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## Building Record Report

For

Building 16 Fernbank House  
Former Salesians Secondary School

**Client:** Limerick 2030



**Date:** 15<sup>th</sup> of October 2025

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**Copies of this report  
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**Acknowledgements:**

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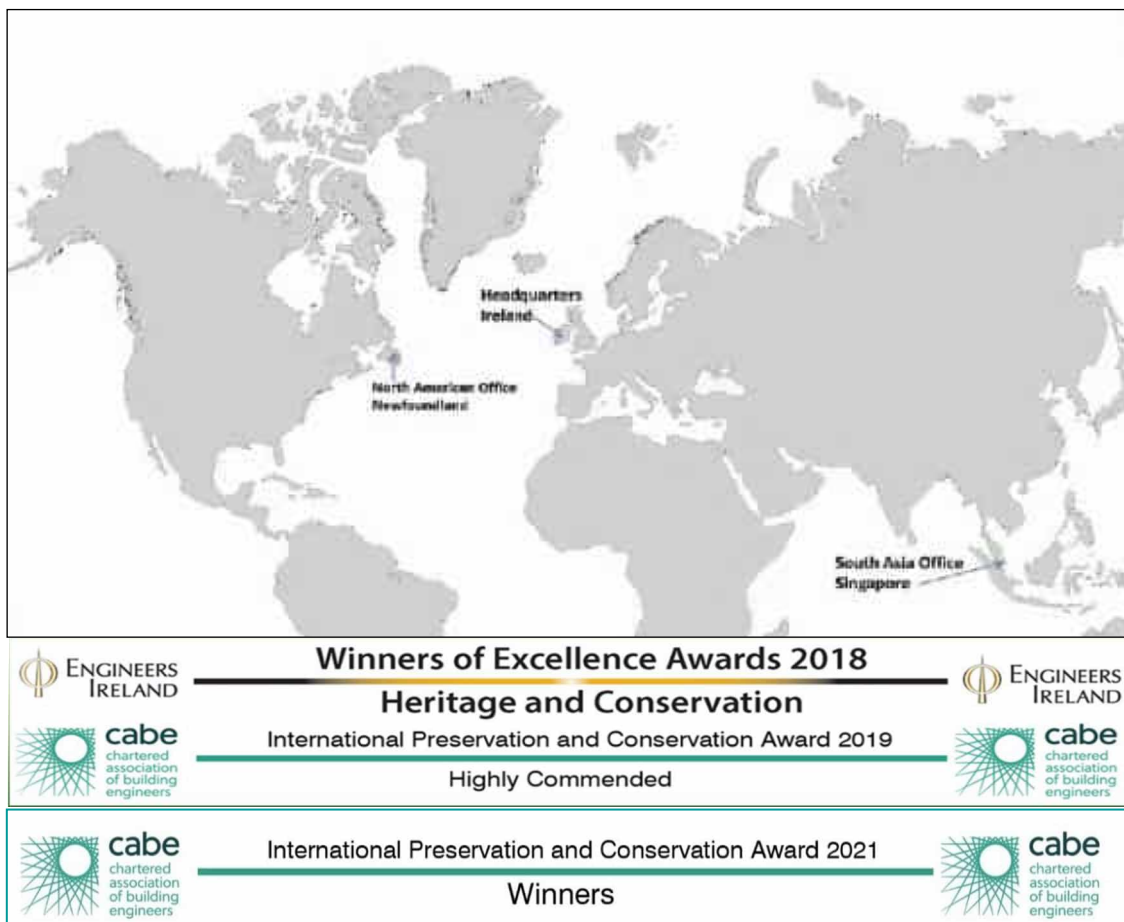
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## GLOSSARY OF TERMS

### **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



## 8. SAC

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

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 Wikinson-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 Síochána may without warrant seize and detain:

*"a detection device found in, at the site of, or in the vicinity of 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 16 Fernbank House Former Salesians Secondary School.
- 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 – 14<sup>th</sup> 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)



### 3.0 Existing Environment

Cleeves 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 Shipyard site to the South of the factory, two semi-detached houses to the West of the factory and the Former Salesians Secondary School / Fernbank House. Fernbank House is located to the west of the factory site.



Figure 1 - Ordnance Survey of Ireland Current Map

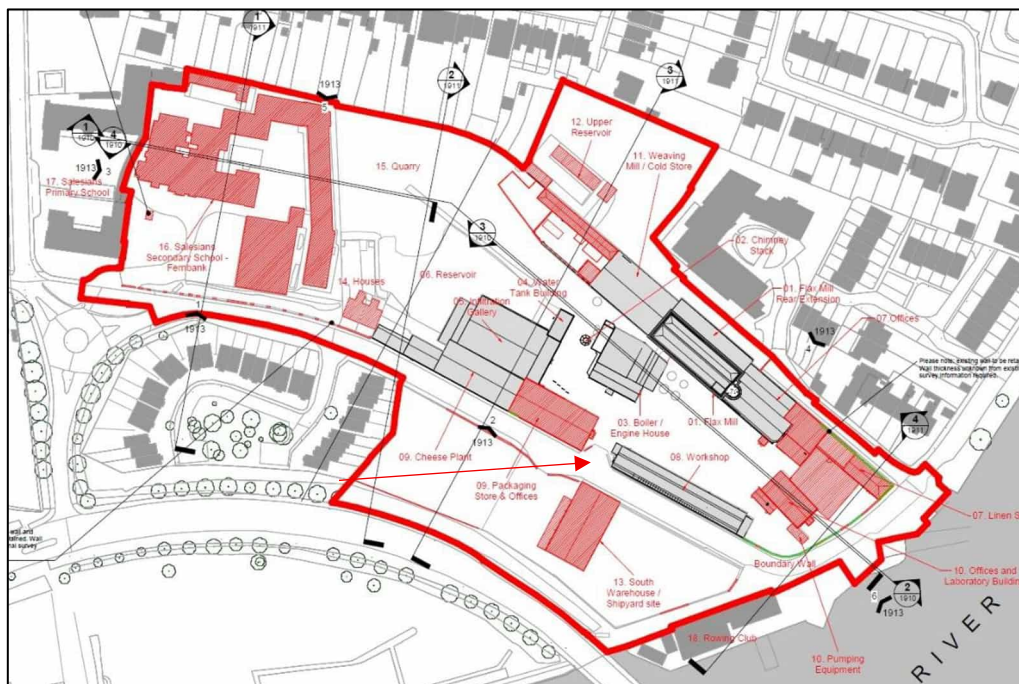


Figure 2 - Demolition Site Location Plan, supplied by Feilden Clegg Bradley Studios

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### 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 11<sup>th</sup>, 15<sup>th</sup> and 25<sup>th</sup> of August 2025 by Martin English, Brigid Browne and Sheena Ryan of ACP. The photographic Record was also undertaken on these dates.



**Photograph 1 - Fernbank House Front Entrance**

### 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\_16\_D001 to J1000\_16\_D003 Fernbank House Photographic Record Location Drawing & Photographs in Appendix 1 of this report.
- Annotated drawings no's J1000\_16\_D004 to J1000\_16\_D006 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 16 Fernbank House Former Salesians Secondary School<sup>1</sup>

Fernbank House was built c.1880 as a private dwelling, likely for the Wilkinson family and later sold to the Cleeves family. The census of 1901 records Frederick C. Cleeve, aged 49, as the head of the house and Jane Cleeve, aged 41 as his wife. There were eight people living at Fernbank House, Mr. & Mrs. Cleeve, their two sons Frederick C.A. and Charles, a governess and three domestic servants. Frederick became the managing director of the Condensed Milk Manufacturing plant in 1908 following the death of his brother Sir Thomas Cleeve.

Shortly after 1900 the original building was extended, doubling in size. The Salesian School moved to Fernbank in 1924 following its sale by Frederick Cleeve to the Salesian Sisters. From the 1960's onward the house and grounds were subject to major change and development up until it's sale to the city in 2020.



**Figure 3 - Salesian Convent and School, Morgan Aerial Photographic Collection, National Library of Ireland, 1956**

The evolution of the building is detailed in the phasing diagram Figure 4 below.

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<sup>1</sup> Historical Background Information supplied by client, Limerick 2030.

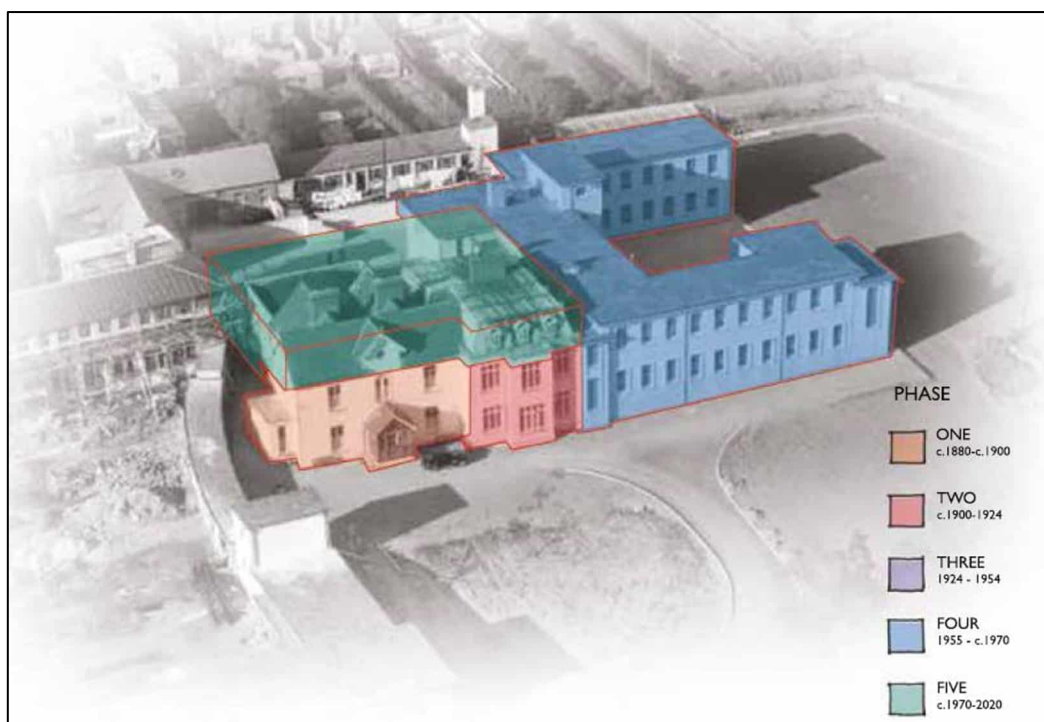


Figure 4 - Phasing Diagram for Fernbank House & Salesian School, FCBS Studios

## 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 16 Fernbank House is not a protected structure, and it is 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 16 Fernbank House is not included in the National Inventory of Architectural Heritage surveys. Figure 5 below shows the various NIAH structures within the vicinity of the subject structures.



Figure 5 Buildings of Ireland – Map of NIAH Buildings (blue dot) within the vicinity of the Structure.

#### 4.2.3 Archaeology

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



#### 4.2.4 Historic Maps

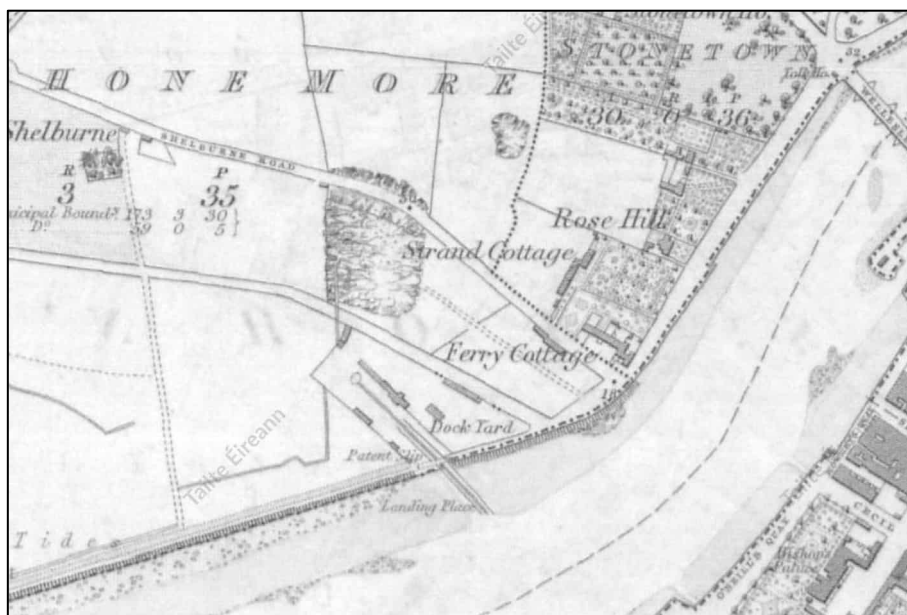


Figure 6 - Ordnance Survey of Ireland Historic 6 Inch B&W Map, surveyed 1839, published 1844



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

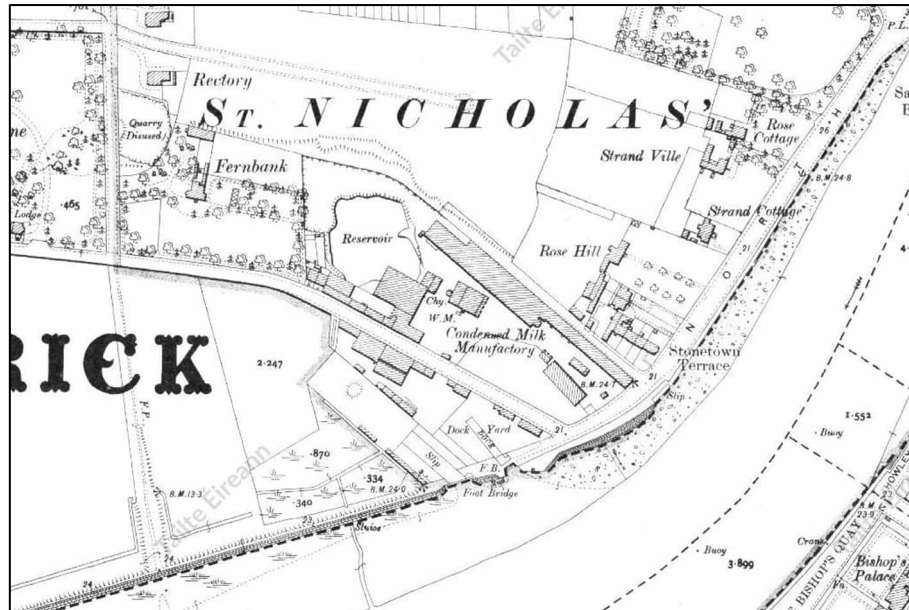


Figure 8 - Ordnance Survey of Ireland Historic 25 Inch Map, 1919



## 5.0 Description of Fabric

Fernbank House, the Former Salesians Secondary School, was originally home to the Cleeves Family and was later subsumed into a secondary school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.



Photograph 2 - Original Cleeves Family Home (left) subsumed into school premises.

## 5.1 External Fabric

### 5.1.1 Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible Asbestos Containing Materials). Rainwater goods are mixture of cast iron, aluminium and PVC.



**Photograph 3 - A series of modern flat roofs.**



**Photograph 4 - 'A' pitch with cementitious slates.**

### ***5.1.2 External walls***

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height.



**Photograph 5 - Earlier render remains on the original building at rear elevation.**

Earlier cementitious render, and original brick cornice and string eaves course remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone.



**Photograph 6 - Brick cornice and string eaves course preserved along this section of building.**

Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on the west side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.



**Photograph 7 - Porch with timber frame and panelling over a masonry dwarf wall.**

### ***5.1.3 Fenestration & Doors (General)***

With the exception of the kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.



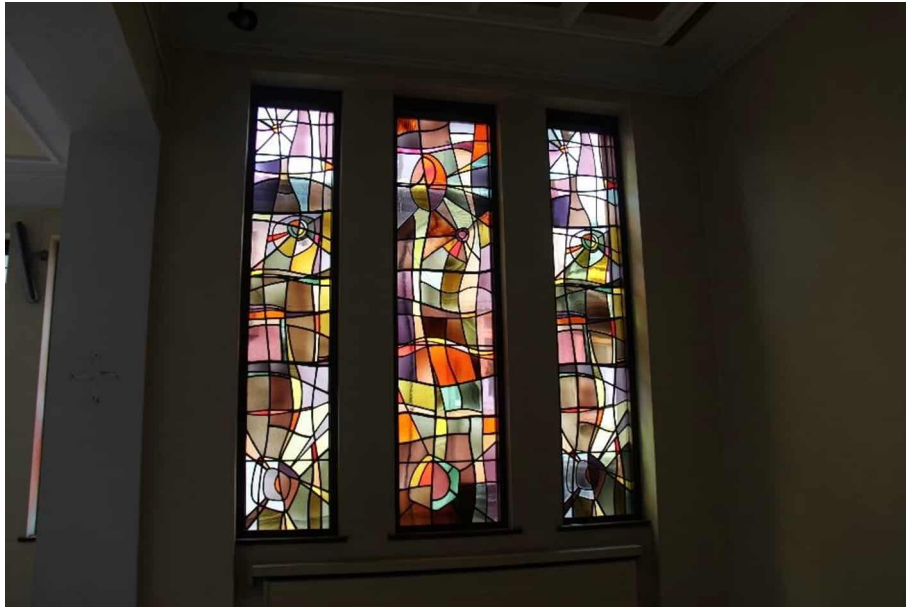
**Photograph 8 - Original Wyatt timber window at kitchen.**



**Photograph 9 - Modern stained glass in Chapel.**



**Photograph 10 - Internal aspect of chapel modern stained-glass windows – west wall.**



**Photograph 11 - Internal aspect of chapel sanctuary windows – west wall.**



**Photograph 12 - Internal aspect of stained-glass windows and vent lights to chapel - east wall.**



**Photograph 13 - Modern timber sliding sash with obscured glazing.**

## **5.2 Ground Floor Internal**

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto.

### **5.2.1 Ceilings**

There is a mixture of ceiling finishes throughout the complex. These included what may be lath-and-plaster smooth finish with heavy coving, modern decorative painted ceiling tiles with original coving, plywood, and also skimmed and painted plasterboard.



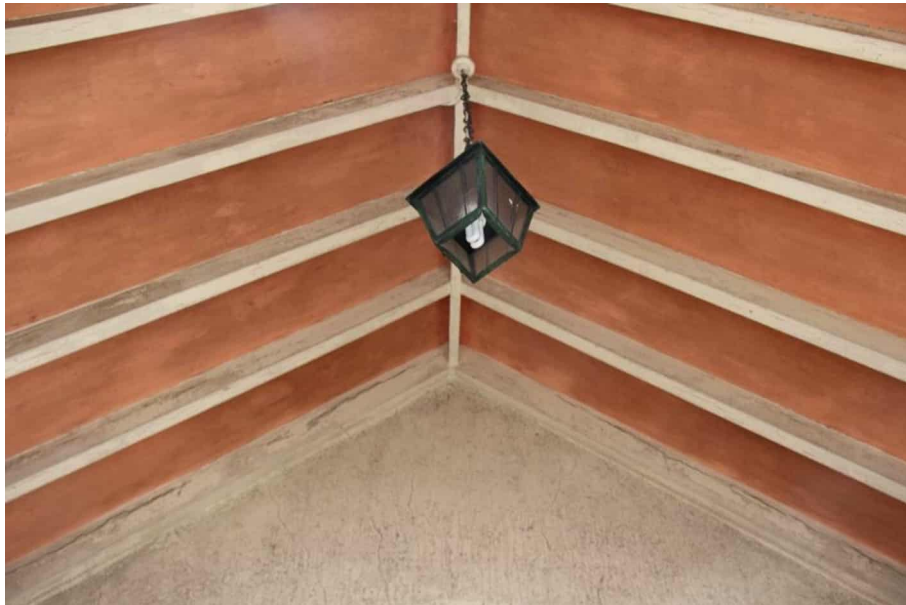
**Photograph 14 - Modern ceiling tile to Entrance Hall.**



**Photograph 15 - Modern decorative ceiling tiles 1st roof RHS.**



**Photograph 16 - Modern decorative ceiling tiles room off 1st Room RHS.**



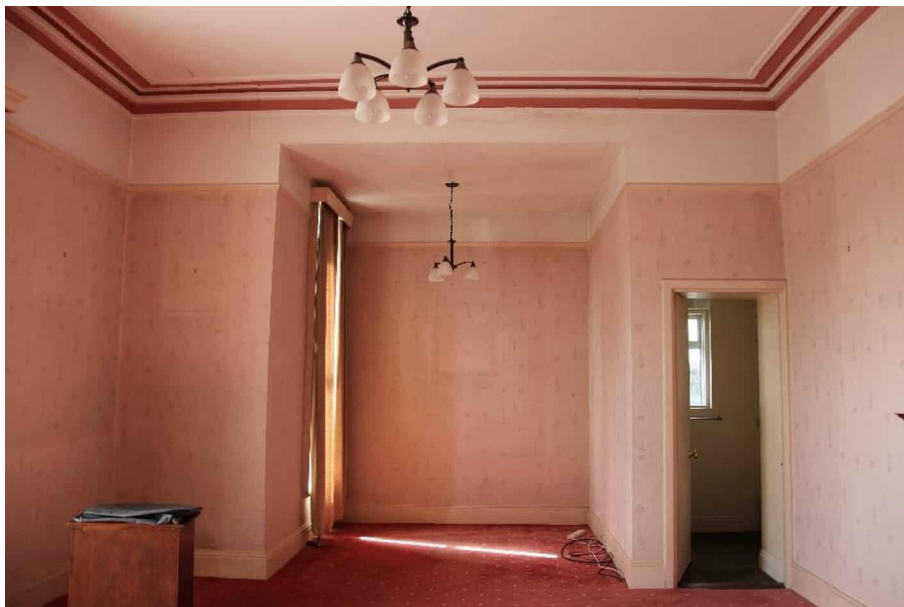
**Photograph 17 - Porch plywood ceiling is taken up under the roof line.**



**Photograph 18 - modern plasterboard ceiling to later extension.**

### ***5.2.2 Internal Walls***

In the earlier section of the building, the internal face of the external walls are drylined in some rooms and not in others. Partition walls are solid with the exception of the right-hand side of the hall wall. This is a stud partition and has decorative pilasters (they may also be structural) built-in and these may be seen in the hall and in the 1<sup>st</sup> room RHS. Walls are finished in wallpaper or painted and have features such as affixed timber panelling with a wallpaper feature therein.



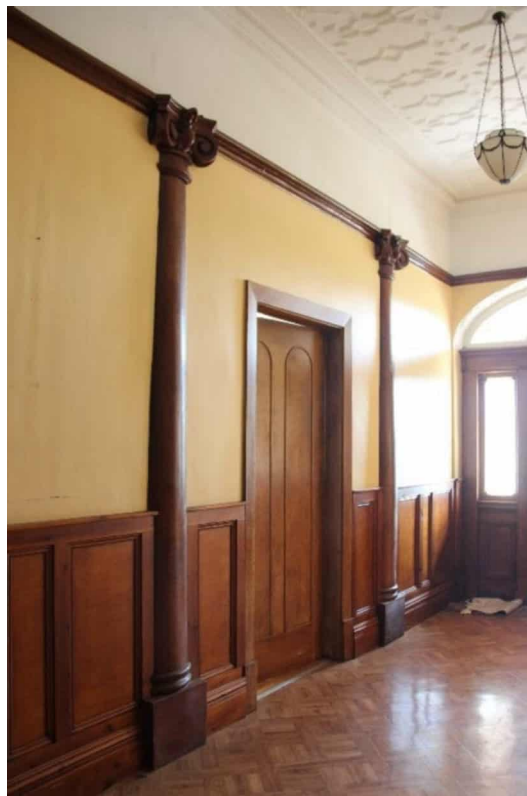
**Photograph 19 - Original gable wall broken through to provide for modern extension.**



**Photograph 20 - Decorative pilasters to partition 1st room RHS.**

Timber wainscotting panelling is present in the hall and up along the original staircase. A second staircase, located to the rear and used to access the upper storey, also has timber decoration to the wall areas but this is vertical timber boards.

What appear to be original ceramic bricks are present in the Kitchen at the original external access. This must be confirmed by peeling back paint and examining further.



**Photograph 21 - Wainscotting to Hall and pilasters with ionic heads.**



**Photograph 22 - Porch walls are oak timber panelling.**

Extension walls are concrete block walls (as evidenced in the basement), plastered and painted with some use of tiles in bathroom and at sink splashbacks. Stud partitions are finished in plasterboard skimmed and painted. There are tiles at sink splashbacks and toilets.

Fireplaces are present in the front rooms with a back-to-back flue servicing the front room, LHS and the roof to the back of this. Their surrounds and some of the inserts have been altered and modernised. These do not appear functional, and we believe that the flue made have been discontinued due to the addition of the uppermost floor.

### ***5.2.3 Internal Door Assemblies***

The entrance door, now made internal due to the porch, is a solid timber 4 panel door with fanlight and sidelights.



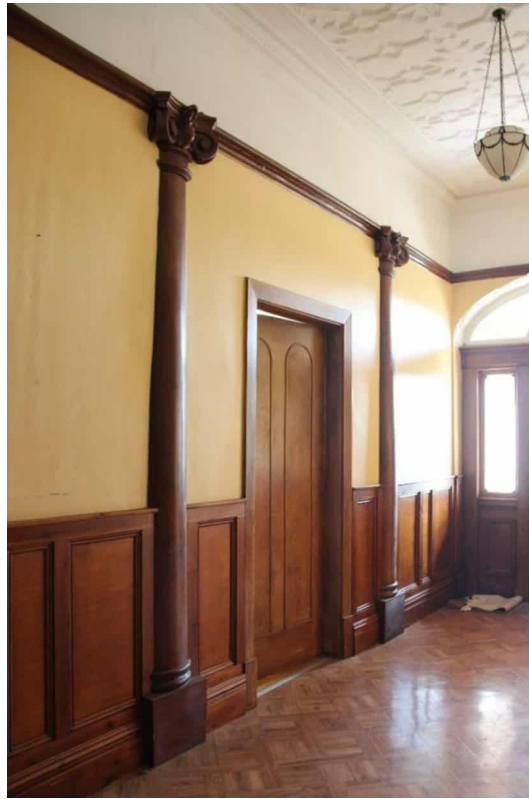
**Photograph 23 - the door is set under a fanlight.**



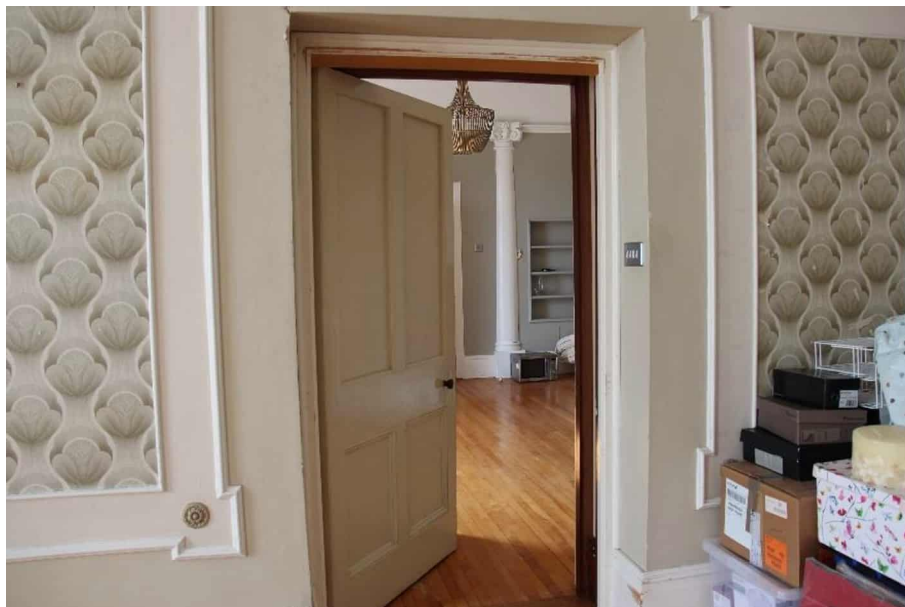
**Photograph 24 - with stylised oak corbels and scrolls, timber header and cornice with brass ironmongery**



Doors off the hall in the earlier building are a mixture of 2 and 4 panels solid timber doors with a stained glass upper section to the door under the stairs. We are of the opinion that these may be replacement doors as they are not uniform in style.



**Photograph 25 - a 2-panel solid timber door opposes a 4-panel solid timber door in the main hall.**



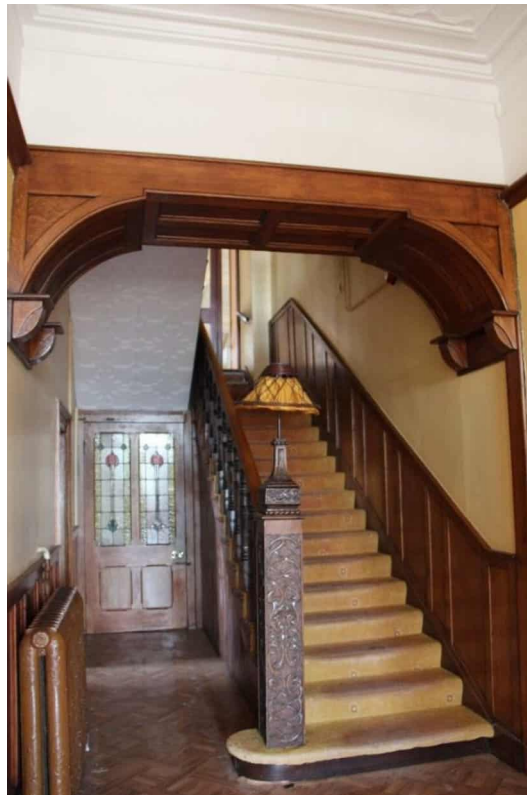
**Photograph 26 - Structural opening to door between the two function rooms to the RHS of Hall appears to have been inlaid to accommodate the door.**



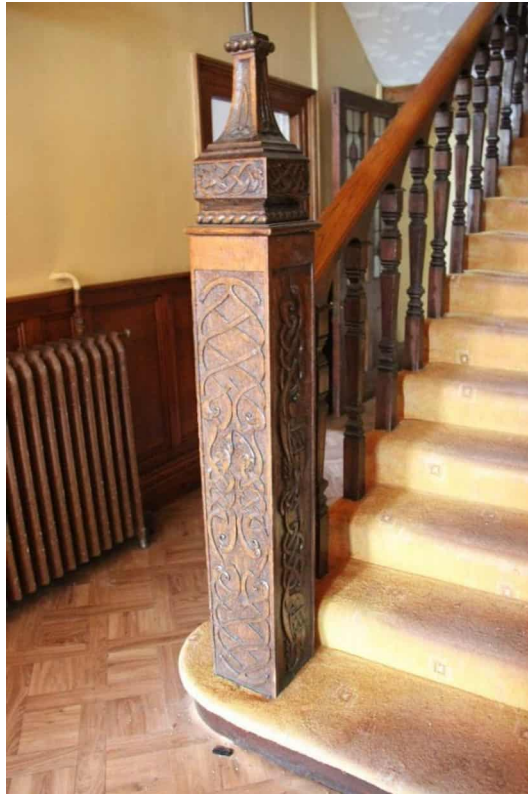
**Photograph 27 - Modern hollow 4 panel door with brass-effect lever handle.**

#### ***5.2.4 Internal decoration, units and joinery features***

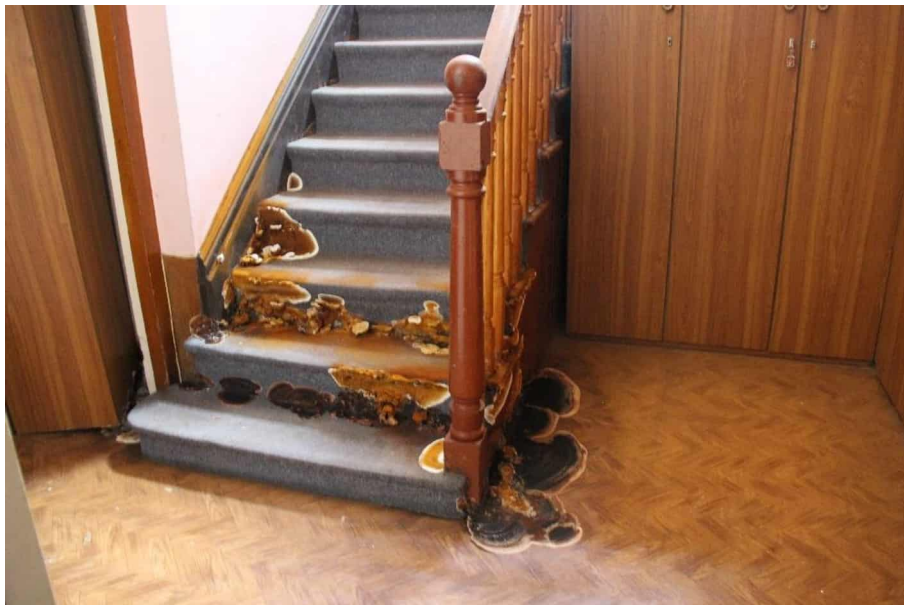
There are no noted significant internal decoration or joinery features within each building, which is not surprising, given the use of the buildings.



**Photograph 28 - Panelled timber archway, decorative newel post and timber wainscotting to main staircase off Hall.**



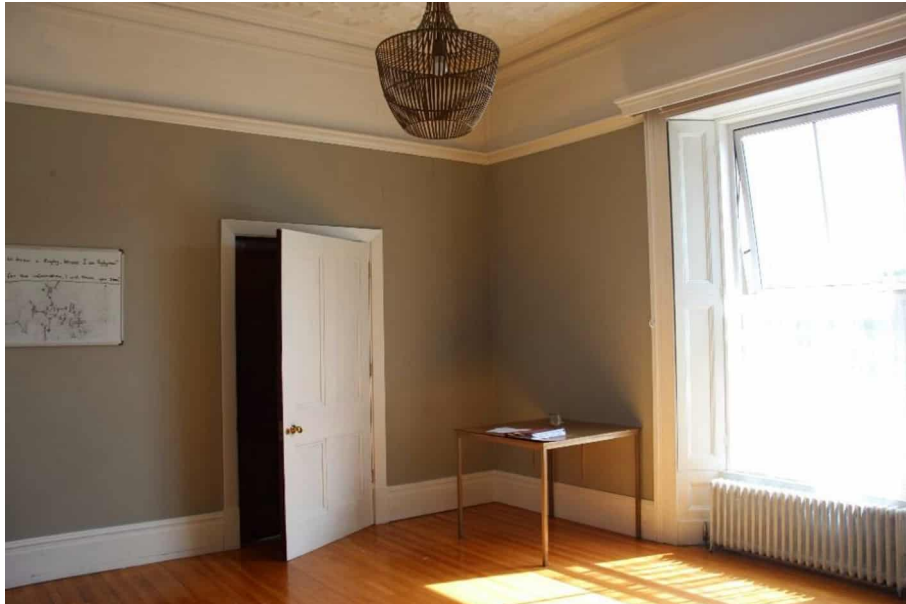
**Photograph 29 - Decorative newel post open string main staircase (access to ground and first).**



**Photograph 30 - Modern rounded newel post to open string back stairs (access to all floors).**



**Photograph 31 - Shutter boxes extant in the Kitchen. Also, units with sink remain.**



**Photograph 32 - Shutter boxes remain in front room, 1st RHS.**

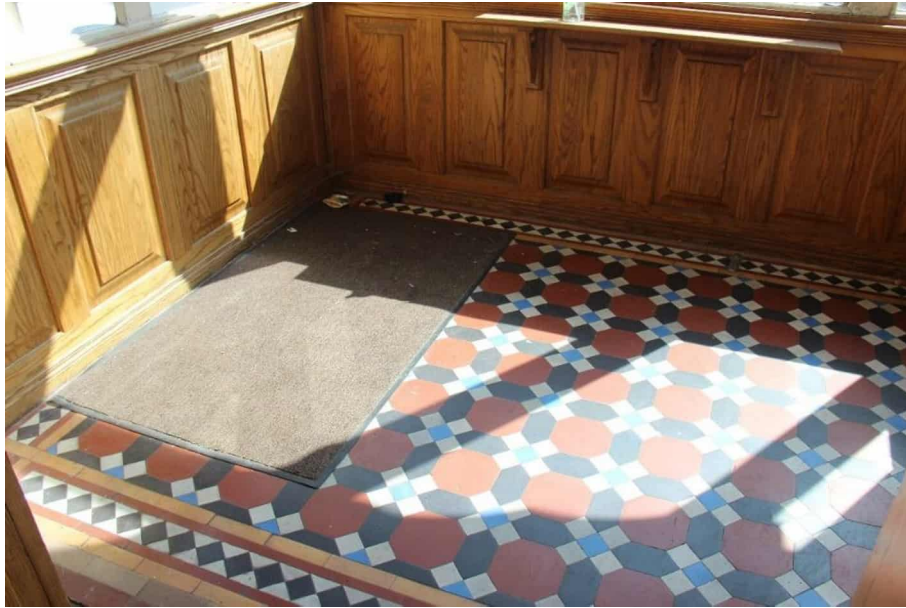


**Photograph 33 - Hidden shutter in the bay window in room off 1st room RHS.**

Modern shelving units and cupboards and sinks in some rooms but limited inbuilt furniture. Loose furniture dotted in rooms throughout the floor.

### ***5.2.5 Internal Floors***

The internal floors are largely timber in the original sections of the building with solid floors elsewhere. These are covered in linoleum, tile and carpet. Due to dry rot floors off the back staircase have disintegrated and pose a danger. The porch floor is exposed and is decorated with tile from the early 20<sup>th</sup> century. Terrazzo was also noted in the later part of the building.



**Photograph 34 - Porch floor tiles.**



**Photograph 35 - Terrazzo floor to later section of building.**

### ***5.2.6 Sanitary Installations***

There are toilets in two locations on this floor, and all installations are modern. These were not functioning as this section of the building has not been in use.



### **5.2.7 Electrical and services installations (General Comments)**

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the building, modern electrical sockets and light switches mounted to the walls etc. As these have been dormant a fully electrical audit and assessment is advised. Radiators are used throughout.



**Photograph 36 - Small basement rooms house the oil tanks and burner. Electrical distribution boards may also be located here.**



**Photograph 37 - Surviving fuse boxes, meters, alarm systems etc.**



Before the removal of any plant, it is recommended that a full asbestos survey be conducted.

### **5.3 First Floor Internal**

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto.

#### **5.3.1 Ceilings**

Ceilings in the original building at first floor level appear to be original and are painted and/or wallpapered with textured and non-textured wallpaper. These are smooth plaster with heavy coving. Modern decorative tile was added to the original rear bedroom (northwest) on this floor.



**Photograph 38 - Wallpapered ceiling to front room, southeast.**

The only new building at this level is the addition of the toilet facilities in the later extension and these have modern ceilings. Toilets were also retrofitted into original building, and these were finished in a modern decorative ceiling tile similar to the ground floor rooms.



**Photograph 39 - Modern decorative ceiling tiles affixed directly (not suspended).**



**Photograph 40 - Modern ceiling with acoustic liners in Chapel (Return).**

The rooms in the first-floor return are modern, and ceilings are plasterboard, skimmed and painted. The chapel has acoustic liners thereon.

### ***5.3.2 Internal Walls***

Partition walls were used to subdivide this floor, and we assume these are timber stud but have no construction details. The external faces are solid, and it is assumed that these are not drylined. These are finished in textured or non-textured wallpaper or painted, with some use of tile in bathrooms.

There is one remaining fireplace in the southeast room of the earlier building. This appears to have its original surround. It must be assumed that there may be other fireplaces that have become hidden.



**Photograph 41 - Fireplace to front room (southeast).**

In the first-floor return, rooms are modern construction with both solid and stud wall partitions, plastered, skimmed and painted with some use of tiles in rooms with sanitary facility. Some wall surfaces in the chapel have acoustic liners thereon.

### ***5.3.3 Internal Door Assemblies***

Door assemblies in the original/earlier part of the building are a mixture. Some are 4 panel solid timber doors with a mixture of ironmongery, and some are modern sheeted (hollow) doors. All door assemblies in the first-floor return are modern units.



**Photograph 42 - 4 panel solid timber door with timber knob in earlier building.**



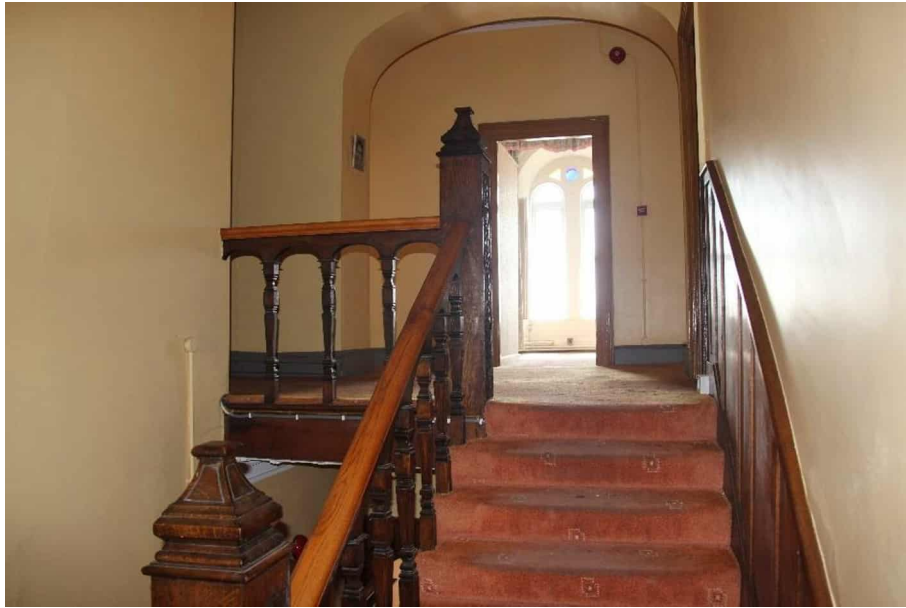
**Photograph 43 - Modern timber and glazing doors with vestibule screen to chapel.**

#### ***5.3.4 Internal decoration, units and joinery features.***

The main staircase terminates at the first-floor level in the original building. Decorative square newels continue to this floor.

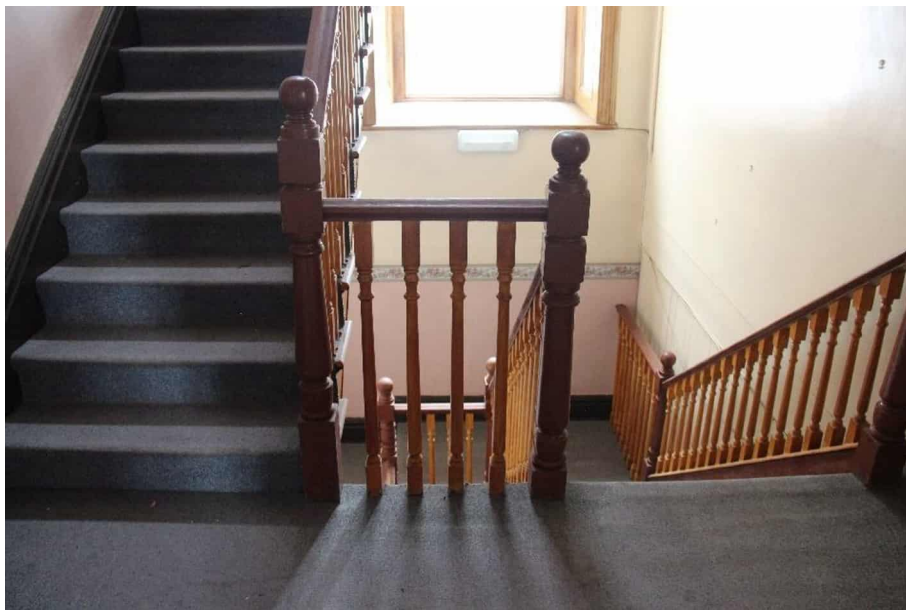


**Photograph 44 - Decorative newels and timber wainscoting to Return level or main staircase.**



**Photograph 45 - Decorative newels and timber wainscoting to first floor landing of original building.**

The modern timber back staircase reaches all floors. This is finished in carpet on all levels. A modern truncated staircase of concrete and Terrazzo creates access to the chapel and allows access to the external.



**Photograph 46 - Modern timber open string back staircase continues from ground to second floor.**



**Photograph 47 - modern Terrazzo staircase from chapel to lower level.**

Presses are built into the original and earlier west and east walls. The east wall press has two sinks. Shutter boxes remain at windows to the original window openings. These have had a modern decorative insert added.



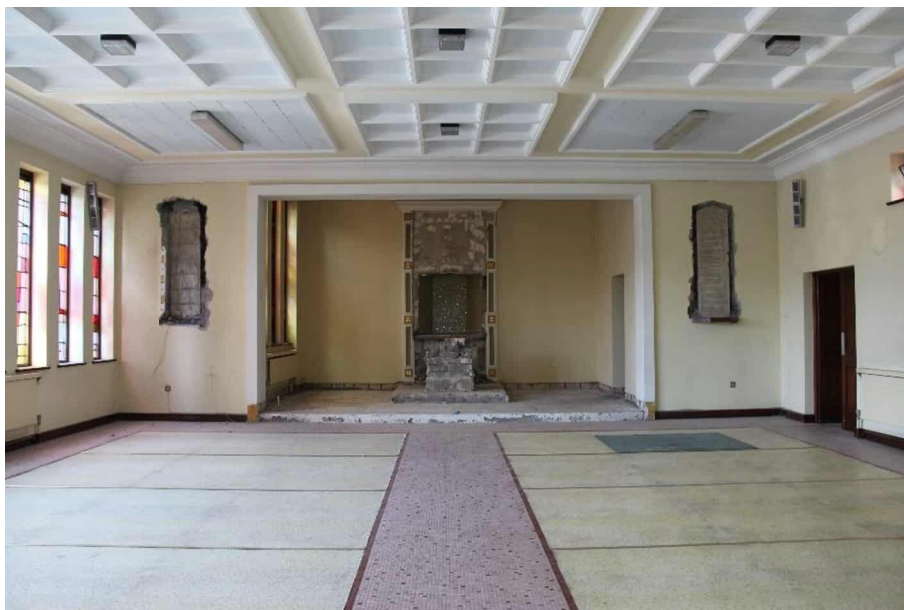
**Photograph 48 - Ablution cupboard in eastern wall of southeast (front) room).**



**Photograph 49 - Shutter boxes are present in the original/earlier building. Decorative application.**

### ***5.3.5 Internal Floors***

Floors to the original/earlier buildings are predominantly linoleum with carpet, with tiles to rooms with sanitary facilities. Floors to the modern return section of the building range from Terrazzo and mosaic tile to carpet and linoleum and floor tiles. Floors to modern extensions cannot be confirmed due to covering.



**Photograph 50 - modern chapel floor with mosaic and linoleum floor covering. Alter removed.**



### **5.3.6 Sanitary Installations**

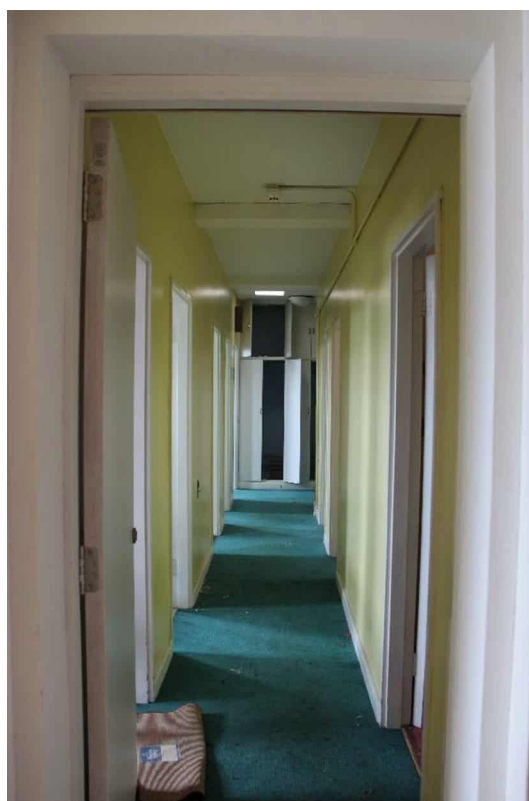
There are multiple sanitary installation locations throughout first floor and return. These have modern appliances, and none were tested.

## **5.4 Second Floor Internal**

We were confined to certain areas of the building, and this was concentrated around the original section and immediate additions thereto. The second floor is entirely modern.

### **5.4.1 Ceilings**

Ceilings are modern construction of plasterboard, skimmed and painted with beam support system throughout. Rooflights are present in internal rooms/cells and at right angle junctions in corridors.



**Photograph 51 - Corridor ceiling with rooflight at corridor junctions and support beams.**

### **5.4.2 Internal Walls**

Internal wall partitions are timber, with plasterboard, skimmed and painted. There are also solid partitions. The internal face of the external walls do not appear to be drylined. Sanitary rooms are partially tiled.

### **5.4.3 Internal Door Assemblies**

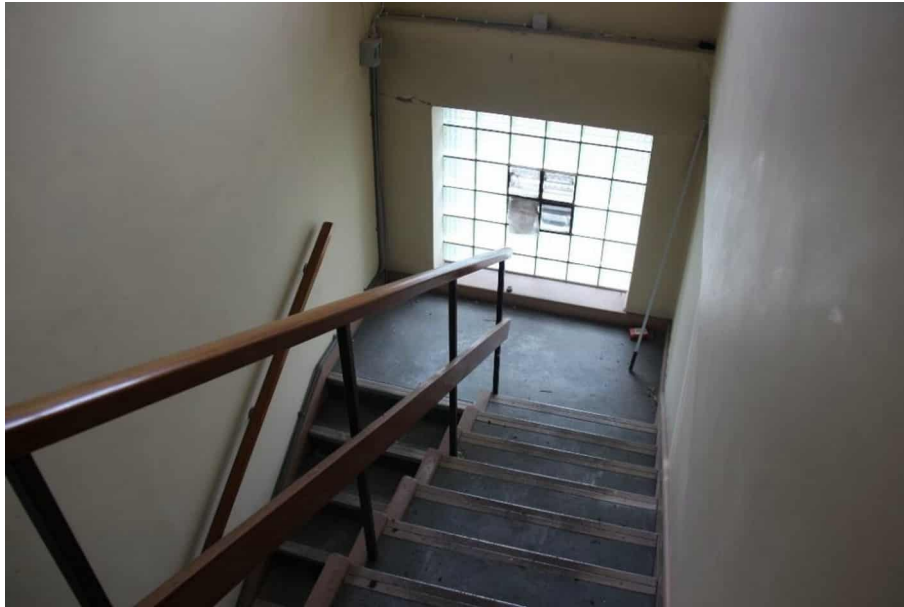
Doors are all modern composite sheeted doors with silver-effect handles and ironmongery. A timber and glazed door with vestibule screen is located off the middle stairs landing and interface with second floor.



#### **5.4.4 Internal decoration, units and joinery features**

All internal decoration and joinery is modern. The concrete stairs (eastern extension and south) has a timber handrail supported on rectangular steel spindles and a timber wall mounted handrail on the lower flight.

There are modern built-in wardrobes and presses and free-standing storage units in selected rooms.



**Photograph 52 - Concrete stairs with linoleum cover and timber handrails.**



**Photograph 53 - Modern inbuilt presses in selected rooms.**



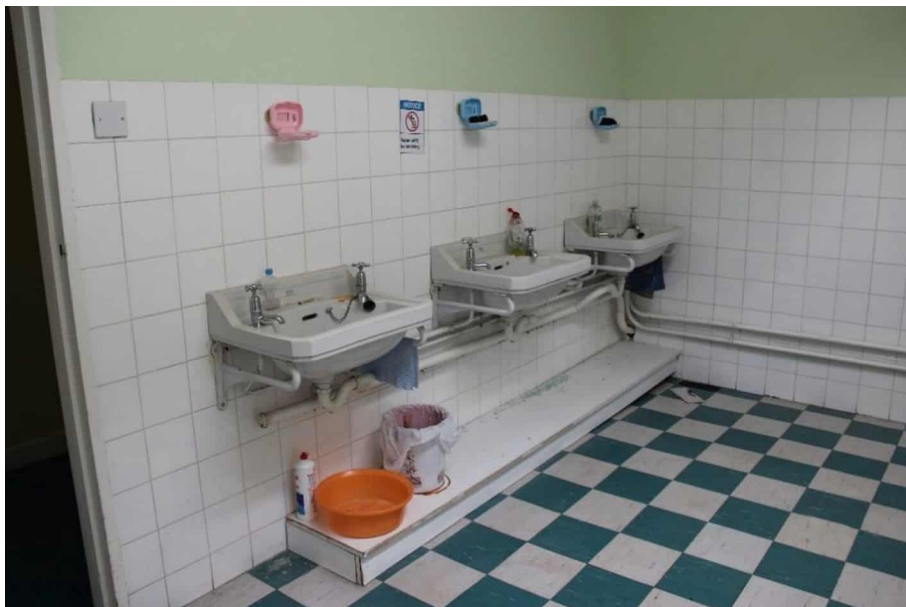
**Photograph 54 - Built-in and free-standing furniture.**

#### ***5.4.5 Internal Floors***

We are of the opinion that with the exception of the concrete staircase and associated landing to the rear of the building, the floors are modern timber joists with boards or sheeting and carpeted or finished in linoleum or tiles.

#### ***5.4.6 Sanitary Installations***

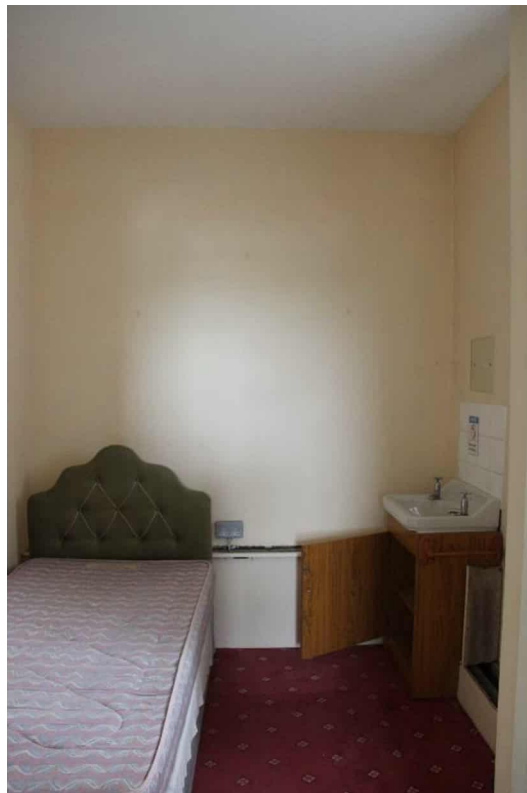
There is an ablution block to the external wall in a central location, and some rooms have a handbasin therein. These have modern appliances, and none were tested.



**Photograph 55 - Sinks in central ablution block.**



**Photograph 56 - Modern shower facilities.**



**Photograph 57 - Typical cell with handbasin facilities.**

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#### **5.4.7 Electrical and services installations (General Comments)**

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. It is recommended that prior to moving any plant, that an asbestos survey be conducted.



**Photograph 58 - Fuse box on 2nd floor.**



**Photograph 59 - One of two walk-in Hot Presses on this level with cementitious layer to water cylinder. May have ACMs.**

#### **5.5 Roof**

Ceiling hatch visible, but not accessible. The new roof structure is a flat roof, and any void was likely a space above dropped ceilings. As mentioned above the original roof over the main structure was removed to allow construction of an additional storey.



**Photograph 60 - Access to the external roof was limited and not permitted due to overlook and privacy.  
Modern rooflight cover.**



## 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 scheduled 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**

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## Building No. 16 - Fernbank House

NOTE: The reuse of opening assemblies, for the whole building, has not been considered for the below schedule.

<b>Schedule of Salvaged Material</b>				
<b>Structure</b>	<b>Fabric</b>	<b>Description</b>	<b>Condition</b>	<b>Potential for reuse</b>
<b>Fernbank House</b>	Timber joinery	Entrance porch,	In good repair	Timber may be repurposed for repairs in other areas of the site. Resue of the porch in full unlikely.
	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. There may be a possibility of the reuse of the staircase offsite, should the staircase be incorporated into a design.
	Timber Joinery	Wainscotting to ground floor and staircase,	In good repair.	Timber may be repurposed for repairs in other areas of the site. The reuse of the wainscotting for the proposed project is otherwise unlikely, unless repurposed offsite on another project.
	Fireplace surrounds and inserts	Timber surrounds	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 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.

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	Iron Security bars.	Wrought Iron	Appears in good repair.	Can be reused, as a material only, for the repair of historic wrought iron within the development site or on projects outside of the development. Should be supplied to a Heritage Blacksmith, either engaged in the project, or if not reused in the project, provided to a Heritage Blacksmith for repurposing.
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## 8.0 Signing Off Statement

### Conservation Company:

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

### Author(s):

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Group Director

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SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

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**Sheena Ryan** BA(Hons) Fine Art

Historic Building Consultant

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

Chartered Building Surveyor

Chartered Building Control Surveyor

**Client:** Limerick 2030

**Signed:**

For ACP Archcon Professionals Limited.

**Date:** 15<sup>th</sup> 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](http://www.limerick.ie)

Ordnance Survey Ireland

[www.osi.ie](http://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\_16\_D001 Ground Floor, J1000\_16\_D002 First Floor & J1000\_16\_D003 Second Floor.
2. Annotated drawings J1000\_16\_D004 – Ground Floor Plan, J1000\_16\_D005 – First Floor Plan & J1000\_16\_D006 – Second Floor Plan.
3. Geodata Measured Survey 2020, Registers & Drawings



J1000\_16\_P213



J1000\_16\_P214



J1000\_16\_P215



J1000\_16\_P216



J1000\_16\_P01



J1000\_16\_P02



J1000\_16\_P03



J1000\_16\_P04



J1000\_16\_P05



J1000\_16\_P06



J1000\_16\_P07



J1000\_16\_P08



J1000\_16\_P09



J1000\_16\_P10



J1000\_16\_P11



J1000\_16\_P12



J1000\_16\_P13



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J1000\_16\_P15



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J1000\_16\_P18



J1000\_16\_P19



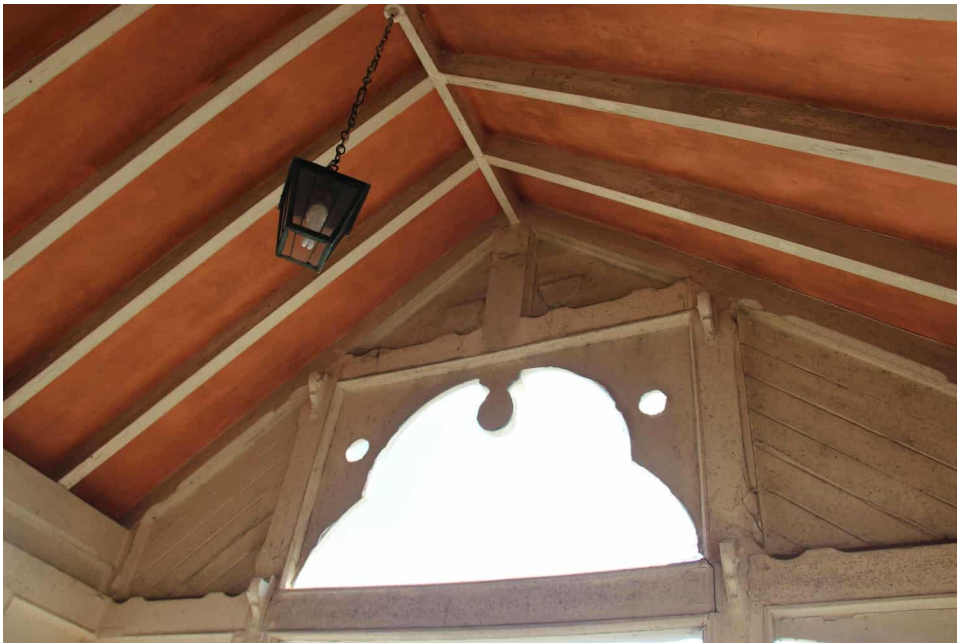
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J1000\_16\_P21



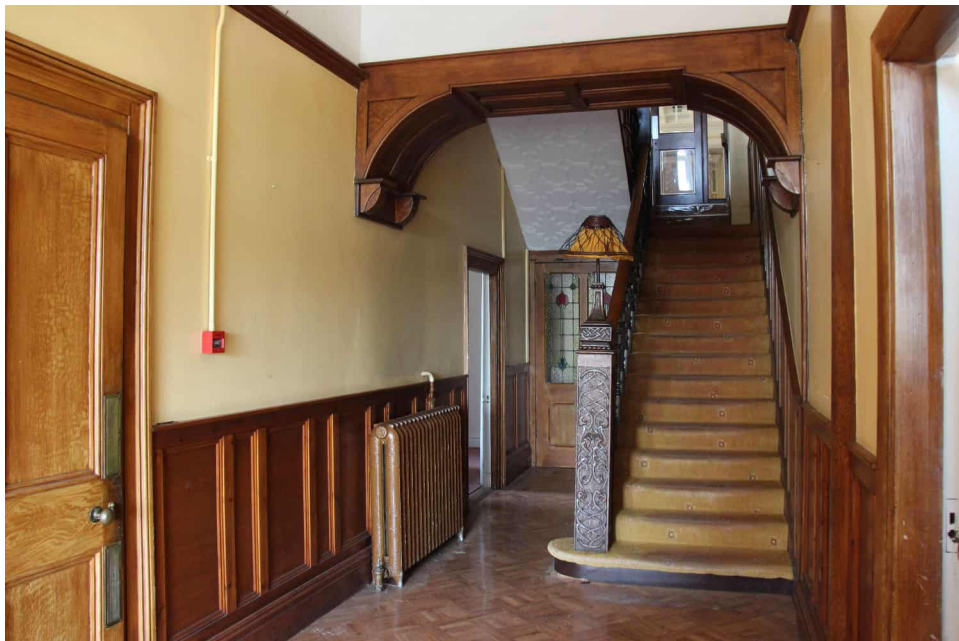
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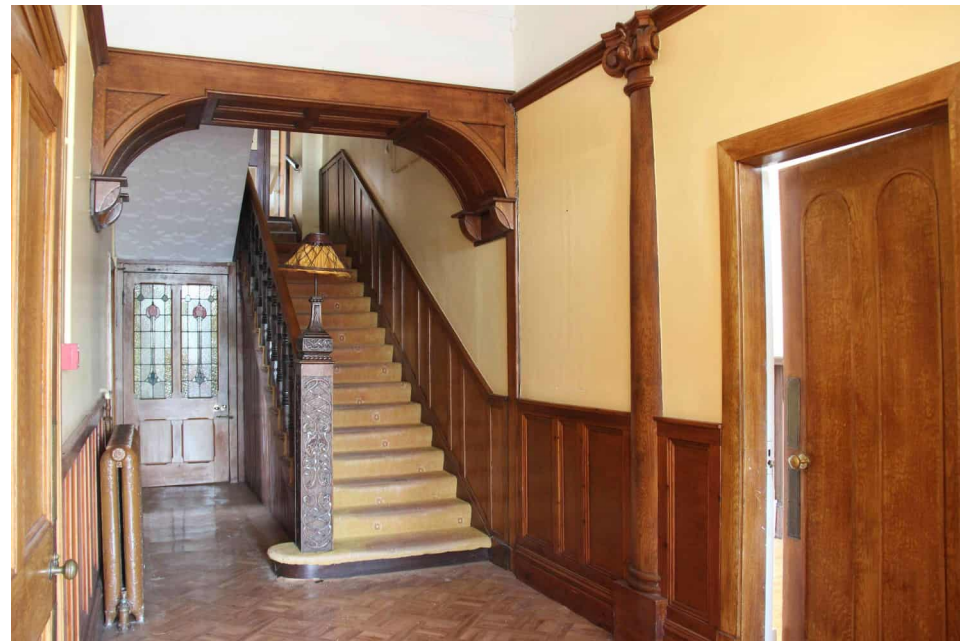
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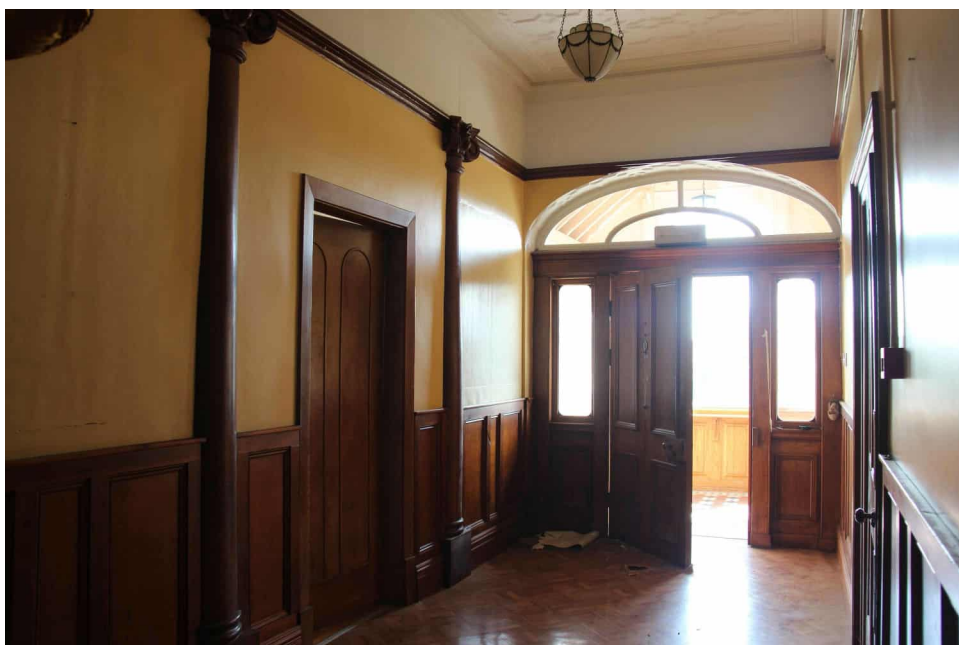
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J1000\_16\_P25



J1000\_16\_P26



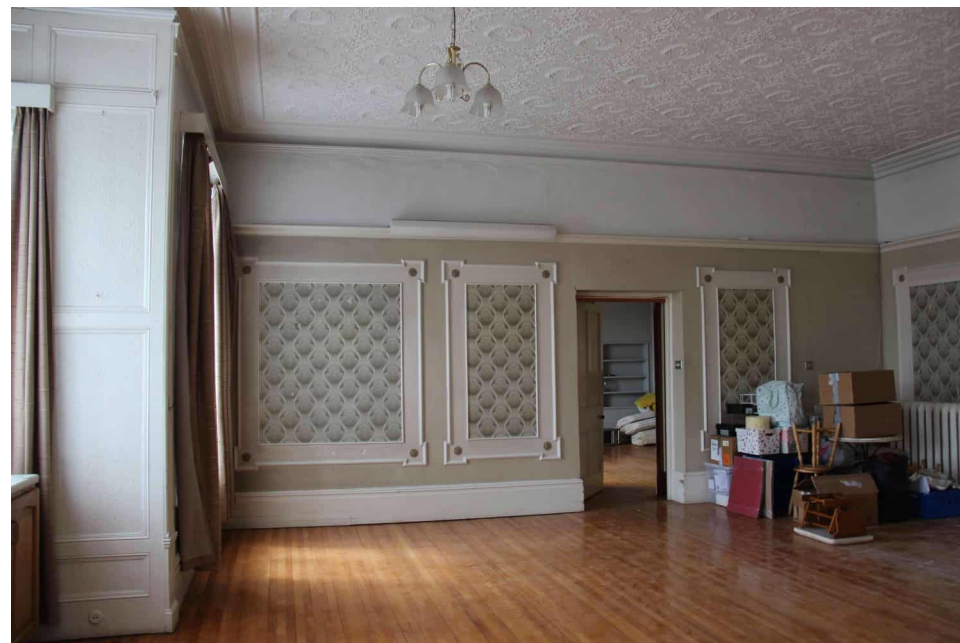
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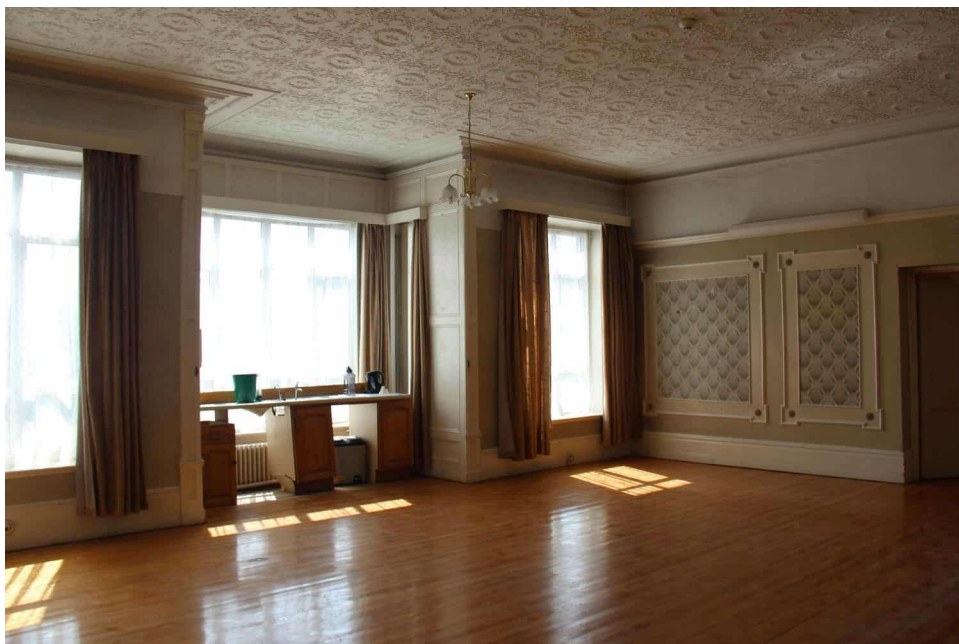
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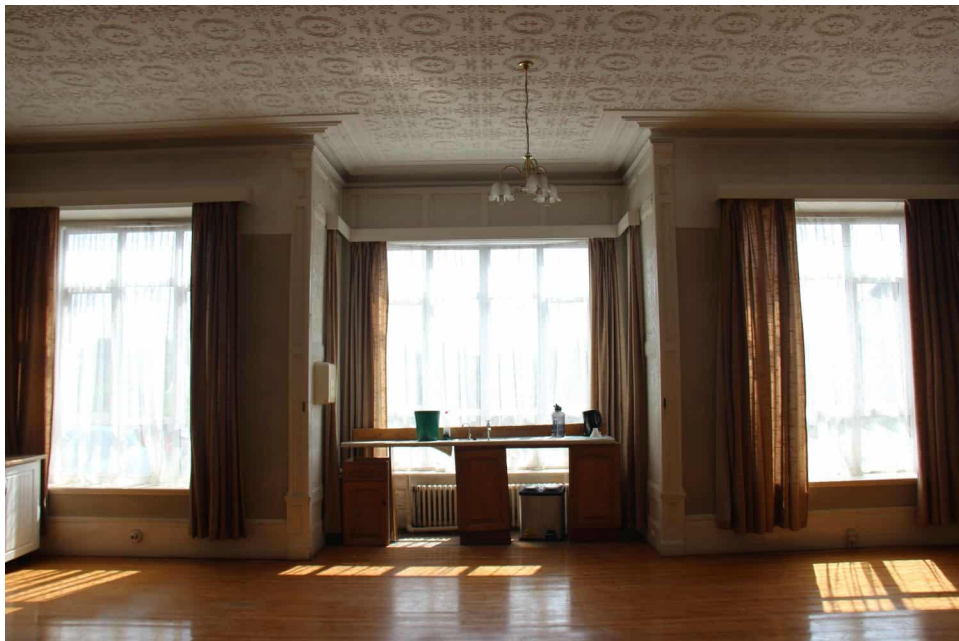
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J1000\_16\_P31



J1000\_16\_P32



J1000\_16\_P33



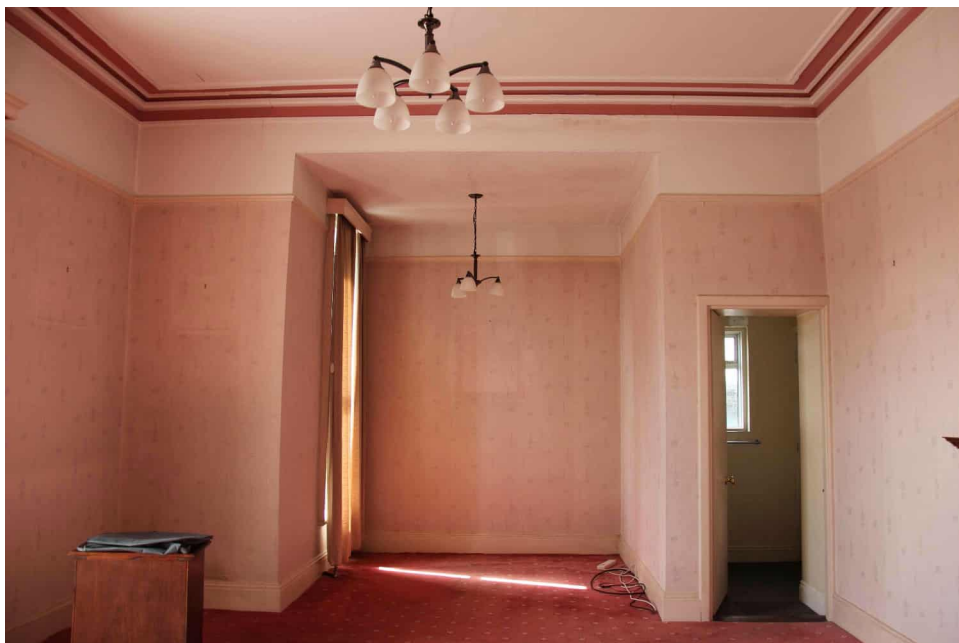
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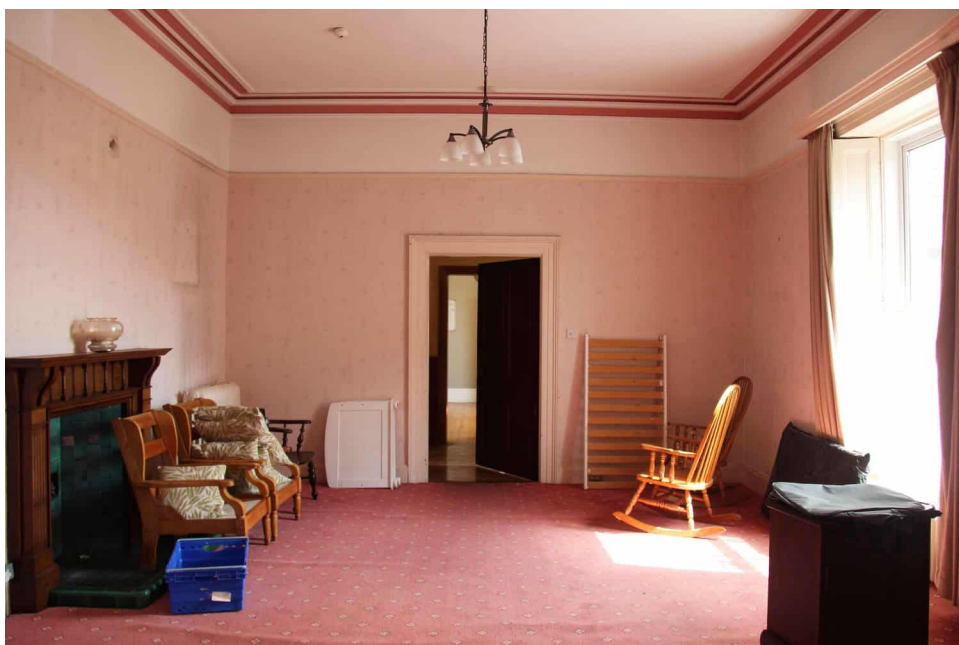
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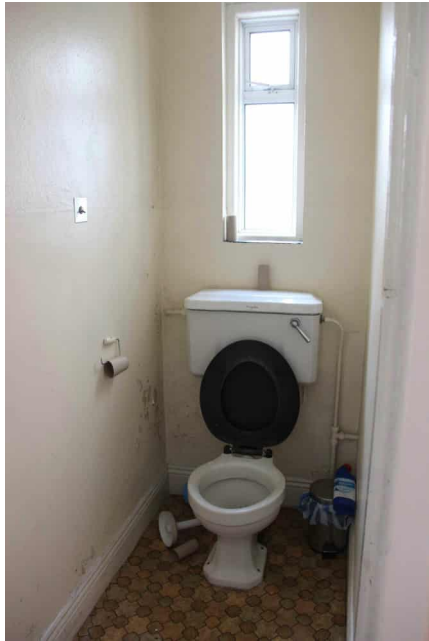
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J1000\_16\_P39



J1000\_16\_P40



J1000\_16\_P41



J1000\_16\_P42



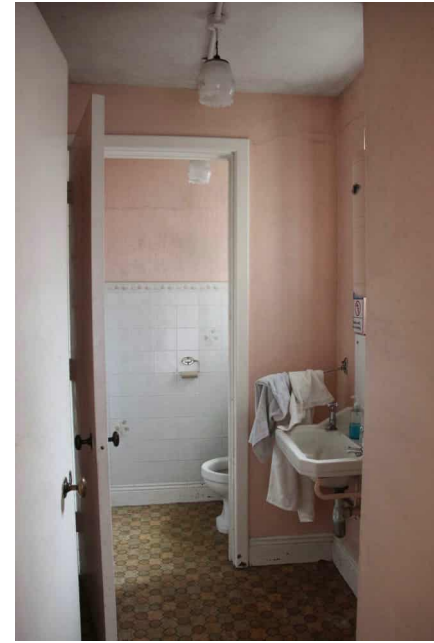
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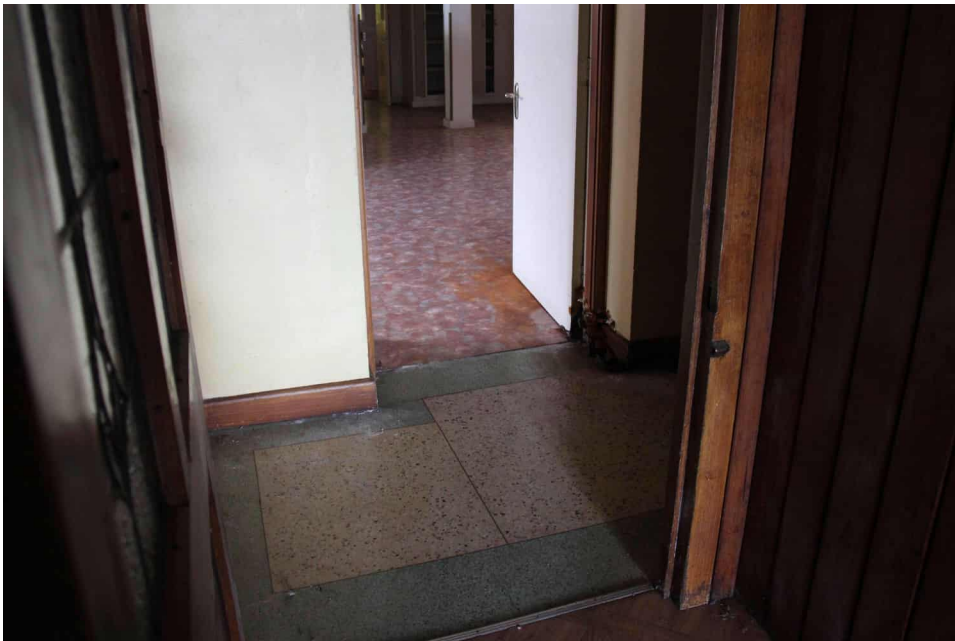
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J1000\_16\_P45



J1000\_16\_P46



J1000\_16\_P47



J1000\_16\_P48



J1000\_16\_P49



J1000\_16\_P50



J1000\_16\_P51



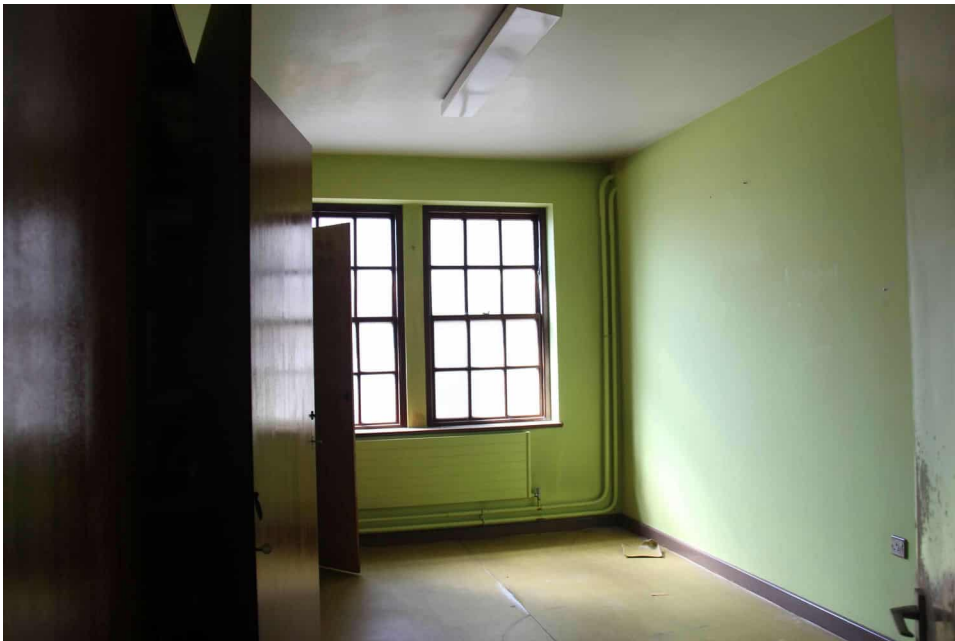
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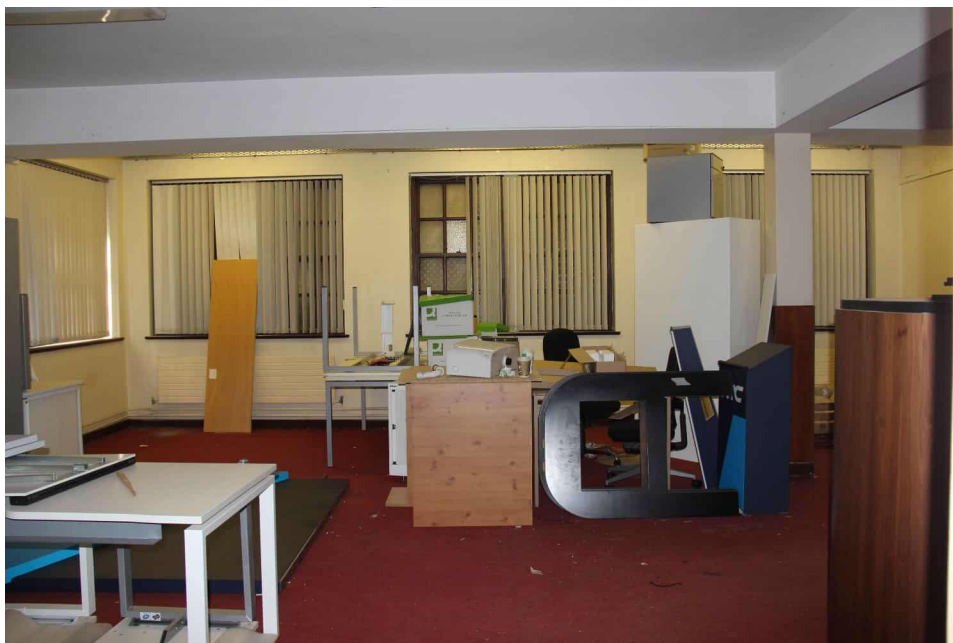
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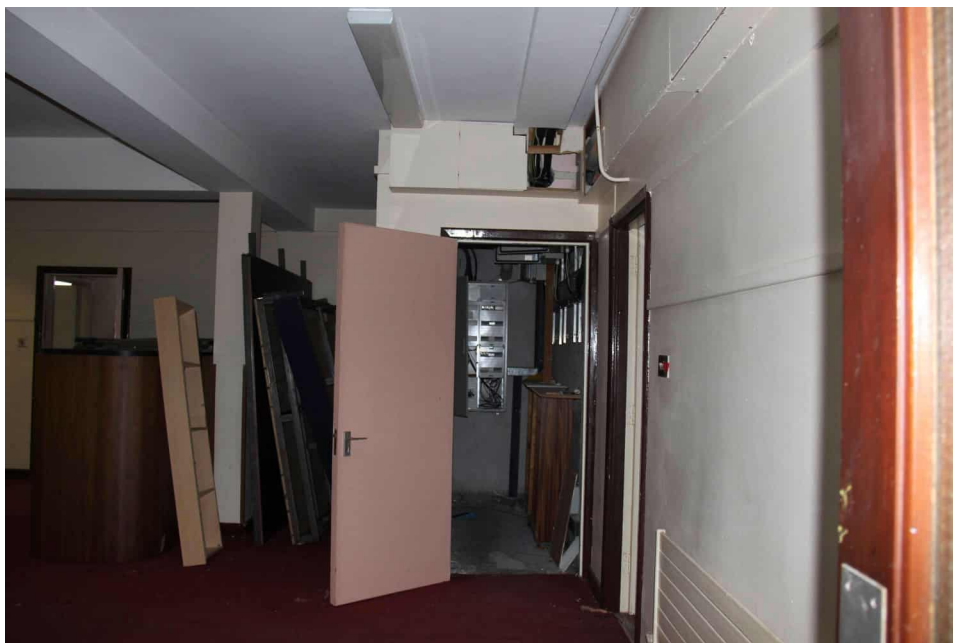
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J1000\_16\_P57



J1000\_16\_P58



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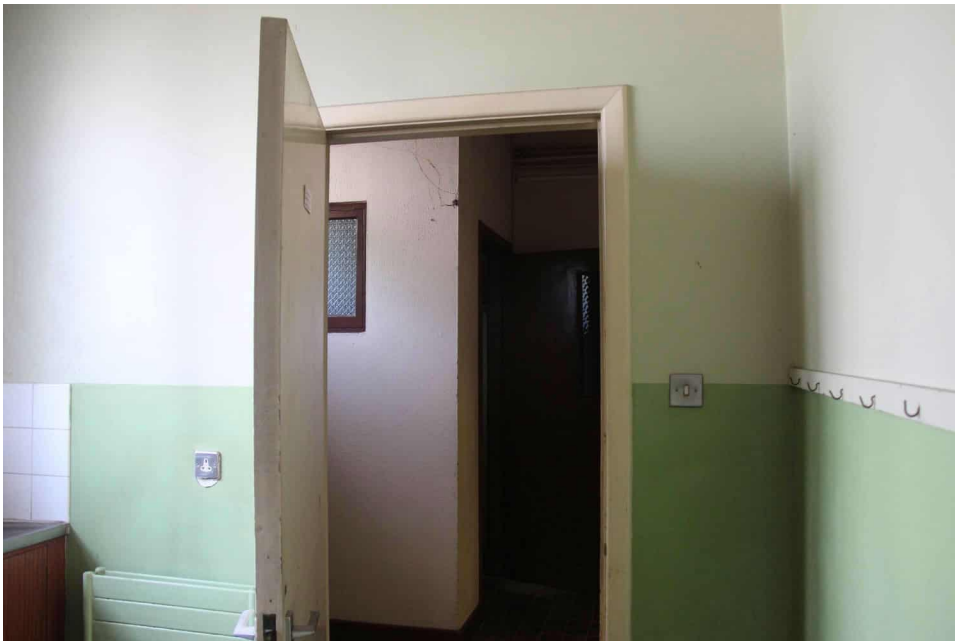
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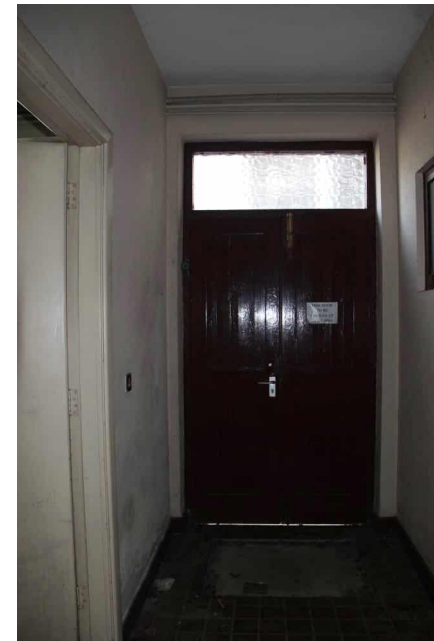
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J1000\_16\_P62



J1000\_16\_P63



J1000\_16\_P64



J1000\_16\_P65



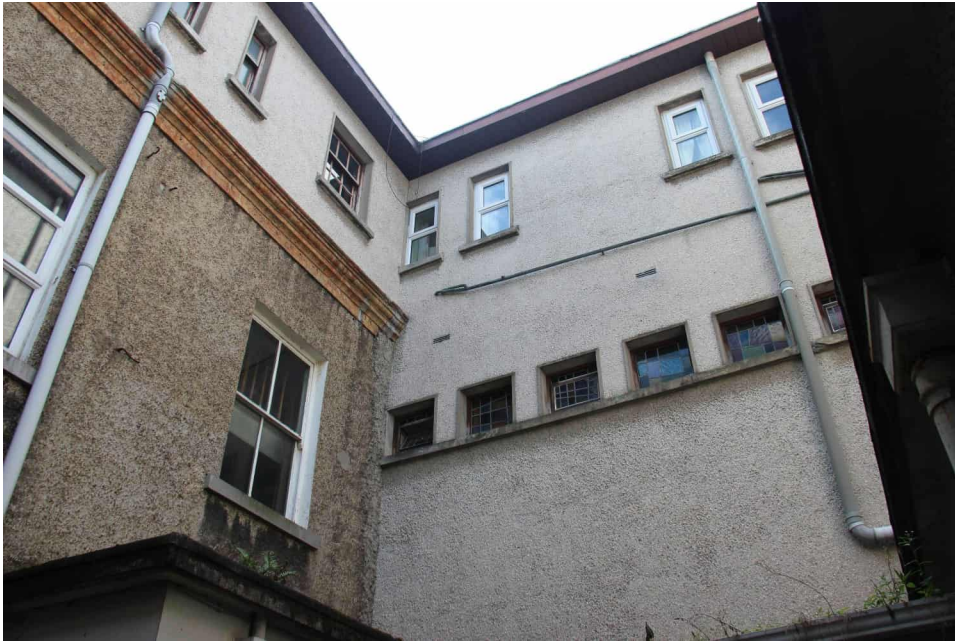
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J1000\_16\_P67



J1000\_16\_P68



J1000\_16\_P69



J1000\_16\_P70



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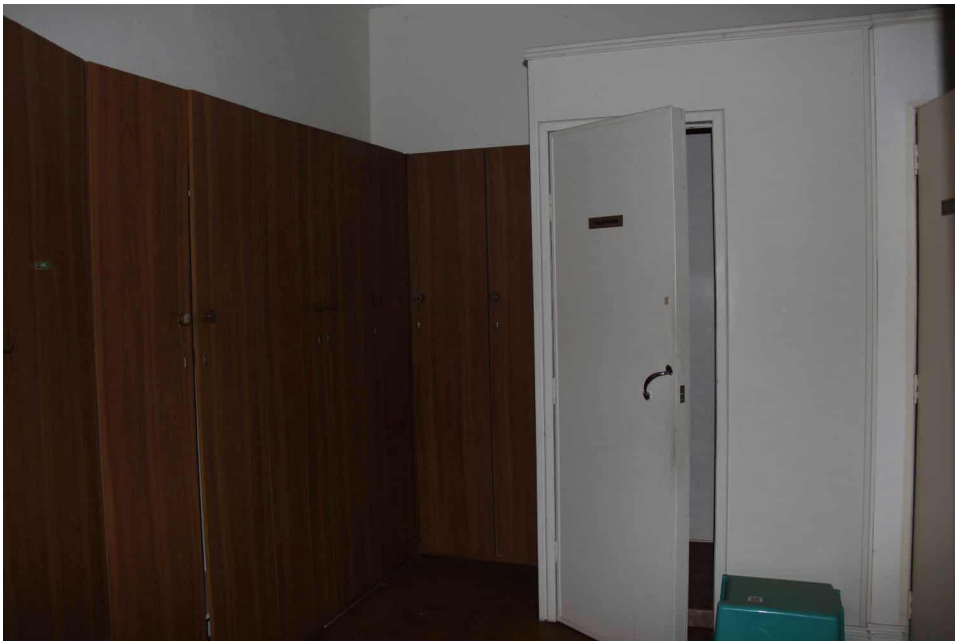
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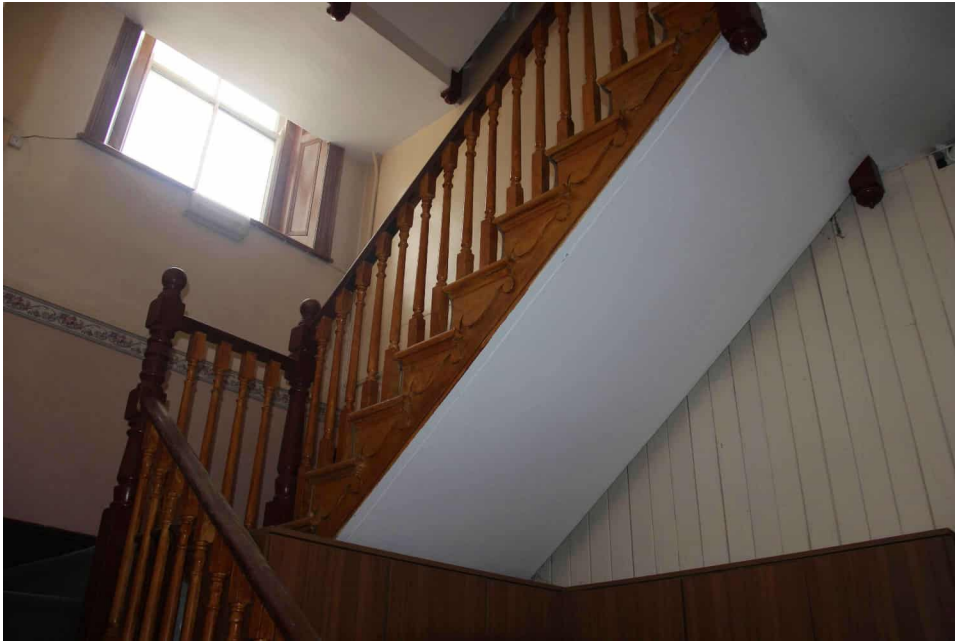
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J1000\_16\_P75



J1000\_16\_P76



J1000\_16\_P77



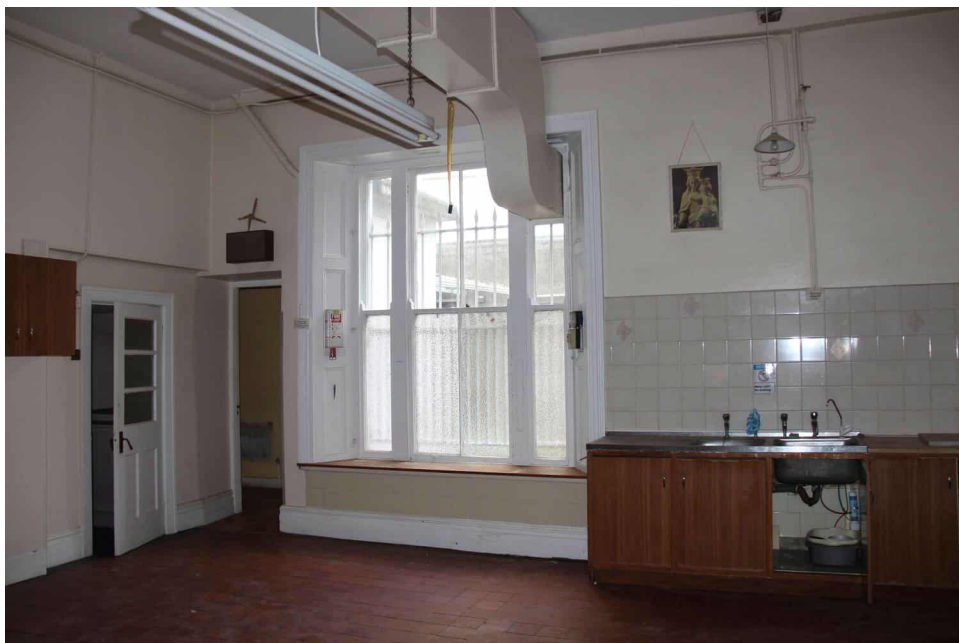
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J1000\_16\_P79



J1000\_16\_P80



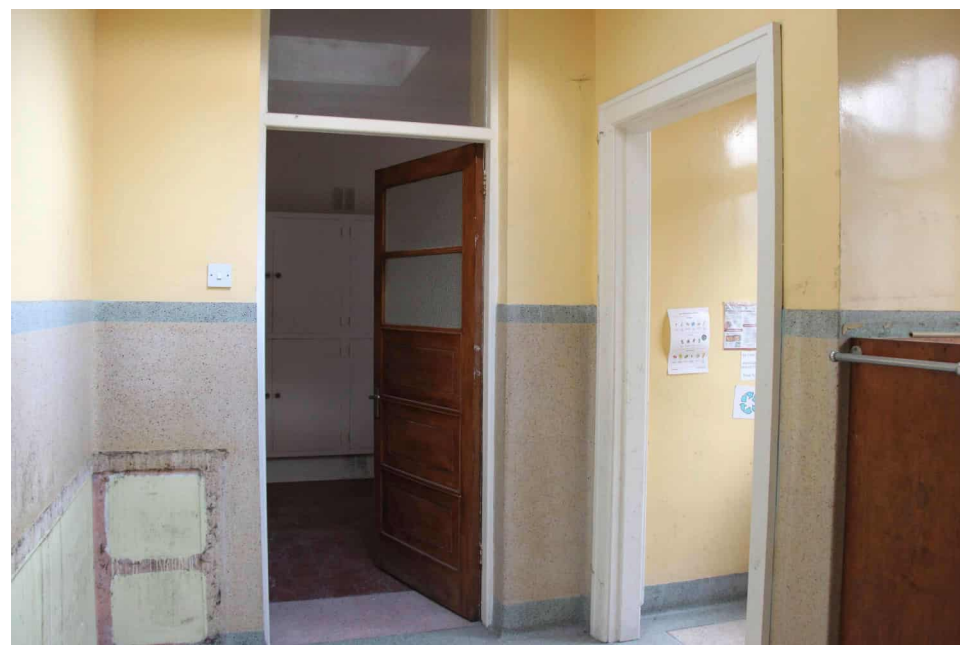
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J1000\_16\_P82



J1000\_16\_P83



J1000\_16\_P84



J1000\_16\_P85



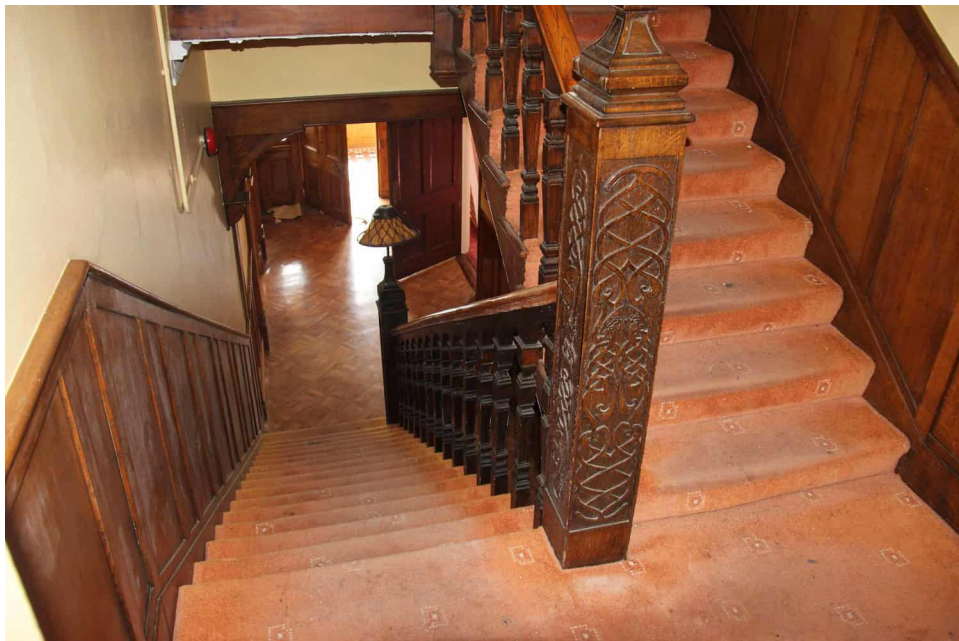
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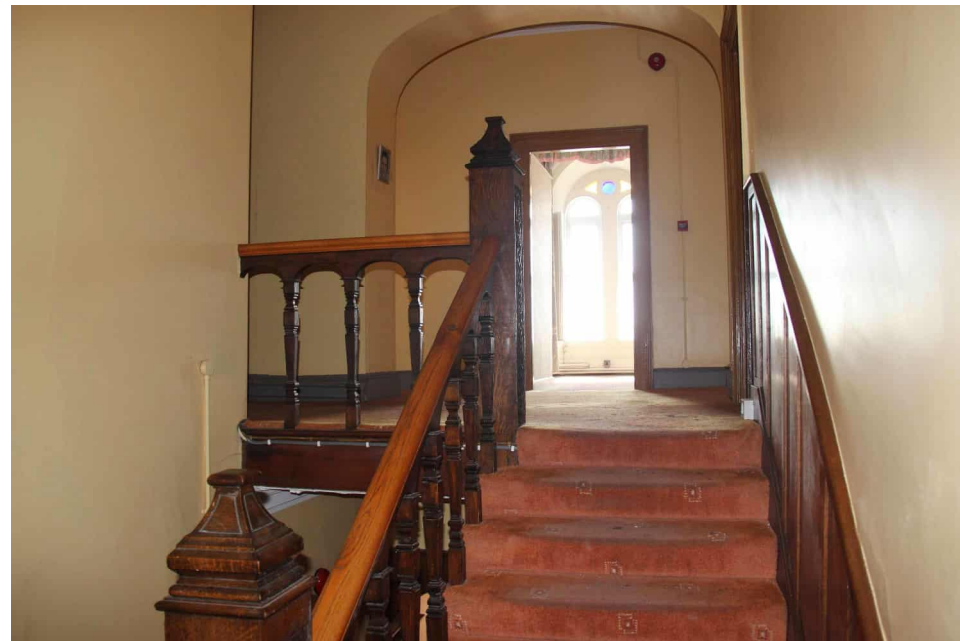
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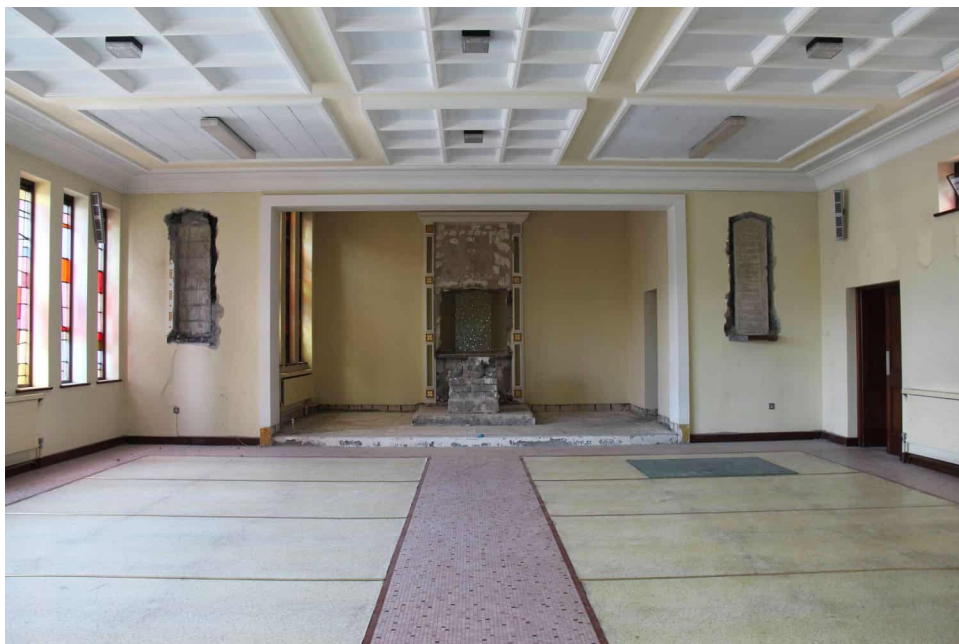
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J1000\_16\_P89



J1000\_16\_P90



J1000\_16\_P91



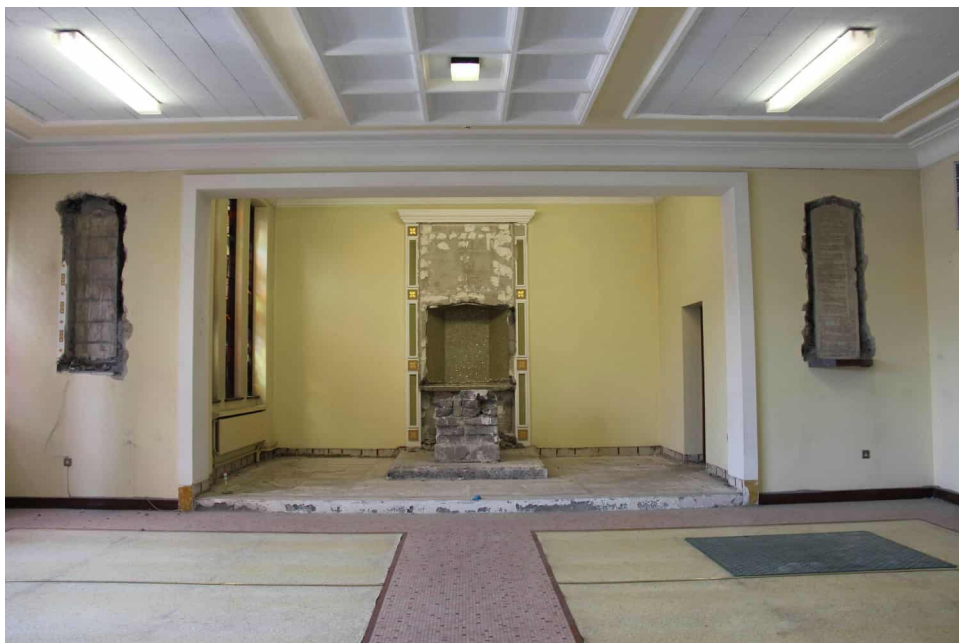
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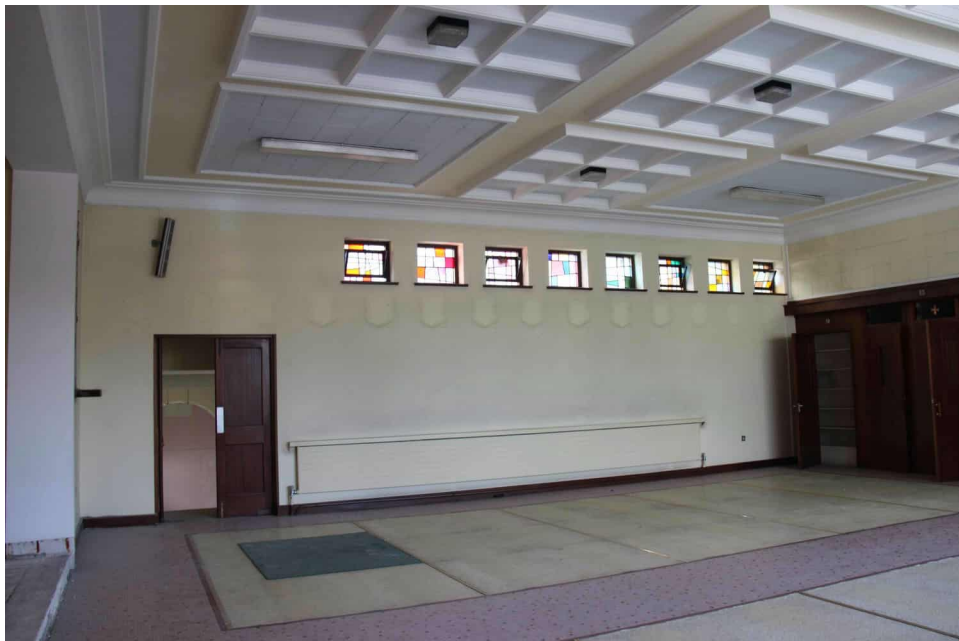
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J1000\_16\_P95



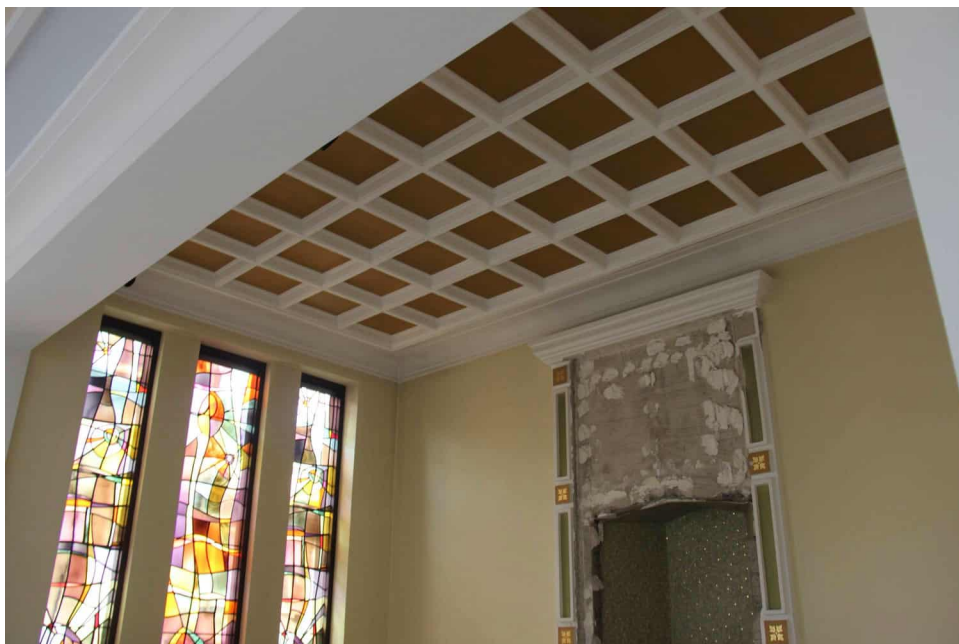
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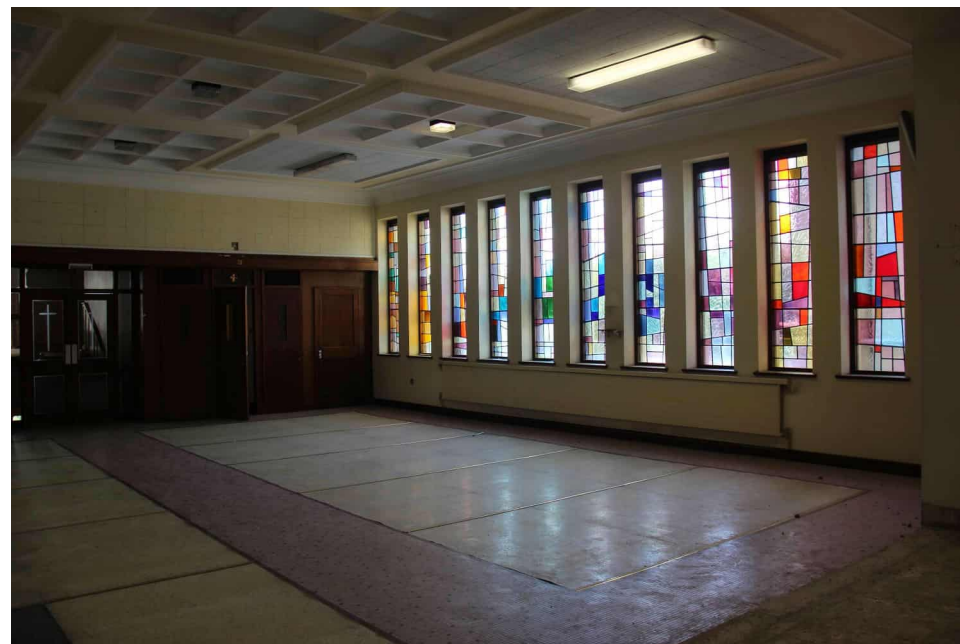
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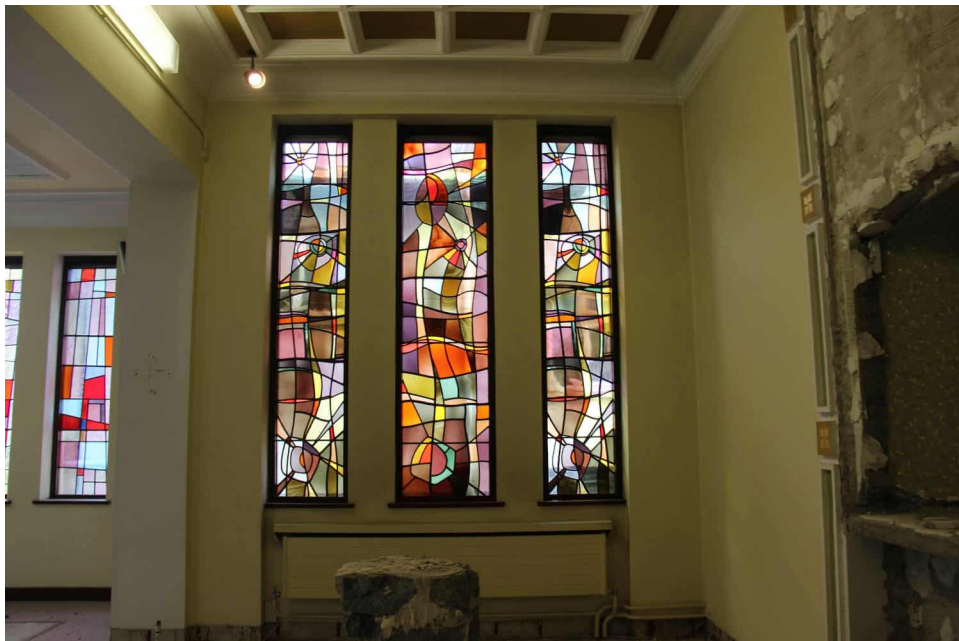
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J1000\_16\_P99



J1000\_16\_P100



J1000\_16\_P101



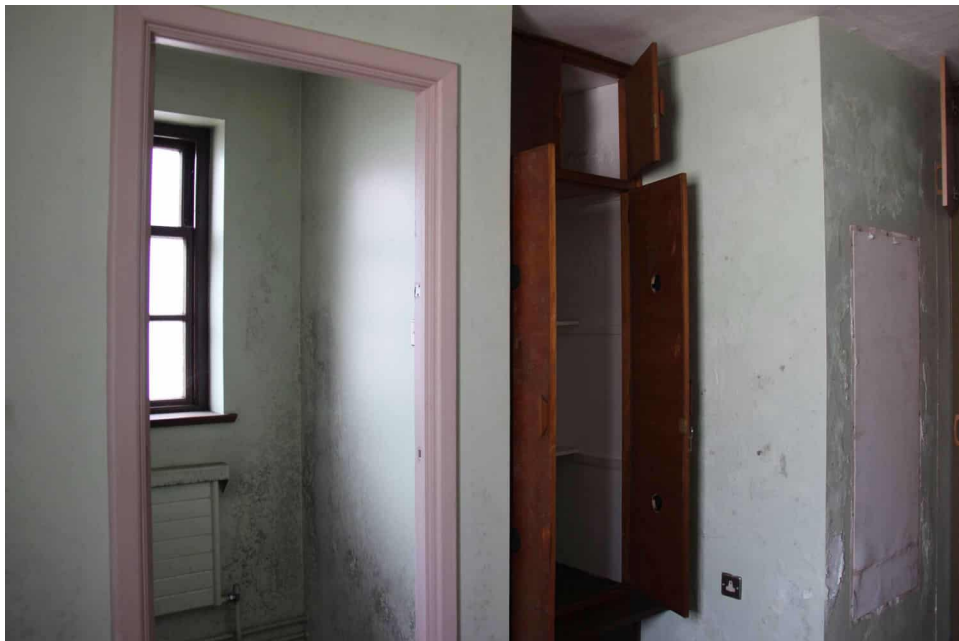
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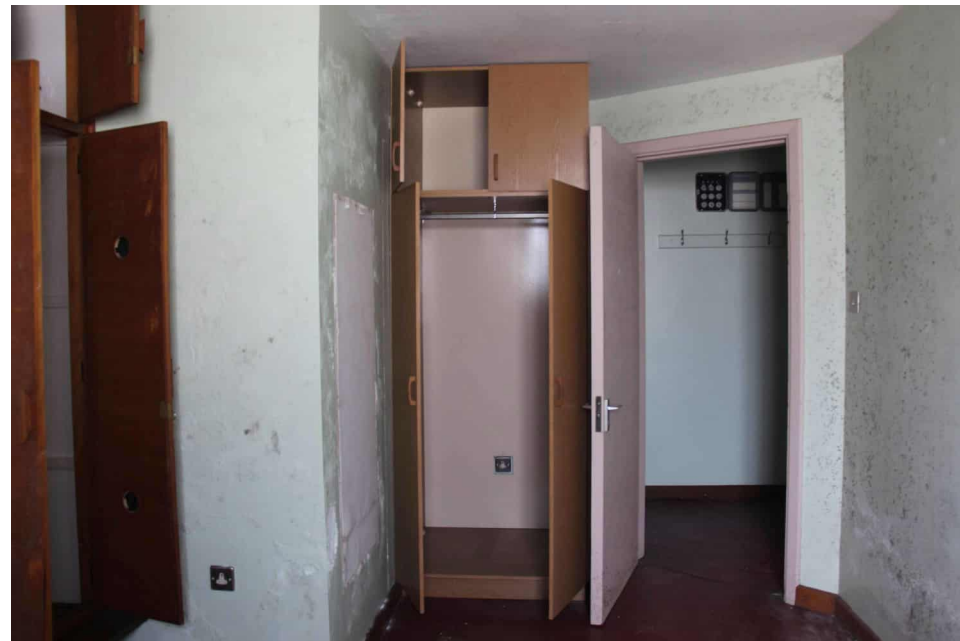
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J1000\_16\_P104



J1000\_16\_P105



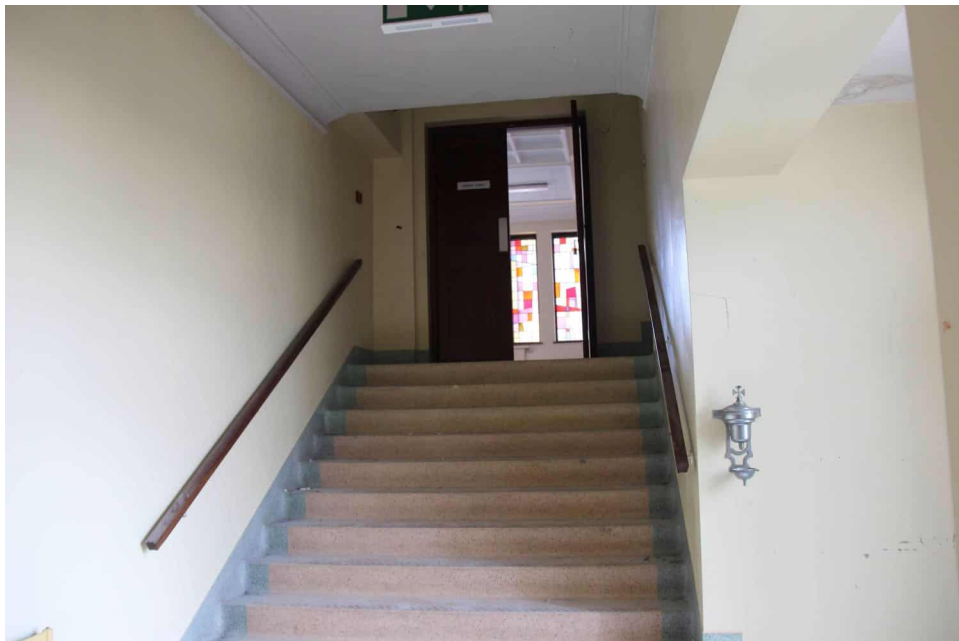
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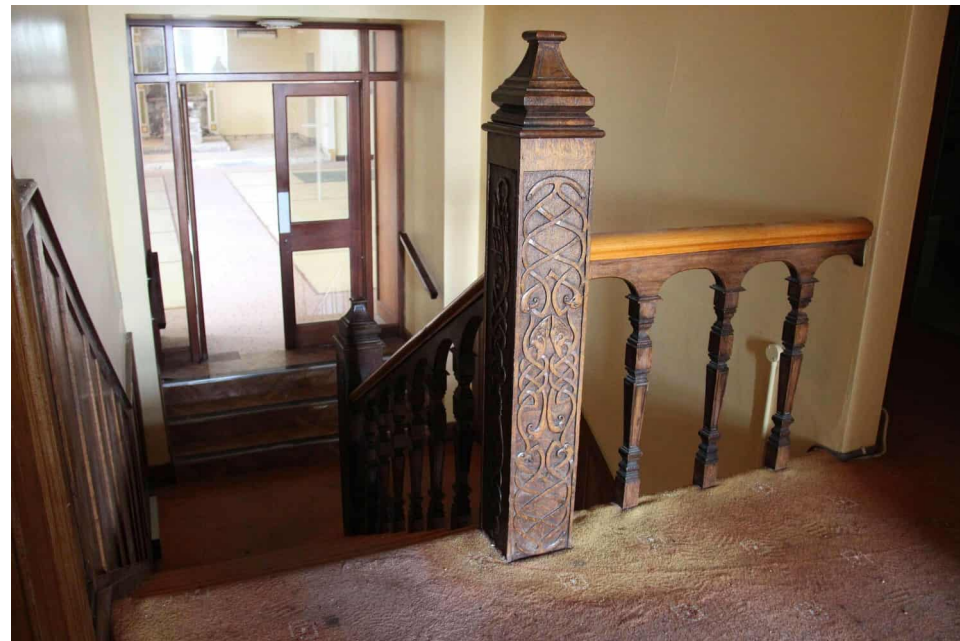
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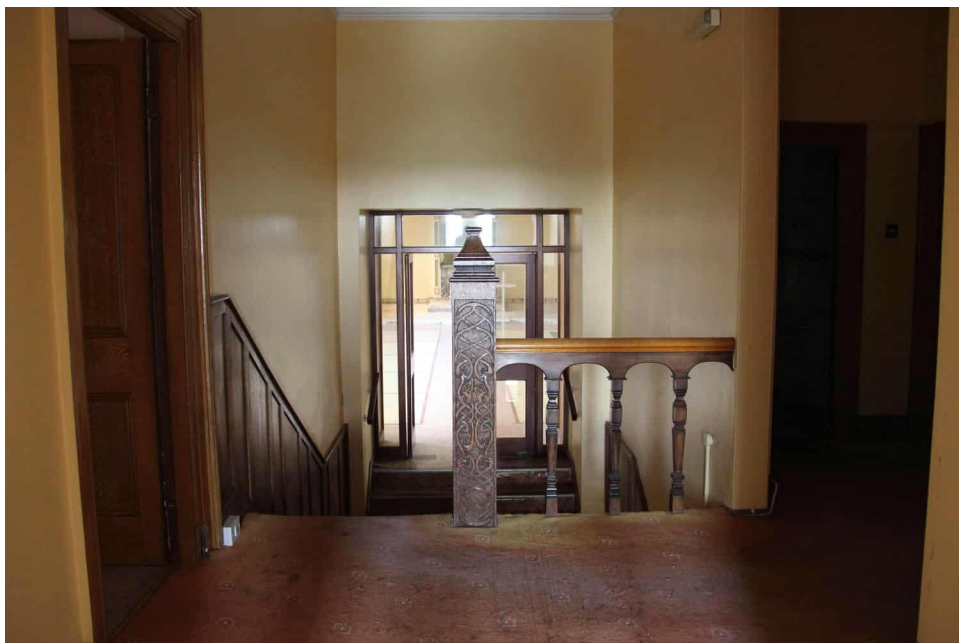
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J1000\_16\_P109



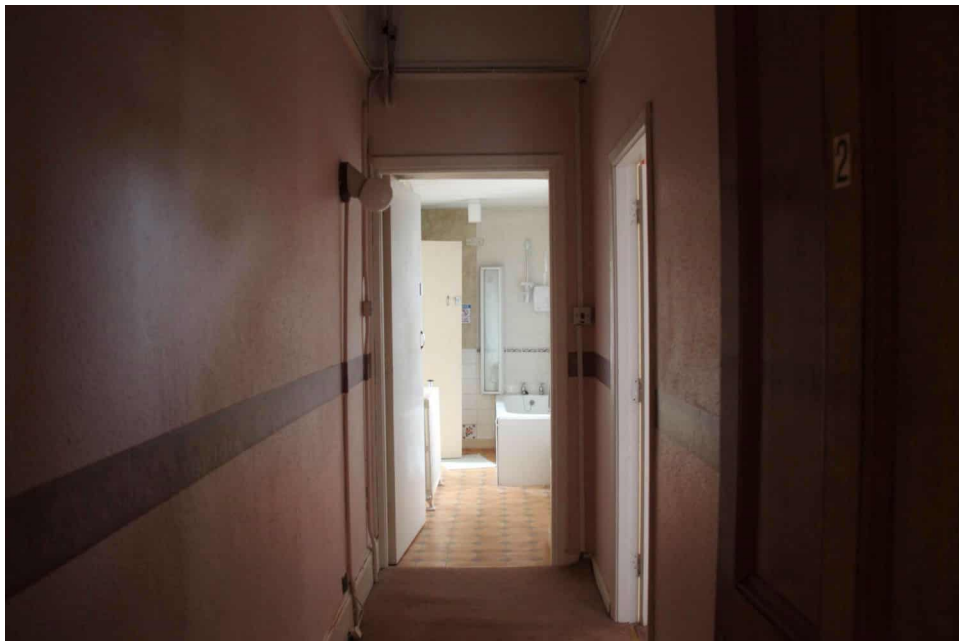
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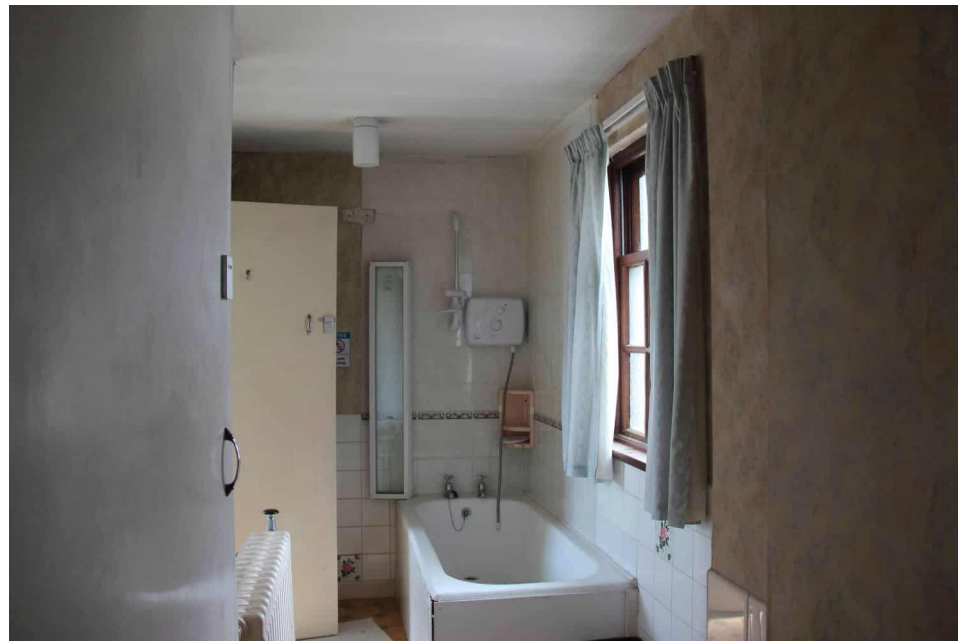
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J1000\_16\_P112



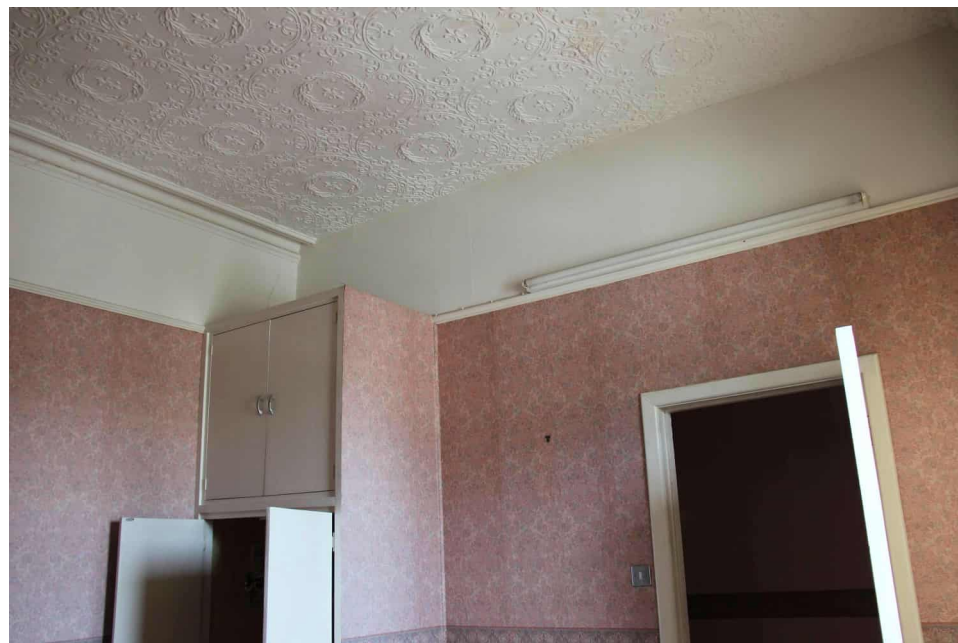
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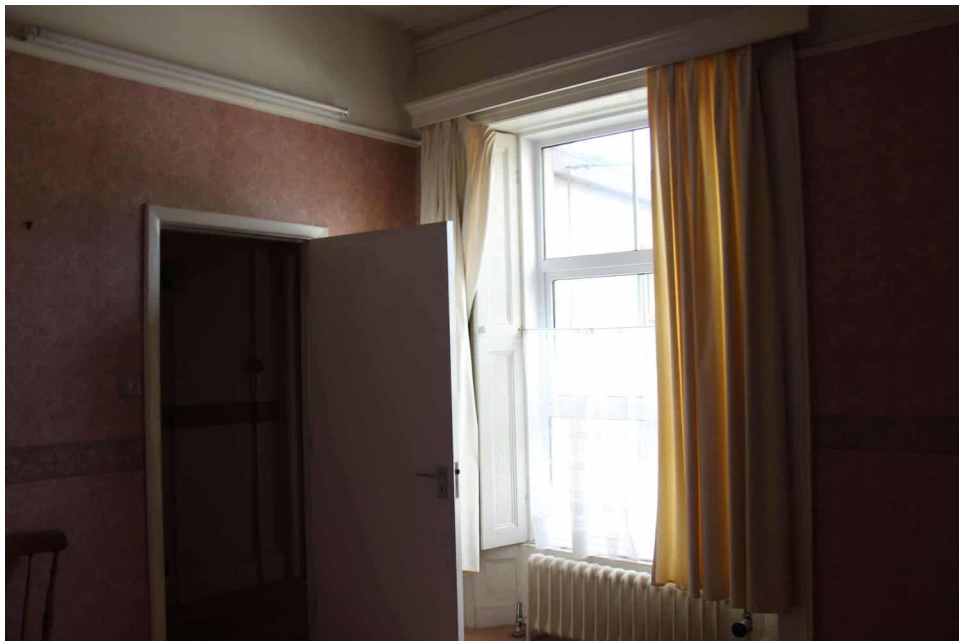
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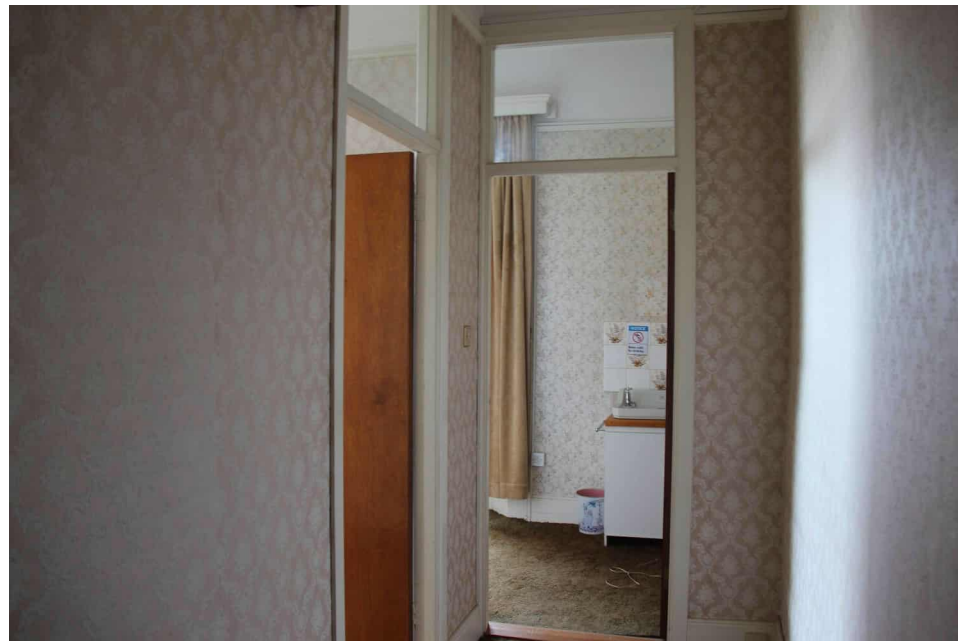
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J1000\_16\_P116



J1000\_16\_P117



J1000\_16\_P118



J1000\_16\_P119



J1000\_16\_P120



J1000\_16\_P121



J1000\_16\_P122



J1000\_16\_P123



J1000\_16\_P124



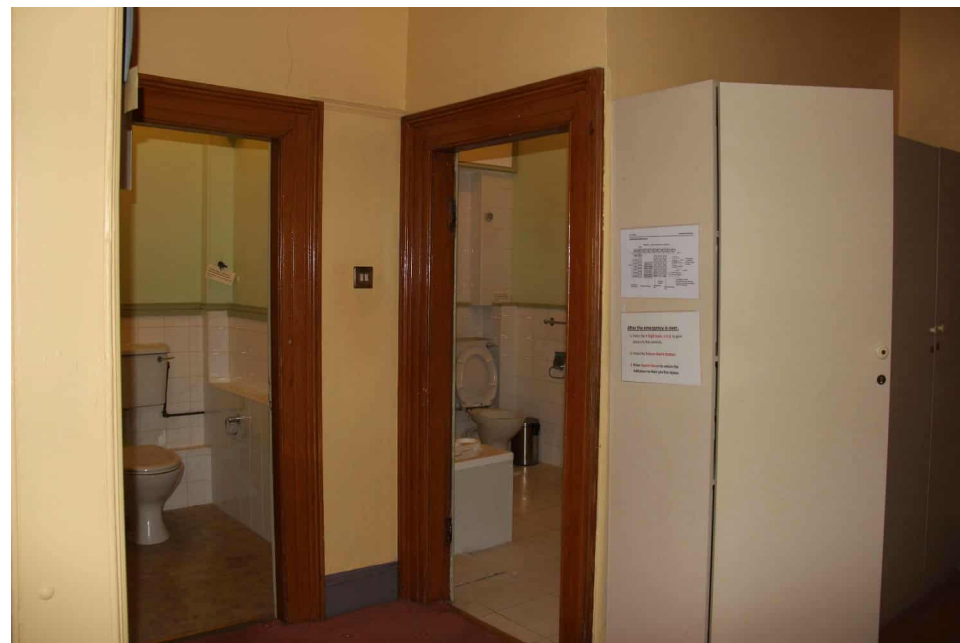
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J1000\_16\_P126



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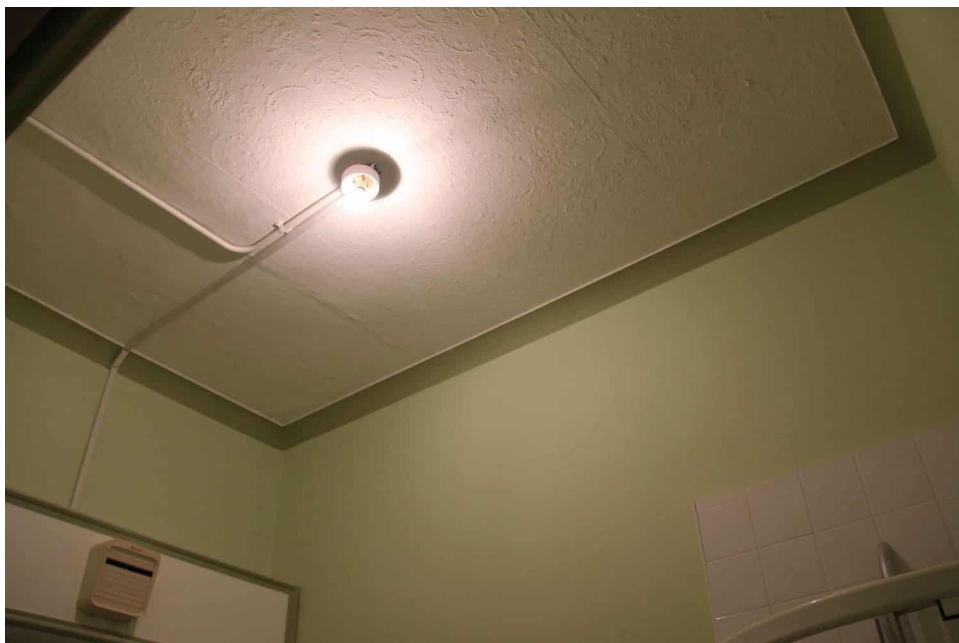
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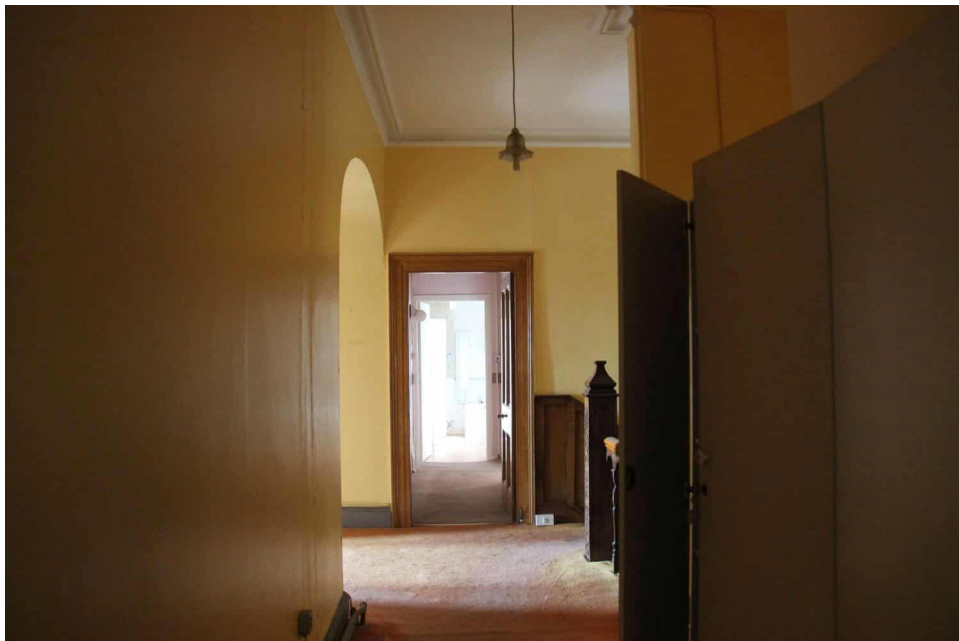
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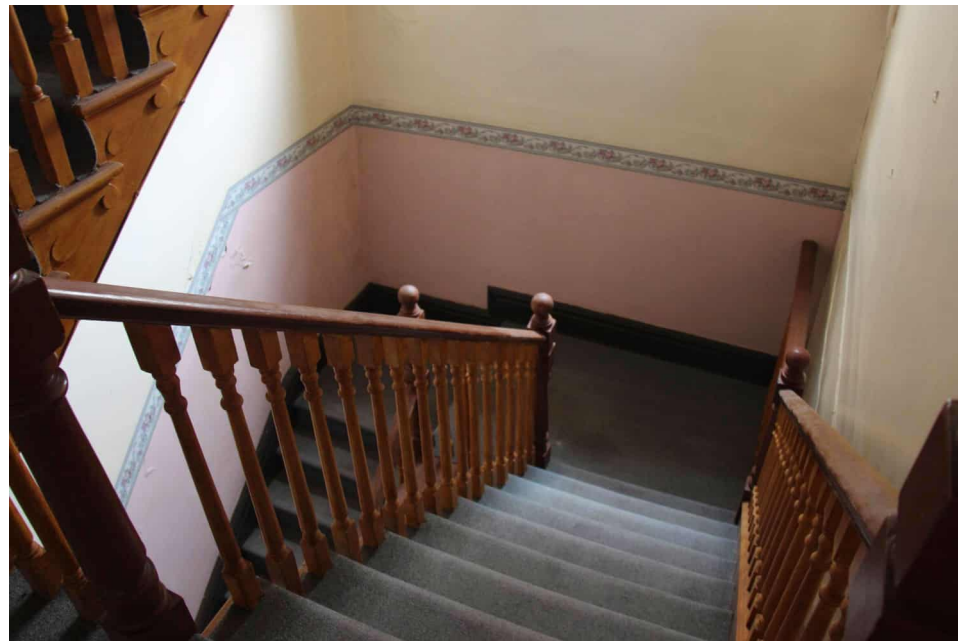
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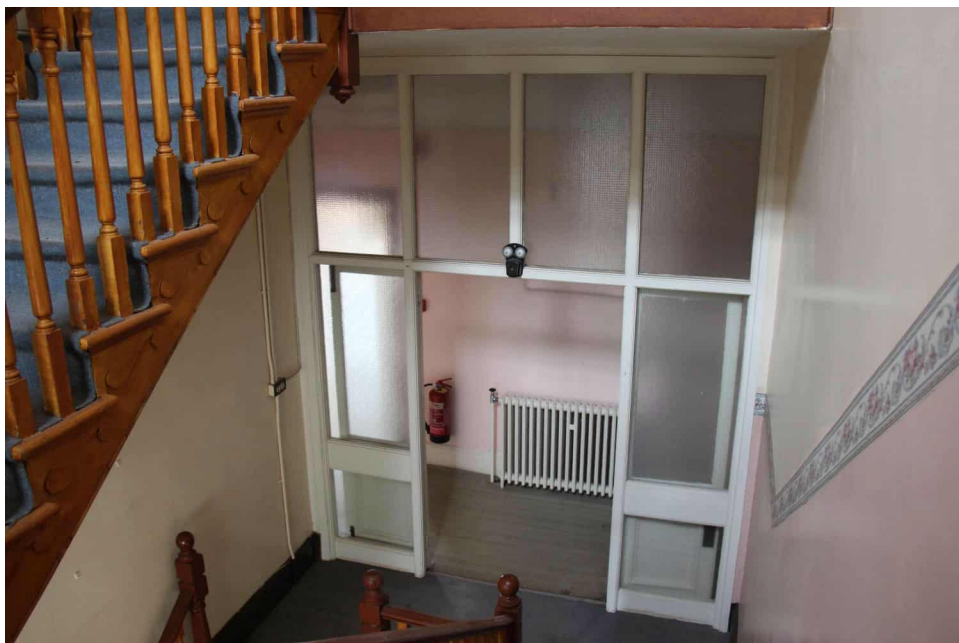
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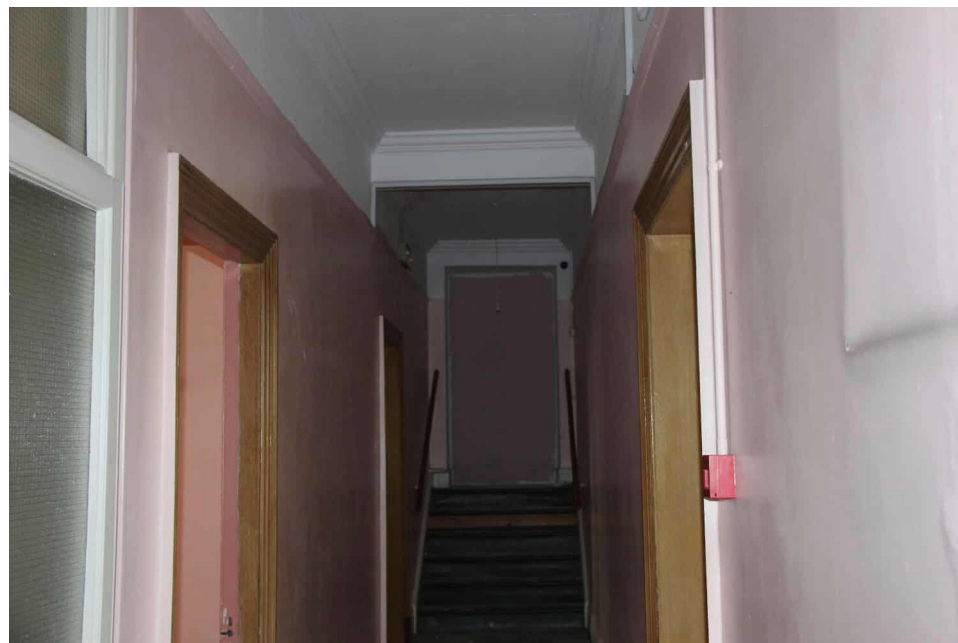
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J1000\_16\_P135



J1000\_16\_P136



J1000\_16\_P137



J1000\_16\_P138



J1000\_16\_P139



J1000\_16\_P140



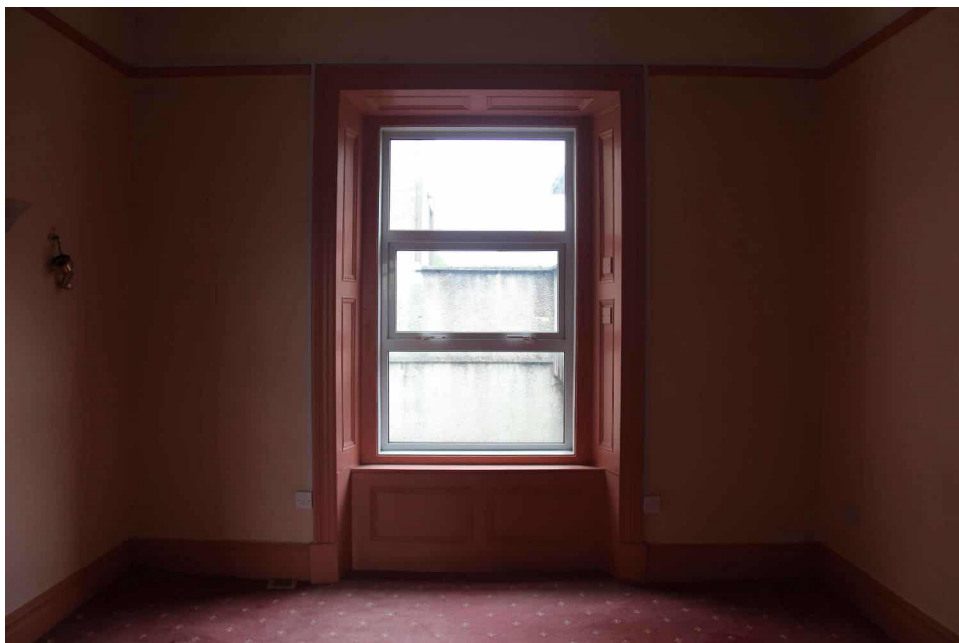
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J1000\_16\_P142



J1000\_16\_P143



J1000\_16\_P144



J1000\_16\_P145



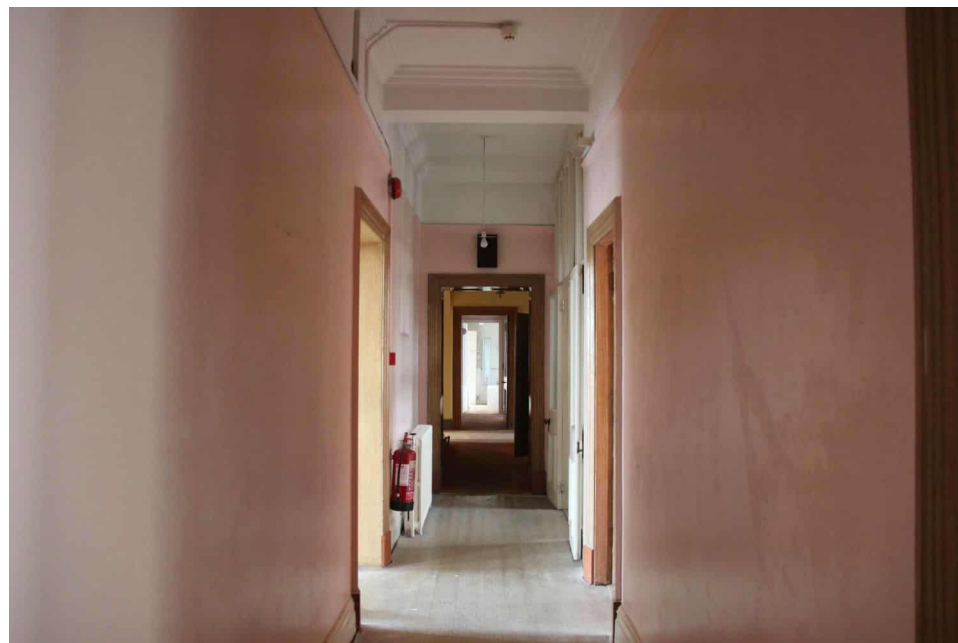
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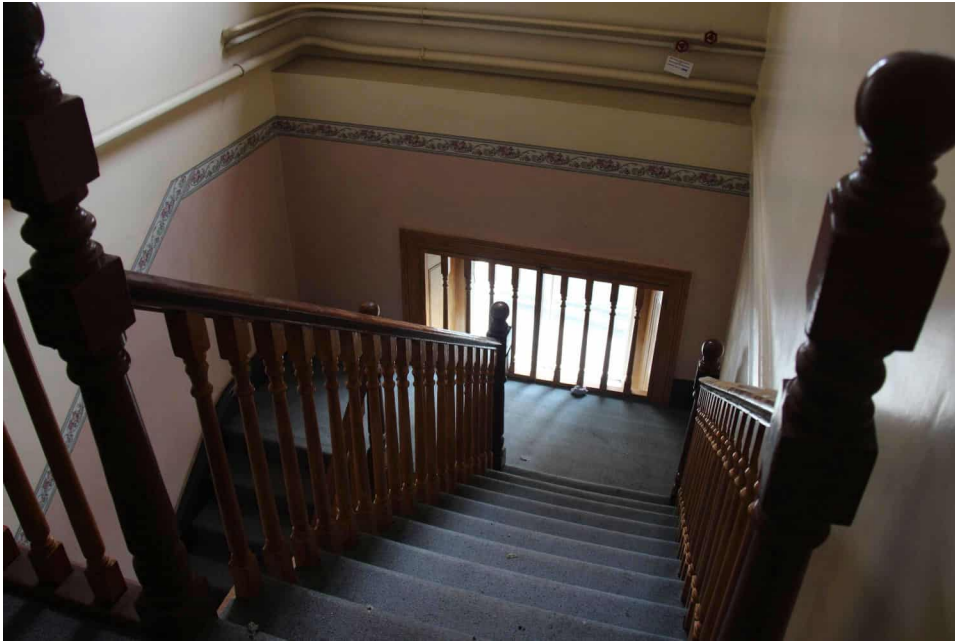
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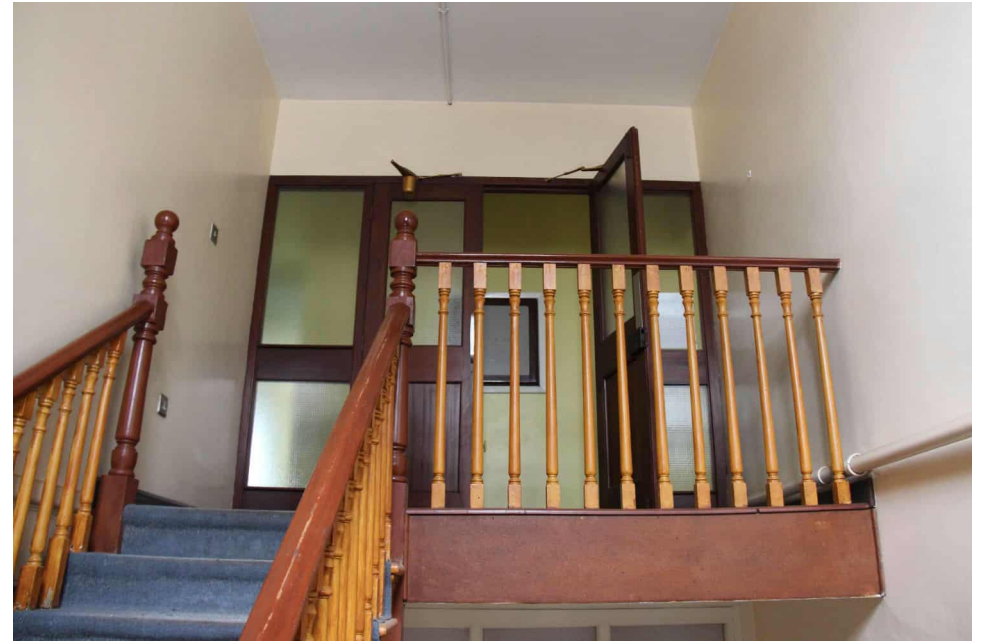
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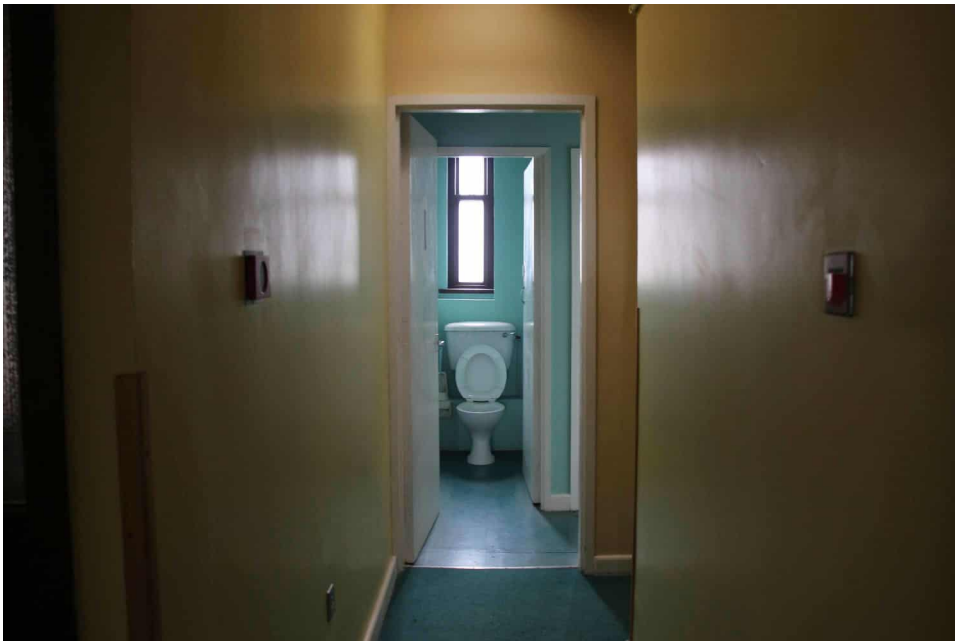
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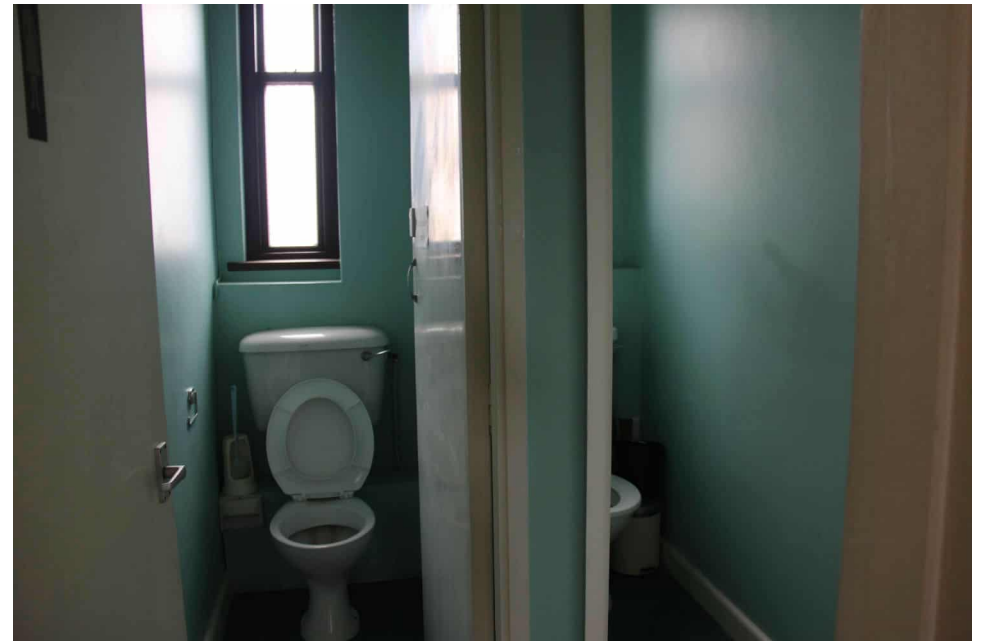
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J1000\_16\_P152



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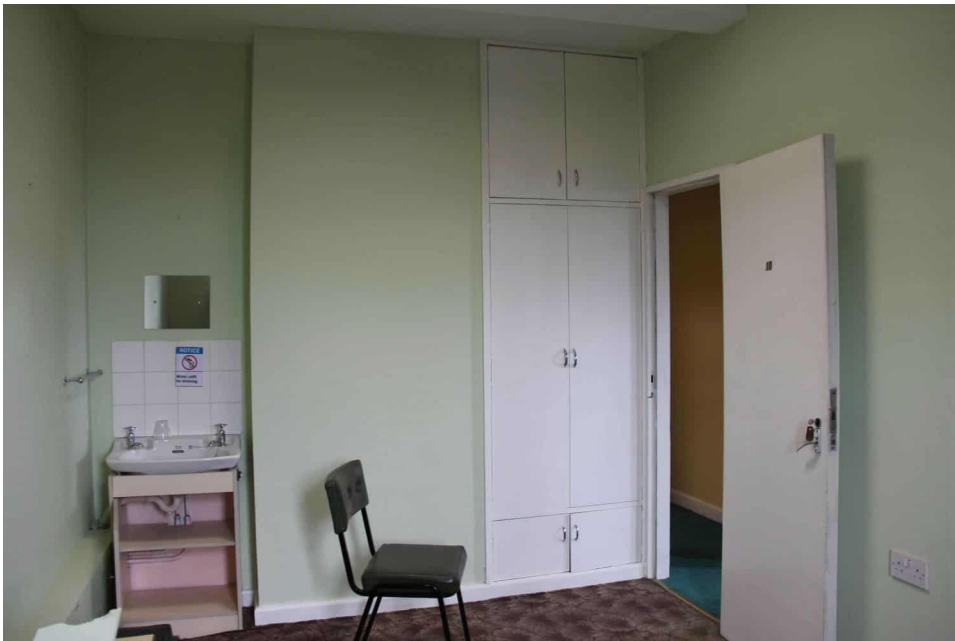
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J1000\_16\_P155



J1000\_16\_P156



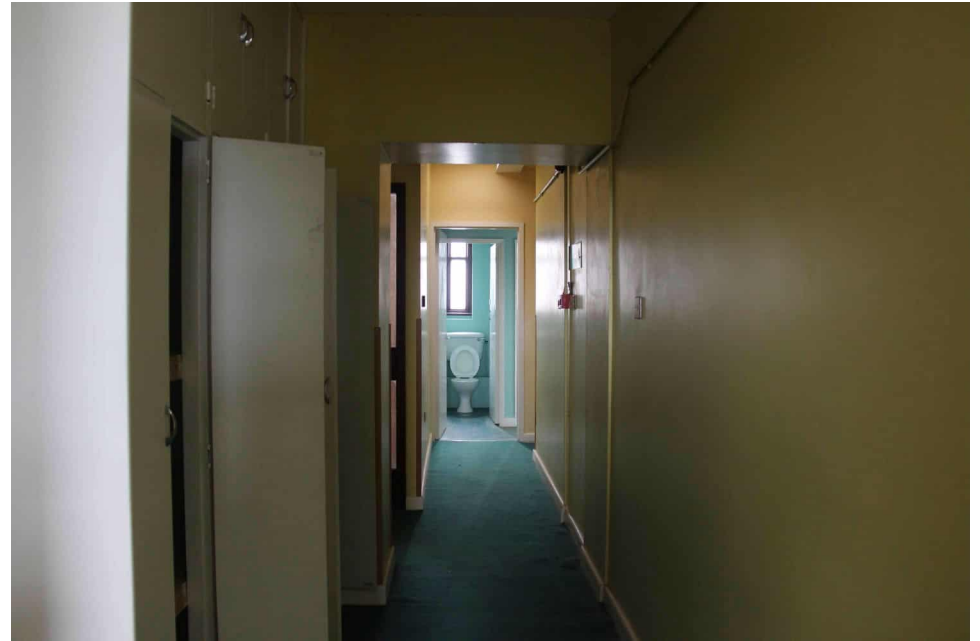
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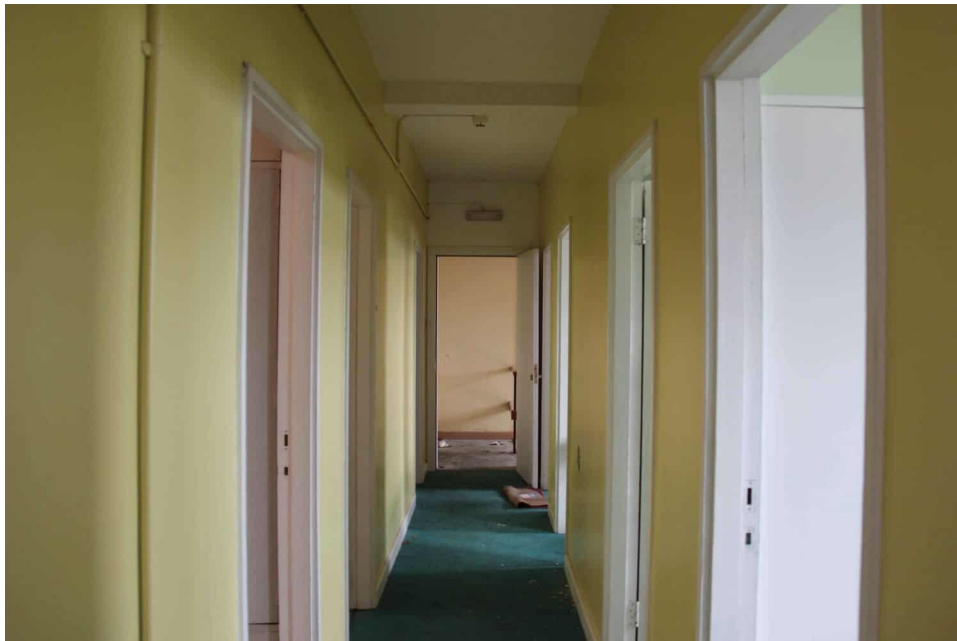
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J1000\_16\_P159



J1000\_16\_P160



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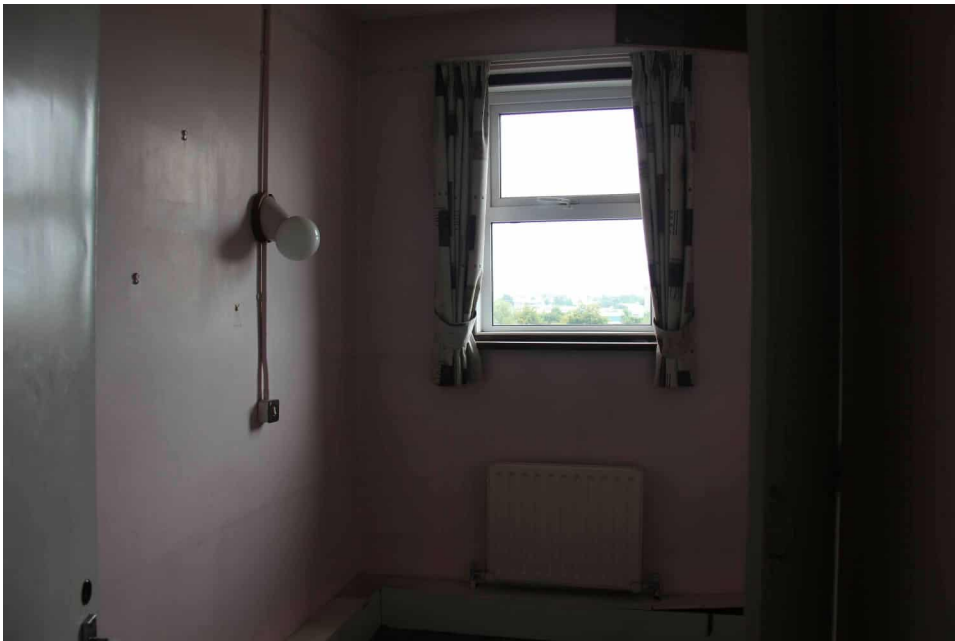
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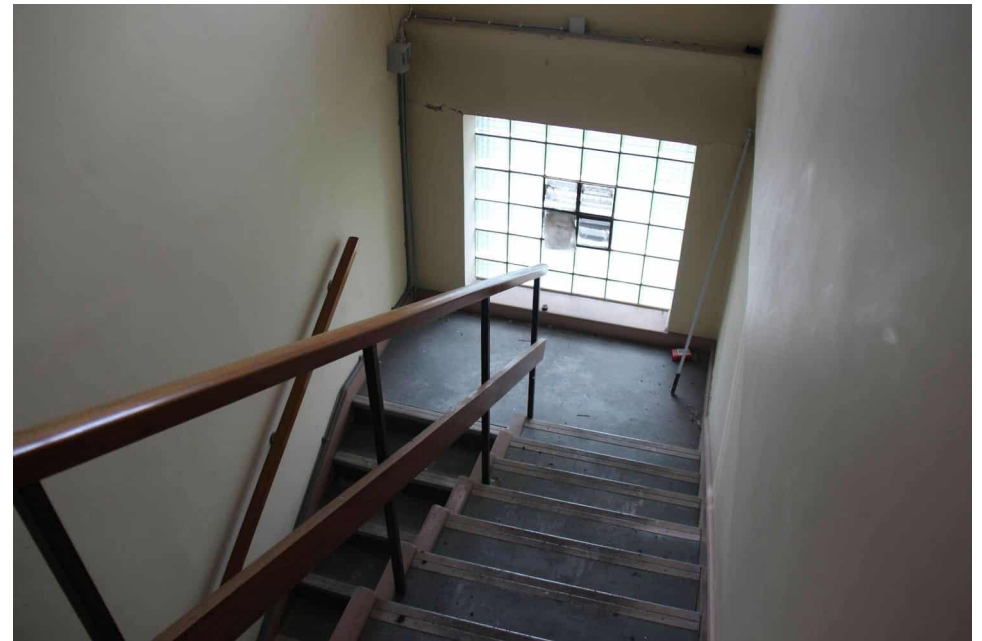
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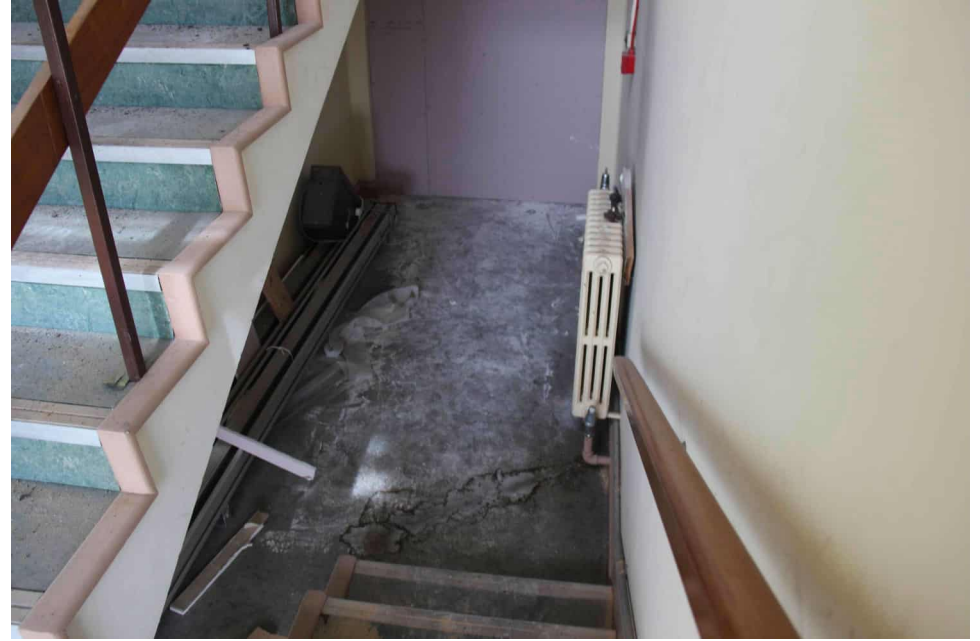
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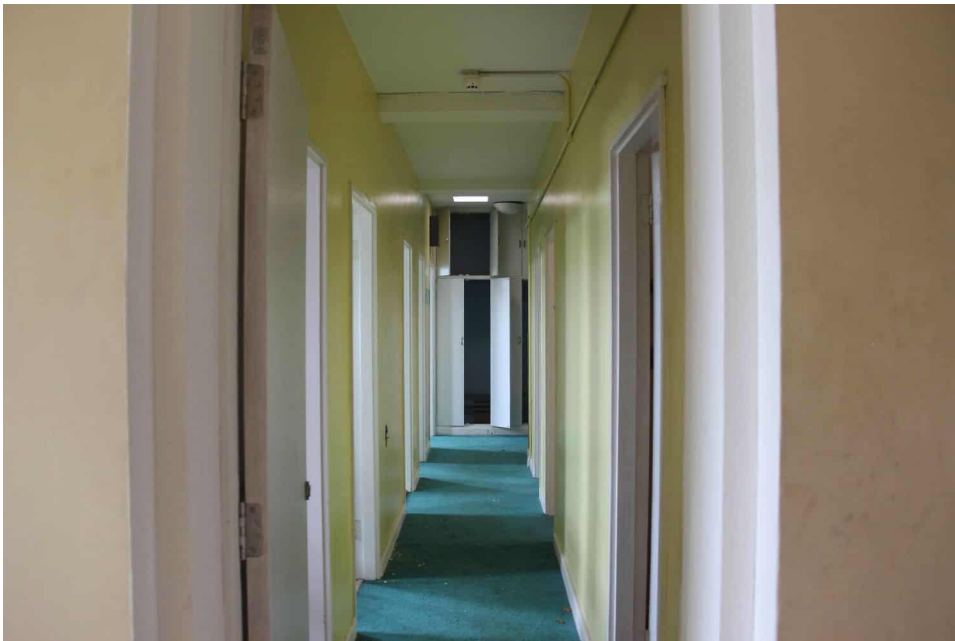
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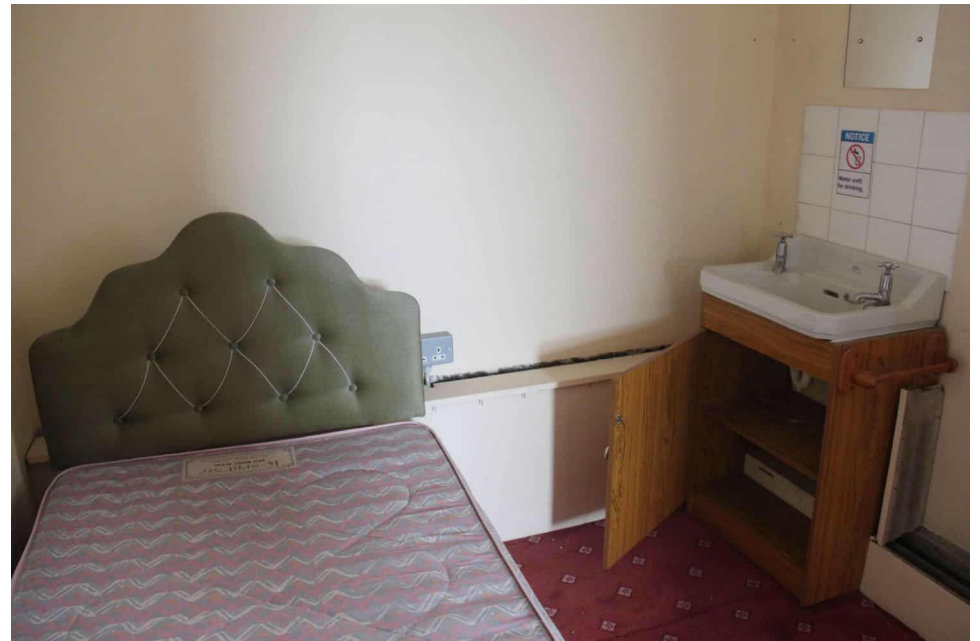
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J1000\_16\_P169



J1000\_16\_P170



J1000\_16\_P171



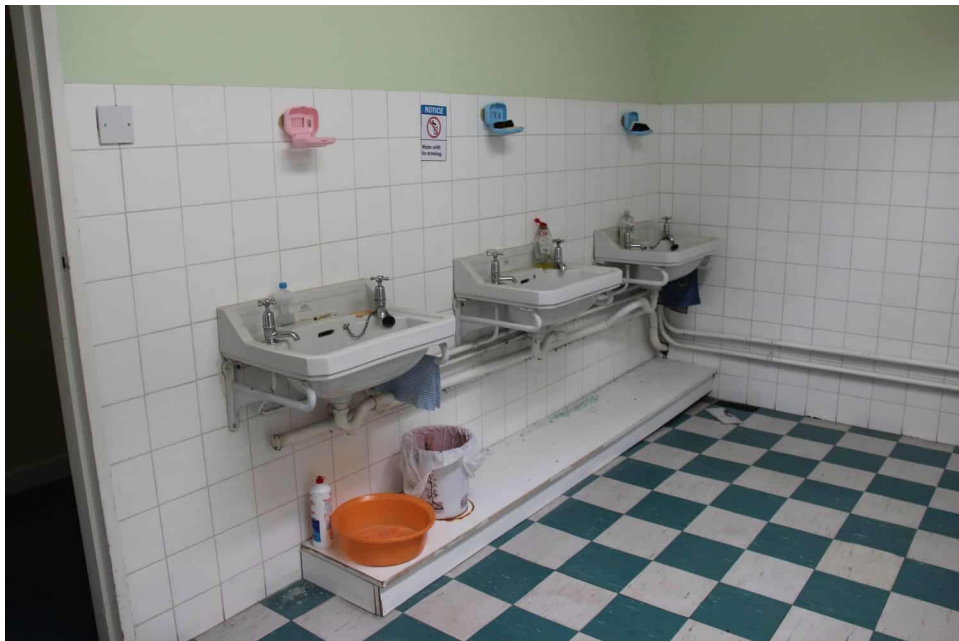
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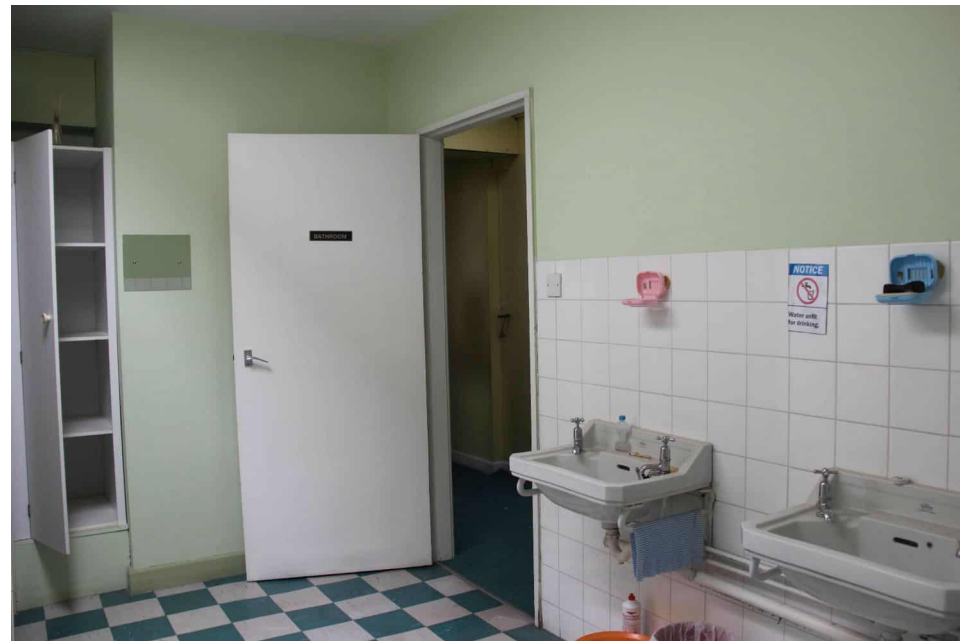
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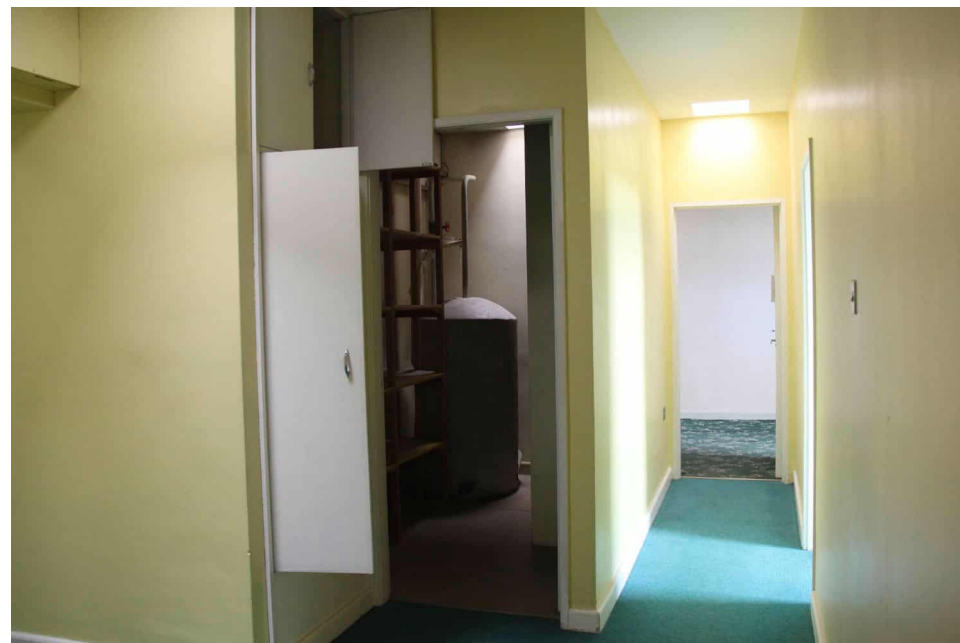
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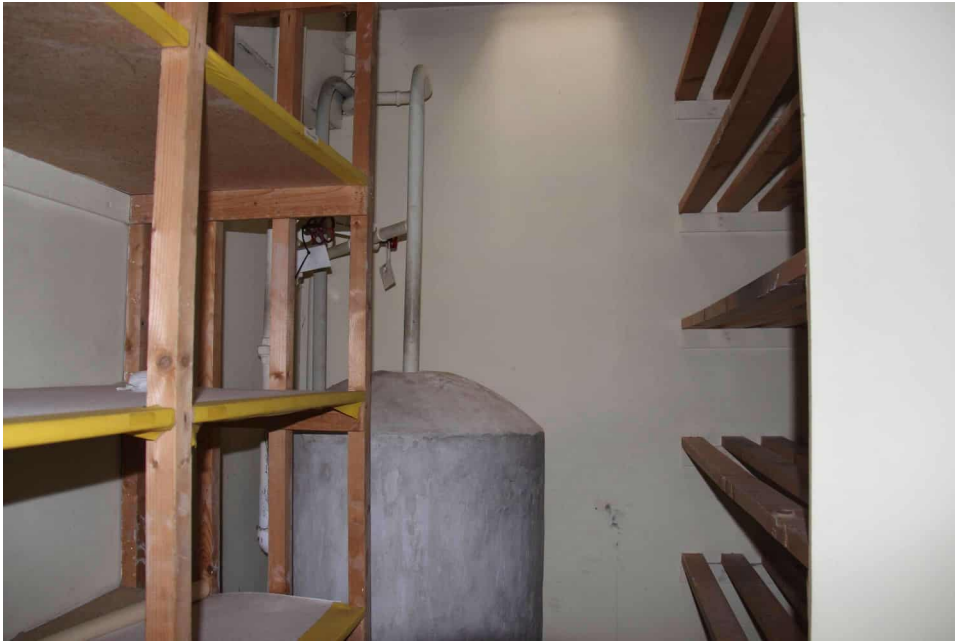
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J1000\_16\_P177



J1000\_16\_P178



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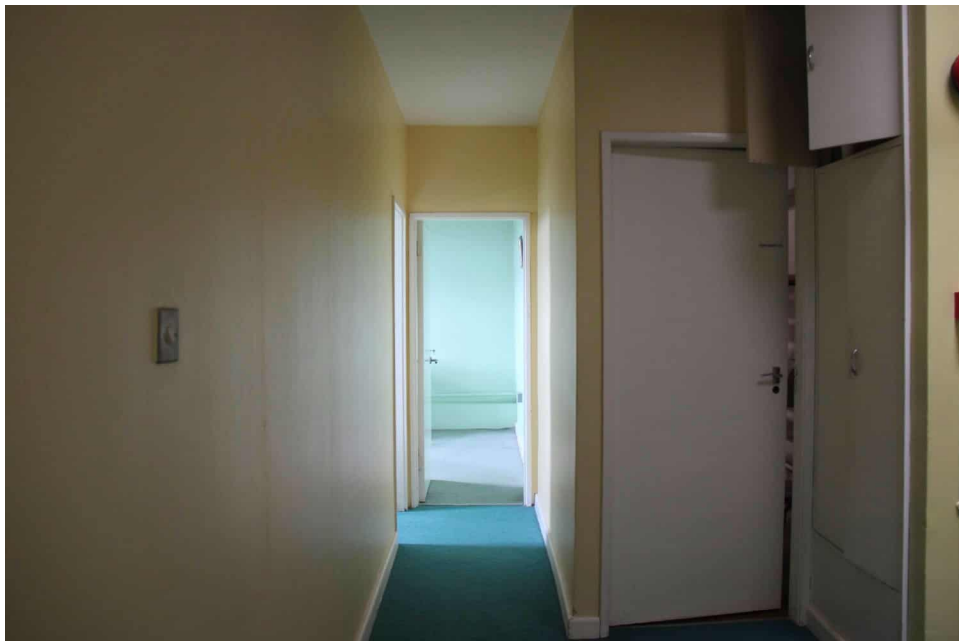
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J1000\_16\_P181



J1000\_16\_P182



J1000\_16\_P183



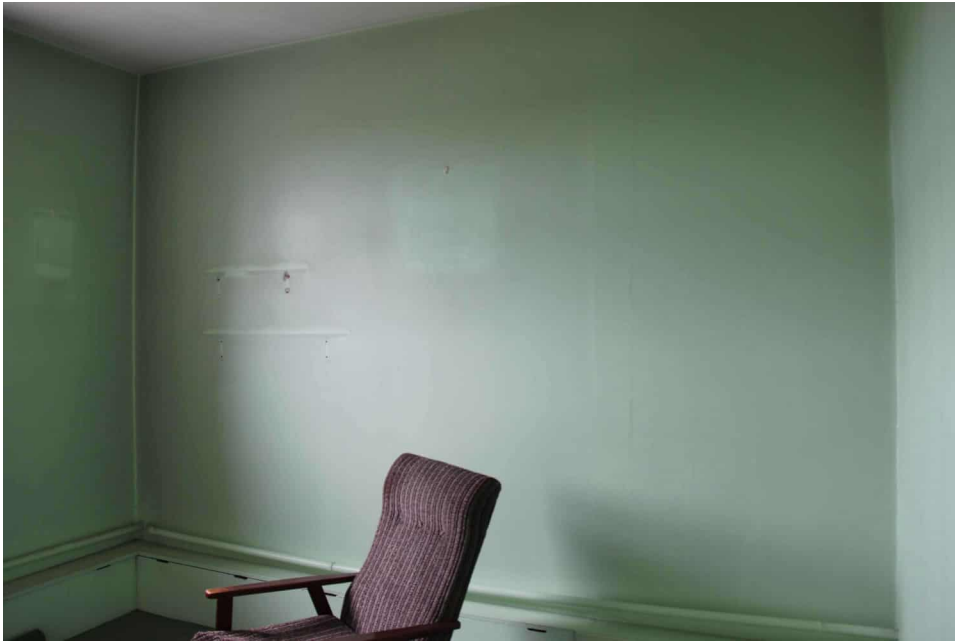
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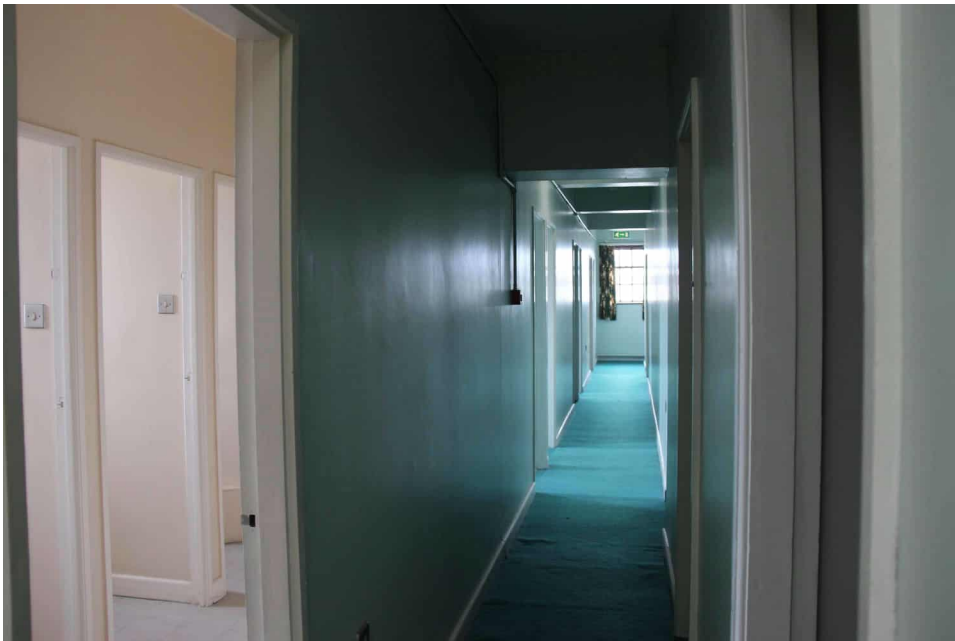
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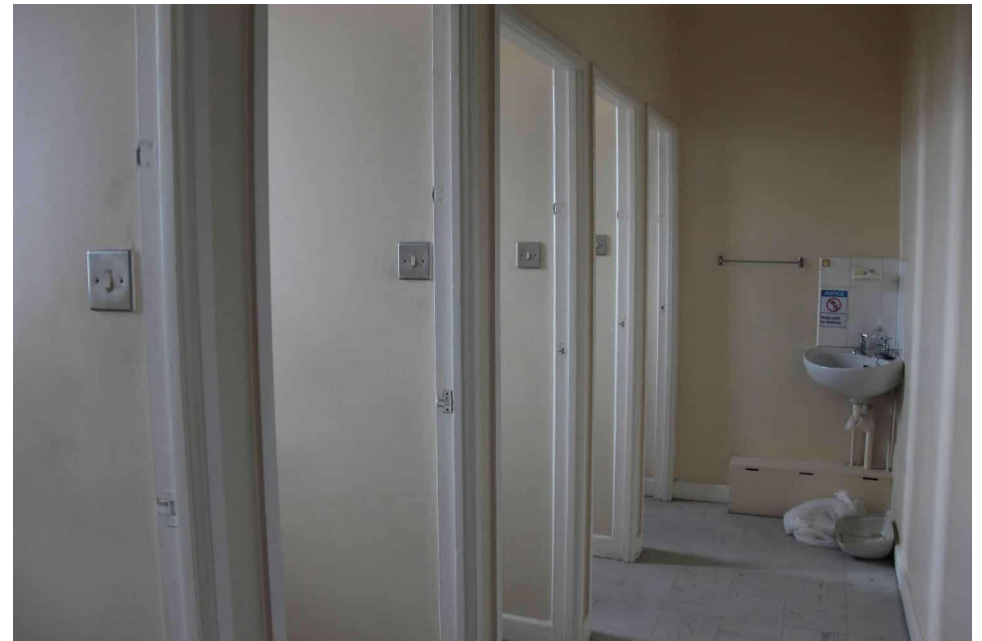
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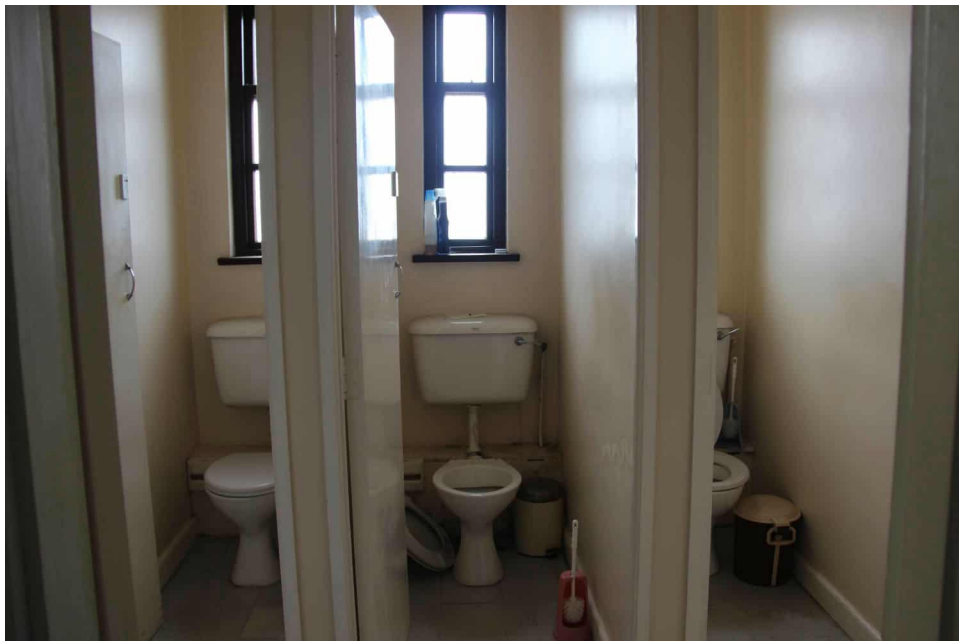
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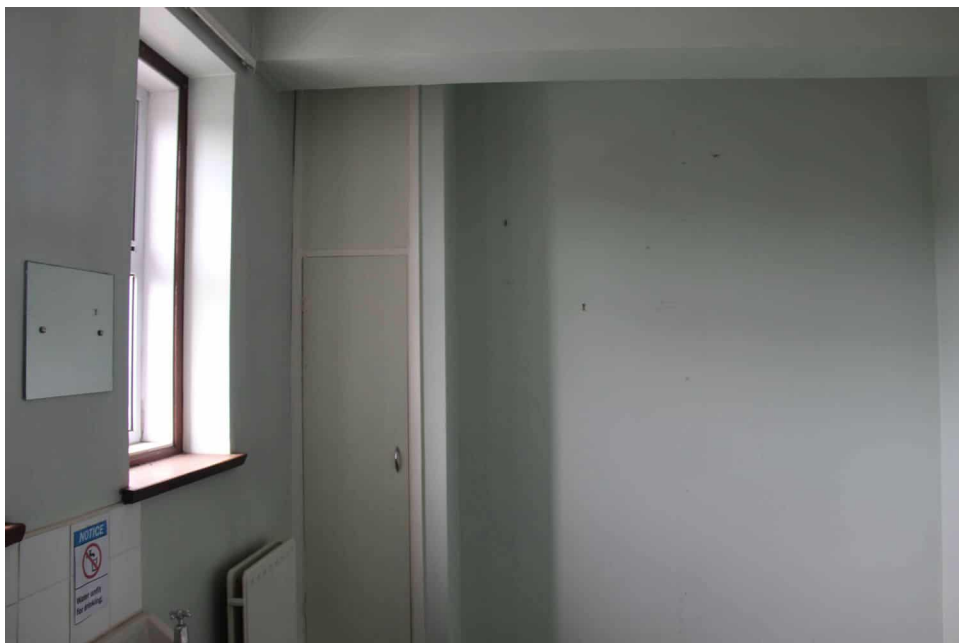
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J1000\_16\_P191



J1000\_16\_P192



J1000\_16\_P193



J1000\_16\_P194



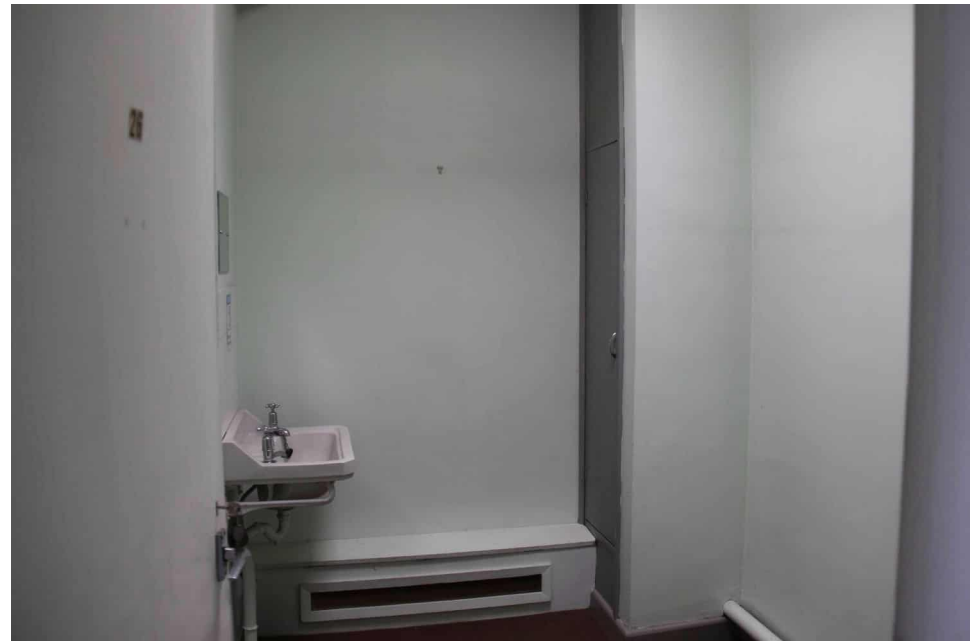
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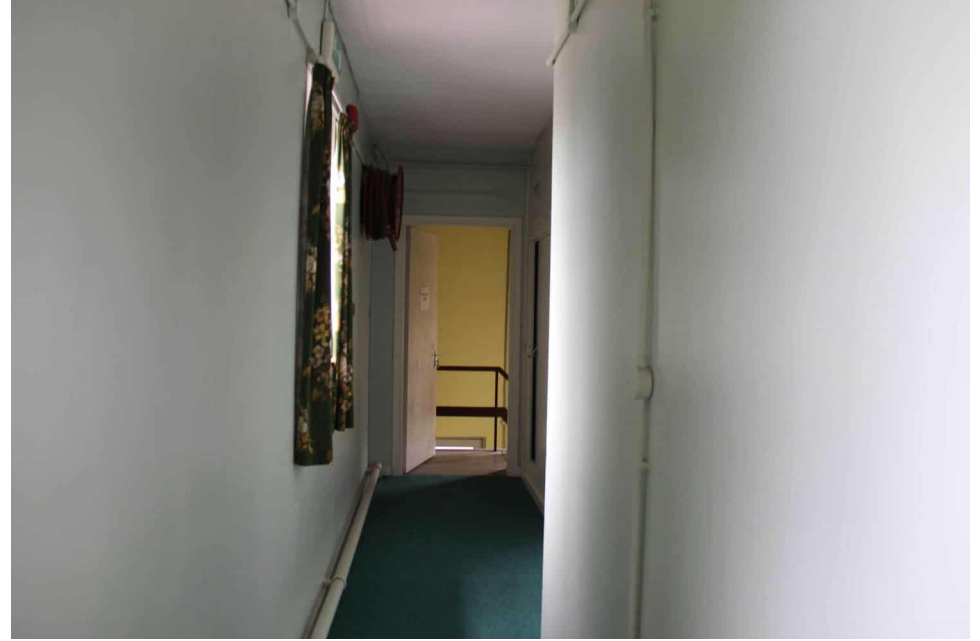
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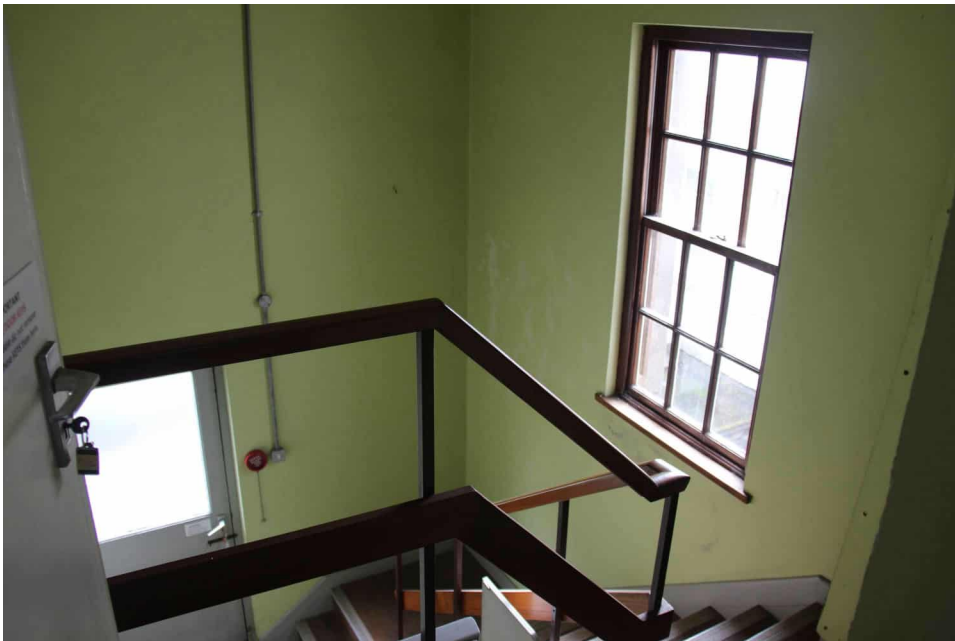
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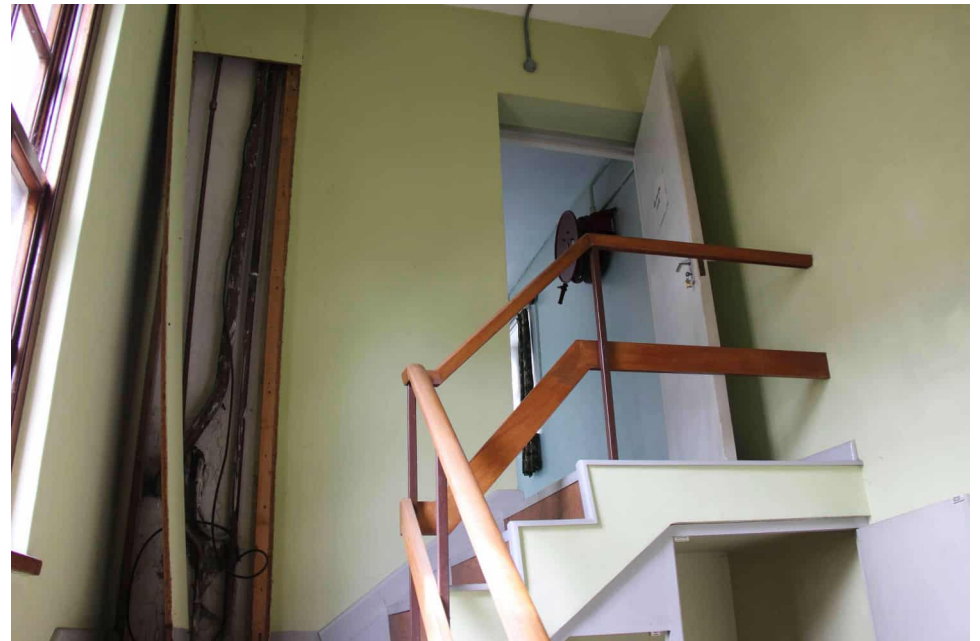
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J1000\_16\_P200



J1000\_16\_P201



J1000\_16\_P202



J1000\_16\_P203



J1000\_16\_P204



J1000\_16\_P205



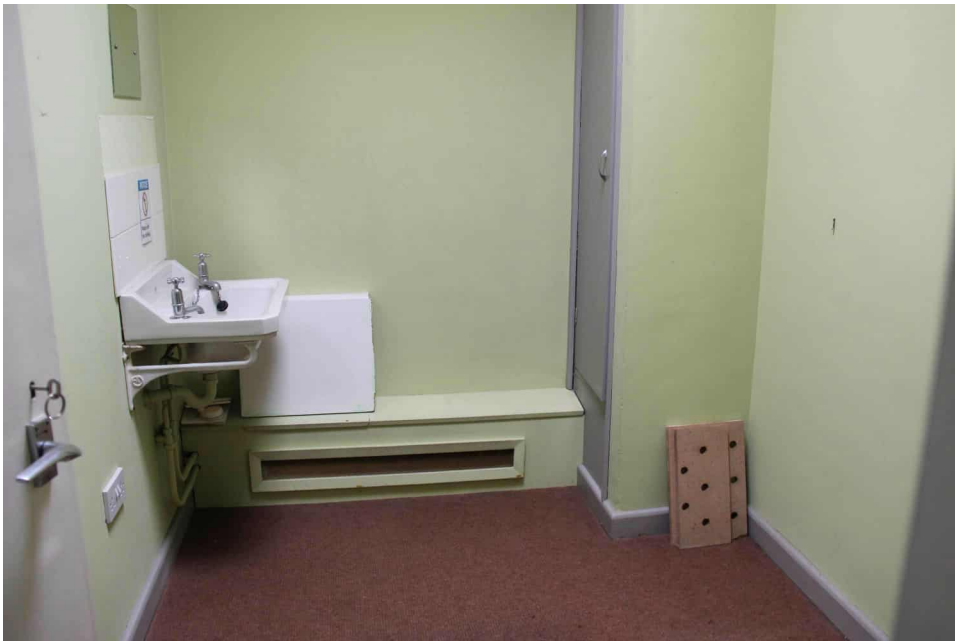
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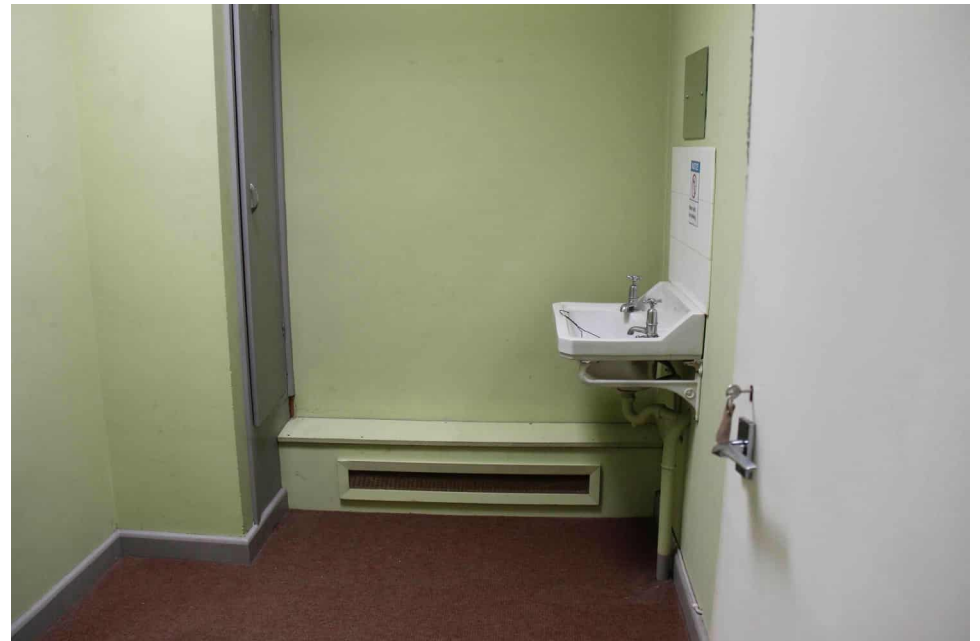
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J1000\_16\_P208



J1000\_16\_P209



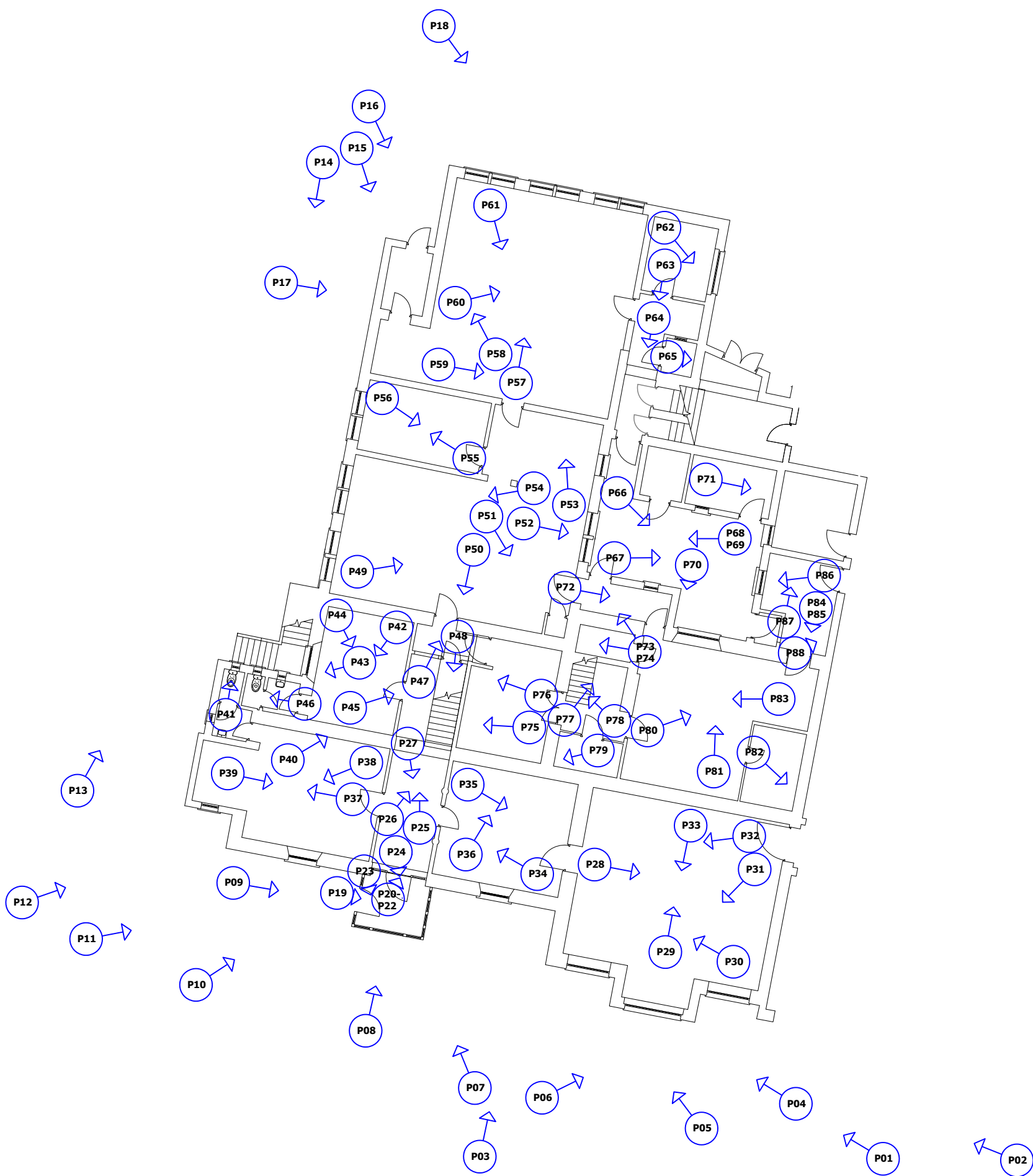
J1000\_16\_P210



J1000\_16\_P211



J1000\_16\_P212



Legend:

Photograph Number,  
Location and Orientation

P01 →



Project Status:

Revision:

1 | -

2 | -

3 | -



ALL WORKS SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND ANY APPLICABLE PLANNING REGULATIONS.

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SURVEY ONLY

Project:  
**J1000 FORMER CLEEVES CONDENSED MILK FACTORY**

Title:  
**BUILDING 16 FERNBANK HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING - GROUND FLOOR PLAN**

Client:  
**LIMERICK 2030**

Scale  
NTS

Drawing By:  
SR

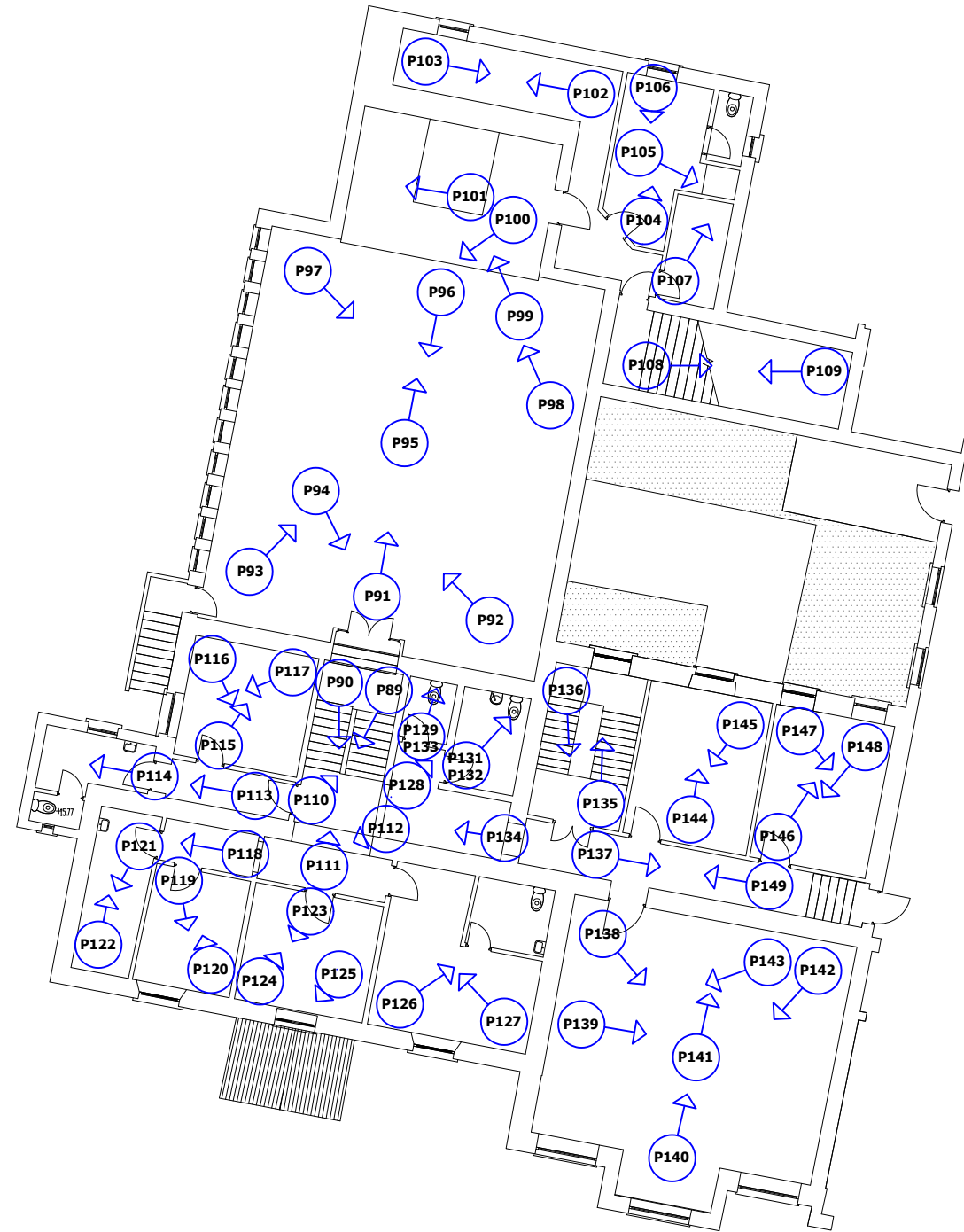
Checked By:  
ME

Drawing No:  
J1000\_16\_D001

Revision:  
-



**Architectural  
Conservation  
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Grageen House, Cappanuke,  
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Legend:

Photograph Number,  
Location and Orientation

P01 →



Project Status:

Revision:  
1 | -  
2 | -  
3 | -



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Project:  
**J1000 FORMER CLEEVES CONDENSED MILK FACTORY**

Title:  
**BUILDING 16 FERNBANK HOUSE - PHOTOGRAPHIC RECORD LOCATION DRAWING - FIRST FLOOR PLAN**

Client:  
**LIMERICK 2030**

Scale  
NTS  
Date:  
25/09/2025

Drawing By:  
SR  
Checked By:  
ME

Drawing No:  
J1000\_16\_D002  
Revision:  
-



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Ground Floor

Description of Fabric

The former Fernbank House was home to the Cleeves Family and was later subsumed into a second school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

External Fabric

Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible ACMs). Rainwater goods are mixture of cast iron, aluminium and PVC.

External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the welfare building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height. Earlier cementitious render, and original brick cornice and string eaves course, remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone. Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on one side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

Fenestration & Doors (General)

With the exception of the Kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

Ground Floor Internal

We were confined to certain areas of the building and this was concentrated around the original section and immediate additions thereto.

Ceilings

There is a mixture of ceiling finishes throughout the complex. These included what may be lath-and-plaster smooth finish with heavy coving, modern decorative painted ceiling tiles with original coving, plywood and also skimmed and painted plasterboard.

Internal Walls

In the earlier building, the internal face of the external walls are drylined in some rooms and not in others. Partition walls tap solid with the exception of the Hall wall RHS. This is a stud partition and has decorative pilasters (they may also be structural) built-in and these may be seen in the Hall and in the 1<sup>st</sup> room RHS. Walls are finished in wallpaper or painted and have features such as affixed timber panelling with a wallpaper feature therein.

Timber wainscotting panelling is present in the Hall and up along the original staircase. A second staircase, located to the rear and used to access the upper storey, also has timber decoration to the wall areas but this is vertical timber boards.

What appear to be original ceramic bricks are present in the Kitchen at the original external access. This must be confirmed by peeling back paint and examining further. Extension walls are concrete block walls (as evidenced in the basement), plastered and painted with some use of tiles in bathroom and at sink splashbacks. Stud partitions are finished in plasterboard skimmed and painted. There are tiles at sink splashbacks and

Fireplaces are present in the front rooms with a back-to-back flue servicing the front room, LHS and the roof to the back of this. Their surrounds and some of the inserts have been altered and modernised. These do not appear functional and we believe that the flue made been discontinued due to the addition of the uppermost floor.

Internal Door Assemblies

The entrance door, now made internal due to the porch, is a solid timber 4 panel door with fanlight and sidelights. Doors off the Hall in the earlier building are a mixture of 2 and 4 panels solid timber doors with a stained glass upper section to the door under the stairs. We are of the opinion that these may be replacement doors as they are not uniform in style.

Internal decoration, units and joinery features

There are no noted significant internal decoration or joinery features within each building, which is not surprising, given the use of the buildings. Modern shelving units and cupboards and sinks in some rooms but limited inbuilt furniture. Loose furniture dotted in rooms throughout the floor.

Internal Floors

The internal floors are largely timber in the original sections of the building with solid floors elsewhere. These are covered in linoleum, tile and carpet. Due to dry rot floors off the back staircase have disintegrated and pose a danger. The Porch floor is exposed and is decorated with time from the early 20<sup>th</sup> century. Terrazzo was also noted in the later part of the building.

Sanitary Installations

There are toilets in two locations on this floor and all installations are modern. These were not functioning as this section of the building has not been in use.

Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. As these have been dormant a fully electrical audit and assessment is advised. Radiators are used throughout.



Project Status:	
Revision:	
1	-
2	-
3	-

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Project: J1000 Cleeves

Title: Building Recording\_Building  
16\_Fernbank House\_Ground Floor

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_16_D004	Revision: 00





First Floor

#### Description of Fabric

The former Fernbank House was home to the Cleeves Family and was later subsumed into a second school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

External Fabric

#### Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible ACMs). Rainwater goods are mixture of cast iron, aluminium and PVC.

#### External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the welfare building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height. Earlier cementitious render, and original brick cornice and string eaves course, remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone. Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on one side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

#### Fenestration & Doors (General)

With the exception of the Kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

#### First Floor Internal

We were confined to certain areas of the building and this was concentrated around the original section and immediate additions thereto.

#### Ceilings

Ceilings in the original building at first floor level appear to be original and are painted and/or wallpapered with textured and non-textured wallpaper. These are smooth plaster with heavy coving. Modern decorative tile was added to the original rear bedroom (northwest) on this floor. The only new building at this level is the addition of the toilet facilities in the later extension and these have modern ceilings. Toilets were also retrofitted into original building and these were finished in a modern decorative ceiling tile similar to the ground floor rooms.

The rooms in the first floor Return are modern, and ceilings are plasterboard, skimmed and painted. The chapel have acoustic liners thereon.

#### Internal Walls

Partition walls were used to subdivide this floor and we assume these are timber stud but have no construction details. The external faces are solid and it is assumed that these are not drylined. These are finished in textured or non-textured wallpaper or painted, with some use of tile in bathrooms.

There is one remaining fireplace in the southeast room of the earlier building. This appears to have its original surround. It must be assumed that there may be other fireplaces that have become hidden.

In the first floor Return, rooms are modern construction with both solid and stud wall partitions, plastered, skimmed and painted with some use of tiles in rooms with sanitary facility. Some wall surfaces in the chapel have acoustic liners thereon.

#### Internal Door Assemblies

Door assemblies in original/earlier part of the building are a mixture. Some are 4 panel solid timber doors with a mixture of ironmongery and some are modern sheeted (hollow) doors. All door assemblies in the first floor Return are modern units.

#### Internal decoration, units and joinery features.

The main staircase terminates at the first floor level in the original building. Decorative square newels continue to this floor. The modern timber back staircase reaches all floors. This is finished in carpet on all levels. A modern truncated staircase or concrete and Terrazzo creates access to the chapel and allows access to the external. Presses are built into the original and earlier west and east walls. The east wall press has two sinks there in. Shutter boxes remain at windows to the original window openings. These have had a modern decorative insert added.

#### Internal Floors

Floors to the original/earlier buildings are predominantly linoleum with carpet, with tiles to rooms with sanitary facilities. Floors to the modern Return section of the building range from Terrazzo and mosaic tile, to carpet and linoleum and floor tiles. Floors to modern extensions cannot be confirmed due to covering.

#### Sanitary Installations

There are multiple sanitary installation locations throughout first floor proper and Return. These have modern appliances and none were not tested.



Project Status:	
Revision:	
1   -	
2   -	
3   -	

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Project: J1000 Cleeves

Title: Building Recording\_Building  
16\_Fernbank House\_First Floor

Client: Limerick Twenty Thirty

Scale 1:100 @A1	Date: 24/09/2025
Drawing By: ME	Checked By: ME
Drawing No: J1000_16_D005	Revision: 00



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Email: info@acpgroup.ie



Second Floor

Description of Fabric

The former Fernbank House was home to the Cleeves Family and was later subsumed into a second school building. It was extended both vertically and horizontally with the inclusion of an additional storey to the once two-storey building. It is currently unoccupied.

External Fabric

Roofs

With the addition of the second floor to the original building, the main roof was lost. The current iteration is covered with a modern flat roof with the exception of the entrance porch roof. This is an 'A' pitched roof with cementitious tiles (possible ACMs). Rainwater goods are mixture of cast iron, aluminium and PVC.

External walls

We are of the opinion that original walls are stone masonry and that modern walls are concrete blockwork or mass concrete. The external walls to the welfare building are finished with a painted cementitious render throughout. The render band between the first and second floor denotes the change in building height. Earlier cementitious render, and original brick cornice and string eaves course, remain at the rear façade the latter indicating the original wall height. This may remain to the front façade under the render band. Original cills are limestone. Porch walls are timber frame with fenestration and boarded out sections, with incorporation of a queen post truss in the gable. The entrance is located on one side and there is a blind door opposite, seen from outside but hidden inside. The dwarf/kneeler wall is masonry and rendered.

Fenestration & Doors (General)

With the exception of the Kitchen windows, all windows are modern. These are a mixture of white uPVC and timber top and side hung casements and sliding sash. Modern timber and stained glass are present in the Church and remain intact. There are also glass bricks to the staircase/staircore to the front façade (south) of the eastern extension. The Porch has modern single glazed windows.

Second Floor Internal

We were confined to certain areas of the building and this was concentrated around the original section and immediate additions thereto. The second floor is entirely modern.

Ceilings

Ceilings are modern construction or plasterboard, skimmed and painted with beam support system throughout. Rooflights are present in internal rooms/cells and at right angle junctions in corridors.

Internal Walls

Internal wall partitions are timber, with plasterboard, skimmed and painted. There are also solid partitions. The internal face of the external walls do not appear to be drylined. Ablution rooms are partially tiled.

Internal Door Assemblies

Doors are all modern composite sheeted doors with silver-effect level handles and ironmongery. A timber and glaze door with vestibule screen is located off the middle stairs landing and interface with second floor.

Internal decoration, units and joinery features

All internal decoration and joinery is modern. The concrete stairs (eastern extension and south) has a timber handrail supported on rectangular steel spindles and a timber wall mounted handrail on the lower flight.

There are modern built-in wardrobes and presses and free standing storage units in selected rooms.

Internal Floors

We are of the opinion that with the exception of the concrete staircase and associated landing to the rear of the building, the floors are modern timber joists with boards or sheeting and carpeted or finished in linoleum or tiles.

Sanitary Installations

There is an ablution block to the external wall in a central location and some rooms have a handbasin therein. These have modern appliances, and none were not tested.

Electrical and services installations (General Comments)

The services installations are noted to be mostly modern, with fluorescent tubed fittings throughout the buildings, modern electrical sockets and light switches mounted to the walls etc. The fuse box on this floor requires updating and as this building has been dormant, a fully electrical audit and assessment is advised. It is recommended that prior to moving any plant, that an asbestos survey be conducted.

Roof

Ceiling hatch visible, but not accessible. The new roof structure was flat and any void was likely a space above dropped ceilings. As mentioned above the roof over the main structure was removed to allow construction of an



Project Status:	
Revision:	
1	-
2	-
3	-

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Project: J1000 Cleeves

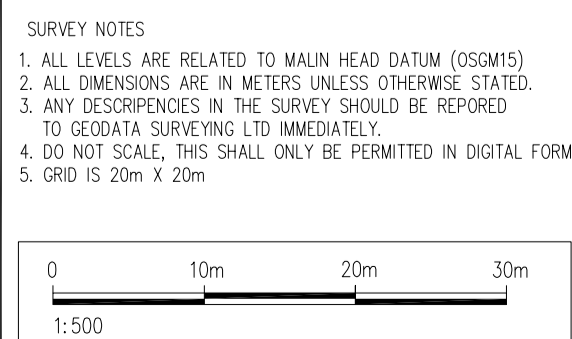
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16\_Fernbank House\_Second Floor

Client: Limerick Twenty Thirty

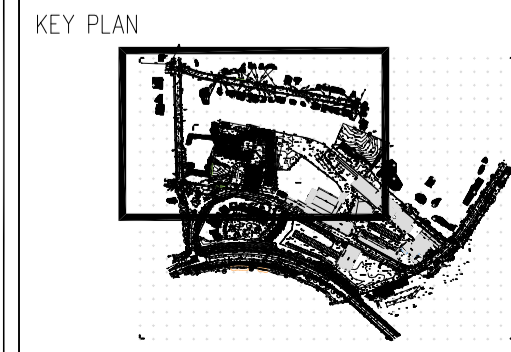
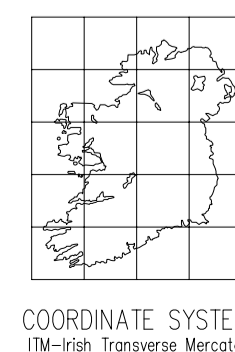
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Drawing By: ME	Checked By: ME
Drawing No: J1000_16_D006	Revision: 00









SYMBOLS																									
	SPOT LEVEL		GULLY		AIR VALVE		ARMSTRONG JUNCTION		GATE		OVERHEAD ESB LINE		SIGN		SOFTFIT BEAM		RIDGE		FOUL SEWER		UNIDENTIFIED GULLY		TRAFFIC		
	CONTROL STATION		WATER METER		FIRE HYDRANT		LAMP POST		SURFACE WATER LEVEL		OVERHEAD TELL LINE		TREE ACTUAL SPREAD		SOFTFIT CEILING		SOFTFIT EAVES		STORM SEWER		ELECTRICAL CABLE		TRENCH		
	MANHOLE COVER		SLIDE VALVE		TEL. INSP. CHAMBER		TELECOM POLE		BED LEVEL WATERCOURSE		TELECOM POLE NO.		TREE TAG NO.		HEAD TO FFL		FINISH FLOOR		COMBINED SEWER		PUBLIC LIGHTING		COMBINED SEWER		
	UTILITY INSP. CHAMBER		STOP COCK		POLE PILLAR		ESP POLE		INVERT LEVEL		TOP TAG		ROLLAND		WINDOW TO FFL		BORED TO FFL		PEG REF. NUMBER		UNIDENTIFIED GPR		ESB BOX		



01	26-11-20	TOPOGRAPHICAL SURVEY				ML	KSB		
REVISION	DATE	DESCRIPTION				DRN BY	CMD BY		



**RICS**



**SOCIETY OF  
CHARTERED  
SURVEYORS  
IRELAND**

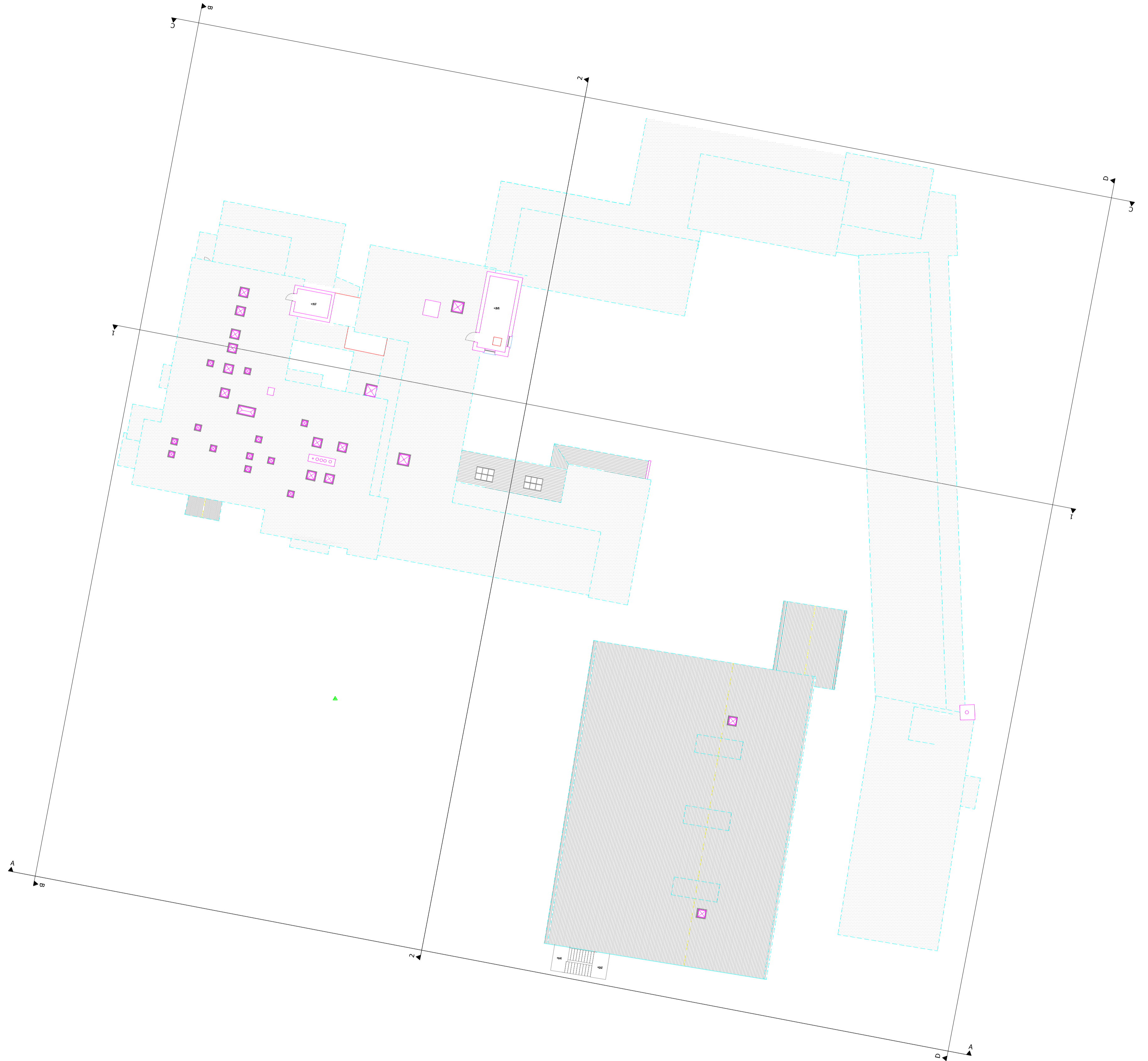
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Client: Limerick 2030		
Project: Fernbank House & Secondary School		
Title: Elevations & Sections		
Scale: 1-200		Dwg. No:  18885-305
Date: 26-11-20	Sheet: A1	



Topographical Survey  
Scale 1:500



ITM NORTH

**SURVEY NOTES**

1. ALL LEVELS ARE RELATED TO MAIN HEAD DATUM (OSGM15)
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4. DO NOT SCALE, THIS SHALL ONLY BE PERMITTED IN DIGITAL FORM.
5. GRID IS 20m X 20m

**SYMBOLS**

+0.00 SPOT LEVEL	GULLY	5.00 AIR VALVE	ARMSTRONG JUNCTION	GATE	OVERHEAD ESB LINE	SSGN SIGN	UB SOFFIT BEAM	+0.00 RING LEVEL	FOUL SEWER	UNIDENTIFIED EM SIGNAL	TRAFFIC
CONTROL SURVEY STATION	WATER METER	FIRE HYDRANT	LAMP POST	SURFACE WATER LEVEL	OVERHEAD TEL LINE	TREE ACTUAL SPREAD	SOFFIT CEILING	+0.00 SOFFIT LEVEL	STORM SEWER	ELECTRICAL CABLE	TRENCH
MINOR COVER	SLUICE VALVE	TEL TEL INSP CHAMBER	TELECOM POLE	+0.00 BED LEVEL WATERCOURSE	TELECOM POLE	TREE TAG NO.	HEAD TO PFL	FINISH FLOOR LEVEL	COMBINED SEWER	PUBLIC LIGHTING	COMBINED SEWER
UTILITY INSP CHAMBER	STOP COCK	MINI PILLAR	ESB POLE	+0.00 INVERT LEVEL	+0.00 TOP TAG	BOLLARD	WINDOW BOARD TO PFL	+0.00 PEG REF NUMBER	ESB BOX	UNIDENTIFIED GPR	ESB BOX

**COORDINATE SYSTEM**

ITM-Irish Transverse Mercator

**KEY PLAN**

18	30-03-20	TOPOGRAHICAL SURVEY	18	188
REVISION	DATE	DESCRIPTION	BY	DRN BY/200 BY

**RICS** **GEODATA** **CHARTERED SURVEYORS**

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**Geodata**  
Chartered Land Surveyors

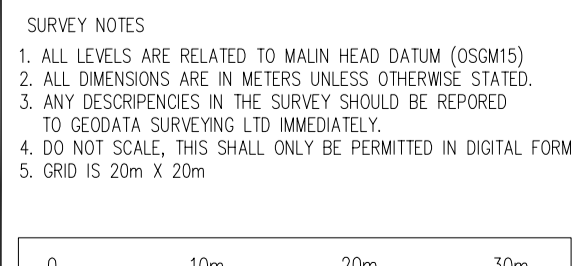
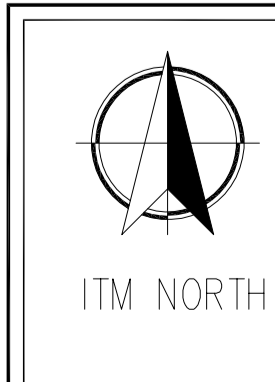
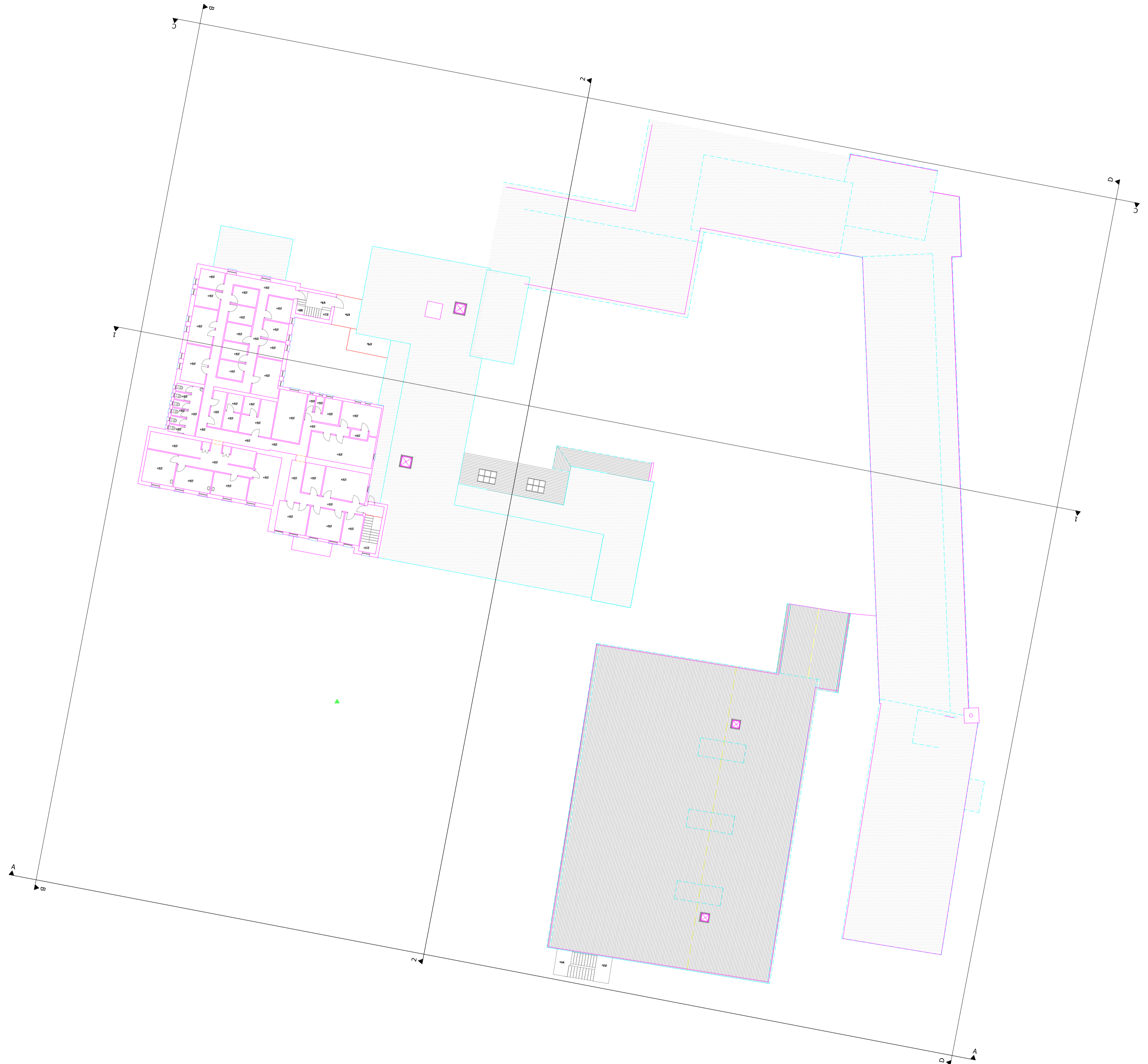
47 Oliver Plunkett Street Bandon, Co. Cork, P72 A443  
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799  
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030  
Project: Fernbank House & Secondary School  
Title: Third Floor Plan

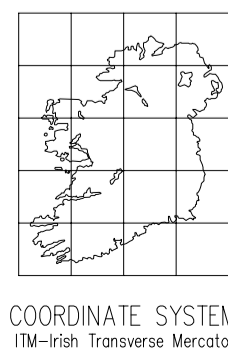
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Date: 26-11-20	Sheet: A1
18885-301	



Topographical Survey  
Scale 1:500



SYMBOLS

COORDINATE SYSTEM  
ITM-Irish Transverse Mercator

KEY PLAN



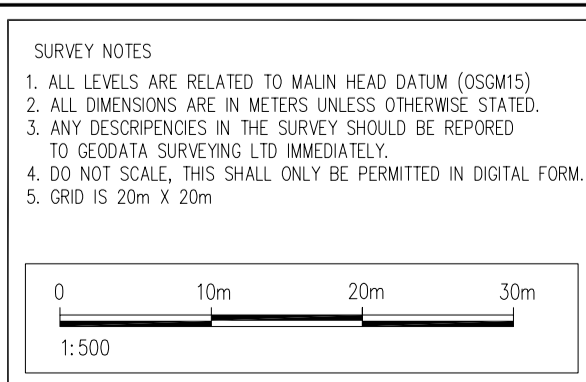
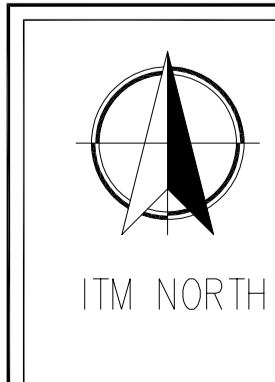
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REVISION	DATE	DESCRIPTION	BY	DRN BY/200 BY
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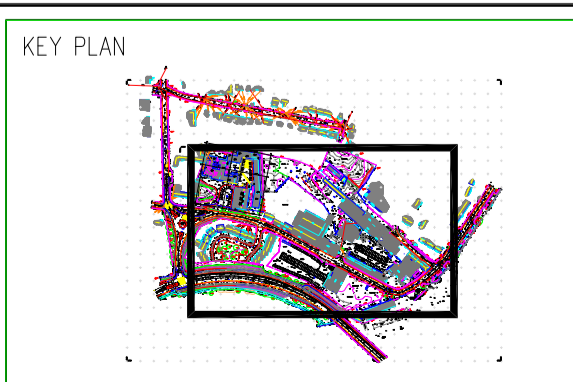
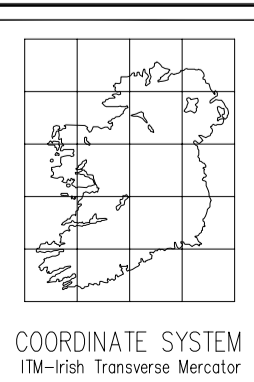
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Project:	Fernbank House & Secondary School
Title:	Second Floor Plan
Scale:	1-250
Date:	26-11-20
Sheet:	A1
Dwg. No:	18885-301



Topographical Survey  
Scale 1:500



SYMBOLS											

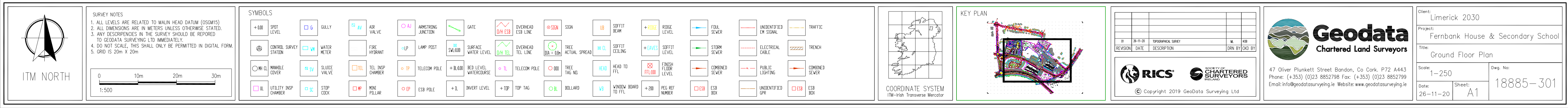


REVISION	DATE	DESCRIPTION	BY	CHKD BY
1	26-11-20	ISSUED FOR TENDERS	AL	AL

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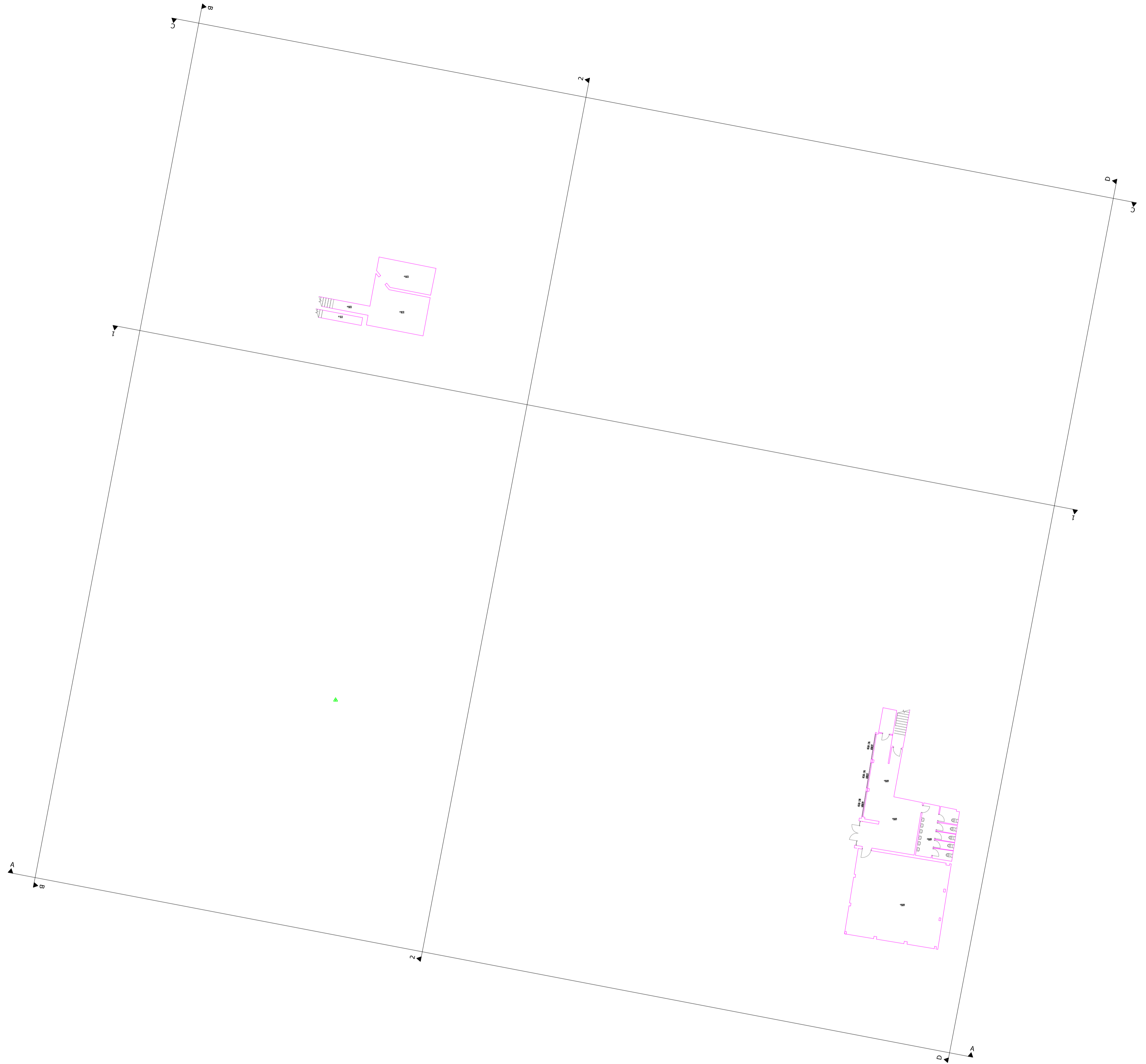
47 Oliver Plunkett Street Bandon, Co. Cork, P72 A443  
Phone: (+353) (0)23 8852798 Fax: (+353) (0)23 8852799  
Email: info@geodatasurveying.ie Website: www.geodatasurveying.ie

Client: Limerick 2030  
Project: Fernbank House & Secondary School  
Title: First Floor Plan  
Scale: 1-250  
Date: 26-11-20  
Sheet: A1  
Dwg. No: 18885-301





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Scale 1:500



ITM NORTH

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5. GRID IS 20m X 20m

SYMBOLS

SPOT LEVEL	GULLY	AIR VALVE	ARMSTRONG JUNCTION	GATE	OVERHEAD ESB LINE	SIGN	SOFFIT BEAM	RIDGE LEVEL	FOUL SEWER	UNIDENTIFIED EM SIGNAL	TRAFFIC
CONTROL SURVEY STATION	WATER METER	FIRE HYDRANT	LAMP POST	SURFACE WATER LEVEL	OVERHEAD TEL LINE	TREE ACTUAL SPREAD	SOFFIT CEILING	TRENCH	STORM SEWER	ELECTRICAL CABLE	COMBINED SEWER
MANHOLE	SLUICE VALVE	TEL. RISER CHAMBER	TELEMETER POLE	BED LEVEL WATERCOURSE	TELEMETER POLE	TREE TAG NO.	HEAD TO PFL	PUBLIC LIGHTING	COMBINED SEWER	UNIDENTIFIED GPR	COMBINED SEWER
UTILITY RISER CHAMBER	STOP COCK	MINI PILLAR	ESB POLE	INVERT LEVEL	TOP TAG	BOLLARD	WINDOW BOARD TO PFL	PEG REF NUMBER	ESB BOX	UNIDENTIFIED GPR	COMBINED SEWER

COORDINATE SYSTEM

ITM-Irish Transverse Mercator

KEY PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Client: Limerick 2030

Project: Fernbank House & Secondary School

Title: Basement Plan

Scale: 1:250

Date: 26-11-20

Sheet: A1

Dwg. No: 18885-300

Geodata  
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RICS

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