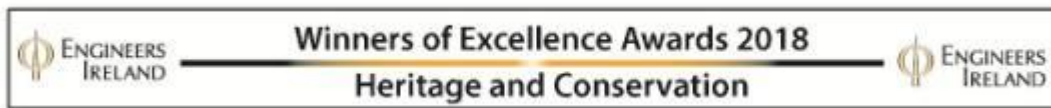


ACP *Architectural Conservation Professionals*



Conservation & Management Plan

Mary Immaculate College, Limerick

Client: Mary Immaculate College



Date: April 2020

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GLOSSARY OF TERMS

1. ACA

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

2. Area of Special Planning Control

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

3. NIAH

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

4. Protected Structure

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

5. Section 57 Declaration

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

6. RMP

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

7. RPS

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

Levels of significance – NIAH Definitions 2006

- International Significance*** Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
- National Significance*** Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
- Regional Significance*** Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
- Local Significance*** These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
- Record only*** These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

1.0 EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY

Mary Immaculate College (MIC) and overall campus constitute an important part of Limerick City's architectural history spanning the 18th, 19th, 20th and 21st centuries. The College dates to 1898 being established on the combined demesnes of several former 'big' houses, some of which remain on the campus today. The site underwent a series of alterations from this time through to the present day and these significant developments involved important architectural and designed changes to the main building, associated buildings and overall campus.

Mary Immaculate College Foundation building and its curtilage are considered by the National Inventory of Architectural Heritage (NIAH) to be of regional significance with several other protected structures onsite and within the overall campus of MIC. These are comprised of the original Foundation Building (RPS 365), the Recreation Hall (RPS 367), Chapel (RPS 366), Residential Block (RPS 368), Summerville House (RPS 364) and Gate Lodge (RPS 369) and across south circular road Mount St Vincent (RPS 373), former convent and orphanage, Mount St Vincent's Chapel (RPS 421) and St Vincent's Hall (RPS 375).

The Conservation and Management Plan (CMP) for Mary Immaculate College provides a guidance framework for the conservation of this historic place. It summarizes and integrates information establishing the significance of the property's historic built and vegetal environment so we can understand the site and guide proposed developments in line with best conservation practice. Eight policies are set out for the care and management of the buildings within the campus and its site.

In this way, Mary Immaculate College CMP delivers conservation guidance and policies for the owners/ stakeholders to inform its protection, planning and management in a sustainable way and so support their roles in the long-term management of the College and to ensure that its significance is retained.

2.0 INTRODUCTION



2.0 INTRODUCTION

2.1 Background

ACP Architectural Conservation Professionals in association with Quinn Architects were commissioned by Mary Immaculate College to prepare this Conservation and Management Plan (CMP) for the overall campus of Mary Immaculate College.

2.2 Purpose of the Conservation and Management Plan (CMP)

The purpose of a CMP is to identify the cultural and natural significance of a heritage asset and to set out conservation and management policies for the protection and enhancement of such significance. It also provides a strategy for putting recommended policies into action. A CMP aims to provide a practical tool to help owners, managers, stakeholders and authorities make sound decisions about conserving and managing a heritage asset. In doing so it aims to ensure any heritage considerations and statutory obligations are addressed within its plan.

This CMP provides an understanding of the unique significance of Mary Immaculate College campus together with its built structures and landscapes. It assesses potential vulnerabilities and identifies opportunities to assist owners of this property in making considered decisions relating to any future development, refurbishment, repairs, extensions, new build or uses of the buildings and associated landscape. It provides long-term guidance for the development of the property and implementation of plans and policies developed herein. Through the appropriate interventions and investments as set out in this plan, the authenticity and preservation of the property can be secured for current and future generations.

2.3 Scope and Objectives

This CMP aims to provide the following:

- A comprehensive understanding of the building(s)/site
- An understanding of its significance
- A measure of its vulnerability to harmful change
- Management policies and recommendations for related actions which will promote conserve and enhance the cultural significance of the site and its immediate setting.

This CMP was prepared in accordance with international practice deriving from English Heritage's *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008)¹ (hereafter the Conservation Principles),

These Conservation Principles reflect international conventions centred on best conservation practice.²

2.4 Methodology and Terminology

This CMP collates the combined perspectives of archaeological, architectural, building conservation and landscape professionals, who utilised various archival, desktop, and field survey methods in their respective studies. The multi-disciplinary approach enables an inclusive assessment of the significances of Mary Immaculate College campus, including all the buildings and associated landscapes. It considers Mary Immaculate College to include the

¹ English Heritage (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, London: English Heritage. English Heritage became Historic England in 2015, but policies and guidance in respect of its Conservation Principles remain unchanged from 2008.

² Refer to page 15 of English Heritage Conservation Principles for details of these charters.

entire site together with its built and vegetal structures and historic designed spaces within the boundaries.

The report seeks to:

- Investigate the history and evolution of Mary Immaculate College.
- Examine important natural and cultural heritage values from which to assess significance
- Identify the site's vulnerabilities in respect of architectural design and fabric, which are considered in relation to identified values and potential change
- Develop conservation policies and management recommendations with associated actions that seek to promote, protect and enhance the significances of Mary Immaculate College through its change of use/evolution in a sustainable way

This CMP incorporates the relevant conservation terminology, principles and processes of English Heritage's Conservation Principles (as above) and the Department of Arts, Heritage and the Gaeltacht's *Architectural Heritage Protection Guidelines for Planning Authorities* (2011)³.

2.5 Statutory protection and planning context

There are nine Protected Structures within the Limerick campus of Mary Immaculate College. These include Mary Immaculate College Foundation Building (RPS 365), the Recreation Hall (RPS 367), Chapel (RPS 366), Residential Block (RPS 368), Summerville House (RPS 364), and Gate Lodge (RPS 369) on the main to the west of South Circular Road (SCR), as well as Mount St Vincent (RPS 373), former convent and orphanage, Mount St Vincent's Chapel (RPS 421) and St Vincent's Hall (RPS 375) to the east of SCR.

There are several protected structures located outside of the campus but within its immediate vicinity and which were once belonging to it, for example Mount Saint Vincent Convent Widows Residence (former almshouses) (RPS374) directly beside the Mount St Vincent's and Mount St Vincent's Chapel.

2.6 Limitations of study

This CMP is limited due to its specific study regarding significance, vulnerabilities and the formulation of conservation and management policies for Mary Immaculate College. Investigation of the site's history was limited to available sources. Specific limitations in respect of determining heritage values are noted in relevant sections. The study does not include for an ecological survey nor a detailed measured survey of site. Finally, the CMP is limited to the specific scope of the brief.

2.7 Current Management

All aspects of the management of the overall site of Mary Immaculate College are being handled by Mary Immaculate College.

2.8 The Consultation Process

The CMP has been prepared in consultation with Quinn Architects whose involvement with the Campus stretches back to the 1960's. The CMP was circulated to the College in draft

³ Department of Arts, Heritage and the Gaeltacht (2011) *Architectural heritage protection: guidelines for planning authorities*, Dublin: Stationary Office. DoAHG is now Department of Culture, Heritage and the Gaeltacht, but the guidelines remain unchanged.

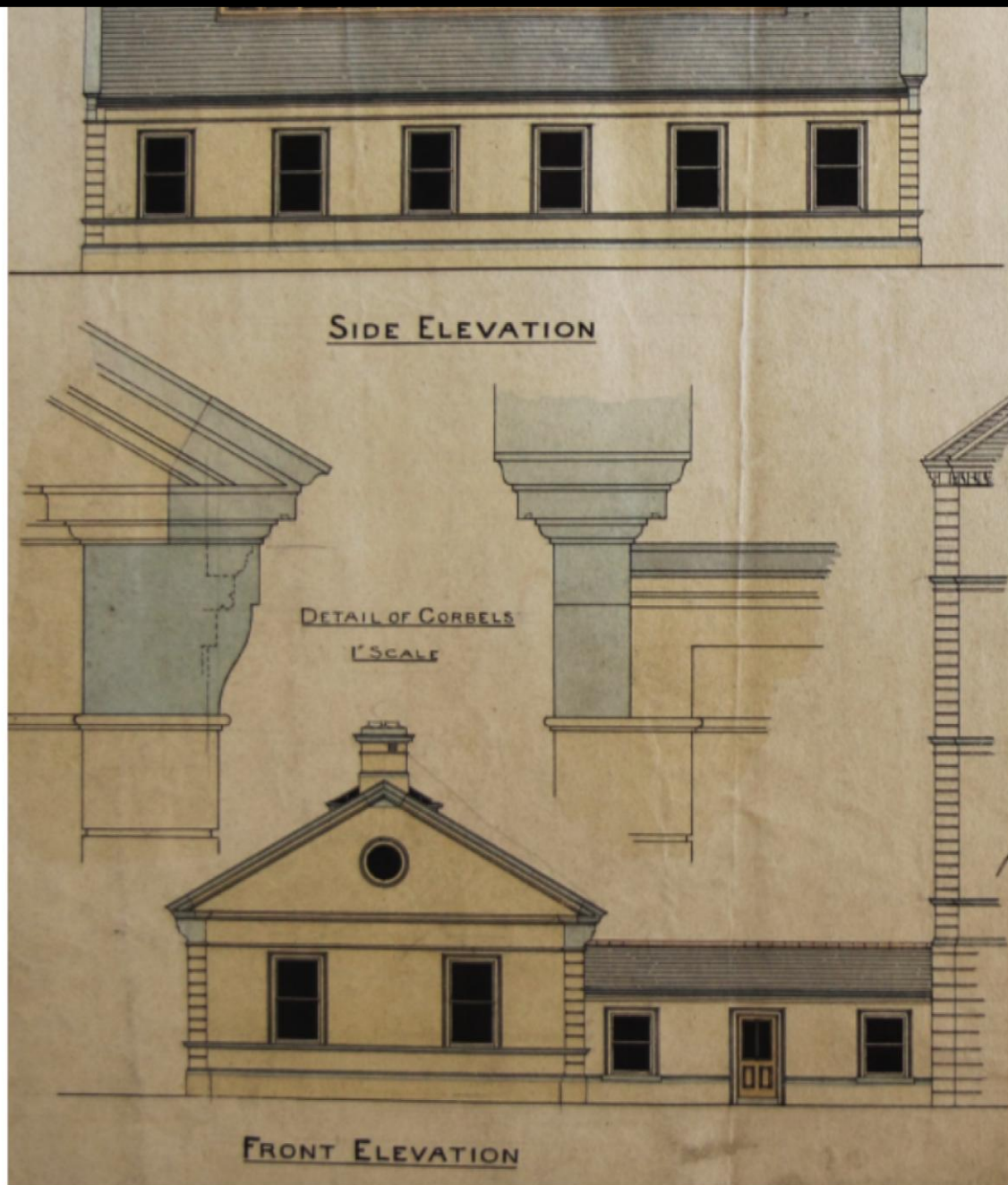
format in December 2019 and has been amended to reflect comments made during the review process.

2.9 Conservation Plan Team

ACP has consulted with the following people to prepare this CMP.

Description:	Name:	Organisation
Building Conservation And Project Management	David Humphreys	ACP Architectural Conservation Professionals
Report compilation and research	Sheena Ryan, Rachael Hodkinson and David Humphreys	ACP Architectural Conservation Professionals
Survey coordination	Rachael Hodkinson and Sheena Ryan,	ACP Architectural Conservation Professionals
Historic Landscape Assessment	Clair McDonald	ACP Architectural Conservation Professionals
Background History	Sheena Ryan	ACP Architectural Conservation Professionals
Archaeological Assessment	David Humphreys	ACP Architectural Conservation Professionals
Client representative	Cathal Quinn & John Quinn	Quinn Architects
Architectural records	Cathal Quinn & John quinn	Quinn Architects

3.0 UNDERSTANDING THE SITE



3.0 UNDERSTANDING THE SITE

3.1 History and setting of Mary Immaculate College

3.1.1 Eighteenth and Nineteenth Century

Prior to the establishment of Mary Immaculate College (MIC) in 1898, a number of significant houses with demesne landscapes occupied this part of Limerick City most likely developed in the 18th century as a type of ‘suburban demesne’ or ‘villa’ landscape. Among the houses that made this particular arrangement of suburban demesnes by 1840 were Summerville, Laurel Hill, Knapsack Lodge, Crescent View, Prospect Hill, Little Summerville, Ashbourne, Prospect House, Richmond House, Rutland, Courtbrack Villa, Southville, Lifford House and Green Park. While not all of these historic properties sit within MIC campus today, their collective histories illustrates the unique arrangement of important houses in the mid-19th century that preceded the campus. Each house was set within a demesne and had substantial walled gardens laid out in variations of the geometrically formed pathways and planted beds. All houses were accessed from the roads surrounding the current campus with characteristic drives on approach to the house and all surrounded by tree-lined field boundaries. To the east of South Circular Road, which forms the eastern edge of the area and is part of MIC campus today (John Newman Campus), Crescent View is shown as a smaller house than the former four, but laid out with geometric garden and garden buildings.

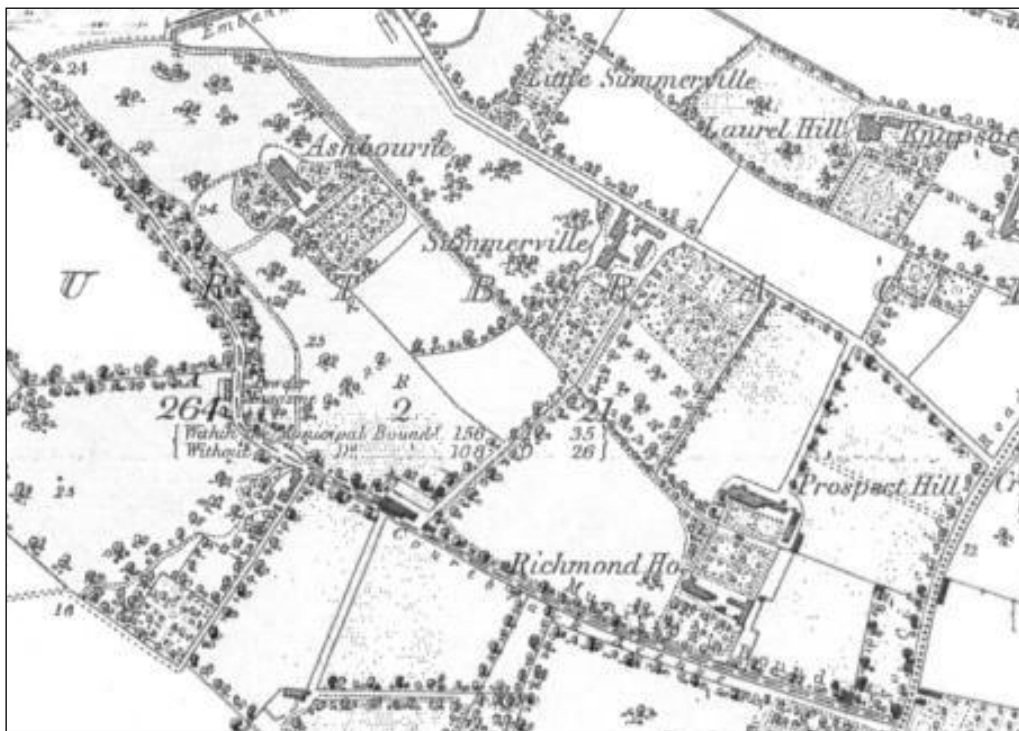


Figure 1 OSI 1st Edition maps, 1840-1

Extract of the first edition Ordnance Survey map of Limerick showing the area within the historic ‘villa’ landscape closely aligned with MIC campus today.

More specifically, those houses on the current MIC campus include Ashbourne House (1829), Prospect Hill (n.d.), Richmond House (n.d.) and Summerville House (1786). Summerville House was the most elaborate and contained two distinct gardens, possibly an ornamental and productive. It was built in 1786 by Joseph Massey Harvey and later inherited by his son, Ruben Massey Harvey, in 1830. By 1856 the house belonged to Francis Harvey, who divided the house into three premises, each with significant acreage of garden c.1859.

Two of these were leased (one to Thomas Fitt with 5 acres and the other to C. Gromwell with 10 acres) and one retained one for himself, described as caretaker's house with 19 acres.⁴

There were some significant design developments made to each of the 'villa' landscapes by 1870. While some gate lodges were evident in 1840, all houses are seen to contain one by 1870. The gate lodge to Ashbourne House marks the entrance for a new sweeping drive across towards the house. There is a new entrance to Summerville House by 1870 and this is denoted with a gate lodge further west along Summerville Avenue and away from the house so that it accommodates a sweeping drive around a curved parkland to the front of the house. The house is also expanded by this time as the footprint shows extensions to the house and garden buildings, perhaps to accommodate the leasing of the premises in the 1850s.⁵



Figure 2 Summerville House, 1870

Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Summerville House expansion and the associated landscape design.

Prospect House to the east of Summerville retained its direct approach to the house, but also introduced a new sweeping drive along the parkland perimeter. By 1870 there is also a gate lodge at the entrance accessed from Prospect Avenue. The rear walled gardens remain similar to those of the earlier 1840s design. Richmond House remained accessed from Courtbrack Avenue and like the other houses, it too had a gate lodge by 1870 with a number of drives on approach to the house.

By 1870 Mount St. Vincent Convent had replaced Crescent View with orphanage, almshouse and chapel surrounding a central green space. It was developed by the Sisters of Mercy, originally founded in Dublin by Catherine McAuley in 1831. The Sisters of Mercy arrived in Limerick on the 24th of September 1838, to the Poor Clare Convent on Bishop Street. On

⁴ Passing on the Torch – A History of Mary Immaculate College 1898 – 1998. Sr. Loreto O'Connor, 1998, page 88

⁵ Ordnance Survey Town Plan for Limerick, 1870

Catherine's departure Mother Elizabeth Moore commanded the Sisters in Limerick. She set about establishing a convent and orphanage in the city. The house of the new community was a small old house in poor repair on the site of what later became the convent laundry. It was then known as Mount Kennett House and the cost of acquiring it was £1500. At this time the house was surrounded by four large fields.

Mount St Vincent convent building commenced in 1851 benefiting from a number of benefactors including the Bishop of Limerick, Dr. John Ryan, Helena Heffernan and Peter Arthur, a wealthy businessman in the city who had a plaque in his honour.⁶ It was designed by the architect John Neville, who was from Limerick and became the County Surveyor for Louth in 1840, a post he retained for 46 years. He also engaged in private practice, designing five convents between 1847 and the 1870s.⁷ Improvements were made in 1864 with the installation of heating pipes in the lower floor with money received from Bishop Ryan, while an organ, produced by Dixon in Waterford, was purchased with donations in 1870. A Widow's Home was erected in 1861 with the aid of charitable funds collected by Rev. Father O'Meara, O.S.F. The chapel building commenced in 1858 and was completed in 1863. A new heating system replaced a stove in 1880, installed under the direction of Bishop Butler.⁸ In 1866 the gate lodge was built with the cut stone piers and gate being erected in 1867, while the boundary wall was erected in 1869.⁹



Figure 3 Mount St. Vincent Convent, c. 1870.¹⁰

⁶ The Builder, 19th July 1851, Irish Architectural Archive

⁷ www.dia.ie/architects/view/4000/NEVILLE%2C+JOHN+%5B2%5D

⁸ Memories of a Limerick Institution, Limerick Leader, Saturday March 23rd, Features, p 2

⁹ South Central Provincial Archives of the Sisters of Mercy, Booterstown, Dublin. With thanks to archivists Sr. Angela Bulger and Sr. Mary Coyle.

¹⁰ Mount St. Vincent Convent - Print by Day & Son, London c. 1870 - Limerick Museum



Photograph 1 Historical Photograph of Mount St. Vincent Convent, n.d.¹¹

By 1900 much of the existing design layout of the ‘villa’ landscape remained without major alternations to the shape and form. One of the most significant and interesting developments was the new link made between Ashbourne House and Summerville House by way of continuous drive between and across the two properties so that the two houses read as belonging to one parkland landscape with mixed coniferous and deciduous trees, sweeping perimeter drives and lawns. Much of the former boundary wall between these properties was removed most likely to facilitate this, but the linear row of trees that aligned it remained.

Another significant development shown on the 1900 map is the footprint of the Foundation Building of Mary Immaculate College in the field to the east of Prospect House. The College was established in 1898 by Bishop Edward T. O’ Dwyer and the Sisters of Mercy for the professional education of Catholic primary school teachers. It was designed by William Henry Byrne, an architect from Dublin. Building commenced in 1899 and came into use in 1901 when the first students were enrolled. A series of additions followed throughout the 20th and 21st centuries as detailed below.

Mount St. Vincent had also developed by 1900 as there are a number of new buildings along the west edge of the convent shown in the 1900 map, but the former central and rear green space and ornamental gardens remain. The building of this wing commenced in 1877 and it was developed as dormitories for the expanding number of occupants, being completed in 1879. This three-storey structure was planned to house 250 students and hold classrooms for middle and senior classes on the ground floor. In 1898, further occupants arrived when novices were moved to Mount St Vincent.

¹¹ Photograph by L.Roy, National Library of Ireland.

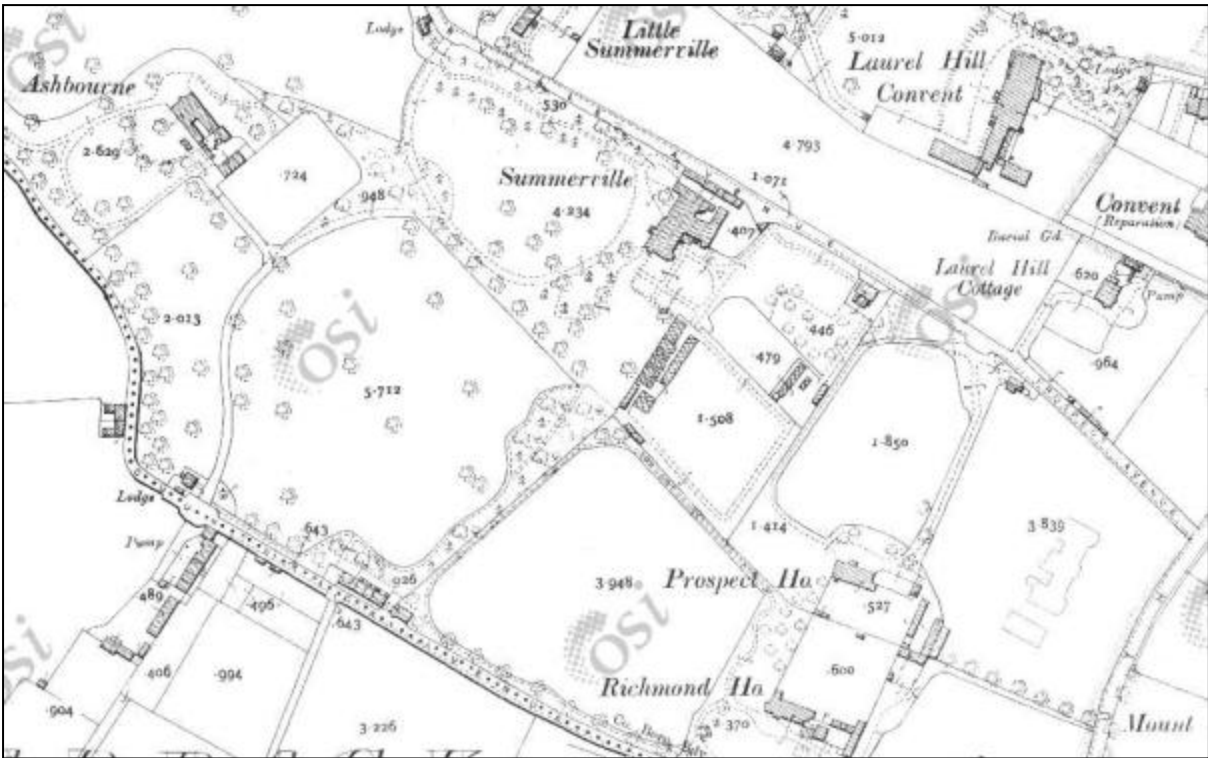


Figure 4 OSI 2nd Edition Map

Extract of Ordnance Survey 1:2,500 for Limerick, 1900, showing the area within the historic 'villa' landscape closely aligned with MIC campus today.

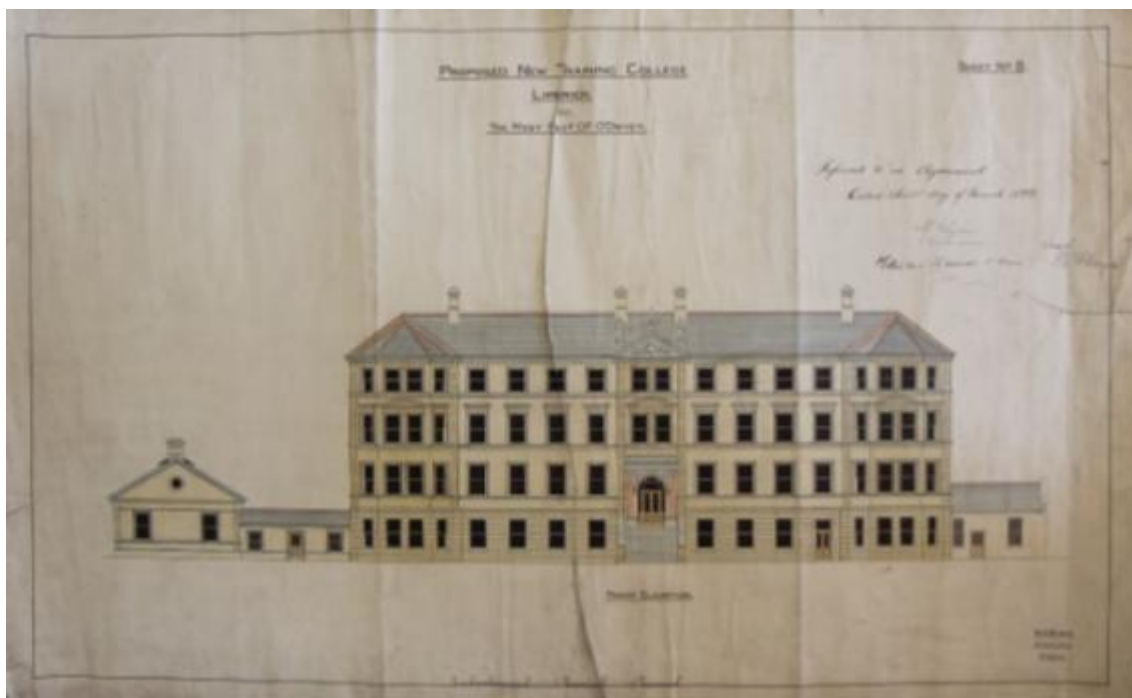


Figure 5 Proposed New Training College Limerick

William Henry Byrne c.1899 - Irish Architectural Archive, Merrion Square, Dublin.

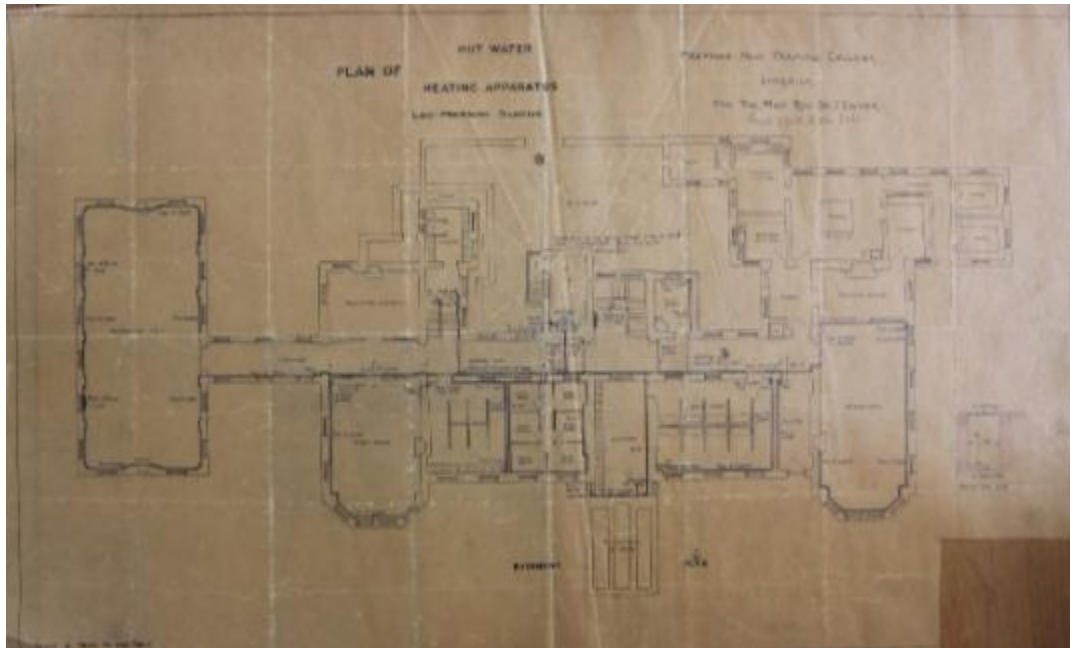


Figure 6 Proposed plan of the heating apparatus
New Training College Limerick - Irish Architectural Archive, Merrion Square Dublin

3.1.2 Twentieth Century

Mary Immaculate College was officially opened in May 1902, having commenced tutelage the previous autumn with 75 students under Sisters Paul and Veronica as Principal and visa-Principal respectively. Over the course of the 20th century MIC campus developed significantly, initially on eleven acres of the former demesne of Prospect House and later extending to include alterations to Summerville and Ashbourne demesnes. By 1919, the Foundation building of the College was now firmly established and reflected William Henry Byrne's design along with additional developments. A new block was added, which contained 'St. Raphael's' (Principal's office) and 'St. Gabriel's' together with a floor above, in 1902, followed by an assembly hall (Recreation Hall) and connecting corridor. The chapel was then built in 1906, being designed by the same architect. A long, timber-framed glass corridor replaced the old corridor and connected the chapel and assembly hall.

By 1919, there were new drives from the entrance at Prospect House gate lodge to the training College with a second one opened up from South Circular Road. The landscapes of Ashbourne, Summerville and Richmond houses remain largely as they were in 1900. Summerville House and demesne had changed hands however and was bought by one Gerald E Goodbody from Offaly. James Pery Goodbody took up residence there with his family in 1902.

Additions to Mount St. Vincent by 1919 include a new structure, known as St. Vincent's Hall. This was a prefabricated building made of corrugated iron and was bought by the convent as a cheap solution to meet growing needs as the convent was expanding. It had multi-purpose roles, being used as a secondary school, a chapel when the Mount St. Vincent Chapel was being renovated, and a dining room for major celebrations. It was supplied by specialist iron building manufacturers in England who designed 'building components and entire buildings using corrugated iron'.¹² This was not unusual at this time as the use of corrugated iron buildings and structures was common place. These corrugated iron buildings

¹² Inform - Care and Maintenance of Historic Iron, Historic Scotland Publication

were sold from catalogue, being manufactured and shipped (flat packed) all over the British Empire stretching from Canada to Australia.¹³

Between 1919 and 1938 new houses in rows along South Circular Road and Courtbrack Avenue were developed in plots with gardens in the former grounds of Richmond House, which still retained its gate lodge, drive and rear walled garden as well as some of the former parkland. Additionally, developments at MIC campus saw minor alterations to the parkland in front of Prospect House where, what appear to be playing courts/ lawns, were set out. The landscape surrounding Ashbourne House and Summerville House at this time retained the same connections between the two houses as depicted in 1900. The gardens also follow a similar footprint, while field boundaries, trees and parklands that were in place since early in 19th century are still very much evident.

Mount St. Vincent Convent expanded slightly between 1919 and 1938 and contained new buildings that have entirely enclosed and reduced the size of the green space. A partial link was built between St. Vincent's Hall and the main building. In 1935 a cast iron bridge (known as the 'nine steps') was constructed over the basement entrance to the convent to allow easier access to the playground. In 1924 electricity was installed in the ground floor of the convent and the chapel replacing as lights and finally extended to the entire convent in 1945. The chapel organ was replaced by an electric model. In 1950 a new oil-fired heating system was installed in the chapel, the convent, Saint Vincent's Hall, and the residential school. This was attributed to Andrew Devane and Leonard of Dublin. This is about the time that plans were drawn up by Andrew Devane for the St. Vincent de Paul School, which adjoins St. Vincent's Hall.



Photograph 2 Historical Photograph of Mary Immaculate College (possibly early 1990s)

¹³ Ibid

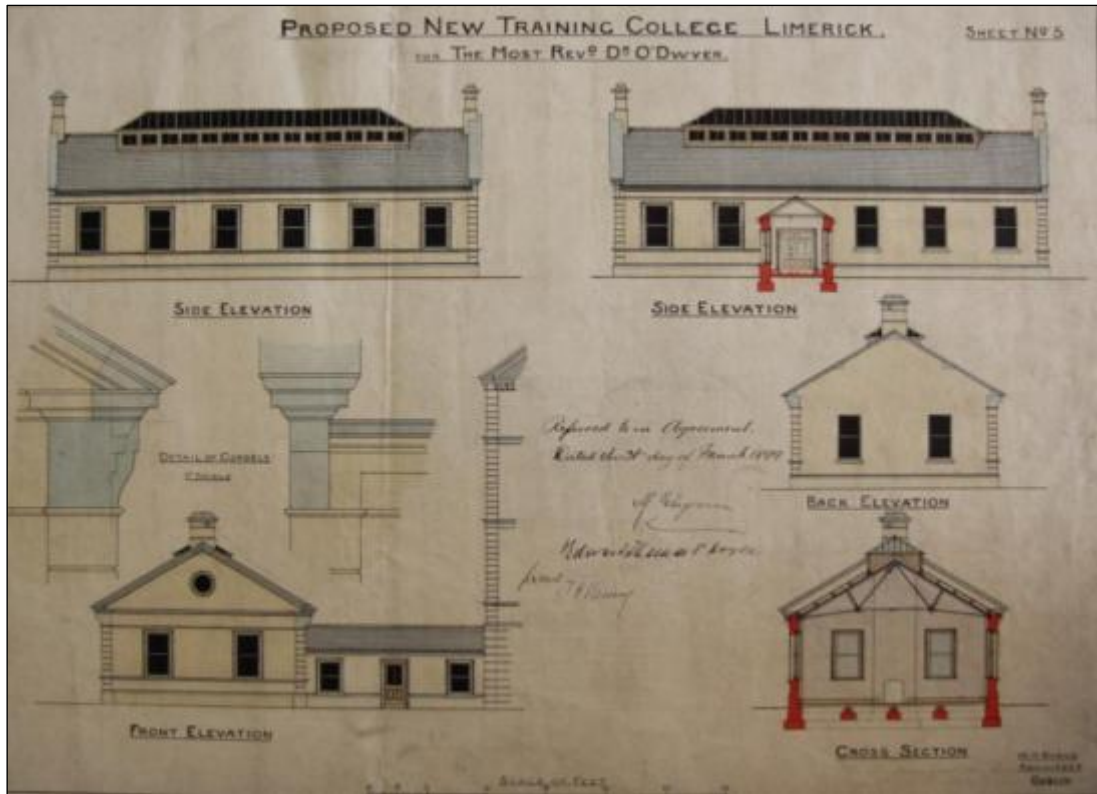


Figure 7 Proposed Recreation Hall Drawings
- William Henry Byrne - Irish Architectural Archive, Merrion Square, Dublin

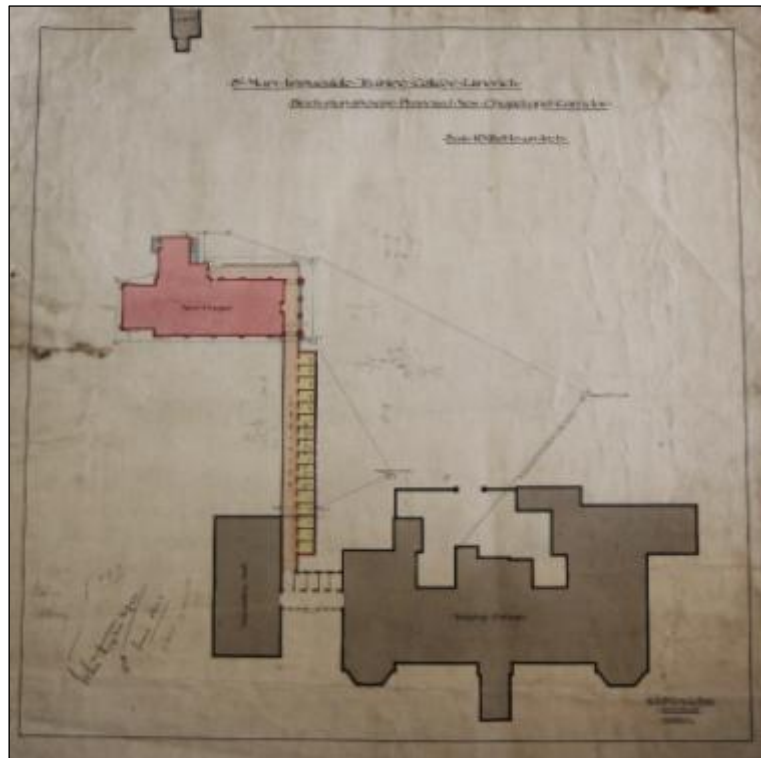


Figure 8 Proposed New Chapel & Corridor at MIC
William Henry Byrne 1903 - Irish Architectural Archive, Merrion Square, Dublin

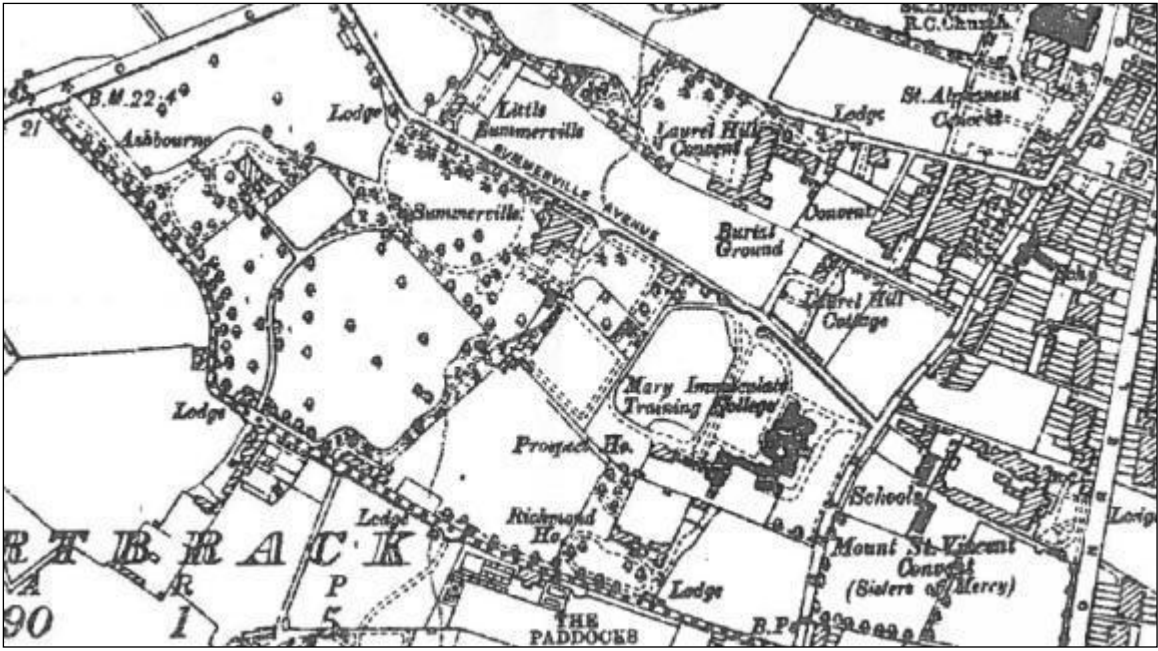


Figure 9 Trinity Maps Showing Mary Immaculate College
 Extract of Ordnance Survey 1:10,560 for Limerick, 1919.



Figure 10 Trinity Maps Showing Mary Immaculate College
 Extract of Ordnance Survey 1:2,500 for Limerick, 1938.

The mid-20th century saw major expansion to MIC campus. Following the new chapel and its connecting corridor, a large suite of bathrooms and cookery room was added. These provisions saw increasing numbers of students over the early years of MIC's existence. A new department of infant education was completed in 1953 and it provided the College with a modern kindergarten room and storage facilities. This was known as "Naomh Veronica".

In 1956 a new residential block was built to the north of the Foundation building. This 6-storey building included 120 bedrooms, a dining hall, locker room, and music rooms. This building was designed by the architect Andrew Devane of Robinson Keefe Devane, who was amongst the country's finest architects at the time. Andrew Devane spent some time in the U.S.A studying as an apprentice under the influential architect Frank Lloyd Wright. Alterations were made to the Foundation building in order to accommodate this expansion. The boot room was converted into a wide corridor leading to the new locker room. Above this, five stories of study bedrooms, each floor with twenty-four rooms. With the building of the residential block in the 1950s, a courtyard space developed between it, the Foundation building and long glass corridor to the chapel. Throughout the latter stages of the 20th century it was a sunken garden for the staff and students of the College for leisure and recreational purposes. The new dining hall looked towards Summerville Avenue and was created to facilitate the increasing numbers of residents, which was marked by considerable intake of students upon the year of opening. The dining hall was designed in a cruciform shape and has large floor to ceiling windows. The staff-dining hall was added sometime later in the 1970s. It is located on the northeast side of the main College building adjacent to the cruciform dining hall.

Further expansion to MIC campus continued and with it change to the former historic demesne and houses. Around the mid-20th century Prospect House was demolished. Summerville House changed ownership when, in 1952, the Sisters of Mercy acquired the house for their residence and to accommodate visiting students of the Order. MIC took ownership of the house in 1966 and it continues to be used for their purposes in education and training today, having developed provisions for art, music, English and adult literacy.

Richmond House was the property of A. Blood Smith in 1900 and later in the early 20th century it was the family home of Fishers and then Revington families. It was acquired by the Salesian Sisters for the intention of opening a domestic economy school there. However, it was used as a private day school until October 1922 when it was closed. The house was also occupied by the Spillanes who were tobacco merchants, and the house overlooked their tower on the banks of the river. The house was split later into two residences with the first being occupied by the Fennelly Family. They kept the name Richmond House while the second family, the McNamara family, occupied the other portion and named in the Hillsboro/Hillsborough. Both were acquired by MIC and remain vacant.

Ashboune House was demolished at some point after 1938, possibly around the time Courtbrack student accommodation was being developed, which now occupies this location.

In 1964 a new auditorium, known as 'Halla', was constructed at the front of the Foundation building on the south-eastern side. The library was built in 1976 and provided the College with state-of-the-art library and facilities for the College. Though not yet in ownership of MIC, an extension in block work was added to Mount St Vincent Convent in the latter part of the 20th century and the kitchen was also added at this time.

All of these alterations happened within the backdrop of social and educational change in the College. Male students were admitted in 1969 and ongoing modifications were made to the education departments and programmes offered by the College as they approached the 21st century and status as a university-level College.

3.1.3 Twenty First Century

Modernisation and expansion continued at MIC campus in the 21st century. Renovation to the dining hall was undertaken in 2013 which involved the removal of some doors and glass to open up the space between each of the formerly disconnected dining areas. Summerville gate lodge was renovated and held the function of a language centre, particularly a Franco-German Centre. Parking pressures caused the sunken courtyard to be filled in and replaced with a staff car park and cabins for additional office space. In 2013, these facilities were removed and a new design re-installed a courtyard recreational area for the staff and students. There are various pathways linking the College buildings together along with large grass areas.

The Tailteann building was the first major new building constructed in almost thirty years. Built in 2007, this new building provided a multi-purpose gymnasium and numerous sports facilities. The Tara building (Teaching, Recreational, and Auditorium space) was built in 2010. These significant new additions provided the campus with much needed facilities for the ever-expanding College population.

A new entrance to the foundation building was designed around this time also and recent works were also carried out to the Foundation building. The third floor (originally called the second floor) internal layout of part of this floor was altered and upgraded to provide new office facilities. Mount St. Vincent was acquired in 2017 and has become a part of the College, being developed for post-graduate and research facilities. This part of the campus has been renamed the John Newman Campus.

3.2 Chronological Summary of Campus history

The historic overview above traces the complicated architectural developments and phases of landscape change and ownership. A chronological history of known important developments in the evolution of Mary Immaculate College campus in terms of ownership, architecture and landscape design in the context of its suburban villa and institutional backdrop, as discussed above, are summarised in Table below.

Period	Ownership	Building	Notes
18th Century			
1786	Joseph Massey Harvey.	Summerville House	Originally built as a dwelling. Took on a series of extensions and alterations over the 19 th and 20 th century, being leased for a time. Bought in 1901 by Gerald E Goodbody and later by Sisters of Mercy in 1952.
19th Century			
1851	The Sisters of Mercy	Mount St. Vincent	Originally a convent and orphanage established by Sisters of Mercy and designed by John Neville. Additional block built for dormitories in 1877 and Mount St Vincent's Hall added in early 1900s.
1861	The Sisters of Mercy	Mount St. Vincent Chapel	Originally built as a chapel
1898		Foundation Building	Original purposed built teacher training College, established by Bishop Edward T. O' Dwyer and the Sisters of Mercy and designed by William Henry Byrne. Contained main building, assembly hall and linking corridor.
20th Century			
1906	MIC	Chapel	Retains its original use as a chapel and was altered and extended from the original form over century. William Henry Byrne designed the chapel for the campus at Mary Immaculate College which was

			linked to the main building and recreation hall by a long, timber framed glass corridor lined with music rooms.
1956	MIC	Residential Block	Designed by Andrew Devane and included 120 bedrooms, as well as a dining hall, locker room and music rooms
1969			First Male Students Admitted to the College.
1980	MIC	Library	The entire extension named Aras an Phiarsaigh was constructed to the West of the Foundation building, Chapel & Residential block on a site previously occupied by tennis courts
1991			MIC entered into a partnership with the University of Limerick which became its new accrediting body
1996	MIC	Summerville House and surrounding lawns	Was acquired by the College
21st Century			
2007	MIC	Tailteann	multi-purpose gymnasium
2010	MIC	<i>Teamhair</i> / TARA	Teaching, Recreational, and Auditorium space contain the Lime Tree Theatre.
2017		Mount St. Vincent + chapel and Vincent's Hall renamed the John Henry Newman Campus	Mary Immaculate College expanded its footprint onto O'Connell Avenue through the redevelopment of the Mount St Vincent Convent site.

Table 1 Contextual chronological summary of Mary Immaculate College.

3.3 Existing Environment

3.3.1 Location

Today, Mary Immaculate College (MIC) campus, Limerick City, takes in part of the historic landscape previously described. It is located between South Circular Road and Dock Road with Summerville Avenue on one side and Courtbrack and Ashbourne avenues on the other. The principal buildings on the main (original) campus include the following, some of which are listed on the Record of Protected Structure for Limerick City: the original Foundation building (RPS 365), the Recreation Hall (RPS 367), Mary Immaculate Chapel (RPS 366), the residential block (RPS 368), Summerville House (RPS 364), Summerville Gate Lodge (RPS 369), the Library, TARA Building and the Tailteann Building. As stated above, the campus extended to include much of the former Mount St Vincent convent and orphanage. Principal buildings on this campus include: Mount St Vincent's Convent Chapel (RPS 421) and St. Vincent's Hall (RPS 375), Gerard House and the drama building. Figure 11 shows the extent of ownership across two campuses (highlighted in grey), now encompassing 25 acres from the initial 11 acre site of 1900.

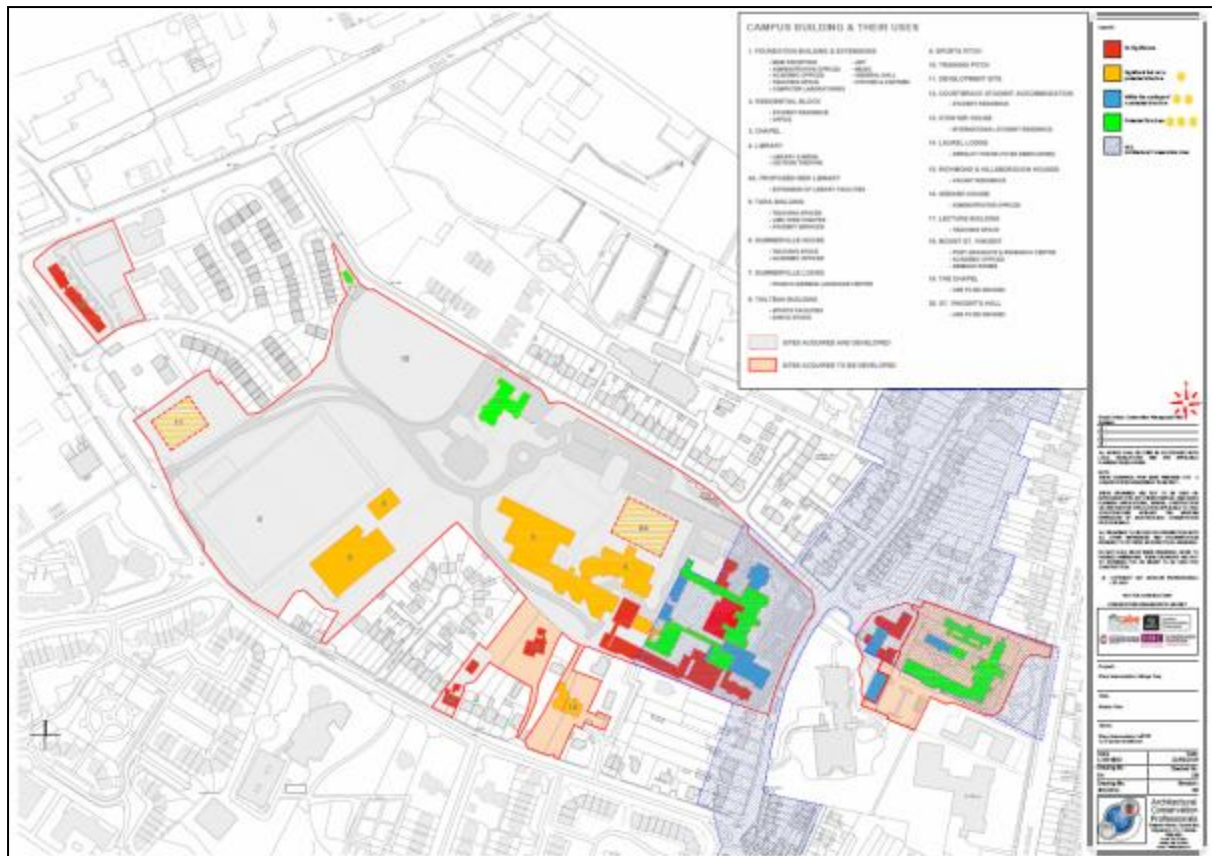


Figure 11 Drawing showing MIC campus outline – Refer to Appendix B

3.3.2 Overall Description of the Campus

The following description summarises each of MIC campus buildings together with their surroundings.

The Foundation building was the first building developed for the original teacher training College in the 1900s. It is an eleven bay four story purpose built College with a rendered finish and built in an Italianate style. The entrance to the building was originally on what is now the first floor, and the ground floor was referred to as the basement level. The entrance is via several stone steps up to an arched door opening and enters into a large porch area that is enclosed by large timber doors. This building has been added to over the years with numerous alterations and additions; however the main front façade presents itself much the same as it was originally built. For a more detailed description of the building please refer to sections below.

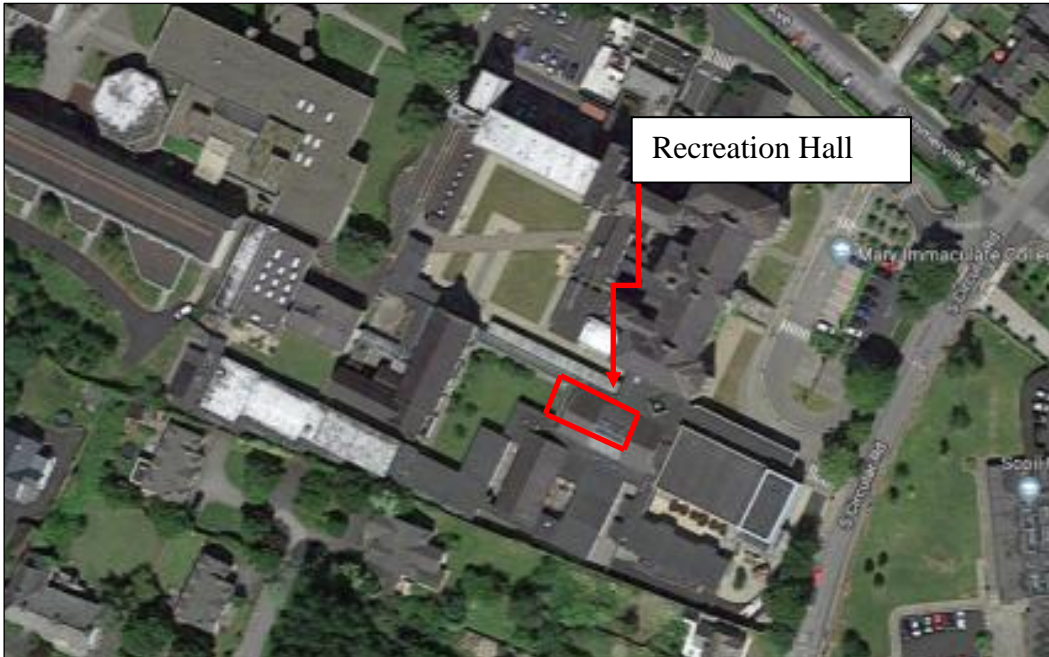


Photograph 3 Foundation Building Front Elevation



Photograph 4 Rear Elevation of Foundation Building showing additions

The Recreation Hall was designed together with the Foundation building. These buildings are connected to St. Cecelia's corridor which links to the chapel. This masonry building has been altered over the years with a modern fit out installed in the center of the structure however the original timber hammer beam roof structure is largely intact. The ceiling then has tongued and grooved paneling laid in diagonal pattern. This Recreation Hall is now enclosed on all sides by new buildings. In recent years a new entrance building to the College was erected and there is a small courtyard space between this and the Recreation Hall. For a more detailed description refer to the following sections.



Photograph 5 Aerial view of Recreation Hall¹⁴



Photograph 6 Interior View of Recreation Hall - View to paneled ceiling

St. Cecelia's corridor links the main building with the chapel, built in 1906. The chapel has a gabled front elevation with a triple arch entrance and rose window above. There is a limestone ashlar belfry at the apex of the pitched natural slate roof. For a more detailed description of Mary Immaculate College Chapel refer to the following sections.

¹⁴ Google Maps



Photograph 7 Mary Immaculate College Chapel and St Cecilia's Corridor



Photograph 8 Interior View of the Chapel

Directly opposite the front elevation of the chapel is the residential building designed by Andrew Devane of Robinson Keefe Devane in 1955. He made numerous alterations and additions to the College. The building is differentiated from the main building by its 20th century architectural style with a rock faced ground floor and modular facades on the north and south elevations made up of a reinforced concrete grid and timber framed casement windows with distinguished coloured panels. This six-storey building creates one of the boundaries to the recently designed courtyard space at the rear of the foundation building. The final boundary of the courtyard is formed by two single storey flat roof structures

designed by Andrew Devane. The structure nearest the chapel is finished in masonry. The other has a rendered finish and is made up of a modular pattern similar to the resident block. There is an opening between these buildings with large timber gates which allows access to the building and green spaces behind. For a more detailed description refer to the following sections.



Photograph 9 Residential Block



Photograph 10 Single Storey addition next to Chapel



Photograph 11 Single Storey addition next to Residential Block

St. Cecelia's corridor adjoins the chapel and links to a former convent brick building. This building has a rectangular layout and has a brick façade finish. To the rear of the chapel are several flat roofed buildings that extend from beside the recreational hall down past the rear of the chapel and then to the former convent building.



Photograph 12 St. Cecelia's Corridor Link to Former Convent Building

Towards the north of convent is the library building built in 1980. This building is a two storey, flat roof with a rendered finish on the walls and exposed concrete beams projecting from the building. This was the first major addition to the College in over 30 years since the residence block.

Towards the rear of the library there is an octagonal section of the building which houses a lecture hall. The building is then connected to the TARA building via a canopy within a small courtyard area. This area then links back toward the convent and into the main building. Next to the octagon there is a large open space which divides the library with part of the TARA building.



Photograph 13 Library front elevation



Photograph 14 Library Side view



Photograph 15 Canopy connecting Library with TARA building



Photograph 16 Open Space between TARA building and Library

TARA Building (Teaching, Recreational and Auditorium space) was officially opened in 2011 and is a four storey building that houses many of the College's facilities including the 510-seat Lime Tree Theatre and Student Union. The structure has part timber clad finish with a cut stone façade section to the front of the building and rendered finish in another section. The front entrance to the lime tree theatre is timber clad with the section adjoining this made up of stone cladding with a detailed carving of Limerick on the cladding.



Photograph 17 TARA Building and Lime Tree Theatre Entrance

To the north of the library and the TARA building is a large open space with number trees and vegetation. The area has been designed with gravel pathways and a car park. Beyond the car park is the boundary of the campus with Summerville Avenue dividing the campus and surrounding residential housing.

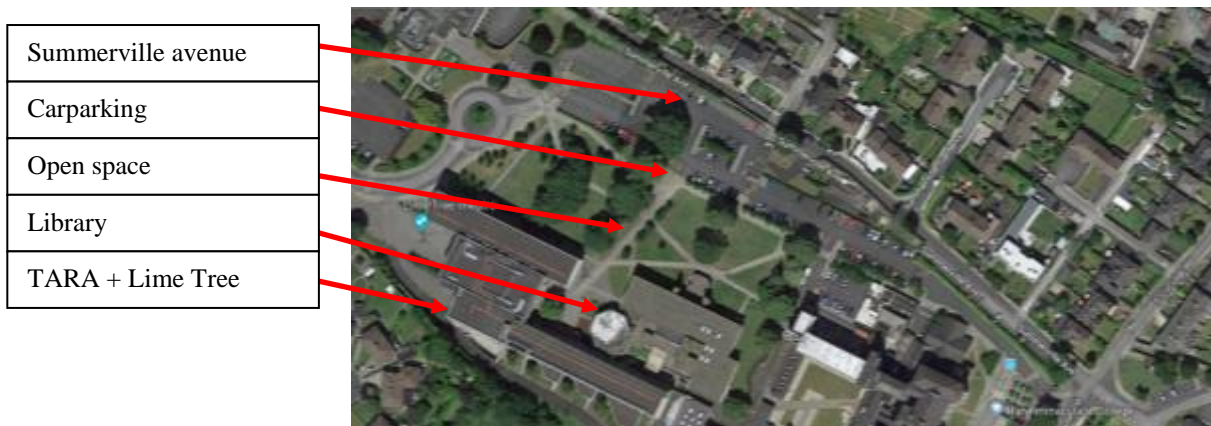


Figure 12 Aerial View of Mary Immaculate College Campus

Summerville House is one of the oldest buildings on the site and is a key building within the overall campus. The house is rectangular shaped while the main section of the building is two storey with three-storey sections in the side extensions towards the rear and side elevations. The building is accessed from the rear which faces the main campus buildings. Next to the house facing toward the Tailteann building is a small car park area and open amenity space. There is also access from Summerville Avenue to a courtyard area and car park to the rear of Summerville house.

The front of the house maintains a direct (and historic) visual link to Summerville gate lodge. The historic parkland is retained between the house and gate lodge. Summerville House is currently in use by Mary Immaculate College as a postgraduate research facility and lecture space. For further details on the Summerville House refer to the following sections.



Figure 13 Summerville House Location Map



Photograph 18 Summerville House Front Elevation



Photograph 19 Side Elevation



Photograph 20 Entrance to Summerville House



Photograph 21 Rear Elevation of Summerville House

Summerville gate lodge is located directly across from Summerville House. This gate lodge has been refurbished in recent years and now functions as a Franco-German Language Centre. The lodge has a cruciform shaped and natural slate roof with replacement timber sash windows. For further detail on the Gate Lodge please refer to the appendices.



Photograph 22 Summerville Gate Lodge Front Elevation



Photograph 23 Visual connection to Summerville House

Tailteann building is one of the more modern buildings on the campus. This sports facility was completed in 2007 and is located opposite Summerville House and next to the TARA building. The building itself is a two-storey building with timber and stone cladding on the exterior. The building is accessed on the first floor and the ground floor opens directly out onto the sports pitch located in front of it. This multipurpose facility contains three large halls which provide key functions within the overall usage of the College.



Photograph 24 Tailteann Building

Courtbrack accommodation is located at the end of the campus along the Dock Road and comprises of 3 storey brick finished rectangular structures with pitched roofs. Courtbrack is located on the site of Ashbourne house (which has since been demolished) and historic demesne.



Photograph 25 Courtbrack Accommodation

Richmond House & Hillsborough House were formed when the original 18th or early 19th century Richmond House was spilt. The houses are two storeys with a pitched roof. The Richmond side of the original house has a curved side to the building which is made up of a

large living room and has a flat roof section on it. Both sides of the house have remained disused for the past number of years.



Figure 14 Aerial View of Richmond and Hillsborough House



Photograph 26 Richmond and Hillsborough House(s)

O'Dwyer house is a two-storey rendered finished house (built sometime between 1919 and 1938 see figure below) located on Courtbrack Avenue, Limerick. The property has neighbouring houses on the east and west side of house. It has a large yard to the rear of the house with a new separate building consisting of an art room. The house has been used as an international students' residence and is a part of the College. Laurel Lodge is a derelict house that is part of the campus of MIC. It has not been used in the past number of years and is located close to Richmond & Hillsborough House.

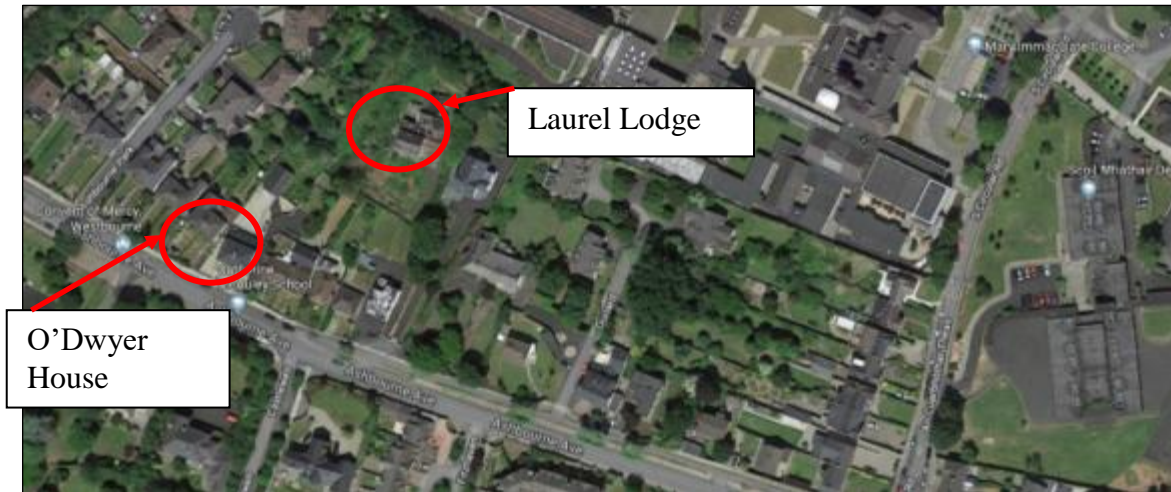


Figure 15 Aerial view of O'Dwyer House and Laurel Lodge

John Newman Campus of MIC comprises Mount St. Vincent, Mount St. Vincent's Chapel, St. Vincent's hall, Gerard House and the Drama building.

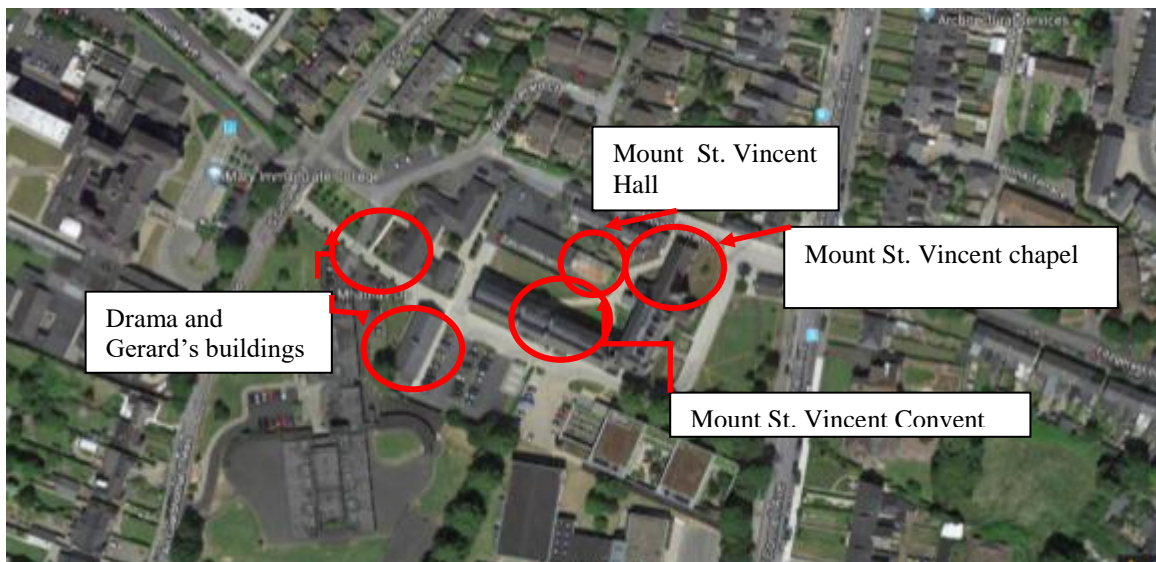


Figure 16 Mary Immaculate College Mount St. Vincent

Gerard house located to the west of Mount St. Vincent was previously a nursing home. The house was acquired by Mary Immaculate College and then in 2001 /2002, the house was changed to offices and educational use as a part of the College. This building is located directly across from the Foundation building on the other side of the South Circular Road, with Mount St Vincent's directly behind it. Part of Gerard House was built at the same time as Mount St Vincent's but much of this cannot be seen today due to extensions and alterations.

The Drama building was built at the time of Mount St Vincent as a school. It is a long rectangular building with a pitched natural slate roof with a cut stone finish on the exterior. The building is now part of the campus and used as a teaching space.



Photograph 27 Gerard House Front Elevation



Photograph 28 Drama Building

Mount St. Vincent building is a nine bay three storey over basement building with a cut stone finish and natural slate M-profile roof. This building is perpendicular to the convent building. These two sections are linked by a six-stage square plan campanile. Refer to the following sections for further detail.



Photograph 29 Mount St. Vincent Front Elevation



Photograph 30 Mount St. Vincent Side Elevation

Mount St Vincent's Chapel adjoins Mount St Vincent's Convent on the northeastern side of the building. This chapel has a similar cut stone finish and natural slate roof. The chapel has a T-shaped plan with a three-stage tower. Refer to the following sections for further information on the chapel.



Photograph 31 Mount St. Vincent Chapel



Photograph 32 Mount St. Vincent Chapel



Photograph 33 Interior View of the Chapel

Mount St. Vincent Hall is located to the rear of Mount St Vincent's chapel and convent. It is a single-storey corrugated iron building and was placed as a separate unit on the gardens of Mount St. Vincent Convent. For further details on Mount St Vincent Hall refer to the following sections.



Photograph 34 Mount St. Vincent Hall.



Photograph 35 Mount St. Vincent Hall

Located next to these buildings is the Widow's Residence which is not in the ownership of the College but is within proximity to several of the protected structures on the site.



Photograph 36 Widow's Residence

3.3.3 Current uses

Mary Immaculate College (MIC) is a university-level College whose main focus is on education and liberal arts. The College has been academically linked with the University of Limerick since 1991. This offers academic accreditation from the University of Limerick to

all university-level programmes at MIC. This is set in the ‘‘Memorandum of Understanding’’¹⁵ and dictates the conditions and exceptions with regard to this linkage. Each of the campus’ buildings provides a crucial use for the overall running of the College as a key education centre within Limerick. Please refer to Appendix B for site layout plan which shows the building location and numbers on a map.

No.	Building	Use
1	Foundation building	Main Reception Arts Faculty Administrative Offices Music Faculty Academic Offices General Hall Teaching Spaces Kitchen & Canteen Computer Laboratories
2	Residential building	Offices Residence
3	MIC Chapel	Religious
4	Library	Library & Media Lecture Theatre
5	TARA	Teaching Spaces Lime Tree Theatre Student Services
6	Summerville House	Teaching Space Academic Offices
7	Summerville gate lodge	Franco-German Language Centre
8	Tailteann Building	Sports facilities Dance studio
9	Sports pitch	Sport and recreation
10	Training pitch	Sport and recreation
11	Possible development site	
12	Courtbrack student accommodation	Student residence
13	O'Dwyer House	International student residence
14	Laurel Lodge	Derelict
15	Richmond & Hillsborough House	Vacant
16	Gerard House	Academic offices, geography, music technology labs, and tutorial rooms
17	Lecture Building	Teaching Space
18	Mount St. Vincent	Post Graduate & Research Centre Academic Offices Seminar Rooms
19	Mount St. Vincent’s Chapel	TBC
20	Mount St. Vincent's Hall	TBC

Table 2 Extent and use of building and facilities at Mary Immaculate College Campus.

3.4 Statutory Protection - Record of Protected Structure (RPS – Limerick City & County Council)

There are nine buildings within the campus that are on the Record of Protected Structures. These are comprised of the original Foundation Building (RPS 365), the Recreation Hall (RPS 367), Chapel (RPS 366), Residential Block (RPS 368), Summerville House (RPS 364) and Gate Lodge (RPS 369) and across south circular road Mount St. Vincent (RPS 373),

¹⁵ www.mic.ul.ie

former convent and orphanage, Mount St. Vincent Chapel (RPS 421) and Mount St. Vincent Hall (RPS 375). There are also a number of building within the vicinity of the campus that are on the RPS, these buildings while not contained within the list of buildings under the ownership of the College but should be noted because of their proximity to the buildings on campus. These include the widow's residence and the gate lodge on the John Henry Newman campus. Refer to Table 17.

RPS no.	Building	Description	Special interest category
RPS:365	Foundation building (Mary Immaculate College)	Detached eleven-bay four-storey rendered purpose-built College building, dating from 1899(laying of foundation stone), built in the Italianate manner to the designs of George Byrne.	Architectural Historical Social
RPS: 366	Mary Immaculate College chapel	Detached eleven-bay four-storey rendered purpose-built College building, dating from 1899(laying of foundation stone), built in the Italianate manner to the designs of George Byrne.	Architectural Artistic Historical Social
RPS: 367	Mary Immaculate College Recreation Hall	Detached multiple-bay single-storey recreational hall, built c. 1900, with a plain temple front, now completely obscured by later accretions. Plain gabled rendered rear elevation with a glazed timber-framed link corridor attached.	Architectural Historical Social
RPS: 368	Mary Immaculate College Residential block	Attached multiple-bay six storey residential block, built 1955, to the designs of Andrew Devane, of Robinson Keefe Devane. Distinguished by rock-faced ground floor elevations and modular elevation forming a reinforced concrete grid.	Architectural Artistic
RPS: 369	Summerville Lodge	Detached Single-storey three-bay rendered gate lodge, built c. 1870, forming a rectangular-plan with a gabled breakfront to each principal elevation.	Architectural Artistic
RPS: 364	Summerville House	Detached five-bay two-storey former house, built in 1786, distinguished by a centrally-placed tripartite entrance breakfront, built in 1786 for Joseph Massey Harvey, a Quaker.	Architectural Artistic
RPS:373	Mount St. Vincent Convent	Attached nine-bay three-storey over basement limestone convent building, built in 1850, with two-bay three-storey gabled breakfront	Architectural Artistic Historical Social

		end bays, and centrally-placed entrance porch with cruciform finial to apex	
RPS:421	Mount St. Vincent Convent Chapel	Attached four-bay double height limestone convent chapel, built in 1861, in Gothic Revival Style, on a T-shaped plan, with transepts adjoining the side elevation of the convent building. Three-stage tower and octagonal spire to south-eastern corner.	Architectural Artistic Historical Social
RPS:375	Mount St. Vincent Hall	Attached nine-bay two-storey corrugated metal clad building, built c 1930. Pitched corrugated metal roof with timber barge and eaves boards.	Architectural Artistic Social Technical

Table 3 Limerick City County Council RPS for MIC

In addition to the RPS statutory designation, the Council and other statutory bodies do take cognisance of the National Inventory of Architectural Heritage (NIAH) records on the buildings when evaluating planning applications in relation to historic buildings. The next section sets these out in detail for each of the relevant buildings.

3.5 NIAH Records

There are nine buildings within the campus that are on the National Inventory of Architectural Heritage (NIAH) assessment list. These include Foundation Building, the Recreation Hall, Chapel, Residential Block, Summerville House and Gate Lodge, Mount St Vincent, Mount St Vincent's and St Vincent's Hall. Refer to the Table below for rating and category of special interest. A summary of the NIAH assessment is shown in Table 7 which is followed by the full NIAH survey description for each building.

Feature	Reg no.	Date	Special interest category	Rating
MIC Main Building	21520002	1895-1901	Architectural, Artistic, Historic Social	Regional
Recreational Hall	21520004	1895-1901	Architectural, Artistic, Historic Social	Regional
Chapel	21520003	1895-1901	Architectural, Artistic, Historic Social	Regional
Residential Block	21520005	1955-1956	Architectural, Artistic,	Regional
Summerville House	21520001	1780-1850	Architectural, Artistic	Regional
Summerville Lodge	21520006	1860-1880	Architectural, Artistic	Regional
Mount St Vincent	21521079	1850-1870	Architectural, Artistic, Historic Social	Regional
Mount St. Vincent Hall	21521081	1920-1940	Architectural, Artistic, Historic Social	Regional
Mount St. Vincent Chapel	21521078	1860-1870	Architectural, Artistic, Historic Social	Regional

Table 4 NIAH significance and rating for surveyed structures at MIC

3.5.1 Mary Immaculate College Main Building.

Reg. No:	21520002
Date:	1895-1901
Previous Name:	N/A
County:	Limerick City
Coordinates:	156763, 155909
Categories of Special Interest:	Architectural, Artistic, Historic Social
Rating:	Regional
Original Use:	College
In Use as:	College

Table 5 NIAH Table: Foundation building

NIAH Description

Detached eleven-bay four-storey rendered purpose-built College building, built between 1899-1902, in the Italianate manner. Distinguished by full-height three-sided canted bay windows to flanking breakfronts and centrally-placed gabled entrance breakfront entered at first floor level. Five-bay four-storey side elevation to north, with single-storey cruciform-plan refectory structure, c. 1960, attached. Further three-bay four-storey over basement north-facing elevation, starkly rendered, linked to former by canted bay. Multiple minor accretions. Multiple-bay west-facing rear elevation with plain render treatment, enriched only to southern end bays; with various return and stair hall projections and network of flat-roofed single-storey accretions to west. Pitched natural slate roof with crested terracotta ridge tiles; multiple interlocking secondary pitched natural slate roof structures. Shouldered rendered chimneystacks to main roof with yellow brick chimneystacks to rear span, having plain clay pots. Cast-iron rainwater goods. Unpainted rendered façade, and side elevations, each embellished by channel rusticated raised basement elevation, continuous sill course to each level, modillion eaves cornice and rusticated soldier quoins to all angles. Limestone-faced pediment with medallion framing date: 1898. Plainly treated rendered rear elevation with yellow brick eaves course. Channel rusticated rendered refectory elevations. Square-headed window openings to front elevation, plainly treated basement at basement level, having moulded architrave surround to ground and second floor level on limestone sill courses, and having entablature over each opening at first floor level. One-over-one timber sash windows throughout, with ogee horns. Paired square headed openings to breakfront at first and second floor level with plain rendered architraves, and enriched by segmental pediment spanning both openings to first floor; glazed with leaded coloured glass panes. Plainly treated square-headed window openings elsewhere, with limestone sills, and bipartite one-over-one timber sash windows, and margin-paned one-over-one timber sash windows. Doorcase comprising polished granite pilasters on limestone plinth bases (one forming inscribed foundation stone), with fluted limestone capitals supporting plain limestone entablature, which frames a round-arch door opening with profiled arch voussoirs. Tripartite doorframe comprising glazed sidelights over panelled timber bases, double-leaf glazed panelled doors and margin-paned glazed overlight. Opening onto limestone entrance platform arrived at by flight of limestone steps flanked by rendered limestone capped plinth walls. Multiple secondary door openings, all plainly treated, with panelled timber doors and overlights. Well conceived entrance hall incorporating flight of stone steps, beyond segmental-arched inner porch screen. Fine stair hall with original tiled flooring, and cantilevered granite open well stairs supporting cast-iron balustrade and heavy timber handrail. Encaustic floor tilework to corridors with multiple segmental-arched dividing walls with glazed timber porches. Many original features with a fine character to various rooms, albeit rendered with some economy. College faces onto hard surface car park with limited lawned areas. Enclosed from South Circular Road by fine rubble limestone boundary walls with distinctive cylindrical rubble limestone entrance piers and steel gates. Enclosed from Prospect Avenue by rendered plinth wall supporting replacement mild steel railings. Formal

gate entrance, pre-dating the College building, and possibly once accessing the original Prospect House, forming limestone ashlar piers joined by rendered limestone capped screen walls one incorporating pedestrian entrance, and closed by mild steel gates.

3.5.2 Recreation Hall

Reg. No:	21520004
Date:	1895-1901
Previous Name:	N/A
County:	Limerick City
Coordinates:	156773, 155853
Categories of Special Interest:	Architectural, Artistic, Historic Social
Rating:	Regional
Original Use:	Building Misc
In Use as:	Building Misc

Table 6 NIAH Table: Recreation Hall

NIAH Description

Detached multiple-bay single-storey recreational hall, built c. 1900, with a plain temple front, now completely obscured by later accretions. Plain gabled rendered rear elevation with glazed timber-framed link corridor attached. Partitioned interior largely obscuring volumetric quality, with continuous glazed ridge light and original timber hammerbeam roof structure, which is largely intact. Tongued and grooved panelling to ceiling laid in diagonal patterning.

3.5.3 MIC Chapel

Reg. No:	21520003
Date:	1895-1901
Previous Name:	N/A
County:	Limerick City
Coordinates:	156701,155878
Categories of Special Interest:	Architectural, Artistic, Historic Social
Rating:	Regional
Original Use:	Church/chapel
In Use as:	Church/chapel

Table 7 NIAH Table: MIC Chapel

NIAH Description

Detached north-facing gable-fronted rendered chapel, built in 1903, with triple-arched entrance, rose window overhead and apex surmounted by limestone ashlar belfry. Five-bay side elevations with buttresses articulating window piers. Projections accommodating confessionals to side elevations. Single-bay gable-ended chancel to south. Distinctive meditation room on perpendicular access to southwest. Timber-framed glazed links to east joins chapel with College building. Pitched natural slate roof with crested ridge tiles and intersecting secondary chancel, and sacristy chapels. Profiled cast-iron rainwater goods supported on corbelled blocks. Unpainted smooth rendered walls throughout (painted east elevation), with limestone ashlar dressing to window surrounds, rock-faced limestone plinth wall, and smooth limestone ashlar quoins and gable parapet coping and kneelers. Cusped pointed-arched window openings with flush limestone surround and canted sills, with limestone drip moulds and leaded coloured glass. Limestone rose window over main entrance set in limestone ashlar pointed arch frame, with limestone plate tracery, and leaded coloured glass. Ribbed groin vaulted nave, with vaulting springing from polished marble colonnettes

rising from consoles in the form of angel figures. Arch springing from clustered polished marble colonnettes. Marble faced reredos, altar table, seat and lectern. Timber-framed choir gallery over narthex with Gothicised timber-panelled parapet, arrived at by cast-iron spiral stairs. Multiple figurative stained glass windows. Mosaic floor to altar, and carpeted nave. Triple pointed-arch entrance with limestone ashlar piers rising from plinth bases, with stopped ovolo-moulded reveals and hood mould above, surrounding double-leaf glazed panelled timber doors following curve of arch.

3.5.4 Residential Block

Reg. No:	2152005
Date:	1955-1956
Previous Name:	n/a
County:	Limerick City
Coordinates:	156723,155931
Categories of Special Interest:	Architectural, Artistic,
Rating:	Regional
Original Use:	Hall of Residence
In Use as:	Hall of Residence

Table 8 NIAH Table: Residential block

NIAH Description

Attached multiple-bay six-storey residential block, built in 1955, to the designs of Andrew Devane, of Robinson Keefe Devane. Distinguished by rock-faced ground floor elevations and modular elevation forming a reinforced concrete grid framing timber-framed casement window with coloured panels to north and south elevations. Breakfront end bay to west of north-facing elevation distinguished by projecting canted punched copper panelling and projecting bay to east end of south-facing elevation with rendered concave elevation embellished by a crucifix. Roughcast rendered west-facing side elevation with a glazed projecting bowed stair hall bay to south. Stepped largely rendered east elevation attached to late nineteenth century College structure distinguished by a corner window bay rising from ground to sixth floor level. Terrazzo floor covering to public areas, and original staircase survives intact. Mosaic tiled walls in some areas.

3.5.5 Summerville House

Reg. No:	21520001
Date:	1780 - 1850
Previous Name:	Summerville
County:	Limerick City
Coordinates:	156563, 156081
Categories of Special Interest:	Architectural, Artistic
Rating:	Regional
Original Use:	House
In Use as:	Convent

Table 9 NIAH Table: Summerville House

NIAH Description

Detached five-bay two-storey former house, built in 1786, and distinguished by a centrally-placed tripartite entrance breakfront, and window openings enriched by console supported entablatures. Later additions in the Italianate manner. Rear elevation distinguished by two-storey three-sided canted bay window and tripartite round-arched window bay to recessed centre bay. Three-storey three-bay wing attached to northwest and extending south-eastwards

with various neatly contained single-bay and two-storey ranges, and prolonged by a multiple-bay single-storey wing to northeast breaking forward to front. Hipped artificial slate roof with interlocking additional hipped roof structures to various accretions. No chimneystacks survive to main house, and only one small rendered chimneystack survives to single-storey range. To original structure, painted rendered walls with plinth base and parapet entablature. Plain rendered walls to remaining ranges, with parapet entablature to south-facing two-storey bay elevation. Square-headed window openings to main house, with moulded render architraves and plain outer uprights with foliate consoles supporting cornice, profiled limestone sills prolonged by rendered ends; replacement uPVC windows throughout. Tripartite window openings to entrance breakfront and rear elevation, with surround as window openings to breakfront having central round-arch niche; round-arch tripartite window bay to rear with continuous rendered sill, forming cornice over ground floor opening, with moulded rendered archivolt and keystones, springing from rendered piers with cornice and elaborate foliate capitals beneath. Three-sided canted bay window to south-facing side elevation with eaves entablature, and slightly hipped roof; stop-chamfered reveals, and replacement uPVC door and windows. Three-sided masonry canted bay window to rear elevation south bay comprising: continuous profiled limestone sill courses, rendered stringcourse delineating first floor level and parapet entablature following that of rear elevation; moulded rendered architraves and replacement uPVC windows to each opening. Tripartite front door composition comprising: piers with foliate capitals rising from profiled limestone sills, with a round-arch door opening flanked by round-arch lancet sidelight windows; double-leaf diamond panelled timber doors, plain glass overlight and replacement uPVC sidelight. Arrived at by a flight of limestone steps with low plinth walls to side. Universal access ramp gives access to wing to side. Centrally-placed tripartite door opening to rear with rendered panelled lintels beneath cornice supported by foliate consoles. Large open flat-roofed porch to rear with eaves entablature supported on foliate console brackets, and arched openings providing access. Hard surface perimeter site. Built on substantial grounds, the extent of which is largely intact and subsuming part of the grounds of Ashbourne, a detached villa, once accessed from Courtbrack Road, and now demolished, with formal terraced lawns to south with Yew trees. Rendered boundary wall to Summerville Avenue with secondary service gateway comprising tooled limestone ashlar piers and wrought-iron gates with finials and dog guard rails. Principal gateway and gate lodge recorded separately. Interior: Entrance porch and hall with stylised Corinthian panelled pilasters and archivolt. Heavily enriched modillion cornice with low relief frieze. Elliptical-arched opening from entrance to stair hall now partitioned off with a small door opening inserted. Linked stair hall enriched by modillion cornices and fine window surrounds. Fine staircase with distinctive timber balustrade, forming two separate flights from half landing between ground and first floor level. lincrusta or anaglypta embossed paper. Large hall or theatre, with lateral beam supporting floors above resting on painted fluted console brackets. Foliate and tendril enriched cornice with stylised foliate architrave above anaglypta paper frieze. Additional hall with fine anaglypta frieze and ceiling panelling, with decorative plasterwork cornice. One theatre room distinguished by a pitched ceiling with moulded rafters rising from stud enriched wall plate; fine polished limestone chimneypiece with canted mantle and polychrome marble ball enrichments to stop-chamfered flanks; splayed glazed tile inset with copper register grate.

Sumerville was built in 1786 for Joseph Massey Harvey, a Quaker and Cork man, who came to Limerick to work for the Fisher Flour Mills on Frances Street. It was the property of James Fitzgerald Bannatyne from 1873, and in 1901, it was purchased by Gerald E. Goodbody, an Offaly Quaker. This nineteenth-century suburban villa to the south-western edge of Limerick City was converted to convent use towards the end of the nineteenth century. It remains relatively intact with the added interest of some fine interior detailing including many rooms with decorative plasterwork, chimneypieces and embossed anaglypta/lincrusta paper frieze and ceiling panelling. Adjacent detached villa residences include: Ashgrove (now demolished) to the west; Prospect, to the east, now part of Mary Immaculate College; and

Richmond, which was subdivided to form two houses and faces south onto Courtbrack Avenue. It was eventually bought by the Sisters of Mercy in 1952 when the widow of James Goodbody moved to the North Circular Road.

3.5.6 Summerville Lodge.

Reg. No:	21520006
Date:	1860-1880
Previous Name:	Summerville
County:	Limerick City
Coordinates:	156431,156188
Categories of Special Interest:	Architectural, Artistic
Rating:	Regional
Original Use:	Gate Lodge
In Use as:	Gate Lodge

Table 10 NIAH Table: Summerville gate lodge

NIAH Description

Detached single-storey three-bay rendered gate lodge, built c. 1870, forming a rectangular-plan with a gabled breakfront to each principal elevation. Single-storey accretion to rear. Pitched artificial slate roof with replacement ridge tiles, with apex surmounted by red brick chimneystack with two octagonal clay pots. Interlocking secondary breakfront gabled roof structures. Sprocketed timber eaves and plainly decorated bargeboards. Painted rendered walls throughout. Square-headed window openings, with splayed soffits and reveals, painted stone sills and replacement casement windows. Square-headed door opening with plain rendered reveals, and double-leaf raised and fielded panelled timber doors. Gate lodge adjacent to entrance gates, which comprise limestone ashlar outer and inner piers with stop-chamfered edges, and four-sided arched capping stones, joined by quadrant limestone ashlar plinth walls supporting wrought-iron railings enriched by cast-iron finials. Original wrought-iron gates treated as railings. Gateway attached to tall rubble limestone walls, which encloses the site from Summerville Avenue.

3.5.7 Mount St Vincent

Reg. No:	21521079
Date:	1850-1870
Previous Name:	N/A
County:	Limerick City
Coordinates:	156942, 155846
Categories of Special Interest:	Architectural , Artistic, Historic Social
Rating:	Regional
Original Use:	Convent/nunnery
In Use as:	Convent/nunnery

Table 11 NIAH Table: Mount St Vincent Convent

NIAH Description

Attached nine-bay three-storey over basement limestone convent building, built in 1851, with two-bay three-storey gabled breakfront end bays, and centrally-placed entrance porch with cruciform finial to apex. Seventeen-bay three-storey over basement former female orphan school perpendicular to southwest, linked by a six-stage square-plan campanile, distinguished by gabled entrance breakfront. M-profile pitched slate roof with intersecting secondary gable roof structures. Pyramidal slate roof to campanile. Limestone ashlar chimneystacks with stringcourses and emphatic stepped cappings. Cast-iron rainwater goods.

Squared and snecked limestone walls throughout with limestone ashlar dressing including a stringcourse delineating first floor level, quoining, and gable parapet copings. Square-headed window openings throughout, with limestone ashlar block-and-start surrounds, flush canted limestone sills, and replacement uPVC windows. Original window arrangement surviving in places comprising timber mullion and transom with single-pane timber sash windows. Gabled front door porch with angle corner buttresses and cruciform recess to gable with profiled limestone coping surmounted by cruciform finial. Label-stop drip mould with panelled spandrels, and Tudor-arched door opening with chamfered reveals and replacement timber doorframe and door leaf. Pointed-arch door openings to porch sides with drip mould, chamfered reveals, flush chamfered limestone sills retaining fixed Gothic paned light. One glazed trefoil-headed glazed panelled timber door to side. Flight of limestone steps to basement level with wrought-iron balustrade and handrail. Flat-roofed conservatory to northwest corner adjacent to chapel with red brick plinth base and limestone coping supporting timber framed glazed conservatory structure enriched by trefoil-arched panels. Many original internal features including exposed timber porch ceiling, encaustic tile floor. Gothicised timber door architraves, and flat-panelled timber doors with arched upper panels. Shutter boxes with flat-panelled timber shutters having Gothicised panelling. Original marble chimneypieces. Running mould cornices throughout. Open well, open string timber staircase with Gothicised tread ends, stop-chamfered balustrade supporting timber handrail. Opening to chapel with distinctive embellishment to reveals comprising an urn from which foliate garlands rise.

3.5.8 Mount St. Vincent Hall

Reg. No:	21521081
Date:	1920-1940
Previous Name:	N/A
County:	Limerick City
Coordinates:	156947,155870
Categories of Special Interest:	Architectural , Artistic, Historic Social
Rating:	Regional
Original Use:	Building Misc
In Use as:	Building Misc

Table 12 NIAH Table: Mount St. Vincent Hall

NIAH Description

Attached five-bay single-storey corrugated metal clad building, built c. 1930. Pitched corrugated metal roof with timber barge and eaves boards. Corrugated metal-faced walls with concrete plinth base. Square-headed window openings with timber reveals, sills and mullioned four-paned casement lights with arched overlights. Large openings to south-facing elevation with multiple-paned casement windows. Single cell interior partitioned by timber framed glazed screen, which folds back and integrates two single door leaves. Linoleum floor covering. Internal walls lined with tongued and grooved panelling with tongued and grooved panelled ceiling following pitch of the ceiling before levelling off. Walnut veneer library with cylinder glass doors.

3.5.9 Mount St. Vincent Chapel

Reg. No:	21521078
Date:	1860-1870
Previous Name:	N/A
County:	Limerick City
Coordinates:	156978,155864

Categories of Special Interest:	Architectural, Artistic, Historic Social
Rating:	Regional
Original Use:	Church/Chapel
In Use as:	Church/Chapel

Table 13 NIAH Table: Mount St. Vincent chapel

NIAH Description

Attached four-bay double-height limestone convent chapel, built in 1861, in the Gothic Revival style, on a T-shaped plan, with transepts adjoining the side elevation of the convent building. Three-stage tower and octagonal spire to south-eastern corner of transept and nave. Partial basement level to east. Gabled entrance porch to north entrance elevation. Pitched slate roof with gable parapets rising to cruciform apex. Cast-iron crest to porch roof with cast-iron cruciform finial. Squared and snecked rubble limestone walls with limestone ashlar dressing comprising angle corner buttressing, plinth course and corbelled eaves. Pointed arch nave windows with limestone ashlar drip mould with block ends, flush surrounds and sills, and Perpendicular Gothic limestone tracery to nave side elevations, curvilinear tracery to chancel and entrance elevation, and leaded stained glass to all. Pointed arch porch door opening with limestone ashlar drip mould with block ends, stepped limestone reveals arrived at by two limestone steps. Opening enclosed by wrought-metal gate. Exposed A-frame timber porch roof with stop-chamfered detailing to principal rafters which rise from sprockets resting on moulded timber wall plate. Rafters lined with tongued and grooved panelling. Encaustic tiled porch platform. Pointed arch door opening with, limestone drip mould having terminating block ends, stop-chamfered reveals, limestone step and plank timber door with elaborate wrought-iron hinges. Flanked by stone holy water fonts. Interior: Running mould pointed archivolt rising from cluster colonnettes, separates nave from altar and transepts. Outer architrave of archivolt rises from male busts crowned with Bishop's Mitres. Plain painted plastered walls with each window opening articulated by a moulded sill with flanking pedestals supporting colonnettes from which a running mould archivolt rises. Outer architrave springing from plaster busts. Timber-framed choir gallery supported by timber wall brackets and timber colonnettes, enclosed by wrought-metal parapet. Glazed timber-framed narthex beneath. Choir arrived at by cast-iron spiral stairs. Exposed timber roof structure comprising a double pitch, with stop-chamfered detailing to principal rafters rising from moulded wall plate. Various Tudor-arched door openings with running mould architraves on block ends and Gothicised panelling to timber door leafs. Polychrome marble reredos with pinnacled tabernacle (by M. Kirwan, Dublin). Figurative relief plaster stations of the cross with distinctive Celtic Revival surrounds. Basement under transept with linoleum tiled floor having exposed timber ceiling joists, papered and tiled walls, and elliptical pointed arch dividing space rising from figurative bust corbels.

3.6 Record of Monuments and Places(RMP)

The statutory basis for the RMP maps and records is covered under the National Monuments Acts as follows:-

- Section 12 (1) of the National Monuments (Amendment) Act 1994 states that Commissioners of Public Works in Ireland "shall establish and maintain a record of monuments and places where they believe there are monuments and the record shall be comprised of a list of monuments and such places and a map or maps showing each monument and such place in respect of each county in the State."
- Section 12 (2) of the Act provides for the exhibition in each county of the list and map for that county in a manner prescribed by regulations made by the Minister for Arts, Culture and the Gaeltacht. The relevant regulations were made under Statutory Instrument No. 341 of 1994, entitled National Monuments (Exhibition of Record of Monuments) Regulations, 1994.

The RMP map of the campus shows no RMP or Zone of Notification within the immediate area of the campus.

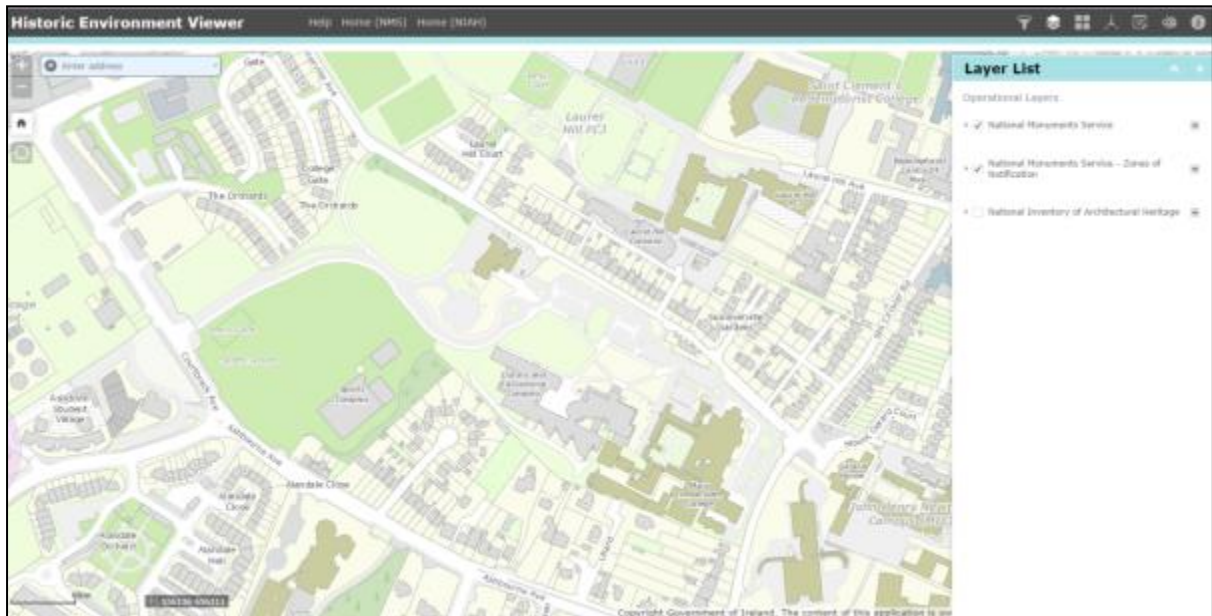


Figure 17 RMP Map of Campus

4.0 CONSERVATION, DEFINITIONS, PRINCIPLES, AND MANAGING CHANGE



4.0 CONSERVATION, DEFINITIONS, PRINCIPLES, AND MANAGING CHANGE

4.1 Definitions

Terms such as “Value” and “Special Interest” are loaded terms, meaning different things to different groups. For the purpose of this study “value” can be defined as ‘an aspect of worth or importance, ascribed by people to qualities of places or monuments’. Four categories of value are set out below:-

There are a number of categories to Value as set out below:-.

- Aesthetic value relates to ways in which people derive sensory and intellectual stimulation from a place or monument.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
- Evidential value is the potential of a place or monument to yield primary evidence about past human activity
- Historical value is the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

The Mary Immaculate College because of its long history has significant Value to many groups for many reasons and in most cases a combination of all of the above.

Special Interest is an important way of looking at a historic resource and the National Inventory of Architectural Heritage has identified eight categories which it uses nationally in undertaking its surveys and assessment of historic buildings.

There are eight special interest indicators from the NIAH guideline as follows:

- Architectural interest: relates to the design, the decorative features, the exemplarity of the architecture and the setting.
- Historical interest: relate to past testimony (events, influences, persons...) and to elements with a connection to a character of a past age.
- Archaeological interest: relate to structures or elements that contribute to the understanding of the past.
- Artistic interest: relates to a structure, or to a part of that structure, for its craftsmanship, design or decoration
- Cultural interest: relate to the development of the society, their values, past or present.
- Scientific interest: relates to the testimony or contribution to scientific development
- Technical interest: innovative or unusual engineering design or use of materials
- Social interest: focus of spiritual, political, symbolic or other sentiment to any group of people

As can be noted, many of these valuations are subjective and, in this sense, a “value judgement”. This may be defined as an assessment that reflects the values of the person or group making the assessment. Significance may be defined as the sum of the cultural and natural heritage values of a place or monument, often set out in a statement of significance.

4.2 Conservation Principles

The principles and policies and guidance produced by English Heritage¹⁶ in their document was developed through extensive debate and consultation over a number of years. This document forms the primary source of reference for this section of the report.

Six Conservation Principles have been identified and are described in detail in the following sections:-

- Principle 1 – The historic environment is a shared resource
- Principle 2 – Everyone should be able to participate in sustaining the historic environment
- Principle 3 – Understanding the significance of places is valid
- Principle 4 – Significant places should be managed to sustain their values
- Principle 5 – Decisions about change must be reasonable, transparent and consistent
- Principle 6 - Documenting and learning from decisions is essential

4.2.1 The historic environment is a shared resource

Our environment contains a unique and dynamic record of human activity. It has been shaped by people responding to the surroundings they inherit, and embodies the aspirations, skills and investment of successive generations.

People value this historic environment as part of their cultural and natural heritage. It reflects the knowledge, beliefs and traditions of diverse communities. It gives distinctiveness, meaning and quality to the places in which we live, providing a sense of continuity and a source of identity. It is a social and economic asset and a resource for learning and enjoyment.

Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same.

Heritage values represent a public interest in places, regardless of ownership. The use of law, public policy and public investment is justified to protect that public interest.

Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship.

4.2.2 Everyone should be able to participate in sustaining the historic environment

Everyone should have the opportunity to contribute his or her knowledge of the value of places, and to participate in decisions about their future, by means that are accessible, inclusive and informed.

Learning is central to sustaining the historic environment. It raises people's awareness and understanding of their heritage, including the varied ways in which its values are perceived by different generations and communities. It encourages informed and active participation in caring for the historic environment.

Experts should use their knowledge and skills to encourage and enable others to learn about, value and care for the historic environment. They play a crucial role in discerning, communicating and sustaining the established values of places, and in helping people to refine and articulate the values they attach to places.

¹⁶ adapted from English Heritage's Conservation Principles, Policies and Guidance 2008

It is essential to develop, maintain and pass on the specialist knowledge and skills necessary to sustain the historic environment.

4.2.3 Understanding the significance of places is vital

Any fixed part of the historic environment with a distinctive identity perceived by people can be considered a 'place'. ('Place' means any part of the historic environment, of any scale, that has a distinctive identity perceived by people)

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- Who values the place, and why they do so
- How those values relate to its fabric
- Their relative importance
- Whether associated objects contribute to them
- The contribution made by the setting and context of the place
- How the place compares with others sharing similar values.

Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

4.2.4 Significant places should be managed to sustain their values

Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:

- Judge how its heritage values are vulnerable to change
- Take the actions and impose the constraints necessary to sustain, reveal and reinforce those values
- Mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another
- Ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.

Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.

Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.

New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways but should respect the significance of a place in its setting.

4.2.5 Decisions about change must be reasonable, transparent and consistent

Decisions about change in the historic environment demand the application of expertise, experience and judgement, in a consistent, transparent process guided by public policy.

The range and depth of understanding, assessment and public engagement should be sufficient to inform and justify the decision to be made, but efficient in the use of resources. Proportionality should govern the exercise of statutory controls.

Potential conflict between sustaining heritage values of a place and other important public interests should be minimised by seeking the least harmful means of accommodating those interests.

If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance.

4.2.6 Documenting and learning from decisions is essential

Accessible records of the justification for decisions and the actions that follow them are crucial to maintaining a cumulative account of what has happened to a significant place, and understanding how and why its significance may have been altered.

Managers of significant places should monitor and regularly evaluate the effects of change and responses to it, and use the results to inform future decisions. Public bodies similarly should monitor and respond to the effects on the historic environment of their policies and programs.

If all or part of a significant place will be lost, whether as a result of decision or inevitable natural process, its potential to yield information about the past should be realised. This requires investigation and analysis, followed by archiving and dissemination of the results, all at a level that reflects its significance.

Where such loss is the direct result of human intervention, the costs of this work should be borne by those who benefit from the change, or whose role it is to initiate such change in the public interest.

4.3 Conservation and Change

Conservation involves people making changes to a place in its setting, in ways that sustain, reveal or reinforce its cultural and natural heritage values. Conservation is not limited to physical intervention, for it includes such activities as the interpretation and sustainable use of places. It may simply involve maintaining the status quo, intervening only as necessary to counter the effects of growth and decay, but equally may be achieved through major interventions.

Change to a place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if its significance is effected negatively.

Keeping a significant place in use is likely to require continual adaptation and change, and Mary Immaculate College is no exception. Provided such interventions respect the values of the place, they will tend to benefit it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Mary Immaculate College has a unique history in this regard. Current Management should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process.

Decisions about change to significant places may be influenced by a range of interests. They may involve balancing the heritage value(s) of what exists now against the predicted benefits and disbenefits of proposed interventions. There is rarely a single right answer, so adequate information and adopting a consistent, rigorous process are crucial to reaching justifiable decisions. This process should include the following steps:-

1. Establish whether there is sufficient information
2. Consider the effects on authenticity and integrity
3. Take account of sustainability
4. Consider the potential reversibility of changes
5. Compare options and make the decision
6. Apply mitigation
7. Monitor and evaluate outcomes

Monitoring implementation helps to ensure that outcomes reflect expectations. All too often this is forgotten about, as the project once implemented is overtaken by the latest project. If, despite prior investigation, the unexpected is revealed during implementation, proposals should, so far as is reasonably possible, be amended to minimise harm.

Conservation management plans, regularly reviewed, can provide a sound framework for the management of significant places, particularly those in responsible long-term ownership.

5.0 SURVEYS – PHOTOGRAPHIC AND HISTORIC LANDSCAPE



5.0 Surveys – Photographic and Historic Landscape

ACP carried out a number of surveys as part of this CMP to obtain a better understanding of the buildings and the campus' overall layout in terms of features, and historic landscape. These studies included the following:

- Digital photographic survey
- Historic designed landscape study

5.1 Digital Photographic Survey

A digital photographic study on the buildings and site was undertaken as part of this study (Table 3 Schedule of Photographic Record). This survey records the buildings as they were when the photographs were taken and are an essential part of the records of the overall history of the campus. Refer to Appendix A for further details.



Figure 18 Example of photographic record. Refer to Appendix A for further details.

Schedule of Buildings (Appendix A – Digital Photographic Record)
Gerard House and Drama Building (1-4)
Library(1-4)
Recreation Hall (1-4)
Richmond and Hillsborough Houses (1-4)
Summerville House (1-4)
Summerville House (5-8)
Summerville Lodge (1-4)
Tailteann and TARA buildings (1-4)
MIC chapel (1-4)
MIC chapel (5-8)
Foundation building (1-4)
Foundation buildings (5-8)
Foundation building (9-12)
Mount St Vincent Chapel (1-4)
Mount St Vincent Chapel (5-8)
Mount St Vincent Hall (1-4)
Mount St Vincent Hall (5-8)
Mount St Vincent building (1-4)
Mount St Vincent building (5-8)
Residential block (1-4)
Residential block (5-8)

Table 14 Schedule of Photographic Record

5.2 Historic Designed Landscape of Mary Immaculate Campus

This section of the report outlines developments in the historic designed landscape of Mary Immaculate College, Limerick. It traces phases of change in the planned and designed landscape in the period prior to the building of the College and describes developments during its subsequent expansion. It seeks to identify the chronology of historic developments, understand landscape change, and assess the level of significance of any remaining features dated to these developments with a view to producing recommendations for their protection and incorporation into future plans for the College.

5.2.1 Research Methodology

Historic maps¹⁷ were utilised to study change over time in the historic landscape of the campus and proposes a chronology in the evolution of landscape developments from c.1840 to the present time. These maps are used to describe phases of change and development in the landscape and locate significant designed and planned historic elements. The Down Survey map of the 1650s was also used to help understand the wider historical context. It is acknowledged that the study of historic developments is restricted by these dates owing to available evidence, but there is consistency in the geographical extent of the study area throughout the report.

A field survey was also conducted which identified important features that remain as historic components in the landscape of MIC campus. The significance of these was assessed for heritage value and any vulnerable features identified with a view to developing appropriate guidelines for their incorporation and protection in future developments.

¹⁷ Ordnance Survey maps that were produced for the area in the following years: 1840-1; 1870; 1900; 1919; and 1938

5.2.2 Understanding the landscape history

Mary Immaculate College Campus is located over two town lands in Co. Limerick. The main campus is on Courtbrack townland, which extends from the South Circular Road to the River Shannon to its west and from just beyond St. Alphonsus Street to lands south of Courtbrack Avenue. Mount St. Vincent complex is located on the townland of Ballinacurra. The geographic extent of these townlands is illustrated below and these lands form the core area in this study of the historic landscape. As described in the methodology, the maps utilised in this study form a range of dates over the 19th and 20th centuries and these represent chronological phases used here to understand historic developments over time.

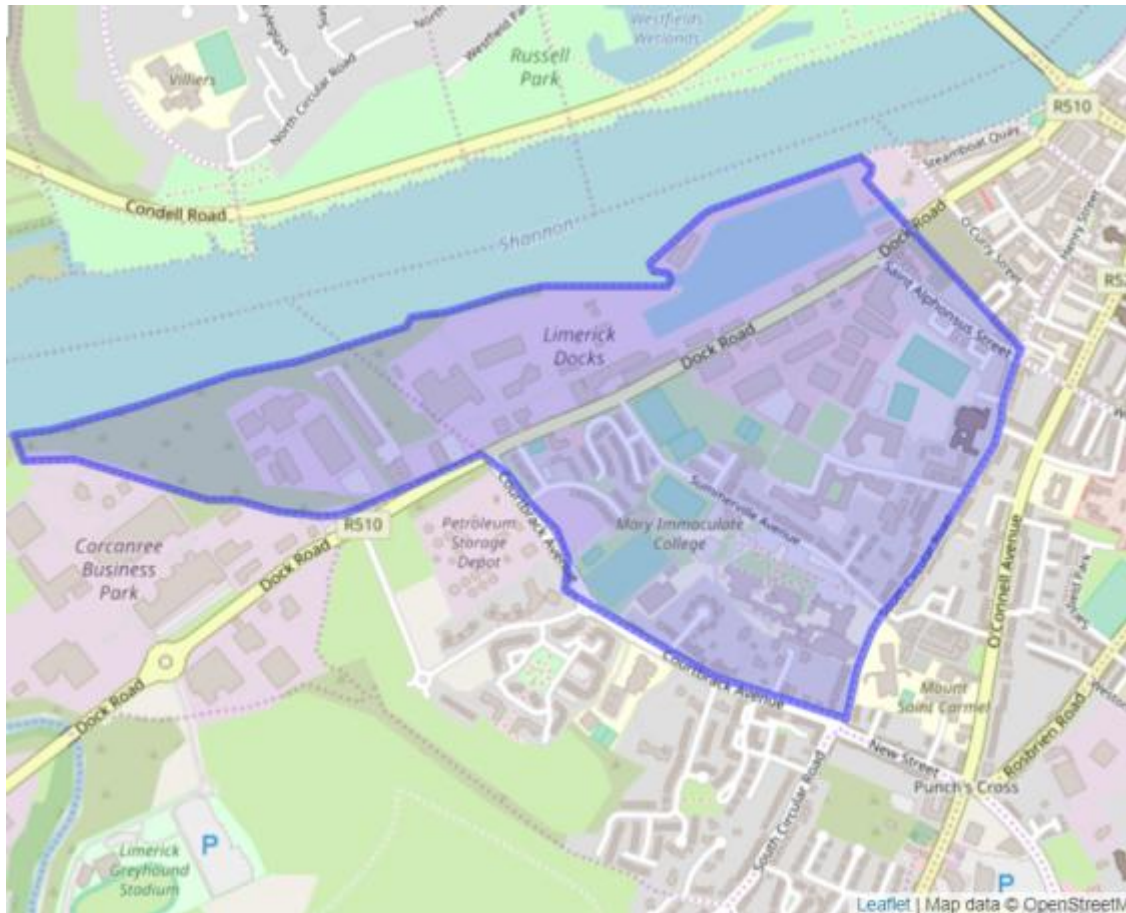


Figure 19 Topographic map showing Courtbrack¹⁸ townland, Co. Limerick.

¹⁸ Irish Townlands, 'Courtbrack Townland, Co. Limerick', available at <https://www.townlands.ie/limerick/st-michaels/courtbrack/php> (31 Jan 2019).



Figure 20 Topographic maps showing Courtbrack Townland (south)



Figure 21 Topographic map showing Ballinacurra townland

5.2.3 Chronological overview of the historic landscape

This report takes the following phases as a means to study the historic landscape:

- pre-1840-1 landscape
- 1840-1 to 1870 landscape
- 1870 to 1900 landscape
- 1900-1919 landscape
- 1919-1938 landscape

These phases produce approximately 20 and 30 year intervals over the mid-19th to the mid-20th century landscape at MIC.

Pre-1840-1 landscape

The Down Survey of Ireland (1655-85) shows the townlands of Courtbrack and Ballinacurra (Belanacurry). The accompanying land terrier for the Down Survey describes arable and pasture land. At the time of the survey there was a ruined castle and a mill seate [sic] on the townland of Ballinacurra, which is depicted in the figure below. Ballinacurra was owned by Thomas Arthur 'of Limbrick' [sic] and the earl of Thomond owned Courtbrack.¹⁹



Figure 22 Down Survey map showing Courtbrack and Ballinacurra (Belamacurry) townlands.²⁰

1840-1 to 1870 landscape

By 1840 the landscape had developed significantly into what can be considered a type of 'suburban demesne' or 'villa' landscape at the edge of Limerick city. Such suburban demesnes were also developed around Dublin for reasons of proximity to the city and a possible urban residence. Yet they enabled elite families to enjoy some of the spatial benefits

¹⁹ Trinity College Dublin, 'The Down survey of Ireland', available at <http://downsurvey.tcd.ie/down-survey-maps.php#bm=Limerick+South+Liberties&c=Limerick&p=St+Michael's+and+St+Nicholas> (31 Jan 2019).

²⁰ Ibid.

associated with country estates and the freedom there to explore fashions in landscape design that reflected their wealth and social position.²¹ Although a notional definition, the nature of this landscape warrants further research to conclude on its historic function, which is beyond the scope of this report, but owing to the number of ‘big’ houses concentrated within a small geographic area in this location, there is a case for identifying its importance. This ‘villa’ landscape forms a pattern of suburban demesnes that is distinct from its surroundings. The 1840-1 map depicts an arrangement of significant houses together with geometric gardens and associated buildings. These properties are surrounded by tree-lined fields, which no doubt formed part of the ‘villa’ lands and are organised in almost geometric fashion. This arrangement of significant houses and gardens is distinguishable from the fields surrounding it - fields that disconnect the area from the city proper, as seen below.

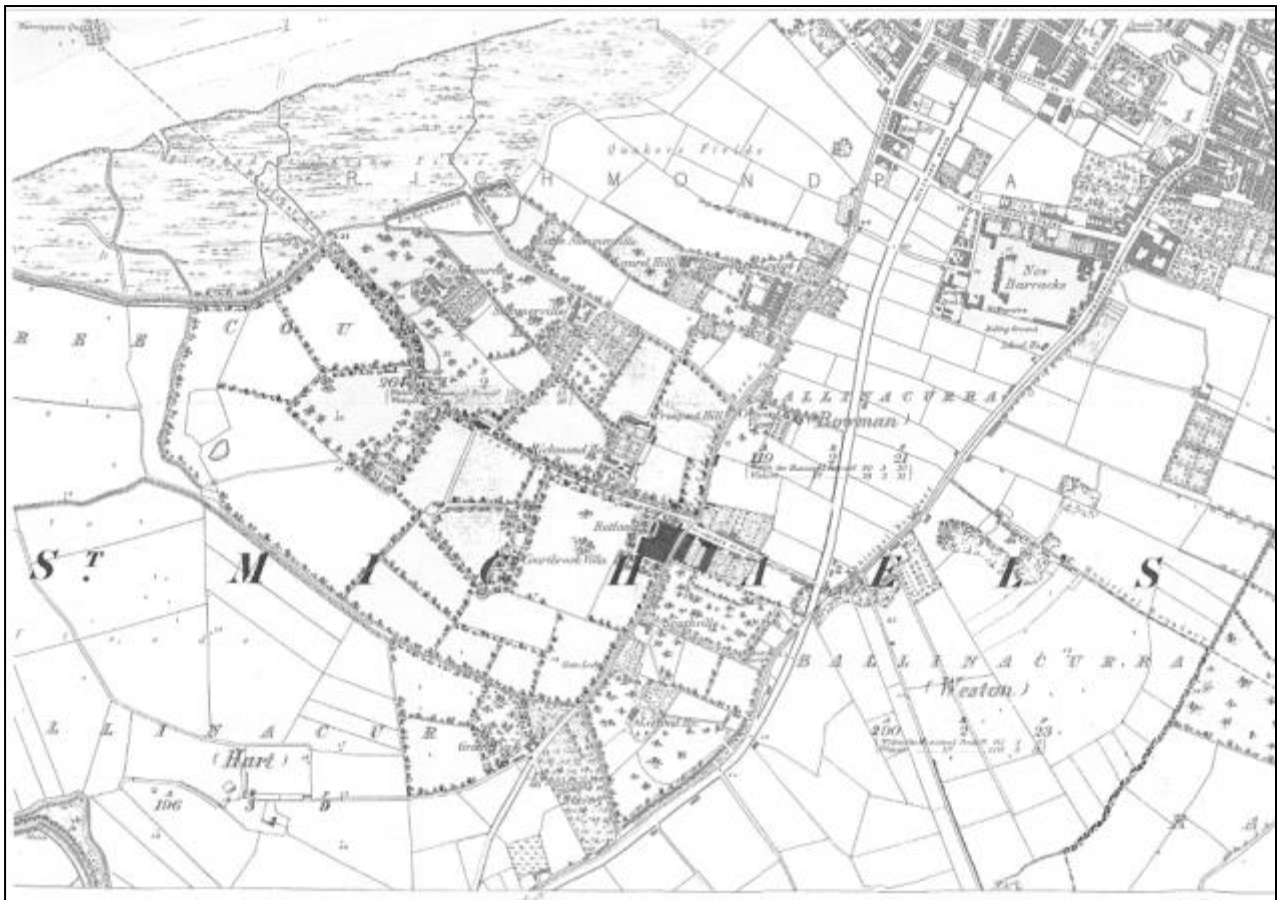


Figure 23 Extract of the first edition Ordnance Survey map of Limerick, 1840-1

Among the houses that made this particular arrangement of suburban demesnes were Summerville, Laurel Hill, Knapsack Lodge, Crescent View, Prospect Hill, Little Summerville, Ashbourne, Prospect House, Richmond House, Rutland, Courtbrack Villa, Southville, Lifford House and Green Park. These comprise much of Courtbrack and part of Ballincurra townland. The names of these properties point to their important stance locally and collectively their number gives weight to the significance of the area as one with a distinct suburban function by the early 19th century. Figure 24 below shows the area closely aligned with the northern and southern perimeter boundary of the College campus today and places the campus within the former ‘villa’ landscape and its wider historic context. The boundary

²¹ Finola O’Kane, ‘An absentee family’s suburban demesne: the making of Mount Merrion, Co. Dublin’ in Terence Dooley and Christopher Ridgeway *The Irish Country House: its past, present and future* (Dublin, 2011), pp 40-57.

is formed by Courtbrack Avenue to the south and Prospect Avenue and Summerville Avenue to the north.

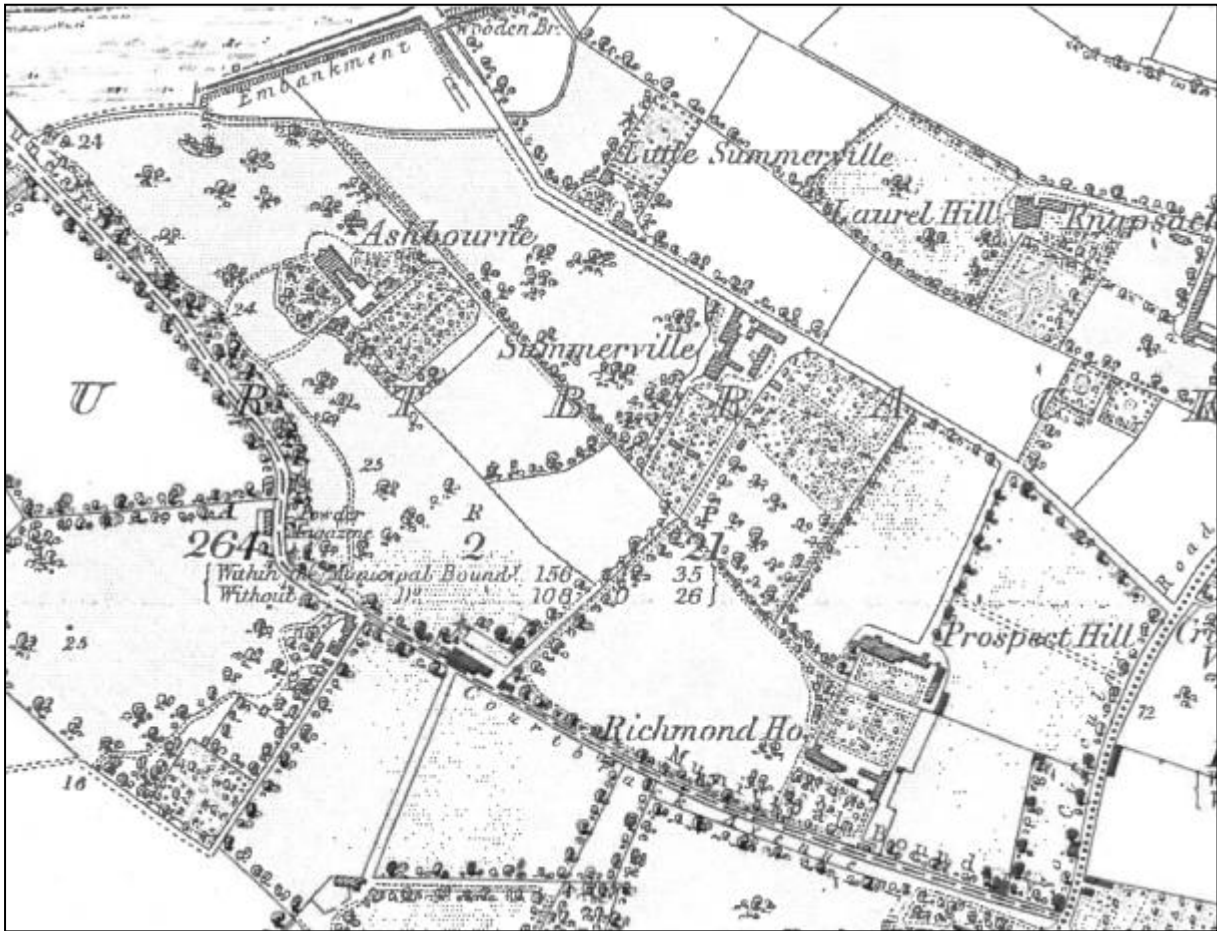


Figure 24 Extract of the first edition Ordnance Survey map of Limerick, 1840-1, showing the area within the historic 'villa' landscape closely aligned with MIC campus today, bounded by Summerville Ave to the north and Courtbrack Ave to the south.

While not all of the historic houses belong to the College, they are reviewed collectively to enable an understanding of this unique arrangement of important designed landscapes in close proximity in the mid-19th century. Each house was set with a demesne and had substantial gardens, which were most likely, enclosed or walled and laid out in variations of the geometrically formed pathways and planted beds. Summerville House is the most elaborate and contained two distinct gardens, possibly an ornamental and productive, but this is not discernible from the historic maps.

The houses are accessed from the northern southern boundaries. Ashbourne House, accessed from Courtbrack Ave., had a sweeping drive through parkland-style landscape and this drive opened into a loop on approach to the house, which ran through a wooded area. This looped drive most likely facilitated two entrances; one for the main house and the other as a service entrance. The demesne surrounding Ashbourne House from the southwest to northwest depicts parkland with perimeter walkway, while there are tree-lined fields to its southeast.

Summerville House is accessed from what is now Summerville Avenue and the house immediately abuts this road. A significant area of parkland is laid out to the west of the house, while the south and east shows significant enclosed gardens with a tree-lined field just

beyond. This appears to belong to Prospect Hill which bordered Summerville House to the east.

Prospect Hill was also accessed from Prospect Avenue, which runs into Summerville Avenue. It had a direct approach to the house with a linear drive leading to the entrance. There are small geometric lawns to the rear and this boundary abuts the rear of Richmond House, which is accessed from Courtbrack Avenue. These latter two houses have significantly smaller gardens and appear not to have adopted any parkland as tree-lined field boundaries form their surrounding grounds. To the east of South Circular Road, which forms the eastern edge of the area and is part of the Campus today, Crescent View is shown as a smaller house than the former four, but laid out with geometric garden and garden buildings.

1870 to 1900 landscape

There were some significant design developments made to each of the 'villa' landscapes by 1870. While some gate lodges were evident in 1840, all houses are seen to contain one by 1870. Figure 25 shows a gate lodge at the entrance to Ashbourne House and demesne. The same sweeping and looped drive to the main house is evident, but the area with the looped portion shows an ornamental circular garden with symmetrical layout of beds and pathways to the south of the house (Fig. 26). The perimeter walkway around the bounds of the parkland remains and leads to Dock Road to the west (although trees are not depicted, they are evident on a later map, as discussed below). Meandering walks surround the house and lead to the walled garden, the rectangular form of which is clearly evident. The boundary wall between Ashbourne House and Summerville House is also evident.

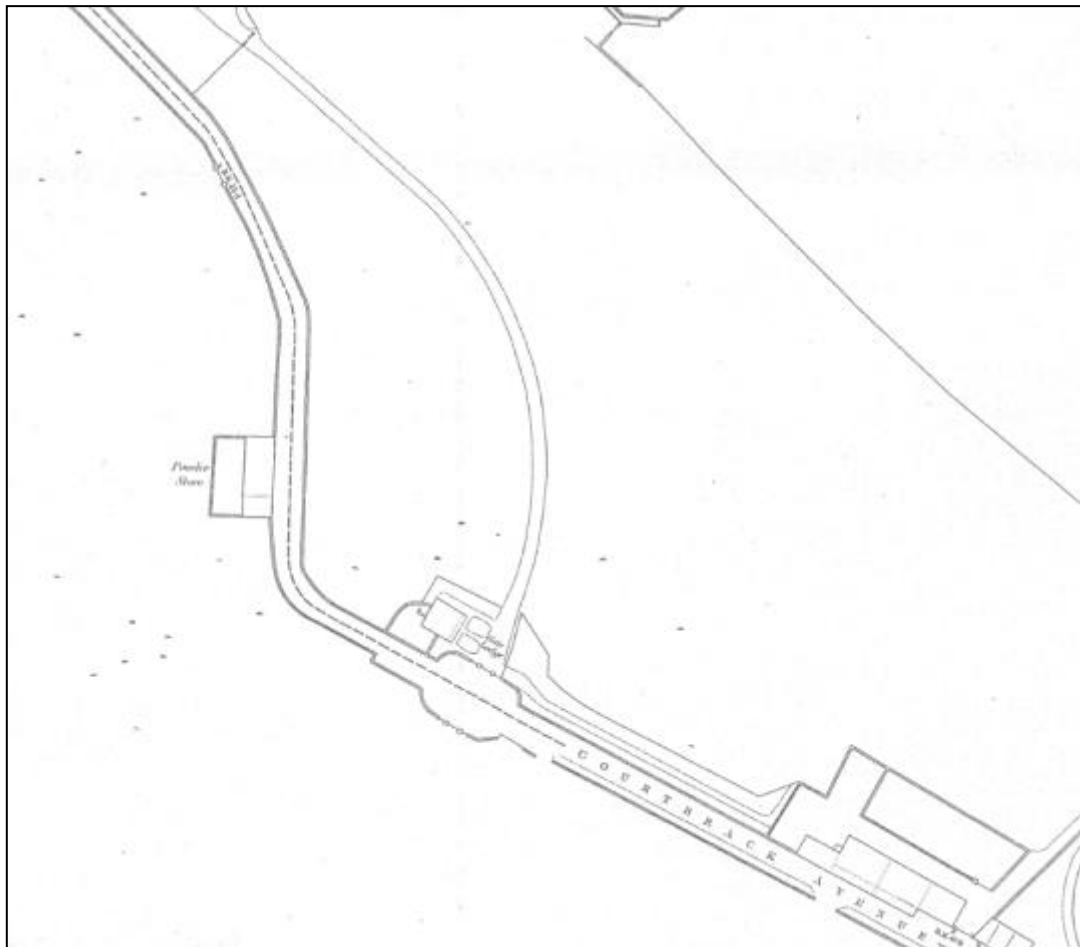


Figure 25 Extract of the Ordnance Survey Town Plan for Limerick, 1870 showing gate lodge entrance to Ashbourne House.

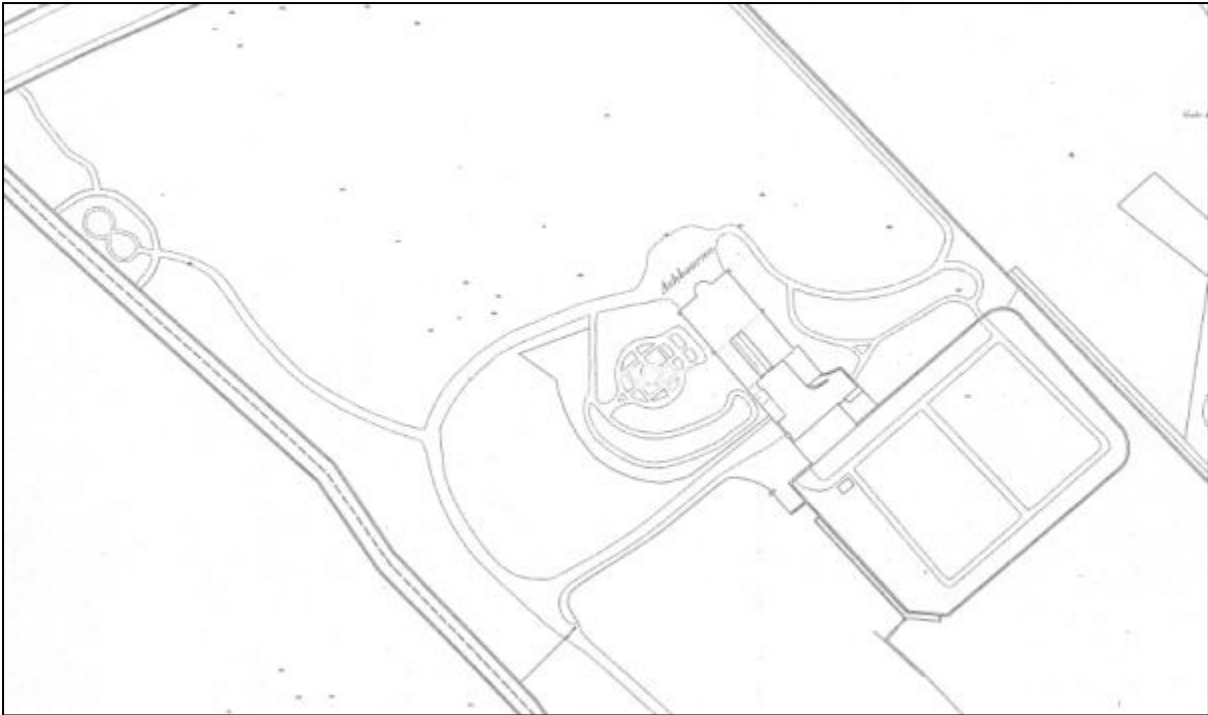


Figure 26 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Ashbourne House and demesne design.

There is a new entrance to Summerville House by 1870 and this is denoted with a gate lodge further west along Summerville Avenue and away from the house so that it accommodates a sweeping drive around a curved parkland to the front of the house. There were extensive walled gardens to the side and rear of the house and figure 27 shows a number of summer houses and a flagstall. Interestingly, the gardens were given the title ‘Villa Pomona’, which may point to the cultural influence of Italian villa landscape architecture or a desire to reference this cultural link.

Prospect House to the east of Summerville retained its direct approach to the house, but also introduced a new sweeping drive along the parkland perimeter, which, as with Summerville House, takes a curved form. By 1870 there is also a gate lodge at the entrance accessed from Prospect Avenue. The rear walled gardens remain similar to those of the earlier 1840s design.

Richmond House remained accessed from Courtbrack Avenue and like the other houses; it too had a gate lodge by 1870 with a number of drives on approach to the house. Access the parkland followed these drives, which also shows a perimeter access route to Courtbrack Avenue further to its west. There are summerhouses on the parkland grounds and an arrangement of meandering walks and drives up and around the house, while the rear garden wall abuts Prospect House and its layout and form remains similar to the 1840s design.



Figure 27 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Summerville House landscape design.

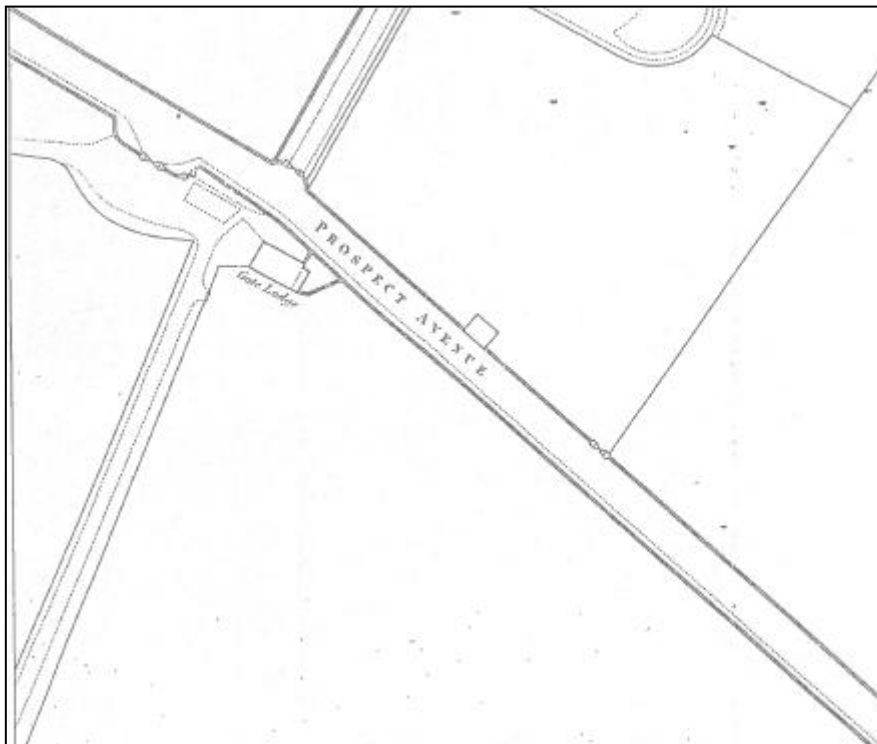


Figure 28 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Prospect House landscape design



Figure 29 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Prospect House landscape design.



Figure 30 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Richmond House landscape design.

By 1870 Mount St. Vincent Convent had replaced Crescent View and is depicted with orphanage, almshouse and chapel surrounding a central green space laid out in geometric order. It also shows a play ground to the south of this green space and there is an ornamental garden and gate lodge to the east which immediately abuts Military Road.

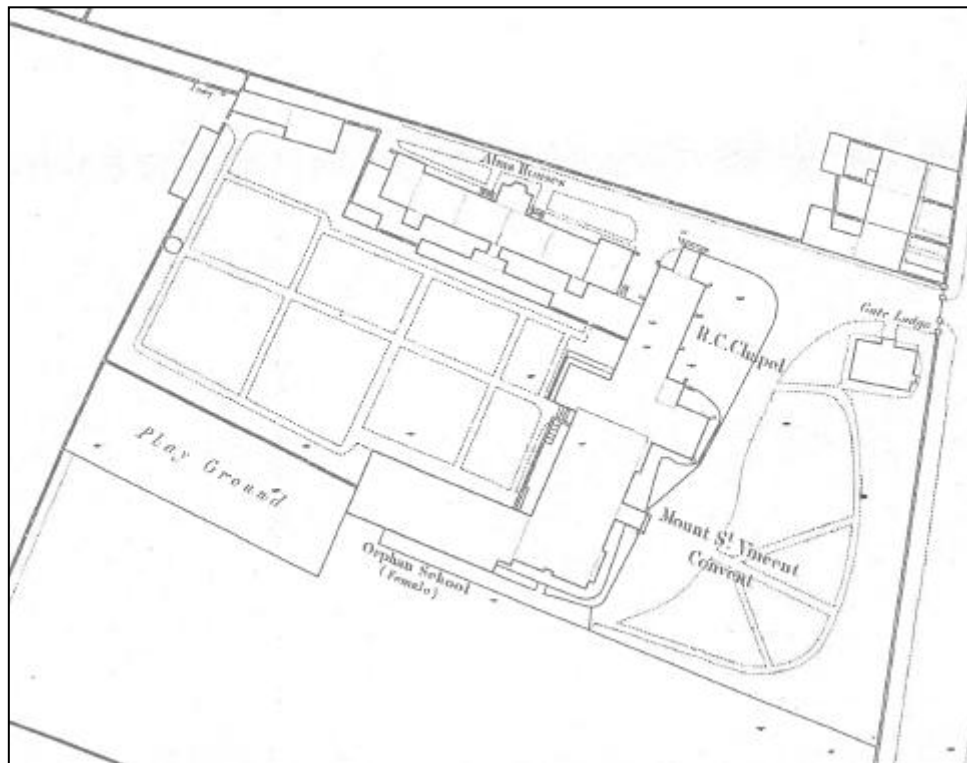


Figure 31 Extract of Ordnance Survey Town Plan for Limerick, 1870, showing Mount St. Vincent landscape design.

1900 to 1919 landscape

By 1900 much of the existing design layout of the ‘villa’ landscape remained without major alternations to the shape and form. One of the most significant and interesting developments was the new link made between Ashbourne House and Summerville House by way of continuous drive between and across the two properties so that the two houses read as belonging to one parkland landscape with mixed coniferous and deciduous trees, sweeping perimeter drives and lawns. Much of the former boundary wall between these properties was removed most likely to facilitate this, but the liner row of trees that aligned it remained. The walled gardens of these properties underwent some changes in layout and a move to what can be interpreted as the removal of some of the former walled spaces to be replaced with parkland trees.

Another significant development shown on the 1900 map is the footprint of the Foundation Building and Recreation Hall in the field to the east of Prospect House. There are no entrances shown and the field boundary remains aligned with trees on the southern perimeter. Developments at Mount St. Vincent show a number of new school buildings now from the west (front) edge of the convent, but the former central and rear green space and ornamental gardens remain. While it is evident that urban development in the form of terraced houses had formed along South Circular Road and the surrounding area by 1870, the 1900 map shows how the area was becoming slowly subsumed in an urban streetscape landscape.

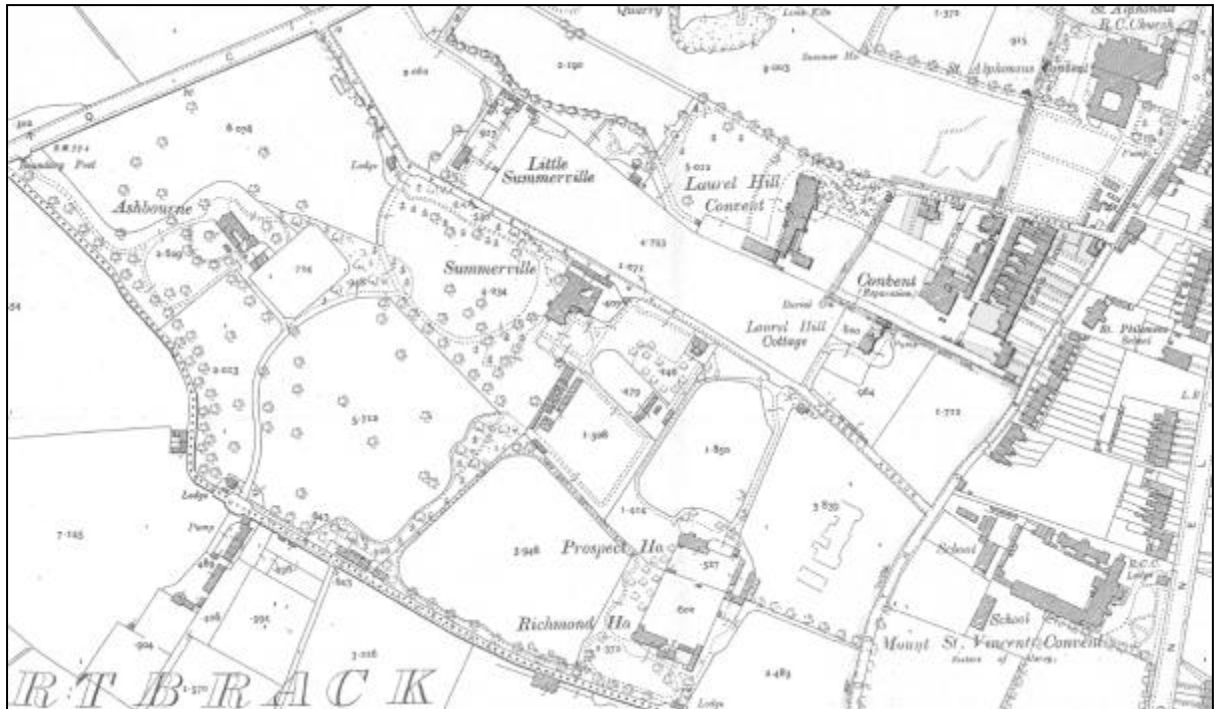


Figure 32 Extract of Ordnance Survey 1:2,500 for Limerick, 1900.

By 1919 Mary Immaculate College had developed significantly, which had consequences for the earlier suburban demesne setting, as the building footprint encroached upon Prospect House and is shown to connect with it in figure 33 below. The former linear drive to Prospect House and its gate lodge remained at this time. New drives were developed from this entrance to the main building of the new training College with a second one opened up from South Circular Road. The landscapes of Mount St. Vincent, Ashbourne, Summerville and Richmond houses remain largely as they were in 1900. Further urban development had continued along South Circular Road and in parts along the southern edge of Courtbrack Avenue.

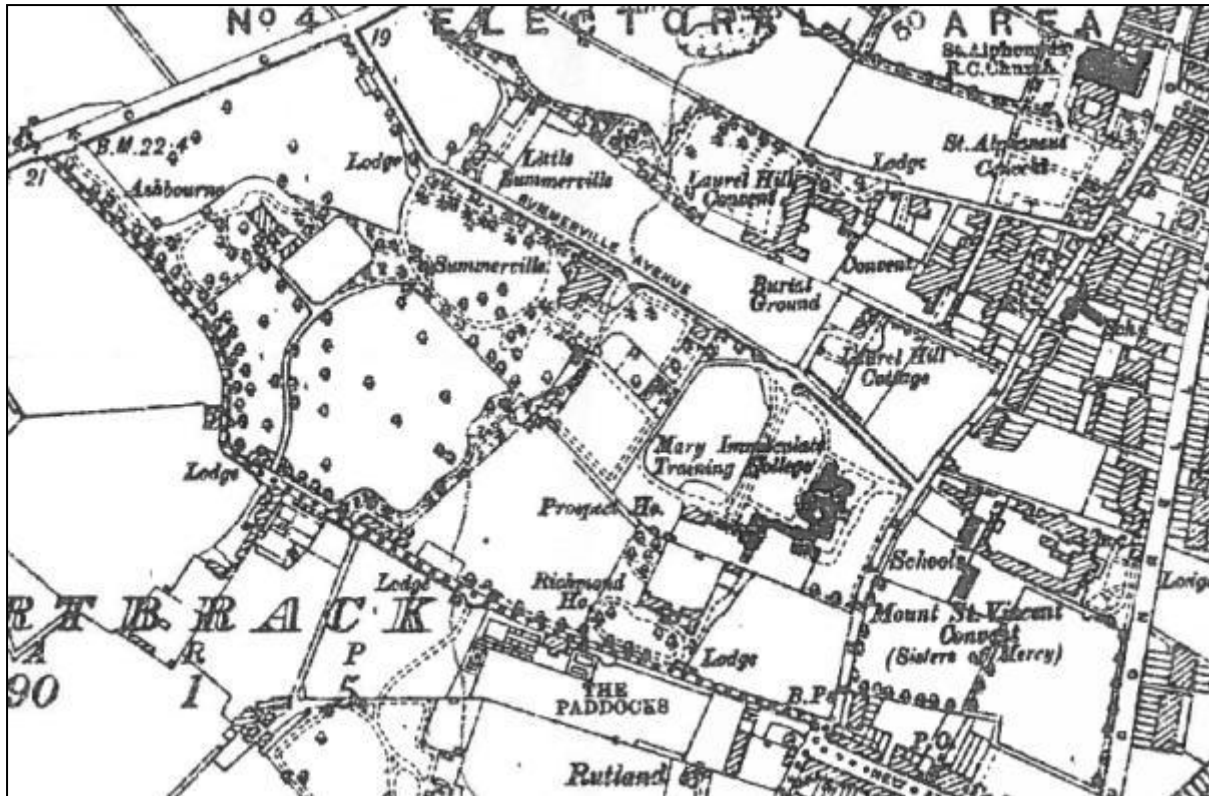


Figure 33 Extract of Ordnance Survey 1:10,560 for Limerick, 1919.

1919 to 1938 landscape

Between 1919 and 1938, the changes to the landscape was further compounded by the addition of new houses in rows along South Circular Road and Courtbrack Avenue and these were developed in plots with gardens in the former grounds of Richmond House, which still retained its gate lodge, drive and rear walled garden as well as some of the former parkland. Additionally, developments in association with Mary Immaculate College saw minor alterations to the parkland in front of Prospect House, where what appear to be playing courts/lawns, were set out. The landscape surrounding Ashbourne House and Summerville House at this time retained the same relationship and connections between the two houses as depicted in 1900. The gardens also follow a similar footprint to this time, while field boundaries, trees and parklands that were in place since early in 19th century are still very much evident. Mount St. Vincent Convent expanded slightly between 1919 and 1938 and contained new buildings that have entirely enclosed and reduced the size of the green space. The rear garden and gate lodge remained at this time.

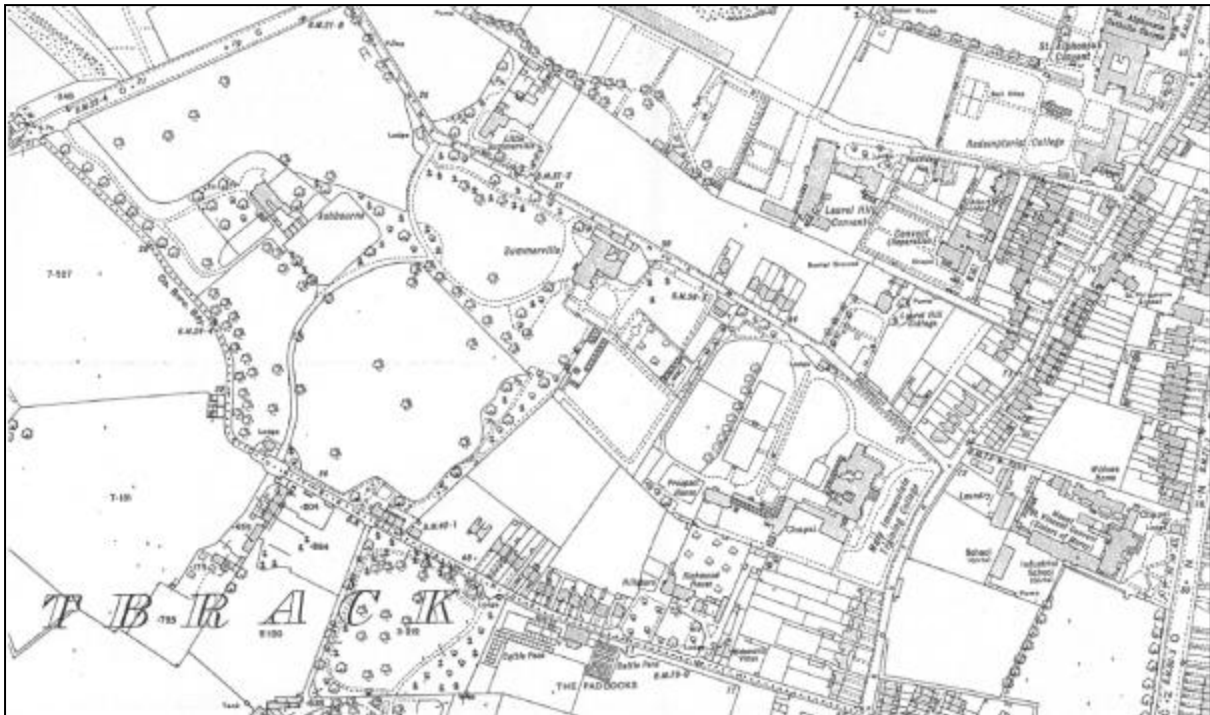


Figure 34 Extract of Ordnance Survey 1:2,500 for Limerick, 1938.

1938 to present

By 2000 the former arrangement of ‘villas’ set within their designed landscapes was almost unrecognisable at first glance. The changes at this time include extensive change (figure 35) as a result of new housing estates and College expansion. The former parkland to the west and walled gardens associated with Ashbourne House had been removed, but much of the historic tree belt that defined the perimeter form of the parkland to the east is still discernible, despite its new use as a playing field.

Similarly, the outline of parkland space to the west of Summerville House remained and continued to be aligned with tree belt along part of its perimeter. Some of the walled garden plots belonging to the property are evident in form, but the extent of remaining wall, if any, is not clear. Richmond House remained with its front entrance and drives, but its parkland had been further developed since 1938 and shows new housing estates largely occupy those remaining green spaces. The College campus grounds had expanded significantly with new buildings, associated designed green spaces and surface car park, but the outline of former field boundary between the historic ‘villas’ are somewhat evident throughout its grounds (some fragmented) from an aerial view. By 2011-3 development encroached on much of the remaining parkland spaces of the former ‘villa’ landscape (Fig. 37). Two areas remain; one is the east parkland of Ashbourne House (now the playing fields) and the other the west parkland of Summerville House. The more intricate walled garden spaces of Summerville House had been replaced with more campus buildings, surface car park, green space and new drives through the campus. Many field boundaries and groups of wooded tree belts remained and are discernible within the College campus landscape at this time.



Figure 35 Geo Hive Aerial Mapping 1995



Figure 36 Geo Hive Aerial Mapping 2000.



Figure 37 Geo Hive Aerial Mapping 2011

5.2.4 Historic Landscape Overview of Current Landscape in Context of Designed History

Although the suburban villa landscape has been dissected and severed in parts, which leave only fragmented remnants of its designed history, it is important to identify what remains and to ascribe significance to these features. The most significant remains are the open spaces that were once associated with Summerville and Ashbourne Houses and Mount St. Vincent Convent. These open spaces contain lines and groups of tree that are important components within the context of the Campus's designed history. Boundary lines between historic properties (some buildings no longer present) are also evident around the campus and marked in some instances by trees lines and walls. While some of the original trees forming these boundaries may have been subsequently re-planted in places, the delineating boundary they form is still a significant part of the historic landscape. These trees need to be read in conjunction with the tree report²² commissioned in 2015, and considered in respect of their probable significant age. This note applies throughout this section and all trees and tree lines mentioned are subject to this opinion following the historic analysis above. Figure 38 below captures these elements within the current landscape and can be used as reference for the following survey and assessment. Walled boundaries surrounding the site have not been included in this survey except where they relate to entrances or walled gardens.

²² Dermot Casey Tree Care (2015), 'Tree Report, Mary Immaculate College, Limerick, Co. Limerick' [unpublished report produced for a conservation plan for MIC].



Figure 38 Map identifying important historic landscape elements on MIC campus (letters to be used as reference for trees and tree groups in the text below).

Richmond House remains as part of the campus, but the house and former rear walled garden have been divided into two residences. The parkland, as described above has been consumed by residential street and estate houses. There was a new entrance introduced, which most likely coincided with the division of the property into two units. The former access remains, but this area to the front of the house has been divided for residences on the street. A gate that led to the service and stables of Richmond House remains as does the cobbled yard. The western boundary walls of the rear walled garden remains, but the northern was inaccessible on the day of survey.



Photograph 37 Richmond House - entrance to the eastern property and the dividing wall is visible.



Photograph 38 Former Stable Entrance to Richmond House with cobbled yard.



Photograph 39 Western walled rear garden of Richmond House.

Prospect House and landscape has been largely eradicated in the development of the College. Original property boundary lines remain visible in some sections of tree lines – refer to figures below. As stated previously, the age of these trees may relate to later periods in the development of the Colleges history, but the historic boundary in itself is important in understanding the spatial relationship of the historic properties in the context of historic landscape design. The former parkland to the front of Prospect House now accommodates College buildings, a newly designed campus green space and car park. The gated entrance from 1940-1870 landscape remains. The eastern boundary edge remains and the southern boundary wall between Prospect House and Richmond House shows some remaining stone, but replaced in part with block work and plaster.



Photograph 40 Historic tree-lined boundary formerly between Prospect House and Summerville House (B on Figure 38).



Photograph 41 Former field boundary of Prospect House landscape (A on Figure 38).



Photograph 42 Newly-designed green spaces and car park now replaces the former parkland to the front of Prospect House. The design accommodates the historic boundary (A on Figure 38).



Photograph 43 Villa entrance gate to Prospect House 1840-1870.



Photograph 44 Eastern boundary line of Prospect House (C on Figure 38)



Photograph 45 Southern boundary line of Prospect House

Ashbourne House and walled gardens no longer exist and are replaced with residential estates. Part of its parkland structure and tree-lined and wooded boundary remain. The remaining parkland is now a recreational field with sports amenities and buildings.



Photograph 46 Former boundary line between Ashbourne and Summerville Houses denoted by the larger trees in the foreground and background and continues in Photograph below (D on Figure 38)



Photograph 47 Former boundary line between Ashbourne and Summerville Houses (D on Figure 38)



Photograph 48 North-eastern part of the wooded stand associated with Ashbourne House's parkland, 1840-1870 (F on Figure 38)



Photograph 49 North-western part of the wooded stand associated with Ashbourne House's parkland, 1840-1870 (H on Figure 38) Note:- New drive follows former wooded drive.



Photograph 50 North-western part of the wooded stand in the middle background associated with Ashbourne House's parkland, 1840-1870 (H on Figure 39)



Photograph 51 Sport pitches and buildings form what remains of former parkland of Ashbourne House.

Summerville House remains in the current College Campus landscape together with its curved open space and associated tree stands. The lodge house and entrance of the 1840-1870 landscape remains. Its walled garden complex is largely removed and replaced with a new landscape design scheme, car parking and buildings. The walled gardens had developed and become more elaborate over their historic evolution and what remains are elements of this chronology with some parts dating to pre-1840 and others to the 1900 landscape designs.



Photograph 52 Historic tree stand bounding Summerville House parklands with Summerville House in the background (I on Figure 38)



Photograph 53 Historic parklands in front of Summerville House with the former parkland of Ashbourne House to the left. Car park occupies the space immediately in front of Summerville House and severs it from its landscape.



Photograph 54 Historic parklands in front of Summerville House with historic tree lined boundary to the right (I on Figure 38)



Photograph 55 Gate lodge and entrance to Summerville House 1840-1870. This accommodated a new sweeping drive to the house in the English parkland style.



Photograph 56 Section of remaining pre-1840 boundary of the walled garden of Summerville House



Photograph 57 Section of remaining pre-1840 boundary of the walled garden complex of Summerville House



Photograph 58 Section of remaining 1840-1870 additions to the walled garden and entrance to Summerville House

Mount St. Vincent landscape has been altered with a newly designed scheme to the front of the former convent grounds – photograph below. The garden and lodge house to the west of the convent grounds remains largely as it was laid out in the 1870s map. New buildings have been constructed along the southern boundary, but the former tree lines remain. The central courtyard space associated with the original designed landscape has been built upon and only partly remains.



Photograph 59 New landscape scheme to the west (front entrance) of Mount St. Vincent.



Photograph 60 Historic garden associated with original convent largely remains in structure, but layout has changed. Former lodge house remains



Photograph 61 Tree-lined eastern boundary of Mount St, Vincent (K on Figure 38)

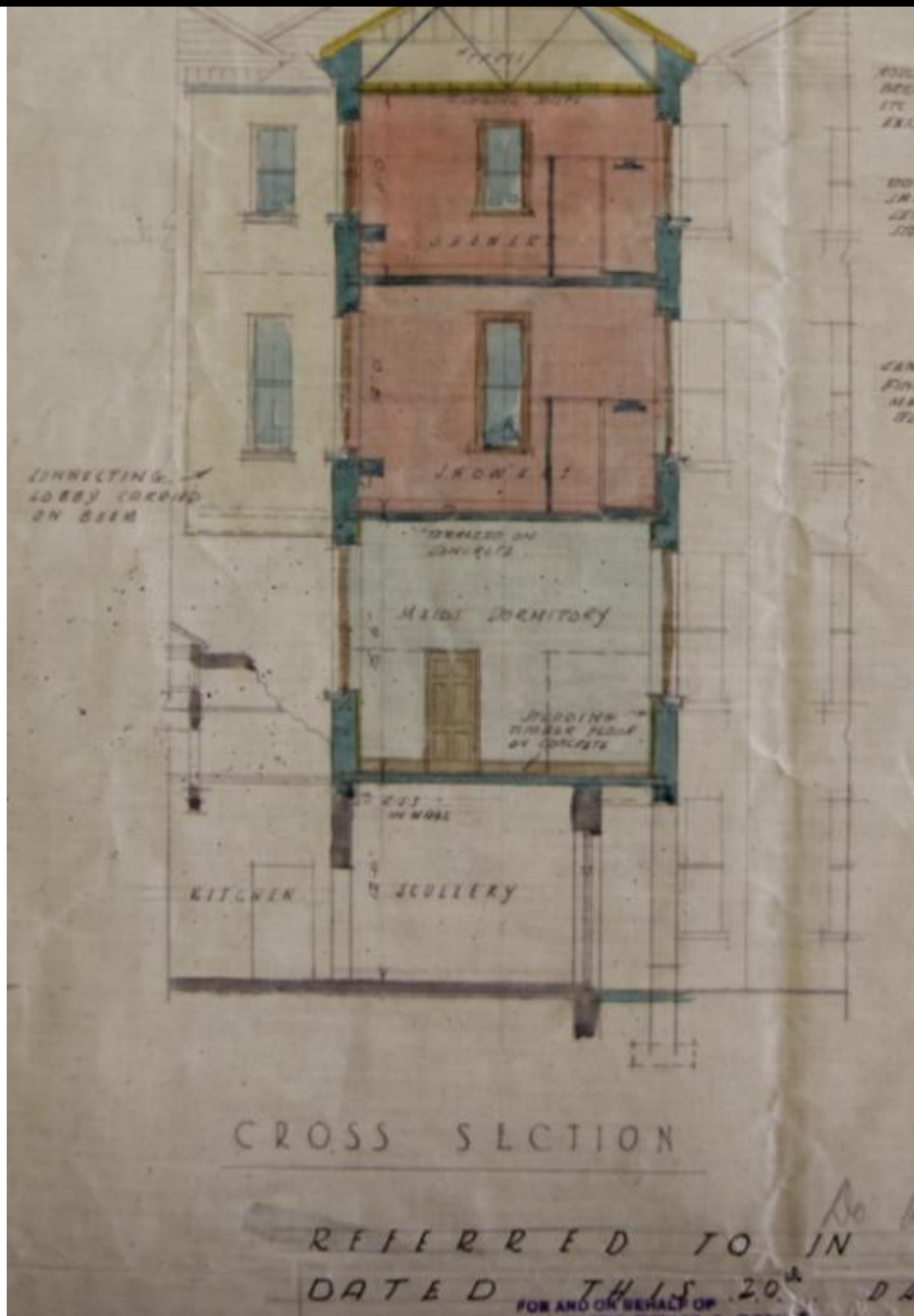


Photograph 62 Tree-lined edge to the historic garden at Mount St. Vincent's remains (J on Figure 38)



Photograph 63 Former courtyard space of Mount St. Vincent's has been built upon and its layout altered

6.0 ASSESSMENT OF SIGNIFICANCE



6.0 Assessment of Significance

The assessment of significance of a monument or a place is an essential part of any Conservation and Management Plan. This assessment leads to a statement of significance, which basically states why the monument or place is important, which can encompass a variety of reasons.

6.1 Methodology of Assessment

There are a number of methods for assessing significance. For the purpose of this study the National Inventory of Architectural Heritage Guidelines (NIAH 2013) and English Heritage's Conservation Principles Policies and guidance (2008) have been consulted to guide the preparation of an appropriate Methodology for use at the Mary Immaculate Campus (MIC).

MIC campus was assessed using a number of criteria set out in the above mentioned publications. These criteria are termed "a family of heritage values" (English Heritage 2008). The NIAH have a list of eight categories that are used to assess the "special interest" of a place or monument. They are: Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical and Social. English Heritage's value system was also used as it was found to be more flexible than the NIAH. Its heritage values are used to assess the significance of a place or monument and "the significance of a place is the sum of its heritage values" (English Heritage 2008).

Individual assessments of the protected structures were conducted as part of this CMP. These assessments interpret the buildings both as individuals and as a part of the overall campus of MIC. The methodology for these assessments is outlined below. These assessments allow for a greater insight into the significance of the historic fabric onsite and will allow a better understanding which is key for future development on site and in retaining the special interest of the historic features.

In order to assess and understand the significance of a place a systematic and consistent process which is appropriate and proportionate in scope, purpose and depth to the decision to be made is required. The process outlined in Figure 28 was used to guide this.²³

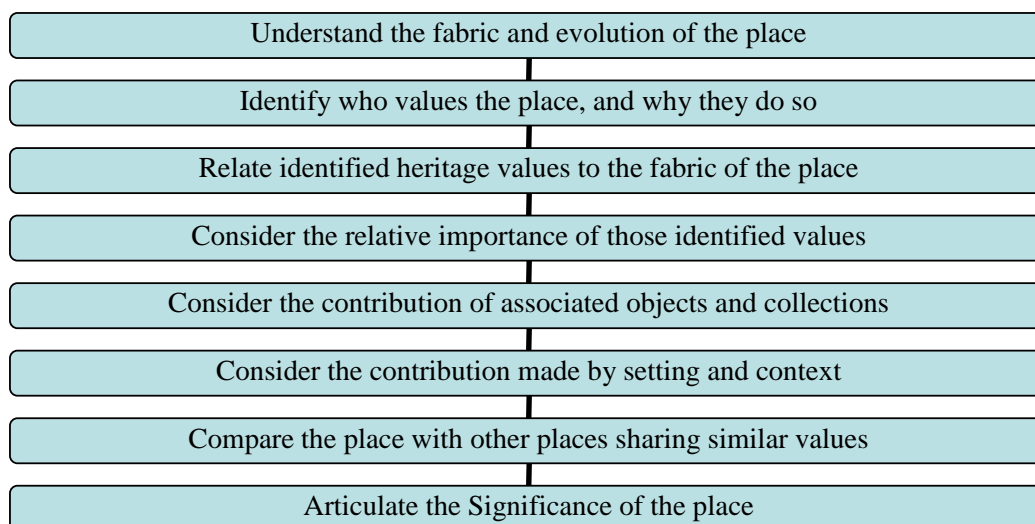


Figure 39 Process of assessing significance

²³ Adapted from *Conservation Principles*, English Heritage (2008).

During the preparation of this report the above steps in the process were adhered to as much as possible. Those identified who value the subject site are:-

- Government agencies as representative of general public;
- Professionals as experts with special interest in the aspects of its heritage importance;
- Local communities
- Staff and Management
- Current and past pupils
- Supporters, patrons, and other stakeholders.

A multi-disciplinary understanding of the fabric and evolution of subject site was considered. As a result of the professional and statutory assessments undertaken, the combined heritage and cultural values were considered in terms of importance and significance. This included the relative importance of features as well as the collective whole within historical, cultural, social and architectural context. The Irish statutory assessment measures for built heritage (RMP, NIAH and RPS) were examined. There are no structures or part of this site present on the RMP. In order to assess the significance of these statutory ratings were followed as well as the results of the professional assessments carried out for this CMP. These are compiled in Table 15 below.

<i>Statutory</i>		<i>Significance rating and special interest values</i>	
NIAH	Foundation Building (21520002) Recreational Hall (21520004) Chapel (21520003) Residential Block (21520005) Summerville House (21520001) Summerville Lodge (21520006) Mount St Vincent's (21521079) Vincent's Hall (21521081) Mount St Vincent's Chapel (21521078)	Regional; Architectural, artistic, historical, social Regional; Architectural, historical, social Regional; Architectural, historical, social Regional; Architectural, artistic Regional; Architectural, artistic Regional; Architectural, artistic Regional; Architectural, historical, social Regional; Architectural, historical, social Regional; Architectural, historical, social	
RPS	365 Foundation building 366 chapel 367 Recreation Hall 368 Residential block 369 Summerville Lodge 364 Summerville House 373 Mount St Vincent Convent 421 Mount St Vincent Convent chapel 375 Mount St Vincent Convent hall	Architectural Historical Social Architectural Artist Historical Social Architectural Historical Social Architectural Artist Architectural Artist Architectural Artist Architectural Artist Historical Social Architectural Artist Historical Social Architectural Artist Social Technical	
<i>Professional assessments</i>		<i>Significance rating and special interest values</i>	
Building conservation:	The overall level of significance was determined to be 3 star (highest level of significance) for all Protected Structures' external and internal fabric. Some variances relating to individual elements were deemed to have either 2 star, 1 star or no star ratings. (see 4.6).		★ ★ ★
Historic designed landscape report:	<p>'Site of historical importance - now partially derelict or destroyed', but equally it argues for importance in terms of categories of special interest and associated rating used in the NIAH Building Survey for the remaining historic landscape as one illustrating interesting and important chronological development from a suburban demesne landscape of the 19th (and possibly 18th) century to one of institutional open spaces in the 20th and 21st centuries. It is the opinion of this report, MIC campus is:</p> <ul style="list-style-type: none"> • historical (showing effect of change over time and interesting historical development), • artistic (decorative fixtures and fittings – to which it is added designed landscape), • cultural (illustrates development of society), and • social (social philosophy of past age). 		
<i>Values ascribed following English Heritage process</i>			
<p>The assemblage of MIC campus in its totality can be given the following values as outlined by English Heritage following collective review of assessments in this CMP:</p> <p>Evidential value – potential of MIC campus to yield evidence about past human activity Historical value – past people/ aspects of life are connected through MIC campus to the present Aesthetic value – potential to draw sensory and intellectual stimulation from MIC campus</p> <p>The potential to assess 'communal value' in the confines of this report was limited. But is likely that MIC campus derives meaning for the people who relate to it and for whom it figures in collective memory and experience.</p>			

Table 15 Heritage values and significance ratings for Mary Immaculate College campus

The methodology used to assess significant is as follows. Four general categories are proposed.

1. **3-star rating or green colour** in the accompanying drawing indicates the most significant buildings on the campus. These buildings are Protected Structures.

2. **2 stars or the blue colour** indicates the buildings or part of a building that is within the curtilage of a protected structure. These would represent significant additions or alterations to the building over the last century.
3. **1 star or yellow colour** indicates buildings or part of buildings that are significant to the overall campus and culture of the College. These buildings are not protected structures.
4. **No stars or red in colour** represents buildings of no significance from a conservation perspective. Many of these buildings are modern additions to the campus and while they serve the required purpose in aiding the Colleges' facilities and functions, they do not have any significance within this assessment.

Due to the number of buildings within the campus and their various uses and histories it was decided that a two step process would be used to assess the significance of the buildings.

Step one involves an general assessment of all the buildings using the Significance of Structures and their Setting within the Campus. Step two involved a detailed assessment of the individual Protected Structures.

6.2 General Assessment of the Structures and their Setting

An initial assessment of the significance of the structures and their setting within the overall campus of Mary Immaculate College (MIC) has been undertaken. This assessment of significance takes the campus as a whole into consideration by first considering each building in the context of MIC and then each element as a feature of the building.

Each individual building was assessed with a rating level based on its significance from a conservation perspective as well as its significance within the overall social and cultural history of MIC.

Building Name	Master Plan No	Note	Significance
Foundation Building	1	Main Building	★ ★ ★
Foundation Building	1	Extension (restaurant), Halla and new entrance /reception	★ ★
Foundation Building	1	Modern flat roof extensions to west – courtyard side	
Recreation Hall	none	all	★ ★ ★
Residential Block	2	all	★ ★ ★
Single story buildings		Forming western part of courtyard enclosure	★ ★
Modern facility buildings to north of Residential Block			
MIC Chapel and St. Cecelia's Corridor	3		★ ★ ★
Part of corridor to west of recreation hall			★ ★
Modern buildings to the south of the Chapel		Including staff coffee lounge	
Library	4		★
Former Convent Building (Brick Structure)			★
Tara Building	5		★
Summerville House	6		★ ★ ★
Summerville Gate Lodge	7		★ ★ ★
Tailtean Building	8		★
Courtbrack Student Accomodation	12		
O'Dwyer House	13		
Laurel Lodge	14		
Richmond & Hillsborough Houses	15		★
Gerard House	16		★ ★
Modern building extensions to Gerard House			
Lecture Building	17		★ ★
Mount St. Vincent convent	18		★ ★ ★
Mount St. Vincent chapel	19		★ ★ ★
Mount St. Vincent Hall	20		★ ★ ★
Modern buildings adjacent to Mount St. Vincent Hall			★ ★
Widows Home			★ ★ ★

Table 16 General assessment of the Structures and their Setting



Figure 40 Masterplan showing location of buildings and significance ratings – Refer to Appendix B

6.3 Historic Designed Landscape Significance

The historic analysis of the designed landscape of Mary Immaculate College (MIC) illustrates its interesting and important chronological development from a suburban demesne landscape of the 19th (and possibly 18th) century to one of institutional open spaces in the 20th and 21st centuries. The nature of its origins as a suburban ‘villa’ landscape providing a setting for a number of historic houses and demesnes is important in the Irish context. The spatial relationship and organisation of these demesnes provides valuable insight into a relatively under-examined aspect of 18th and 19th-century landscape design. Further studies of this history would bolster knowledge of the social and cultural underpinnings in this landscape development, thus enabling us to ascribe ‘categories of special interest’ associated with National Inventory of Architectural Heritage (NIAH): cultural value (illustrates development of society); and social (social philosophy of past age)²⁴. Importantly, such a study would build on important precursors to this report, such as the case of Mount Merrion in Dublin 25 and provide better appreciation of the level of significance of suburban ‘villa’ or demesne landscapes in terms of international, national, regional and or local ratings.

Equally, the historic development of institutional landscapes of the 20th and 21st centuries is evident on the College Campus and these aspects of landscape design in Ireland have not been examined closely. There is scope to understand the designed intentions of Mary Immaculate College and Mount St. Vincent’s Convent as institutional landscapes within 20th and 21st century cultural and artistic designed contexts. Further studies should seek detailed examination of the designers, functions, roles, users and levels of ornamentation and decoration within spaces provided by these institutes, which was not possible within the

²⁴ Finola O’Kane, ‘An absentee family’s suburban demesne: the making of Mount Merrion, Co. Dublin’ in Terence Dooley and Christopher Ridgeway *The Irish Country House: its past, present and future* (Dublin, 2011), pp 40-57.

confines of this report. This would enable the level of significance in an Irish context to be determined and appropriate heritage values to be ascribed.

Finally, the spatial relationship and organisation of the demesnes within this part of Limerick is of importance and that remains (though few and fragmented) are evident in the current College Campus should be considered important evidence of its former cultural relevance. Similarly, elements of designed spaces within the educational and religious institutes of Mary Immaculate College and Mount St. Vincent should also be considered valuable in their own right and within the overall story of layered landscape change over time. These features are vulnerable to change through removal or inappropriate development and need careful consideration in future plans. These include historic open spaces designed with specific roles from 19-21st centuries; walled and tree-lined property boundaries illustrating spatial relationships of historic houses within a suburban demesne landscape; walled gardens; and trees, groups of trees and tree lines of designed demesnes and institutional landscapes.

It is the opinion of this report that ‘categories of special interest’ within the NIAH framework could be applied to these fragmented elements: historical (showing effect of change over time; interesting historical development); artistic (decorative fixtures and fittings – to which it is added here, designed landscape). As appropriate structures for ascribing significance for landscapes (as complex, holistic spaces) in any suitable national heritage statutory framework in Ireland are not available, the report utilises the NIAH²⁶ system used for the built heritage. Furthermore, it looks to heritage values developed by English Heritage’s Conservation Principles Policies and guidance (2008)²⁷ and applies the following:

- Evidential value – potential of MIC landscape to yield evidence about past human activity.
- Historical value – past people and aspects of life connected through MIC landscape to the present.
- Aesthetic value – potential to draw sensory and intellectual stimulation from MIC landscape.
- Communal value – meanings of MIC landscape for the people who relate to it, or for whom it figures in their collective experience or memory.

6.4 Statement of Significance for Mary Immaculate Campus

The following statement of significance is proposed by the Project Team:

Mary Immaculate College Campus is of regional significance having evidence of important building and landscape designs dating from the 18th century. The campus holds elements of historic change to the built and landscape history and reflects with it cultural and social change which is of local and national interest in the context of Irish history. Cumulatively, the campus is regarded as having evidential historical, aesthetic and communal heritage value, and contains particular features of architectural, artistic, social, historic, and technical interest.

²⁶ National Inventory of Architectural Heritage

²⁷ English Heritage (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, London: English Heritage. English Heritage became Historic England in 2015, but policies and guidance in respect of its Conservation Principles remain unchanged from 2008.

7.0 DETAILED ASSESSMENT OF PROTECTED STRUCTURES



7.0 Detailed Assessment of Protected Structures

The protected structures on site were assessed in detail for significance. These assessments are set out in the following sections. The buildings included are rated as 3 star and green on the general assessment of the buildings in the previous section.

Schedule of Protected structures on Campus	
<i>Building</i>	<i>Record of Protected Structure listing</i>
Summerville House	RPS: 364
Foundation building	RPS: 365
MIC Chapel	RPS: 366
Recreation Hall	RPS: 367
Residential block	RPS: 368
Summerville gate lodge	RPS: 369
Mount St Vincent Convent	RPS: 373
Mount St Vincent Convent Hall	RPS: 375
Mount St Vincent Convent Chapel	RPS: 421

Table 17 Schedule of Protected Structures on Campus

7.1 Foundation Building

The Foundation building of Mary Immaculate College is located on the main campus on west side of South Circular Road, within Limerick city.

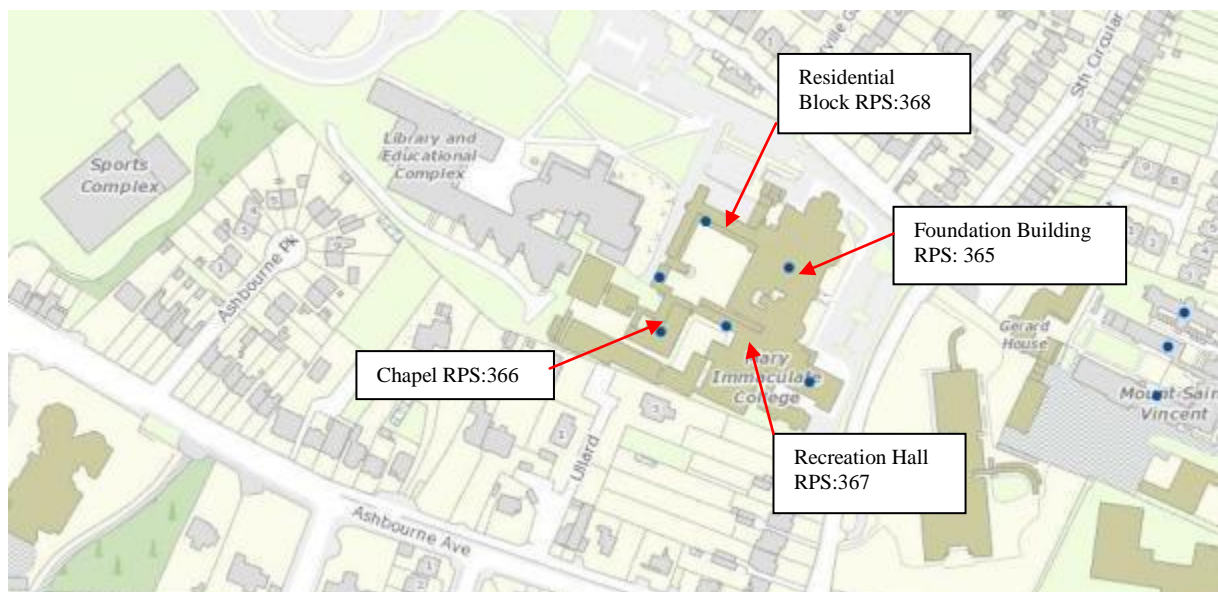


Figure 41 Mary Immaculate College, Ordnance Survey Ireland

The Foundation building stands much as it was originally intended but with numerous additions to the rear of the building and minor alterations to the interior of the structure. As the main building on the site the foundation building has a lot of significance within the overall campus.



Photograph 64 Mary Immaculate College Foundation Building Front Elevation



Photograph 65 Mary I Foundation Building Side Elevation



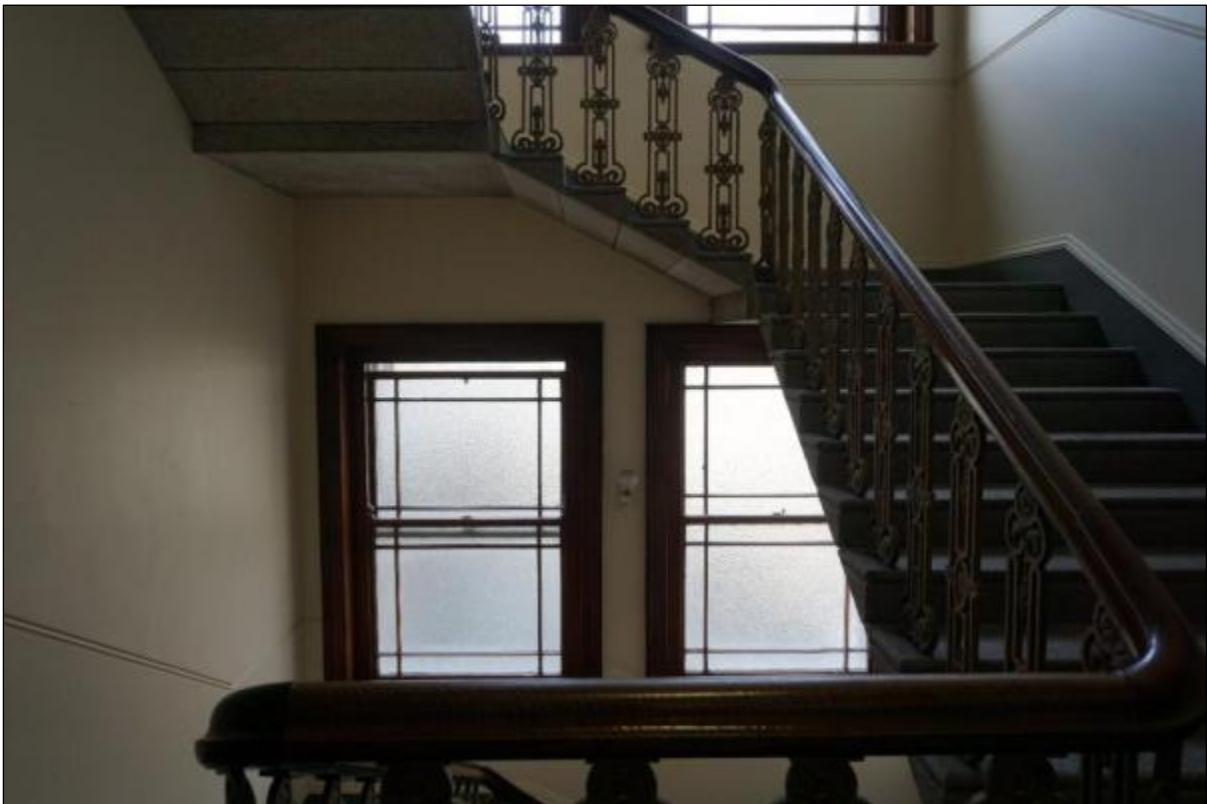
Photograph 66 Mary I Foundation Building Rear Elevation



Photograph 67 Mary I foundation Building Side View



Photograph 68 Interior View of Mary Immaculate College



Photograph 69 Interior View of Mary I - Stairs

7.1.1 Historical Records – architectural plans and photographs

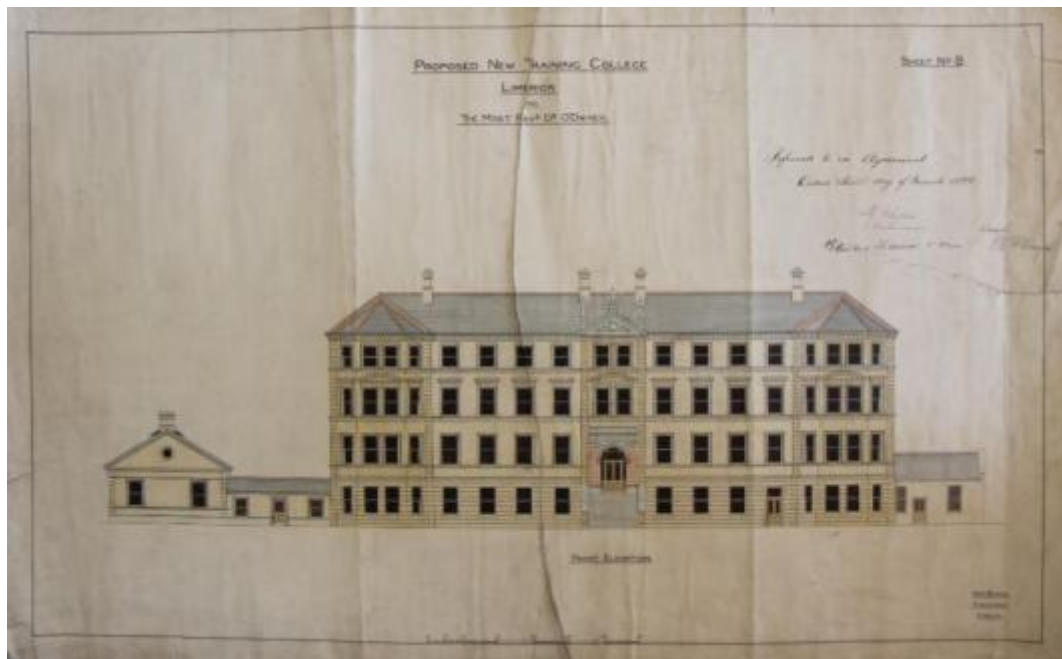


Figure 42 Proposed New Training College Limerick - William Henry Byrne c.1899 - Irish Architectural Archive²⁸



Figure 43 Photograph of Mary Immaculate College (Possibly early 1900's)²⁹

²⁸ Merrion Square Dublin

²⁹ Photograph from *Passing on the Torch* by Sr. Loreto O' Connor. *A History of Mary Immaculate College, 1898 - 1998*

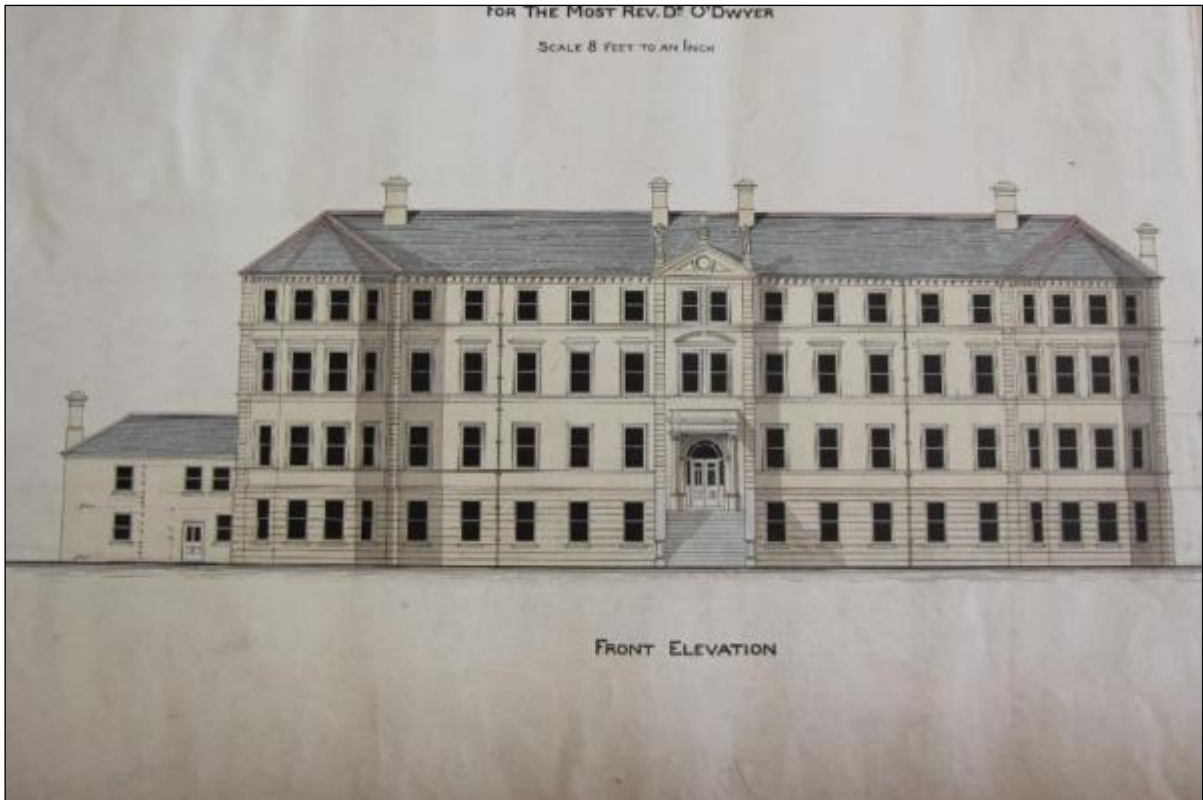


Figure 44 Mary Immaculate College Front Elevation drawing - Irish Architectural Archive

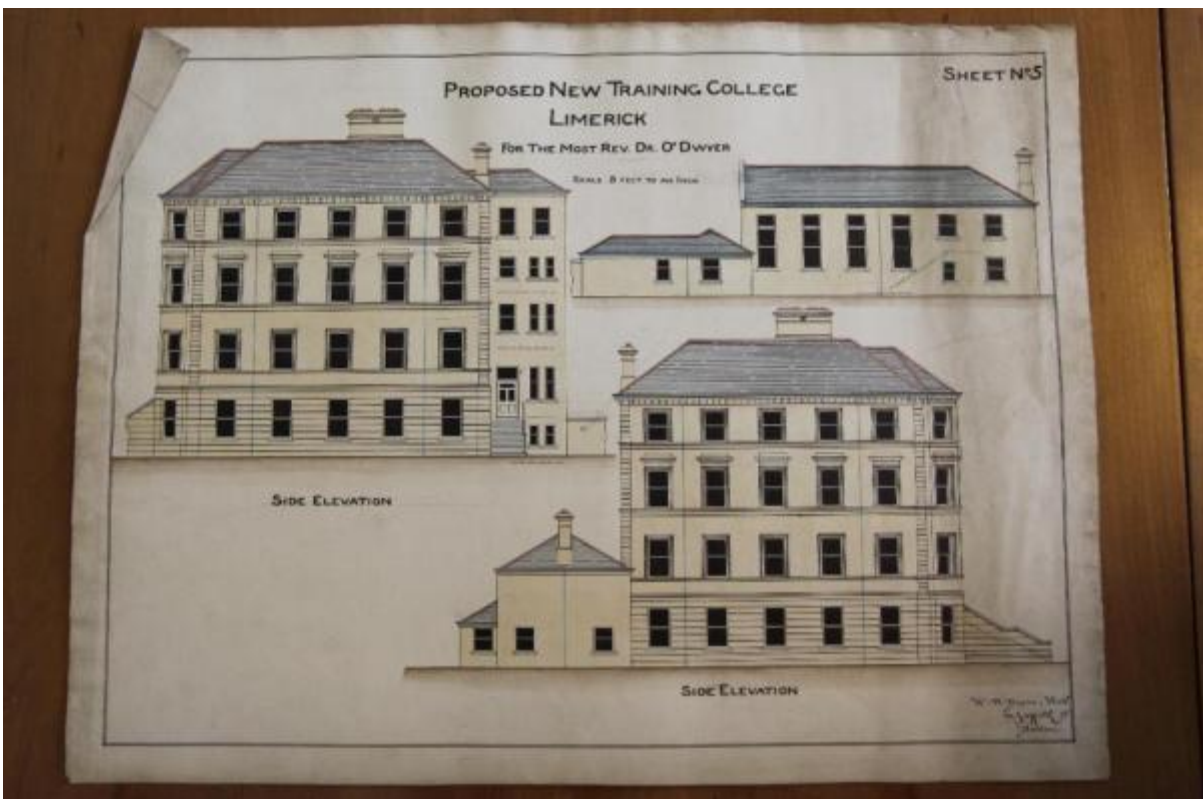


Figure 45 Mary Immaculate College Elevations drawing - Irish Architectural Archive

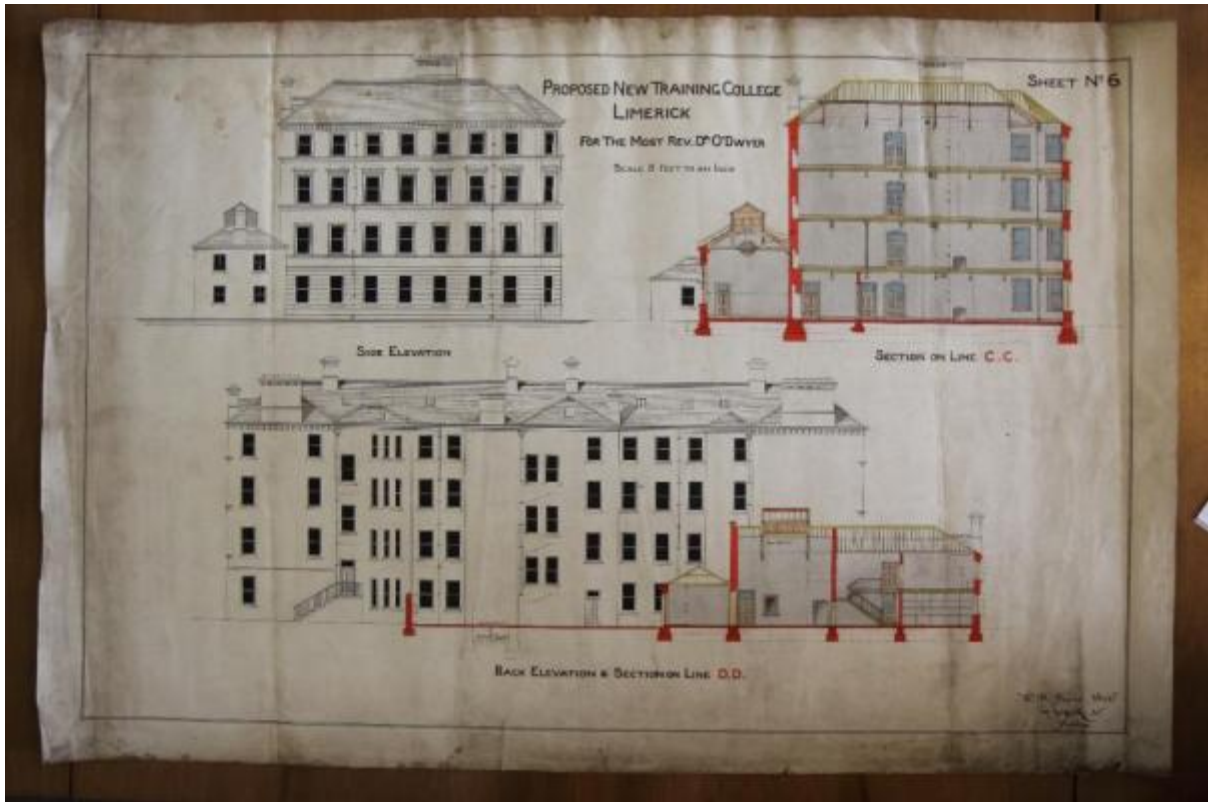


Figure 46 Mary Immaculate College Section Drawings - Irish Architectural Archive



Figure 47 Mary Immaculate College Section Drawings - Irish Architectural Archive

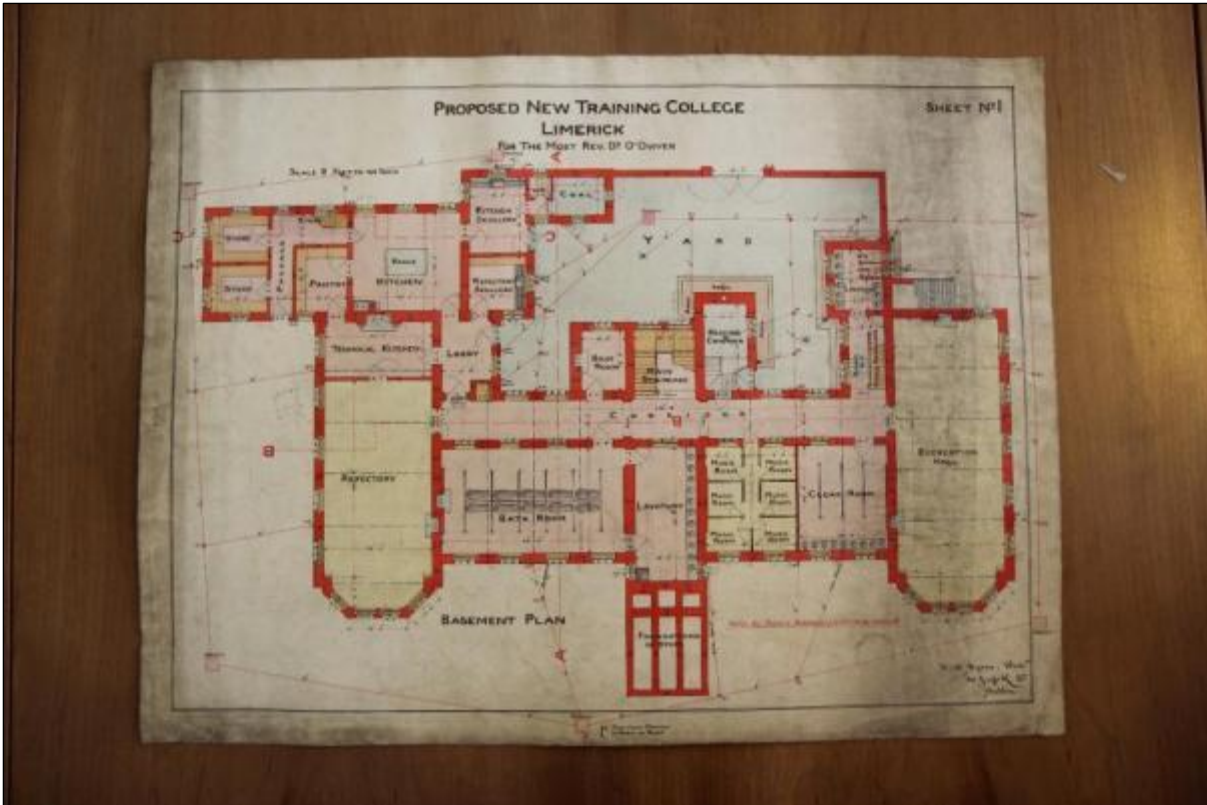


Figure 48 Mary Immaculate College Basement Plan - Irish Architectural Archive



Figure 49 Mary Immaculate College Ground Floor Plan - Irish Architectural Archive Irish Archive

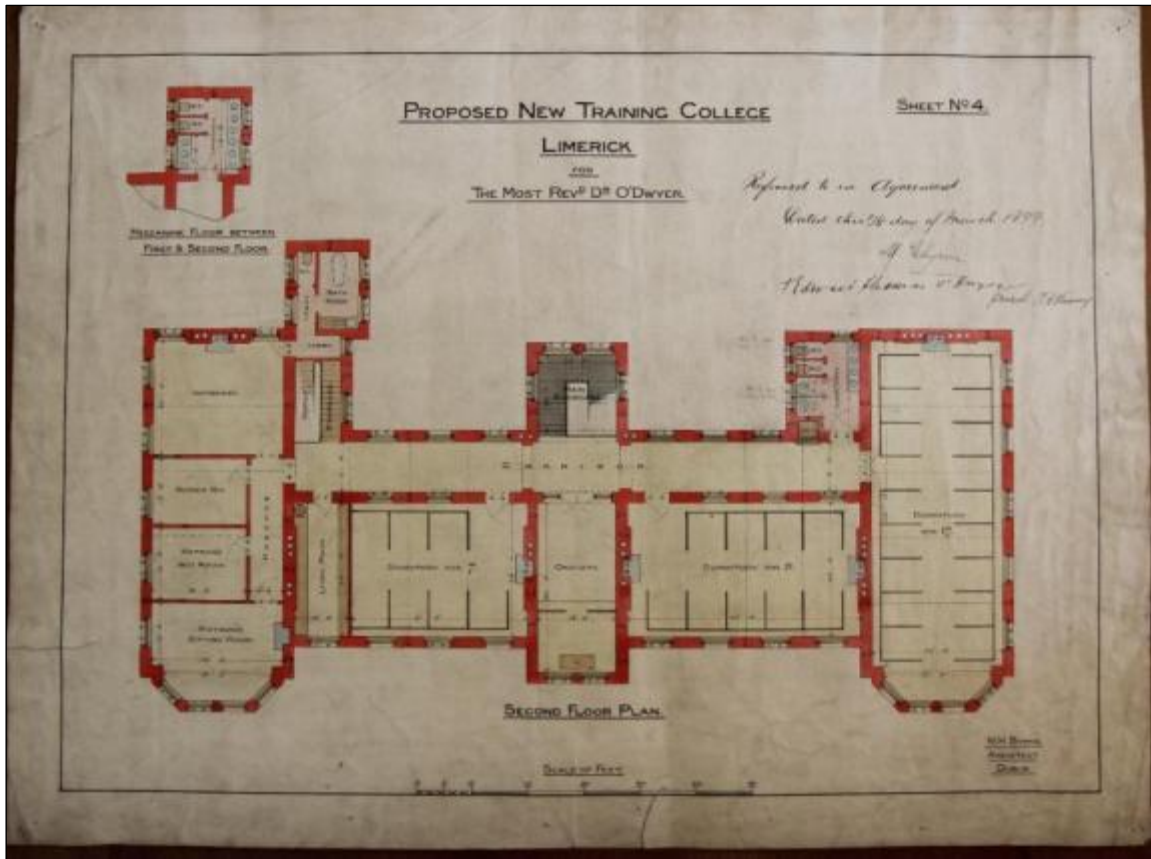


Figure 50 Mary Immaculate College Second Floor Plan - Irish Architectural Archive

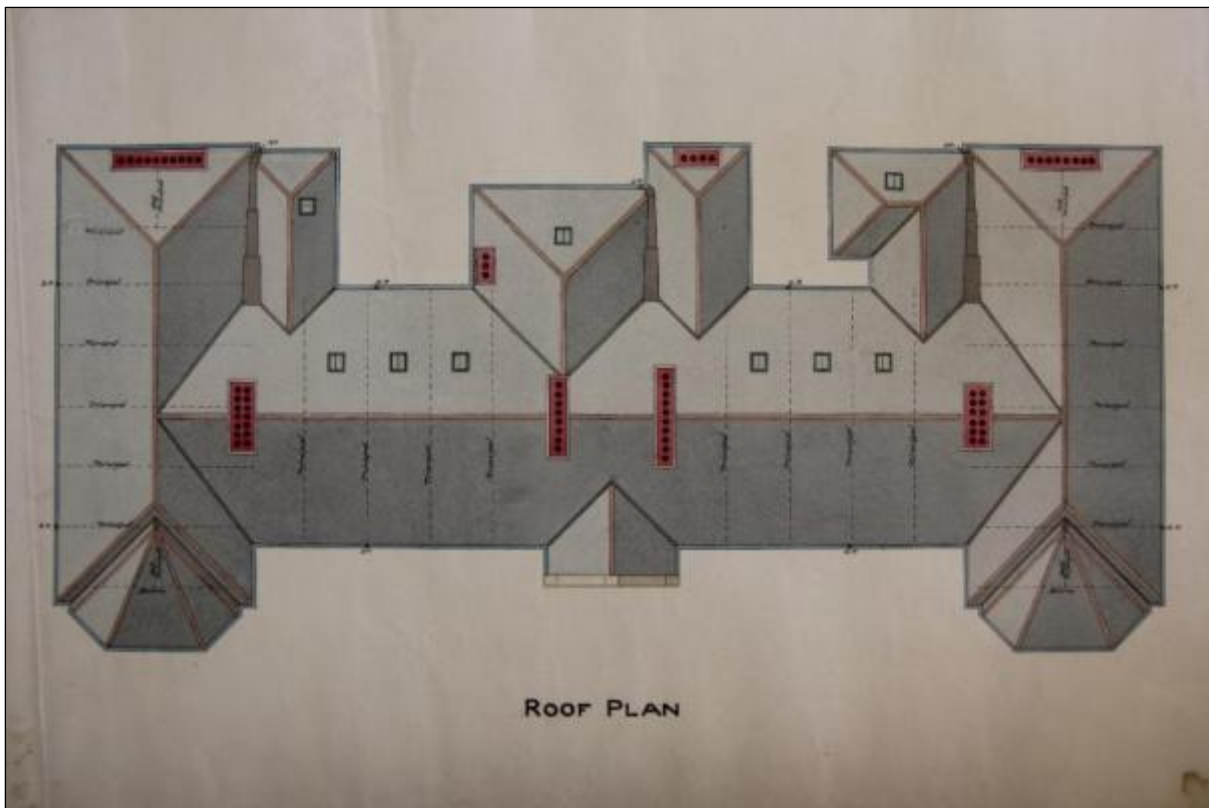


Figure 51 Mary Immaculate College Roof Plans - Irish Architectural Archive

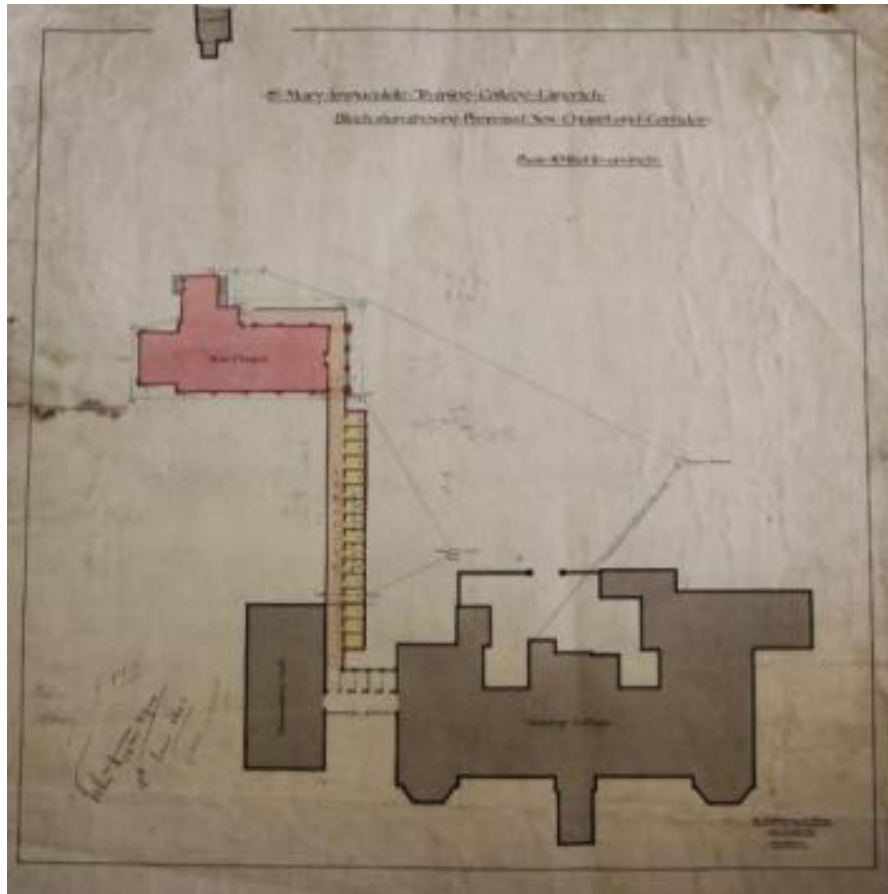


Figure 52 Proposed New Chapel & Corridor - William Henry Byrne 1903 – Irish Architectural Archive


7.1.2 Assessment of Significance





Section 6.1 above sets out the proposed methodology for assessing significance and section 6.2 sets out the general significance of the buildings within the campus. The same methodology is used to do a detailed assessment of the Foundation Building set out below.


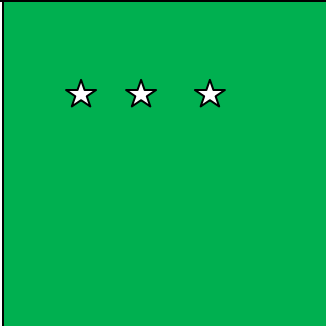

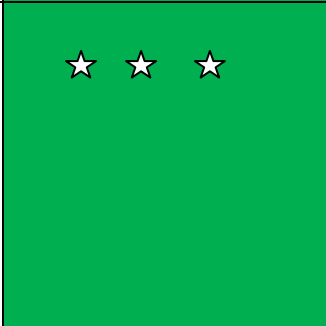

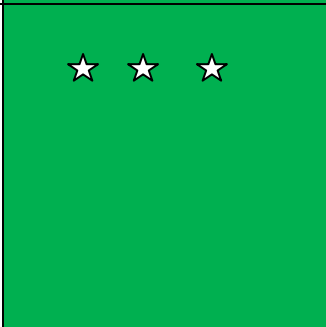

7.1.3 Foundation Building Assessment of Significance




The following section depicts the buildings fabric elements and categories their significance





Building: Foundation Building	Master Plan ref: 1	Fabric: External Facades	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Walls	Front Elevation – four storey building with central breakfront and side bay window breakfronts. Rendered finish.		Original – 1899- 1901	☆☆☆
Walls	Front Elevation – rusticated soldier quoins detailing on breakfront edges .		Original – 1899- 1901	☆☆☆
Walls	channel rusticated raised basement elevation		Original – 1899- 1901	☆☆☆

				
Walls	continuous sill course at each level		Original – 1899- 1901	★ ★ ★
Eaves	modillion eaves cornice front and side elevations		Original – 1899- 1901	★ ★ ★
Eaves	Rear Elevation – Yellow brick eaves course.		Original – 1899- 1901	★ ★ ★




Roof	Pitched natural slate roof with crested terracotta ridge tiles; with interlocking secondary pitched natural slate roof structures.		Original – 1899- 1901	
Walls	Limestone-faced pediment with medallion framing date: 1898		Original – 1899- 1901	
Chimneys	Rendered chimneystacks on the main roof with yellow brick chimneys on the rear with plain clay chimney pots		Original – 1899- 1901	
Windows	One-over-one timber sash windows throughout. Glazing is original and would be late 19 th century glazing.		Original – 1899- 1901	




				
Architraves	moulded architrave surround to ground and second floor level on limestone sill courses, and having entablature over each opening at first floor level		Original – 1899- 1901	★ ★ ★
Entrance Door	Doorcase comprising polished granite pilasters on limestone plinth bases (one forming inscribed foundation stone), with fluted limestone capitals supporting plain limestone entablature, which frames a round-arch door opening with profiled arch voussoirs		Original – 1899- 1901	★ ★ ★
Stairs	Opening onto limestone entrance platform arrived at by flight of limestone steps flanked by rendered limestone capped plinth walls		Original – 1899- 1901	★ ★ ★




				
Rainwater Goods	Cast -iron rainwater goods		Original – 1899- 1901	★ ★ ★
Rear Extensions	Numerous rear extensions to the building that were needed for the expanding College.			Not Significant
Paving	Gravel and paving to surrounding the building		Modern - installation date unknown	Not Significant
Lighting	Modern external lighting on front elevation of the foundation building at string course level		Modern - installation date unknown	No Significance

				
Ground Lighting	Modern external lighting on ground in front of the building		Modern - installation date unknown	Not Significant
Side Extension	single-storey cruciform-plan refectory structure, c. 1960		1960s	★ ★

Building: Foundation Building	Master Plan ref: 1	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Entrance Hall	entrance hall incorporating flight of stone steps		Original – 1899- 1901	☆☆☆
Floor	Encaustic Tiled flooring in entrance hall.		Original – 1899- 1901	☆☆☆
Floor	Encaustic floor tilework to corridors		Original – 1899- 1901	☆☆☆

Flooring	First Floor Encaustic tiled flooring		Original – 1899- 1901	
Floor	Modern Carpets		Modern	Not significant
Stairs	Main Stairs is cantilevered granite open well stairs supporting cast-iron balustrade and heavy timber handrail		Original – 1899- 1901	★ ★ ★
Stairs	Timber stairs and balustrade		Original – 1899- 1901	★ ★ ★
Walls	multiple segmental-arched dividing walls with glazed timber porches		Original – 1899- 1901	★ ★ ★
Walls	Tiled walls in corridors up to dado rail level		Original – 1899- 1901	★ ★ ★

				
Architraves/internal windows	Timber architraves and internal sash timber windows with modern screen inserted in front of it.		Original – 1899- 1901	☆☆☆
Doors	Timber panelled doors some with glazed screen above.		Original – 1899- 1901	☆☆☆
Fitout	Modern Fitout		Modern	Not Significant

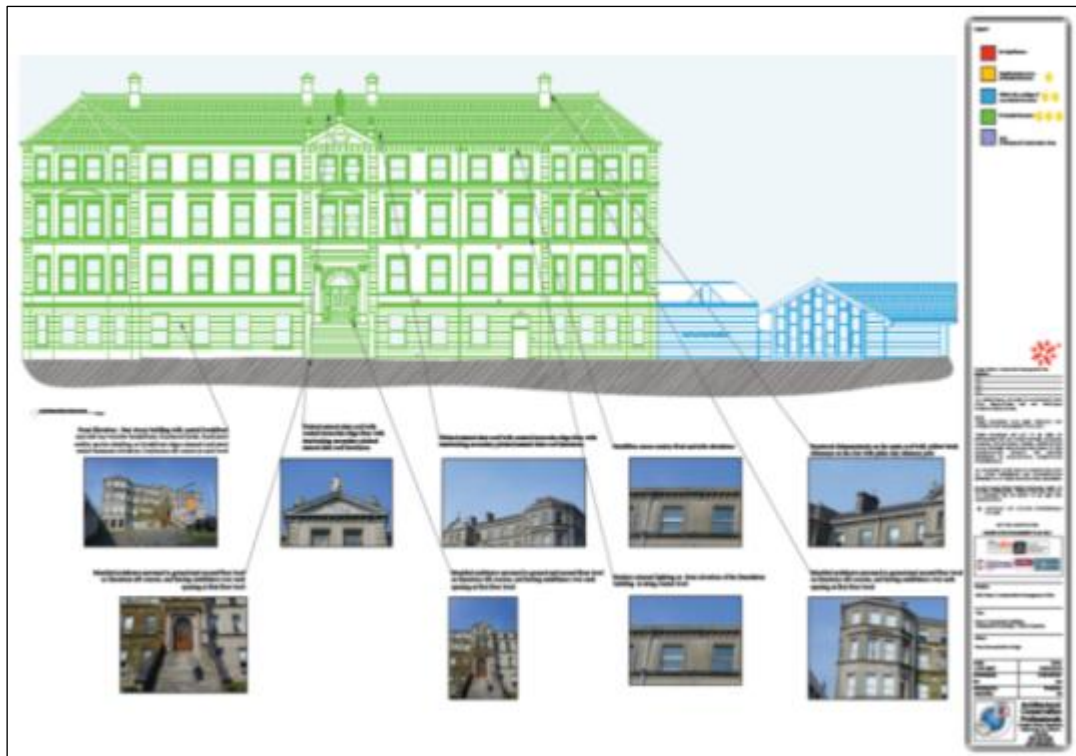


Figure 53 Foundation Building Assessment Drawing – Refer to Appendix B



Figure 54 Foundation Building Assessment Drawing– Refer to Appendix B



Figure 55 Foundation Building Assessment Drawing – Refer to Appendix B

7.1.4 Foundation Building Summary of Assessment

The foundation building from the front façade remains much as it was originally designed. While it is surrounded by numerous extensions the overall standing of the building remains as was initially intended. However, to the rear there are several additions that diminish the original building form.

Internally, the original character of the building is strongly evident, particularly in the circulation areas. The building has been modernised in many areas with numerous alterations that provide functional modifications consistent with the evolving requirements of the College. Whereas the Foundation Building would have originally contained the teaching space for the delivery of education training, that function has largely been transferred to the TARA Building. It would appear that the future of the Foundation Building will be predominantly for offices associated with management and administration of the College and such a use is considered compatible with the building.

An understanding of the building as a whole structure and the significant features within it is key to any future development. This document will provide an insight into any possible development, provide the correct statutory procedures and approvals have been gained from the local authority.

7.2 Mary Immaculate College Chapel

The Mary Immaculate Chapel is located within the main campus of Mary Immaculate College. It is accessed from the Foundation building through a connecting corridor to the east of the chapel called St. Cecelia’s Corridor which dates to the same time period and was probably built at the same time as the chapel.

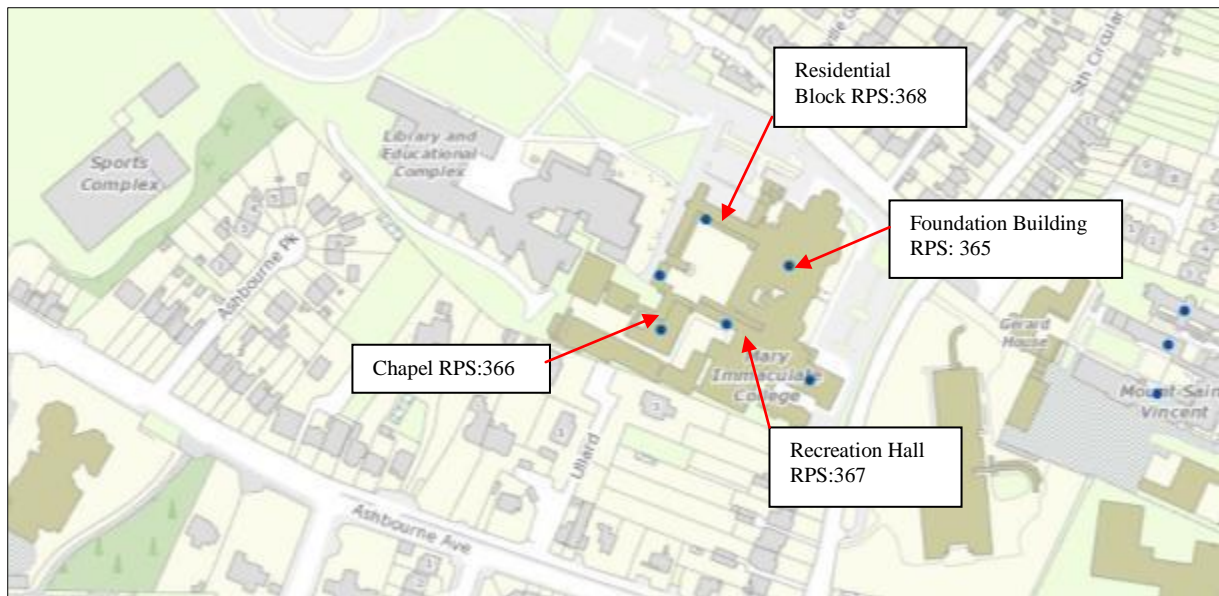


Figure 56 Mary Immaculate College Chapel location

The chapel is north-facing gable-fronted rendered with a triple-arched entrance, rose window overhead and apex surmounted by a limestone ashlar belfry, with a Gothic Revival interior. It has been altered since its construction with the addition of a side chapel off the west side of the main altar, the removal of misericords from the nave to the side chapel, the removal of the altar rails, the addition of a confessional on the east side of the nave, and the addition of a side altar to the East of the main altar. Much of the original fabric remains including the natural slate roof, cast iron rainwater goods, marble faced reredos, altar table, seat and lectern, cast iron spiral staircase to timber framed choir gallery, limestone rose window over main entrance with coloured, leaded glazing, multiple figurative stained glass windows, and the mosaic altar floor.

The overall layout of the chapel was adapted in the 1950s by adding a nun’s chapel to the side and additions on around the altar including a small extension with roof light. These features, while not original, are a significance development in the chapel’s history and of critical importance. Externally, many of the original features are present with modern additions such as lighting and wiring detracting from the overall character of the building. Internally many features including the altar, the tiled floor, and decorative roof remain intact and illustrate the integral qualities of the interior. However modern features such as the carpets and modern light fittings are of little or no significance to the building.

Overall the chapel building is a key element within the campus of Mary Immaculate College.



Photograph 70 Chapel, View of North Elevation and St. Cecilia's Corridor



Photograph 71 Chapel, East Elevation showing Confessional



Photograph 72 Chapel, Internal View of Side Chapel



Photograph 73 Chapel, Internal View from Gallery



Photograph 74 Chapel, Internal View from Altar



Photograph 75 Chapel, Internal View of Altar & Mosaic Floor

7.2.1 Historical Records - Architectural plans and photographs

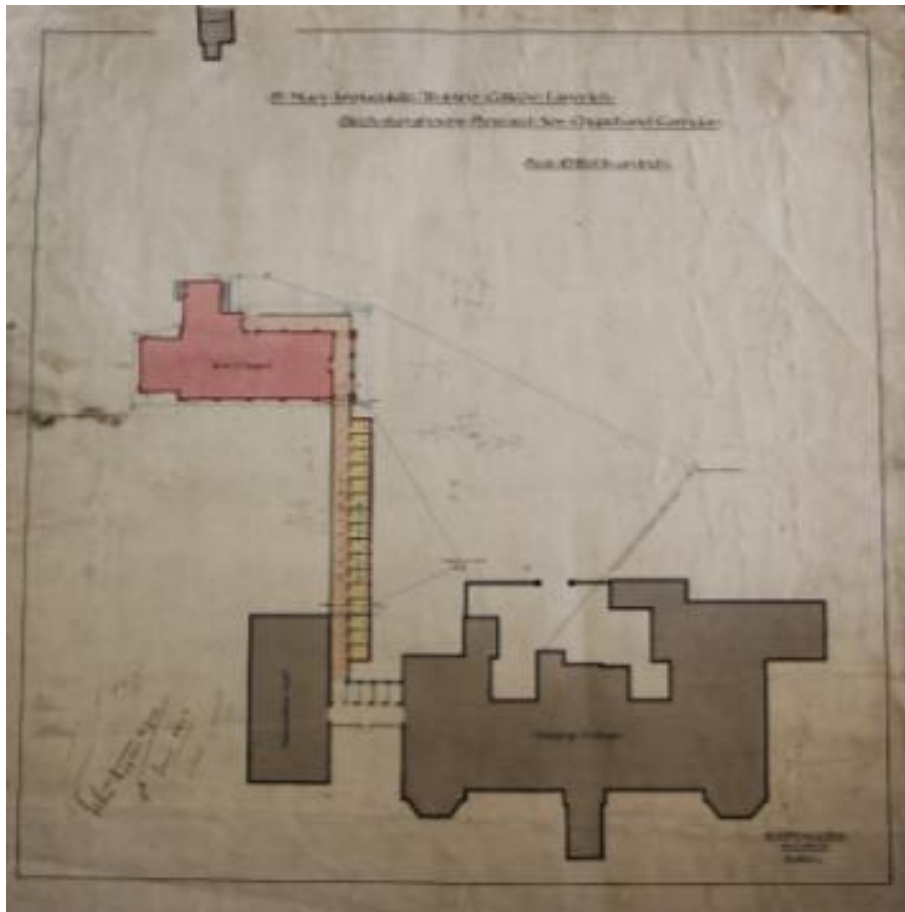


Figure 57 Proposed New Chapel & Corridor - William Henry Byrne 1903 - Irish Architectural Archive

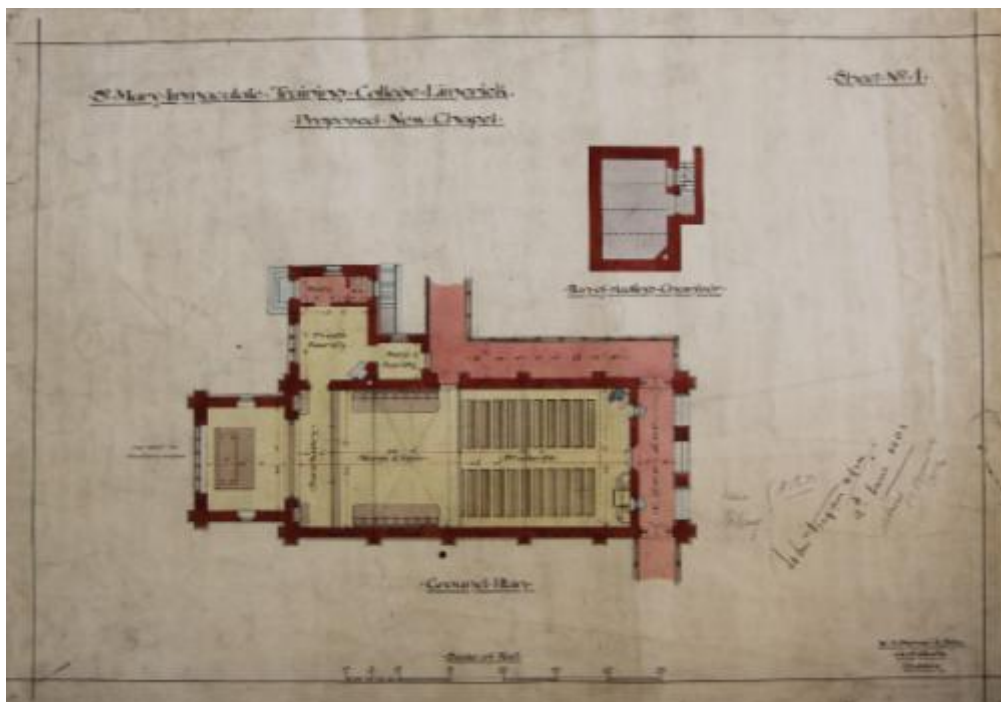


Figure 58 Proposed New Chapel - William Henry Byrne 1903 - Irish Architectural Archive



Figure 59 Proposed New Chapel - William Henry Byrne 1903 - Irish Architectural Archive

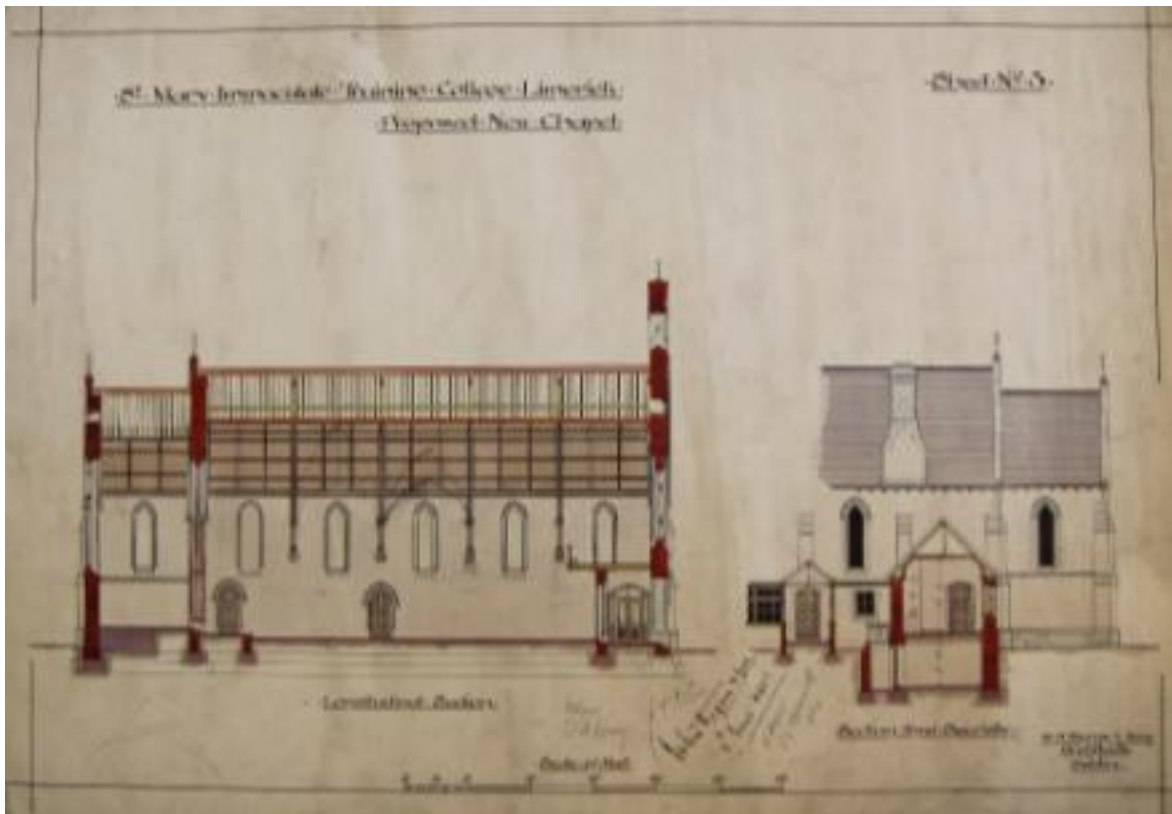
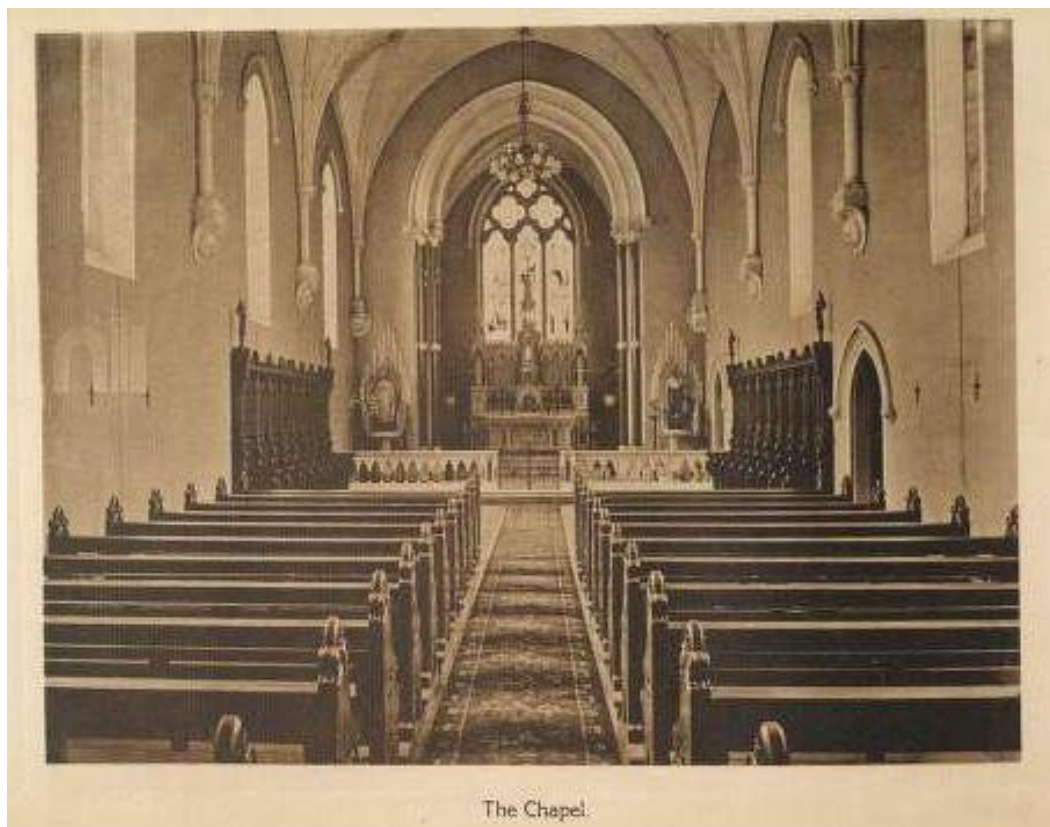


Figure 60 Proposed New Chapel - William Henry Byrne 1903 - Irish Architectural Archive



Figure 61 Proposed New Chapel - William Henry Byrne 1903 - Irish Architectural Archive



The Chapel.

Figure 62 Chapel at Mary Immaculate College - Mary Immaculate Training College Album, National Library of Ireland c.1910








Figure 63 St. Cecelia's Corridor, Mary Immaculate Training College Album, National Library of Ireland c.1910




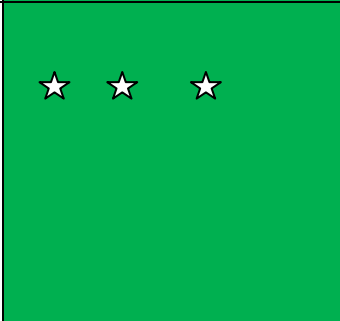



7.2.2 Chapel Assessment of Significance





The following section depicts the buildings fabric elements and categories their significance




Building: Chapel	Master Plan ref: 3	Fabric: External Facades	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Rose Window front elevation	Rose window with cut stone mood moldings. Stained glass in lead.		Original - 1903	☆☆☆
Arch Windows side elevation and rear elevation	Cusped pointed-arched window openings with flush limestone surround and canted sills, with limestone drip moulds and leaded coloured glass Stained glass in lead.		Original - 1903	☆☆☆
Large arch Window rear Elevation	Located above the alter, this Curvilinear tracery		Original - 1903	☆☆☆

	reticulated window has three ogee style arches below three small rose shaped windows. Stained glass in lead.			
Doors on front facade	with cut stone arch surrounds and hood moldings above.		Original - 1903	★ ★ ★
Masonry walls	Cut limestone walls with limestone ashlar quoin stone detailing and detailing around windows and doors.		Original - 1903	★ ★ ★




Buttresses	buttresses are located on all elevations with a new of them located between the arch windows on the side elevations		Original - 1903	
Roof	Pitched natural slate roof with crested ridge tiles. The roof above the altar is lower than the main section. The chancel and sacristy intersect the main roof plane perpendicularly.		Original - 1903	
Eaves	Cut stone eaves, corbel detailing that holds up Rain water goods.		Original - 1903	
Belfry + Bell	Cut limestone with ashlar quoin stones Cut stone Belfry		Original - 1903	





				
Rain Water Goods	Cast -iron rainwater goods supported on corbels		Original - 1903	★ ★ ★
Flat roof extension with roof light.	Small flat roof extension located beside main altar,		1950s	★ ★ ★
Flat roof extension for confessional	Located half way along the aisle of the church on the side elevation.			★ ★ ★




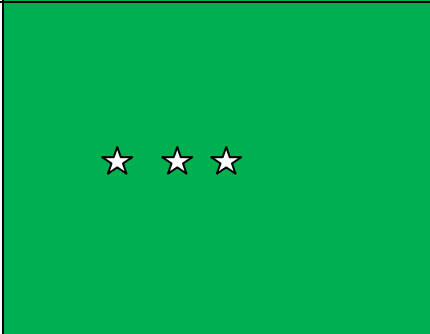

Lightening protection	Located on the roof section of the building.		Modern - Installation date unknown	Not Significant
Concrete Paving	Modern concrete paving within the courtyard sections that surround the building.		Modern - Installation date unknown	Not Significant
Paving	Stone paving located with the courtyard at the front of the chapel		Modern - installation date unknown	Not Significant
Lighting	Modern external lighting on the side of the chapel		Modern - installation date unknown	No Significance and detracts from character of the building
Ground Lighting	Modern external lighting on ground in front of the chapel		Modern - installation date unknown	Not Significant

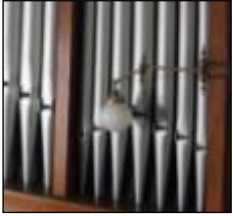


				
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Building: Chapel	Master Plan ref: 3	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Ceiling	Ribbed groin vaulted nave, with vaulting springing from polished marble colonnettes rising from consoles in the form of angel figures		Original - 1903	☆☆☆
Floor - Carpet	Carpet within the centre of the chapel is not original		Modern - installation Date unknown	Not significant
Floor - mosaic floor by altar.	Decorative feature, mosaic pattern surrounding the altar.		Original - 1903	☆☆☆

Extension with roof light	Small extension located beside the alter with a mosaic pattern on the arch wall that surrounds it.		1950s	<p>★ ★ ★</p>
Choir Gallery	Located above the entrance, timber railing and timber ceiling and floor.		Original - 1903	<p>★ ★ ★</p>
Organ	Located within the choir gallery, this organ dates back to when the chapel was originally built.		Original - 1903	<p>★ ★ ★</p>
Walls plaster- cement	The main walls of the chapel have been plaster in cement.		Modern - installation date unknown.	<p>Not significant</p>

Walls plaster-lime	The front wall by the entrance and the staircase is original to the building and is made of a lime base plaster.		Original - 1903	
Stairs	Cast iron staircase that leads to the mezzanine level. This spiral staircase has decorative risers and goings with cast railings.		Original - 1903	
Lighting	Located along the main section of the church			

Lighting on the choir gallery level	These lighting are original to the chapel. Located on part of the organ itself. There lights are hinged and have a rounded head.		Original - 1903	★ ★ ★
Lighting in the nuns chapel	Modern lighting fixtures		Modern - installation date unknown.	Not Significant
Doors	Original doors into the chapel		Original - 1903	★ ★ ★
Confessional	This addition is made up of a small flat roof extension on the side of the church. Doors that were installed when the confessional was installed.			★ ★ ★

Pews	Timber decorative pews located along the nave of the church. Each pews is numbered.		Original - 1903	★ ★ ★
Sacristy				
Misericords	Located within the nuns chapel, the misericords are original to the chapel. Made from timber with decorative carvings.		Original - 1903	★ ★ ★
Paneling	Modern paneling in nuns chapel, surrounding the misericords.		Modern - installation date unknown.	Not significant

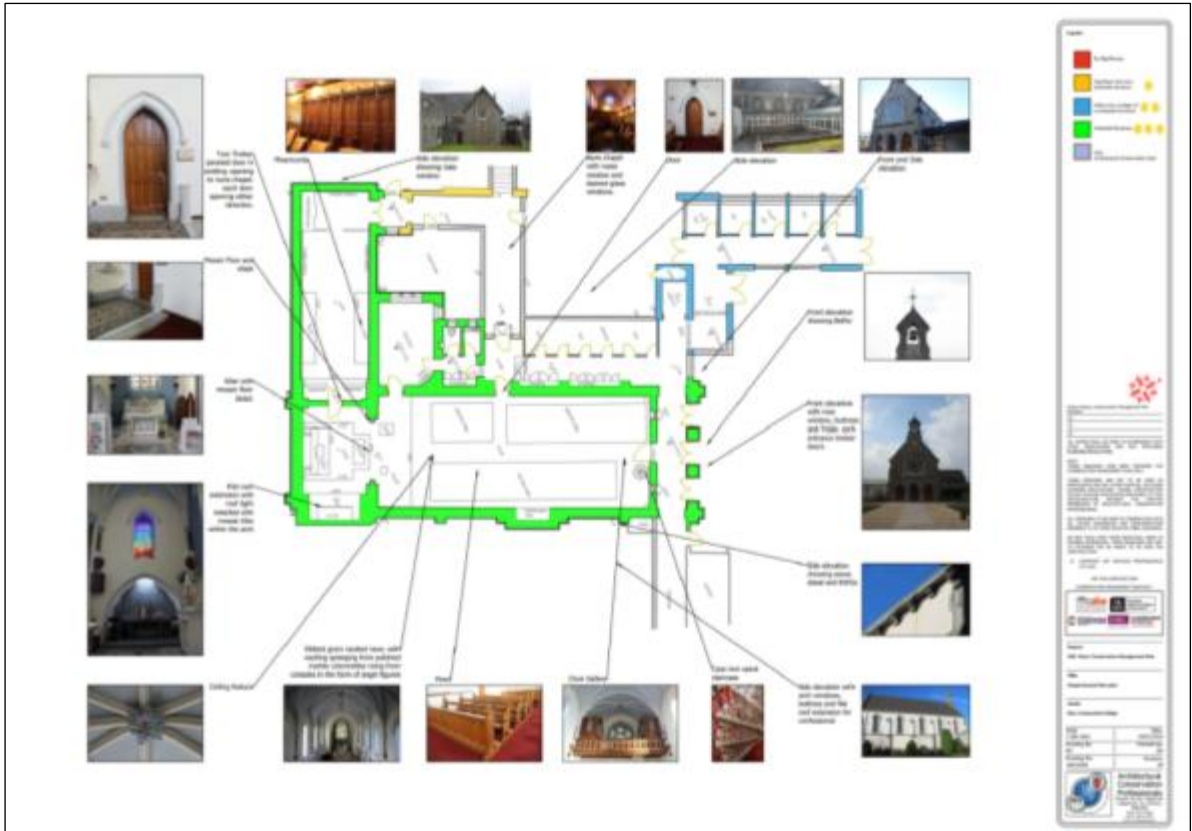


Figure 64 Assessment Drawing of Chapel indicating features of significance within the overall structure – Refer to Appendix B.

7.2.3 Chapel Summary of Assessment

The chapel building is a significant feature of the overall campus of Mary Immaculate College. Much of the original features remain within the structure. The overall layout of the chapel was adapted in the 1950s with a side additional nuns chapel and additions on around the alter including a small extension with roof light. These features while not original are a significance development in the Chapels history and of critical importance.

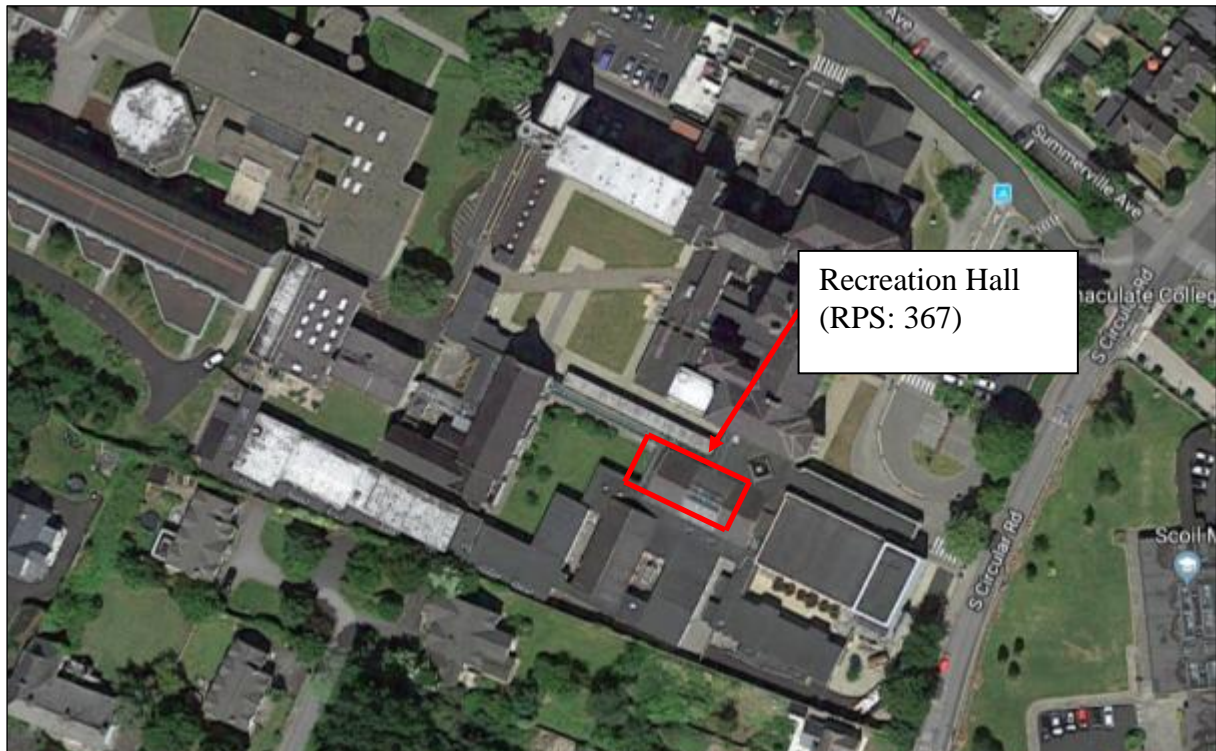
Externally many of the original features are present with modern additions such as lighting and wiring detracting from the overall character of the building.

Internally many features including the alter, the tiled floor and decorative roof remain intact and illustrate the integral qualities of the interior. However modern features such as the carpets and modern light fittings are of little or no significance to the building.

Overall the Chapel building is a key element within the campus. An insight into the significance of the individual features of the Chapel allow for a more considered assessment into any new proposed development that may occur within the future and their effect on the historic fabric, before seeking the appropriate approval from the local authority.

7.3 Recreation Hall

The Recreation Hall is located on the main campus on west side of South Circular Road, within Limerick city.



Photograph 76 Aerial view of Recreational Hall³⁰

The Recreation Hall was built around the same time as the Foundation building and was connected via St. Cecelia's corridor to the Chapel building. However, the hall is now enclosed on all sides by extensions and additions to the College namely a large entrance lobby space. The only part of the building that can be viewed externally is the roof. This is made of natural slate with barges on either gable end. The walls are rendered only partly exposed at upper level. The masonry on the building has been altered over the years with a modern fit out installed in the centre of the structure however the original timber hammer beam roof structure is largely intact.

The ceiling then has tongued and grooved paneling laid in diagonal pattern. The interior has been modified to house an art room with internal partitions in the centre of the room that hold a mezzanine level above. The original high ceiling allows for adequate space in the mezzanine above and a close up view to the detailing of the roof structure. The exquisite hammer beam trusses are still present within the structure and combined with the paneled tongue and grooved ceiling it provides an insight into the buildings original character and form. The roof light within the centre of the building is left much intact but the glazing has been replaced. Much of the other features of the building have long been replaced and modern fittings have been installed throughout.

³⁰ Google Maps



Photograph 77 External View of the recreational Hall showing natural slate roof.



Photograph 78 Internal View of the recreational Hall showing Hammerbeam Roof and Mezzanine Level



Photograph 79 Roof Structure Detail

7.3.1 Historical Records - Architectural plans

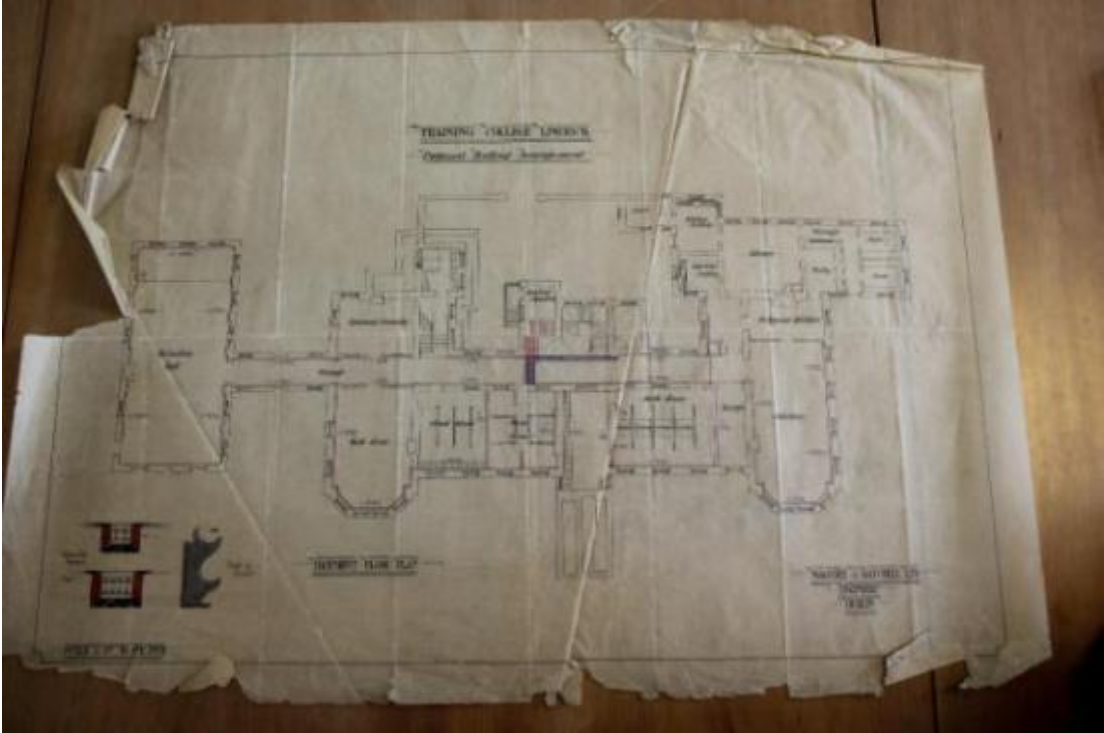


Figure 65 Proposed heating drawing showing Foundation Building with Recreational Hall adjoining – Irish Architectural Archive

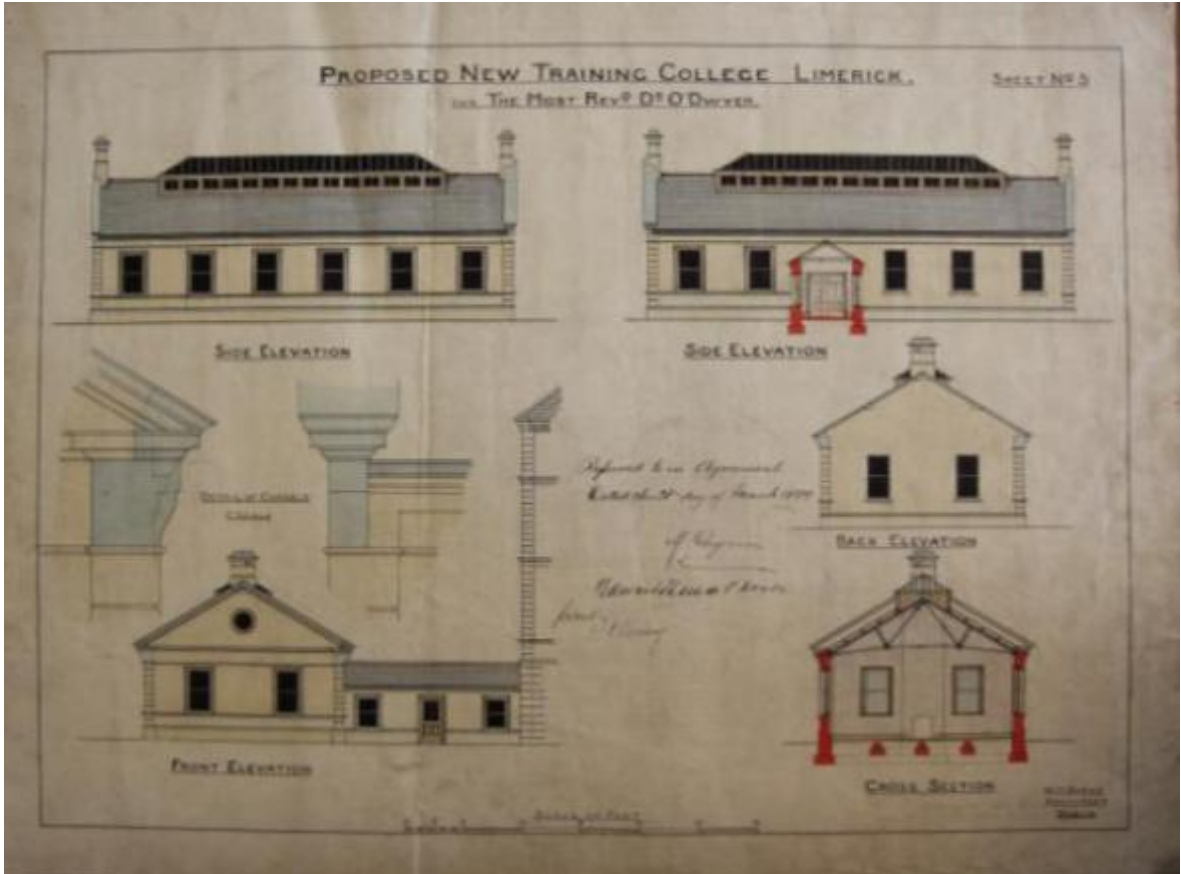







Figure 66 Proposed Recreational Hall Drawings - William Henry Byrne - Irish Architectural Archive

7.3.2 Recreation Hall Assessment of Significance




The following section depicts the buildings fabric elements and categories their significance




Building: Recreational Hall	Master Plan ref:	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Roof	Natural slate roof		1901	☆☆☆
Roof Light	Central roof light along ridge line with replacement glazing.		1901	☆☆☆
Walls	Exposed exterior masonry walls with rendered finish.		1901	☆☆☆

<p>Quoin stones</p>	<p>Exposed quoin stones on the gable ends of the building</p>		<p>1901</p>	<p>★ ★ ★</p>
<p>Eaves</p>	<p>Brick eaves detailing exposed on side elevation of building.</p>		<p>1901</p>	<p>★ ★ ★</p>

Building: Recreational Hall	Master Plan ref:	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Walls	The internal walls have a painted finish and most of the existing openings remain. The corridor link to the main building has been blocked up.		1901	☆☆☆
Walls	Blocked up opening that linked to the main building.		1901	☆☆☆
Ceiling	Tongue and grooved paneled ceiling that follows the slope before leveling off.		1901	☆☆☆

Roof Trusses	4 no. Hammerbeam Trusses		1901	★ ★ ★
Roof Trusses	Trusses detailing		1901	★ ★ ★
Light Fittings	Modern light fittings hanging from the roof.		Modern	Not significant
Internal Partitions	Modern timber partitions in the center of the space creating four smaller rooms and a mezzanine level above.		Date Unknown	

Mezzanine	Modern mezzanine level with spiral stairs access.		Date Unknown	
Stairs	Modern access stairs.		Date Unknown	

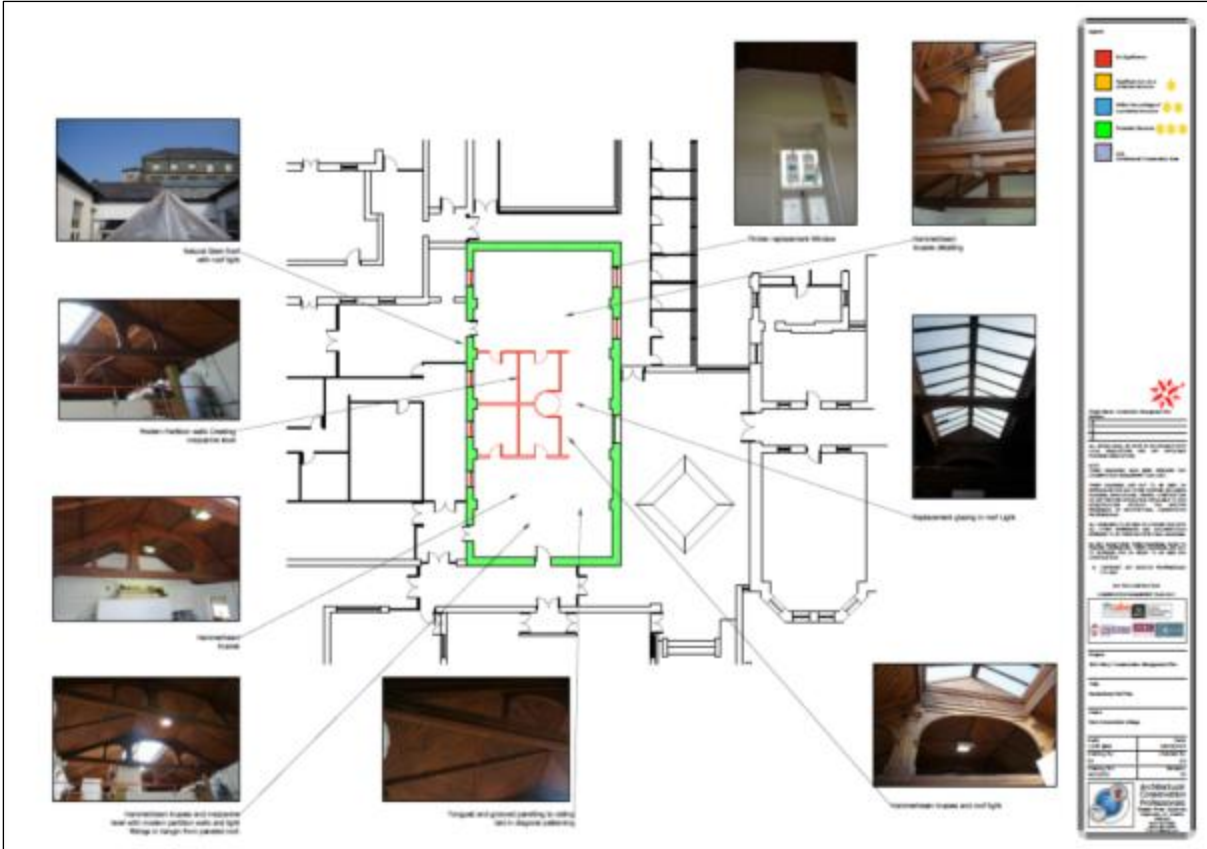


Figure 67 Assessment Drawing of the Recreation Hall – Refer to Appendix B

7.3.3 Recreation Hall Summary of Assessment

The Recreation Hall presents a unique insight into the original form and characteristics of the building layouts that were originally constructed on the site. While completely encapsulated with surrounding extensions and additions, the interior of building holds much of the original features including the roof and ceiling. While there are modern partitions within the center of the room, which provide functional additions, the loss is to the high ceiling space that would have spanned the entire length of the building.

This assessment provides a basis for elements within the overall structure that are of significance and should be carefully considered when making any future proposals within the building, once the necessary statutory approvals have been sought from the local authority.

7.4 Residential Block

The building is located within the main campus of Mary Immaculate College. It is accessed from the Foundation building primarily.

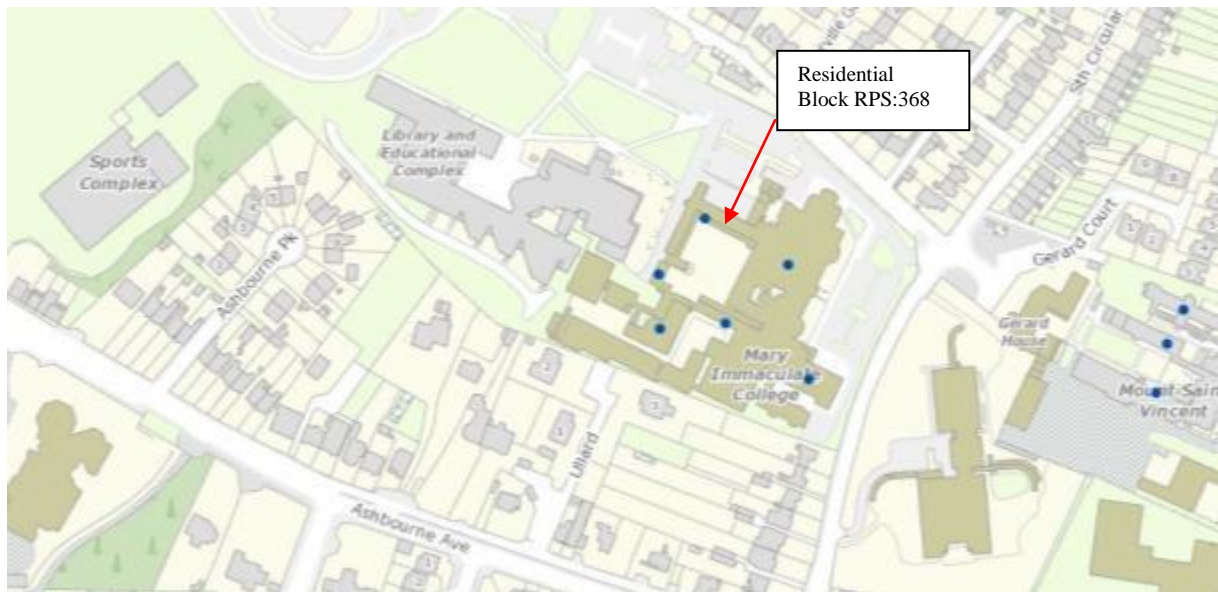


Figure 68 Mary Immaculate College, Ordnance Survey Ireland

The building is designed with a modular elevation forming a reinforced concrete grid framing timber-framed casement windows with coloured panels to north and south elevations. The smaller final elevation is made up of curved stair core and modular patterns.



Photograph 80 Residential Block side elevation



Photograph 81 West Elevation



Photograph 82 Rear View of Residential Block



Photograph 83 Side elevation from Courtyard

7.4.1 Historical Records – Architectural Plans and Photographs

Very little information on this building was found during the study. A number of paper plans were located within the College archive – see Figure 69 below. The building was the first major addition to the campus since the original structures were built. The building was designed by Andrew Devane³¹ of Robinson Keefe Devane.

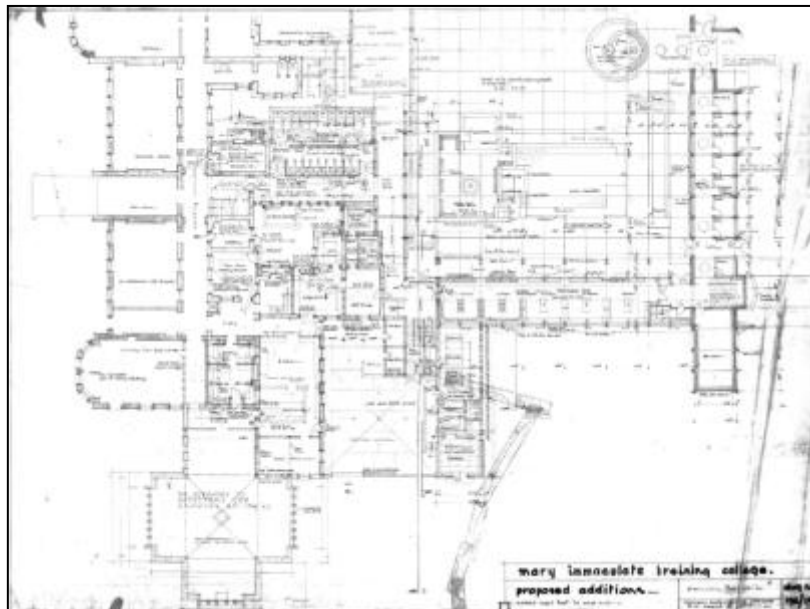




Figure 69 Proposed Drawing circa 1955

³¹ Andrew Devane (3 November 1917 – 15 January 2000) was an Irish architect, born in Limerick. He studied architecture at University College Dublin under Rudolf Maximilian Butler where he graduated in 1941. In 1946 he was awarded the Taliesin Fellowship and he left Ireland for the United States to study under Frank Lloyd Wright until 1948. In 1948 he re-joined Paddy Robinson and Cyril Keefe of the architectural practice of Robinson & Keefe as a partner. (source Wikipedia)

7.4.2 Residential Block Assessment of Significance

The following section depicts the buildings fabric elements and categories their significance




Building: Residential Block	Master Plan ref: 2	Fabric: External Facades	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Windows	Modular elevation forming a reinforced concrete grid framing timber-framed casement window with coloured panels to north and south elevations. Red and blue in color.		Original - 1956	☆☆☆
Windows on rear elevation	Original curved windows on stair well.		Original - 1956	☆☆☆
Windows on ground floor	Modular horizontal windows broken up with vertical windows of the same pattern.		Original - 1956	☆☆☆

				
Plinth	Stone plinth at the base of the building.		Original - 1956	★ ★ ★
walls	Roughcast rendered finish on the walls.		Original - 1956	★ ★ ★
Window details	projecting canted punched copper panelling		Original - 1956	★ ★ ★

Roof	Flat roof		Original - 1956	★ ★ ★
Walls	rendered concave elevation embellished by a crucifix		Original - 1956	★ ★ ★

Building: Residential Block	Master Plan ref: 2	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Ceiling	Plastered ceilings		Original - 1956	☆☆☆
Floor	Terrazzo floor covering mosaic patterns in some places.		Original - 1956	☆☆☆
Stairs	Original stairs at either end of the building with terrazzo flooring.		Original - 1956	☆☆☆

Walls	Internal timber partitions forming the bedroom and office spaces.		Original -1956s	☆☆☆
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7.4.3 Residential Block Summary of Assessment

The Residential Block represents a significant development in the overall history of Mary Immaculate College. This building was the first major addition to the campus since the originally structures were erected. The building is an important structure in the evolution of the campus. It was designed by Andrew Devane of Robinson Keefe Devane. The building stands as it was originally intended with only minor alterations such as changing some of the bedrooms on the lower floors into offices for the College.

The future use of this building is being reviewed by the College at the moment under its Master Plan development process. The building presents a number of challenges, in particular the extensive use of timber for internal wall linings create a fire risk, the small cubicle rooms (of circa 6 sq.m. each). These are not conducive to either residential or office use and the external facades of the building create thermal bridging problems and provide very poor thermal performance.

This document will provide an aid for the future development of this building by identifying the key elements of significance that are retained within the structure. Should any future development occur within this building careful consideration should be taken with any proposals set forth on the features of historical importance. All the necessary statutory approvals should be sought from the local authority prior to any works taking place.

7.5 Summerville House

Summerville house is located on the northern side of the main campus of MIC mid-way along Summerville Avenue. The building is accessed from the rear which faces the main campus buildings. Next to the house facing toward the Tailteann building is a small car parking area. There is also access from Summerville Avenue to a courtyard area and car parking to the rear of Summerville house.

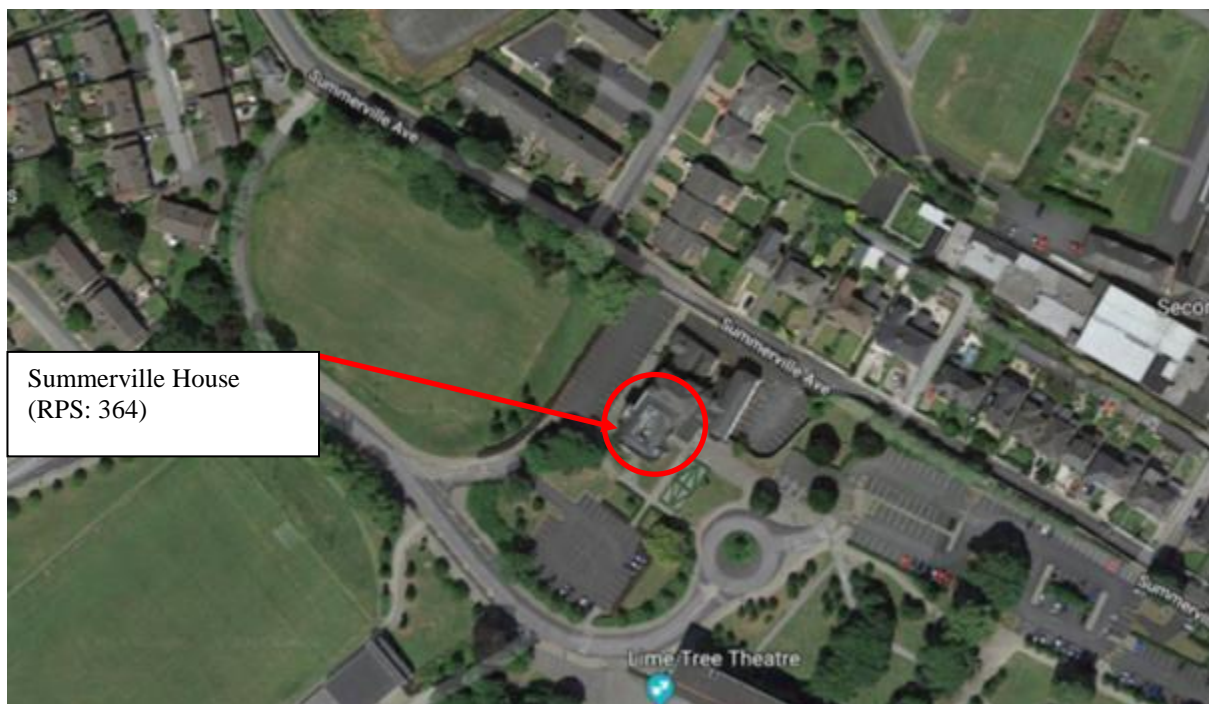


Figure 70 Summerville House Location

Summerville House is one of the oldest buildings on the site and is a key building within the overall campus. The house itself faces towards the Dock Road and has direct visual links to Summerville gate lodge. Summerville House is surrounded by landscaping with a large green area separating the house and the lodge.

Summerville House is currently in use by Mary Immaculate College as a postgraduate research facility and lecture space. The house is a detached five bay two-storey building with later additions to the rear and side of the building.

The main roof is a hipped slate roof with interlocking additional hipped roof structures on the additions. Unfortunately, the chimneys are no longer present on the main building but one chimney stack on a smaller single storey section remains. The walls have a painted render finish and with replacement upvc windows throughout in square-headed window openings on the main house. There are Tripartite window openings to the entrance breakfront and on the rear elevation. There are round-arch tripartite window bays to the rear with continuous rendered sills, forming cornice over ground floor opening, with moulded rendered archivolt and keystones, springing from rendered piers with cornice and elaborate foliate capitals beneath. There are three-sided canted bay window to south-facing side with eaves, and slightly hipped roof; with replacement UPVC door and windows.

Internally much of the intricate cornice detailing and moldings remain with the central staircase remaining much intact. Most of the rooms have been updated with modern fit out and finishes. There are modern stairs and a lift shaft installed within the building. The extensions to the rear houses lecture rooms and computer rooms. There are offices on the ground floor and lecture rooms in the larger spaces. The first floor houses more class rooms and offices with the final floor home to administration.



Photograph 84 Front Elevation



Photograph 85 Front Entrance



Photograph 86 Rear entrance facing the main buildings on campus.



Photograph 87 Rear Courtyard



Photograph 88 Side Elevation



Photograph 89 Front Elevation



Photograph 90 Main stairs



Photograph 91 Cornice detailing



Photograph 92 Internal View showing architraves and modern fitout.



Photograph 93 Internal view of arch window openings at the top of the stairs



Photograph 94 Railing detailing on main stairs



Photograph 95 Encaustic tile floor in Entrance Porch



7.5 1 Historical Records - Ordnance Survey historic maps



Unfortunately it was not possible to locate any historic plans and photographs of this building during this study.

7.5.2 Summerville House Assessment of Significance

The following section depicts the buildings fabric elements and categories their significance





Building: Summerville House	Master Plan ref: 6	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Roof	Hipped artificial slate roof with interlocking additional hipped roof structures		1786 +1800s	☆☆☆
Eaves	Parapet entablature around the original main building.		1786	☆☆☆
Entrance	centrally placed tripartite entrance breakfront,		1786	



				★ ★ ★
Entrance Door	Tripartite front door composition comprising: piers with foliate capitals rising from profiled limestone sills, with a round-arch door opening flanked by round-arch lancet sidelight windows; double-leaf diamond panelled timber doors, plain glass overlight and replacement uPVC sidelight			★ ★ ★
Form and Layout	Three-storey three-bay wing attached to northwest and extending south-eastwards with various neatly contained single-bay and two-storey ranges, and a multiple-bay single-storey wing to northeast breaking forward to front		1800/1900s additions	★ ★ ★
Windows	replacement uPVC windows		Modern	





				
Entrance porch windows	Tripartite window openings		1786	☆☆☆
Plinth	Painted rendered walls with plinth base		1786	☆☆☆

External Moldings	Tripartite window openings to entrance breakfront with surround		1786	★ ★ ★
Access ramp	Universal access ramp		Modern installation that allows for universal access into the building	
String Course	rendered stringcourse delineating first floor level on rear elevation		1786	★ ★ ★
Rear Entrance	Centrally-placed tripartite door opening to rear with rendered panelled lintels beneath cornice supported by foliate consoles.		1786	★ ★ ★
Extensions	Flat roof section with arch openings and eave parapet entablature detailing.		★ ★ ★

				
Rear extension	Two storey extension housing teaching spaces and computer rooms.		★ ★ ★
Extensions	Additions and alterations to the rear and side of the building.			★ ★ ★
Paving	Modern Paving surrounding the building with tarmac within the courtyard space.		Modern	

Building: Summerville House	Master Plan ref: 6	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Entrance Porch	Entrance porch and hall with stylised Corinthian panelled pilasters and archivolt		1800s	☆☆☆
Flooring	Entrance porch with encaustic tiles		1800s	☆☆☆
Flooring	Modern carpets		Modern	
Walls	Partition wall dividing entrance porch with stair core. Detailed with Elliptical-arched opening with a small door opening		1700/1800s	☆☆☆

	inserted and arch molding details			
Walls	Internal wall remain for the most part as originally designed with minor alternations when additions and modern upgrades were required.		1786	★ ★ ★
Cornice detailing	decorative plasterwork cornice throughout the building. Foliate and tendril enriched cornices in the larger rooms.		1786	★ ★ ★
Architraves	Architraves and the liners around the openings and doors of exquisite detailing and foliate		1786	★ ★ ★

Stairs	Main staircase with distinctive timber balustrade		1786	★ ★ ★
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Figure 71 Summerville House Assessment Drawing – Refer to Appendix B



Figure 72 Summerville House Interior Assessment Drawing – Refer to Appendix B

7.5.3 Summerville House Summary of Assessment

Prior to any works or proposal, in-depth studies and survey of the existing building should be undertaken to provide further insight into Summerville House and an assessment of significance carried out on the features within the building.

Summerville House being one of the first building constructed on the land that we now know as Mary Immaculate College is a key feature within the overall campus. Its architectural form is relatively intact and holds many original features. However, due to the significant amount of changes that have been undertaken over the years much of the original fabric is covered over and a detailed investigation and opening up of the fabric needs to be undertaken to establish the detailed significance of the building beyond what this study was able to achieve. The College has over the last number of years during the renovations of Summerville House, repaired and protected the original features of the House including ceilings and decorative features.

7.6 Summerville Lodge

Summerville Lodge is located directly across from Summerville House along Summerville Avenue on the main campus. It is located at the end of the site and is bounded by the road (Summerville Ave) to the north housing to the west and linked visually to the Summerville House to the south east. This is achieved by the large open green space between the lodge and house with a small pathway sweeping around this space.

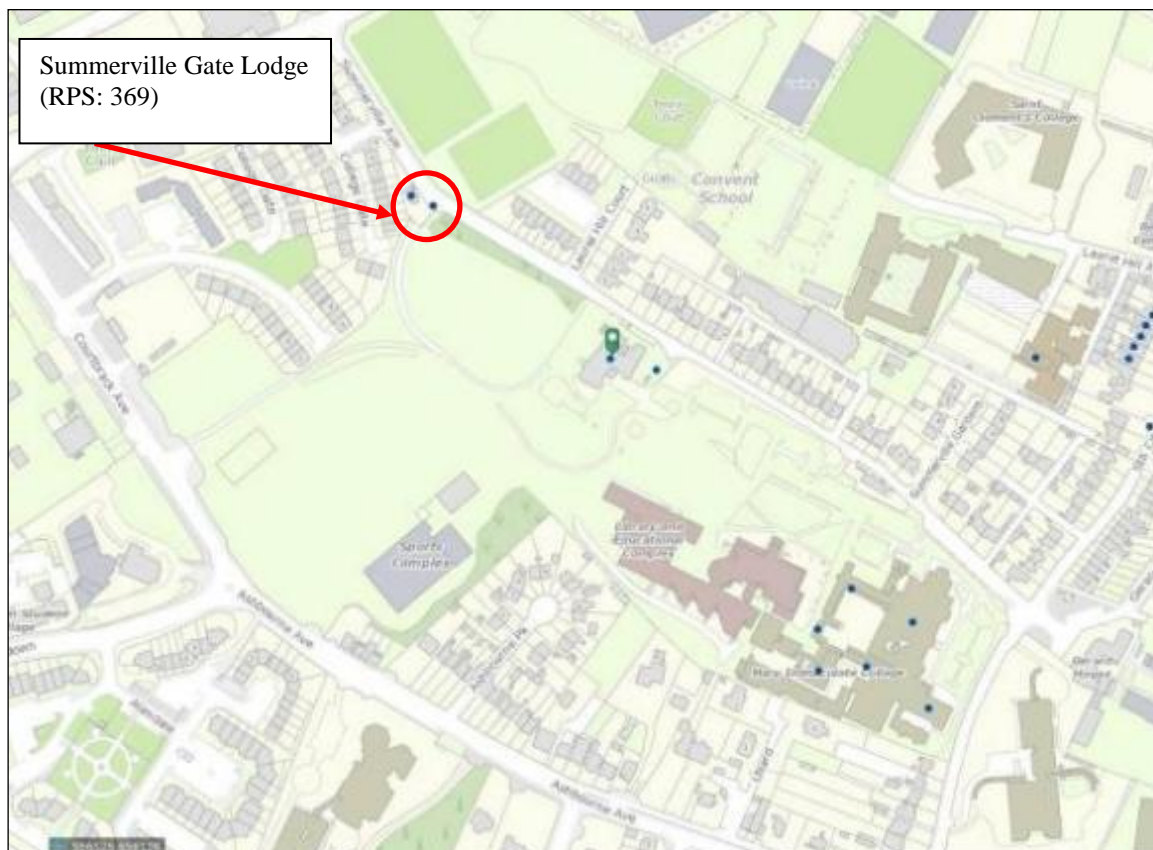


Figure 73 Summerville Lodge Location Map

This gate lodge has been refurbished in recent years and now functions as a Franco-German Language Centre. The lodge has a cruciform shaped and natural slate roof with replacement

timber sash windows. The original form is much intact with alternations mainly taking place on the interior.



Photograph 96 Summerville Gate Lodge Front Elevation



Photograph 97 Summerville Lodge Front Elevation



Photograph 98 Internal View showing modern fitout



Photograph 99 Visual connection to Summerville House



Photograph 100 Gates (not original) and limestone pillars adjacent to the Gate Lodge




7.6.1 Historical Records – Architectural Plans and Photographs




Unfortunately it was not possible to locate any historic plans and photographs of this building during this study.




7.6.2 Summerville Lodge Assessment of Significance



The following section depicts the buildings fabric elements and categories their significance

Building: Summerville Lodge	Master Plan ref: 7	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Roof	Pitched artificial slate roof with replacement ridge tiles, with apex surmounted by red brick chimneystack with two octagonal clay pots.		1870s	☆☆☆
Chimney	Red brick chimneystack with two octagonal clay pots.		1870s	☆☆☆
Eaves	Sprocketed timber eaves and plainly decorated bargeboards			☆☆☆

Walls	Masonry walls with the original layout intact.		1870s	★ ★ ★
Window openings	Square-headed window openings, with splayed soffits and reveals, painted stone sills and replacement casement windows.		1870s	★ ★ ★
Window	Replacement sash windows.		Modern	Not significant

Door	Square-headed door opening with plain rendered reveals, and double-leaf raised and fielded panelled timber Replacement doors		Modern	Not significant
Paving	Modern paving surrounding the building.		Modern	Not significant
Lighting	Modern external lighting.		Modern	Not significant

<p>Gateway – stone plinth and piers</p>	<p>Limestone Piers and plinth are original.</p>				<p>Original</p>	<p>★ ★ ★</p>
<p>Gateway – gates and railings</p>	<p>The original gates, railing and fixings were completely replaced in recent years with a modern mild steel substitute.</p>				<p>Modern</p>	<p>Not significant</p>

Building: Summerville Lodge	Master Plan ref: 7	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Walls	Modern fit out but the internal arrangement remains largely intact with some new openings through the internal walls.		1870s	☆☆☆
Fitout	Modern Fitout		Modern	Not significant
Flooring	Modern Carpets		Modern	Not significant

				
Internal Doors	Timber panelled doors			☆☆☆



Figure 74 Summerville Lodge Assessment Drawing – Refer to Appendix B

7.6.3 Summerville Lodge Summary of Assessment

Summerville Lodge located at the rear of the site opposite Summerville House is a key feature in the landscape and adds to the overall character of the campus as a whole. The building has been renovated in recent years and conservation best practice was adhered to. The original form and layout remain much intact. While a number of small alterations have been undertaken within the building this does not take from the significance of the building as a whole.

Many of the external features are present on the building with the brick chimney and chimney pots sitting above the building as originally designed. The doors and windows have been replaced in timber and to the original design.

Summerville lodge while one of the small protected structures on site is a unique and important feature of the overall campus. This document will aid in any future development of Summerville lodge by gaining an insight into the features of significance within the structure. All the necessary statutory approval should be sought from the local authority prior to any works taking place.

7.7 Mount St. Vincent Convent

Mount St. Vincent Convent is located to the east of South Circular Road at John Newman Campus of Mary Immaculate College. The entrance from O'Connell Avenue is on the east of the site, with the convent building facing east and extending northwest to the former orphan school and parallel to the former Widow's Home which is on the north side of the site.

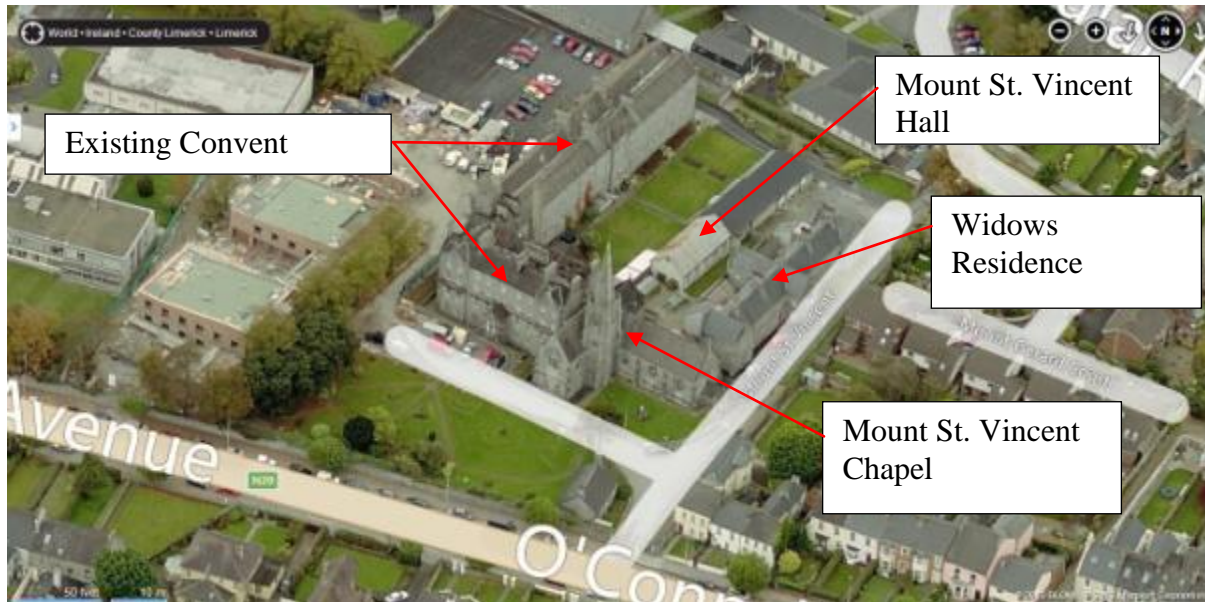


Figure 75 Building Locations (View from East) - Bing Maps

Many important features of Mount St. Vincent remain today. Changes over the years has introduced modern less important features, for example the UPVC windows. While functional they are not original and detract from the buildings character. The window opening and cut stone surround, however, are of significance. The building has undergone a repurposing in recent years and is now used as part of the Mary Immaculate teaching and administration resource.



Photograph 101 Mount St. Vincent Front Elevation



Photograph 102 Side Elevation of Mount St. Vincent



Photograph 103 Mount St. Vincent Rear and side elevation



Photograph 104 Mount St. Vincent Rear Elevation



Photograph 105 The Nine Steps

7.7.1 Historical Records – Architectural Plans and Photographs

The historical description set out below summarizes the development of the whole Mount St. Vincent complex since its foundation. Catherine McAuley founded the Sisters of Mercy in 1831 in Dublin. The Sisters of Mercy arrived in Limerick on the 24th of September 1838, to the Poor Clare Convent on Bishop Street. On Catherine's departure Mother Elizabeth Moore was in first command of the Sisters in Limerick. She set about establishing a convent and orphanage in the city.



Figure 76 Mount St. Vincent Convent - Print by Day & Son, London c. 1870 - Limerick Museum

The house of the new community was a small old house in poor repair on the site of what later became the convent laundry. It was then known as Mount Kennett House and the cost of acquiring it was £1,500. At this time the house was surrounded by four large fields.

The foundation stone of the Mount St. Vincent Convent was laid on the 15th of July 1851.³² Previous to this Mount Kennett House stood on the site. Funds came from then Bishop of Limerick, Dr. John Ryan, and Helena Heffernan. Peter Arthur, a wealthy businessman of the city left a considerable sum to the Sisters in the Mount St. Vincent Convent and a stone plaque having the name Peter Arthur as benefactor was placed on the wall of the west wing of the convent.

The architect was John Neville³³, born in Limerick in 1813 or 1814. In August of 1840 he sat the county surveyor ship examinations and was successful, by September he had been appointed as the County Surveyor for Co. Louth, remaining in the post for 46 years. He also engaged in private practice, designing five convents in various parts of the country (including Limerick) from 1847 to the 1870's.³⁴

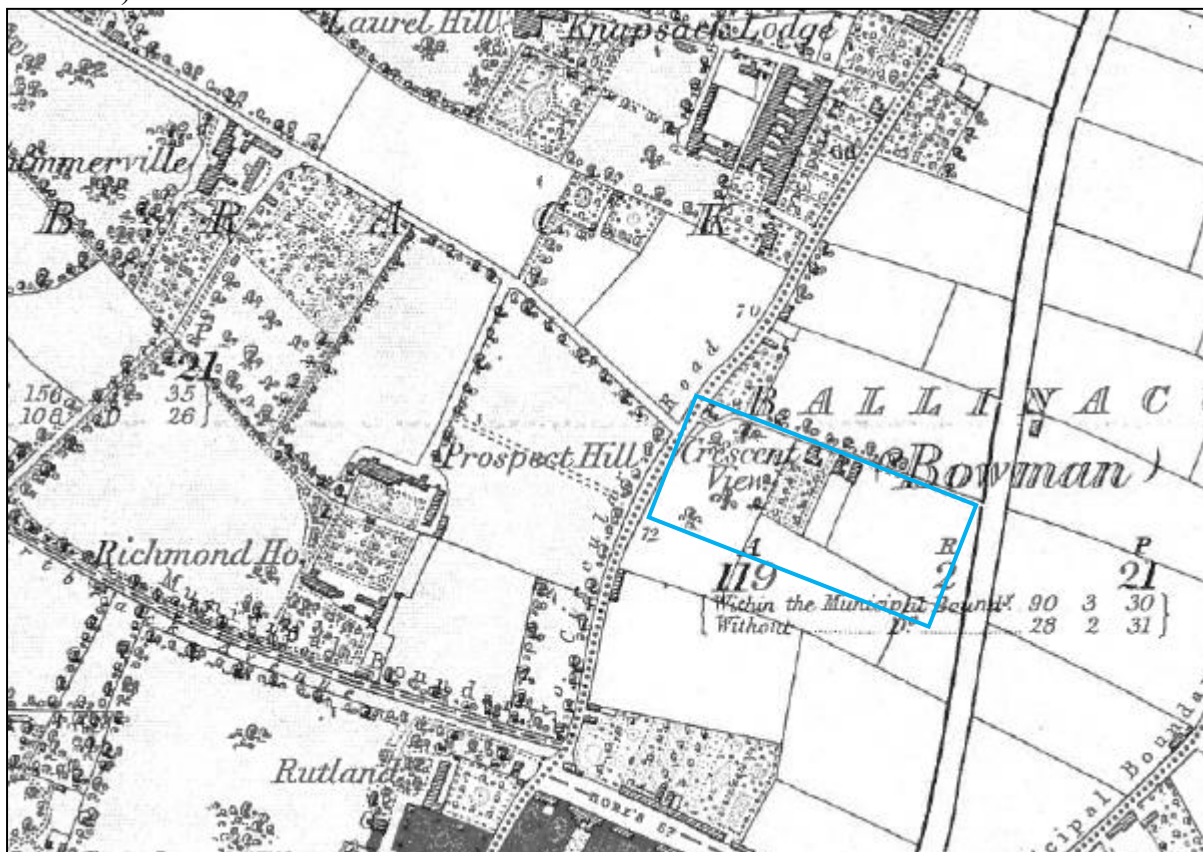


Figure 77 Map of Limerick 1840's, with approximate area of site.

The construction was completed in twelve months mainly because there was no contractor put in place. Local trades people all agreed to help out on its construction and by the 19th of July 1852 (the feast of St, Vincent De Paul) the East facing section of the convent was ready to welcome its first residents. The children occupied the top floor, the Sisters the first floor,

³² The Builder, 19th July 1851, Irish Architectural Archive.

³³ www.dia.ie/architects/view/4000/NEVILLE%2C+JOHN+%5B2%5D

³⁴ IBID

and the ground floor was used for kitchen and dining services. At this time also to the right of the entrance hall, the present parlor was used as a chapel. It is thought that after this construction began on the first section of the West Wing of the convent however it may only have been partially constructed and completed in later years

On the 25th of March 1858 the foundation stone of the Mount St. Vincent Chapel was laid, it was heated by a stove until 1880 when the Bishop Butler installed a new heating system.³⁵ The chapel was completed in 1863 and it was not consecrated until 1867 on the feast of the Immaculate Conception by Bishop Butler.

In 1864 hot water pipes were installed in the lower floor of the convent. This was funded by Bishop Ryan at a cost of £108. In 1870 a new Organ was purchased from Dixon of Waterford. In 1861 funds were gathered with the help of Rev. Father O'Meara, O.S.F. for the building of a Widows' Home. This is situated to the west of the chapel entrance.

In 1866 the Gate Lodge was built with the cut stone piers and gate being erected in 1867. In 1869 the boundary wall was erected around the site.

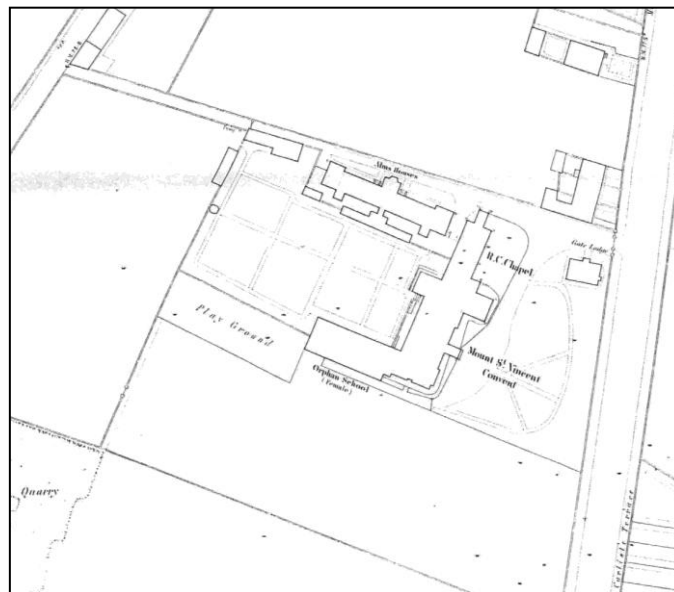


Figure 78 OSI Map 1870

In 1877 construction of the west wing dormitories was begun as there was a need for more accommodation. We can see in the 1870's map that the west wing had not been completed to the building we see today. It is a three storey stone structure in line with the convent. The ground floor included classroom accommodation for the middle and senior classes. This was finished in 1879. The building was to house 250 children.

³⁵Memories of a Limerick Institution, Limerick Leader, Saturday March 23rd, Features, p 2

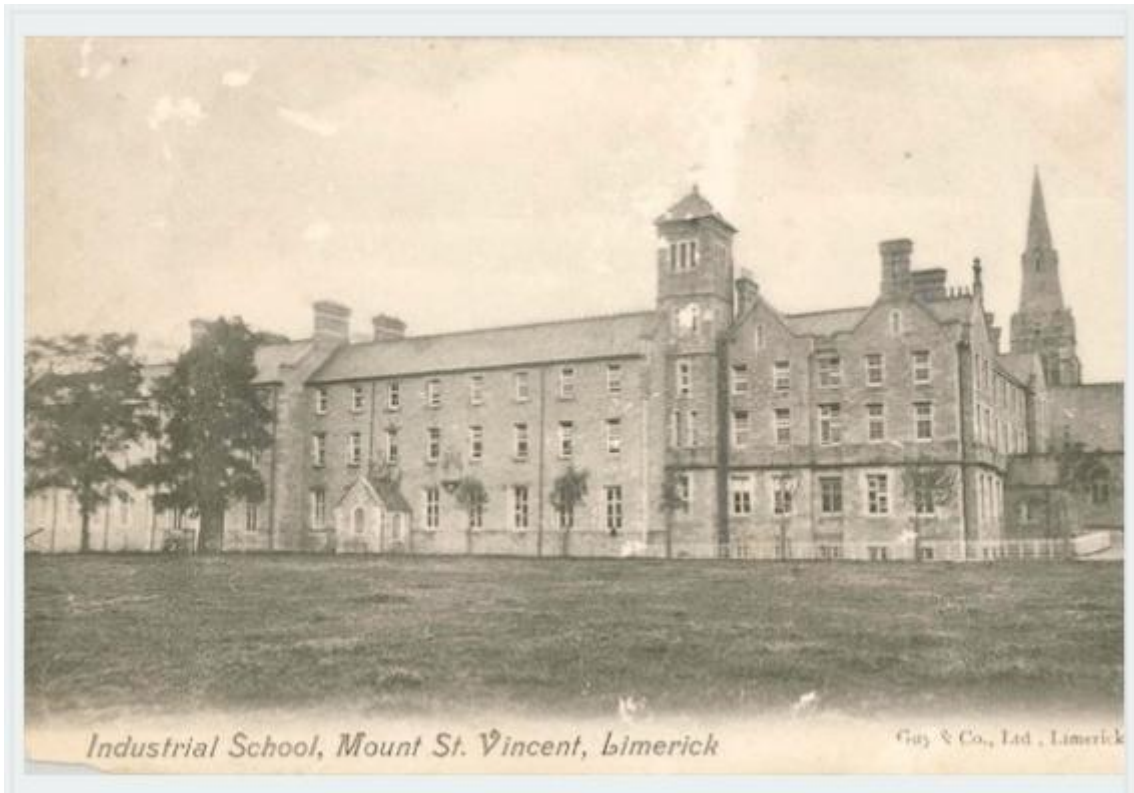


Figure 79 Mount St. Vincent Convent c. 1879

In 1886 there was a fire in the laundry of the Convent. This building was the original Mount Kennett house. Much of it was destroyed, and in 1888 a bakery was established there.

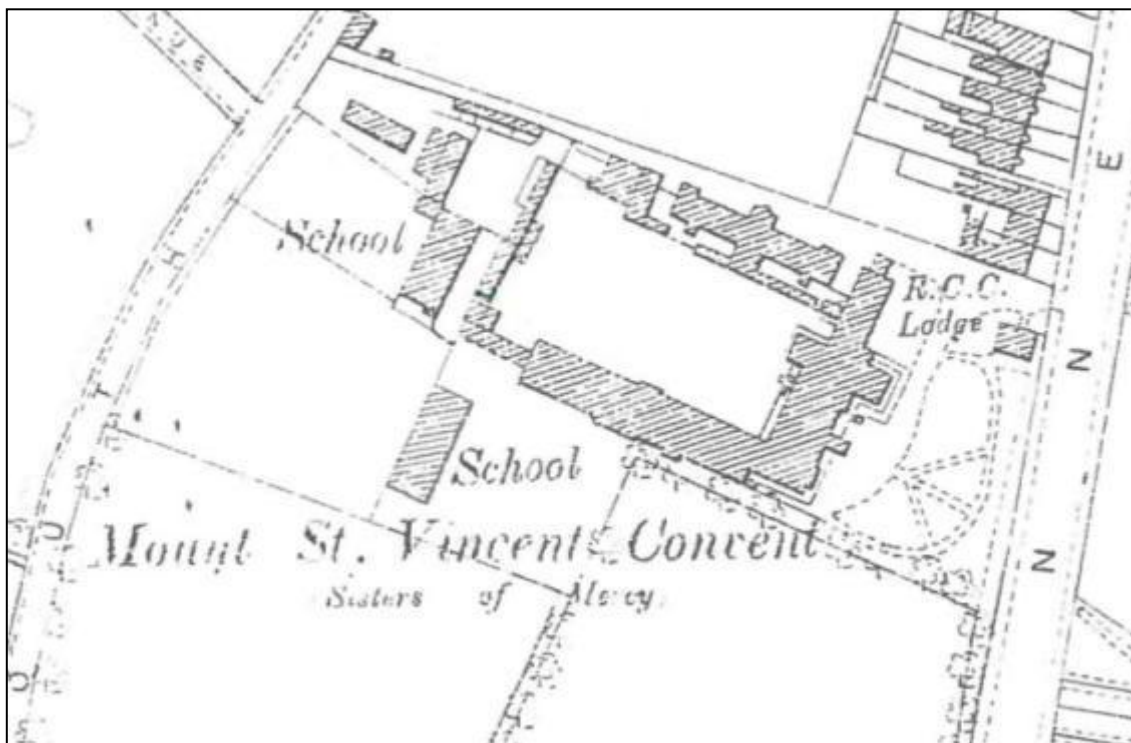


Figure 80 OSI Map 1900

In 1898 the novices who were until this time at St. Mary's Convent, were moved to the Mount Convent. To provide extra space an Iron House³⁶ was purchased from England and transported across the Irish Sea. It was placed as a separate unit on the Mount Garden and became known as Mount St. Vincent Hall. This was also used as a secondary school, as a chapel when the Mount St. Vincent Chapel was being renovated, and as a dining room for major celebrations.



Photograph 106 The Iron House, purchased from England in 1898 Known as Mount St. Vincent Hall

At the same time the foundation stone for Mary Immaculate College was laid on a site to the West of the Convent site.

It was 1924 when electricity was first installed in the ground floor of the convent and the chapel. Previous to this the convent was lit by gaslights. Also at this time the original blowing system organ from the 1870's was replaced by an electric model. Previous to this the convent was lit by gaslights. It was not until 1945 that electricity was installed throughout the entire convent.

In 1929 a link was built between Mount St. Vincent Hall (the Iron House) and the convent building. The section extending west from the convent building is original, and the section linking this to Mount St. Vincent Hall is modern.

³⁶ Now known as Mount St Vincent Hall RPS 375



Figure 81 OSI Map 1919

Previous to the renovations of the 1950's and 1960's a local builder Mr. Ryan was employed for some alterations. In 1935 a bridge was constructed over the basement entrance to the convent to allow easier access to the playground. This became known as the 'nine steps'.



Figure 82 OSI Map 1938

In 1950 a new oil-fired heating system was installed in the Chapel, the Convent, St. Vincent's Hall, and the residential school. This was attributed to Andrew Devane and Leonard of Dublin. This is about the time that plans were drawn up by Andrew Devane for the St. Vincent De Paul School, which adjoins Mount St. Vincent Hall.





Figure 83 Mount St. Vincent Convent³⁷




³⁷ Photograph by L.Roy, National Library of Ireland.



7.7.2 Mount St Vincent Convent Assessment of Significance




The following section depicts the buildings fabric elements and categories their significance



Building: Mount St Vincent Convent	Master Plan ref: 18	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Entrance Porch Front elevation.	This central Porch protrudes out of the building and is made up of a natural slate pitched roof with buttress detailing to the front. The Tudor arch door opening has chamfered reveal and the entrance door and frame has been replaced.		Original 1850	☆☆☆
Cruciform Finial	The cruciform finial is located at the apex of the pitched roof on the entrance porch.		Original 1850	☆☆☆

<p>Windows on side elevations of entrance porch.</p>	<p>Two pointed arch windows are located on the ground floor section of the entrance porch, one on each elevation. Both windows have cut stone surrounds and hood moldings.</p>		<p>Original 1850</p>	<p>★ ★ ★</p>
<p>Walls</p>	<p>The external walls of Mount st Vincent are made up of squared and snecked limestone with limestone ashlar dressing including a stringcourse indicating first floor level, quoining, and gable parapet copings.</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>
<p>Roof</p>	<p>The front elevation has a M profile natural slate roof with two two-bay gabled breakfront end bays. The seventeen-bay side elevation is linked to the front by the six-stage square plan campanile. The M profile roof on the side elevation runs perpendicular to the front roof and has intersecting gable end roof</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>

	structures.			
Chimneys	There are 13 number Limestone ashlar chimneystacks with stringcourses. It contains emphatic stepped capping.		Original 1850 – 1870s	★ ★ ★
Concrete Chimney Stack.	When the boiler house was installed the concrete chimney, stack was constructed. This large square chimney to the rear of the front elevation raises up over the pitched roof.			Not significant
External Stairs	Cast-iron Steps (known as “the 9 steps”) leading up to a square head door opening with replacement door and frame.		Original 1850 – 1870s	★ ★ ★




				
Windows– timber	Original timber sash windows on the side elevation. These sash windows have two fixed panels at the top then divided by a timber transom the two sash one over one sash window panels.		Original 1850 – 1870s	★ ★ ★
Windows Front Elevation – PVC	Many of the windows on the front elevation have been replaced with upvc windows. These are Square-headed window openings, with limestone ashlar block-and-start surrounds, flush canted limestone sills.			Not significant



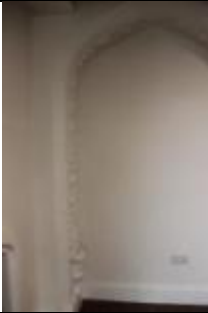
<p>Windows – Side Elevation</p>	<p>The side elevation contains Square-headed window openings, with limestone ashlar block-and-start surrounds, flush canted limestone sills. The windows have been replaced with Upvc windows.</p>			<p>Not significant</p>
<p>Statues on side elevation.</p>	<p>There are two statues on the side elevation located on protruding corbelled pedestals with a cut stone pitched hood molding directly above each statue. Behind the statues the limestone masonry is recessed in the wall, to accommodate the statue. One statue is located on near the apex of the gable of the building and the second is located on the extension to the building (circa 1870s) just between the ground and first floor level. It is centered on this extension.</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>


<p>Plaque on side elevation</p>	<p>Cut stone plaque located on the side elevation near the side entrance porch protruding from the building. This decorative cut stone plaque rests on a corbel.</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>
<p>Rear Conservatory</p>	<p>The Flat-roofed conservatory to northwest corner adjacent to chapel has a red brick plinth base and limestone coping with a timber framed glazed conservatory structure enriched by trefoil-arched panels.</p>		<p>1900-1925</p>	<p>★ ★ ★</p>
<p>Side conservatory</p>	<p>Modern pvc conservatory on the side elevation, with concrete plinth.</p>		<p>Modern</p>	<p>Not significant</p>

				
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Building: Mount St Vincent Convent	Master Plan ref: 18	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Cornice moulds	Cornice moulds running throughout the building.		Original 1850 – 1870s	☆☆☆
Ceiling – Porch	Exposed ceiling with timber panels and joists.		Original 1850 – 1870s	☆☆☆
Flooring	Modern Carpets have been installed throughout the building.			Not significant

<p>Flooring – Entrance Porch</p>	<p>Encaustic tile floor</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>
<p>Stairs</p>	<p>Open string timber staircase with Gothicised tread ends, stop-chamfered balustrade supporting timber handrail.</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>
<p>Reveals on openings that access the chapel.</p>	<p>Embellishment of the reveals comprising of foliate garlands rising from an urn.</p>		<p>Original 1850 – 1870s</p>	<p>★ ★ ★</p>
<p>Door</p>	<p>New modern fire doors have been installed</p>		<p>Modern.</p>	

	throughout the building.			
Doors	Several of the existing flat-panelled timber doors with arched upper panels doors have been upgraded for fire safety. Many of these contain Gothicised timber architraves.		Original 1850 – 1870s	★ ★ ★
Wainscoting	Timber paneled wainscoting in several areas of the building particularly by the stairs.		Original 1850 – 1870s	★ ★ ★

7.8 Mount St Vincent Chapel

Mount St. Vincent Chapel is located to the east of the South Circular Road at John Newman Campus of Mary Immaculate College.

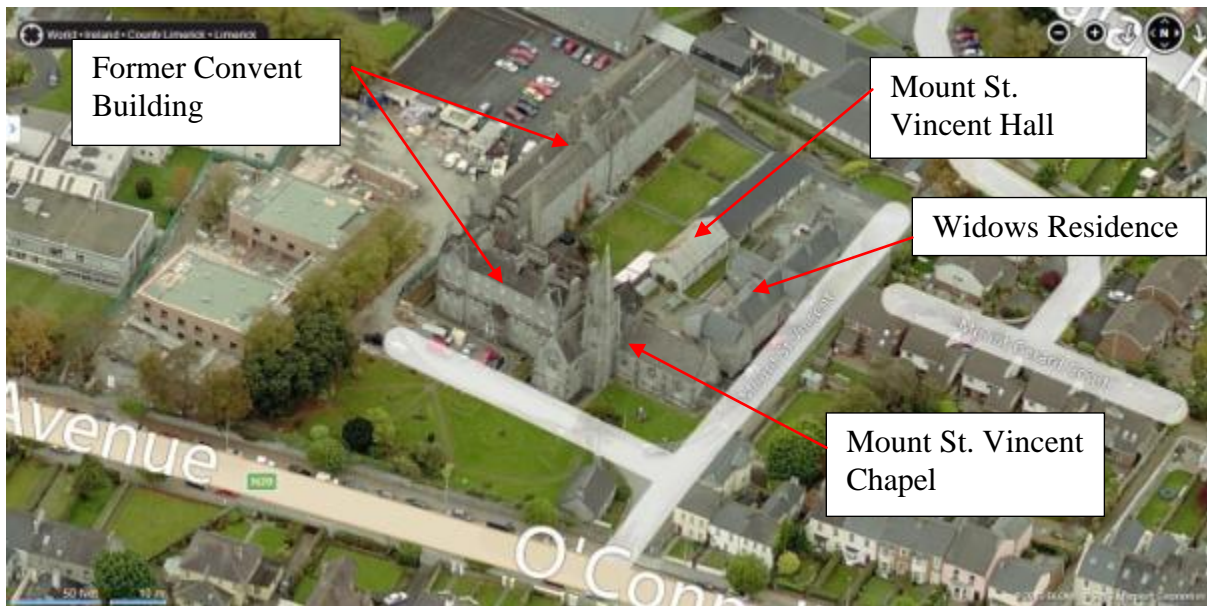


Figure 87 Building Locations (View from East)- Bing Maps

Many of the chapel's original features remain intact with no major variations on the buildings form. There is a small timber addition on the side elevation of the building. The masonry and cut stone detailing stands as it originally built with only minor repairs having been carried out. However internally the built has been stripped back to expose the brick and masonry. The flooring has also been stripped back to the timbers. The mezzanine level is undisturbed.



Photograph 107 Mount St. Vincent Chapel



Photograph 108 Mount St Vincent Chapel Front Elevation



Photograph 109 Rear Elevation of Chapel showing timber extension



Photograph 110 Chapel Entrance porch



Photograph 111 Interior View of Chapel



Photograph 112 Interior View of Chapel

7.8.1 Historical Records - Architectural plans and photographs








Figure 88 Mount St. Vincent Convent - Print by Day & Son, London c. 1870 - Limerick Museum





7.8.2 Mount St. Vincent Chapel Assessment of Significance




The following section depicts the buildings fabric elements and categories their significance





Building: Mount St. Vincent Chapel	Master Plan ref: 19	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Tracery window side elevation	Perpendicular Gothic limestone tracery to nave side elevation with stain glass coloured in lead.		Original - 1861	☆☆☆
Front Elevation curvilinear tracery window	Curvilinear tracery window located on the gable end of the chancel and above the front entrance porch		Original - 1861	☆☆☆
Pointed arch windows along the side elevation	Three number pointed arch windows with hood mouldings and cut stone		Original - 1861	☆☆☆

	surrounds along the side elevation. There are three more located on the opposite elevation and two final pointed arch windows on the transept of the building that is facing the road.				
Enclosed entrance porch	Entrance porch located on the gable end of the building with enclosed entrance. Cut stone surrounds		Original - 1861	★ ★ ★	
Entrance porch opening	Pointed arch porch door opening with limestone ashlar drip mould with block ends, stepped limestone reveals arrived at by two limestone steps		Original - 1861	★ ★ ★	
Entrance porch door	Pointed arch door opening with, limestone drip mould having terminating block		Original - 1903	★ ★ ★	




	ends, stop-chamfered reveals, limestone step and plank timber door with elaborate wrought-iron hinges			
Entrance porch modern railing	Modern metal railing connected to the porch opening.		Modern	Not Significant
Cast-iron crest to porch roof with cast-iron cruciform finial	Cast-iron crest to porch roof with cast-iron cruciform finial		Original - 1861	★ ★ ★
Masonry	Squared and snecked rubble limestone walls with limestone ashlar dressing comprising angle corner buttressing, plinth course and corbelled eaves		Original - 1861	★ ★ ★




Eaves	corbelled eaves holding up rain water goods.		Original - 1861	<div style="background-color: green; color: white; text-align: center; padding: 5px;">★ ★ ★</div>
Rain water goods	The rain water goods have been replaced on the chapel building with modern pvc ogee gutters and round downpipes		Modern	<div style="background-color: red; color: black; text-align: center; padding: 5px;">Not Significant</div>
Roof	Natural slate pitched roof with perpendicular pitched roof that intersects at the nave and pitched natural slate roof on the entrance porch.		Original – 1861	<div style="background-color: green; color: white; text-align: center; padding: 5px;">★ ★ ★</div>
Buttress	Buttress details located along the side elevation of		Original - 1861	<div style="background-color: green; color: white; text-align: center; padding: 5px;">★ ★ ★</div>




	the chapel between the pointed arch windows.			
Railings along side elevation	Modern railing on eastern elevation of the chapel.		Modern - Installation date unknown	Not Significant
Paving	Modern paving surrounding the building.		Modern - installation date unknown	Not Significant
Tower	Three-stage tower and octagonal spire with pointed arched windows located to south-eastern corner of transept and nave		Original – 1861	★ ★ ★




Timber extension on side elevation.	Modern timber paneled extension on the west side of the building with modern Upvc windows. Existing brick arch above this extension.		Modern - installation date unknown	Not Significant



Building: Mount St. Vincent Chapel	Master Plan ref: 19	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Ceiling of porch section	Exposed A-frame timber porch roof with stop-chamfered detailing to principal rafters which rise from sprockets resting on moulded timber wall plate. Rafters lined with tongued and grooved paneling		Original - 1861	☆☆☆
Floor of porch section	Encaustic tiled porch platform.		Original - 1861	☆☆☆
Floor	Encaustic tiled floor with a raised timber floor at alter level and into the transepts.		Original - 1861	☆☆☆

Ceiling	Exposed timber roof structure comprising a double pitch, with stop-chamfered detailing to principal rafters rising from moulded wall plate		Original - 1861	★ ★ ★
Choir Gallery	Located above the entrance, timber ceiling and floor, organ located here, with decorative leaf railings.		Original - 1861	★ ★ ★
Arches	Running mould pointed archivolt rising from cluster colonnettes, separates nave from altar and transepts.		Original - 1861	★ ★ ★
Walls	Exposed masonry walls made up of brickwork and stone. Plaster work had been removed from the walls in recent times.		Original - 1861	★ ★ ★

				
Modern radiators	Modern radiators located along the side elevations of the building.		Modern - installation date unknown.	Not significant
Window surrounds	Each window opening articulated by a moulded sill with flanking pedestals supporting colonnettes from which a running mould archivolt rises. Outer architrave springing from plaster busts. NOTE: Plaster busts have been removed and are stored.		Original - 1903	★ ★ ★
Decorative plaster busts	Decorative plaster busts that were located under the architraves of the windows. NOTE: Most of these		Original - 1861	★ ★ ★

	features have been removed and are stored in the building.			
Spiral stairs	Located to left of the entrance porch and gives access the choir gallery above. The stairs has cast iron railings, steps and raisers with decorative patterns.		Original - 1861	★ ★ ★
Lighting	Modern light fittings.		Modern - installation date unknown.	Not significant
Door	Tudor-arched door openings with running mould architraves on block			★ ★ ★

	ends and Gothicised panelling to timber door leafs			
Modern fit out of basement section	Modern student study room now located in the basement section of the building with modern fitout including flooring, suspended ceiling and all electrical items,etc.		Modern	Not significant
Arch	The structural arches are still evident in the basement. Similar to the ground floor the architraves spring from a plaster bust detail.		Original - 1861	★ ★ ★

cut stone detailing stands as it was originally built with only minor repairs having been carried out. However, internally the walls has been stripped back to expose the brick and masonry. The flooring has also been stripped back to the timbers. The mezzanine level is undisturbed.

The chapel was an important component within the original large convent complex of Mount St. Vincent and now the overall campus of Mary Immaculate College. The future of the building looks bright as there has been many proposals for the use of the space and its contribution to the overall campus and College structure. For the chapel building, this document provides a key insight into the significance of the elements that are retained within the structure. This will provide an awareness of the significance of the building and allow for careful consideration within any future proposal, provided the necessary statutory approvals are gained from the local authority.

7.9 Mount St. Vincent Hall

Mount St. Vincent Hall is located to the east of South Circular Road at John Newman Campus of Mary Immaculate College. It is located to the rear of Mount St Vincent's chapel and convent.



Figure 91 Building Locations (View from East) – Bing Maps

Much of the buildings original features remain intact however, the building is in need of repairs. The interior of the building is unused, but historical features are much intact. The hall is made up of corrugated metal sheeting with a pitched corrugated metal roof with timber barge and eaves. The windows are comprised of square-headed window openings with timber reveals, sills and mullioned four-paned casement lights with arched over lights. The larger window openings are made up of multiple-paned casement windows. Internally the walls are lined with tongued and grooved paneling that rises to the ceiling and continues across the ceiling. There are metal ties on the timber trusses. The interior is divided by a timber partition/ glazed screen which folds back.

The building has been used up until recent times and has fulfilled many and varied functions for over 100 years.



Photograph 113 Mount St. Vincent Hall surrounded by hoarding



Photograph 114 Side Elevation of Mount St. Vincent Hall



Photograph 115 Rear Elevation of Mount St. Vincent Hall



Photograph 116 Exterior View of window opening.



Photograph 117 Interior View showing folding doors



Photograph 118 View of boarded ceiling

7.9.1 Historical Records – Architectural Plans and Photographs

Mount St. Vincent Hall is a building of its time i.e. mid to late 19th century and was purchased to meet a specific need at the time when the Mount Convent was expanding. This was not unusual at this time as the use of corrugated iron buildings and structures was common place. These corrugated iron buildings could be bought off of a catalogue and were manufactured and shipped (flat packed) all over the British Empire stretching from Canada to Australia.

*The architectural iron industry in Scotland was world leading at the end of the 19th century, and corrugated iron was extensively used as a construction material. Scottish firms such as Robertson and Lister, AJ Main, and William Bain and Co developed their specialism in the manufacture of iron building components and entire buildings using corrugated iron.*³⁸

These buildings met the significant demand of the time for inexpensive housing, religious and social gathering places, hospitals, etc.

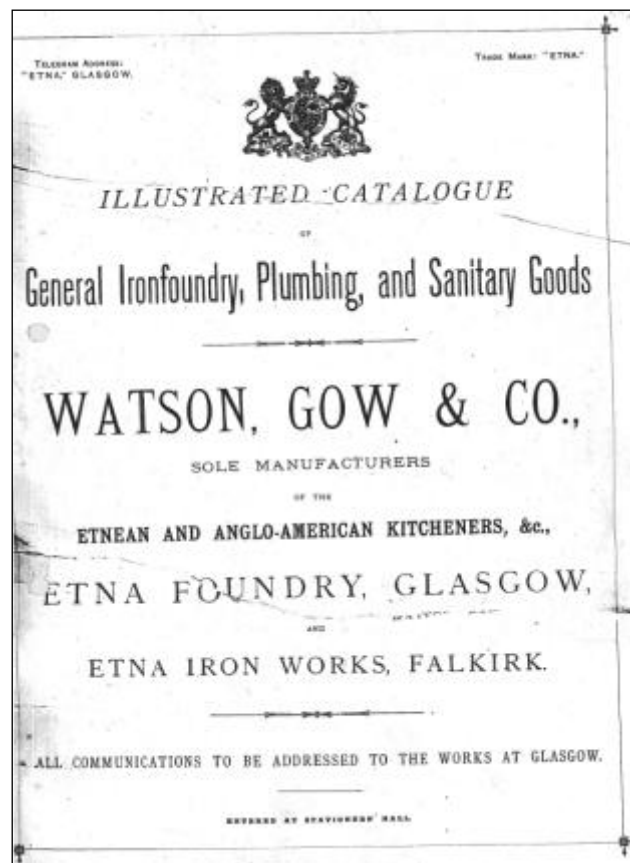
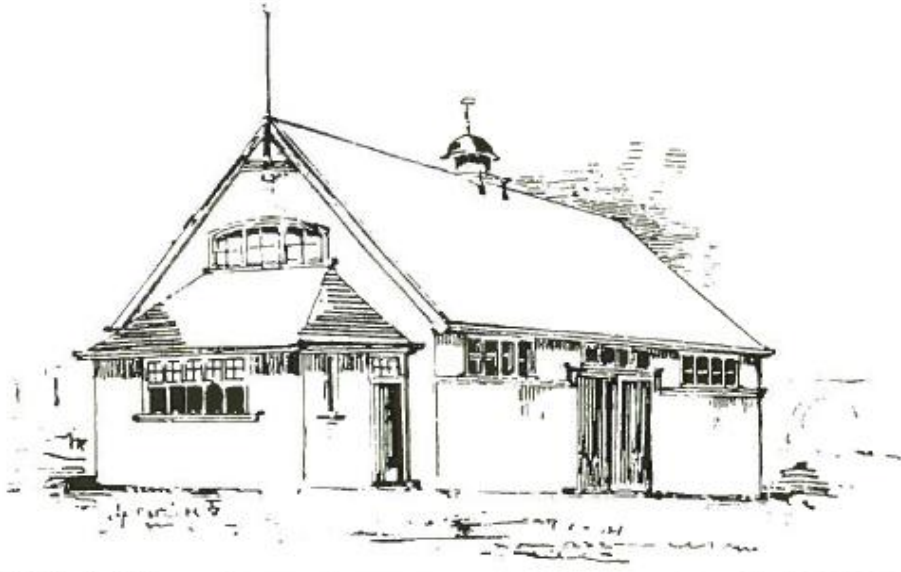


Figure 92 Catalogue Example

³⁸ Inform - Care and Maintenance of Historic Iron, Historic Scotland Publication

VILLAGE-HALLS, DRILL-HALLS, READING-ROOMS, RECREATION-ROOMS and PARISH-ROOMS.






SPEIRS & CO. DESIGNERS & BUILDERS OF **125 West Regent St., GLASGOW.**
and many other buildings of Iron & Wood Framing



Figure 93 Sample of Catalogue Speirs and Co Glasgow

7.9.2 Mount St. Vincent Hall Assessment of Significance




The following section depicts the buildings fabric elements and categories their significance

Building: Mount St. Vincent Hall	Master Plan ref: 20	Fabric: External Facades	Level of Significance: ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Roof	Pitched corrugated metal roof with timber barge and eaves boards.		1890s	☆☆☆
Eaves	Timber eaves boards and barge		1890s	☆☆☆
Walls	Five-bay single-storey building with corrugated metal-faced walls with concrete plinth base		1890s	☆☆☆

Windows	Square-headed window openings with timber reveals, sills and mullioned four-paned casement lights with arched overlights		1890s	★ ★ ★
Larger Windows	Large openings on the opposite elevation with multiple-paned casement windows		1890s	★ ★ ★
Plinth	The building rests on a plinth.		1890s	★ ★ ★

Building: Mount St. Vincent Hall	Master Plan ref: 20	Fabric: Internal	Level of Significance : ☆☆☆
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Element	Description:	Photo	Period Built:	Level of Significance:
Walls	The internal walls are lined with tongued and grooved paneling		1890's	☆☆☆
Flooring	Timber flooring with linoleum floor covering (date unknown)		1890's	☆☆☆
Ceiling	Tongue and grooved paneled ceiling that follows the slope before leveling off. There are metal ties on the timber trusses.		1890's	☆☆☆

Folding partition	Internal timber framed glazed screen partition, which folds back and integrates two single doors		1890's	<div style="background-color: green; color: white; padding: 5px;"> ★ ★ ★ </div>



Figure 94 Assessment Drawing – Refer to Appendix B.

7.9.3 Mount St. Vincent Hall Summary of Assessment

Mount St. Vincent Hall was purchased and erected on the convent garden in the late 19th century. It was bought to meet the demands of a growing population in the convent and orphanage. It was one of thousands of prefabricated corrugated iron buildings that were supplied throughout the United Kingdom in the late 19th and early 20th centuries and is an example of innovative building manufacture of the time. These buildings met the significant demand of the time for inexpensive housing, religious and social gathering places, hospitals, etc.

Mount St. Vincent Hall has a history of being associated with The Mount Convent going back over 100 years and has adapted and changed to suit new uses as required over that time. It is part of an increasingly rare type of building within our historic building stock. It is also under threat from a lack of appropriate repairs and maintenance over many years and the fact that it has no viable use at the moment. The College is considering alternative uses and locations for the building as part of the Master Plan development process.

The hall can be considered significant in the context of innovative architectural practice in the early 20th century as well as for contributing to the social and cultural history, not alone of the convent, but wider society.

This document provides a key insight into the significance of the elements that are retained within the structure. This will provide an awareness of the significance of the building and allow for careful consideration within any future proposal, provided the necessary statutory approvals are gained from the local authority.

8.0 ISSUES OF VULNERABILITY



8.0 Issues of Vulnerability

The following issues of vulnerability were identified by the project team during the preparation of this Conservation & Management Plan:-

1. Lack of Understanding of the History and Significance of the College Campus
2. Detailed Fabric Assessment
3. Ecological Assessment
4. Historic Designed Landscape
5. Reading Interpretation and Setting
6. Future Development of the Campus

8.1 Lack of understanding of History and Significance of MIC campus

The lack of understanding of the history and significance of Mary Immaculate College and overall campus poses a threat. In order to preserve a building and site we need to understand it. This CMP aims to give all involved a comprehensive understanding of the history and significance of this campus to help set up suitable structures to enable maintenance, preservation, restoration and management of the site, as appropriate, now and in the future.

8.2 Detailed Fabric Assessment

No fabric assessments have been carried out as part of this CMP and this presents large gaps in the knowledge and understanding. These gaps need to be bridged and explained by the commissioning of detailed surveys that can shed light on important individual feature and structures. While the principal architectural and heritage values recognise the significance of MIC campus, many individual features can have higher importance and value.

8.3 Ecology

An ecology survey has not been carried out as part of this CMP and this presents an issue of vulnerability. A detailed ecology survey should be carried out within the campus including a bat survey.

8.4 Historic Designed Landscape

The historic designed landscape is vulnerable to loss in terms of evidence of past designed evolution. The current understanding of the spatial relationship and organisation of the 18th and 19th century demesnes provides valuable insight into a relatively under-examined aspect of Irish landscape design history and in this respect MIC campus is an example of a place with a unique opportunity to contribute to new knowledge. This also relates to the 20th and 21st century institutional landscapes, which should be studied and assessed for significance in the Irish context in terms of cultural, artistic and landscape architectural history. The spatial relationship and organisation of the demesnes within this part of Limerick is of importance, and the remains (though few and fragmented) that are evident in the current MIC campus should be considered important evidence of its former cultural relevance. Similarly, elements of designed spaces within the educational and religious institutes of Mary Immaculate College and Mount St. Vincent should also be considered valuable in their own right and within the overall story of layered landscape

change over time. These features are vulnerable to change through removal or inappropriate development and need careful consideration in future plans. These include historic open spaces designed with specific roles from 19th-21st centuries; walled and tree-lined property boundaries illustrating spatial relationships of historic houses within a suburban demesne landscape; walled gardens; and trees, groups of trees and tree lines of designed demesnes and institutional landscapes. A coherent landscape plan and set of strategies are required to protect the designed chronology and its physical remains in the event of change. Reference to the Florence Charter for Historic Gardens (1981)³⁹ would be required. Detailed surveys will be required.

8.5 Reading, Interpretation and Setting

The reading of the College Campus in its totality, which can only be understood as such as a result of the collective sum of its parts, is vulnerable to loss in the event of change. A future vision for the campus should be formulated with the aid of the following guidelines and principles developed by the International Council on Monuments and Sites (ICOMOS):

- Charter for historic gardens (Florence, 1981)
- Xi'an declaration on conservation of setting of heritage structures, sites and areas (2005)
- New Zealand Charter for conservation of places of cultural heritage value (2010)
- Paris declaration on heritage as a driver of development (2011)
- Burra charter for places of cultural significance (2013).

8.6 Future Development of Mary Immaculate College Campus

Future development within the campus would have an impact on the historic buildings, spaces, features and structures. However, this does not necessarily need to be a negative impact and the vulnerabilities listed above can become key features in the new development if an overall vision for the Campus is devised. This would take note of key recommendations listed in this report in terms of further investigation and the development of a strategy that encompasses all of the elements collectively in line with the conservation policies listed herein.

³⁹ International Council On Monuments And Sites (1981) 'Historic Gardens', Florence: ICOMOS.

9.0 CONSERVATION POLICIES



9.0 Conservation Policies

This section sets out the proposed policies that will guide the future development and management of the College Campus. The following eight policies are proposed.

9.1 Policy 1 - Routine Management and Maintenance

Appropriate routine Maintenance and Management for the Campus and demesne is essential to the conservation of the entire site as a significant place.

Regular monitoring should inform continual improvement of planned maintenance and identify the need for periodic repair or renewal at an early stage.

If it is not possible to carry out a permanent solution to an identified problem immediately, temporary works should be undertaken to prevent the problems from growing. Temporary solutions should be effective, but most definitely be reversible.

9.2 Policy 2 - Periodic Renewal

Places of significance are in need of periodic renewal. Where this is required at the College campus, it is only to be done if it does not cause any harm to the heritage values of the buildings, structures, built and vegetal forms or historic spaces.

Periodic renewal is different from management and maintenance. It can consist of works such as re-covering roofs. It occurs over a longer cycle. It is usually more drastic and often has a bigger visual impact. It can involve temporary loss of certain heritage values.

These values are likely to return within the next cycle, provided the replacement is physically and visually compatible (normally 'like for like', to the extent that this is sustainable). By contrast, the consequence of not undertaking periodic renewal is normally more extensive loss of both fabric and heritage values.

9.3 Policy 3 – Repair

Repairs are necessary to sustain the heritage values of a significant place. It is normally only desirable if:

1. These proposals are designed to avoid or minimise harm to their very best.
2. There is sufficient information to understand the impacts that the proposals may have on the significance of the place.
3. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

9.4 Policy 4 - Intervention to Increase Knowledge of the past

Intervention in significant places primarily to increase knowledge of the past, involving material loss or evidential values, should only be acceptable if:

- a) preservation insitu is not reasonably practicable; or
- b) it is demonstrated that the potential increase in knowledge

- i) cannot be achieved using non-destructive techniques; and
- ii) is unlikely to be achieved at another place whose destruction is inevitable;
and
- iii) is predicted decisively to outweigh the loss of the primary resource.

If acceptable, an intervention demands:

- a) a skilled team, with the resources to implement a project design based on clear research objectives;
- b) funded arrangements for the subsequent conservation and public deposit of the site archive, and for appropriate analysis and dissemination of the results within a set timetable;
- c) a strategy to ensure that other elements and values of the place are not prejudiced by the work, whether at the time or subsequently, including conservation of any elements left exposed.

9.5 Policy 5 - Restoration

Restoration is intervention made with the deliberate intention of revealing or recovering a known element of heritage value that has been eroded, obscured or previously removed, rather than simply maintaining the state in which it is.

There may be certain circumstances where the policy of restoration is pertinent for the College, which should be determined in the formulation of an overall 'vision' and cohesive strategy for the site.

Restoration should normally be acceptable only if:

- a) The heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b) The work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c) The form in which the place currently exists is not the result of an historically-significant event;
- d) The work proposed respects previous forms of the place;
- e) The maintenance implications of the proposed restoration are considered to be sustainable.

9.6 Policy 6 - New Work and Alteration

The College Campus will require new works and alterations in the future as part of its development as a university-level College in Limerick City. Such new works would normally only be acceptable if:

- a) there is sufficient information comprehensively to understand the impacts that any proposed new works or alteration may have on the significance of the place as well as the historic buildings and the historic landscape;
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c) the proposals aim to aspire to a quality of design and execution which may be valued now and in the future;

- d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

9.7 Policy 7 - Integrating Conservation with other Public Interests

Changes that would harm the heritage values of the College Campus are not considered to be acceptable unless:

- a) the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;
- b) there is no reasonably practicable alternative means of doing so without harm;
- c) that harm has been reduced to the minimum consistent with achieving the conservation objectives;
- d) it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering
 - i) its comparative significance,
 - ii) the impact on that significance, and
 - iii) the benefits to the place itself and/or the wider community or society as a whole.

9.8 Policy 8 - Enabling Development

Enabling development that would secure the future of the College, but contravene other planning policy objectives, should not be acceptable unless:

- a) it will not materially harm the heritage values of the place or its setting
- b) it avoids detrimental fragmentation of management of the place;
- c) it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
- d) it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner;
- e) sufficient subsidy is not available from any other source;
- f) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;
- g) the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

10.0 IMPLEMENTATION AND REVIEW



10.0 Implementation and Review

This document is only the first step in what can be considered a long-term process.

10.1 Adoption of the Conservation and Management Plan

This Conservation and Management Plan (CMP) aims to bring about a multi-disciplinary understanding of the College Campus to all involved in its future. In order for this CMP to prove effective the conservation principles and policies set out in this report need to be adopted in their entirety.

All those involved in the management of the campus and the planned developments for the site will have to consider the plan and the ways in which they can encourage and impact on the desired outcomes for the College Campus, which are in keeping with the principles contained in this CMP.

10.2 Coordination, Resources and Priorities

A Plan Co-ordinator at a Senior Management Level should be appointed. He / She will: assist with the implementation of the management strategies adopted; liaise with various stakeholders; ensure that the implementation of the Conservation and Management Plan is fully integrated, funded and prioritised.

The implementation of the CMP should be reviewed during each development stage and with each development proposal. Reviews should be carried out annually during development and every five years thereafter.

Reviews should involve the Plan Co-ordinator, representative bodies, various stakeholders, statutory bodies and funding agencies.

Inspections of the campus in its entirety, including fabric and ecological surveys should be carried out in order to gain a more complete understanding of the Campus and its importance from a historical point of view.

11.0 Signing Off Statement

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For ACP Archcon Professionals Limited.

Dated: April 2020

12.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

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National Inventory of Architectural Heritage

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Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

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

Council Web Site

<http://www.limerick.ie>

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

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

13.0 Appendices

13.1 Appendix A – Digital Photographic Record

13.3 Appendix B – Drawings

Masterplan Showing Location of Buildings and Significance Ratings

Foundation Building Assessment Drawing Front Elevation

Foundation Building Assessment Drawing Side Elevations

Foundation Building Assessment Drawing rear Elevation

Recreation Hall Assessment Drawing Ground Floor Plan

Chapel Assessment Drawing Ground Floor Plan

Summerville House Assessment Drawing 1

Summerville House Assessment Drawing 2

Summerville Lodge Assessment Drawing

Mount St. Vincent Assessment Drawing Side Elevation 1

Mount St. Vincent Assessment Drawing Side Elevation 2

Mount St. Vincent Assessment Drawing Front & Rear Elevation

Mount St. Vincent Chapel Assessment Drawing 1

Mount St. Vincent Chapel Assessment Drawing 2

Mount St. Vincent Chapel Assessment Drawing 3

Mount St. Vincent Hall Assessment Drawing

Mount St. Vincent Fabric Age Analysis

Important Historic Landscape Elements



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Community Groups
Irish Rail
OPW

OVERSEAS

The World Bank
Heritage Foundation Newfoundland
Kingdom of Saudi Arabia
Myanmar



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

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