

# DRAFT LIMERICK DEVELOPMENT PLAN 2022-2028

## Volume 3

Architectural Conservation Areas

June 2021

## Contents

<b>1.0 Architectural Conservation Areas (ACAs)</b> .....	1
1.1 Introduction .....	1
<b>2.0 Metropolitan District of Limerick</b> .....	2
2.1 ACA 1 South City Centre and Newtown Perry .....	3
2.2 ACA 2 South Circular Road, New Street and University of Limerick Mary Immaculate College campus .....	4
2.3 ACA 3 O’Connell Avenue .....	5
2.4 ACA 4 John’s Square, parts of Lower Gerard Griffith Street and John’s Street.....	6
2.5 ACA 5 Ballinacurra Road .....	7
2.6 ACA 6 Ennis Road and part of Lower Shelbourne Road.....	7
2.7 ACA 7 Part of Thomondgate, Castle Street, Verdant Plan and part of Nicholas Street.	8
2.8 ACA 8 Clare Street and Limerick Institute Technology Campus – School of Art and Design	8
2.9 ACA 9 Castletroy-Dromore.....	9
2.10 ACA 10 Castleconnell .....	9
<b>3.0 Newcastle West Municipal District</b> .....	11
3.1 ACA 11 Newcastle West.....	11
3.2 ACA 12 Abbeyfeale.....	12
3.3 ACA 13 Dromcolliher.....	12
3.4 ACA 14 Glin.....	12
<b>4.0 Cappamore-Kilmallock Municipal District</b> .....	13
4.1 ACA 15 Kilmallock.....	13
4.2 ACA 16 Bruff.....	14
4.3 ACA 17 Hospital.....	14
4.4 ACA 18 Kilfinane.....	14
4.5 ACA 19 Cappamore .....	15
4.6 ACA 20 Lough Gur .....	15
<b>5.0 Adare - Rathkeale Municipal District</b> .....	16
5.1 ACA 21 Adare .....	16
5.1.1 Adare ACA 21a Adare Manor Demesne.....	17
5.1.2 Adare ACA 21b Ornee Style Cottages, Main Street .....	17
5.1.3 Adare ACA 21c 19th and Early 20th Century Core of the Village .....	17
5.1.4 Adare ACA 21d 19th Century Core - Southside of Main Street .....	17
5.1.5 Adare ACA 21e 19th Century Core - Northside of Main Street .....	18

5.1.6 Adare ACA 21f Clifford Smith Village Hall and Housing .....	18
5.1.7 Adare ACA 21g The Avenue .....	18
5.2 ACA 22 Rathkeale .....	18
5.3 ACA 23 Askeaton .....	19
5.3.1 ACA 23 a Franciscan Friary Precinct .....	19
5.3.2 ACA 23 b Part of Main Street and Church Street, East and West Squares .....	19
5.4 ACA 24 Croom .....	20
5.5 ACA 25 Foynes .....	20

## 1.0 Architectural Conservation Areas (ACAs)

### 1.1 Introduction

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure. The Planning and Development Act 2000 (as amended) provides the legislative basis for the protection of ACAs. Chapter 5: Environment, Heritage, Landscape and Green Infrastructure in Volume 1 of this Plan outlines aspects of built heritage including objectives for ACAs under Section 5.5.5. All planning applications for development within ACAs will be assessed in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

Limerick's ACAs range from groups of artisan/estate workers cottages, historical social housing, ecclesiastical buildings and educational facilities, Victorian and Edwardian homes, historic urban settlement centres, medieval plots, burgages and street layouts, to larger scale planned Georgian buildings, formal street layouts such as the grid layout of Newtown Pery in Limerick City, the planned estate village layout of Adare and Glin and the Plantation street layout of Dromcolliher.

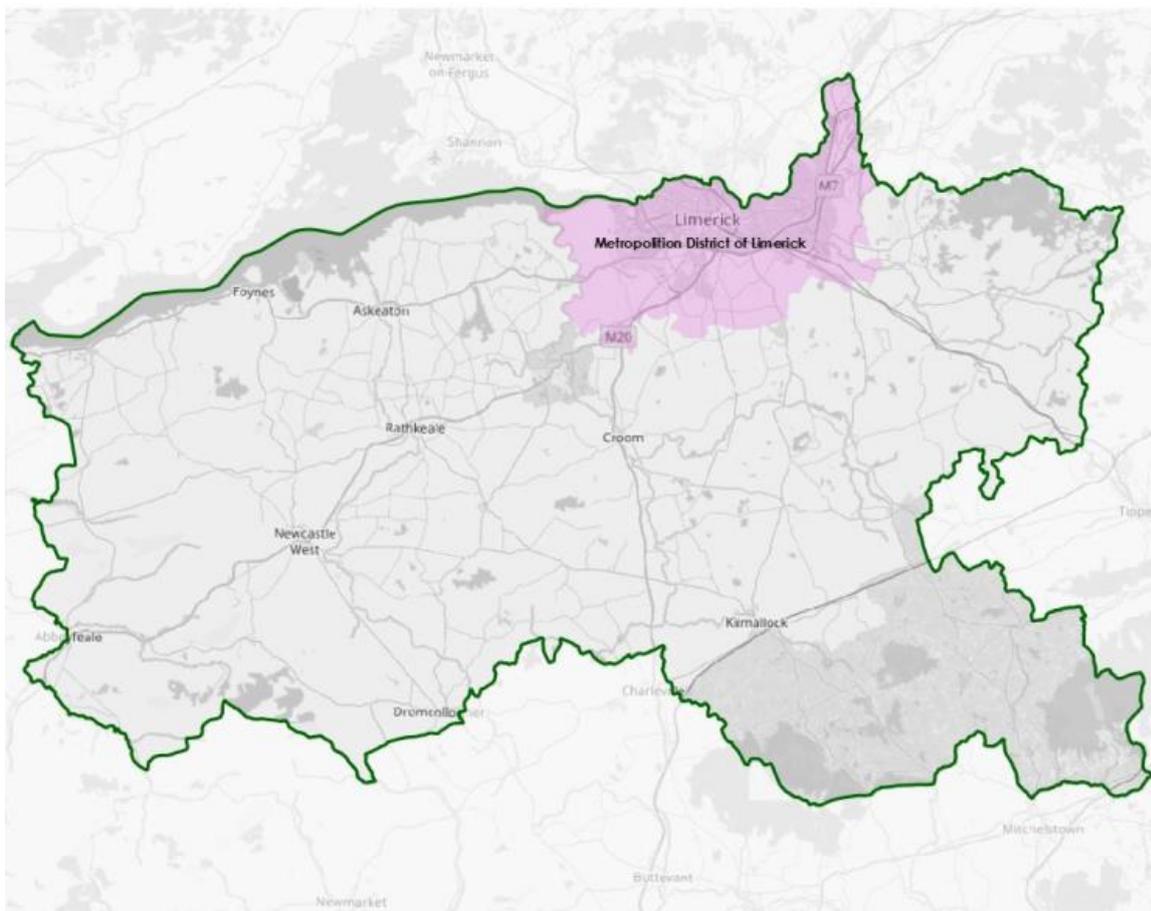
#### Architectural Conservation Areas (ACA's) in Limerick City and County by Municipal District

Limerick Metropolitan District	Newcastle West Municipal District	Cappamore – Kilmallock Municipal District	Adare - Rathkeale Municipal District
<ul style="list-style-type: none"> <li>- ACA 1 South City Centre and Newtown Pery;</li> <li>- ACA 2 South Circular Road, New Street and University of Limerick Mary Immaculate College Campus;</li> <li>- ACA 3 O'Connell Avenue;</li> <li>- ACA 4 John's Square;</li> <li>- ACA 5 Ballinacurra Road;</li> <li>- ACA 6 Ennis/Shelbourne Road;</li> </ul>	<ul style="list-style-type: none"> <li>- ACA 11 Newcastle West;</li> <li>- ACA 12 Abbeyfeale;</li> <li>- ACA 13 Dromcolliher;</li> <li>- ACA 14 Glin</li> </ul>	<ul style="list-style-type: none"> <li>- ACA 15 Kilmallock;</li> <li>- ACA 16 Bruff;</li> <li>- ACA 17 Hospital;</li> <li>- ACA 18 Kilfinane;</li> <li>- ACA 19 Cappamore;</li> <li>- ACA 20 Lough Gur</li> </ul>	<ul style="list-style-type: none"> <li>- ACA 21 Adare;</li> <li>- ACA 22 Rathkeale;</li> <li>- ACA 23 Askeaton;</li> <li>- ACA 24 Croom;</li> <li>- ACA 25 Foynes</li> </ul>

<ul style="list-style-type: none"> <li>- ACA 7 Thomondgate, Castle Street, Verdant Plan and part of Nicholas Street;</li> <li>- ACA 8 Clare Street– School of Art and Design/Roxtown HSE;</li> <li>- ACA 9 Castletroy/ Dromore ACA;</li> <li>- ACA 10 Castleconnell.</li> </ul>			
---	--	--	--

The following is a brief character appraisal of each ACA listed according to Municipal District.

## 2.0 Metropolitan District of Limerick



## 2.1 ACA 1 South City Centre and Newtown Perry

Such is the importance of the built heritage of this area over 220 buildings/structures have been recognised by the National Inventory of Architectural Heritage as being regionally important in terms of architectural and special interest. Many of these structures are also Protected Structures under Part VI of the Planning and Development Act 2000 (as amended). There is a diversity of building styles constructed during the 18<sup>th</sup> and 19<sup>th</sup> Centuries in this area, ranging from the Classical Georgian, Ecclesiastical Architecture, Gothic Revival and Victorian and Edwardian architecture. Diverse materials found in the built heritage include limestone, historic red brick, use of terracotta detail and historic iron craft. Structures of significance range from the large ecclesiastical place of worship, the narrow Georgian terraced residence, institutional and commercial buildings, to the more modest artisan recreational clubs, temperance halls, schools, artisans' houses, monuments, an urban park and the early suburban housing. This ACA refers to the following streets:

- O'Connell Street from the Junction of Cecil Street, southwards to the Crescent;
- Quinlan Street to O'Connell Avenue with the junction of Wolfe Tone Street and St. Gerard Street;
- Lower Cecil Street from the junction of Henry Street - Upper Cecil Street;
- Lower Glentworth and Upper Glentworth Street, including Griffith's Row, Baker Place and part of Davis Street;
- Catherine Street from the junction with Cecil Street and Catherine Place to Hartstonge Street;
- Pery Street and Pery Square including People's Park;
- Mallow Street from the junction of Henry Street to the junction with Pery Street;
- Lower Hartstonge Street from the junction of Henry Street to the junction with Pery Square;
- East streetscape of Henry Street from Lower Cecil Street, to Upper Henry Street to the junction with St. Gerard Street, including parts of Windmill Street and O'Curry Street;
- Newenham Street to Barrington Street and the People's Park;
- Crescent Avenue, Clontarf Place and Naughton's Place.

The development of Georgian Limerick was driven by Edmund Sexton Pery, who served as Speaker of the Irish House of Commons. Local architects, civil engineers involved in the evolution of this area include Brian Edward Fitzgerald Sheehy, William Edward Corbett and William Barrington. Georgian Limerick is the most expansive example of collective Georgian architecture with a regular historic grid plan in the Republic outside of the Dublin. Today uses are generally a mix of multi-occupancy residential, commercial on ground and/or first floor, with some retail and service uses. However, the integrity of the area is compromised by

vacancy, poor maintenance often with inappropriate modern construction material, deteriorating the historical fabric into obsolescence and poor insensitive shopfront design.

Classical Georgian architectural features include terraced buildings with basements visible at street level, hipped roofs, parapets, symmetrical panelled sash windows with classical proportions (1:1.6), steps ascending from street level to the front door, fan-lights over the front door, front door set to the side of the building classical style wooden or stone columns/pilasters framing the door and cast – iron rainwater goods. Much of the street furniture associated with the Georgian era remains in the ACA, for example, wrought iron railings and boot scrapers at the front doors. The mews to the rear of properties were an integral part of the townhouse, required for stabling horses, storing carriages and access was via a laneway. Many examples still exist but under threat from inappropriate uses such as workshops or garages. Distinguishing features of the mews buildings include arched entrances and the hayloft above. All of these features contribute to the strong character of ACA 1 and create a defined ‘sense of place’ within this historical part of the City Centre. Limerick City and County Council is currently engaged in a number of projects to maximise the potential of this area including the Living City Initiative to encourage the refurbishment of commercial/retail and residential properties, the Positive Energy District as part of the +CityxChange programme assisting European cities transition to green energy and citizen engagement to re-think the Limerick Laneways - shaping the vision and strategy for the Limerick Laneways, as well as the design proposals for seven laneways as a pilot project. Refer to ACA Map 1.

## **2.2 ACA 2      South Circular Road, New Street and University of Limerick Mary Immaculate College Campus**

This area demonstrates a rich built heritage influenced by the religious and educational institutions such as the Redemptorists, the Sisters of Mercy, and the Sisters of Companionship. These religious orders built the modest former private school St. Philemona’s in 1863, the Redemptorist church, the former Mount Vincent convent and the associated almshouse and orphanage and Mary Immaculate College. Residences in the area range from the late Georgian era such as the three-storey rendered terraced houses on Victoria Terrace, the early 19<sup>th</sup> Century ornate redbrick and limestone houses of Laurel Villas, the simpler single storey Georgian houses over basements and the understated rendered two storey traditional terrace of houses on New Street. Many architectural influences are evident in this area including Georgian, Edwardian, Gothic Revival and the Italianate façade treatment in Mary Immaculate College. Contemporary 20<sup>th</sup> Century architecture is represented in this area by the Andrew Devane designed Hall of Residences, influenced by the Modernist architectural

approach experienced by Devane as an apprentice to the internationally renowned Frank Lloyd Wright, and more recent contemporary buildings on the Mary Immaculate campus, and St. Clement's Secondary School. There are approximately 30 structures identified by the NIAH as of special interest of regional importance. Some of these structures are also Protected Structures. Mature tree coverage also contributes to the architectural ambiance of the area as does the stone walls and wrought iron gates railings on front street boundaries. This ACA refers to the following streets:

- South Circular Road from the Redemptorist Church Site and Quin Street to the junction with Courtbrack Avenue;
- South Circular Road including Shannon Terrace, Laurel Villas, Victoria Terrace, Summerville Terrace, Bellview Terrace, Sarsfield Terrace and Mount Prospect Terrace;
- Mary Immaculate Training College and campus;
- New Street including Rose Terrace and Fern Villas, Lincoln Terrace, Friend Terrace, Shamrock Villas, Oakville Terrace and Washington Terrace;
- South Circular Road including Rutland Villas.

Refer to ACA Map 2.

### 2.3 ACA3 O'Connell Avenue

This ACA is characterised by the migration of affluent citizens from Georgian Limerick to more salubrious, former suburban locations in the early 19<sup>th</sup> Century offering more expansive houses with gardens, in particular to O'Connell Avenue, North and South Circular Roads, Ennis Road, Ballinacurra Road and Mill Road. The streetscape displays many fine examples of ornate late 19<sup>th</sup> and early 20<sup>th</sup> Century terraced dwellings, with Edwardian and Victorian features, including bay windows, circular windows, balustrated balconies, pebble stone render, stucco detail, white brick dressings, use of redbrick and limestone, iron railings and gates with fine stone walls. Technical advances in the manufacturing of construction material such as the use of machine made red brick replacing hand-made brick, and cast iron replacing wrought iron features are evident on Quinn Street. There is a range of residential types including terraced and detached, single storey stuccoed villas, two and three storey houses, some with basements.

The imposing Dutch Baroque designed Limerick Technical Institute by architect William Patrick Ryan reflects the revival of this style of architecture in the early 20<sup>th</sup> Century in Ireland. The nearby Model School is exemplar of schools established in Ireland by the Commissioners for National Education, to implement a teacher-training programme for Catholic and Protestant children in the 19<sup>th</sup> and 20<sup>th</sup> Centuries. Designed by the architect Frederick Darley in 1850s, the use of limestone ashlar on a scale comprising of eight bays and two storeys

renders this structure a formidable presence on the streetscape. Over 40 buildings in this ACA have been listed by the National Inventory of Architectural Heritage, indicating the architectural significance of these buildings. This ACA refers to the following streets:

- O’Connell Avenue from the junction with St. Gerard’s Street to circa 50m north of the junction of Punch’s Cross;
- St. Gerard’s Street, Upper Henry Street between St. Gerard’s Street and Quin Street and St. Alphonsus Avenue;
- Quinn Street and O’Connell Terrace, Mortell Villas, Violet Villas, Munster Terrace and Jasmine Villas (on O’Connell Avenue);
- The Model School and grounds;
- Verona Villas, Swanson Terrace, Auburn Villas, Mount Vincent Terrace, Ascot Terrace, Hawthorne Villas, Carlyle Terrace, and Mount Vincent View.

Refer to ACA Map 3.

#### **2.4 ACA 4     John’s Square, parts of Lower Gerard Griffith Street and John’s Street**

This area is one of the most historic locations in Limerick City, located in Irishtown, having 23 structures identified by the NIAH as being of significant importance and interest at a regional level. These structures are located in a relatively small area encompassing:

- St. John’s Square;
- Part of Lower Gerard Griffith Street;
- Part of John’s Street;
- St. John’s Cathedral and St. John’s Hospital complex.

There are a number of Recorded Monuments in this area including the Medieval City Walls and Citadel and St. John’s RC Church and graveyard. The range of historic uses include residences, religious institutional buildings and associated accommodation, a hospital, a warehouse and a dispensary. Modern uses include places of workshop, artist studios and dance studios, local retail, residences, a hospital, office and commercial.

The centrally located St. John’s Square reflects a fine example of a formal late 18<sup>th</sup> Century urban square, designed by Francis Bindon, surrounded by the three storey over basement symmetrical townhouses of stone-cut limestone addressing the Square, the ornate Gothic Revival fountain, and St. John’s RC Church and graveyard. Built by Edmund Sexton and John Pardon, the formal layout is the precursor of the later development of the formal street layout, implemented at Newtown Perry (ACA 1) but on a grander scale. Gothic Revival architecture is executed admirably at St. John’s Cathedral and the fountain. Refer to ACA Map 4.

## 2.5 ACA 5 Ballinacurra Road

As with O’Connell Avenue this ACA represents the more affluent housing areas of late-19<sup>th</sup> and early 20<sup>th</sup> Century Limerick and reflects Limerick’s expanding middle class at the time Limerick developed its manufacturing, textiles, logistics and the food processing industries. This ACA extends along the eastern side of Ballinacurra Road, the main spinal route into the City Centre passing through O’Connell Avenue (ACA 3) to the Southern Environs. It consists of a number of terraced houses built in late 18<sup>th</sup> and early 19<sup>th</sup> Centuries, with red-brick facades and fine pre-cast detailing, ornate mouldings and front decorative railings representing the technical advances of the time, such as mass production of construction materials. Gardens are provided to the front and rear, with fine stonewalls and railings addressing the street. This ACA includes:

- Ballinacurra Road;
- Brookvilla Terrace, Querrin Villas, Vokes Villas, Greenpark Villas, Ferndale, Ballinacurra Terrace, County View Terrace, Sydenham Terrace, Lifford Terrace and St Mary’s Terrace.

Eighteen individual structures are considered by the NIAH to be of regional artistic and architectural significance in this ACA. Refer to ACA Map 5.

## 2.6 ACA 6 Ennis Road and part of Lower Shelbourne Road

This ACA is located along the main route west of the City Centre and consists of late 18<sup>th</sup> Century/early 19<sup>th</sup> Century residences, including detached, semi-detached and terraced homes. These houses are two storey and three storey over basement, in some instances with considerable depth of garden between the house and the street. There is a range of typologies evident on the buildings with many embellishments from the late Victorian and Edwardian era including elaborate English Revival detail, curvilinear gables over bay windows and shared-pedimented door-cases. This variance adds visual interest to this location. Mature trees including native species, stonewalls with iron gates and railing also contribute to the sense of place in this area. This ACA incorporates the following:

- Ennis Road east from the junction of Shelbourne Avenue ‘Tralawn House’ on the southern side and ‘Aintree’ on the northern side of the Ennis Road;
- Eastern side of Shelbourne Road, south of the junction with the Ennis Road to the junction with Clanmaurice Avenue; and
- Moyola Terrace, Ardara Terrace, Landsdowne Terrace, and Clogrennan Terrace.

22 buildings have been designated as architecturally important by the NIAH and some are also Protected Structures. Refer to ACA Map 6.

### **2.7 ACA 7 Part of Thomondgate, Castle Street, Verdant Place and part of Nicholas Street**

The architecture in this area extends over a significant period from Medieval times. The architecture varies from the 13<sup>th</sup> Century Norman architecture of the Castle, to simple Victorian terraced housing (Osmington Terrace), to Gothic Revival influences on the toll house, to Romanesque features at St. Munchin's Church of Ireland, and the classical proportions of the Bishop's Palace. These features highlight just some aspects of interest in this area. The area also includes a vernacular townscape of retail/commercial on ground floor with residential overhead. This ACA is part of the historic town designated by the National Monuments Service and there is an abundance of National Monuments in the area comprising a bridge, town defences, toll house, castle, historic well, churches, historic graveyards and alms houses. The NIAH recognises the regional significance and special interest of 14 structures in this ACA. This ACA refers to:

- Part of High Street, Castle Street, Church Street, the Parade;
- Part of Nicholas Street from King John's Castle to the junction with Crosbie Row and St. Francis Street;
- Part of Merchant's Quay.

Refer to ACA Map 7.

### **2.8 ACA 8 Clare Street and Limerick Institute of Technology Campus – School of Art and Design**

This assemblage of structures is considered to be of regional significance in terms of its special social and historical significance as the former Convent of the Good Shepard complex, including a commercial laundry, orphanage and reformatory school in the 19<sup>th</sup> Century. There is also technical interest in the formidable chimney projecting into the skyline as a landmark feature. Thomond Brewery operated from this site prior to the religious institution locating in the area. There are six structures of significance identified by the NIAH. These include the industrial chimney, entrance gates and walls, the former orphanage, the chapel, the convent built with some Gothic Revival detail and the hostel. Refer to ACA Map 8.

### 2.9 ACA 9     **Castletroy – Dromore**

This ACA provides a mix of architectural styles from the classical Georgian Plassey House on the University of Limerick Campus to the many examples of recent contemporary architecture including the Living Bridge, the Medical and Music Schools, the extension to the library and other buildings and public art associated with the University. Proposals for development within the ACA shall:

- a) Safeguard the parklands associated with Plassey House in order for the evolved university complex to retain significant tree cover, green areas and vistas down to the River Shannon;
- b) Safeguard views out from, or in toward the University’s principal buildings;
- c) Safeguard elements associated with the historical evolution of the site such as waterways and water control mechanisms such as sluices or pumps;
- d) Ensure that the University’s setting and amenities are safeguarded from unauthorised works and insensitive developments;
- e) Reflect and respect the scale and form of existing structures within the ACA in proportioning, overall scale and use of material and finishes and seek to contribute to or enhance the character of the ACA;
- f) Seek to retain/incorporate/replicate exterior features which contribute or enhance the character of the ACA;
- g) Ensure priority is given to the pedestrian, to inclusive access, and to facilitate the improvement of the quality of the public realm.

Refer to ACA Map 9.

### 2.10 ACA 10     **Castleconnell**

Castleconnell has three components to its ACA. Throughout these areas the River Shannon’s presence is a significant topographical feature and it makes an immense contribution to the character and ambience of Castleconnell and its surrounds. The collective arrangement of buildings within these areas is considered of significance to the built heritage of the village and contributes to the character and established street and townscape. There are 30 structures listed as having significant regional interest by the NIAH and there are over 20 Protected Structures in these ACAs. There are also a number of Recorded Monuments in these areas. Refer to the ACA maps as numbered below. The three ACAs are:

### **2.10.1 ACA 10a Spa-well and Worldsend**

This area focuses on the spa-well area developed in the early 19<sup>th</sup> Century. Late 18<sup>th</sup> Century and 19<sup>th</sup> Century affluence is evident in this area reflected by the construction of large country homes of Georgian classical architecture such as Lacka House and Grange House.

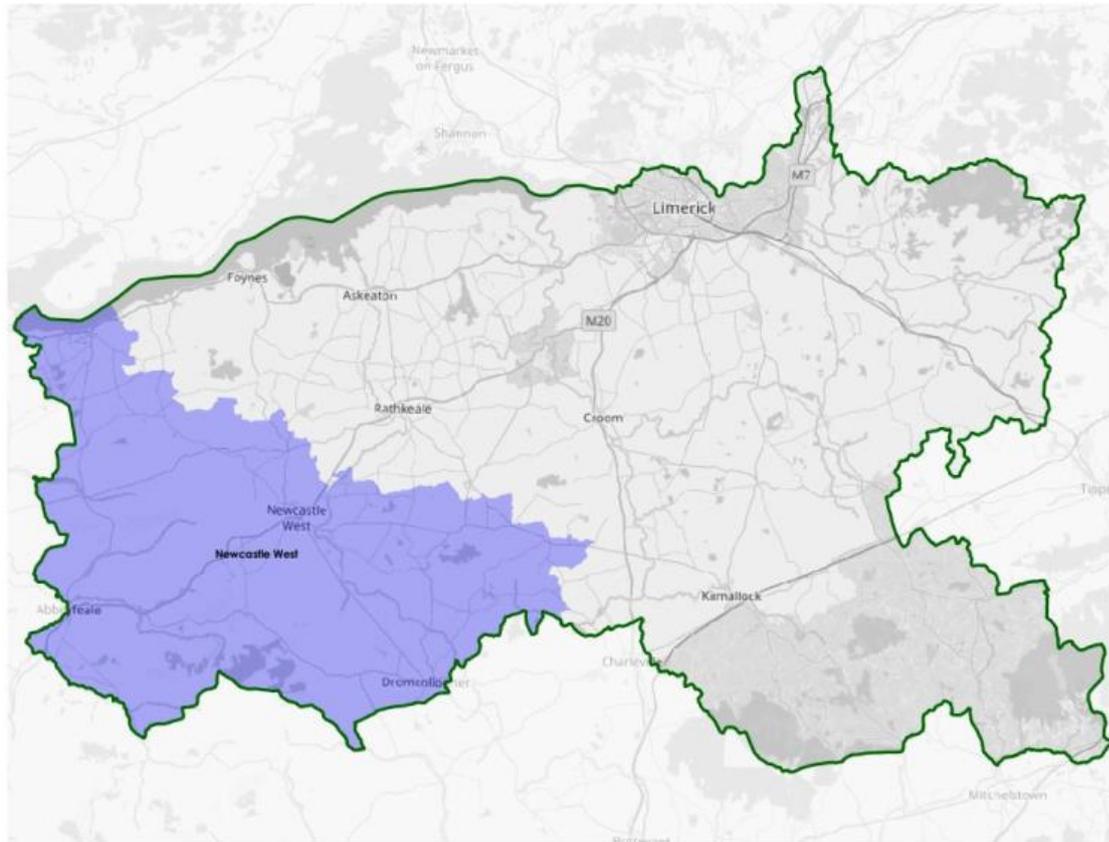
### **2.10.2 ACA 10b Village Core**

There are a variety of typologies to be found in this ACA, the impressive 18<sup>th</sup> Century houses detached and terraced, the triangular market space, the Roman Catholic Church and terraced buildings with traditional layouts and shopfront still in existence today. Within this area there are buildings considered to have stature, such as Island House and the church, or to have a distinct character, such as The Tontines, and historical importance, such as the Shannon Hotel. There are more modest structures, such as the terraced cottages along the southern side of the triangle. The building lines found in Castleconnell are the normal found in many Irish towns and villages. Each individual building, be it for commercial or residential purposes, tended to have its own distinct plot of land. While many of the buildings within the centre of Castleconnell's historic core, be they residential or commercial, address the footpaths directly, many are characterised by a distinct set-back which can be demarked by a small front garden, or a yard differentiated from the path through the use of a boundary wall.

### **2.10.3 ACA 10c Stradbally North**

This ACA is located on the banks of the River Shannon to the south of the village centre. It comprises of former small estates and demesne lands associated with country houses, some of which have survived though modified and altered. The essential feature of these houses was the prized views and vistas of the River Shannon from their principal rooms and locations within the property. Land management features, such as ha-has, which allowed for uninterrupted views of the river's waters, still survive, along with demesne walls, gateways, and the occasional building associated with the estates. The value of the landscape and its contribution to the amenities and character is highly valued and despite the ribbon development that has occurred along the roadside, every effort has been made to preserve the views down to, and across the River Shannon.

### 3.0 Newcastle West Municipal District



#### 3.1 ACA 11 Newcastle West

Newcastle West has many impressive buildings signifying its importance as a market town and administrative centre, with a strong commercial and financial role for its hinterland. The collective arrangement of buildings on the Square and the streetscapes on Bridge Street, part of Maiden Street and on North Quay is particularly visually impressive, with their traditional terraced buildings of two and three storeys, remaining largely intact to the present day. Plots are generally narrow with direct front access from the building onto the street. Distinctive features include classical proportions of windows and doors, natural slate roofs, and un-rendered walls constructed of rubble with openings framed with cut stone or brick. Commercial buildings, such as the bank branches, were constructed of ashlar with tight fitting joints between the masonry units. More modest dwellings are found on Maiden Street with limestone facades built in the 18<sup>th</sup> Century. Many buildings particularly incorporate decorative embellishment on the front façade with stucco details, unusual motifs with some of the Classical Revival influence evident on the Bridge House. There are 14 structures identified by the NIAH as being regionally significant in terms of special interest in this ACA. There are approximately 30 Protected Structures and a number of National Monuments including Desmond Hall within the ACA. Refer to ACA Map 11.

### 3.2 ACA 12 Abbeyfeale

This ACA is generally defined by the historic core of Abbeyfeale, comprising of the Square, parts of Main Street, Bridge Street and Church Street. There are 12 structures listed on the NIAH for their regional special interest. There are 30 Protected Structures in this ACA of which 12 are also NIAH structures. There are a number of Recorded Monuments associated with the Cistercian complex north of the Square. Buildings are generally two and three storeys, with render, redbrick or limestone finish. Many display ornate stucco, decorative quoin embellishments on the front façade, a feature found throughout West Limerick/ North Kerry. Building lines in Abbeyfeale reflect the traditional Irish streetscape. Each individual building, be it for commercial or residential purposes, tended to have its own distinct plot of land. Refer to ACA Map 12.

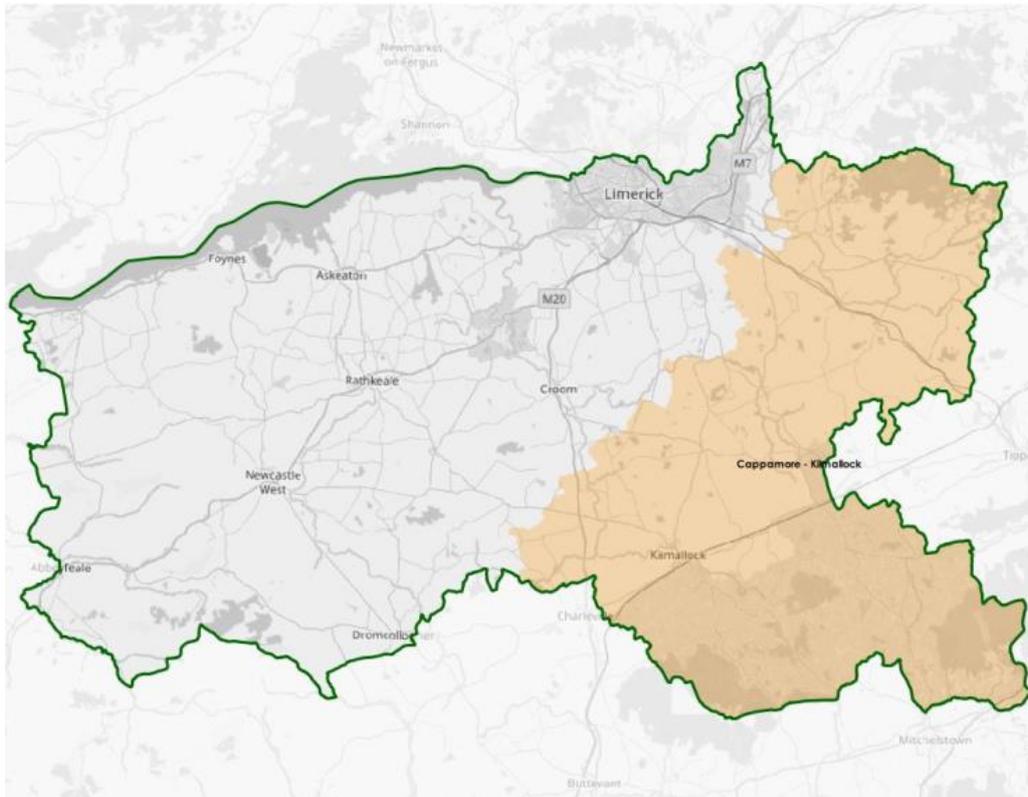
### 3.3 ACA 13 Dromcolliher

This ACA focuses on the Square, part of Church Street and North Street as it reflects the historic plantation layout that has survived since the 17<sup>th</sup> Century. There are 4 NIAH structures located on the Square and 9 Protected Structures in the town. The design of the buildings reflects that of a traditional Irish townscape from the 19<sup>th</sup> Century. The buildings are generally terraced, with natural slate roofs, doors and windows having vertical proportions, smooth-rendered, painted or stone facades, and timber doors and timber windows. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots. There is a mixture of building heights, limestone and rendered facades and a traditional rendered shopfront. Refer to ACA Map 13.

### 3.4 ACA 14 Glin

This ACA is expansive comprising of the desmense of Glin Castle, Church Street, Main Street, Kilcolla and Ballygiltenan North. It reflects the evolution of the settlement with influences from the Norman and Georgian eras through to the traditional 18<sup>th</sup> and 19<sup>th</sup> Century streetscapes and the economic evolution of the town in relation to development of the pier, the railway and as a market town. There are 27 NIAH structures identified in the town for their special regional importance and some of these structures are Protected Structures. There are 12 Protected Structures in this ACA. This ACA contains a diversity of typologies, building heights, residences and terraces, and some fine examples of traditional shopfronts, some elaborate, others modest and understated. Refer to ACA Map 14.

## 4.0 Cappamore-Kilmallock Municipal District



### 4.1 ACA 15 Kilmallock

The collective arrangement of buildings on Sheare Street, Emmet Street, Lord Edward Street, and Wolfe Tone Street are visually impressive on the traditional streetscape, which is largely intact to the present day. In this ACA plots are generally narrow with direct front access from the building onto the street. Some distinctive features include classical proportions of windows and doors, natural slate roofs, carved timber traditional shopfronts (Lynch's Pub), cast-iron rainwater goods, rendered walls, quoins and plinths. The architectural diversity of Kilmallock demonstrates a number of genres from Gothic Revival and Elizabethan references on the bank buildings to the simple proportioned cottages on Wolfe Tone Street, the modest 18<sup>th</sup> Century terraced houses on Sheare Street and medieval architecture found at the Merchant's House on Sarsfield Street. There are 35 structures listed by the NIAH for their significance not only at a regional level, but nationally in the case of the Merchant's House given the rarity of the structure. There over 25 Protected Structures in this area and a number of National/Recorded Monuments. Refer to ACA Map 15.

#### 4.2 ACA 16 Bruff

The collective arrangement of buildings by the river in Ballygrennan, on Main Street and part of Newtown is considered of significance to the built heritage of the town and contributes to the character and established street and townscape. There are 12 NIAH structures and 14 Protected Structures located in the ACA. Architectural styles evident in the town include Gothic Revival, late Georgian and vernacular Irish streetscape of the 18<sup>th</sup> and 19<sup>th</sup> Centuries. There are many examples throughout Bruff of skilful application of historic construction and decorative embellishment techniques on the facades of a number of buildings. This ACA encapsulates the importance of Bruff as an administrative, commercial and business centre in the past. Refer to ACA Map 16.

#### 4.3 ACA 17 Hospital

This ACA is located on the Main Street and reflects a traditional 19<sup>th</sup> Century terrace streetscape. There are 17 structures identified by NIAH of significant regional interest in terms of architectural and artistic interest contributing to the character and established street and townscape of the late 19<sup>th</sup> and 20<sup>th</sup> Centuries. There are eight Protected Structures in this area. The buildings are typical of the Irish vernacular streetscape. Interesting cohesive features include symmetrical facades with classical proportions, render embellishment surrounds around openings, sash windows, cast-iron sills, and traditional shopfronts. Refer to ACA Map 17.

#### 4.4 ACA 18 Kilfinane

The town fabric has largely remained intact since the 19<sup>th</sup> Century and contributes to Kilfinane's sense of place. This ACA is located at the Square, Main Street, High Street, Church Street and West End. A range of architectural styles are evident in Kilfinane including vernacular Irish streetscapes from 18<sup>th</sup> and 19<sup>th</sup> Centuries, Gothic Revival found on ecclesiastical buildings and accommodation, and Victorian features found on the Bridewell, in addition to Tudor Revival at Glendove house. There are a number of fine, and in some instances, expansive traditional shopfronts in the town on Main Street, and more modest, but nevertheless aesthetic shopfronts in West End. There are a number of Protected Structures and NIAH structures located in the town reflecting the local and regional significance of the structures on this streetscape. Refer to ACA Map 18.

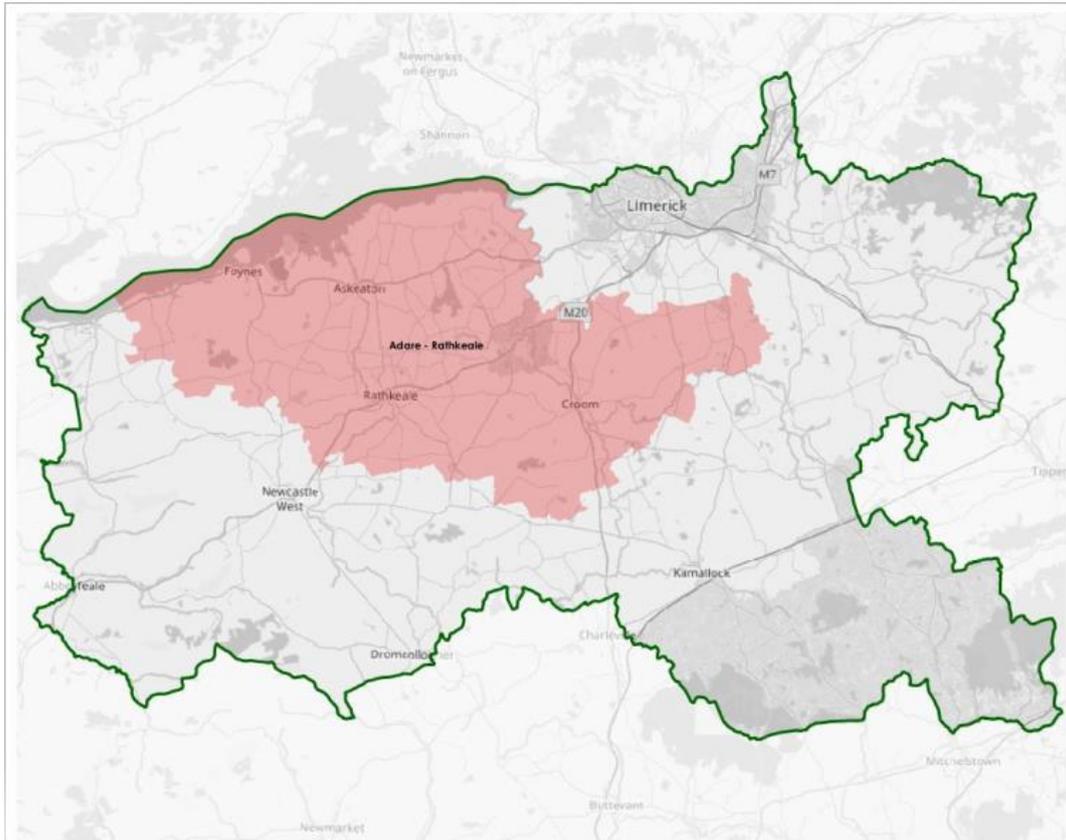
#### 4.5 ACA 19 Cappamore

This ACA is located on Main Street and Moore Street. It has very strong Irish 19<sup>th</sup> Century vernacular streetscapes with render facades on two-storey detached and terraced buildings. A number of facades have decorative features such as render quoins and surrounds on openings. There are 14 structures considered by the NIAH as regionally significant in terms of execution of construction/artistic skills and architecture. Some of these structures are also Protected Structures. Particularly notable in this ACA is the very strong presence of fine shop fronts with residential accommodation on the upper floors. Some are more ornate than others - examples include Scrubbles, O'Dwyers with its carriage arch, and O'Dwyers. Lynches Undertakers has interesting and contrasting elements on its façade including pebble dash render, red brick, moulded rendered sill and surrounds as decorative features. Refer to ACA Map 19.

#### 4.6 ACA 20 Lough Gur

This ACA is designated to ensure that new development is compatible with the Lough Gur landscape of rolling hills surrounding the lough and complex of significant archaeological features designated by the OPW on its Sites and Monument Record. An Area of Special Development Control also applies to this area given the dense concentration of archaeological structures and the preservation of the integrity of area. Refer to ACA Map 20.

## 5.0 Adare - Rathkeale Municipal District



### 5.1 ACA 21 Adare

There are seven separate components in Adare's ACA reflecting the extent of historical fabric in the town. There are approximately 80 structures within these ACA's listed in the NIAH for their regional importance and in some instances national importance and there are 105 Protected Structures in this ACA. Adare is classified as a historic town (LI021-032001) in the Record of Monuments and Places. There are a further 15 individual monuments within the village as well as another three pieces of architectural stone which are historically documented. This wealth of built fabric traces the evolution of Adare from medieval times associated with the Abbey, through to the planned development of an estate village by the Dunraven family to support Adare Manor. The seven ACA's are:

- Adare ACA 21a Adare Manor Demesne;
- Adare ACA 21b Terraced Cottages in Ornee Style;
- Adare ACA 21c 19th and Early 20th Century Core of the Village;
- Adare ACA 21d 19th Century Core - Southside of Main Street;
- Adare ACA 21e 19th Century Core - Northside of Main Street;
- Adare ACA 21f Clifford Smith Village Hall and Housing;

- Adare ACA 21g      The Avenue.

Refer to ACA Map 21.

### **5.1.1 Adare ACA 21a      Adare Manor Demesne**

Though some development has been undertaken within the grounds since the departure of the Dunraven family from Adare Manor in the 1980s the parkland associated with the house is almost wholly intact. This is recognised by the National Inventory of Architectural Heritage's survey of the county's Historic Gardens and Designed Landscapes. The continuing presence of natural characteristics, such as the riverside settings and woodlands, and built elements such as the Manor itself and its associated outbuildings, avenues and gate lodges, pleasure grounds and walled gardens, all provide a rich legacy of built heritage.

### **5.1.2 Adare ACA 21b      Ornee Style Cottages, Main Street**

This ACA consists of the thatched houses from the early 19<sup>th</sup> Century - iconic contributors to the streetscape of Adare given their distinctive design and sensitive upkeep of historic fabric. Picturesque features include hipped, pitched thatched roofs red brick chimneystacks, rendered walls, square-headed openings with casement windows, square-headed openings with timber panelled half-glazed door, rubble stone boundary wall with cast-iron gates. The houses were constructed as dwellings but some function today as retail and café/restaurant uses. A gated lane gives access to the rear of the buildings, each house had a plot which was a crucial part of the household economy providing space for planting vegetables or livestock such as poultry and pigs.

### **5.1.3 Adare ACA 21c      19th and Early 20th Century Core of the Village**

This area comprises buildings dating from the foundation of the Trinitarian Abbey in 1230 and the continued religious presence providing places of worship and schools through to the 20<sup>th</sup> Century buildings including the Adare Heritage Centre and the bank.

### **5.1.4 Adare ACA 21d      19th Century Core - Southside of Main Street**

The streetscape in this ACA consists of a mix of terraced single storey cottages and terraced two storey buildings of traditional village character and are well maintained. Many of the two-storey terraced buildings were constructed as mixed-use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level. This remains the case for the most part.

### 5.1.5 Adare ACA 21e                      19th Century Core - Northside of Main Street

One of the features in this ACA is the presence of institutional buildings - the Courthouse at the junction with Station Road and the Garda Station imbedded as part of street terrace on Main Street. As on the other side of the street, many of the two-storey terraced buildings were constructed as mixed-use properties, with commercial activity on the ground floor and dwelling quarters to the rear and at first floor level. All the buildings on this streetscape have been well maintained. The influence of the Dunraven family on the evolution of Adare is evident as the Earl of Dunraven financed the Courthouse designed by the Limerick architect William Fogerty (c.1860).

### 5.1.6 Adare ACA 21f                      Clifford Smith Village Hall and Housing

This ACA includes the Village Hall and the adjacent housing scheme of dormer dwellings. For the most part the cohesiveness of this area, designed by the English-born, Limerick architect William Clifford-Smith, has remained intact. These cottages are designed in a similar style to the earlier 19<sup>th</sup> Century estate cottages of Adare Manor. The overhanging roof and timber supports are picturesque features on these buildings, as are casement windows and timber doors that have been well maintained.

### 5.1.7 Adare ACA 21g                      The Avenue

This ACA refers to the collective arrangement of the structures on approaching the subsidiary entrance to Adare Manor, with its limestone gate lodge and gateway. It consists of a mix of housing on the Avenue, including single storey/dormer cottages and two storey cottages. These houses are picturesque, retaining much of its original form and fabric such as the red brick and timber windows.

## 5.2 ACA 22      Rathkeale

Rathkeale has a rich architectural heritage with a very notable presence of ornate decorative details on facades evident on the modest houses on Thomas Street with ornate door cases, to the more elaborate embellishment of carvings around openings (Bank of Ireland), on traditional shopfronts and former administrative buildings. Such attention to the front façade enlivens the streetscape, suggesting a sense of past grandeur in this market town, and its past industry in the linen trade in the 18<sup>th</sup> Century. Buildings are generally two to three storey's reflecting traditional building lines found in many Irish towns. Each individual building, be it

for commercial or residential purposes, tended to have its own distinct plot of land. In the centre of Rathkeale's historic core the buildings tend to address the footpath directly. There are 16 NIAH structures deemed regionally important in terms of artistic and architectural merit and there are 35 Protected Structures in the ACA. The NIAH structures include the former Art Deco Style cinema built in the early 20<sup>th</sup> Century, designed on the principles of being functional, simple and generally a smooth form of design. Refer to ACA Map 22.

### **5.3 ACA 23 Askeaton**

Such is the wealth of architectural heritage in Askeaton, there are two compents to the ACA in the town. These are located at the Franciscan Friary, and around Desmond Castle, part of Main Street, East and West Squares and part of Church Street. Askeaton's built heritage extends five Centuries, tracing the evolution of this settlement from the early medieval Desmond Castle built in the 12<sup>th</sup> Century, the 14<sup>th</sup> Century Franciscan Friary, the 17<sup>th</sup> Century Hell Fire Club, through to the 18<sup>th</sup> and early 19<sup>th</sup> Century streetscape. This architectural diversity contributes to the town's sense of place. There are 18 Protected Structures and 7 NIAH structures in this ACA. Refer to the ACA Map 23.

#### **5.3.1 ACA 23a Franciscan Friary Precinct**

This ACA consists of the Friary complex, its National Monuments, and Protected Structures including the Friary complex boundary walls. The range of structures in the precinct includes the rectory, the abbey, the cloisters, the hospice, the historic graveyard and the complex boundary walls. Many English Gothic style features of these medieval buildings are identifiable throughout the complex in particular in the beautiful intact cloister and the church.

#### **5.3.2 ACA 23b Part of Main Street and Church Street, East and West Squares**

This ACA encapsulates built heritage from the 12<sup>th</sup> Century at the Castle to the vernacular streetscape found in Irish towns built in the 18<sup>th</sup> and early 19<sup>th</sup> Centuries. Buildings in this ACA reflect a mixture of terraced, detached, two storey and three storey properties, dominated by the Castle. There are number of fine traditional shopfronts in this ACAs. A number of buildings contain the original fabric such as wooden sash windows, slate roofs, rendered facades with the original proportions of the openings. Features in the Hell Fire Club, while somewhat in disrepair, suggest a Venetian influence in this 17<sup>th</sup> century building through its curved windows, while simple classical Georgian symmetry is found on the

dwelling by the Bridge off West Square. There are 7 NIAH buildings and 18 Protected Structures located in this ACA. Refer to ACA Map 23

#### **5.4 ACA 24 Croom**

Croom's ACA is located on Main Street, part of High Street and Bridge Street and includes the historic medieval core of the town associated with Croom Castle. Croom retains many elements of an important business and commercial centre built during the 19<sup>th</sup> and 20<sup>th</sup> centuries servicing the needs of the mill and the wider agricultural hinterland. Architectural styles evident in the town include the Gothic Revival Roman Catholic Church, and the vernacular Irish streetscape including a number of traditional shopfronts in Croom. There are 17 NIAH structures merited as significantly important in terms of artistic and architectural merit and 23 Protected Structure in this ACA. Refer to ACA Map 24.

#### **5.5 ACA 25 Foynes**

Foynes has a very rich built heritage reflecting the development of the settlement as a port with a railway station in the 19<sup>th</sup> Century, and the transatlantic flights of the early 20<sup>th</sup> Century. The architectural influences of William Clifford Smith and Newenham are evident throughout the town with the use of the limestone, timber bargeboards and other ornate features on the picturesque terraced residences such as Corrig and Creeveen Cottages. Many historic buildings in Foynes retain most of their original fabric and character. There are 20 NIAH structures and 35 Protected Structures in this ACA reflecting the importance of the rich built heritage in Foynes. Refer to ACA Map 25.