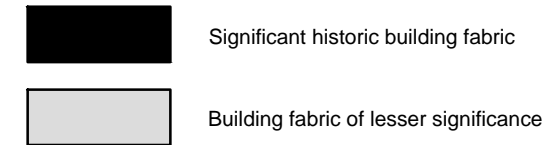


Significant Items

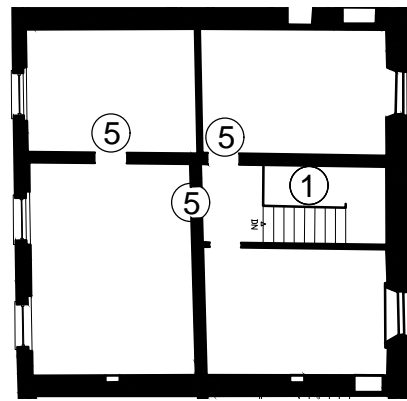
- ① Open wall timber staircase with balustrade.
- ② Archie architrave with pilasters.
- ③ Cornice.
- ④ Window architrave.
- ⑤ Door architrave.
- ⑥ Fire surround.
- ⑦ Flag store floor.
- ⑧ Cellar accessed from No. 9 Ellen St.

Conservation Category B:

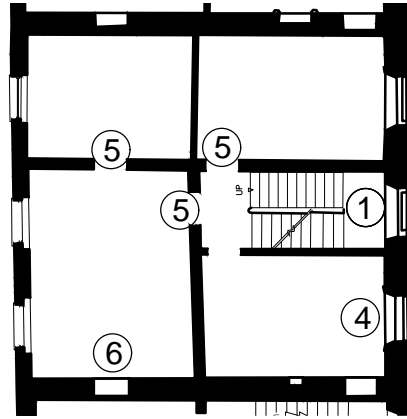
Full conservation scope of works merited for building envelope, including the roof (where the historic roof is retained), in order to conserve their streetscape value and original external character. The plan form to these buildings is intact and some internal features survive. Greater flexibility to internal works is acceptable to these buildings (in comparison to Category A), while respecting the plan form. This would extend to the use of modern materials, contemporary joinery and finishes as appropriate..



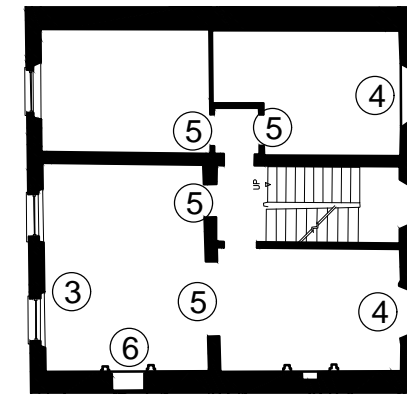
THIRD FLOOR



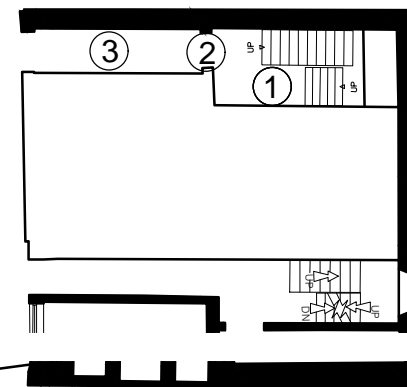
SECOND FLOOR



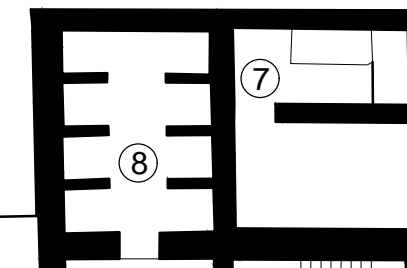
FIRST FLOOR



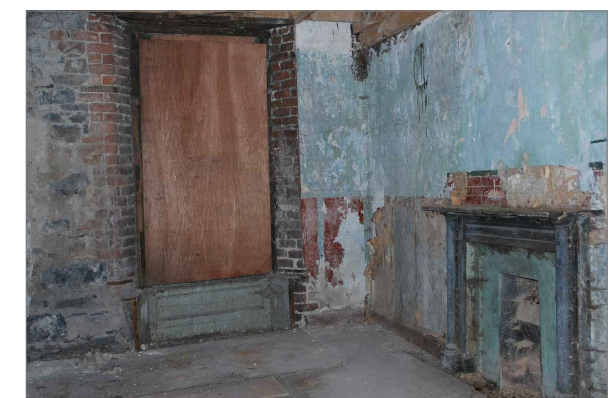
GROUND FLOOR



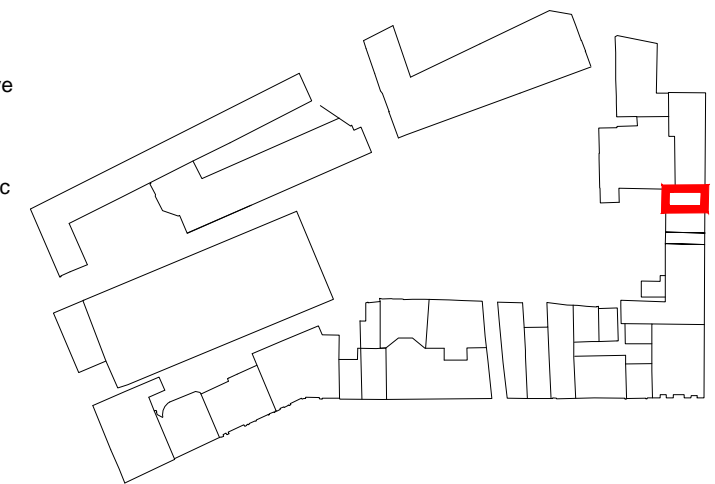
BASEMENT



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
7 Ellen St	No. 7 Ellen Street is a terraced three-bay four-storey over basement house having a modern No. 7 Ellen Street is a terraced three-bay four-storey over basement house having a modern shopfront to the ground floor (which probably replaced an earlier shopfront). The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings and carriage arch. shopfront to the ground floor (which probably replaced an earlier shopfront). The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings and carriage arch.	N/A	N/A	Whole building conserved and repaired. Laid out so as to open onto the street (in addition to any connection to into the new development)	A	Building has intact plan form to upper floors and retains much original fabric including staircase, doors, architraves and fireplaces. The house is the largest on the street, having three bays and incorporates a carriage arch. Remains of a substantial building can be seen to the rear of this terrace of houses on Ellen Street. This can be seen to have been a large stone building, having brick to the openings.	Covered by Punch's Conservation Issues Report. LCC remedial works carried out. Floors reinforced allowing access throughout. Parapet rebuilt. Original roof lost (with the exception of two principal trusses)– metal profile roof. Deterioration halted by these works. Remedial works removed the arch to the carriage arch off the street, steel beam inserted.



8 ELLEN STREET

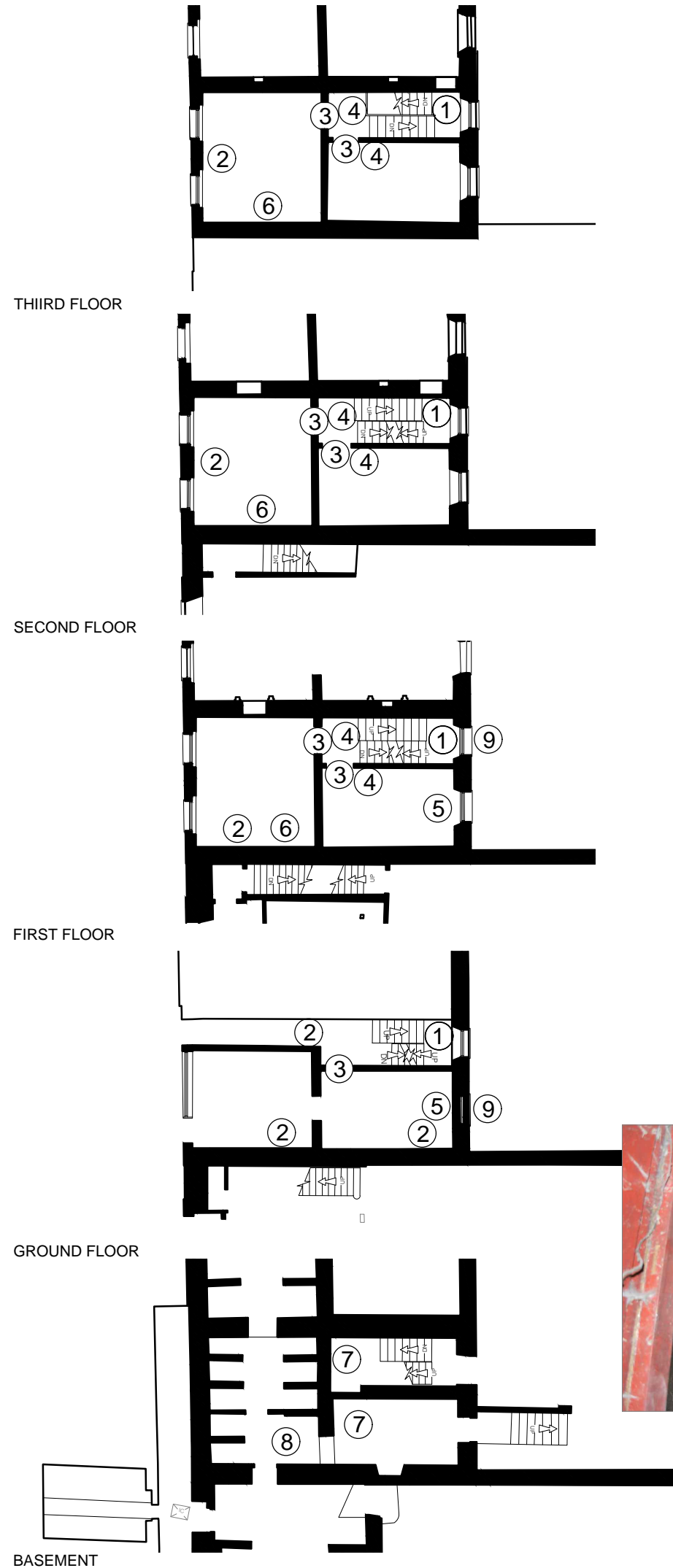
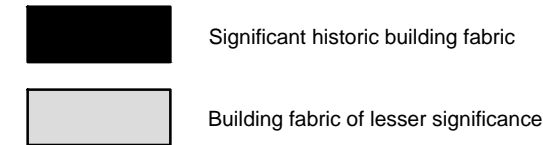


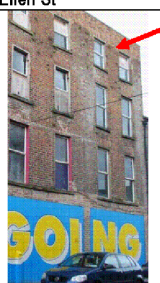
Significant Items

- ① Timber closed wall staircase.
- ② Cornice.
- ③ Paneled door.
- ④ Door architrave.
- ⑤ Window architrave.
- ⑥ Fire surround / fire grate.
- ⑦ Flag store floor.
- ⑧ Cellar below pavement.
- ⑨ Timber sash window.

Conservation Category A:

- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
8 Ellen St	 <p>No. 8 Ellen Street is a terraced two-bay four-storey over basement house having a shopfront inserted to the ground floor, probably in the later 19th century. The front elevation is of exposed Flemish bond brick with the rear elevation of rubble stone construction having brick to the window openings.</p> <p>Rear as to Ellen St. 5-7</p>	N/A	N/A	Whole building conserved and repaired. Laid out so as to open onto the street (in addition to any connection to into the new development)	A	<p>The rear elevation forms a complete elevation with the adjoining terraced buildings on Ellen Street, without singular yards or other divisions between the properties.</p> <p>The interior of this building retains the majority of its original features, including the staircase, doors, fireplaces, cornices, timber floors, etc.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>LCC remedial works carried out. Floors reinforced allowing access throughout. Parapet rebuilt. Original roof lost - metal profile roof. Deterioration halted by these works.</p>

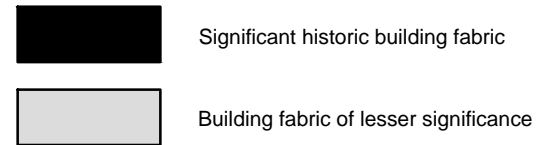
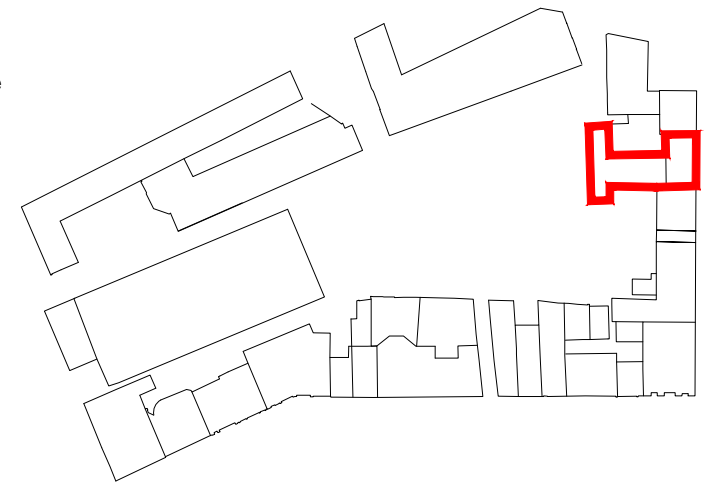



Significant Items

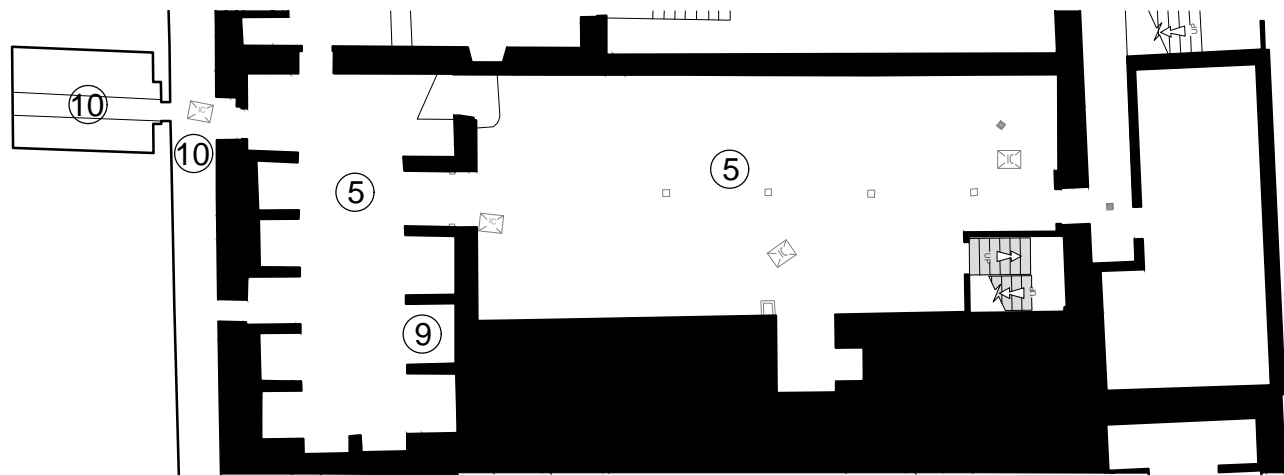
- ① Historic glazing.
- ② Safe.
- ③ Timber screen.
- ④ Paneled door.
- ⑤ Flag store floor.
- ⑥ Sash window.
- ⑦ Cast iron columns.
- ⑧ Exposed roof thickness.
- ⑨ Brick Cellars.
- ⑩ Cellar below pavement + street.

Conservation Category A:

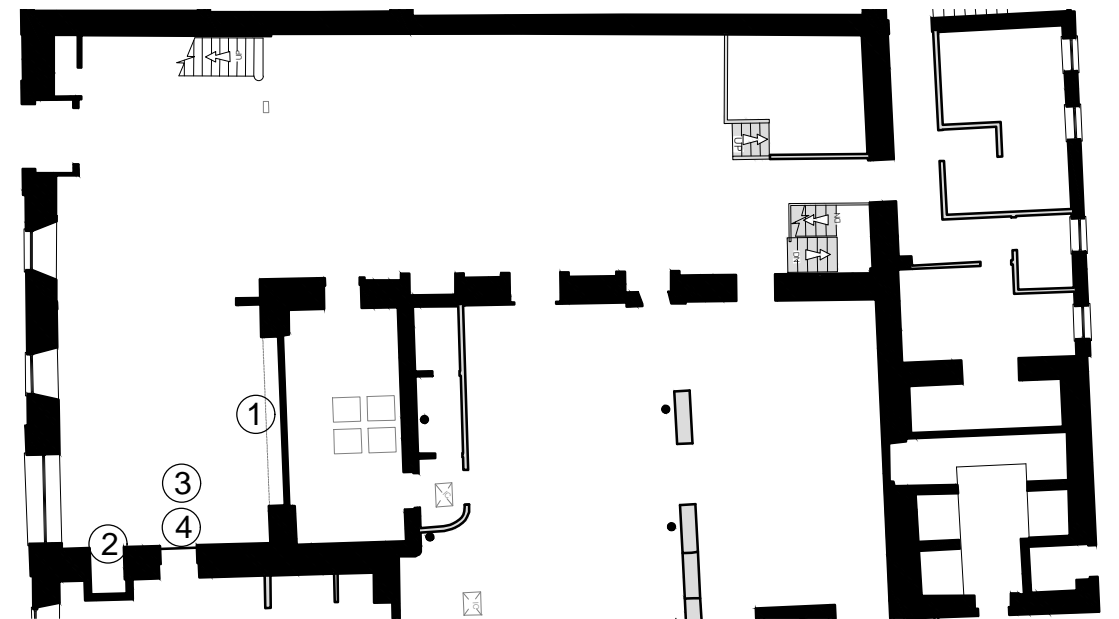
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
9 and 9a Ellen St	 <p>The building found at 9 and 9a Ellen Street originally comprised the complex of buildings which formed John Quinn and Co.'s Wholesale Grocers and Wine Stores which was established in the late 19th century.</p> <p>Upper floors of thick timber boards supported on cast iron columns. Stone flags and brick wine vaults to basement.</p>	N/A	Reg. No. 21513018 Candidate Protected Structure	Whole building conserved and repaired.	A	<p>This complex of buildings is likely to incorporate an earlier structure (predating John Quinn's) dating from the late 18th or early 19th century.</p> <p>Basement extends along Ellen St under pavement across Nos. 7 & 8, extending in to the front area of these basements.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>No LCC remedial works carried out. Structural condition of the building generally good. Small area of water ingress visible at upper level, partly wall with No. 8. Upper floors retain post and truss structure and original floor boards. Cellar also intact.</p>



BASEMENT



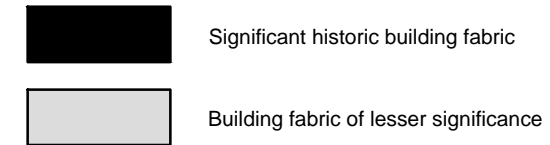
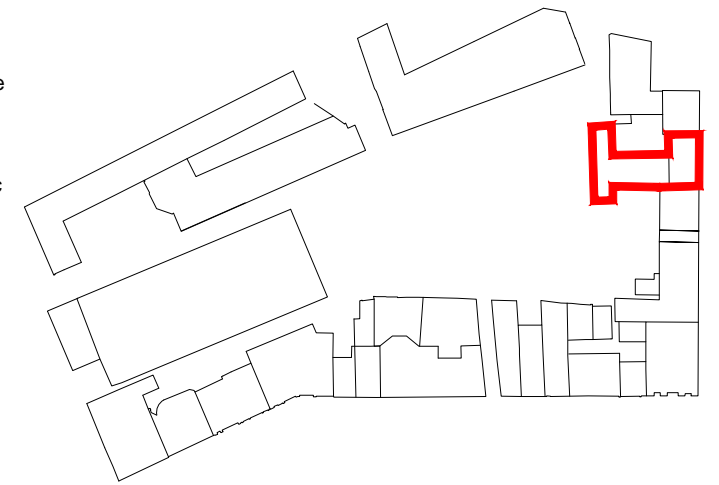
GROUND FLOOR


Significant Items

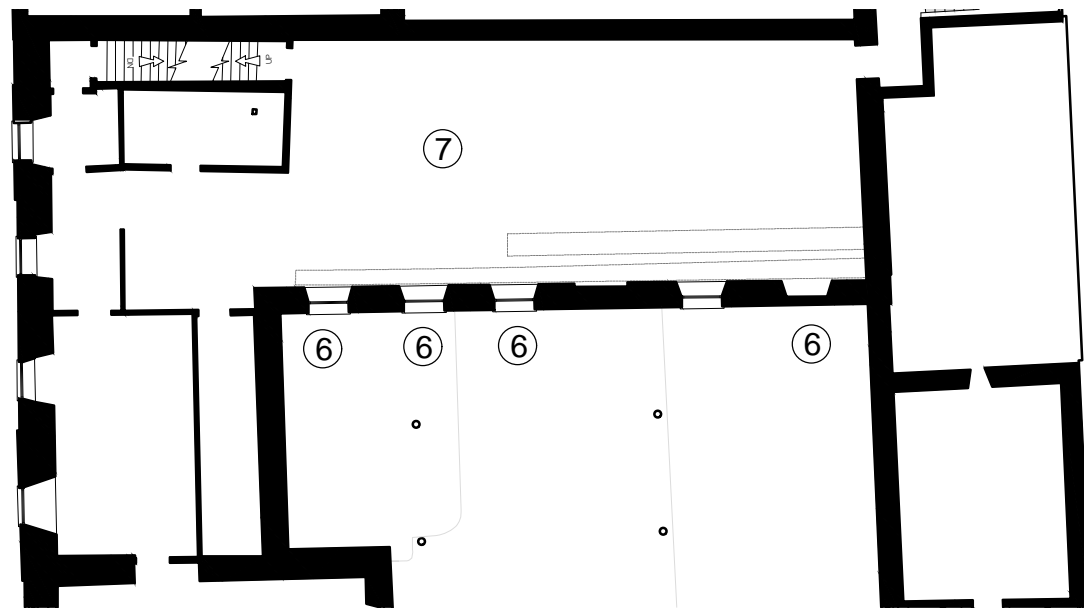
- ① Historic glazing.
- ② Safe.
- ③ Timber screen.
- ④ Paneled door.
- ⑤ Flag store floor.
- ⑥ Sash window.
- ⑦ Cast iron columns.
- ⑧ Exposed roof thickness.
- ⑨ Brick Cellars.
- ⑩ Cellar below pavement + street.

Conservation Category A:

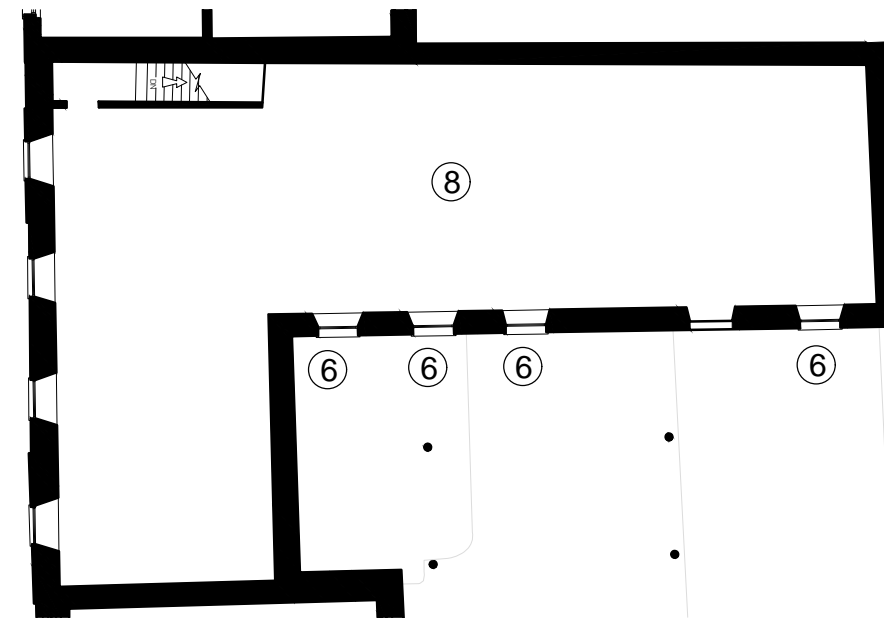
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



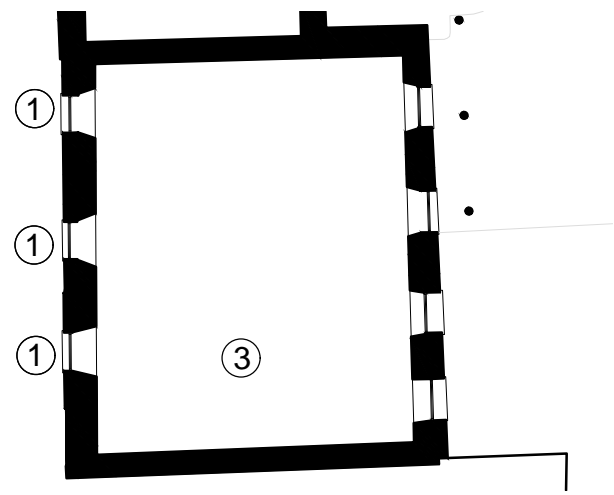
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
9 and 9a Ellen St	 <p>The building found at 9 and 9a Ellen Street originally comprised the complex of buildings which formed John Quinn and Co.'s Wholesale Grocers and Wine Stores which was established in the late 19th century.</p> <p>Upper floors of thick timber boards supported on cast iron columns. Stone flags and brick wine vaults to basement.</p>	N/A	Reg. No. 21513018 Candidate Protected Structure	Whole building conserved and repaired.	A	<p>This complex of buildings is likely to incorporate an earlier structure (predating John Quinn's) dating from the late 18th or early 19th century.</p> <p>Basement extends along Ellen St under pavement across Nos. 7 & 8, extending in to the front area of these basements.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>No LCC remedial works carried out. Structural condition of the building generally good. Small area of water ingress visible at upper level, party wall with No. 8. Upper floors retain post and truss structure and original floor boards. Cellar also intact.</p>



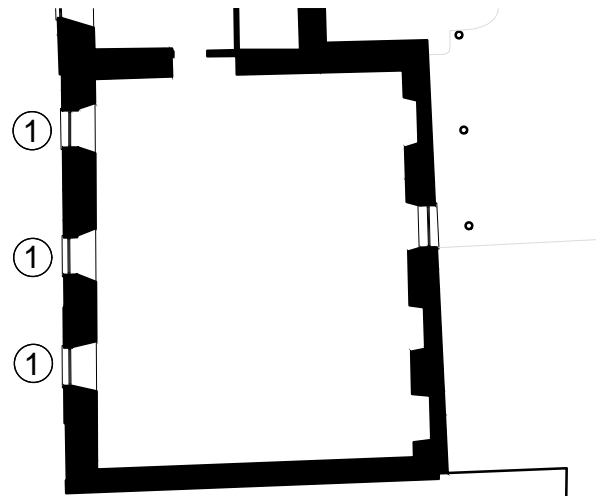
FIRST FLOOR



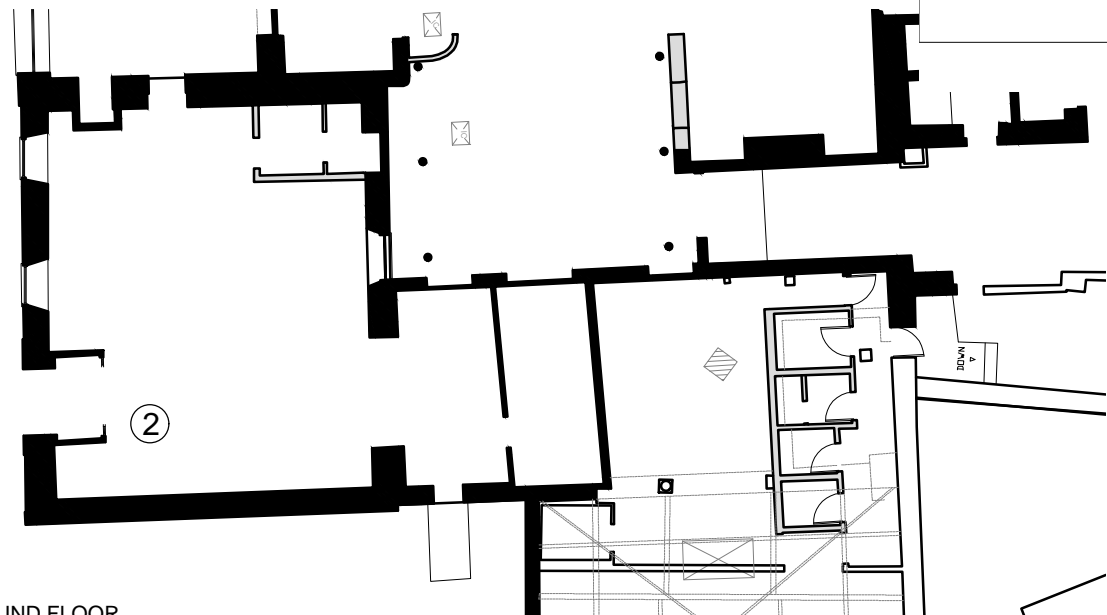
SECOND FLOOR



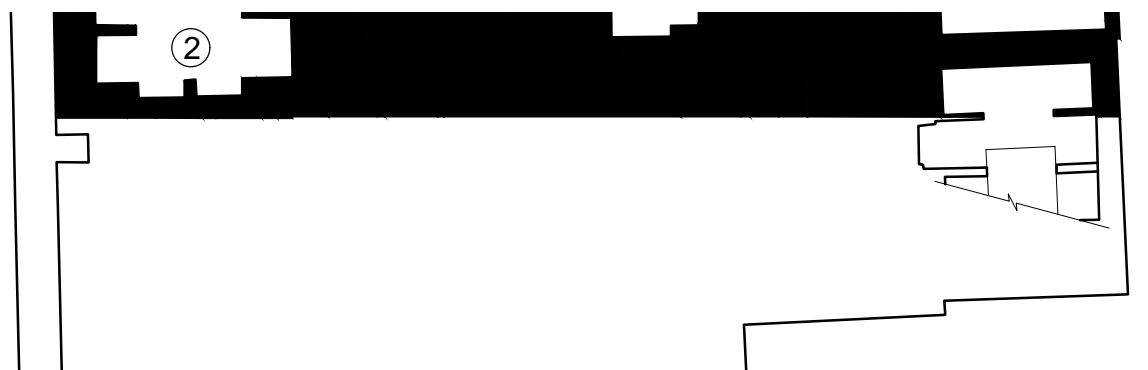
SECOND FLOOR



FIRST FLOOR



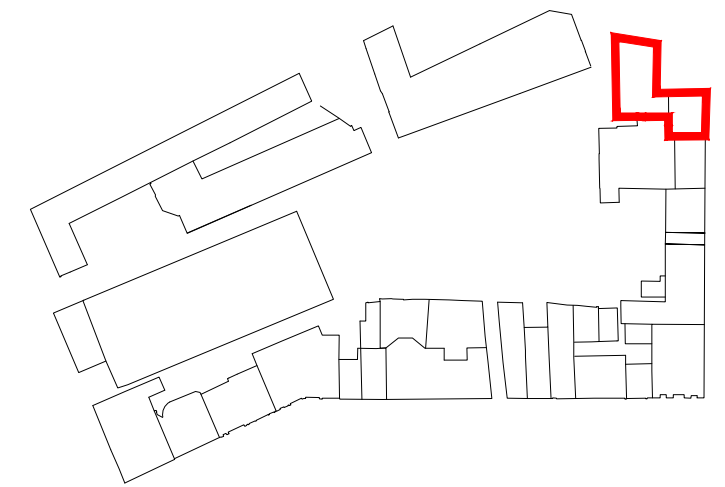
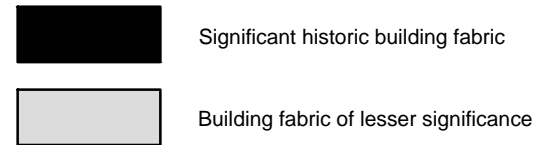
GROUND FLOOR




BASEMENT


Significant Items

- ① Historic window / stairs
- ② Flag store floor.
- ③ Exposed roof trusses

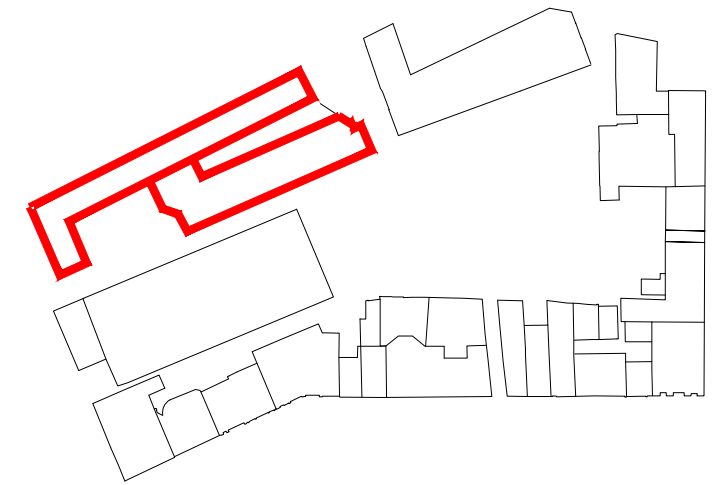


Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
9 and 9a Ellen St	 <p>The building found at 9 and 9a Ellen Street originally comprised the complex of buildings which formed John Quinn and Co.'s Wholesale Grocers and Wine Stores which was established in the late 19th century.</p> <p>Upper floors of thick timber boards supported on cast iron columns. Stone flags and brick wine vaults to basement.</p>	N/A	Reg. No. 21513018 Candidate Protected Structure	P08/173 PL 30.231180	A	<p>This complex of buildings is likely to incorporate an earlier structure (predating John Quinn's) dating from the late 18th or early 19th century.</p> <p>Basement extends along Ellen St under pavement across Nos. 7 & 8, extending in to the front area of these basements.</p>	<p>Covered by Punch's Conservation Issues Report.</p> <p>No LCC remedial works carried out. Structural condition of the building generally good. Small area of water ingress visible at upper level, party wall with No. 8. Upper floors retain post and truss structure and original floor boards. Cellar also intact.</p>



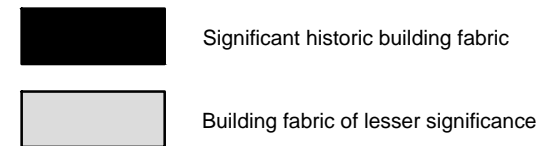
Address	Building Description	RPS	NIAH Candidate Protected Structure	Previous Planning Decision P08/173 PL 30.231180	Conservation Category	Assessment of Significance	Condition Issues/LCC Remedial Works/ Feb. 2017 Survey Notes
The Granary 	The granary building is one of the earliest known multiple storey warehouses to be built in Limerick. The ground on which the building was constructed was bought by Philip Roche in 1787. The interior of the granary was almost completely gutted during the 1980s conversion, with all floors, supporting piers or columns, stairs etc. removed. The only internal element to be retained was the brick vaulting to the basement/lower ground floor.	RPS 272 Gate piers and iron gates within curtilage.	Reg. No. 21513017 Limestone gate piers and decorative gates included on NIAH listing.	Full retention with visual separation between historic building and new development	A	No internal fabric of architectural significance known to survive, with the exception of the ground floor vaulted ceiling.	Punch's Conservation Issues Report does not include this building. LCC remedial works not carried out to this building.

GRANARY MICHAEL STREET



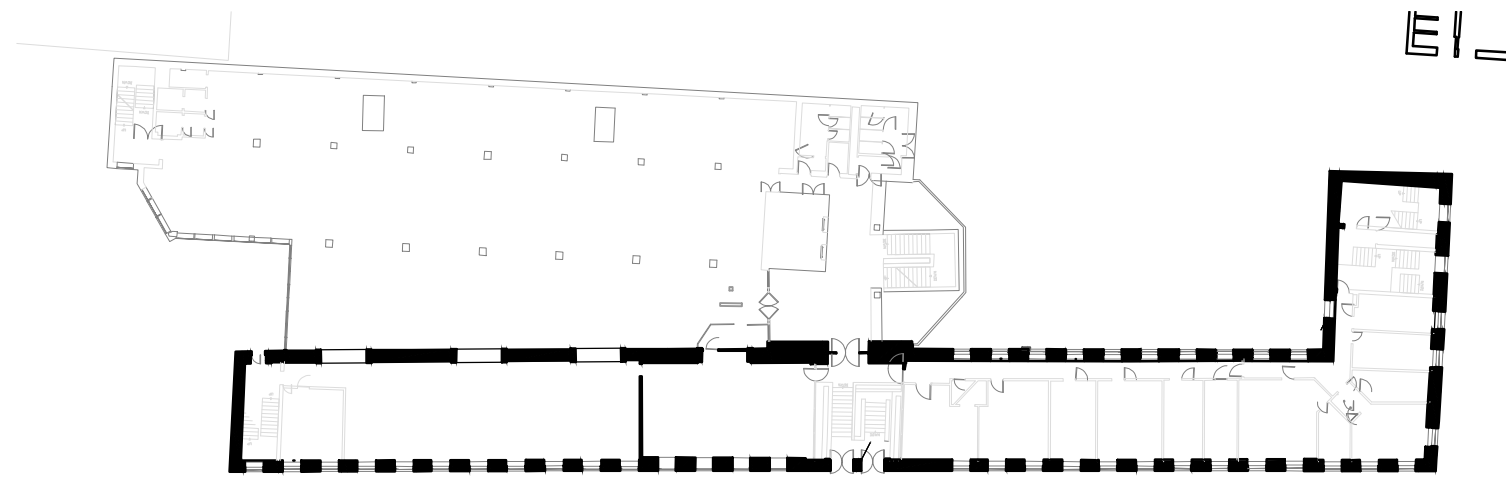
Significant Items

- ① Vaulted Ceiling

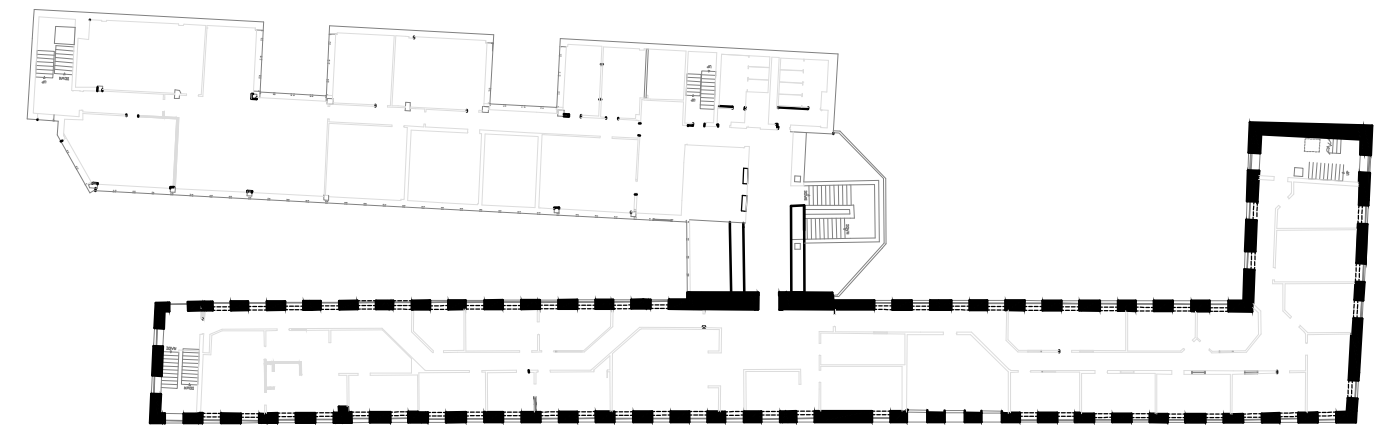


Conservation Category A:

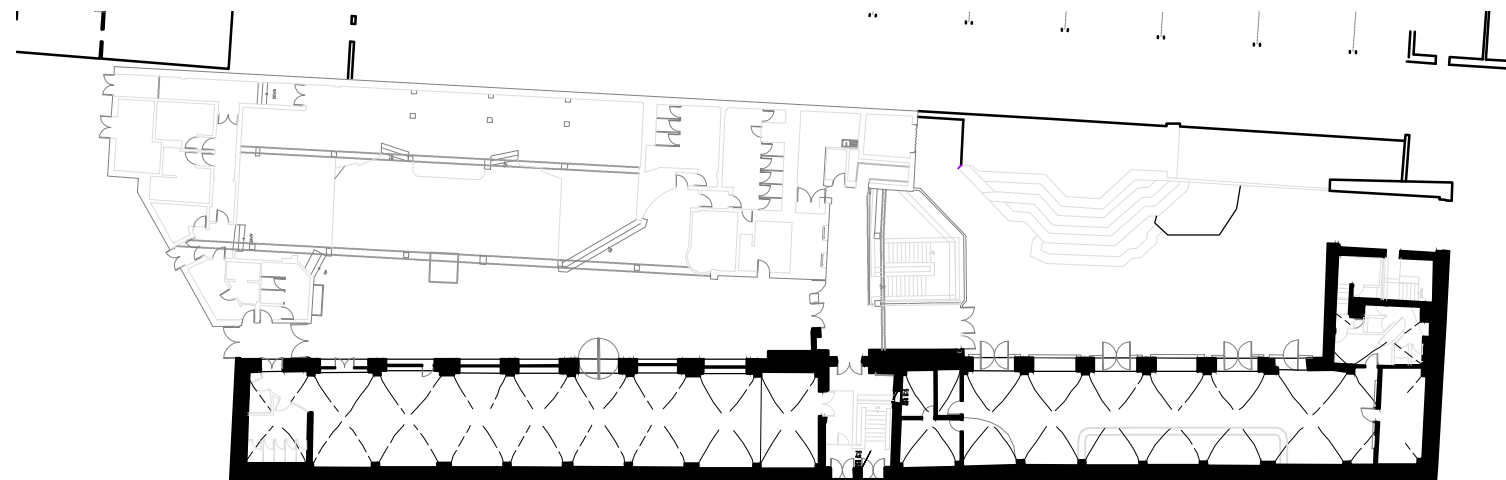
- a) Full conservation scope of works merited. These buildings have retained plan forms intact and substantial internal fabric. Of architectural and/or social and historical significance.
- b) A Protected Structure (regardless of the extent of historic fabric retained).



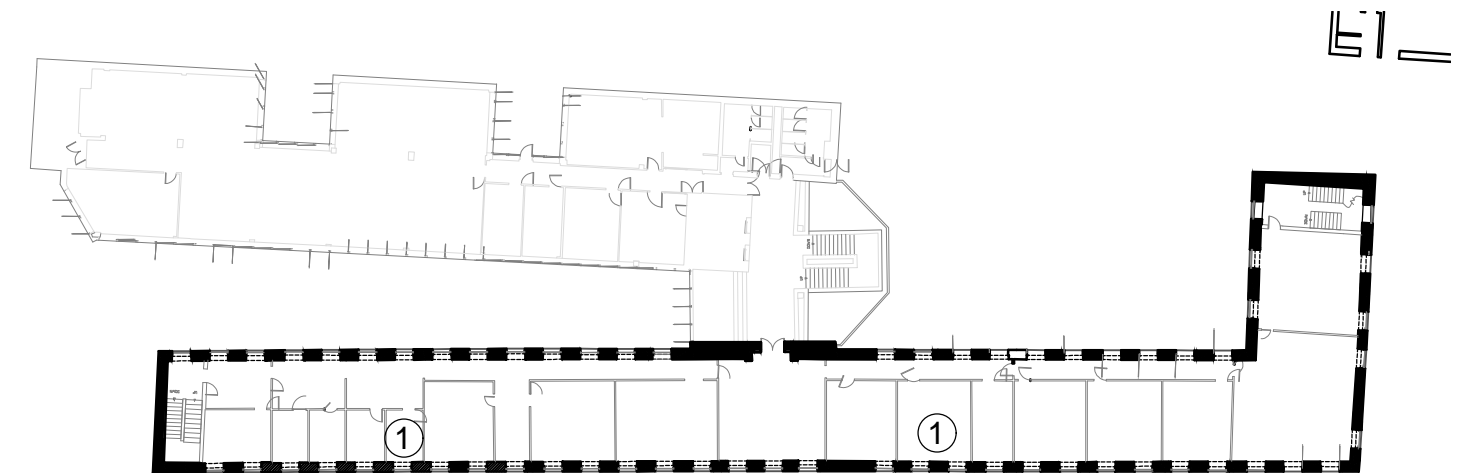
UPPER GROUND FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR