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Building Record Report

For

Building 14 Semi Detached Houses
Former Cleeves Condensed Milk Factory

Client: Limerick 2030



Date: 15th of October 2025



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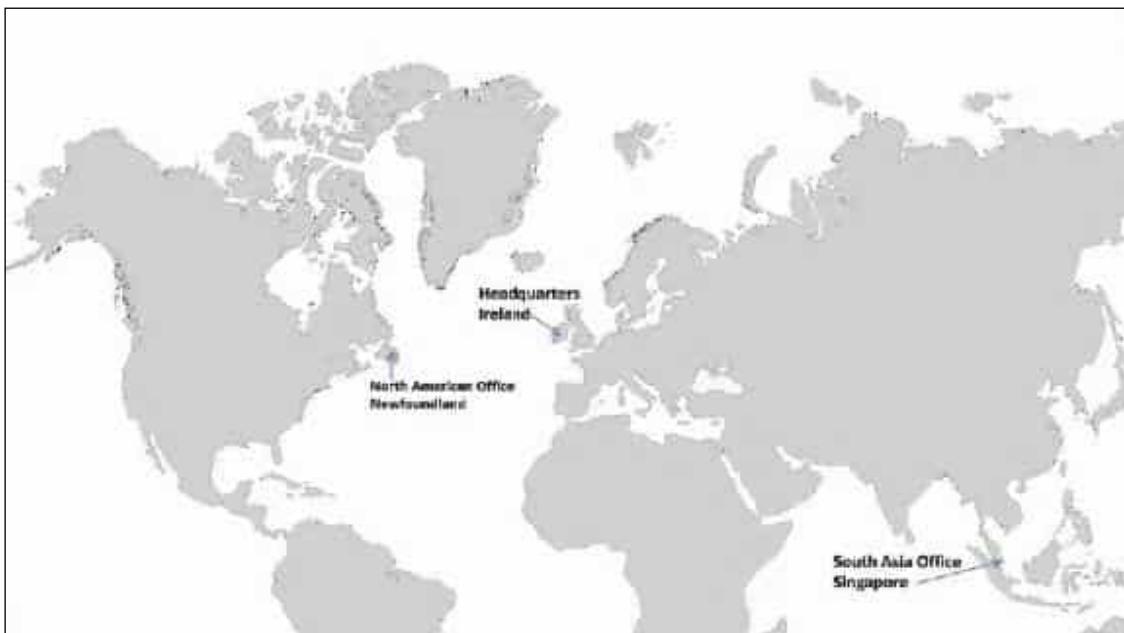
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GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A “protected structure” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the



Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wilkinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.



Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—
(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Siochana may without warrant seize and detain:

"a detection device found in, at the site of, or in the vicinity or a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.



1.0 Scope of Study

This report has been prepared following a request by the client, Limerick 2030 to undertake a Building Record Report in conjunction with the proposed Planning Application for the redevelopment of the Former Cleeves Condensed Factory site (RPS No's 3264, 3265) and associated structures at North Circular Road, Limerick City.

This Building Record Report aims to provide the following:

- A brief historical overview of Building 14 Semi Detached Houses at North Circular Road, adjacent to the Former Cleeves Condensed Milk Factory.
- A description of the existing fabric of the building.
- A record of the building to the equivalent of either Historic England Level 2 or Level 3 of Historic Building Recording.
- Recommended mitigations in order to complete the building record.

2.0 Method of Study

The following methods and resources were used in establishing the Building Record.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- Existing archival records and resources were consulted.
 - Limerick Archives
 - Limerick Local Studies
 - Irish Architectural Archive
 - National Library of Ireland
 - Griffiths Valuation
 - Census of Ireland
 - Feilden Clegg Bradley Studios and Bucholz McEvoy, Cleeves Riverside Statement of Significance - May 2025
- Colin Rynne's assessment undertaken to inform the initial protection.
- ACP's Assessment 2015
 - J446 - Conservation Assessment Report for Lansdowne Flax Mill – 14th April 2015
- ACP's Assessment 2023 and 2024
 - J884 Cleeves Flax Mill_Limerick 2030_Assessment of Roof_Jan 30th 2023
 - J1000 Cleeves _ 01 Flax Mill_LTT_Building Fabric Assessment_March 2024
 - J1000 Cleeves _ 02 Engine House_LTT_Building Fabric Assessment_April 2024
 - J1000 Cleeves _ 04 _ 05 _ Water Tank and IG_LTT_Building Fabric Assessment_April 2024
 - J1000 Cleeves _ 07 _ 11 _ Dairy Building and CSHF_LTT_BFA_Final and Issued_April 2024
- Geodata Measured Survey 2020.
 - Refer to Appended Drawings Registers



This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

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3.0 Existing Environment

Cleevies Former Condensed Milk Factory is located on the North side of the River Shannon in Limerick City, on North Circular Road. The subject site includes the former factory site, the Former Salesians Secondary School / Fernbank House, the Shipyard site to the South of the factory and two semi-detached houses to the West of the factory.



Figure 1 - Ordnance Survey of Ireland Current Map

The Semi-Detached Houses are located to the western end of the Cheese Plant building. They are accessed from North Circular Road. Building 14 A is located to the West, with Building 14 B to the East adjoining the Cheese Plant building.

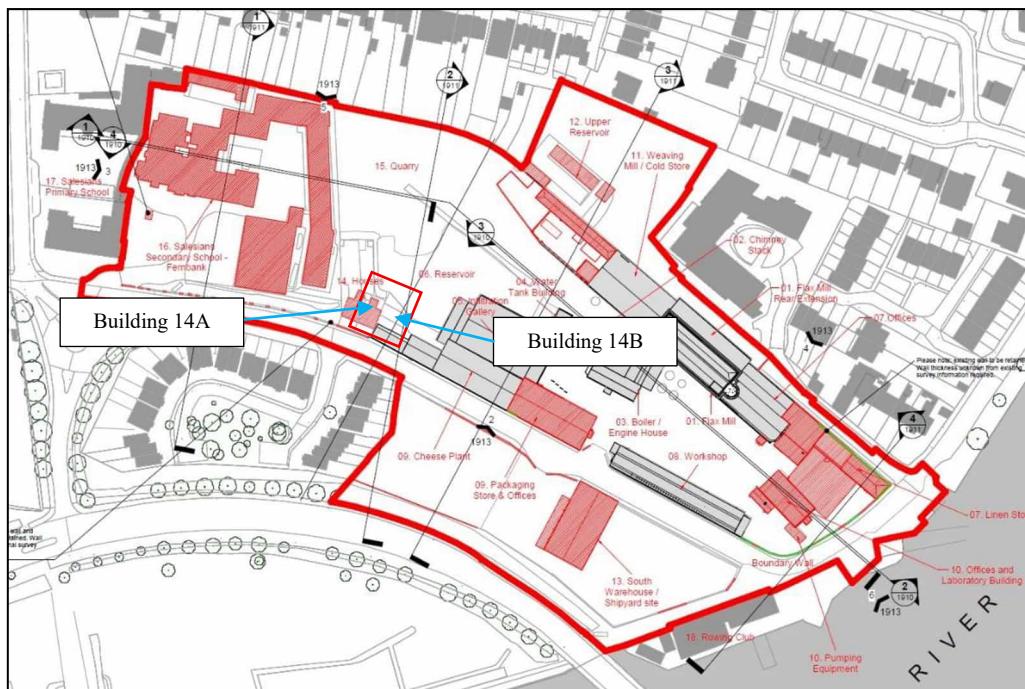


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

3.1 Proposed Development

This report has been prepared in support of the planning application to be submitted by Limerick 2030 for the redevelopment of the Former Cleeves Condensed Milk Factory, identified by Limerick 2030 as the 'Cleeves Riverside Quarter'.

3.2 Site Inspection

The site was inspected on the 11th, 15th and 25th of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.



Photograph 1 - View of Rear of Building 14A



3.3 Building Survey

The following surveys were undertaken as part of the data gathering process: -

- Measured Building Survey – supplied by Geodata 2020.
- Conservation Inspection and Fabric Assessment.
- Photographic Record – refer to J1000_14_D001 & J1000_14_D002 Semi Detached Houses Photographic Record Location Drawings & Photographs in Appendix 1 of this report.
- Annotated drawing no J1000_14_D003 in Appendix 2 of this report.

This information was used to inform the design team during the design development stage.



4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Building 14 Semi Detached Houses at the Former Cleeves Condensed Milk Factory¹

Development of the Flax Factory began c.1850 by J.N. Russell (1774-1859), a significant business owner whose company J.N. Russell & Sons was the biggest miller of maize in Ireland by the end of the 19th century. The complex began with construction of the Main Mill, Vats House, Dye House and main Engine House. In addition to the Flax Mill, Russell had purchased five other flour mills in the vicinity of Limerick between 1835 and 1857. At the time of his death in 1859, the company ran the largest shipping business in the port of Limerick. His son J.A. Russell took control of running the Flax Mill. Due to a fall in demand for flax the mill closed by 1870 and remained vacant for six years before it was reopened as a flour mill.



Figure 3 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910

This continued until 1884 when the mill was bought by the Condensed Milk Company of Ireland, converting the factory for the production of condensed milk and butter. This required a £100,000 overhaul of the site including the construction of the Engine House, Boiler House and Stack.

Following WWI and the Irish War of Independence the company was going into liquidation. In 1927 the Free State Government established the Dairy Disposal Company to regulate the industry. Cleeves operated under State control until the early 1970's when ownership was transferred to Golden Vale. In 2011 milk processing stopped at the site and has been vacant since then.

It is possible that the Semi Detached Houses were built to serve the operation of the flax mill due to their close proximity to the mill and construction date. Mapping shows that they were

¹ Historical Background Information supplied by client, Limerick 2030.



present by 1870 and likely built as part of the first phase of development of the flax mill. It is possible that the houses were used by managers or operators of the factory site. The evolution of the site is detailed in the building age diagram in Figure 5 below.

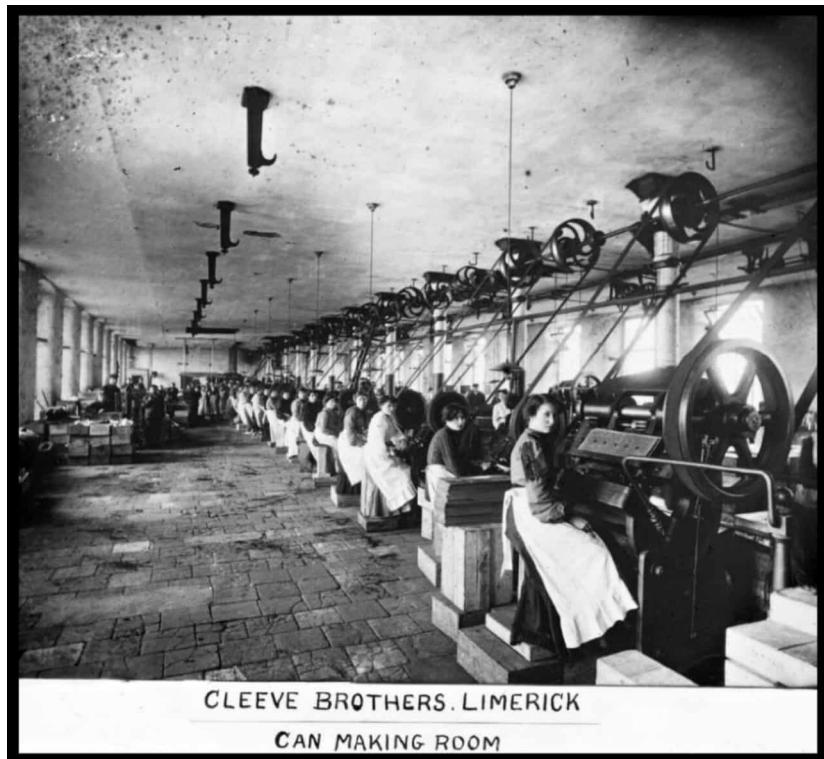


Figure 4 - Cleeves Limerick, Thomas Holmes, National Library of Ireland, 1890 - 1910



Figure 5 - Building Ages Diagram, Limerick 2030



4.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	N	
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	N	
State Guardianship or ownership		
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

4.2.1 Protected Structures

Building 14 Semi Detached Houses are not protected structures, and they are not within an Architectural Conservation Area of Limerick City.

The curtilage of the protected structures is defined by the extent of the 'early industrial complex' as referred to in the NIAH description. Structures within the complex boundary are considered to be curtilage structures. This is summarised in the Statement of Significance and reflects the historic boundary of ownership and operation. The historic curtilage of the flax mill does not extend as far as the 'Cleeves Riverside Quarter' Phase II application boundary and does not include the Shipyard Site or the Former Salesians Secondary School, inclusive of Fernbank House.

4.2.2 NIAH

Building 14 Semi Detached Houses are not included in the National Inventory of Architectural Heritage surveys. Figure 6 below shows the various NIAH structures within the vicinity of the subject structures.



Figure 6 - Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

4.2.3 Archaeology

The buildings and site are outside the Zone of Archaeological Potential for Limerick city and thus is not impacted by the National Monuments Acts.

4.2.4 Historic Maps

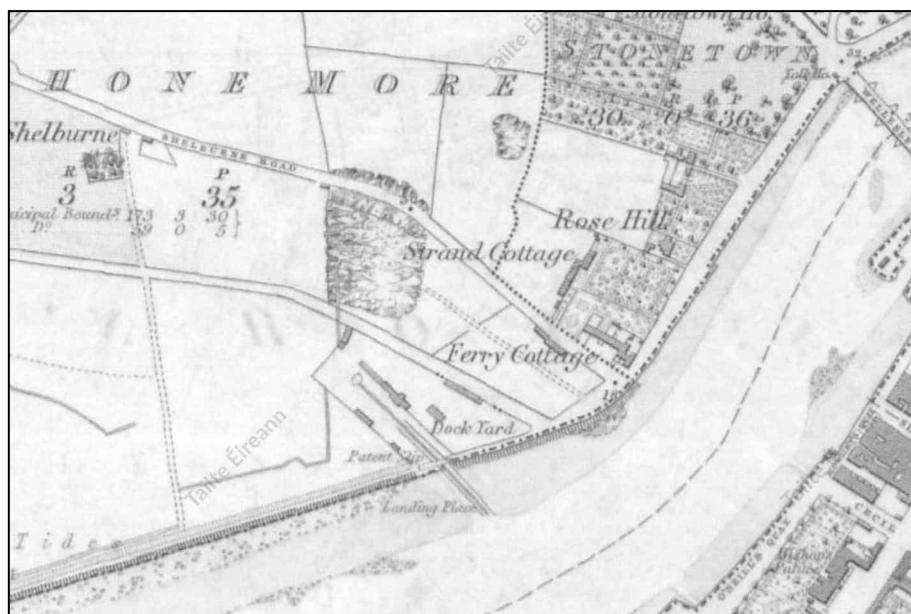


Figure 7 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844



Figure 8 - Ordnance Survey of Ireland Historic 6 Inch Colour Map, surveyed 1839, published 1844

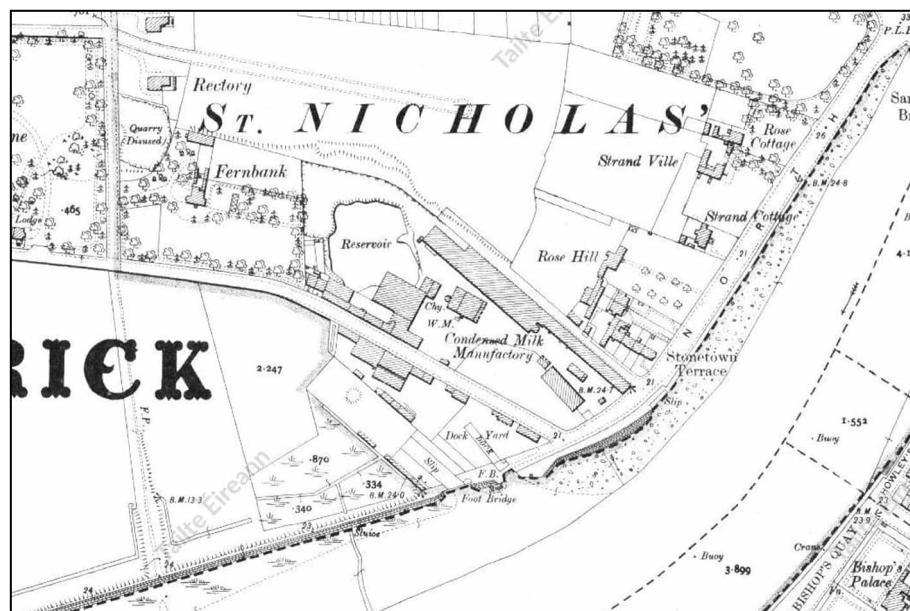


Figure 9 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919



5.0 Description of Fabric

5.1 External - Semi Detached Building A

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimneystacks and masonry rendered walls and a first-floor timber frame annex extension with sanitation facilities.



Photograph 2 - Front façade Building A (LHS)

5.1.1 Roofs

Replacement cementitious slate roof, on cut timber roof with a timber fascia and soffit, the latter supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen and back bedroom. There is also a party wall chimneystack servicing ground floor front room and first floor back bedroom.

The Return Annex has a corrugated iron roof.

5.1.2 External Walls

Front wall is smooth cementitious ruled-and-lined render. Rear wall is painted brick to ground floor and exposed brickwork to first floor. Gable end is cementitious smooth render and appears to have had a lean-to structure against it that is now absent. There is a timber frame and boarded extension (Return Annex) with a ground floor outbuilding built partially underneath and acting as part support.



Photograph 3 - Cementitious render ruled and lined.



Photograph 4 - Rear and gable end elevations indicating former lean-to and door to kitchen.

Internal structural elements within the outbuilding suggest that the Return Annex was supported on cast iron columns and perhaps the outbuilding was retrofitted later.

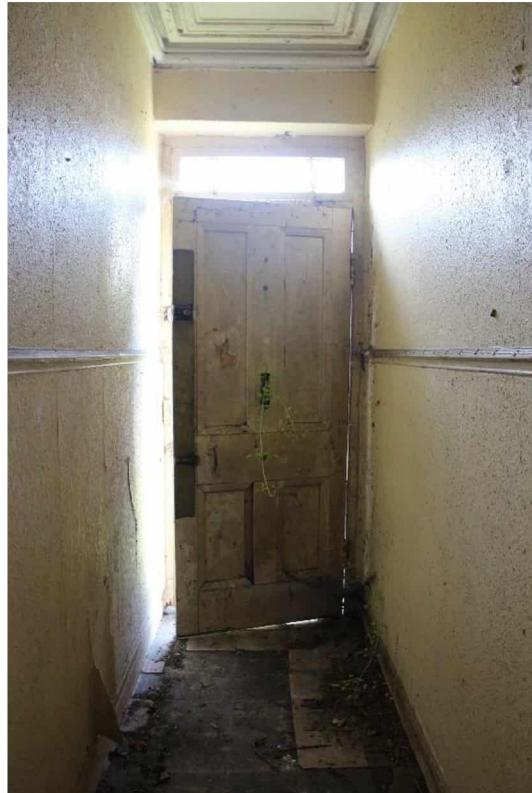


Photograph 5 - Timber clad Return Annex with corrugated iron room and painted brick to main building.

5.1.3 Fenestration and Doors (General)

Windows to the front and rear facades are timber single glazed two-pane over two-pane sliding sash with the exception of the bathroom window which is six over six. Cills appear to be stone, but they are heavily painted therefore concrete cills may be present to the rear façade. Return Annex windows are single glazed timber casements with original fixings.

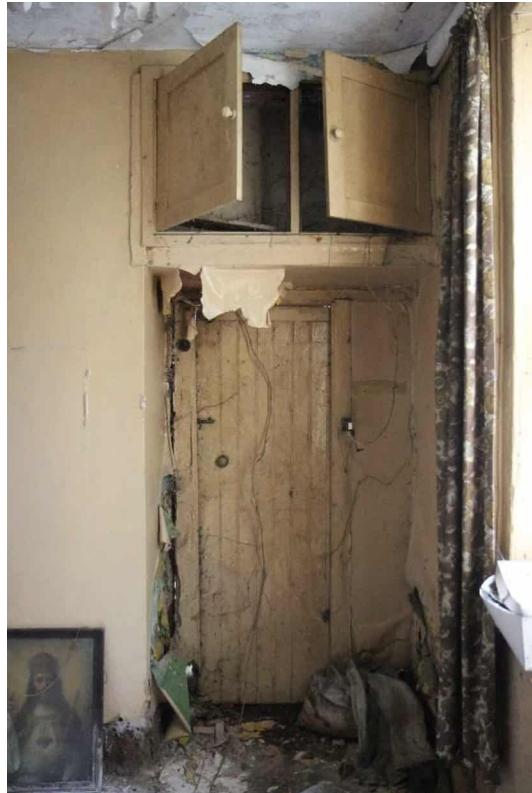
Main entrance door is a four-panel timber door and may be original. On the external side it is faced with ply sheeting with brass knob protruding. The door frame is still in place and paint layers, now peeling, reveal earlier paint coats. The overhead transom light is intact and appears original. The rear door is timber three panelled door with two lower timber panels and an upper glazed series of panes, that are stained glass. The upper section of this feature matches the transom light at the main entrance door. There is a third door from the kitchen that would have led into a lean-to extension (no longer extant). This is of timber vertical boards with a brass knob.



Photograph 6 - Internal face of Entrance door.



Photograph 7 - Internal face of rear door.



Photograph 8 - Internal face of door from exiting Kitchen into former lean-to.

Access from the street is via a plywood replacement door in the roadside masonry, rendered and capped boundary wall. A set of natural stone steps lead up to the entrance door.

5.2 Internal - Ground Floor

This floor contains an entrance hall corridor, two sitting rooms left and right to the front of the house, with the staircase, kitchen and home office to the back of the original building with the back door opposing the main entrance door.

5.2.1 Ceilings

Ceilings to the main building are assumed to be lath-and-plaster and appear to be original. Coving is present to the ground floor front rooms, hall corridor and first floor landing. Ceilings are wallpapered and/or painted. Ceilings to the first floor Return Attic are timber boards.



Photograph 9 - Wallpapered and painted ceiling to front room. Coving intact.

5.2.2 Internal Walls:

Internal partition walls (160mm) tapped solid and there is evidence that these are lath-and-plaster stud walls. These are largely finished in wallpaper and paint. There are picture rails in the front rooms and dado rails in the hall corridor. External walls (400mm) were solid brick construction, non-drylined and finished textured and non-textured wallpaper and paint.



Photograph 10 - Hall corridor walls with textured wallpaper and dado rails.



Photograph 11 - Lath-and-plastered stud wall to hall corridor.

There is a fireplace in each of the front rooms and may be original. There is also a flue in the kitchen, and this has a range cooker fitted.



Photograph 12 - Fireplace front room 1st LHS.



Photograph 13 - Fireplace front room 1st RHS.

5.2.3 Internal Door Assemblies

Internal doors to front rooms are original timber 4 panel doors with oval brass knobs. Doors to back rooms are timber vertical boards with brass and Bakelite knobs. Just beyond the doors to the front rooms is a set of double doors in the corridor with a clear glass overhead vestibule screen divided into three panes of clear glass. These are timber 4 panel doors with the upper three panels glazed. These serve to separate the front rooms from the staircase and back rooms.



Photograph 14 - Internal doors to front room - 4 panel solid timber with oval brass handle.



Photograph 15 - Double leaf door used to separate front of house from rear.

5.2.4 Internal decoration, units and joinery features

The staircase is a closed string timber and linoleum covered stairs with square newel head and rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and a second flight to the first floor.



Only internal doors to the front of the building have architraves. The remaining doors have a simple undressed frame.

Decoration/Features:

- There is a clear glass vestibule screen at high level along the hall corridor. This serves to separate the hallway from the rest of the corridor. Front room doors sit to the front of this demarcation, and the stairs and back rooms sit behind the demarcation. (See photograph 10 above)
- A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and home office are placed at and/or behind this. (See photograph 15 above)
- The staircase is recessed and barely visible from the front door, ensuring privacy. (See photograph 10 & 15).
- The hall corridor and front rooms have ceiling coving. (See photograph 10 & 13).
- Old service bell unit. (See photograph 16).

5.2.5 Internal Floors

The hall corridor and home office are tiled, with exposed timber floorboards to the front rooms and linoleum to the kitchen.

5.2.6 Sanitary Installations

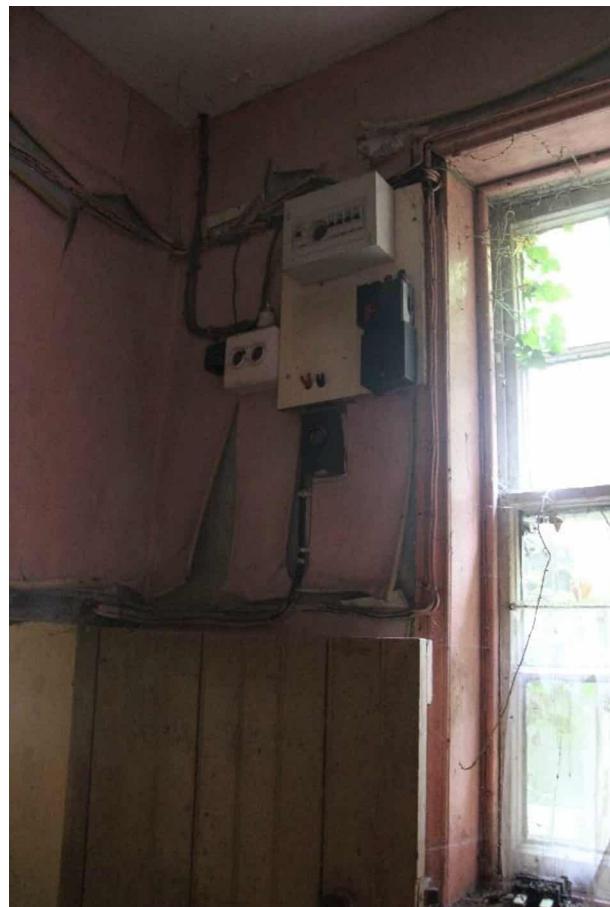
There are no sanitary facilities on this floor.

5.2.7 Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal. We are of the opinion that water was heated by the range cooker and that fireplaces heated the rooms.



Photograph 16 - Early room service electric bell ring.



Photograph 17 - Modern fuse box located in home office.

5.2.8 Outbuilding (General Comment)

There is a brick, concrete and stone outbuilding that partly supports the first floor Return Annex and the following are general photographs of the structure.



Photograph 18 - Outbuilding front facade with exposed joists to underside of Return Annex.



Photograph 19 - Cast iron support system for Return Annex floor.

5.3 Internal – First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first-floor annex is supported at this upper level by beams and posts, and an outbuilding has also been partially incorporated at ground floor level. The first floor of the main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

5.3.1 Ceilings

The Return Annex ceilings are timber boards and painted. Main building ceilings appear to be original lath-and-plaster and painted. Coving is present in the landing.



Photograph 20 - timber boarded ceiling to Return Annex.



Photograph 21 - Lath-and-plaster ceilings to front room.

5.3.2 Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) with vertical timber boards to the internal face painted white and separated by a dado rail.



Photograph 22 - Timber boarding to Return Annex walls.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, textured and non-textured wallpaper with the main front bedroom fireplace wall and front wall



finished in vertical timber boards from skirting to underside of picture rail. Picture rails are common throughout. Fireplaces and surrounds to front and rear bedrooms may be original.



Photograph 23 Front room internal partition and inner face of external wall finished in timber boarding.



Photograph 24 - Original cast iron fireplace to rear bedroom.

5.3.3 Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. The main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.



Photograph 25 - Return Annex timber door with glazed upper section.

5.3.4 Internal decoration, units and joinery features

All door opes have architraves and these may have lead paint thereon. To be investigated.

Decoration/Features

- Return Annex has original windows and catches.
- The arched ope at the return, giving access into the Return Annex, is panelled out. This may have been an original window ope before it became a door.
- Original inserts, grates in fireplace surrounds.

5.3.5 Internal Floors

Return Annex floors are linoleum in the landing lobby and carpet in the w.c. and bathroom. We are of the opinion that the floor make-up is timber floorboards and joists.

5.3.6 Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a bathtub and handbasin. These were not tested.



5.3.7 Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.



Photograph 26 - Roof Space indicating cast iron hanger.

5.4 External - Semi Detached Building B

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall, chimneystacks and masonry rendered walls and a first-floor timber frame rear annex with sanitation facilities.



Photograph 27 - Front facade Building B (RHS)



5.4.1 Roofs

Replacement cementitious slate roof, on cut timber roof structure with a timber soffit and fascia supported on timber brackets. There is a chimneystack on the gable servicing the ground and first floor front rooms and ground floor kitchen. There is also a party wall chimneystack servicing ground floor front room and first floor bedroom.



Photograph 28 - Return Annex with corrugated iron roof.

5.4.2 External Walls

Smooth cementitious ruled-and-lined rendered front wall, the rear wall is painted brickwork on the ground floor and exposed brickwork on the first floor. There is a timber frame and timber boarded extension (Return Annex) to the rear, similar to Building A.



Photograph 29 - Front facade lower, cementitious render ruled and lined and painted.



Photograph 30 - Main dwelling rear facade with painted brick and exposed brick.



Photograph 31 - Return Annex timber cladded walls of site facade.

5.4.3 Fenestration and Doors (General)

Windows are replacement double glazed uPVC top hung casement with some original timber casements remaining on the Annex Return. (See photograph 31 above).

Main entrance door is a replacement timber 4 panel door with vertical panels. Two of these are light strips and there is a vent light overhead. The opposing back door is a replacement PVC double leaf door with 4 panels, where the upper two are glazed.



Photograph 32 - Modern replacement main entrance door.



Photograph 33 - Modern replacement two leaf rear door.

There is a door to the rear of the Annex Return, but this is hidden internally and therefore non-accessible. This door appears to give access onto a bridge to the upper garden, now no longer accessible from this property.



Photograph 34 - Blacked off Return Annex door with glazing painted out.

Cills appear to be stone with tooling noted but these are heavily painted and there may be some concrete replacement cills.

5.5 Internal – Ground Floor

This floor contains an entrance hallway corridor, two sitting rooms left and right to the front of the house with the staircase, kitchen and water closet (w.c.) to the back of the original building with the back door opposing the main entrance.

5.5.1 Ceilings

Ceilings are assumed to be lath-and-plaster. All have coving. Ceilings are painted and have a textured/stippled finish and may be plaster effect or painted paper-mâché.



Photograph 35 - Stippled ceiling in Kitchen - possible Artex.



5.5.2 Internal Walls:

Internal partition walls (160mm) tapped solid and are assumed to be timber stud with lath-and-plaster and are finished in wallpaper, paint with some use of vertical timbered wainscoting and dado rail to the Hall corridor and stairs. A picture rail is present in the two front rooms. External walls (400mm) are solid brick construction, non-drylined and finished with wallpaper and paint with some use of vertical timbered wainscoting.

There is a fireplace in each of the front rooms. These have replacement modern (1970/1980s) timber and tile surrounds. There is also a flue in the kitchen, and this is currently repurposed as a storage area. Dimensions indicates that prior to its new use, a range cooker may have been located in the opening.



Photograph 36 - Replacement fireplace surround Room 1st LHS.



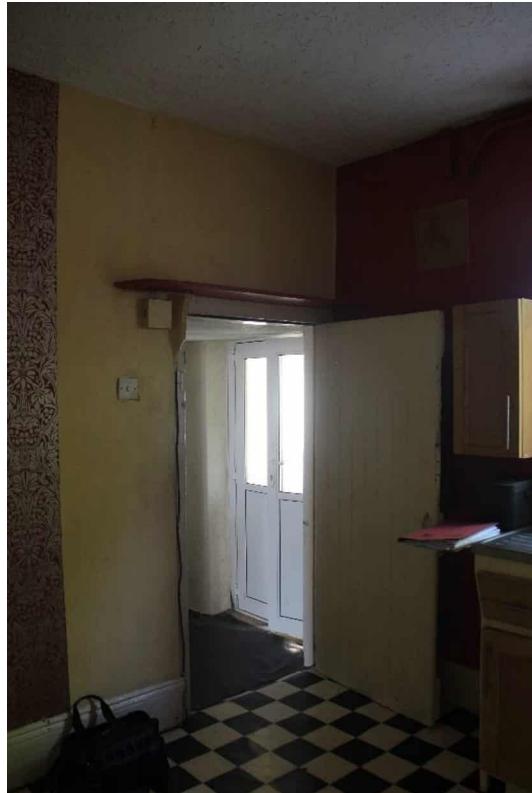
Photograph 37 - Replacement fireplace surround room 1st RHS.

5.5.3 Internal Door Assemblies:

Internal doors to front rooms are original timber 4 panel doors with brass and Bakelite knobs. Doors to back rooms are timber vertical boards with silver-effect pull handle.



Photograph 38 - Front room, 4 panel solid timber door with brass doorknob.



Photograph 39 - Rear room, vertical timber boarded door with curved silver-effect pull handle.

5.5.4 Internal decoration, units and joinery feature

All doors have architraves, but these are not full. That is, they are not the same thickness around the opening.

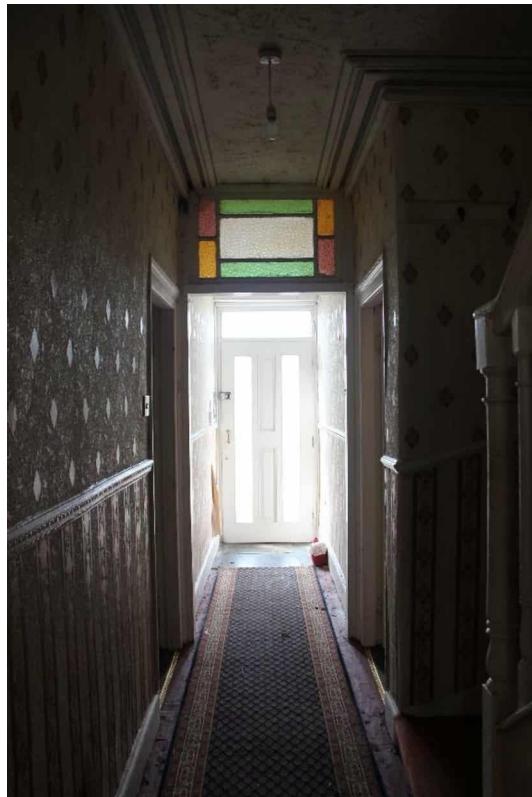
The staircase is a closed string timber and carpeted stairs with square newel head and rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard underneath. The first steps are winders and there is a return and second flight to the first floor.



Photograph 40 - Timber closed string staircase with square headed newels and side panelling.

Decoration/Features:

- There is a stained-glass rectangular vestibule screen at high level along the hall corridor. This serves to separate the hall from the rest of the corridor. Doors to all internal rooms sit to the far side of this subtle demarcation.
- A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and kitchen are placed at and/or behind this.
- W.C. has meat hooks, or similar, hanging from the lath-and-plaster ceiling.
- The staircase is recessed and barely visible from the front door, ensuring privacy.
- The Hall corridor and front rooms have ceiling coving.



Photograph 41 - Stained glass vestibule screen to separate Hall.

5.5.5 Internal Floors

Floorboards are timber boards on joists. Covered floors are finished in linoleum, rugs and tiles.

5.5.6 Sanitary Installations

W.C., toilet and handbasin present but not tested.



Photograph 42 - Sanitary Facilities



5.2.7 Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal. The fuse is located in the w.c. and is an out-of-date system. Fireplaces act as room heaters.



Photograph 43 - View of fuse box and meter

5.6 Internal – First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first-floor annex is supported at this upper level by beams and posts at ground floor level. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

5.6.1 Ceilings

Return Annex ceilings are plastered. The w.c. and lobby landing has a smooth painted ceiling while the Bathroom ceiling has painted stippling. Main building ceilings appear to be original lath-and-plaster and painted.



Photograph 44 - smooth plastered ceilings with coving.

5.6.2 Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) and plastered and painted, with some use of tiles in the bathroom. The lobby landing is wallpapered.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, wallpaper and vertical timber wainscoting/vertical timber boarding. Picture rails are common throughout.



Photograph 45 - Vertical timber boarding to front roof and wall papered end wall.

There is a fireplace in the main building in the front bedroom and in one rear bedroom. It is conceivable that there are other hidden fireplaces in opposing main and party wall. Both have, in our opinion, original insets and fire grates. The tiles to the main bedroom fireplace may be original.



5.6.3 Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

All door opes have architraves and these may have lead paint thereon. To be investigated.



Photograph 46 - Four panel door with brass doorknob.

5.6.4 Internal decoration, units and joinery feature

Decoration/Features

- Return Annex has original windows in the landing lobby and the bathroom with original catches.
- The arched ope at the return, giving access into the Return Annex is panelled out. This may have been an original window ope before it became a door.
- Original inserts and grates in fireplaces.

5.6.5 Internal Floors

Return Annex floor has carpet in the landing lobby and tiles it w.c. and bathroom. We are of the opinion that the floor make-up is timber floorboards and joists. Main building floors are carpeted, and we are of the opinion that these are timber floorboards on joists.

5.6.6 Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a shower, tub and handbasin. These were not tested.



Photograph 47 - Shower and bathtub separate to toilet.

5.6.7 Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.



Photograph 48 - Truss with cast iron hanger.



6.0 Suggested Measures to complete the Building Record

The following measures are proposed in addition to the research and recording completed to date. This will allow for salvaged materials to be appropriately recorded and catalogued prior to storage for future reuse.

The following mitigation measures are proposed:

1. Further Recording by Accredited Surveyor.
2. Black and White Archival Photographic Record - to be carried out before, during and after the works.
3. High resolution digital photographs to be taken on a regular basis for the duration of the works.
4. A detailed record description of the works compiled capturing relevant discoveries.
5. For protected structures, a schedule of fabric for removal shall be 'Retained by Record' to ICOMOS standard.
6. Survey of component and assemblies to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors prior to the works commencing.
7. Written record describing the dismantling of the historic fabric and recording in detail.
8. All works to historic structures must be informed through the engagement of a building conservation consultants (Architects and Surveyors Accredited in Building Conservation).
9. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
10. Specialist conservation works / works to historic fabric identified for retention, reuse and salvage are to be undertaken by appropriately qualified and experienced tradesmen.
11. Works not suitable for reuse on site are to be catalogued, labelled and appropriately stored in preparation for reuse elsewhere. Materials to be made available to conservation specialist contractors.



7.0 Suggested Salvage Schedule of Historic Fabric

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email**: info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
Phone: +65 97168833, **Email**: noel@acpgroup.sg
Web: www.acpgroup.sg

Building No. 14 – Semi Detached Houses

Schedule of Salvaged Material				
Structure	Fabric	Description	Condition	Potential for reuse
Semi Detached Houses	Timber Joinery	Main Staircase,	In good repair	Timber may be repurposed for repairs in other areas of the site. Resue of the staircase in full unlikely.
	Fireplace surrounds and inserts. Both houses.	Cut stone fireplace surround with Cast Iron inset.	In good repair.	Can be repurposed offsite on another project, used as replacements for missing or damaged fabric, with the provenance confirmed, so reuse in a historic building possible.
	Masonry	Historic Brick and Stone	Unknown, in good repair where possible to view.	For the use of repair / replacement of defective masonry throughout the rest of the development site. Surplus material can be stored for possible reuse in future projects locally.
	Timber Window and Door Assemblies	Original Sash Window assemblies and casement window assemblies	Varying, timber overall in good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, with the provenance confirmed.
	Roof Timbers / Trusses (with Wrought Iron elements)	High Quality slow grown softwood rafters and trusses. Trusses also	In very good repair.	For the use of repair / replacement of defective timber in windows and doors of historic buildings, or repair of fabric with joinery elements, with the provenance confirmed.

ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP.

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
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Singapore:- 2 Venture Drive #19-18 Vision Exchange Singapore 608526
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Web: www.acpgroup.sg



		contain wrought iron, which is salvageable also.		The wrought iron will be useful for the repair of historic iron elements both onsite at Cleeves and offsite on suitable projects, with the provenance confirmed.
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Phone: +65 97168833, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



8.0 Signing Off Statement

Conservation Company:

ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP (Registration No. 588345).

Author(s):

David Humphrey's, FRICS, FSCSI, FCABE, BCAS, CMLI, MILI, C.Env.

Group Director

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

Chartered Project Manager

Chartered Environmentalist

Martin English, BSc (Hons) Building Surveying, BSc (Const. Mgmt), C.Build.E., MCABE

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RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Registered Building Surveyor

Sheena Ryan BA(Hons) Fine Art

Historic Building Consultant

And

Brigid Browne MSc., BSc., MIEI, MSCSI, MRICS

Chartered Building Surveyor

Chartered Building Control Surveyor

Client:

Limerick 2030

Signed:

For ACP Archcon Professionals Limited.

Date:

15th October 2025





9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
<http://australia.icomos.org/>

National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/>

Planning and Development Act 2000, Part IV

<http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv>

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

[http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20\(2011\).pdf](http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf)

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

<https://www.archaeology.ie/>

County Council Web Site

www.limerick.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

<https://www.tcd.ie/library/map-library/>



10.0 Appendices

1. Photographic Record & Photographic Record Location Drawings J1000_14_D001 Ground Floor & J1000_14_D002 First Floor.
2. Annotated drawing J1000_14_D003.
3. Geodata Measured Survey 2020, Registers & Drawings



J1000_14A_P01



J1000_14A_P02



J1000_14A_P03



J1000_14A_P04



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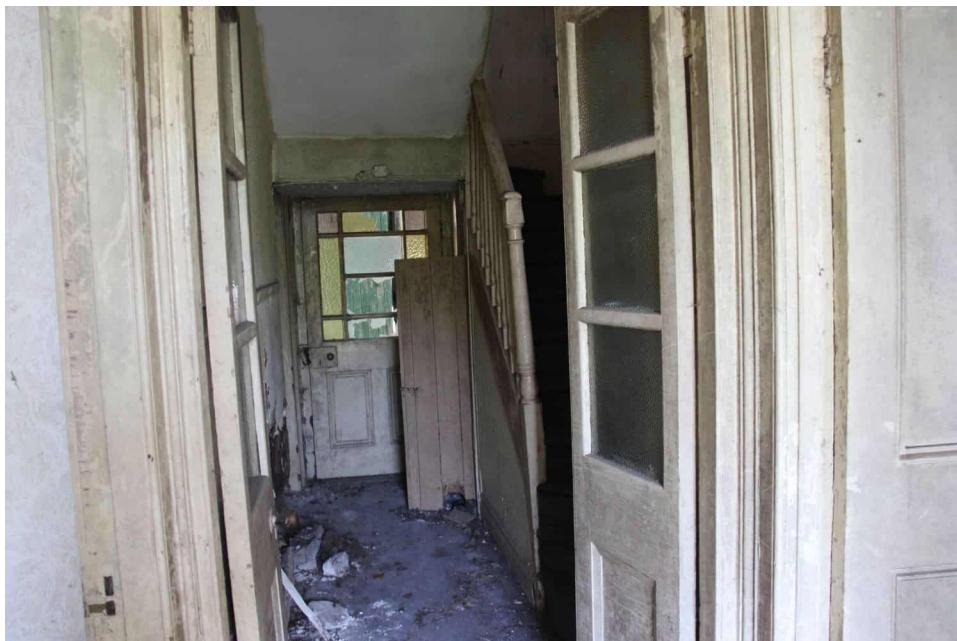
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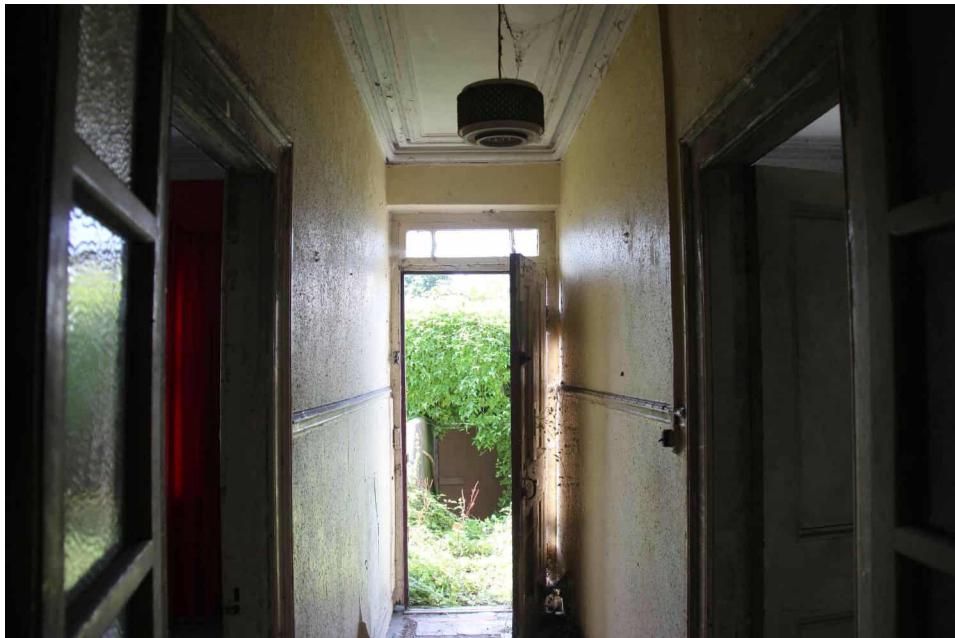
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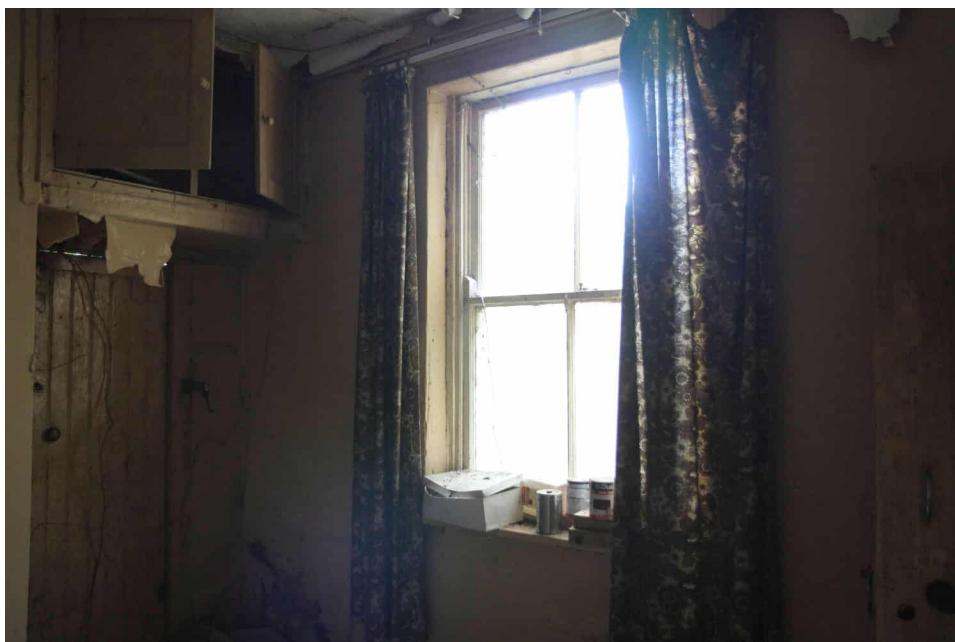
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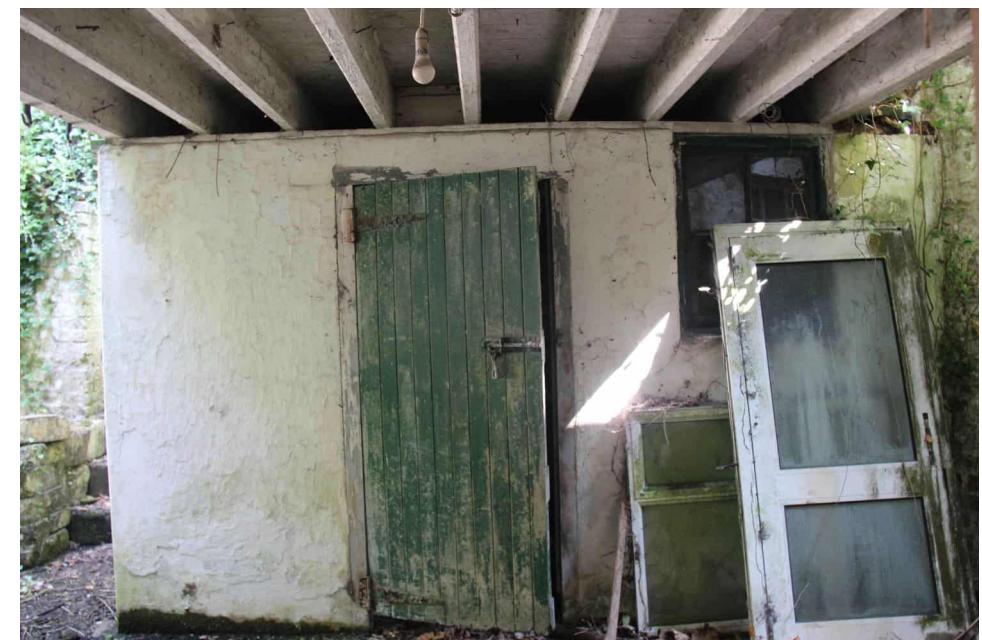
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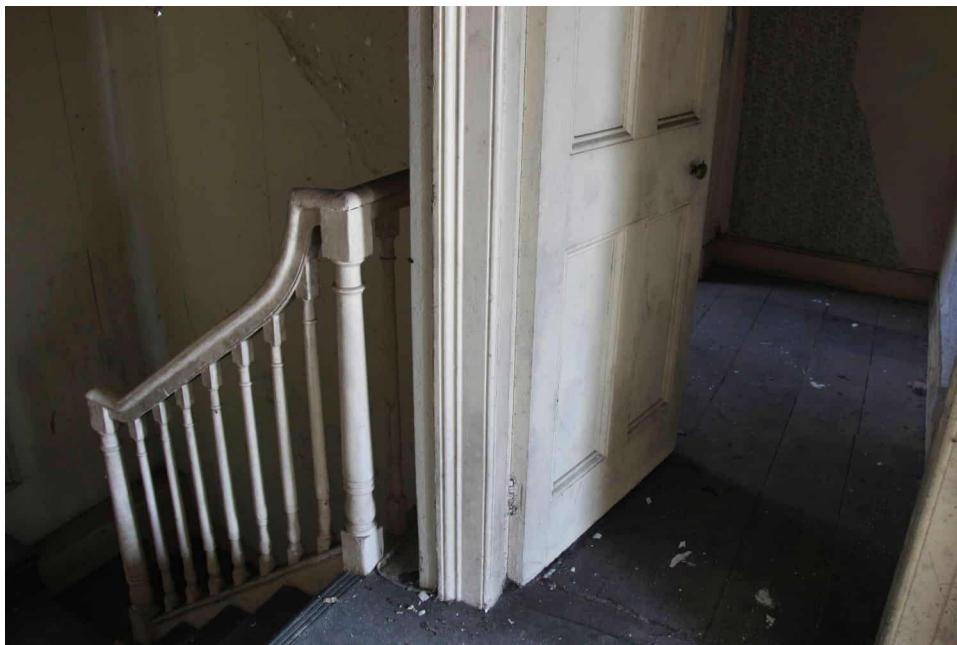
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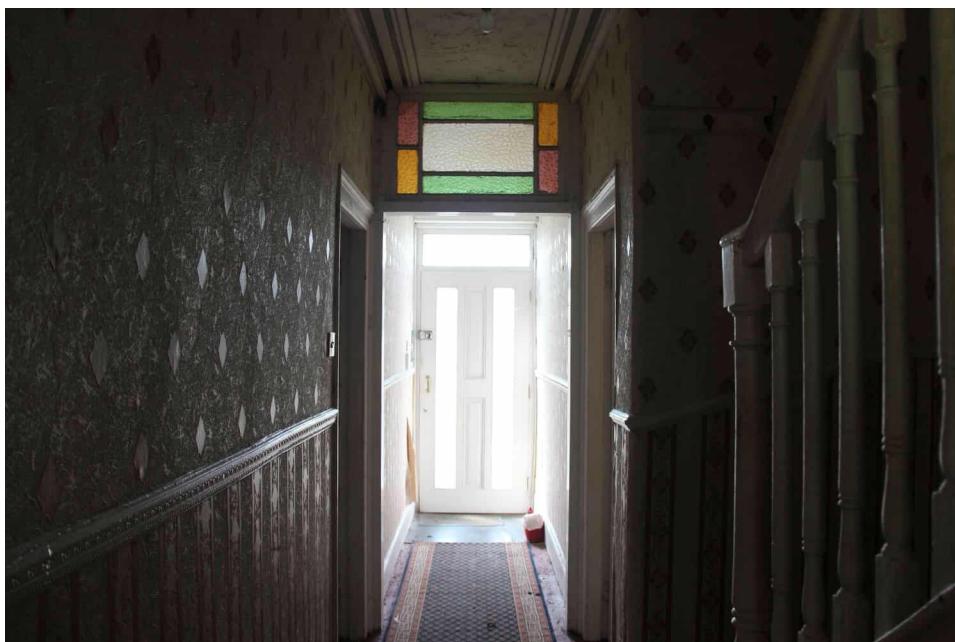
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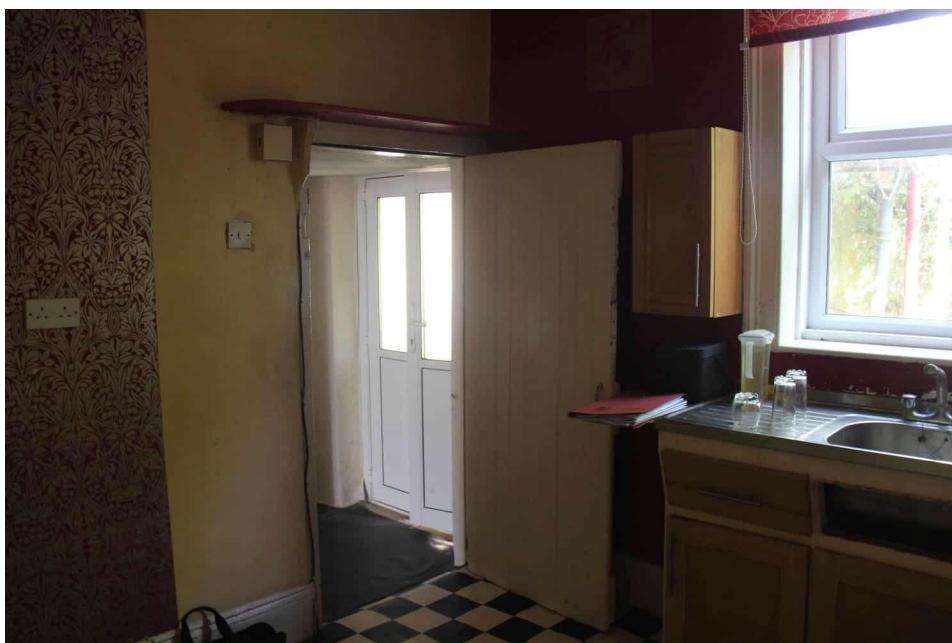
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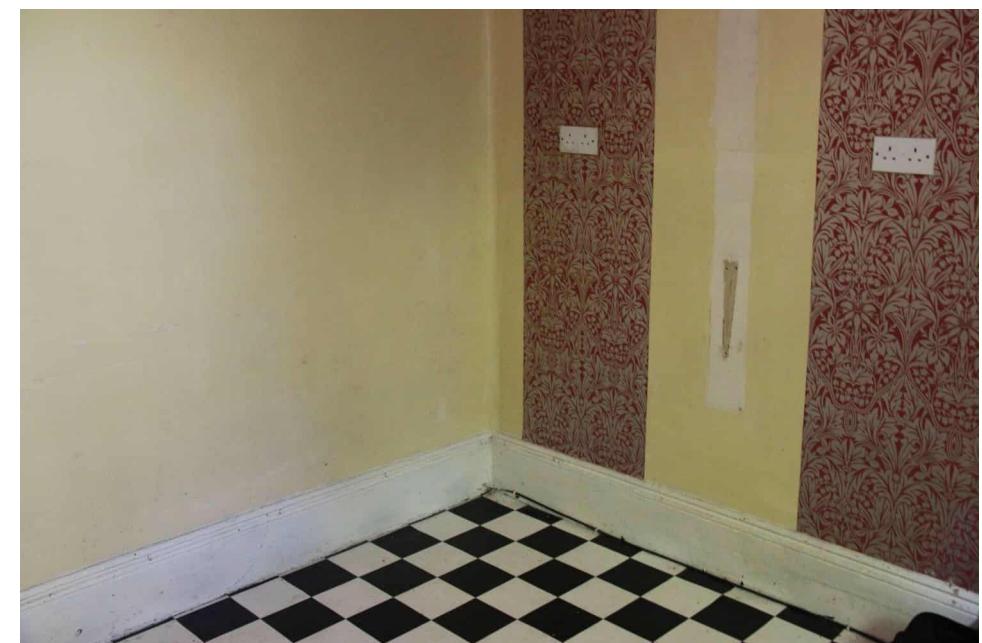
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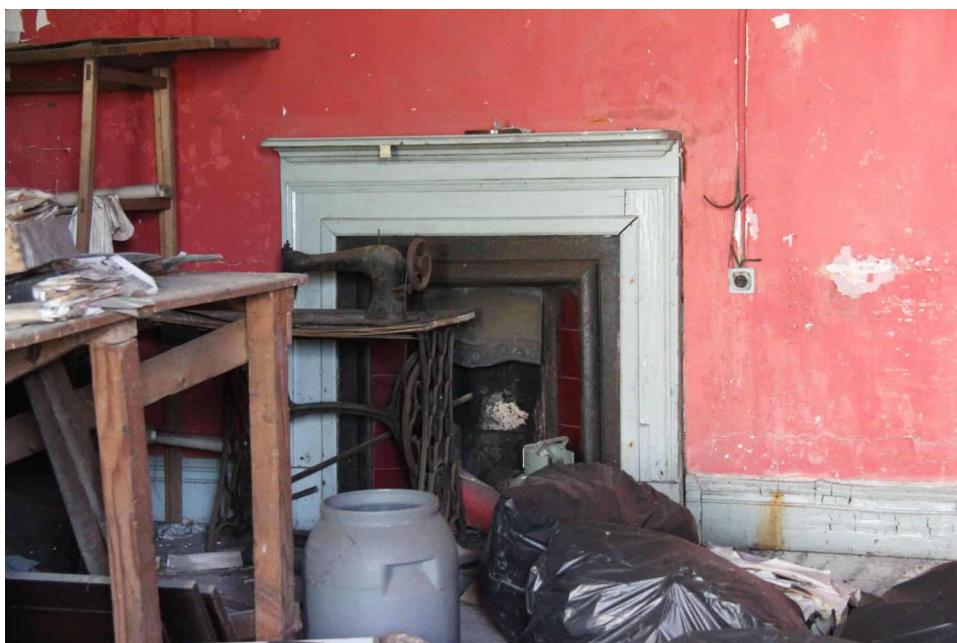
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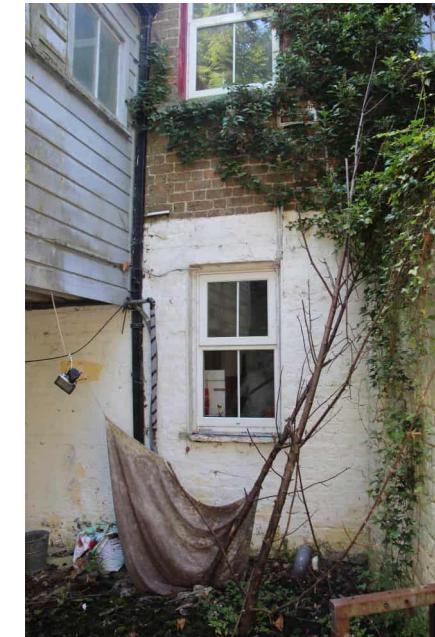
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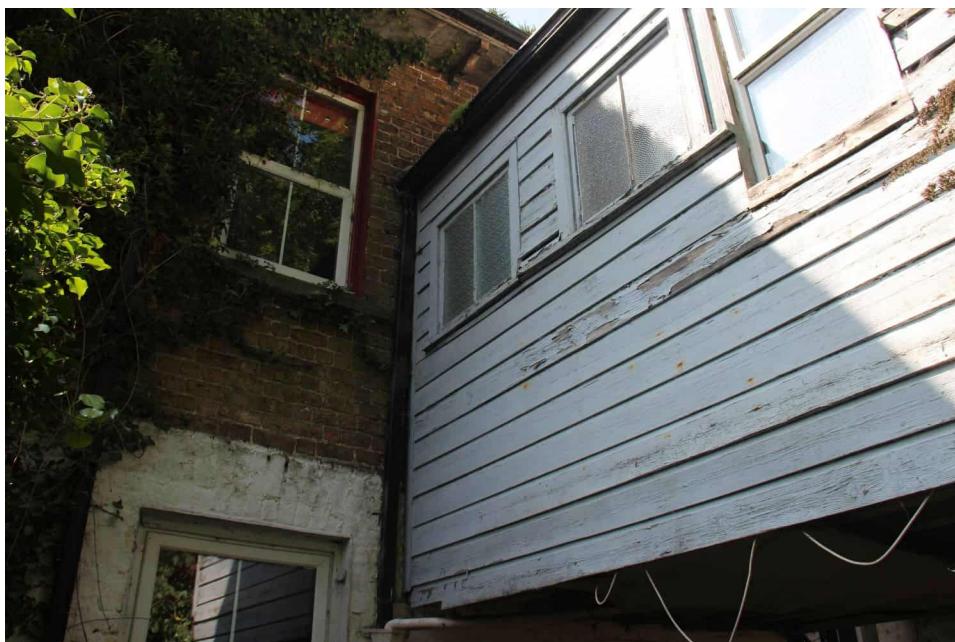
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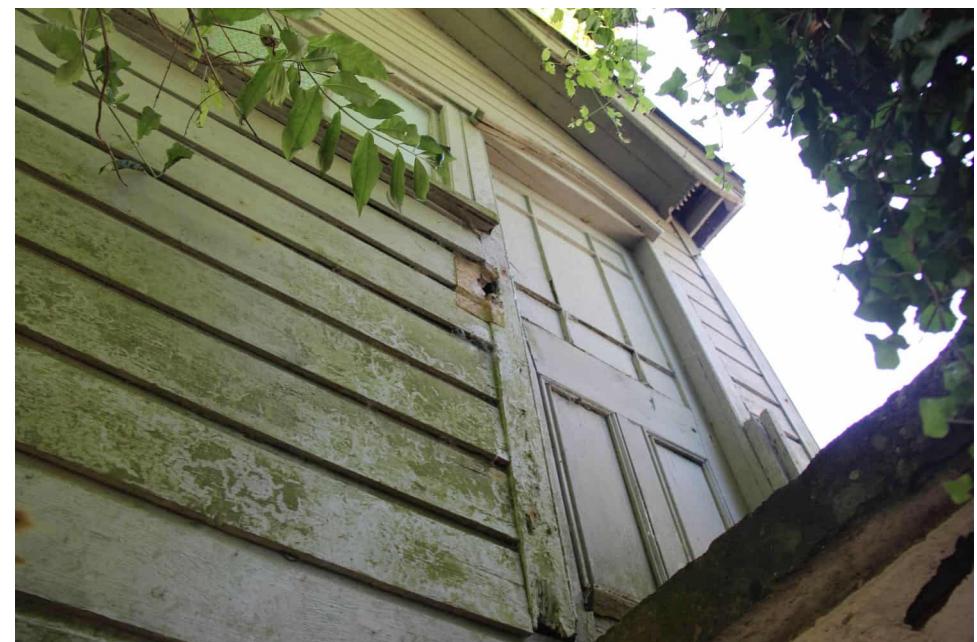
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J1000_14B_P43



J1000_14B_P44



J1000_14B_P45



J1000_14B_P46



J1000_14B_P47



J1000_14B_P48



J1000_14B_P49



J1000_14B_P50



J1000_14B_P51



J1000_14B_P52



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J1000_14B_P55



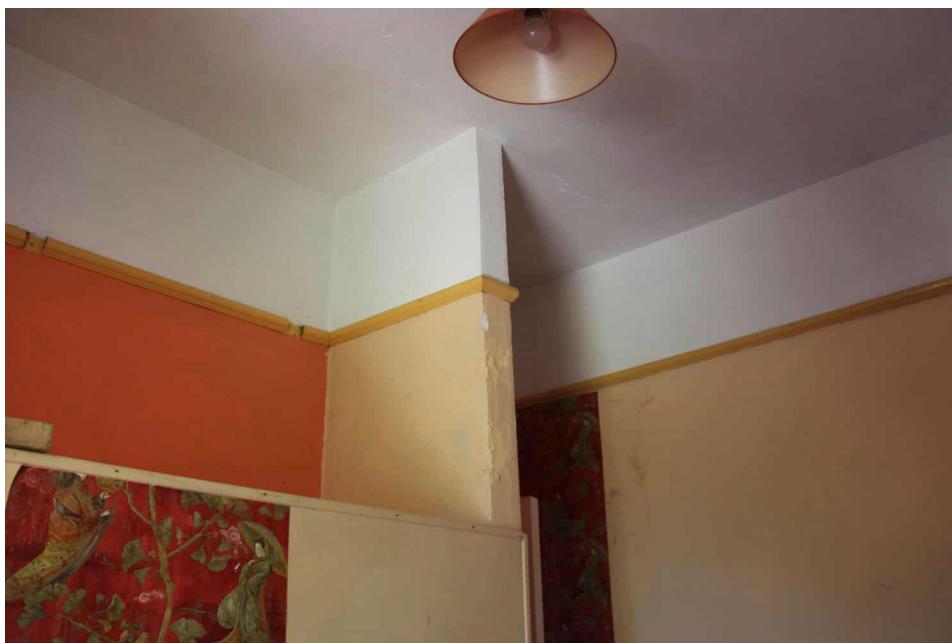
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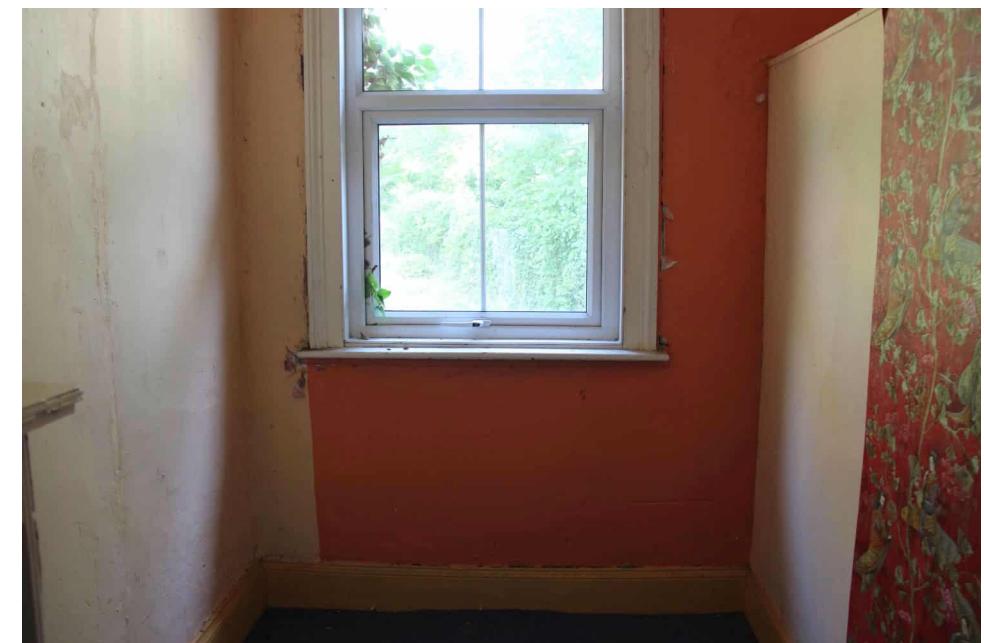
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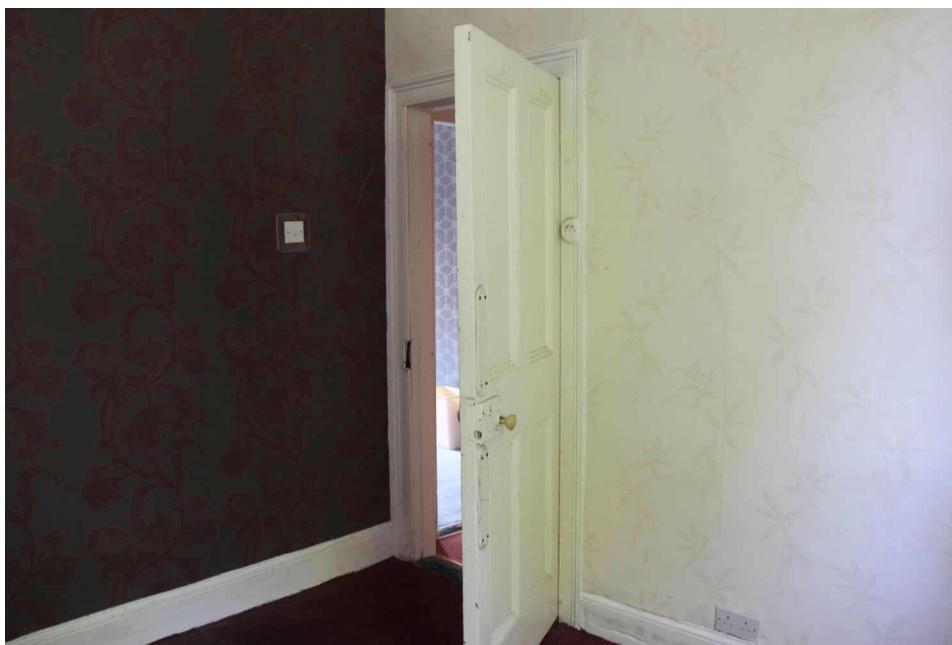
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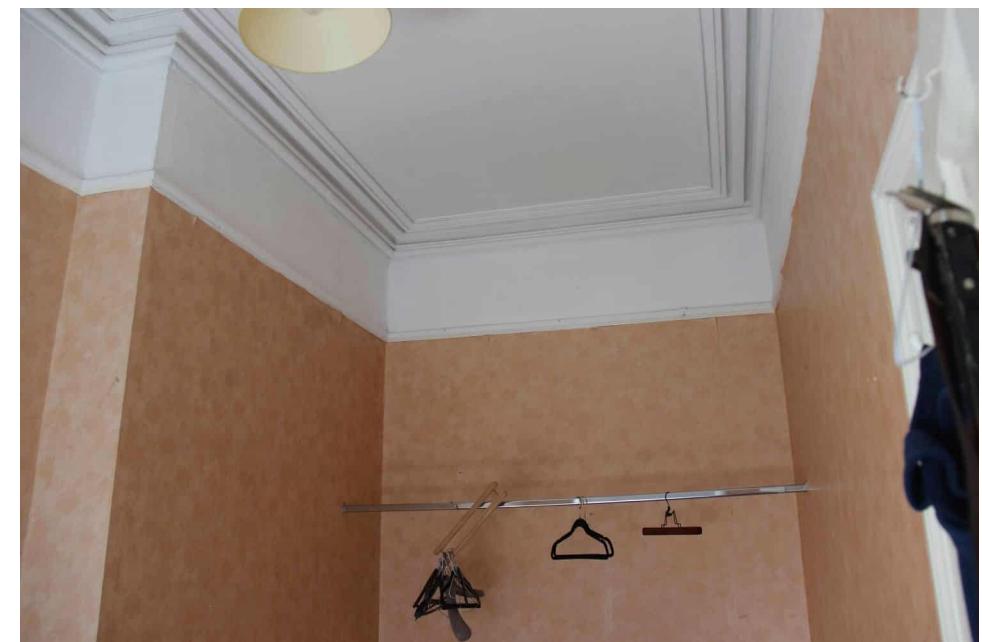
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J1000_14B_P67



J1000_14B_P68



J1000_14B_P69



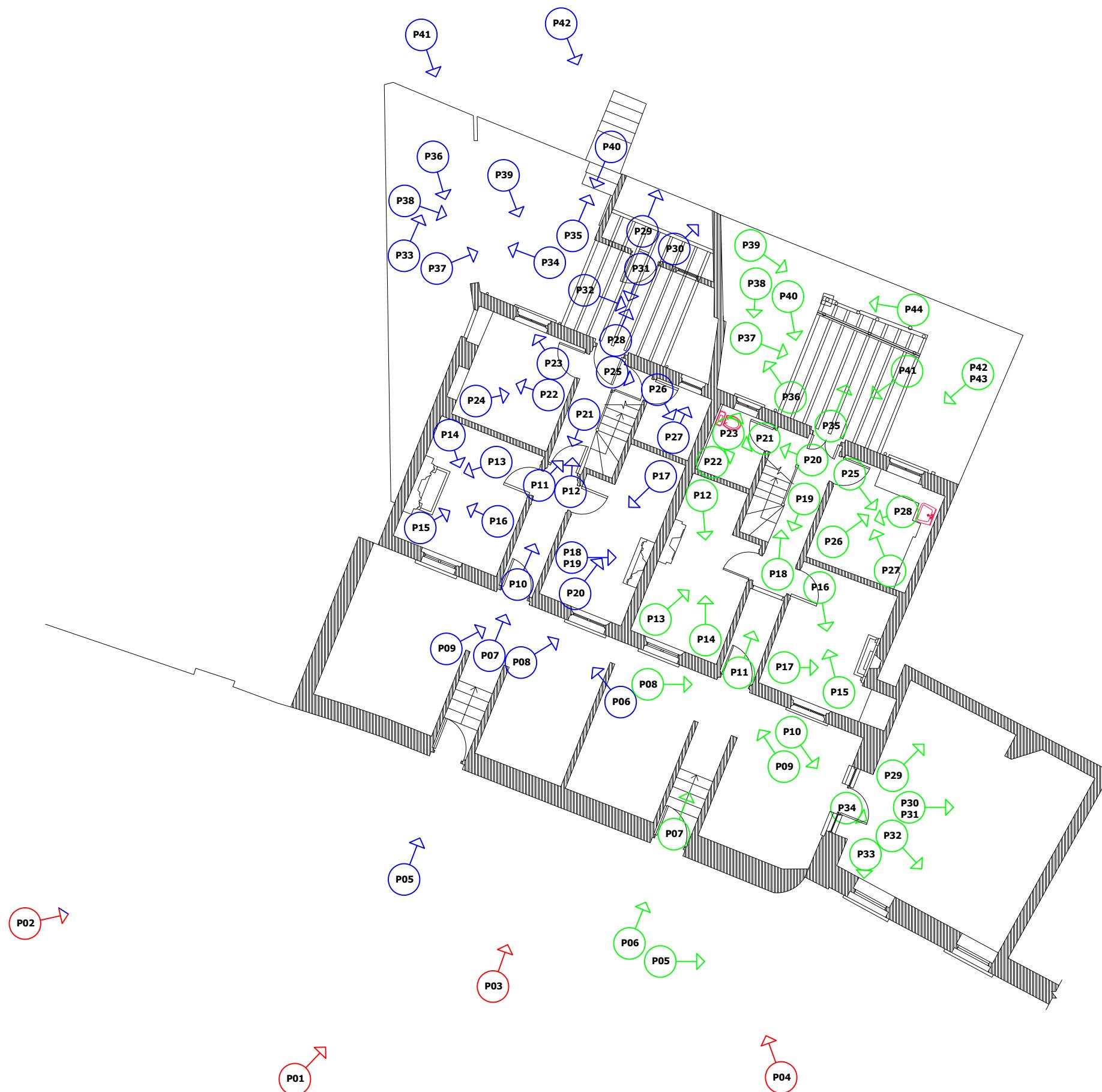
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J1000_14B_P72



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			Title: BUILDING 14 SEMI DETACHED HOUSES - PHOTOGRAPHIC RECORD LOCATION DRAWING - GROUND FLOOR PLAN Client: LIMERICK 2030	Date: 25/09/2025 Mobile: 088 819509 Email: info@acpgroup.ie	



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External - Semi Detached Building A

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimney stacks and masonry rendered walls and a first floor timber frame annex extension with ablation facilities.

Roofs

Replacement cementitious slate roof, on cut timber roof with a timber fascia and soffit the latter supported on timber brackets. There is a chimney stack on the gable servicing the ground and first floor front rooms and ground floor kitchen and back bedroom. There is also a party wall chimney stack servicing ground floor front room and first floor back bedroom.

The Return Annex has a corrugated iron roof.

External Walls

Front wall is smooth cementitious ruled-and-lined render. Rear wall is painted brick to ground floor and exposed brickwork to first floor. Gable end is cementitious smooth render and appears to have had a lean-to structure against it that is now absent. There is a timber frame and boarded extension (Return Annex) with a ground floor outbuilding built partially underneath and acting as part support. Internal structural elements within the outbuilding suggest that the Return Annex was supported on cast iron columns and they perhaps the outbuilding was retrofitted later.

Penetration and Doors (General)

Windows to the front and rear facades are timber single glazed two-pane over two-pane sliding sash with the exception of the bathroom window which is six over six. Cills appear to be stone but they are heavily painted therefore concrete cills may be present to the rear facade. Return Annex windows are single glazed timber casements with original fixings.

Main entrance door is a four panel timber door and may be original. On the external side it is faced with ply sheeting with brass knob protruding. The door frame is still in place and paint layers, now peeling, reveal earlier paint coats. The overhead transom light is intact and appears original. The rear door is timber three panelled door with two lower timber panels and an upper glazed series of panes, that are stained glass. The upper section of this feature matches the transom light at the main entrance door. There is a third door from the kitchen that would have led into a lean-to extension (no longer there). This is of timber vertical boards with a brass knob. Access from the street is via a plywood replacement door in the roadside masonry, rendered and capped boundary wall. A set of concrete steps lead up to the entrance door.

Internal - Ground Floor

This floor contains an entrance Hall corridor. Two sitting rooms left and right to the front of the house. The staircase, kitchen and home office are to the back of the original building with the back door opposing the main entrance.

Ceilings

Ceilings to the main building are assumed to be lath-and-plaster and appear to be original. Coving is present to the ground floor front rooms and Hall corridor and first floor landing. Ceilings wallpapered and/or painted. Ceilings to the first floor Return Attic are timber boards.

Internal Walls:

Internal partition walls (160mm) tapped solid and there is evidence that these are lath-and-plaster stud walls. These are largely finished in wallpaper and paint. There are picture rails in the front rooms and dado rails in the Hall corridor. External walls (400mm) were solid brick construction, non-drylined and finished textured and non-textured wallpaper and paint. There is a fireplace in each of the front rooms and may be original. There is also a flue in the kitchen and this has a range cooker fitted.

Internal Door Assemblies

Internal doors to front rooms are original timber 4 panel doors with oval brass knobs. Doors to back rooms are timber vertical boards with brass and Bakelite knobs. Just beyond the doors to the front rooms is a set of double doors in the corridor with a clear glass overhead vestibule screen divided into three panes of clear glass. These are timber 4 panel doors with the upper three panels glazed. These serve to separate the front rooms from the staircase and back rooms.

Internal decoration, units and joinery features

The staircase is a closed string timber and linoleum covered stairs with square newel head and curved steam and with rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and a second flight to the first floor.

Only internal doors to the front of the building have architraves. The remaining doors have a simple undressed frame.

Decoration/Features:

There is a clear glass vestibule screen at high level along the Hall corridor. This serves to separate the Hall proper from the rest of the corridor. Front room doors sit to the front of this demarcation, and the stairs and back rooms sit behind the demarcation. A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and home office are placed at and/or behind this. The staircase is recessed and barely visible from the front door, ensuring privacy. (See photos 7 & 12). The Hall corridor and front rooms have ceiling coving. (See photo 7 & 10). Old service bell unit.

Internal Floors

Hall corridor and home office are tiled, with exposed timber floorboards to the front rooms and linoleum to the kitchen.

Sanitary Installations

No sanitary facilities on this floor.

Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal and an upgrade would have to be carried out. We are of the opinion that water was heated by the range cooker and that fireplaces heated the rooms.

Outbuilding (General Comment)

There is a brick, concrete and stone outbuilding that partly supports the first floor Return Annex and the following are general photographs of the structure.

Internal - First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first floor annex is supported at this upper level by beams and posts and an outbuilding has also been partially incorporated thereunder. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

Ceilings

Return Annex ceilings are timber boards and painted. Main building ceilings appear to be original lath-and-plaster and painted. Coving is present in the landing.

Internal Walls

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) with vertical timber boards to the internal face painted white and separated by a dado rail. Main building walls are solid, and we are of the opinion that once again, these are brick external walls and studded with lath-and-plaster internal partitions. They are finished in a mixture of paint, textured and non-textured wallpaper with the main front bedroom fireplace wall and front wall finished in vertical timber boards from skirting to underside of picture rail. Picture rails are common throughout. Fireplaces and surrounds to front and rear bedrooms may be original.

Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass. Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

Internal decoration, units and joinery features

All door opes have architraves and these may have lead paint thereon. To be investigated.

Decoration/Features:

Return Annex has original windows and catches. The arched ope at the return, giving access into the Return Annex, is panelled out. This may have been an original window ope before it became a door. Original inserts, grates in fireplace surrounds.

Internal Floors

Return Annex floors are linoleum in the landing lobby and carpet in the w.c. and bathroom. We're of the opinion that the floor make-up is timber

External - Semi Detached Building B

The building is a two-storey, three-bay, semi-detached building with an 'A' pitched slated roof with gable and party wall chimney stacks and masonry rendered walls and a first floor timber frame with ablation facilities.

Roofs

Replacement cementitious slate roof, on cut timber roof with a timber soffit and fascia supported on timber brackets. There is a chimney stack on the gable servicing the ground and first floor front rooms and ground floor kitchen. There is also a party wall chimney stack servicing ground floor front room and first floor back bedroom.

External Walls

Smooth cementitious ruled-and-lined rendered front wall, the rear wall is painted brickwork on the ground floor and exposed brickwork on the first floor. There is a timber frame and timber boarded extension (Return Annex) to the rear similar to Building A.

Penetration and Doors (General)

Windows are replacement double glazed uPVC top hung casement with some original timber casements remaining on the Annex Return. (See photo 30 above).

Main entrance door is a replacement timber 4 panel door with vertical panels. Two of these are light strips and there is a vent light over head. The opposing back door is a replacement PVC double leaf door with 4 panels, where the upper two are glazed.

Cills appear to be stone to tooling noted but these are heavily painted and there may be some concrete replacement cills.

Internal - Ground Floor

This floor contains an entrance Hall corridor. Two sitting rooms left and right to the front of the house. The staircase, kitchen and water closet (w.c.) are to the back of the original building with the back door opposing the main entrance.

Ceilings

Ceilings are assumed to be lath-and-plaster. All have coving. Ceilings are painted and have a textured/stippled finish and may be plaster effect or painted paper-mâché. Where this is plaster or Artex, this must be examined for asbestos containing materials (ACMs).

Internal Walls:

Internal partition walls (160mm) tapped solid and are assumed to be timber stud with lath-and-plaster and are finished in wallpaper, paint with some use of vertical timber wainscoting and dado rail to the Hall corridor and stairs. A picture rail is present in the two front rooms. External walls (400mm) were solid brick construction, non-drylined and finished wallpaper, paint with some use of vertical timber wainscoting. There is a fireplace in each of the front rooms. These have replacement modern (1970/1980s) timber and tile surrounds. There is also a flue in the kitchen and this is currently repurposed as a storage area. Dimensions indicates that prior to its new use, a range cooker may have been located in the opening.

Internal Door Assemblies:

Internal doors to front rooms are original timber 4 panel doors with brass and Bakelite knobs. Doors to back rooms are timber vertical boards with silver-effect pull handle.

Internal decoration, units and joinery feature

All doors have architraves but these are not full. That is, they are not the same thickness around the ope.

The staircase is a closed string timber and carpeted stairs with square newel head and curved steam and with rounded spindles. The handrail is square. It has timber vertical sidings and a cupboard thereunder. The first steps are winders and there is a return and second flight to the first floor.

Decoration/Features:

There is a stained glass rectangular vestibule screen at high level along the Hall corridor. This serves to separate the Hall proper from the rest of the corridor. Doors to all internal rooms sit to the far side of this subtle demarcation. A second demarcation occurs with the use of the stairs' landing. The back door, w.c. and kitchen are placed at and/or behind this. W.C. has meat hooks, or similar, handing from the lath-and-plaster ceiling. The staircase is recessed and barely visible from the front door, ensuring privacy. The Hall corridor and front rooms have ceiling coving.

Internal Floors

Floorboards are timber boards on joists. Covered floors are finished in linoleum, rugs and tiles.

Sanitary Installations

W.C., toilet and handbasin present but not tested.

Electrical and Services Installations (General Comment)

Electrical and mechanical installations are minimal and an upgrade would have to be carried out. The fuse is located in the w.c. and is an out of date system. Fireplaces act as room heaters.

Internal - First Floor

First floor Return Annex contains a lobby landing, water closet (w.c.) and separate bathroom. There is no ground floor annex therefore the first floor annex is supported at this upper level by beams and posts thereunder. First floor main building contains a landing corridor and three bedrooms with a dressing room/nursery off the front/main bedroom.

Ceilings

Return Annex ceilings are plastered. The w.c. and lobby landing has a smooth painted ceiling while the Bathroom ceiling is painted stippling (possible ACMs). Main building ceilings appear to be original lath-and-plaster and painted.

Internal Walls:

Return Annex walls are timber stud partition and external walls are timber frame (c.160mm) and plastered and painted, with some use of tiles in the bathroom. The lobby landing is wallpapered.

Main building walls are solid, and we are of the opinion that once again, these are brick external walls and stud with lath-and-plaster internal partitions. They are finished in a mixture of paint, wallpaper and vertical timber wainscoting/vertical timber boarding. Picture rails are common throughout. There is a fireplace in the main building in the front bedroom and in the one rear bedroom. It is conceivable that there are other hidden fireplaces in opposing main and party wall. Both have, in our opinion, original insets and fire grates. The tiles to the main bedroom fireplace may be original.

Internal Door Assemblies

Return Annex doors are timber with upper frosted glazing panel with stained glass.

Main building doors are 4 panel solid timber doors with painted wooden and Bakelite knobs.

All door opes have architraves and these may have lead paint thereon. To be investigated.

Internal decoration, units and joinery feature

Decoration/Features. Return Annex has original windows in the landing lobby and the bathroom with original catches. The arched ope at the return, giving access into the Return Annex is panelled out. This may have been an original window ope before it became a door. Original inserts and grates in fireplaces.

Internal Floors

Floors: Return Annex floors have carpet in the landing lobby and tiles in w.c. and bathroom. We're of the opinion that the floor make-up is timber floorboards and joists.

Main building floors are carpeted and we are of the opinion that these are timber floorboards on joists.

Sanitary Installations

Return Annex w.c. contains a toilet. The Bathroom contains a shower, tub and handbasin. These were not tested.

Roof Space

Attic has a cut timber roof consisting of cementitious replacement slates on bitumen underlay on original timber rafters on purlins with truss supports. Cast iron hangers are used to tie the truss members. The original lime parging is evident between the joists.

Legend:



Project Status:

Revision:

1 -

2 -

3 -

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Project: J100 Cleeves

Title: Building Recording_Building 14_Semi Detached Houses

Client: Limerick Twenty Thirty

Scale: 1:100 @A1 Date: 24/09/2025

Drawing By: Checked By:

ME

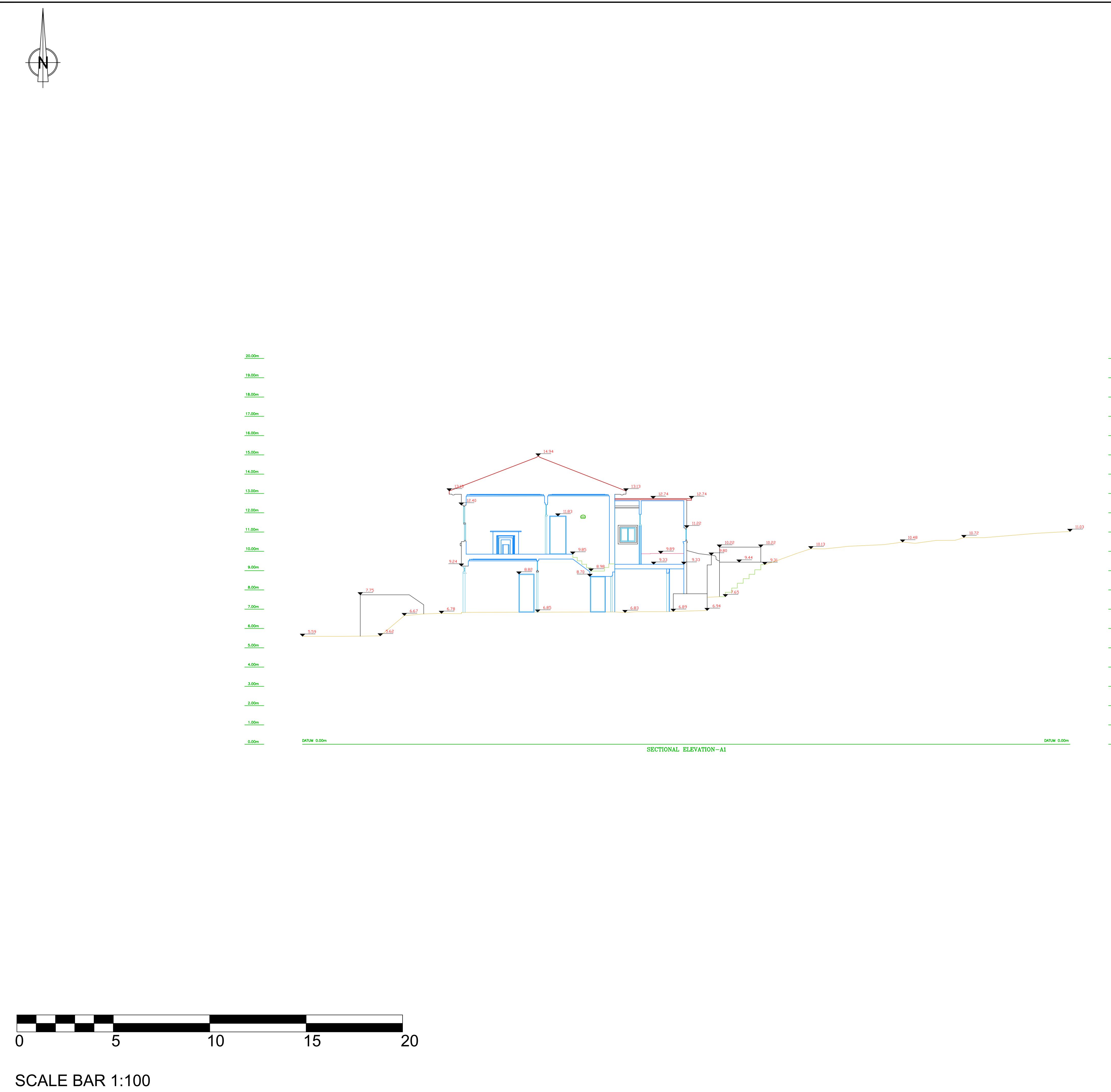
Drawing No: Revision: 00

J100_14_D003

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5268-Elevation-B2	Elevation B2	22/09/2025
5268-Elevation-B3	Elevation B3	22/09/2025
5268-Elevation-B4	Elevation B4	22/09/2025
5268-Elevation-B5	Elevation B5	22/09/2025
5268-Elevation-B6	Elevation B6	22/09/2025
5268-FF Ceiling Plan	First Floor Ceiling Plan	22/09/2025
5268-First Floor Plan	First Floor Plan	22/09/2025
5268-GF Ceiling Plan	Ground Floor Ceiling Plan	22/09/2025
5268-Ground Floor Plan	Ground Floor Plan	22/09/2025
5268-Roof Plan	Roof Plan	22/09/2025
5268-Section-A1	Section A1	22/09/2025



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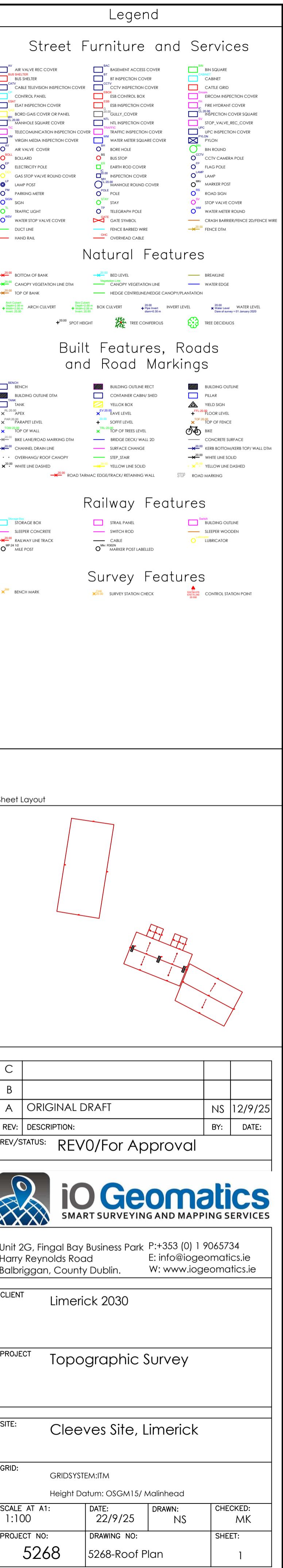
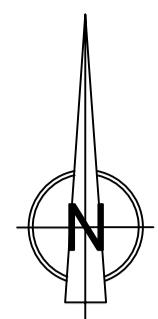
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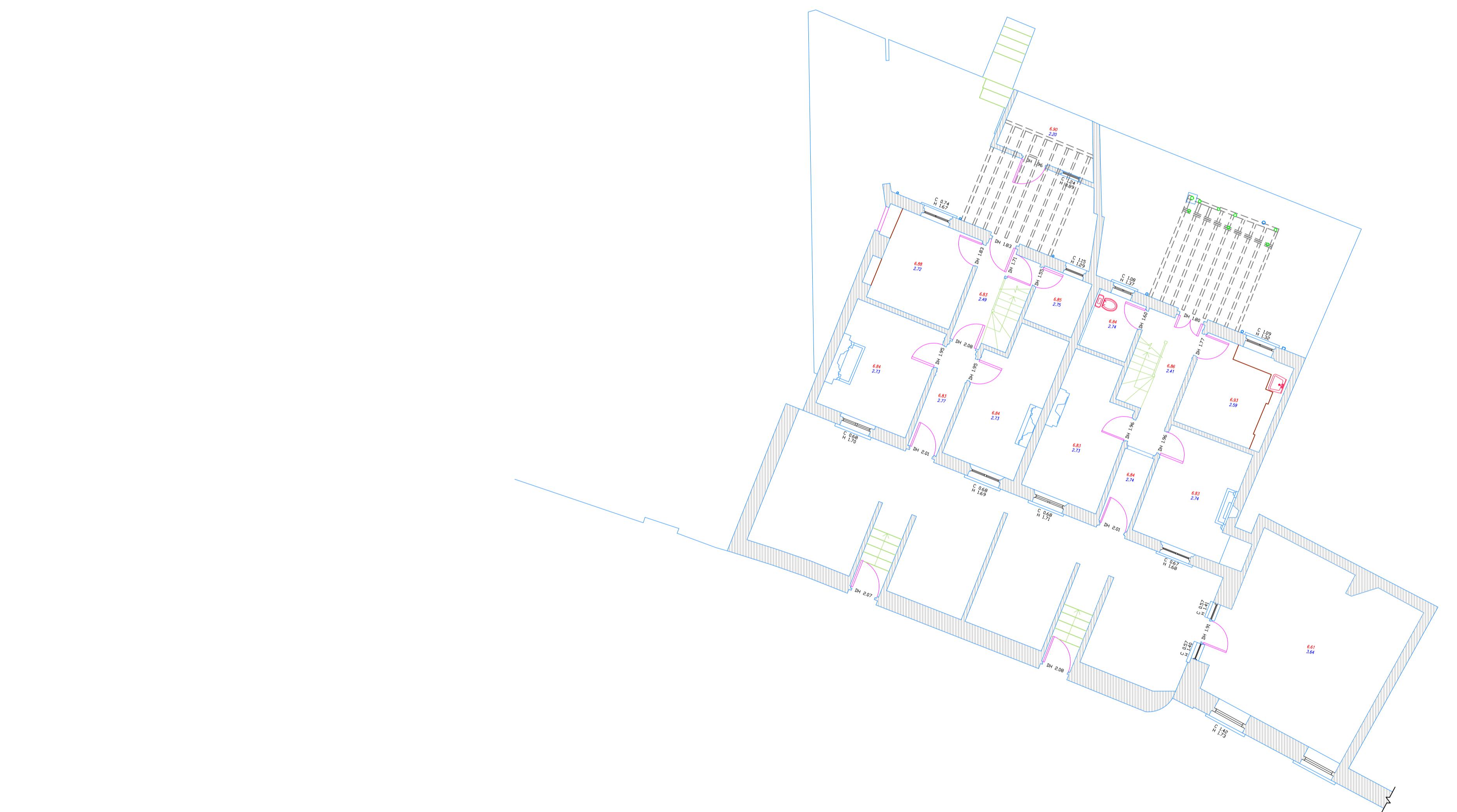
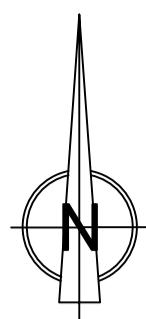
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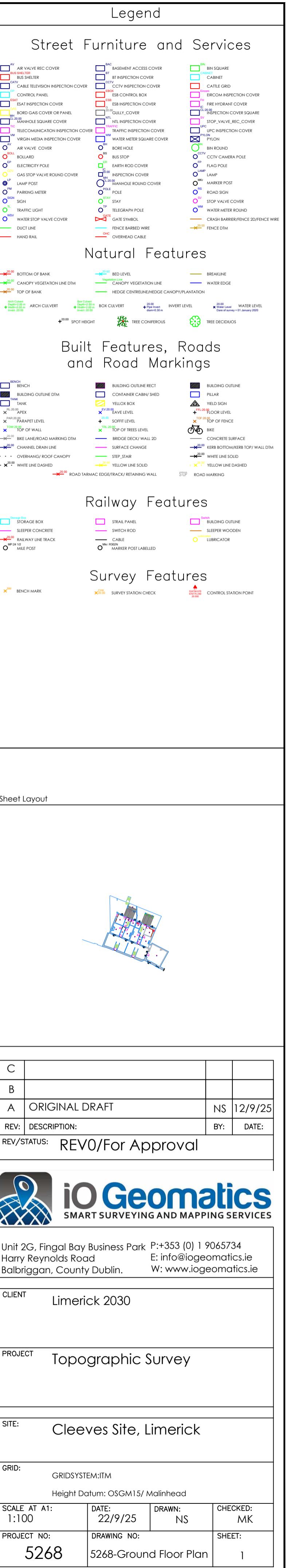
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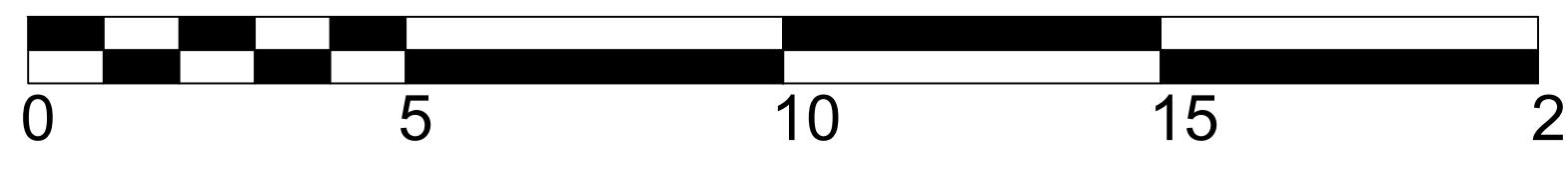
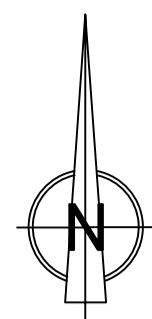
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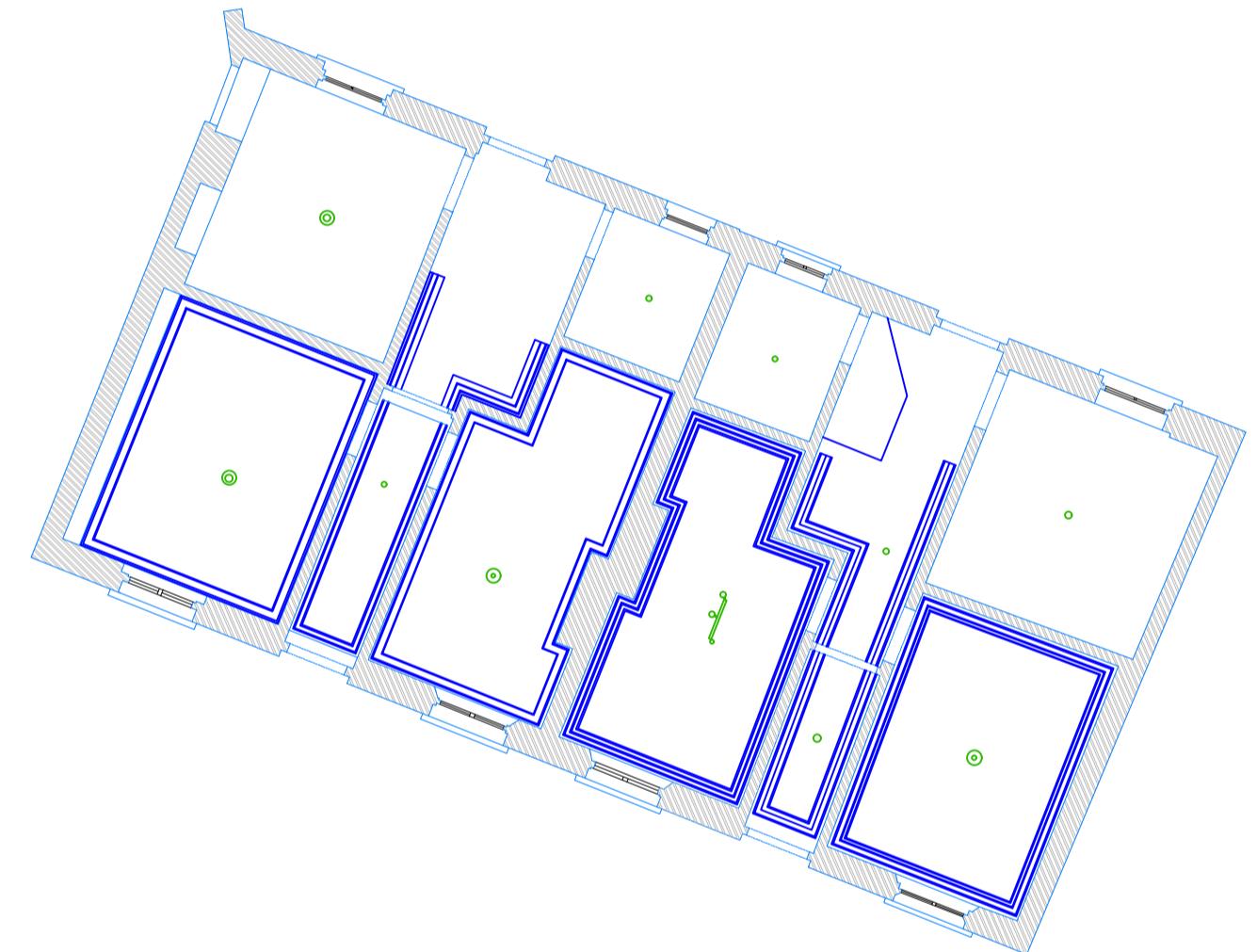


SCALE BAR 1:100





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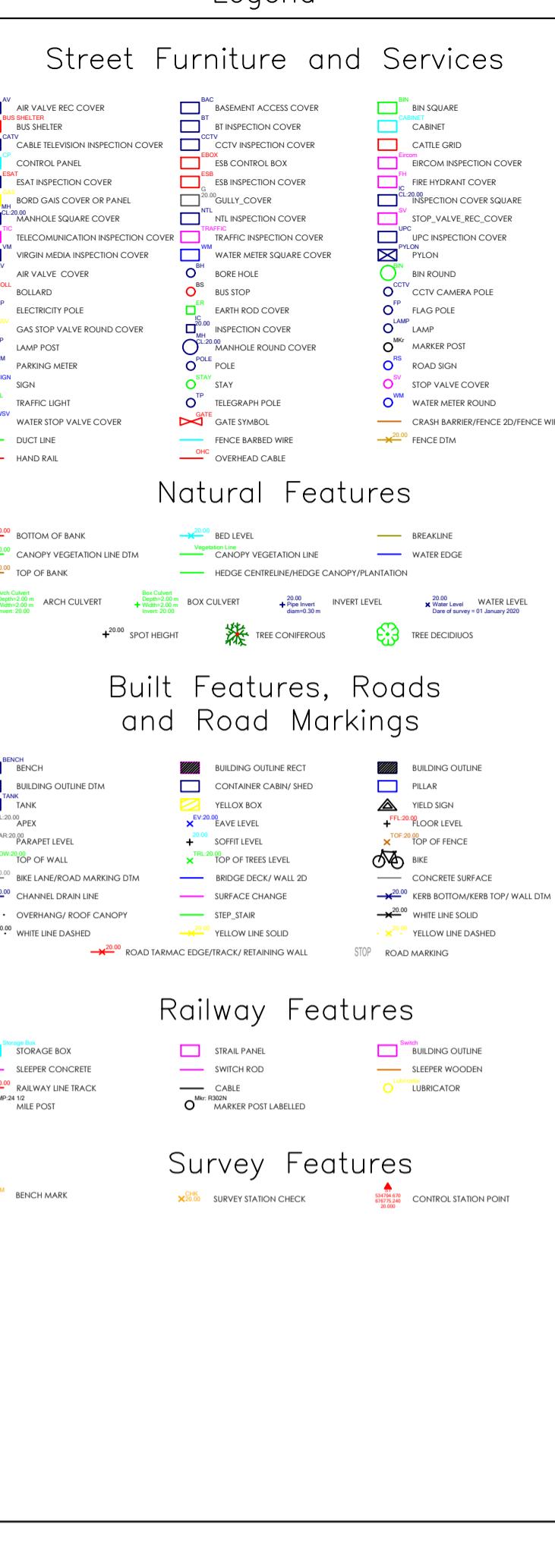
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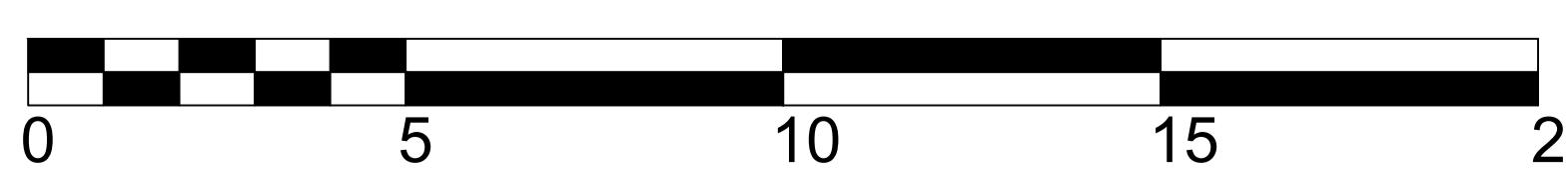
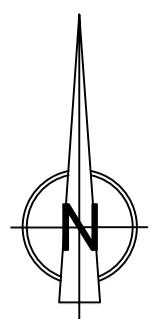
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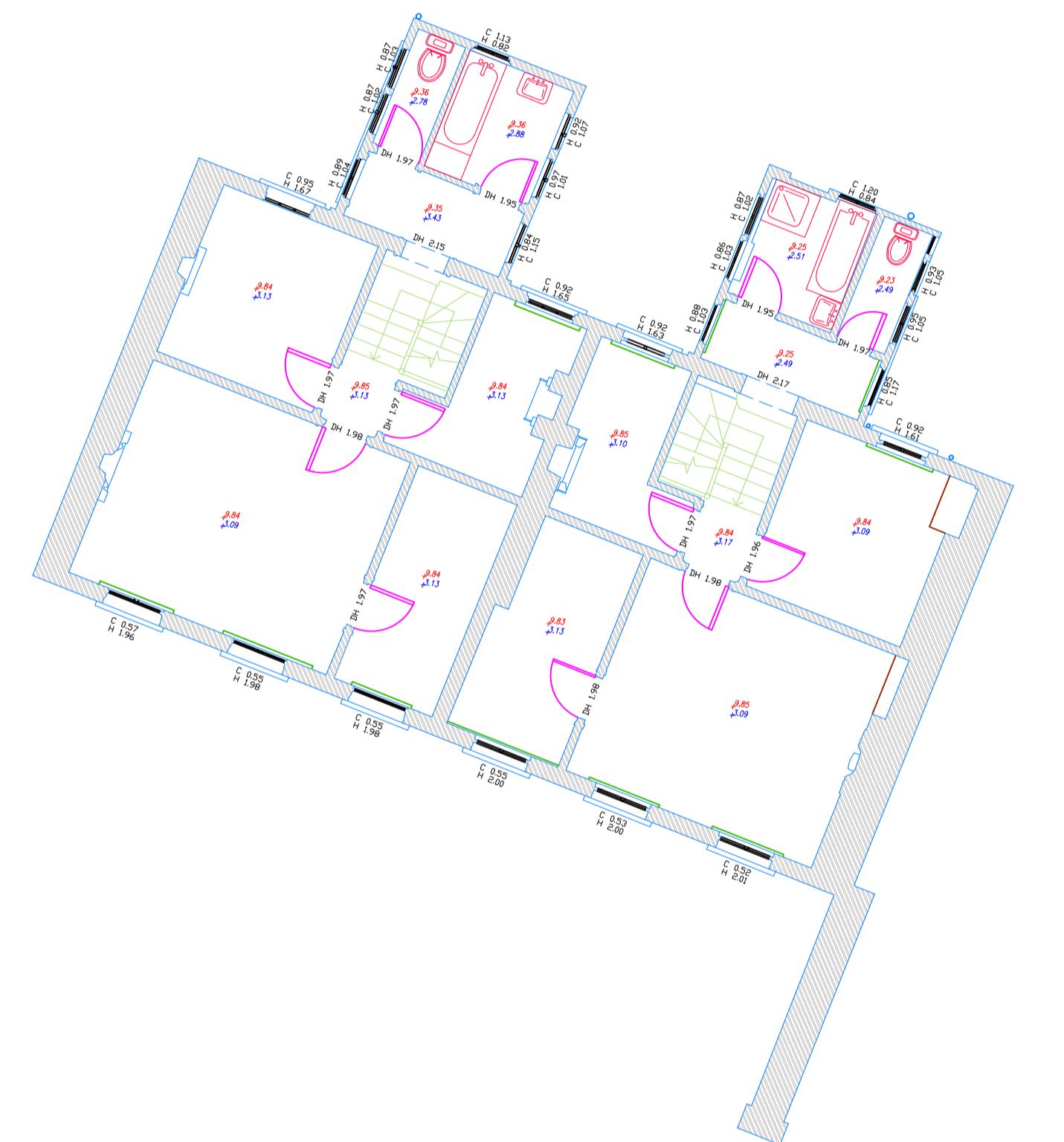
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PROJECT NO: 5268	DRAWING NO: 5268 CE Ceiling Plan	



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EV:	DESCRIPTION:	BY:	DATE:
EV/STATUS:	REV0/For Approval		



SCALE BAR 1:100



C			
B			
A	ORIGINAL DRAFT	NS	12/9/25
REV:	DESCRIPTION:	BY:	DATE:
REV/STATUS:		REV0/For Approval	



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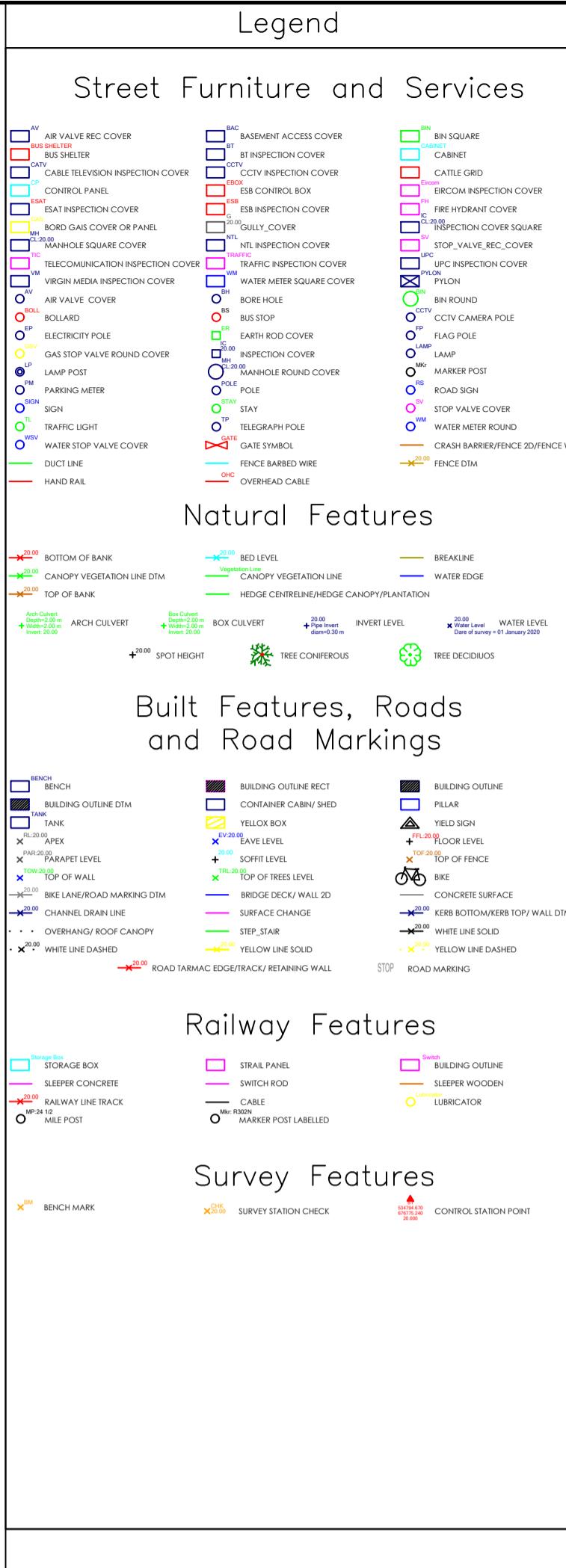
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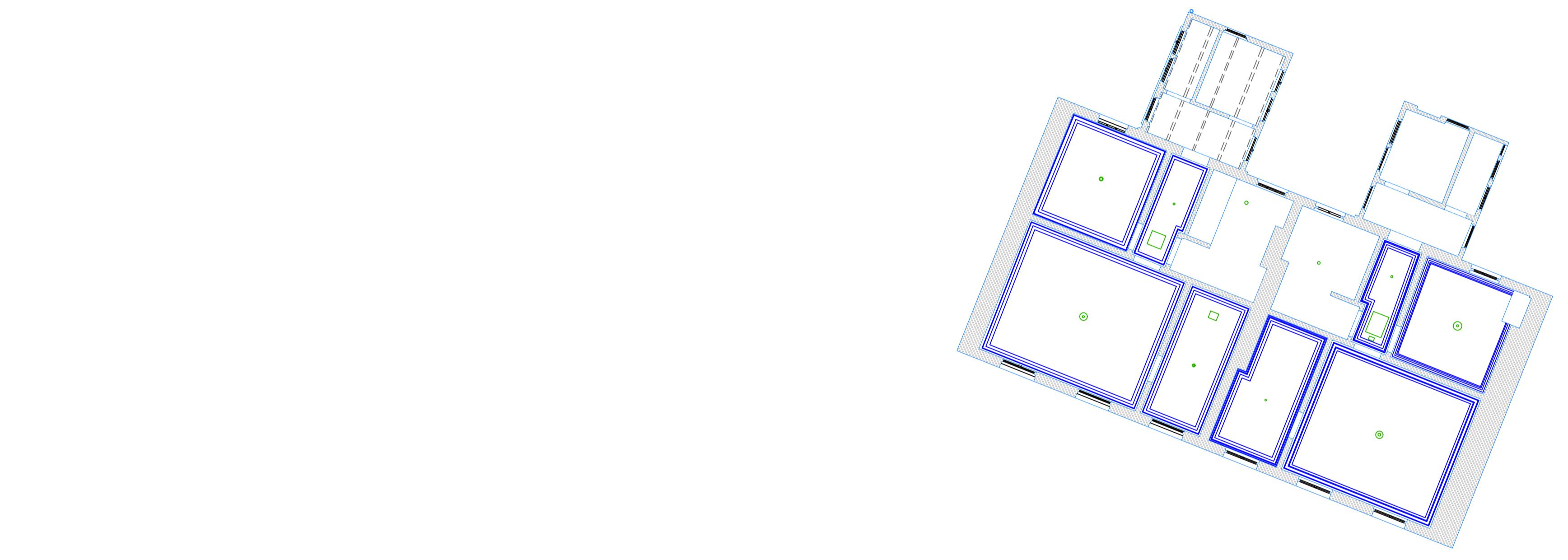
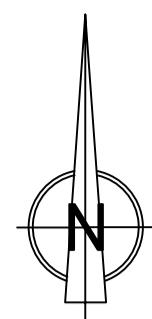
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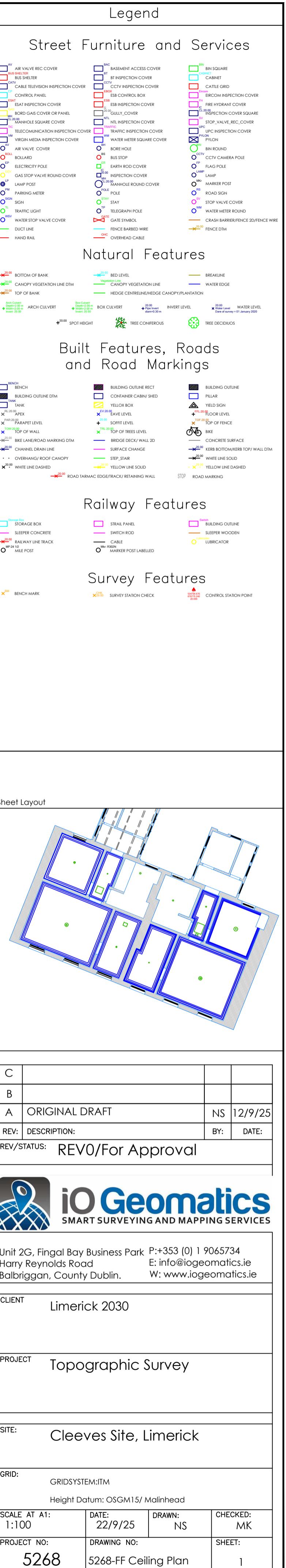
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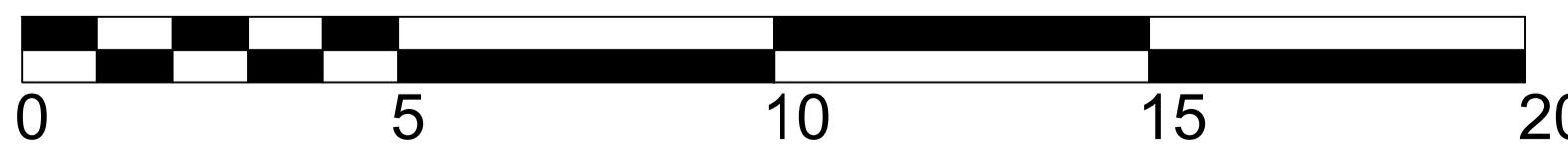
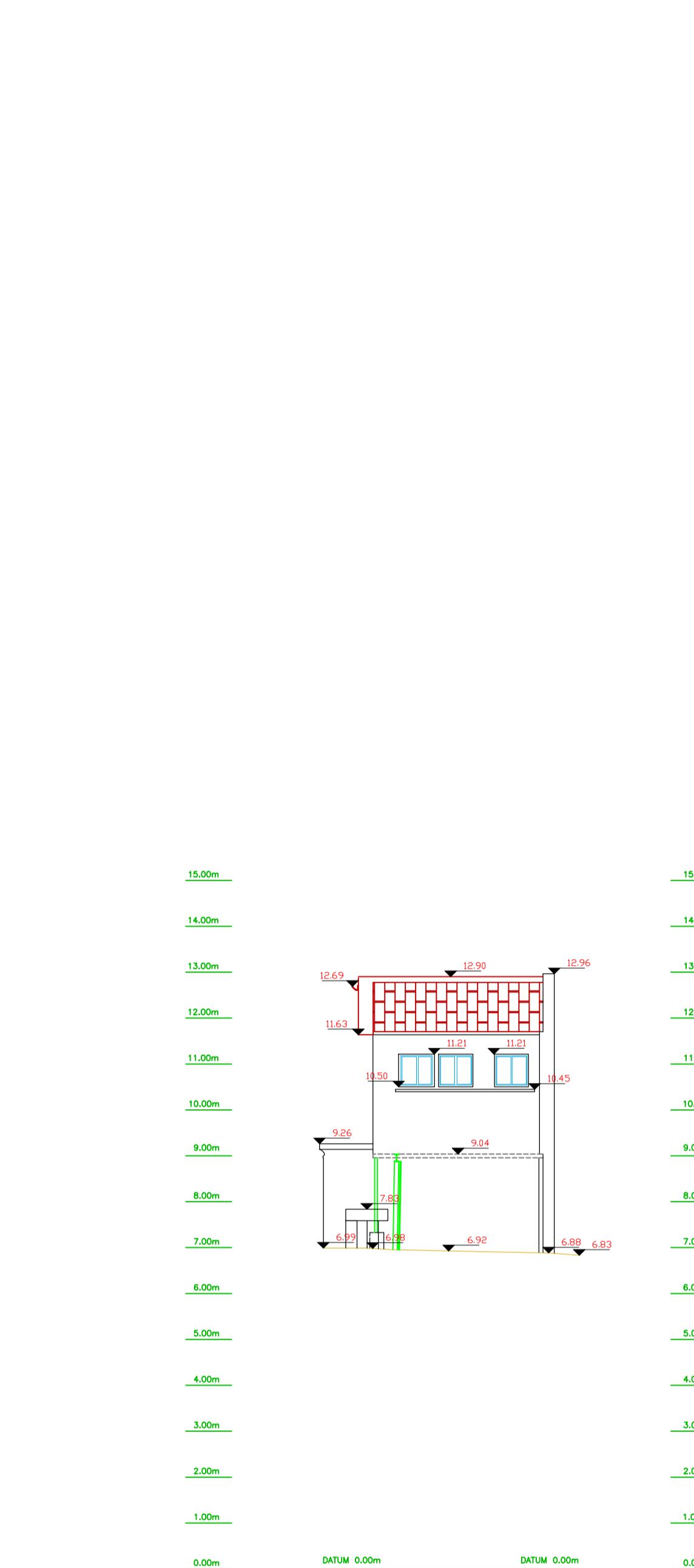
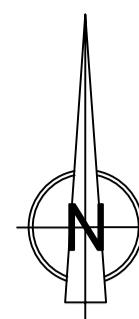
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SCALE AT A1: 1:100	DATE: 22/9/25	DRAWN: NS
PROJECT NO: 5268	DRAWING NO: 5268 First Floor Plan	



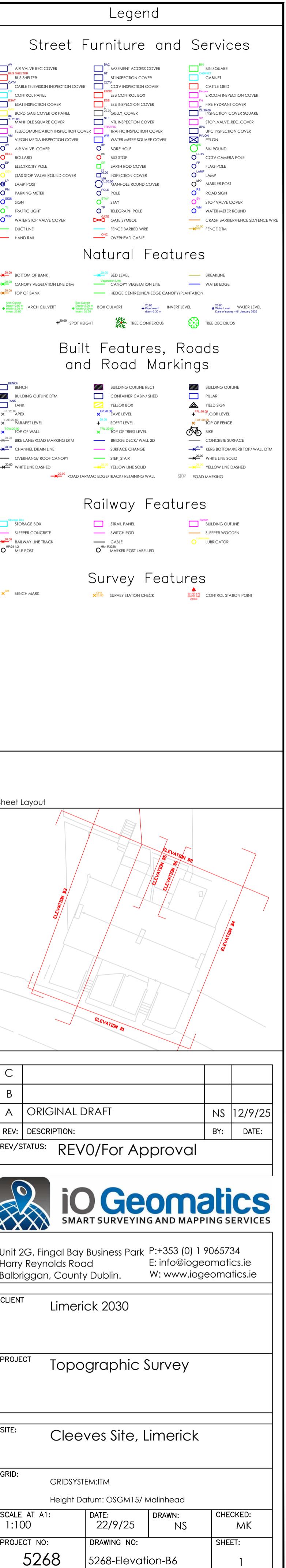


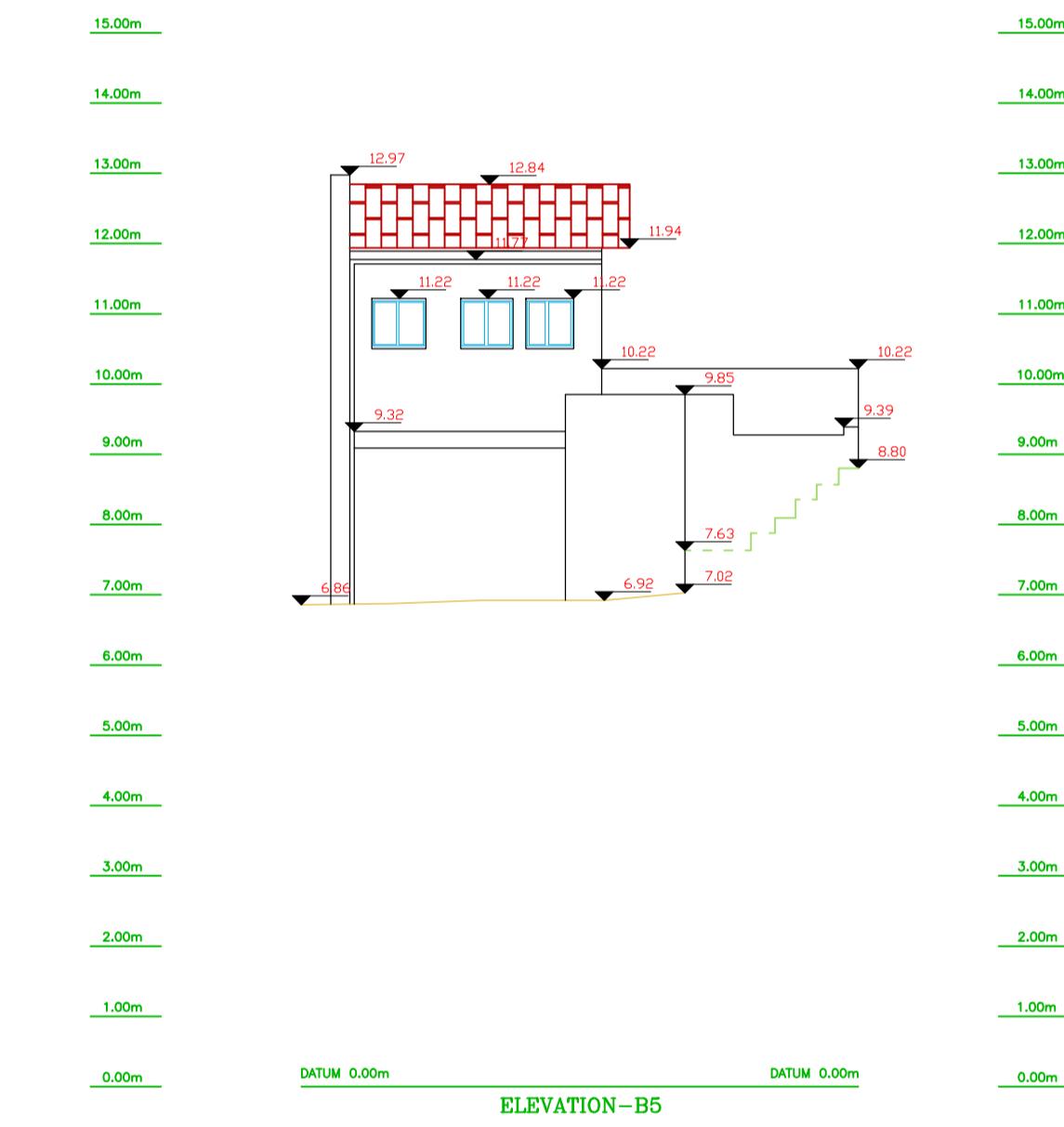
SCALE BAR 1:100





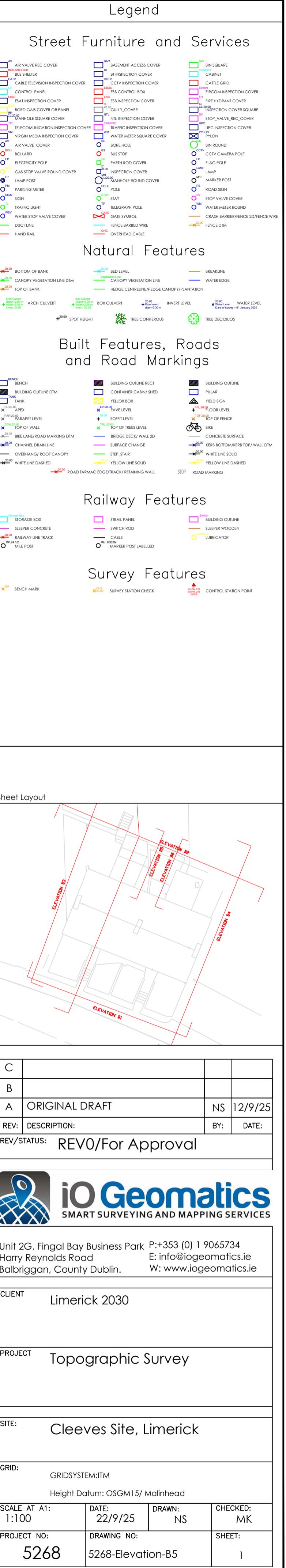
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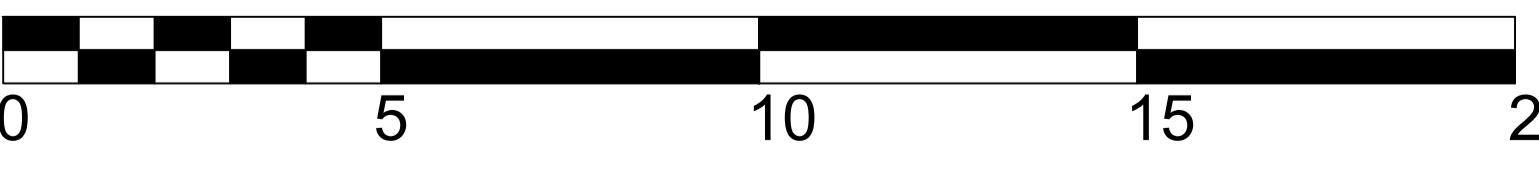
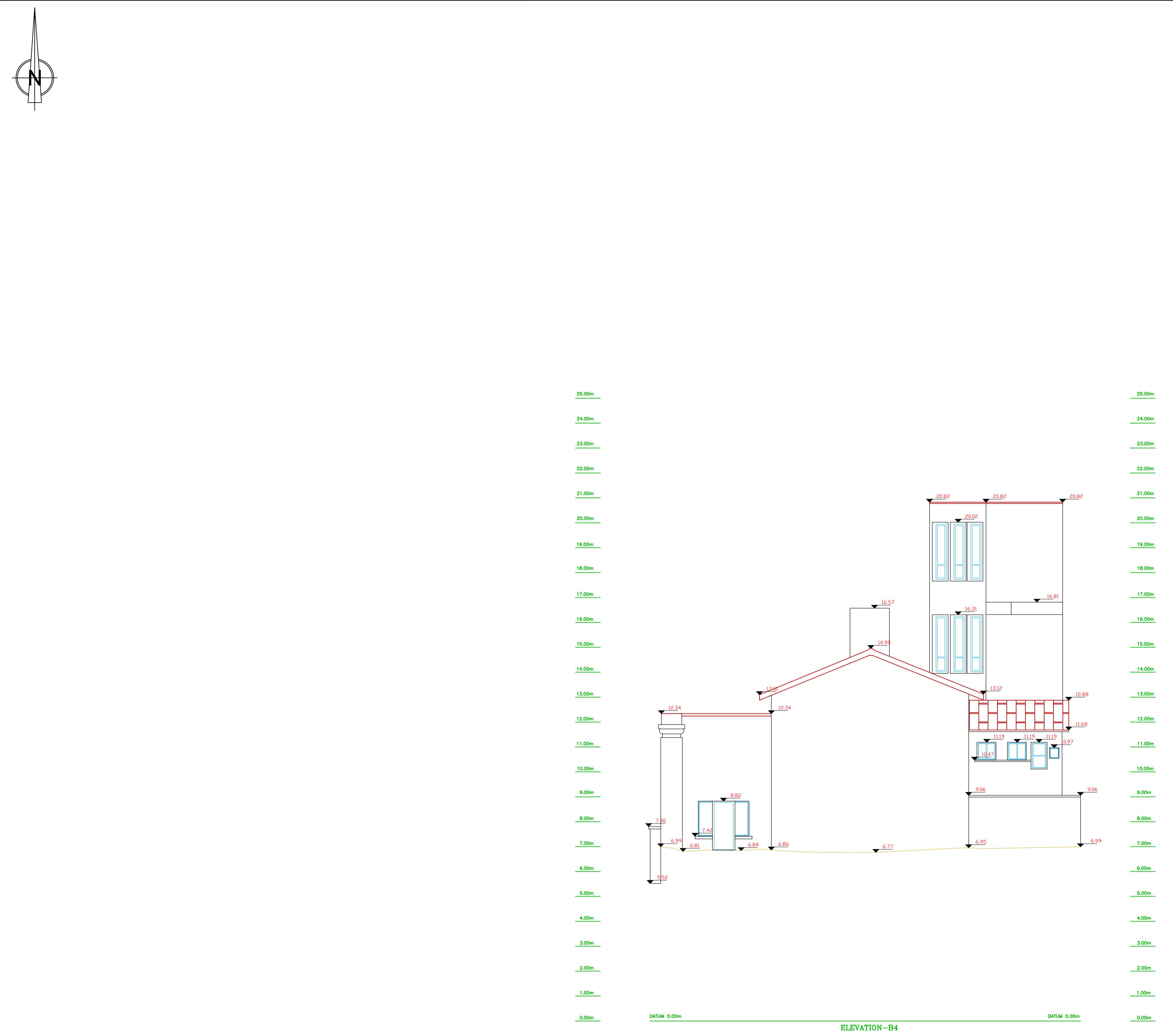




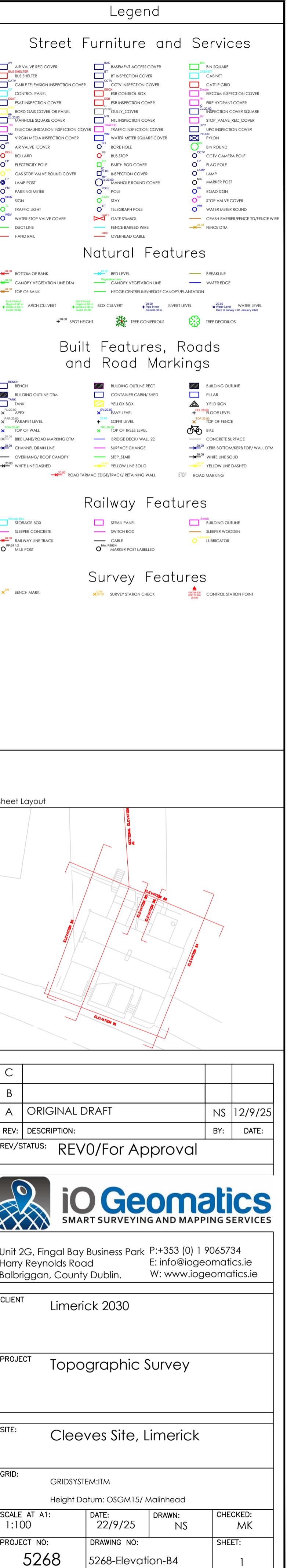
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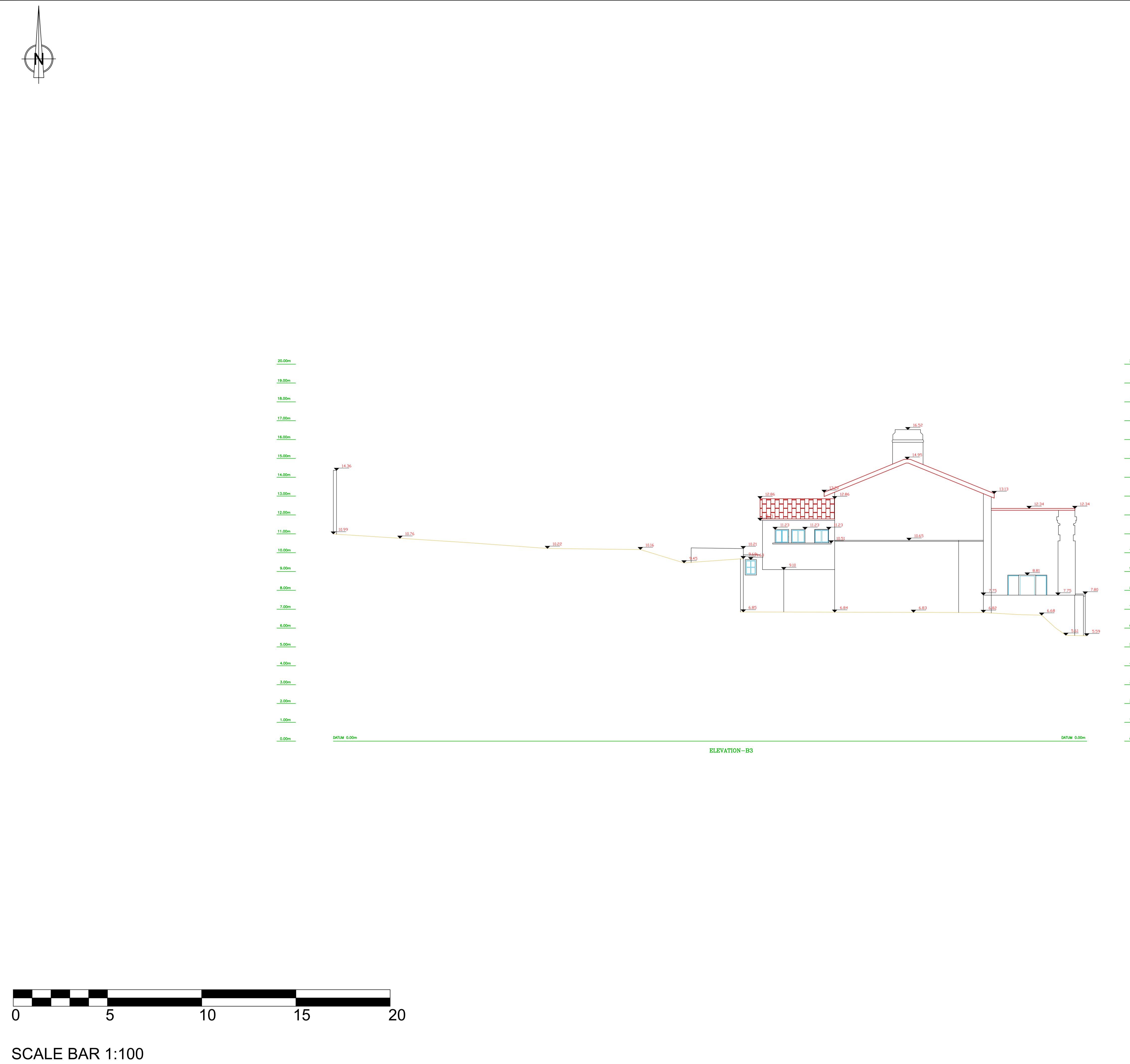
A horizontal number line with tick marks at 0, 5, 10, 15, and 2. The segment from 0 to 15 is black, and the segment from 15 to 2 is white.





SCALE BAR 1:100





Unit 2G, Fingal Bay Business Park P:+353 (0) 1 9065734
Harry Reynolds Road E: info@iogeomatics.ie
Balbriggan, County Dublin. W: www.iogeomatics.ie

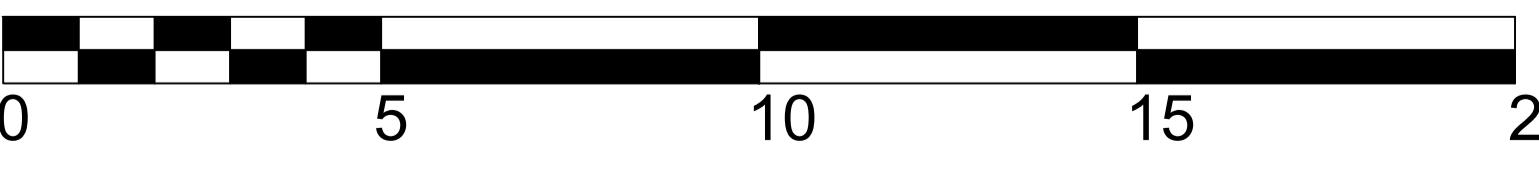
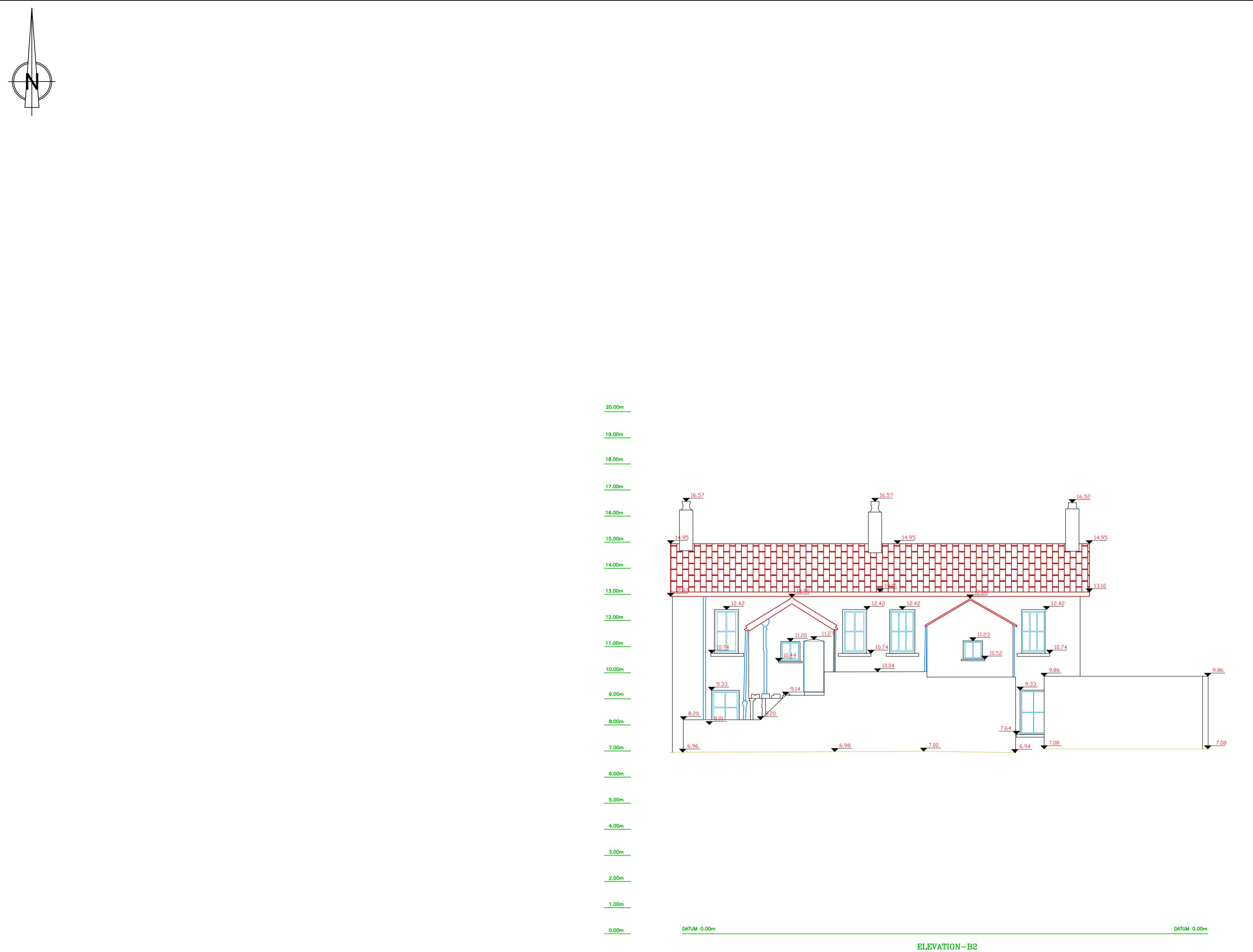
CLIENT Limerick 2030

PROJECT Topographic Survey

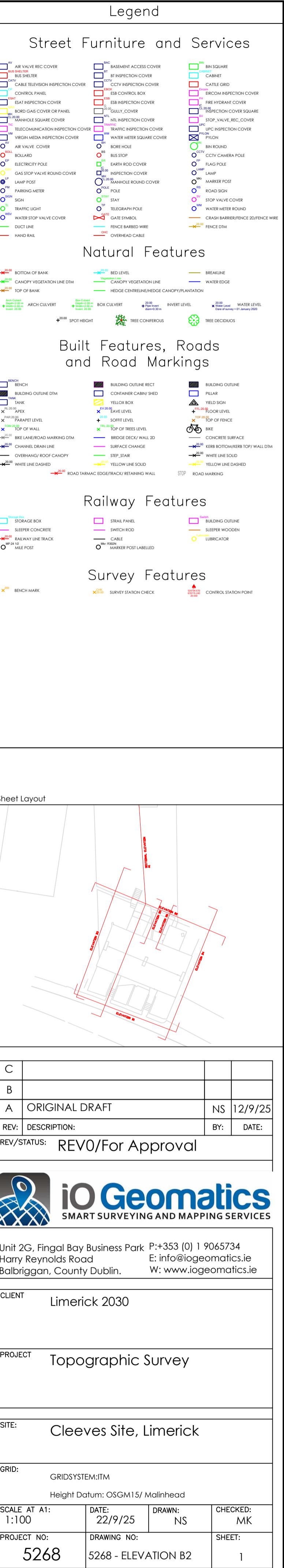
SITE: Cleeves Site, Limerick

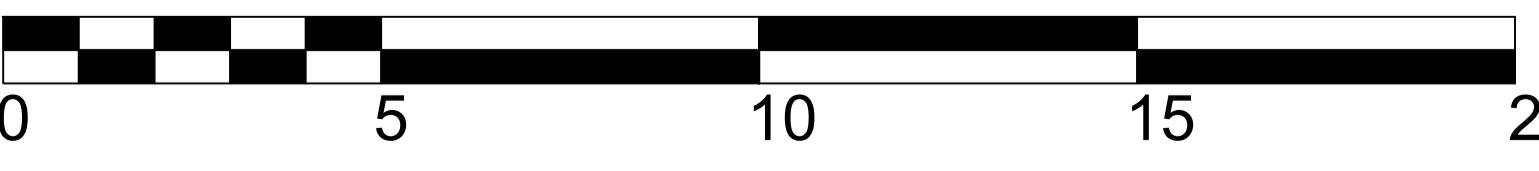
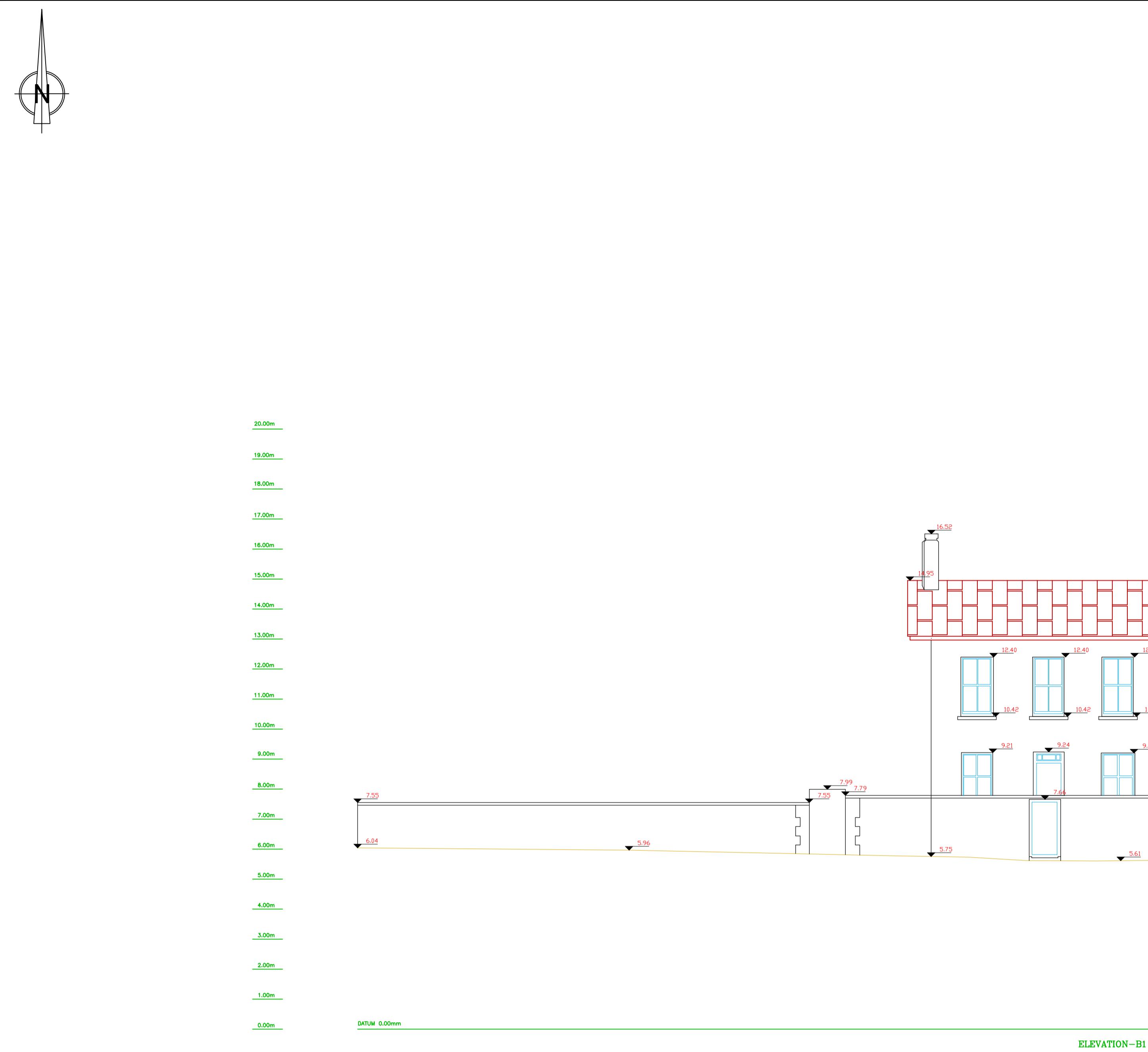
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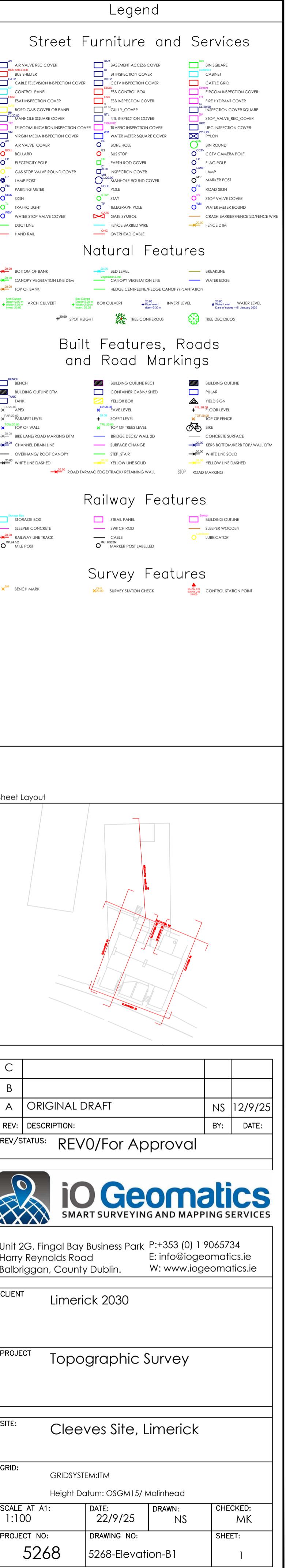


SCALE BAR 1:100





SCALE BAR 1:100





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 Heritage Council
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 Educational Institutes
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INTERNATIONAL
 The World Bank
 Heritage Foundation Newfoundland
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Chartered Building Surveyors

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Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

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