

Patrick J. Leyden B.Arch. FRIAI. ARIBA
RIAI Conservation Architect Grade 3

ref: [REDACTED]

[REDACTED]
Co. Limerick

Limerick City and Co Council
Merchants Quay
Limerick

RPS 3476
NIAH 21514009

1st September 2021

Dear Sir/Madam

Re: 58 Clare Street

I refer to your letter dated June 24th 2021 and my response dated 10th August 2021.
We note that no reply has been received.

Generally it is not appropriate to issue a declaration without inspecting the interior of the structure.
Also the inspector should ask the applicant for all the information they may have.

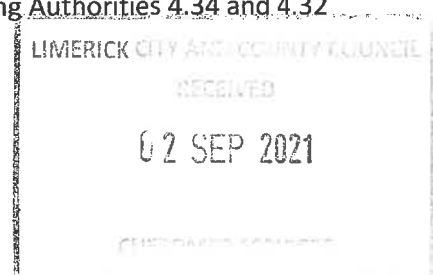
The inspector should check whether a previous declaration has been issued for the structure. Please refer to my letter, feedback form, and comments sheet dated 26th January 2009 which are enclosed.

With reference to the Appraisals received to date we draw attention to the following inconsistencies:

- (1) The Appraisal dated 12th July 2017 received from Limerick City and Council on the 3rd August 2021 marked "3476 PPS M-ADS" notes the following: "*One of a terrace of 3 houses of vertical massing although it has lost most of its features this house along with the terrace forms an important component of the streetscape*". There is no record of the internal structure.
- (2) Further site inspection dated 03/07/2019, ref PPS 2019 M-AD.
- (3) The original appraisal is dated 20.11.2008, nine years later is dated 2017. Some thirteen years ago they did not consider it and stated L.C.C "may consider it." These appraisals are essentially the same except for the dates and same door colour. We had issued a detailed declaration for the structure previously, dated 2008, and June 24th 2021, and dated 2017.

The addition proposed protected structure No.3476 has a different "brief description" with a survey dated 03.07.2019. The report differs from the two previous identical reports. The report's last paragraph is not in accordance with the guidelines for Planning Authorities 4.34 and 4.32

[Type text]



Conservation Officer dated 18/06/2021. No mention of interior report. Presume it was not done. The statement "that features are intact" is grossly incorrect and appears to influence the Conservation Officer's recommendation.

"Insofar as could be ascertained on the date of inspection (it was not possible to arrange access with the owner) practically all internal joinery, staircases, door cases, window cases and so forth and all other features intact".

We enclose a photo copy of the structure in 1985 showing the "gutted" and decaying state of the structure from the N.E view.

The original structure was constructed prior to the 1840 map (copy enclosed)
The external walls were rendered with cement plaster and faced at party wall and at eastern edge gable edge, no return, with vermiculated quoin stone image. This work was probably carried out c.1900., which was fashionable at the time but might suggest a need to keep out moisture penetration or substandard bricks and or pointing.

The internal layout was in a serious state of decay as shown on the Photostat showing 1985 condition. It was totally demolished and in need of new reinstatement with modern mechanical services. This would be a question of over restoration with loss of original, dated details, materials, and craftsmanship.

All internal structures have been re located and reconstructed to present day standards.


Planning report from Cait Ni Cheallachain grade 11 Conservation Architect in planning permission
██████████

"Without any remaining joinery or plaster mouldings it is impossible to date this building, but it is pre 1840: it lacks the size and finesse of the Georgian buildings and has a small width front door which would point to 19th century rather than 18th ;"

"The acknowledgement of the loss of original features put the only remaining value of this house according to the NIAH on its being part of a tall terrace of three buildings on Clare Street"

We are of the opinion that this structure is not worthy of inclusion in the record of protected structures not being of sufficiently high intrinsic quality or importance in the context of the National Heritage.

Yours sincerely



Patrick J. Leyden B.Arch FRIAI. ARIBA

Main Record - Limerick City

58 Clare Street, Limerick, Limerick City

21514009



Reg. No.	21514009
Date	1840 - 1860
Previous Name	N/A
Townland	
County	Limerick City
Coordinates	158701, 157249
Categories of Special Interest	ARCHITECTURAL ARTISTIC
Rating	Regional
Original Use	house
In Use As	office

Description

End-of-terrace two-bay three-storey over basement house, built c. 1845, given a decorative render finish, c. 1900. Built facing north with front railed area to basement and flight of steps to front entrance. Pitched artificial slate with large rendered chimneystack to west with terracotta pots (shared with No. 59). Parapet wall with stone coping. Plastic rainwater goods and a cast-iron downpipe to side gable. Rendered walls with vermiculated soldier quoins to party walls. Square-headed window openings with limestone sills and uPVC windows. Round-headed door opening with timber-panelled door and brass furniture with a replacement timber surround and fanlight c. 2000, opening onto eight limestone steps, flanked by rendered wall with limestone coping to west and modern steel railing to east and basement area on a cement plinth.

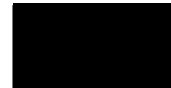
Appraisal

One of a terrace of three house of pronounced vertical massing. Although it has lost most of its features this house along with the rest of the terrace forms an important component of the streetscape.

[Back To Results](#)



Administrative Officer
Planning Department
Limerick City Council
City Hall
Merchants Quay
Limerick



26th January 2009

Dear Ms. O'Donoghue

RE/

National Inventory of Architectural Heritage
NIAH Reference: 21514009
Location: 58 Clare Street, Limerick

I enclose herewith the completed Feed Back Form for feature identified in the National Inventory of Architectural Heritage. It also includes an attached sheet with comments with regard to same along with photographs.

If you have any queries or require any further information please do not hesitate to contact me.


Yours sincerely

Patrick J. Leyden B. Arch. FRIAI. ARIBA
LEYDEN HASSETT & ASSOCIATES



FEEDBACK FORM FOR FEATURE IDENTIFIED ON THE NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE (NIAH)

www.buildingsofireland.ie

Candidate Structure:	58 Clare Street c. 1845 58 Clare Street c. 1845	NIAH Reference:	21514009
Location:	58 Clare Street, Limerick.		
(1) Are you the owner of the property?	<input checked="" type="radio"/> Yes / <input type="radio"/> No (see below) (PLEASE CIRCLE)		
(2) If no (and if you are the owner), can you tell us details of the owner of the property?	Name of owner of property: Patrick J. Leyden B. Arch. FRIAI. ARIBA. Accredited in Conservation Grade III Address of owner: 58 Clare Street Limerick 		
(3) Do you have any comments or additional information on the historic significance of the building? <i>(Please use additional sheets if necessary & include photographs if available)</i>	See attached sheet		
(4) Do you give your consent for a City Council Staff member or representative to visit the site to undertake a survey?	<input checked="" type="radio"/> Yes / <input type="radio"/> No (PLEASE CIRCLE)		
(5) Can you include photos of the Structure/Part of the Structure (interior if a building) which may help us determine whether the property is worthy of being a protected structure?	<input checked="" type="radio"/> Yes / <input type="radio"/> No (PLEASE CIRCLE)		

Thank you for taking the time to fill in this form.

Please return in the postage paid addressed envelope enclosed:

To the Administrative Officer, Planning Department, Limerick City Council, Merchants Quay, Limerick City.

Please submit your response by: FRIDAY 13th February 2009.

NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE:

(3) COMMENTS:

We note, in the Main Record - County Limerick, carried out by the Inspector, that the structure under the "Categories of Special Interest" is referred "architectural", "artistic".

For the characteristics of architectural interest to be applied to the structure the structure should be an agreed exemplar of good quality architectural design, the successful work of a known or distinguished Architect, and that the interior is well designed, rich in decoration and complex or pleasing spacially, and is a positive contributor to its setting on streetscape. This structure was not included in the original Record of Protected Structures, prepared by Limerick City Council, and the writer would concur with this omission. Notwithstanding this, we acknowledge the natural history of architectural heritage and the making of a record to be consistent and uniform to provide a uniform standard throughout the country. We would respectfully suggest that this is not a high enough standard and does not include the characteristics deemed to have reached such a standard and its inclusion would question the standards adapted throughout the country.

We would also contend that the suggestion in "appraisal" that "this house along with the rest of the terrace forms an important component of the streetscape". The photograph in the Main Record under 58 Clare Street is deceptive insofar as it does not show the remaining two structures. We enclose photostat copy of all three structures.

The end house, to the west, is untypical of the other two houses insofar as it appears to be of a later date, constructed of brick, having a window at entry level, centred on the window above, and slightly wider than same. This building also has an extension added and is presently managed by the "Health Service Executive" and has varying degrees of railings etc., and an enhanced widened entrance door. We would contend the horizontal massing is deficient and is not of sufficient repetitive character to make it an important component of the streetscape. At present, it jars on the trained eye.

The house, No. 58 Clare Street, externally, has changed as follows:-

The low front wall has been removed and new railings and concrete plinth installed.

The curved fanlight, over the entrance door, has been replaced. The timber door surround was not replaced, as stated.

The windows have been replaced with aluminium windows frames, not uPVC as stated.

The east gable end chimney and pots have been removed and slated over: the existing terracotta pots belong to No. 59, and are not shared with No. 58.

A protective screen has been installed on the basement window.

The original interior was extremely low grade with no plaster features or mouldings and has been completely replaced; new roof and roof structure, new concrete floors and stairs, new concrete block centre spine wall.

The renovations have left the new rooms fitted with modern replicated plaster cornices, picture rails, mock window shutters and raised moulded fire doors, a standard which did not exist in the original structure (see photos).

We would be strongly of the opinion that this building should not be included in the Record of Protected Structures or part of an Architectural Conservation Area.

We do not know what areas of special interest merit the grading "artistic" unless these are the, pseudo "plaster cast" vermiculated quoins suggesting stone, referred to: these only occur in two of the structures and appear to be of a much more recent vintage.



The Owner / Occupier
58 Clare Street
Limerick

19th of December, 2008

Under Section 11 (3) of the Planning & Development Act, 2000-2007, please be advised that Limerick City Council **MAY CONSIDER** the addition of the structure/parts of the structure, as indicated below, to the Record of Protected Structures in the new Draft Limerick City Development Plan, 2010. This structure is one of 500 included on the National Inventory of Architectural Heritage (NIAH) for Limerick City provided to the Planning Department by the Department of the Environment, Heritage & Local Government.

STRUCTURE/PART OF: 58 Clare Street c. 1845
NIAH REFERENCE: 21514009
LOCATION: 58 Clare Street, Limerick.

It is considered that the proposed addition is worthy of inclusion on the Record of Protected Structures for reasons of architectural, historical, archaeological, artistic, cultural, scientific, technical and/or social interest.

Limerick City Council needs your help to gather more information on the nominated structure/part of the structure, prior to the formal commencement of the process in 2010, and would appreciate your feedback on the attached form, even if you are not the registered owner. Failure to respond to this and any future correspondence may result in inclusion on the Record of Protected Structures in accordance with Sections 12(3) (a-b) & 13 of the Planning & Development Act 2000-2007.

Please consider this information carefully, as inclusion in the Limerick City Development Plan as a Protected Structure has implications for development rights and obligations on owners as set out in the Part IV of the Planning & Development Act 2000-2007.

Please see the attached important documentation & information:

- Frequently Asked Questions. Please see over leaf.
- Feed Back Form – please completed & return in envelope provided.
- A copy of the particulars of the proposed addition to the Record of Protected Structures. This information may also be viewed on the NIAH website at www.buildingsofireland.ie

Please ensure that you fill out and return the attached Feed Back Form to the *Administrative Officer, Planning Department, Limerick City Council, City Hall, Limerick City*, marked 'Proposed Addition to the Record of Protected Structures'. Submissions must be received in writing before Friday 13th of February, 2009.

You may also contact the Planning Department by:

Phone: (061) 407210

Fax: (061) 410401

Email: plandev@limerickcity.ie

Yours sincerely,

Miriam O'Donoghue
ADMINISTRATIVE OFFICER, PLANNING

County Limerick - Thu Nov 20 18:06:54 GMT 2008

Main Record - County Limerick

58 Clare Street, Limerick, County Limerick

21514009



Reg. No.	21514009
Date	1840 - 1860
Townland	
County	County Limerick
Coordinates	158701, 157249
Categories of Special Interest	ARCHITECTURAL ARTISTIC
Rating	Regional
Original Use	house
In Use As	office

Description

End-of-terrace two-bay three-storey over basement house, built c. 1845, given a decorative render finish, c. 1900. Built facing north with front railed area to basement and flight of steps to front entrance. Pitched artificial slate with large rendered chimneystack to west with terracotta pots (shared with No. 59). Parapet wall with stone coping. Plastic rainwater goods and a cast-iron downpipe to side gable. Rendered walls with vermiculated soldier quoins to party walls. Square-headed window openings with limestone sills and uPVC windows. Round-headed door opening with timber-panelled door and brass furniture with a replacement timber surround and fanlight c. 2000, opening onto eight limestone steps, flanked by rendered wall with limestone coping to west and modern steel railing to east and basement area on a cement plinth.

Appraisal

One of a terrace of three house of pronounced vertical massing. Although it has lost most of its features this house along with the rest of the terrace forms an important component of the streetscape.

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No 58 CLARE ST.
c 1986

3476

Limerick City - Wed Jul 12 15:51:34 IST 2017

PPS M-ADS

Main Record - Limerick City

58 Clare Street, Limerick, Limerick City

21514009



Reg. No.	21514009
Date	1840 - 1860
Previous Name	N/A
Townland	
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SITE INSPECTION REPORT

Electoral Area: Limerick City East

E.D.: _____

Townland/Street: 58 Clare Street

Postal Town: Limerick City, Co. Limerick

Inspection Date: 03 / 07 / 2019

N.I.A.H. Ref. No: 21514009

Reference No. P.P.S. 2019 M-ADS

TYPE,

End-of-terrace two-bay three-storey over basement house, built c.
1845.

LOCATION,

58 Clare Street, Limerick

Eircode:- 

**Limerick City and County Council
Conservation Office**

Proposed Addition to the Record of Protected Structures

Building Type: House

Owner/Occupier: _____

Map: Yes- see Fig. 2019/ADS (1) above

Photographs: Yes

Site Visited: Yes- 03 / 07 / 2019 AND ____ / ____ / _____

Location: _____ Townland, _____ Village
[_____ Civil Parish, Barony of _____]

Report:

End-of-terrace two-bay three-storey over basement house, built c. 1845, given a decorative render finish, c. 1900. Built facing north with front railed area to basement and flight of steps to front entrance. Pitched artificial slate with large rendered chimneystack to west with terracotta pots (shared with No. 59). Parapet wall with stone coping. Plastic rainwater goods and a cast-iron downpipe to side gable. Rendered walls with vermiculated soldier quoins to party walls. Square-headed window openings with limestone sills and uPVC windows. Round-headed door opening with timber-panelled door and brass furniture with a replacement timber surround and fanlight c. 2000, opening onto eight limestone steps, flanked by rendered wall with limestone coping to west and modern steel railing to east and basement area on a cement plinth.

Insofar as could be ascertained on the date of inspection (it was not possible to arrange access with the owner) practically all internal joinery (staircase, doorcases, window cases, and so forth) and other features are intact.

**Conservation Officer's
Statement of Significance**

The 58 Clove Street is significant due to its

Architectural, ~~Artistic~~, ~~Archaeological~~, Historical, Cultural, Social,
Scientific, and Technical*

features as prescribed under Part IV of the Planning and Development Acts
(as amended)



Fig. 2019/ADS (7): Curtilage

The curtilage of the site has been defined in Fig. 2019/ADS (7) above and included with documentation prepared for serving the requisite formal Notice on the owner.

It is my Recommendation, as the Planning Authority's Architectural Conservation Officer, that the structure identified as P.P.S. Reference No. 2019/ADS, for the purposes of public display, be processed for addition to the Record of Protected Structures maintained by Limerick City and County Council and that the statutory legal process be instigated during the preparation of the Development Plan.

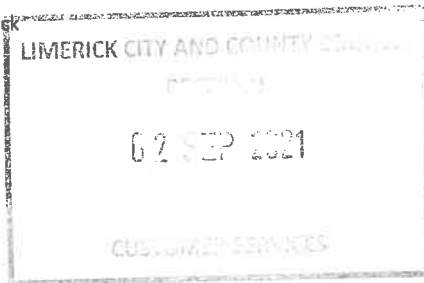
SIGNED:


Conservation Officer

18/06, 2021

E.P.O.C.

* Delete whichever attribute/s do not apply following inspection of the structure



No 58 Clare Street, Limerick

cnic 234

1. INTRODUCTION

01. This ARCHITECTURAL IMPACT STATEMENT has been prepared to support a planning application [Ref No ██████████]

'for the construction 4 No. three storey terraced houses, car parking and ancillary site works at the rear of 58 Clare Street, Limerick by Patrick J. Leyden'.

02. It has been prepared to address paragraph 3 of a request for Clarification of Further Information dated 15/02/2018:
3. ***(a) The proposed development compromises the setting and private rear open space associated with No 58 Clare Street which is a registered structure on the NIAH reg. 21514009 and considered to be of regional importance for its architectural and artistic qualities. The proposed layout detracts for [sic] the setting of No. 58 Clare Street. In this regard the applicant shall submit an architectural impact statement prepared by a suitably qualified Conservation Architect to address the impact of the development on the setting of No 58 Clare Street.***
03. No 58 is listed on the National Inventory of Architectural Heritage [NIAH] Reg No 21514009. [Appendix 1.01]
04. It is not a protected structure.

2. HISTORY

01. the buildings in this terrace of three are shown on the 1840 Map, [Appendix 1.02] which means that they were constructed before the map was made. The NIAH puts the date at 'circa 1845' which is incorrect.
- the 1840 map shows the terrace as a separate group with three outbuildings to the rear; the wall which is a continuation of the gable is shown, and misleadingly, it looks like a return building;
 - only the garden to No 59 is enclosed by walls:- both the sites for No 58 and No 60 share an entrance with others; No 58 with No 57 and No 60 with access to the walled garden for the *Magdalen Asylum*.
02. the 1870 map shows much the same layout but in greater clarity [Appendix 1.03]
- the extended gable wall of No 58 is dotted and it is clear there is no return building to any of the three buildings in the terrace;
 - the three mews buildings are evident as is the right of way: the only way to access the mews of No 59 is via No 58.
04. the 1911 map shows no change in the terrace but massive development in the Good Shepherd Convent nearby. [Appendix 1.04]
05. Census Returns were unavailable for this part of Clare St.

- 5. the current **GEOHIVE** map shows a return, which is an error. [Appendix 1.05]
- page 2 of external photographs in [Appendix 1.06] shows that there is no return, nor - as we know from the maps - was there ever a return building to the rear of **No 58**.
- the GEOHIVE map shows that the mews building which was once to the rear of **No 60** is no longer standing.
- the present owner bought the building in **1981** and it was a derelict building at that time.
- in **1983** he applied for and received permission for the office development. **P83/85**
- In **2000** the PLANNING AND DEVELOPMENT ACT was enacted which was the first time that the importance of architectural heritage was recognised and the concept of 'protected structures' was introduced.
- The National Inventory of Architectural Heritage [**NIAH**] was set up shortly after **2000** and has gradually listed most of the buildings in the country.

DESCRIPTION OF THE BUILDING

a typical three floors over basement Georgian type building, constructed of red brick originally, but subsequently plastered along with its neighbour **No 59**, sometime in the **1900's**.

this terrace comprised of three buildings from the outset, all relatively small compared with the other buildings in town: **No 58** is 6 m wide x 7.5m deep compared with Limerick town houses which are typically 6.2m wide x 10.2m deep, and have return buildings;

without any remaining intact joinery or plaster mouldings, it is impossible to date this building accurately, but it is pre **1840**; it lacks the size and finesse of the earlier Georgian buildings, has a small front door, which would point to the 19th Century rather than the 18th;

when permission was granted for the office development in the 1980's, during the construction:

- the roof was renewed
- basement was tanked to prevent ingress of water from the filled in area in front of the building [this was done prior to the present owner buying it].
- a new wall was constructed between the front and back basement to support the new floors over
- all the floors were replaced with concrete pot- and - beam construction;
- a new concrete stairs was constructed which had the same configuration as the original;
- windows were replaced with uPVC. ALUMINIUM . [Appendix 1.07]

The appraisal form the NIAH listing states: ***'Although it has lost most of its features this house along with the rest of the terrace forms an important component of the streetscape'***.

THE SETTING of **No 58** Clare Street.

[Appendix 1.08]

the setting of **No 58** is a street one: it is on Clare Street which leads to the Dublin Road and most usually would be seen from a passing vehicle - see photos on page 1.

02. the front elevation of the terrace has remained the same - except for window replacement - since 1900. see photos on page 2.
- the gap between No 57 Clare Street – a two storey building - and No 58 Clare Street has an unkempt stone wall in the same plane as the front of the houses, and a view of ivy covered trees beyond.
 - to the right the apex of Limerick Paint Supplies can just be seen;
03. on the Pennywell Road side of the development - page 3 of Appendix 1.08 -
- the site can be identified by the overgrown trees behind the stone wall boundary of the site.
 - details of this wall can be seen on Page 4, and there is evidence of a former gate in the straight edges on the wall.
 - this stone boundary wall has been in situ since the first mapping of the site in 1840.

4. PARAGRAPH 3

01. *(a) The proposed development compromises the setting and private rear open space associated with No 58 Clare Street which is a registered structure on the NIAH reg. 21514009 and considered to be of regional importance for its architectural and artistic qualities.*

This assertion is unfounded:-

- historically, the private rear open space for this house was compromised by the right of way to the mews in No 59 which carved it in half from the day it was constructed.
- when the permission for the offices was allowed, the domestic use - if any - of this garden / paddock ceased.
- The proposed development consists building a terrace of 4 houses on a now derelict site - once a paddock - to the rear of an office building.
- due to the fact that the site cranks to the left, the proposed development, which will only be seen from across the road from No 58 [photographs page 2] will be behind No's 55 and No 56. Clare Street. It will not affect the normal views of the terrace seen from vehicles travelling along the street, one whit.
See the contiguous elevation. [Appendix 1.09]
- the NIAH appraisal states: ***'Although it has lost most of its features this house along with the rest of the terrace forms an important component of the streetscape'***.

This acknowledgement of loss of original features puts the only remaining value of the house - according to the NIAH - on its being part of a tall terrace of three buildings on Clare Street.

The proposed development will not detract from the existing buildings on Clare Street in any way, other than enhancing the entrance by removal of ivy and overgrown trees.

02. *The proposed layout detracts for [sic] the setting of No. 58 Clare Street.*

This assertion is unfounded. See above.

5. SUMMARY

The proposed development provides for a discreet terrace of 4 houses on a derelict site to the rear of an office building. At a time when housing is the priority in the country, one would have thought that this type of infill development should be encouraged by Limerick City and County Council.

The proposed development does not detract from the setting of **No 58** Clare Street.

It enhances the Clare Street entrance to the site.

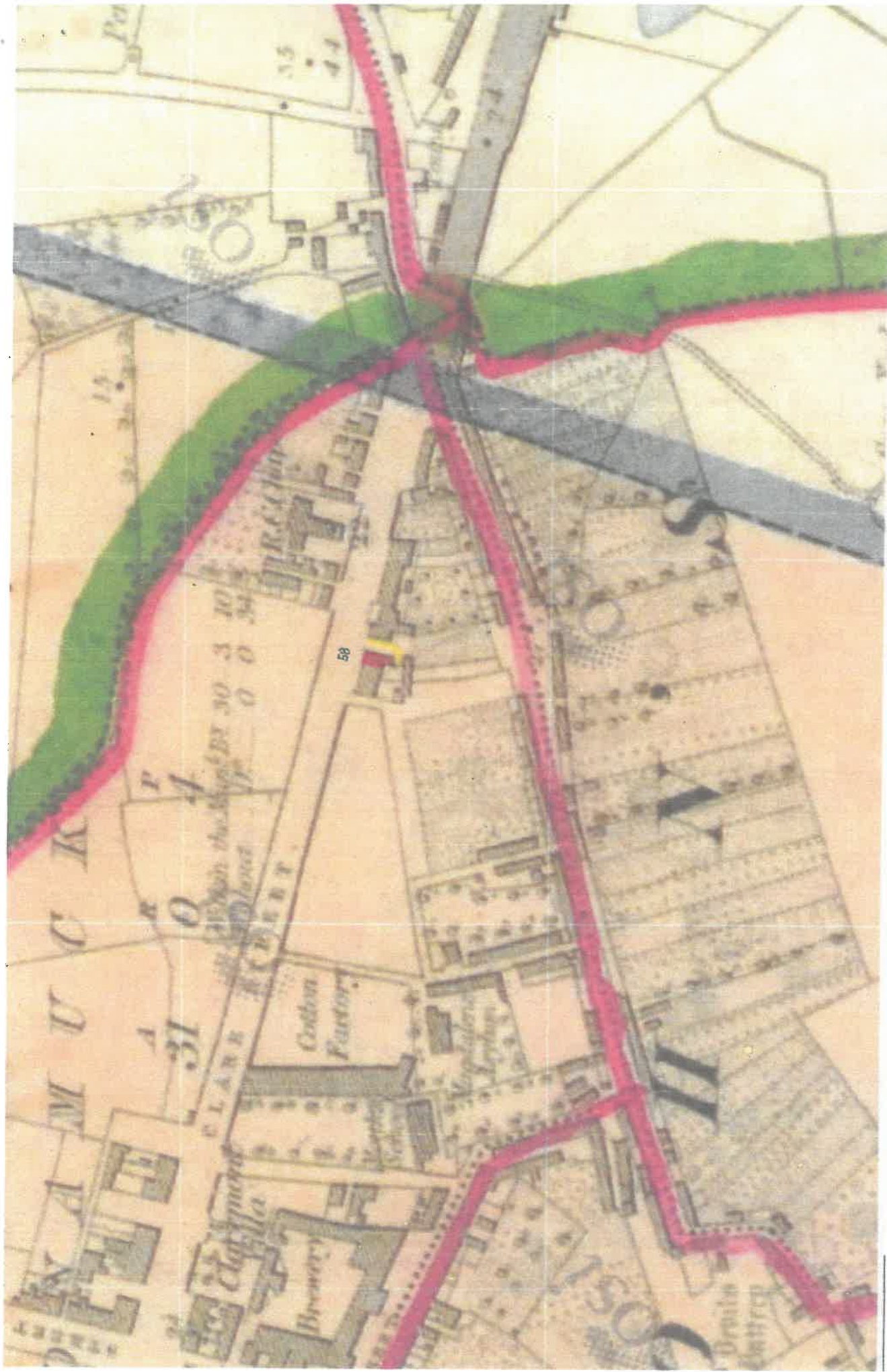
It adds a lively element to the Pennywell Road group of buildings and will be a positive contribution to the housing supply in Limerick.

signed,



cáit ní cheallacháin

April 2018



1840 MAP.