

Nenagh Historic & Cultural Quarter, Castle & Prison

Volume 1: Conservation Report - Architectural Inventory & Appraisal



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1 INTRODUCTION

This document was commissioned by Scott Tallon Walker (STW) architects on behalf of Tipperary County Council (TCC) and is intended to highlight, record and appraise the historic buildings and site features within the cultural quarter of Nenagh, and to provide guidance and recommendations for conservation of these buildings and features to the design team. The inventory includes the principal prison buildings which comprise the Governor’s House, Prison Cell Blocks, Gate House and surviving historic walls. The urban aspect includes a character appraisal of Banba Square and O’ Rahilly Street. Nenagh Castle has not been included within this report. Records are illustrated by comprehensive colour photographs, and in each case, an appraisal provides an evaluation of the quality and significance the structures.

In addition to the inventory records, photographs and appraisals of significance, this document provides an overview of the condition of the prison complex and urban realm including a record of fabric issues so that appropriate remediation and conservation works can be planned and specified.

Carrig Conservation carried out the inventory survey between April and June 2021 and a further condition inspection of the prison buildings was undertaken in September 2022. The visual inspection survey documents all spaces which were accessible at the time. Concealed areas and features or fabric were omitted from the record. The purpose of this document is to provide the reader with an understanding of the area’s layout, structures, and features prior to the forthcoming redevelopment of the site.

This document is the first volume in a series of heritage and conservation reports to be produced by Carrig Conservation International Ltd. The document is part of a series of volumes that include:

1. Vol. 1: Conservation Report – Architectural Inventory and Appraisal
2. Vol. 2: Conservation Repair Methodology and Specification
3. Vol. 3: Architectural Heritage Impact Assessment

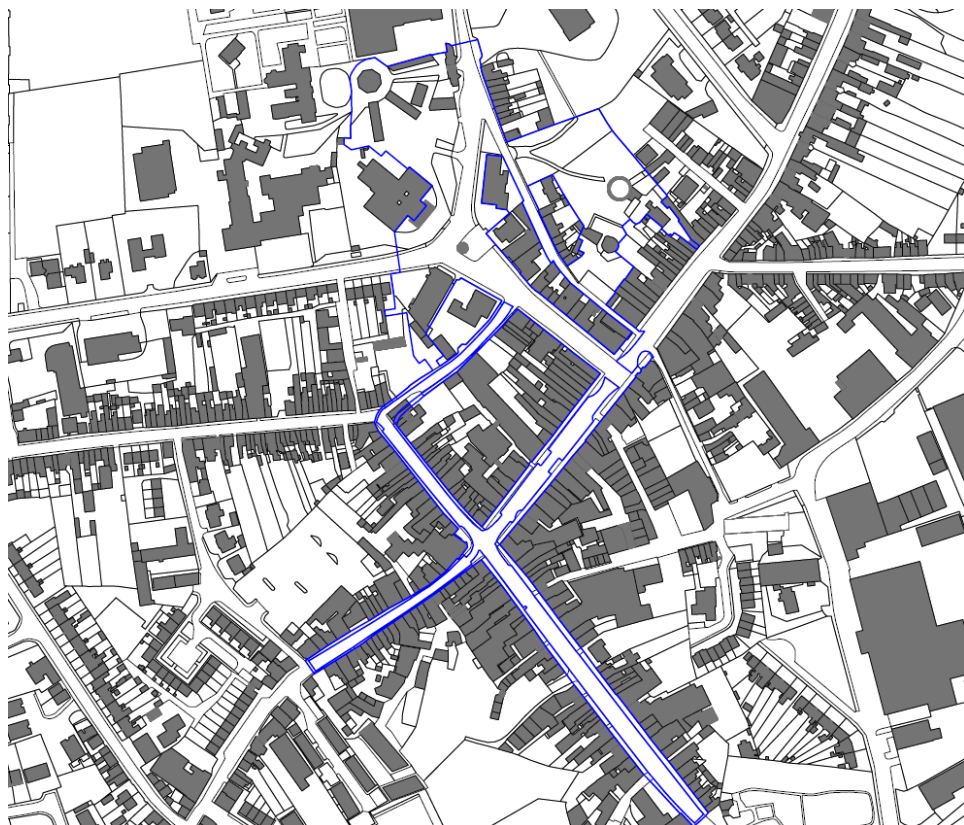


Fig. 1: Nenagh Historic and Cultural Quarter Boundary Map with urban regeneration scope highlighted in BLUE.

2 HISTORY

2.1 THE ORIGINS AND EARLY HISTORY OF NENAGH

The name of Nenagh is derived from the Irish Aonach Urmhúmhan which means the Fair or assembly place of Ormond (Brady, 2003). In medieval times the wider territory of Ormond was ruled by The Butlers, an Anglo-Norman family. The Butlers took control of the region from the O'Briens at the beginning of the 13th century, however the O'Briens regained and maintained control of Nenagh from the mid-14th century for two hundred years.

In his letter on the antiquities of Nenagh to the Ordnance Survey, dated October 21st, 1840, P O'Keefe describes Nenagh's origin and recounts its turbulent early history. He states that the Annals of the Four Masters – a manuscript that chronicled Irish medieval history – refers to the settlement as Aenaigh Thete which was burnt by Maolsehlainn in 994AD and again in 1056 by Diarmaid, son of Maolnambo. The name Aonach Urmhúmhan replaced the earlier following the arrivals of the Butlers.

Theobald Fitzwalter, 1st Chief Butler of Ireland, and the first of his line to take the name Butler, built the castle after 1217, which comprised a series of five towers and gate with a curtain wall. This laid foundation for the development of the walled town. The castle was largely demolished during the Williamite Wars in 1692 (Sheehan) and today the remains of the entrance gate and the cylindrical tower or donjon remains. Other developments in the 13th century included the founding of a hospital in 1200, dedicated to John the Baptist and a Franciscan friary was founded in 1250 in Abbey Street (Murphy, 1994).

In 1548, O'Carroll burned the town which was at the time in possession of the Red Captain. In 1648, Owen Roe O'Neill took the castle. In 1696, a bridewell and gaol were built on a site now occupied by 10 and 11 Castle Street. (Sheehan)

The town as we know it today was mostly built in the mid-18th century onwards with the increase in industry in the area. During the 19th century, following the creation of the North and South Ridings of Tipperary, Nenagh entered a phase of prosperity as a market town and administrative centre. Civil buildings including the courthouse and gaol were erected in the 1840s (Brady, 2003). New churches were built for worship with St Mary's Church of Ireland and the Roman Catholic Church of Our Lady of The Rosary being built in In this period. Streets were also laid out or formalised.

2.2 TRACING THE QUARTER'S DEVELOPMENT IN THE CARTOGRAPHIC RECORD

Early Ordnance Survey Maps, published from the 1840 onwards, allows us to trace the development and changes that have occurred within the area of the historic and cultural quarter. The first edition shows pre-Famine Nenagh which had evolved into a modern regional town with a population of 8446 in 1830 (Lewis). Notably, the street names were different to those today. The main thoroughfare of Castle Street and branching roads have remained largely unchanged. The most prominent alteration being that of Banba Square: The plot of land to the front of the courthouse dividing Peter Street (now Kickham Street) and O'Rahilly Street has been infilled between 1840 and 1902 to form a triangular intersection now known as Banba Square, extending to the west to connect the Pound Street (now Ashe Road). O'Rahilly Street has retained its narrow doglegged appearance on plan.

We can see clearly the original formation of the prison has been lost with only four main elements and portions of its historic boundary walls remaining. The castle, originally described as having five towers had two remaining in 1840, however this was demolished at some point between 1840 and 1879. The Bank to the west of Peter Street was built in 1864 and had a formal garden to its north which is now occupied by the 1930's Rialto cinema.

The street-facing boundary lines of the principal buildings to the area highlighted in yellow have remained unchanged since 1879.

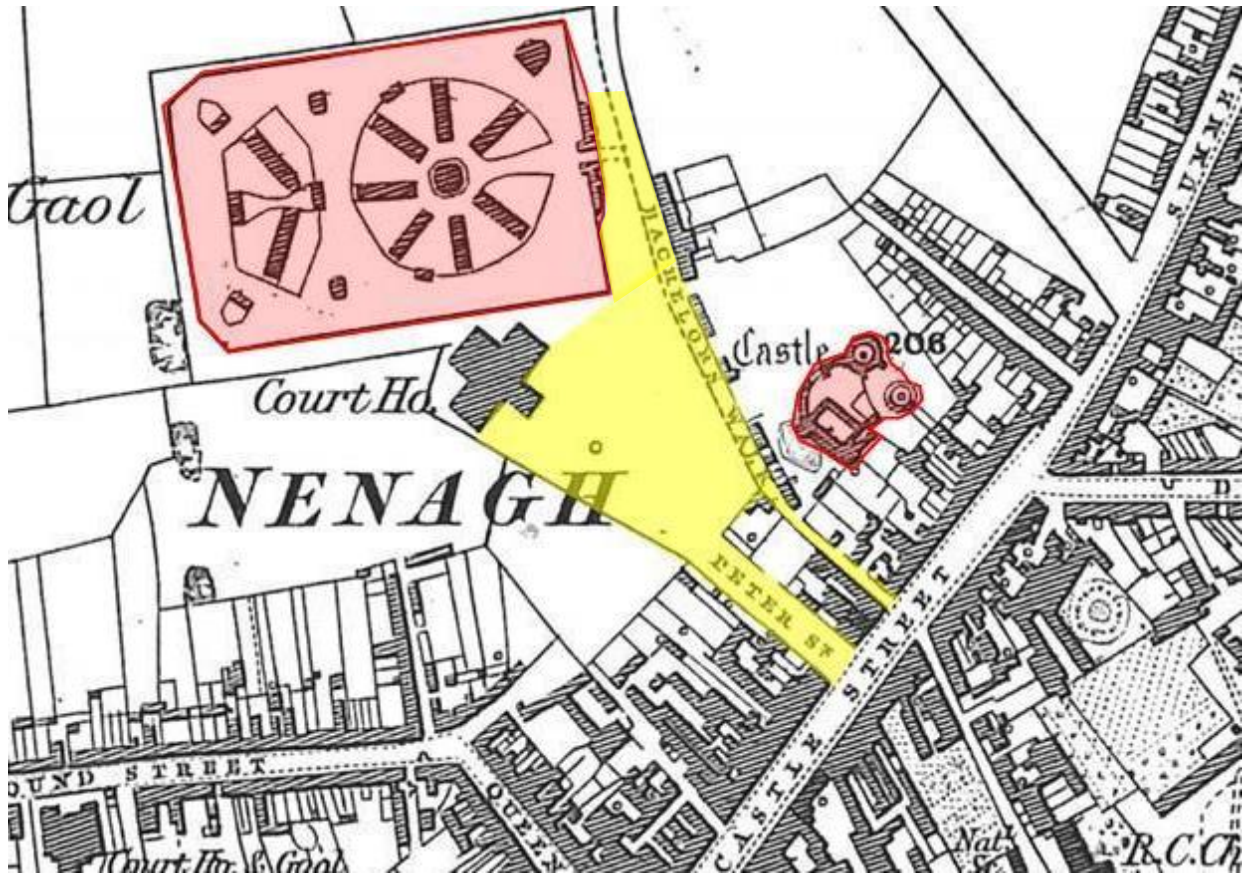


Fig. 2: 1840 6 Inch First Edition Black & White © Ordnance Survey Ireland.

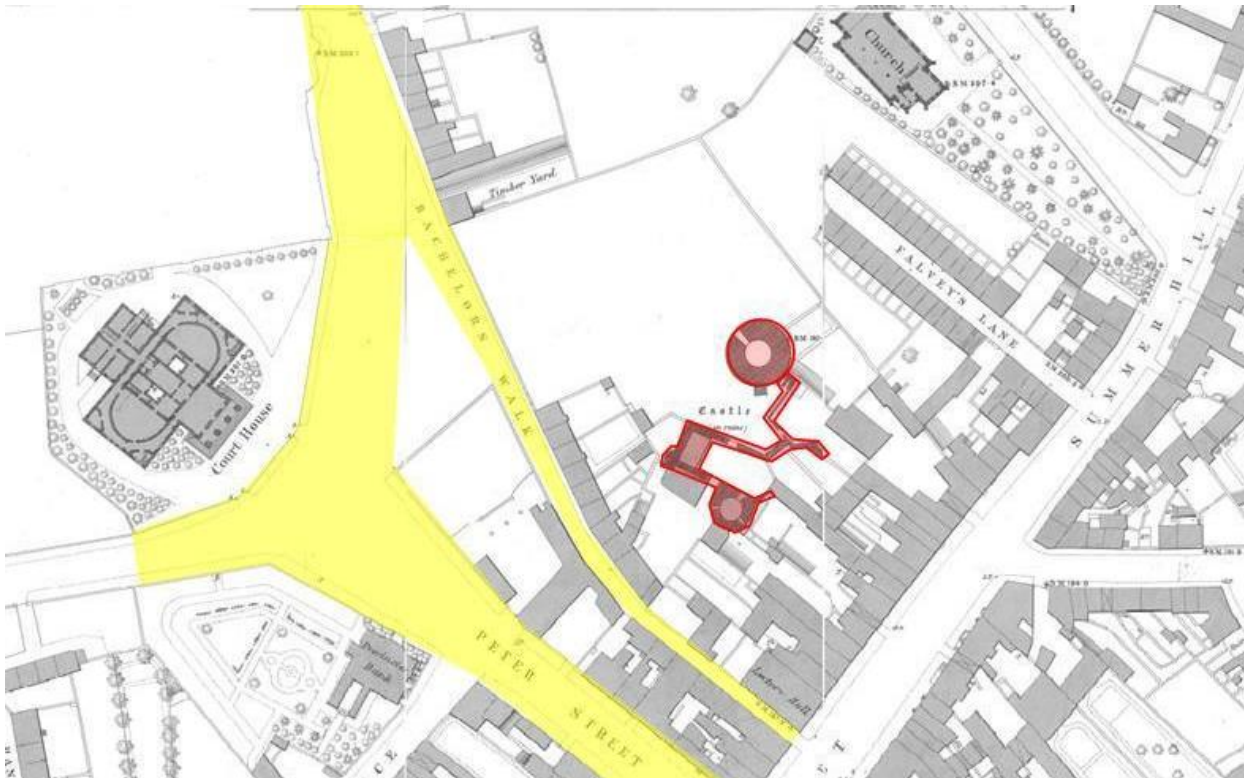


Fig. 3: 1879 © Ordnance Survey Ireland.

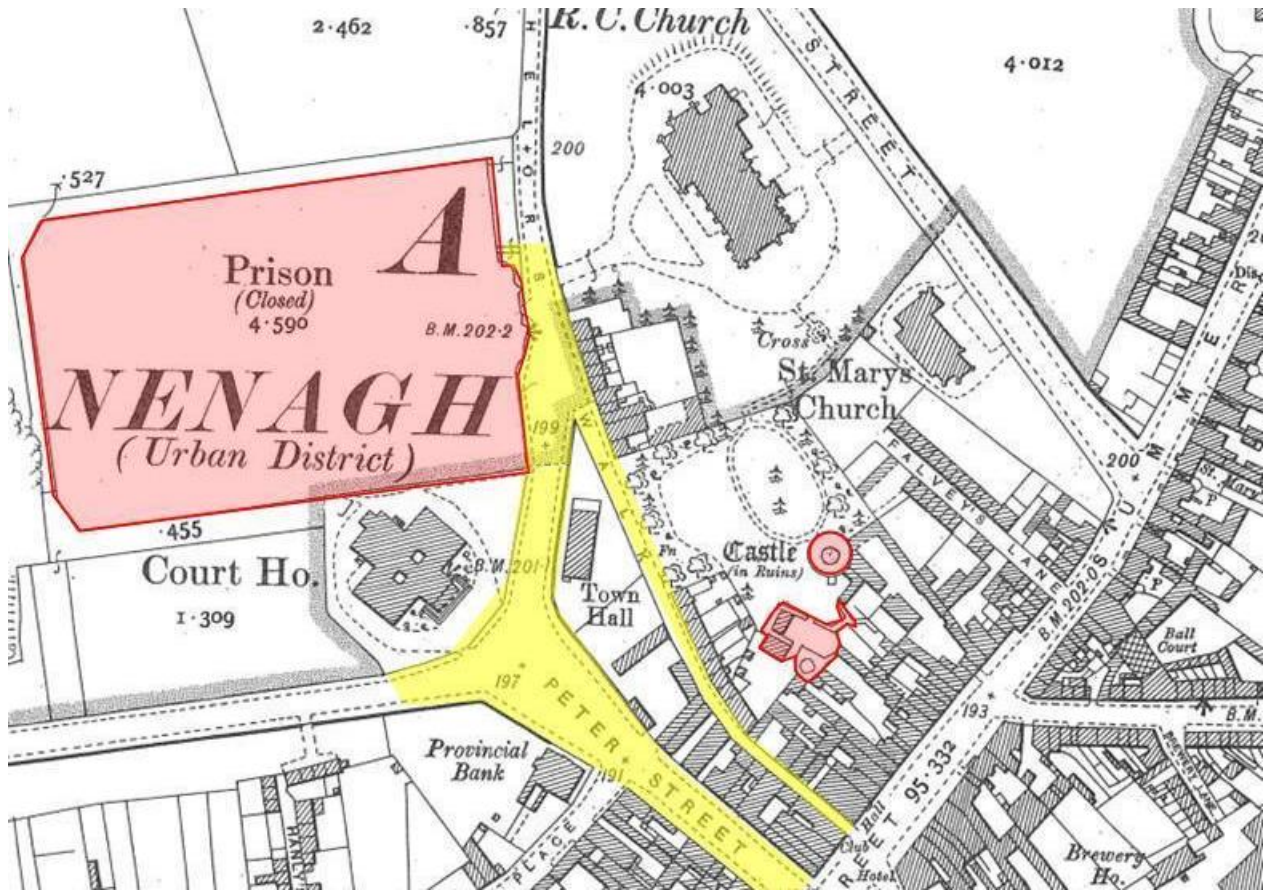


Fig. 4: 1902 25 Inch © Ordnance Survey Ireland.

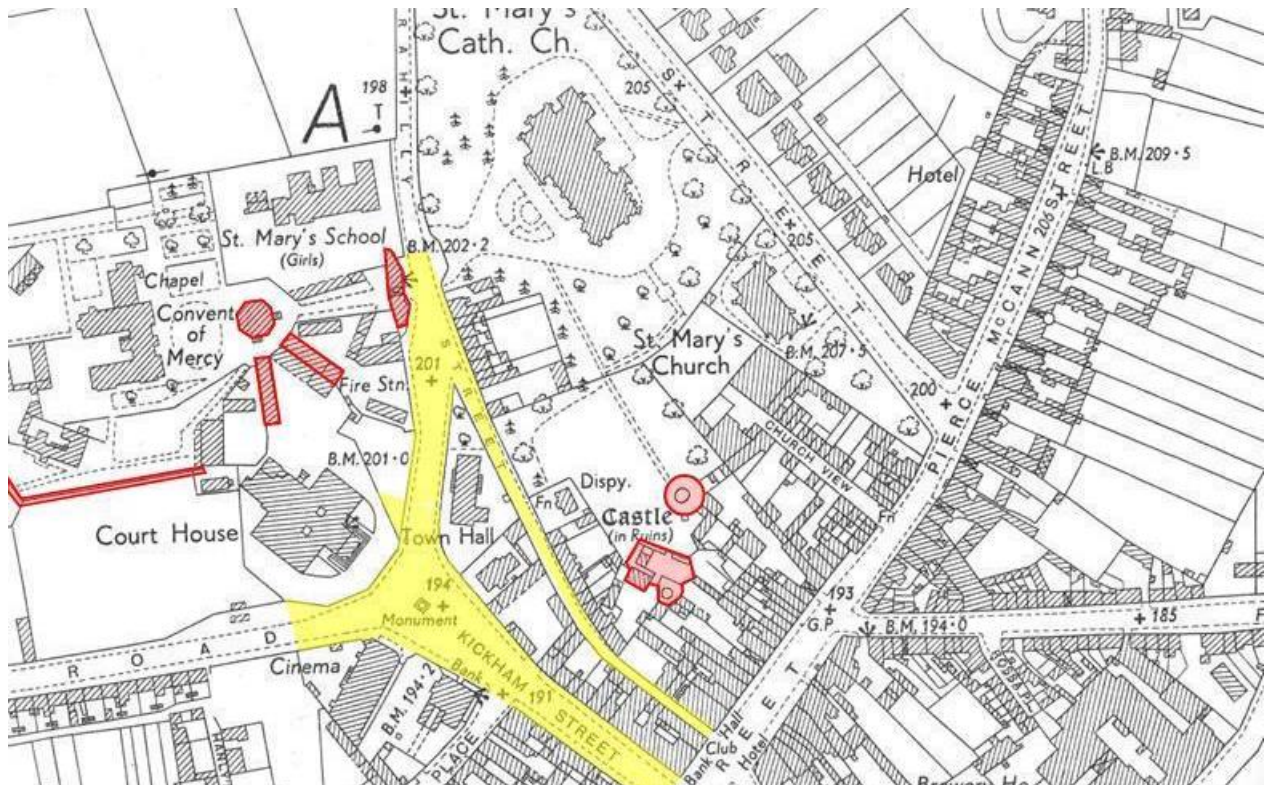


Fig. 5: 1959 © Ordnance Survey Ireland.

2.3 THE PRINCIPAL BUILDINGS AND SITES OF THE HISTORIC & CULTURAL QUARTER

The principal buildings below are protected structures and lie within Nenagh Architectural Conservation Area and are directly related to the historic quarter. The primary buildings to be addressed in this report have not been included in this list. When considering urban regeneration, it is vital to consider how these structures relate to the urban realm and how any new interventions, including size, proportions, connections, materials and finishes may affect the setting and views to, from and between these buildings.

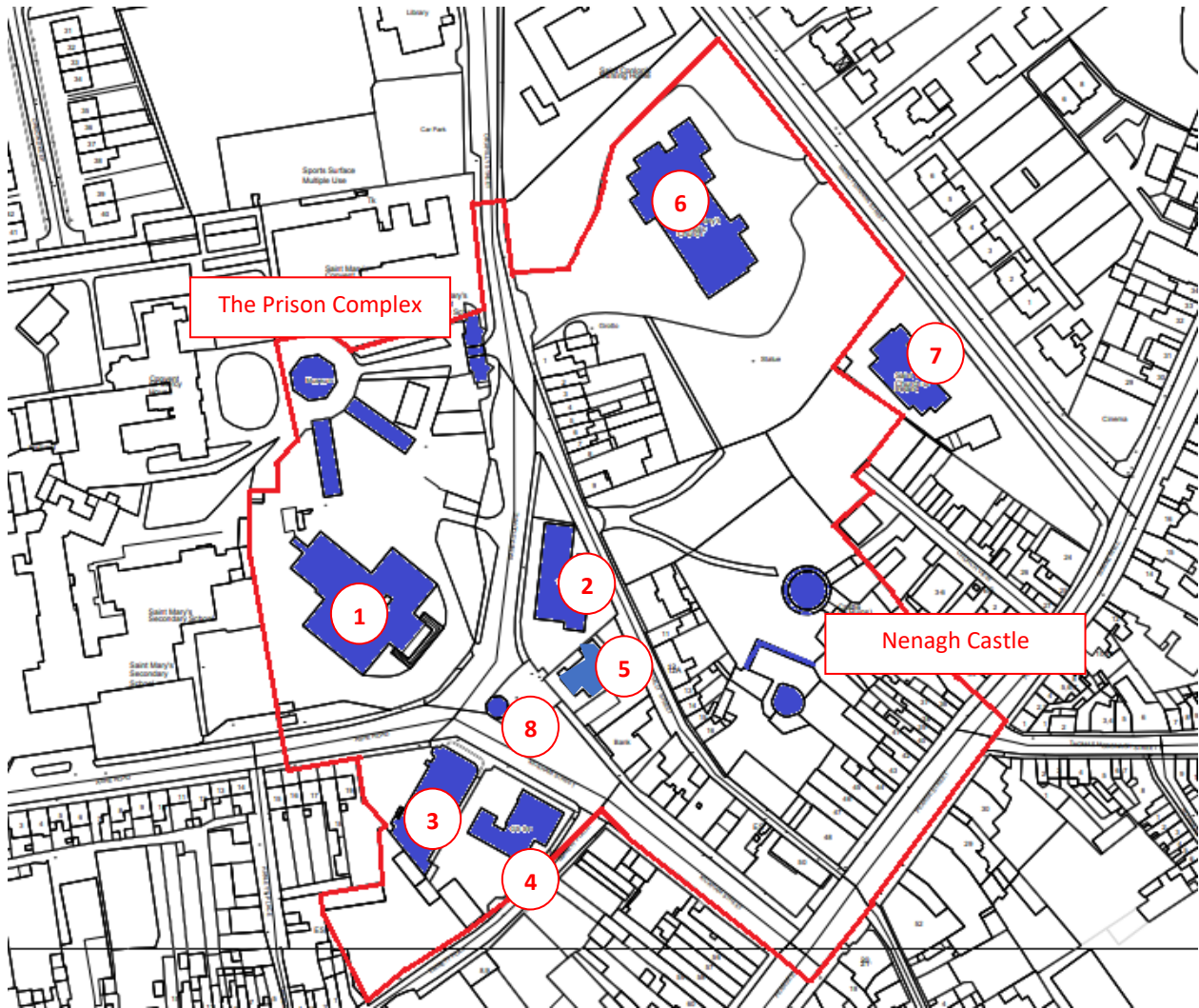


Fig. 6: Landmark buildings and structures within and around the quarter. The quarter has a predominance of significant public buildings and structures that include the courthouse, cinema, Garda station, town hall, tourist office, Banba Square, Nenagh Castle, St Mary's RC and Col churches, the former gaol complex with governor's house and gate building.

1. NENAGH COURT HOUSE



Fig. 7: The Courthouse, Nenagh, Co Tipperary, c.1890. Robert French (Lawrence Collection), ref: L_ROY_03199



Fig. 8: Nenagh Courthouse 2021. © Carrig.

The detached Courthouse (NIAH Reg. 22305007) was built in 1843 to the designs of JB Keane. It comprises of a three-bay double-height centre block with sandstone giant order pedimented tetrastyle Ionic portico on stepped base and flanked by two-storey wings with engaged giant order pilasters. M-profile hipped roof to main block, pitched to rear. Wings have round-headed windows to first floor, triple to side walls and square-headed to ground, with timber sliding sash windows. Cast-iron railings and gates enclose the site. It is a significant contribution to the townscape for its size, setting and architectural quality.

2. NENAGH TOWNHALL



Fig. 9: Town Hall, Nenagh, Robert French, c.1890. (Lawrence Collection, National Library of Ireland). Ref: L_ROY_03197



Fig. 10: Former Town Hall, now The Tourist Information Office & Arts Centre. Source: © Google Streetview, 2021

The Townhall (NIAH Reg. 22305010) designed by Robert Gill and built in 1889 occupies the wedged-shaped plot to the east of the courthouse and separates Banba Sqaure and O’Rahilly Street. It is a detached gable-fronted two-storey structure with three-bay front elevation, six-bay side elevations and having later extensions to southeast and north. Hipped roof with rendered chimneystacks. It provides a significant contribution to the streetscape with its architectural design, symmetry of form, well-executed stone decorative features and historical importance as a public building.

3. RIALTO CINEMA



Fig. 11: Rialto Cinema. Image reproduced from Treacy, Brendan, and Nancy Murphy. *Nenagh Yesterday*. Tyone, Nenagh: Relay Publications, 1993.



Fig. 12: View of cinema from Nenagh Castle 2022. © Carrig.

The cinema (NIAH Reg. 22305057) designed by W.M. O’Dwyer was opened in 1946 in the Art Deco style and offers a unique example of mid C20th cinema architectural quality to the otherwise generally traditional architecture of the rest of the town. The building has a *‘rendered stepped gable with projector box to front elevation, glazed central bay with canopy over entrance and with foyers to ground and first floors, flanked by glazed curved bay to southeast and with blank squared-bay to northwest. Flat roofs to entrance block and pitched corrugated sheet covering to auditorium. Rendered walls, with render buttresses to northwest elevation. Square-headed window openings with fixed timber and metal frames and concrete sills. Pairs of glazed doors with concrete steps.’*¹

4. NENAGH GARDA STATION (FORMER BANK)



Fig. 13: Garda Station, Kickham Street 2021. © Google StreetView.

This former bank (NIAH Reg. No. 22305058), now Garda Station, built in 1864 has retained many of its original features though it has lost its formal garden to the north. It is a large detached five-bay two-storey structure of snecked ashlar limestone and has an advanced central bay. Surviving features include the timber sliding sash windows, timber panelled double-leaf door with ornate iron scrollwork fanlight above, approached by limestone steps and the cast-iron railings on ashlar plinth to front boundary.

Its architectural features combines with surviving front graden are a significant postive architectural contribution to the streetscape.

¹ Descriptions taken from *National Inventory of Architectural Heritage*. (Buildings of Ireland, 2022)

**5. TOURIST INFORMATION OFFICE & ARTS CENTRE
(FORMER PRESBYTERIAN CHURCH)**



Fig. 14: Presbyterian Church, Nenagh, Co Tipperary, c.1906.
Robert French (Lawrence Collection), L_ROY_09667



Fig. 15: Former Presbyterian Church now used by Foróige Youth Services 2022 © Carrig.

Detached T-plan former Presbyterian church (NIAH Reg. No. 22305011), built 1906, with three-bay side elevations, two bay return and having modern porch to north-west elevation. Now in use as council offices. Pitched artificial slate roofs with terracotta ridge crestings and finial and cast-iron rainwater goods. Rendered walls with buttresses and render plaque. Pointed-arched openings with timber sash windows, one-over-one pane to gable and two-over-two to side elevations, having hood moulding to tripartite west window and stained glass to window in return. Limestone boundary walls with decorative steel railings and gates to site.

6. CHURCH OF OUR LADY OF THE ROSARY



Fig. 16: An illustration of the Church of Our Lady of the Rosary by Walter. G. Doolin, M.A., Archt, printed in Vol 36, The Irish Builder, 15th December 1894, p283 (Irish Architectural Archive)



Fig. 17: Church Of Our Lady of the Rosary 2021 © Google Streetview.

Vol 36, The Irish Builder, 1st August 1894, p180.

The Roman Catholic church (NIAH Reg. No. 22305008) was designed by Walter Doolin and built in 1896. It is in the style of large-scale Gothic Revival architecture. It is built of Limestone with slate roof in a crucifix plan form and has architectural significance for the finely carved ashlar dressings, gargoyles and elaborate west doorway. *'The interior of the nave revives the quatrefoil columns found in some thirteenth-century Irish and English west country Gothic parish churches... The front boundary has ornate wrought-iron gates to cast-iron colonette piers on cut-stone bases with lanterns and cross finials and flanked by wrought-iron railings set on rusticated limestone plinths.'*² The church is in close proximity to Banba Square and is an important contributor to the townscape.

² Descriptions taken from *National Inventory of Architectural Heritage*. (Buildings of Ireland, 2022)

7. ST MARY’S CHURCH (ANGLICAN)



Fig. 18: St Mary’s Church 2021. © Google Streetview.

St Mary’s Church (NIAH Reg. No. 22305009) was built in 1865 and is a small scale detached Gothic Revival church with two-stage tower with sprocketed spire to north corner. *‘Pitched slate roofs with cast-iron ridge crestings and cut-stone modillions to eaves. Coursed snecked limestone walls with plinth, ashlar limestone diagonal buttresses and dressings... Cast-iron railings to site boundary, set on ashlar limestone plinths and having ashlar limestone piers and cast-iron gates.’³*

8. BANBA SQUARE MONUMENT



Fig. 19: The Banba Square Monument in front of the Courthouse 2021 © Carrig.

The monument central to Banba square (NIAH Reg. No. 22305012) and at the north end of Kickham Street was erected 1925 – 1960. It comprises of a carved limestone base and granite pedestal with marble plaques on all four sides (c.1930) with a life-sized figure of Christ added c.1955.

‘The monument commemorates 1916 Easter Rising, War of Independence of 1921-23 and Long Kesh Hunger Strikes of 1981 and is surrounded by railings with limestone plinth.’

It is a physical reminder of the troubled history of Ireland. It provides an artistic focal point for the town square and contributes to the historic quality and appearance of this public space and of Kickham Street. The engravings are fine examples of Gaelic lettering.’⁴

³ Descriptions taken from *National Inventory of Architectural Heritage*. (Buildings of Ireland, 2022)

⁴ Descriptions taken from *National Inventory of Architectural Heritage*. (Buildings of Ireland, 2022)

3 CULTURAL QUARTER: BANBA SQUARE & O’RAHILLY STREET



Fig. 20: Banba Square from the northwest looking southeast towards the Townhall with the courthouse to the left and castle to the right. The Presbyterian church can be seen in the right foreground and Church of Our Lady of the Rosary in the background to the left of centre. Eason and Son (Eason Photographic Collection), A View of Two Churches, 1900-1939. Ref: EAS_3457

3.1 HISTORY

Banba square lies to the southeast of the c1840 courthouse and to the north end of Kickham Street (once Peter Street). We can see from the 1840 OS map that it originally resembled an open square which over the years has become infilled with dwellings, the Presbyterian church, the Town Hall and the Rialto cinema and has become a triangular intersection of three roads (Kickham Street, Ashe Road and Banba Square which becomes O’Rahilly Street to the north) with a monument at the centre.

O’Rahilly Street (Bachelor Walk until at least 1902 according to the historic OS maps) runs parallel to Kickham Street. The street can be seen as a narrow lane in the 1840 map, opening to a large plot to the front of the courthouse. The building of the Townhall in 1890 formed an enclosed street to the north of the lane which dog legs to the northeast where the prison gatehouse is located to the west and a row of cottages to the east. The Church of Our Lady of the Rosary was built to the northeast within a large plot which likely would have been part of the castle grounds. Nenagh castle is located behind the east cottages and one tower has been lost between the 1840 and 1879 surveys. Street facing properties with long narrow plots to the rear have developed around the castle, enclosing the castle ruins to a small plot to their rear. The garden of the castle connects directly through to the church gardens.



Fig. 21: Kickham Street (Peter St) looking north to Banba Square and the Courthouse. Robert French (Lawrence Collection). 1865-1914. Ref: L_ROY_09654.



Fig. 22: Kickham Street looking north to Banba Square and the Courthouse 2021. © Carrig.

3.2 DESCRIPTION

For the purposes of this report, Banba Square relates to the area of the intersection of Banba Square, Ashe Road and Kickham Street as the combination of these roads make the urban realm.

Kickham Street comprises of two and three-storey traditionally built stone or brick dwellings with pitched slate roofs and commercial premises to the ground floor. The fine building to the west of the junction with Castle Street has been demolished and replaced with a modern three-storey infill. (See Fig. 21 and Fig. 22). Three single storey cottages survive to the east of the street and one large four-storey property is located to their south. This building appears to have been a warehouse due to its scale and door openings at first and fourth floor levels. This property has lost its original render and windows and presents a stone construction with brick opening surrounds and clad with modern stone to the ground level. All other properties on the street retain their traditional render finishes or pebble dash finish and chimneys. Two traditional timber framed shop fronts have survived however most shops have modern clad finishes. All unprotect buildings have lost their original timber framed windows.

Occupancy is high on the street. There is a wide variety of signage used, mostly of modern style and materials. The road surfacing is tarmac with painted road signage. Modern stone pavers have been used to finish the pavements with concrete kerb stones.

Banba Square has a number of notable protected principal civic buildings (to the north west end of Kickham) and are in good condition including their boundary walls/cast iron railings. The Art Deco style Rialto cinema to the northwest corner is vacant. These buildings look onto triangular 'square' where the road leading from Kickham Street widens and opens up. Trees have been planted to the front of the Tourist Office (Presbyterian Church) and the area is largely used for parking. Black bollards have been used to prevent parking to the pedestrian area and black steel railings used to control pedestrian crossing points. A protected monument is located at the heart of the square with a life size figure of Christ, to commemorate the 1916 Easter Rising, War of Independence of 1921-23 and Long Kesh Hunger Strikes of 1981.

Trees line the north street of Banba Square and an expanse of lawn lies to the east of the courthouse.

Another triangular plot of public space is formed where O'Rahilly St meets Banba Square to the east. A row of two-storey terrace dwellings lines the south side of the street. These buildings have varying pitched roofs and a variety of rendered or pebbledash finishes. This terrace of cottages appears on the 1840 historic OS map, however they have been extensively adapted since.

O'Rahilly Street can be accessed from Castle Street to the south through a narrow lane between two formal C19th buildings with rendered front elevations one with and exposed stone and brick returns. The lane is enclosed by high stone walls with access wide enough for one vehicle, creating the sense of an alleyway. Modern security fencing has been installed to the rear of these properties to the tops of their historic stone rear boundary walls. Rear infill properties have been demolished to the east, opening up the views to the castle and this area is used for parking. The buildings to the west are small single storey stone buildings which appear to service the main building to the front street facing side of the plot. Two storey cottages line the upper east side of the street beyond the carpark until the street joins with Banba Square. These cottages are stone with render finish and pitched slate roofs and chimneys. All have lost their original windows and one has had the render removed to expose the stone elevations with brick door and window surrounds. There is one pub on the street to the west which has traditional timber signage. The road has been finished using Tarmacadam and painted road markings. The pavements are finished using concrete.



Fig. 23: Town Hall, Nenagh, Robert French, 1880-1900 (Lawrence Collection, National Library of Ireland) . Ref: L_ROY_03197



Fig. 24: Similar view as above, taken 2021. Views to castle, Presbyterian church and Townhall remain largely unobstructed. Boundary railings to courthouse and majority of Townhall intact. © Carrig.

3.3 SIGNIFICANCES APPRAISAL

The character of a historic urban settlement cannot be defined by one element alone but is made of multiple layers and details such as its urban development, scale, roofscape, materials, architectural features, setting, spatial qualities and land-uses. The purpose of this section is to consider what are the elements that contribute to the special character of historic town or village by examining various qualities and physical features.

However, the ‘streetscape’ not only encompasses historic buildings but the spaces between buildings, the views, pavements, the roads and street furniture. It includes historic fabric as well as contemporary interventions. It is important to assess how successful the interactions between these elements are to analyse how they can be elevated to have a well-functioning town.

3.3.1 SIGNIFICANT CHARACTERISTICS OF NENAGH CULTURAL QUARTER

The architectural features that make up the special character of Banba Square and O’Rahilly Street are many and probably contribute to the strongest sense of place in an area. Such features include the building typology, design, roofscape, joinery, material finishes, decorative motifs, and street furniture.

Layout / Connection

Historic towns centres and villages were often compact having evolved during a time where locals would have travelled primarily by foot or by horse and cart; this evolution has led to the distinct urban character that has formed today, with crooked narrow roads and laneways in medieval towns or wide roads with stepped pavements in later estate towns, bridges crossing rivers or Victorian railway stations built during the industrial revolution. It is important to maintain that pedestrian permeability through Nenagh.

Banba Square’s evolution has left a distinctive public open space originally intended for pedestrian use. The inviting open space has retained views to and from the principal heritage buildings, excellent light and views to the sky.

O’Rahilly Street is a perfect example of this narrow lane typology however a demolition has left a large gap site now used as a car park. This has eroded the sense of a lane in part, and it is important that further erosion of this kind is avoided to maintain the historic character.



Fig. 25: O’Rahilly Street follows its original narrow dog leg path however a demolition has left a large gap site to the northeast of the lane. (Bottom central of above image.)

Typology

Building typology in Nenagh consists of the type and variety typical of a county’s administrative seat and includes religious, institutional, administrative, commercial, residential, and industrial structures. In a hierarchy of building types, public buildings such as Nenagh Courthouse and the churches are of the highest quality design, material specification and of the greatest scale. These types of buildings were designed with the objective of achieving landmark quality in which they have succeeded. While institutional, commercial and industrial buildings tend to be of the largest scale, the predominant type of building in a Nenagh is the townhouse with commercial accommodation at ground floor level. Nenagh represents the common pattern of development around compact urban core of terrace houses and some remaining cottages with later C19th expansion having a more spacious design.

Banba Square is mostly made up of these principal buildings forming a public gathering space at its centre. Kickham Street offers a range of one to four storey historic buildings and O’Rahilly Street is a humble lane of one and two-storey residential properties differentiating the hierarchy of space. These variations are an asset to the town and provide insight to its evolution.



Fig. 26: Institutional buildings such as the courthouse have a larger plot, more space surrounding them, larger in scale or stepped back to create a street hierarchy.



Fig. 27: Compact terraces to the town centre with long plots to the rear.



Fig. 28: The former Rialto Square on the west side of Banba Square.



Fig. 29: Nenagh Courthouse on the north side of Banba Square.

Building Materials & Finishes

Surface finishes and their colour palette can have a very big impact on both the character of the building and cumulatively on the character of an area. Within the curtilage of a building or group of buildings, a variety of boundary and surface treatments may also serve to differentiate and enhance spaces.

Principally, landmark buildings were finished in high quality ashlar limestone. The buildings that line the town's streets were built of locally quarried stone, often with clay brick opening surrounds. The weathering coat for most buildings was lime render topped with pitched slate roofs of varying heights, punctuated by chimneys. Some rendered buildings such as the Bank (now Garda station) on Kirkham Street were never painted, giving a weathered grey look. Traditional paint colours were based on earth pigments mixed with minerals and lime washes, which gave a variety of muted pastel shades.

Many of the roofs have been reroofed using modern tiles or artificial slates. Some properties have had their lime plaster finish removed to expose the stone construction or replaced with cement render. While the exposed stone is not an original finish, and leaves the structure more vulnerable to the Irish weather, it does add an interesting and attractive texture to the townscape.



Fig. 30: Well preserved example of expose cut stone detached building (former bank) in Banba Square. The intact garden and boundary wall and railings add character to the building and street by retaining these elements of its history.



Fig. 31: Typical painted render finish to on O'Rahilly Street with a two-tone colour scheme using a contrasting colour to define features and openings. Pitched roofs covered with slates and clay chimney pots.

Joinery

In the design of a building, the treatment of joinery - windows, doors and shop fronts - forms another essential part of the character of an area. The relationship of solid to void, in terms of openings in the wall, is affected by classical and symmetrical proportions but so too are the different elements of joinery design.

Windows contribute to the symmetrical design and aesthetic appeal of most traditional buildings. Timber sliding sash windows are the most common window type and tend to date typically to the 18th and 19th century. Unfortunately, all timber framed windows in the area investigated have been lost except for those of the protected structures and one single-storey cottage to the west side of Kickham Street. The property to the east of the junction between O'Rahilly Street and Castle Street have fine examples of timber windows however these are in need of some maintenance.



Fig. 32: The rear of the property looking south on O’Rahilly Street to Castle Street are an asset to the historic character but require maintenance. © Google Streetview.



Fig. 33: Good example of preserved timber framed windows contributes positively to the historic streetscape.

Panelled timber doors, located at the centre or to the side of a building, are common to most traditional buildings sometimes with a fixed glazed unit, usually overhead: A fanlight or transom light. The decorative joinery detail of these lights contributes to their aesthetic appeal.

The ironmongery of door hinges, other door furniture and door surrounds also add colour and texture to the character of an area. These features may include letterboxes, doorknobs, boot-scrapers, porches, plaster or stone surrounds. The only historical examples in the area investigated are those to the protected structures. All residential doors have been replaced with a variety of modern timber, PVC or aluminium doors of varying styles. PVC and aluminium doors do not contribute positively to the historic character.



Fig. 34: A fine example of a historic timber door with brass features and decorative fan light above of the Garda station is a positive asset to Banba square streetscape.



Fig. 35: Inappropriate window replacement. Original lead lights have been lost to the Foróige Youth Services (Former Presbyterian church on Banba Square) .

Shop fronts

The design of the traditional shop front is inspired by classical proportioning. The glazed unit rests on a horizontal plinth. The shop front is defined vertically on either side by a pilaster, which may accord with classical detailing such as fluting and capitals. The pilasters and a pair of brackets support the horizontal lintel that is the fascia, which contains the hand painted name of the business and protected by a lead-dressed cornice. The central or side door is often recessed. The shop front will always be contained on the ground floor with a space between it and the first-floor windows.

Very few shops in the investigated area have retained the traditional shop front and modern interventions have eroded the historic character of the street. New shop front designs should look to these traditional proportions and materials to restore some of the character lost.



Fig. 36: Traditional style timber signage with appropriate style of lettering to pub on O’Rahilly Street.



Fig. 37: Well-preserved traditional timber shop front, Kickham Street. The monotone colour scheme and branding and additional signage however, detracts from the historical features. The property has numerous modern interventions which has eroded its character above street level.

Rainwater Goods

Rainwater goods traditionally consisted of painted cast-iron units. The brackets fixing these elements to the building may be plain or can be decorative on formal properties. Few properties in the area which are not protected structures retain their cast iron work. PVC replacements have been installed and do not contribute to the historic character. Some are crooked and placed in prominent positions which have a negative impact on the aesthetics of the town.

Decorative Details

Decorative details of structures provide great aesthetic attraction in our buildings. Often these may include finishes that are used to highlight elements in a wall and are arguably both functional and decorative. These include the decorative use of brickwork on window and door surrounds or in chimneys; the use of contrasting stone or painted plaster to define stringcourses, sills, and quoins. In other instances, details may be highly ornamental and not strictly functional, e.g., decorative lead or ironwork at ridge level or on roof finials.

Much decorative detailing has been lost to this area of the town however there are several prominent statues including the Banba Square memorial and commemoration to three Olympians in the courthouse grounds.



Fig. 38: Copper stature to the top of the courthouse.



Fig. 39: While the finish likely would have been lime plaster, the exposed stone with brick surrounds offers a please texture and tones to the townscape.

Boundary Treatments

Boundary treatments consist of those elements that separate a building from public open space or from secondary private space such as laneways to service yards. In terms of our experience of an area these are features that tend to engage our attention and add a further dimension to the texture and character of an area. Features include iron railings, boundary walls, timber or iron gates, stone spur stops (to prevent the wheels of horse-drawn carriages from scraping walls), and threshold steps at the front door of houses.

Banba square has a very good example of consistent and intact cast iron railings and boundary walls to the prison, courthouse, Church of the Rosary, castle walls (O’Rahilly St), town hall, monument and Garda station. Some alterations have been carried out to the courthouse railings and we can see in Fig. 20, Fig. 23 and Fig. 24 the lanterns to the gateposts have been removed. The railings have partially been painted with metallic gold which is not traditional.

These boundary treatments are all of good quality and contribute significantly to the streetscape.



Fig. 40: Historic railings, gate and stone boundary wall enclose the tourist office in Banba Square.



Fig. 41: Castle boundary wall with mature tree to O’Rahilly Street are an important asset to the historic character of the street.



Fig. 42: The courthouse with the Governor’s house to the right in the background. Robert French (Lawrence Collection), Convent Entrance, Nenagh, Co Tipperary, 1865-1914. L_ROY_03199.



Fig. 43: The courthouse 2021. Railings to the south of the courthouse are intact except the gate posts and gates to the west have been repositioned and the lanterns have been removed. The paving to the base of the railings is modern with concrete kerbs and asphalt road surface.

Paving and Road Surfaces

Historic paving may include cobble setts, flagstones or stone kerbing.

The historic road and pavement surface to Banba Quare and O’Rahilly Street have all been covered or replaced by modern asphalt of paving. Road signage is painted to the road surfaces. Bollards blocking areas of the pavement and railings at crossing points detract from the historic character.

The single type of modern paving to Banba square does not have a positive contribution to the space. Standard materials have been used to finish the streets and opportunity has been missed to differentiate and define the space through minor changes in surface treatments such as the use of paint colour and variety of material finishes.



Fig. 44: Kickham Street looking towards Banba square from Castle street shows the historic cobbled crossing points and gullies, dirt roads and flag stone pavements. Robert French (Lawrence Collection), Peter Street, 1865-1914. L_ROY_09654



Fig. 45: A view of Banba Square road surface, looking towards the castle and town hall.



Fig. 46: Railings, bolards, ariels and flag poles are prevalent in Banba Square



Fig. 47: Banba Square: view to the courthouse is blocked by trees.

Street Furniture

Street furniture can add colour and interest to the streetscape. Items of street furniture include statues, post-boxes, horse troughs, lamp standards, water pumps, fountains and benches, cast iron signposts and telephone boxes. Date plaques with street or terrace names also contribute to the distinctiveness of an area.

Plaques are present to make streets and commemorate local people of importance. The street furniture of Banba Square does not add or detract from the space, but that area appears underused and poorly laid out.

The lamp posts have been chosen to replicate a traditional design and are a neutral feature however, their placement should be checked to ensure they do not block or intrude on views.



Fig. 48: Benches, bins and planters in Banba Square. These have been replaced since this image was taken and a common use of the cobalt blue from the bin in Fig. 49 has been incorporated into the arms and legs of the new benches.



Fig. 49: Modern bins in cobalt blue. 2022 Rosemary Joyce, Tipperary County Council.



Fig. 50: Decorative street lamps to car park on O'Rahilly Street are a positive contribution. 2021 © Google Streetview.



Fig. 51: High quality street signs are a positive contribution to the town.

Signage & Fixtures

Road signs, aerials and satellites fixed to roofs, plastic signage to walls, loose cabling and other items fixed to buildings can become messy and distracting. Many fixtures will have become redundant but have never been removed.



Fig. 52: Residential properties on O'Rahilly street littered with aerials and plastic signage. Here we can see the use of PVC frames windows and doors also.

3.3.2 SUMMARY OF SIGNIFICANCE

Significance:

The town centre of Nenagh is of outstanding heritage interest and is significant in many respects. Its history, culture and architecture, together with a number of other significances, contribute to its special interest. What is important, from a planning perspective, is the need to consider both the general townscape and individual structures in the historic core. Together the overall townscape /streetscape of the centre and individual heritage assets for example the castle ruins, the former Cell Block, Governor's House and Gatehouse of the former County Gaol, former Military Barracks, the Franciscan Friary and the Tower of the Old Church of Ireland amongst others contribute to its special interest. There are several excellent traditional shop-fronts, sliding sash windows, fanlights above doors, 18th century dwellings. The groupings of individual buildings, along all the central streets, intersecting streets and their interrelationship form an inseparable part of the historic sense of place - 'townscape value'⁵

Banba Square's wide form and high-quality civic architecture offer Nenagh the opportunity for a well-established and pleasing public open space. While the unprotected structures have seen an erosion of historic features (windows/doors/shopfronts), the form, layout, scale and use of these buildings have not altered much over the past 200 years. In some cases, modern finishes and alterations have altered a historic property beyond recognition as a traditional building other than a few remaining clues. This has had a negative impact to the streetscape and historic character. Only three shop fronts are traditional in style. Modern shop signage is of varying scales, often overly bright colours, low quality material and design and no consistency to each other.

Views to and from significant sites such as the castle are generally well preserved. Some street furniture and trees have blocked views, however, trees provide a softening texture to the otherwise hard surfaces as well as colour. Traffic is relatively heavy on Kickham street and the general appearance is crowded with street low quality signage, pedestrian crossing railings, cabling, and street furniture.

The boundary finishes to the civic buildings are consistent, have been well preserved and contribute to the historical architectural style of the town.

The historic materials to the pavement and road surfaces have been completely lost or covered by modern finishes which are practical, however, these finishes have a negative impact on the historic character.

Several monuments and statues offer interest points within the square. The central monument is a physical reminder of the troubled history of Ireland and contributes to the historic quality and appearance of this public space. The engravings are fine examples of Gaelic lettering.

The square is used for parking – this use does not contribute to the historic character.

O'Rahilly Street is significant for its narrow and crooked 'back lane' charm and exposed stone walls, low, small-scale properties and view to the castle. There is a gap site, now used as parking, to the front of the castle entrance which is inappropriate in use and appearance to the very important historic character to the oldest building in the town.

The single-storey pub with traditional timber signage has a positive impact to the streets character.

Modern security fences have been added to the rear boundary walls of the castle street property which has a negative effect to the character.

⁵ Tipperary County Council, 2013. *Nenagh Town & Environs Development Plan 2013-2019*. Chapter 7.

3.4 STATUTORY CONTEXT

When considering any urban regeneration or development, it is necessary to be aware of the statutory obligations such as planning, building regulations and building control. Policies are based on international principles, best practice, an informed analysis of the town’s significance and to guide a heritage-led approach to the conservation, regeneration and revitalisation of the heritage town centre.

Nenagh and Environs Local Area Plan (LAP) 2024 – 2030 is currently in draft format and due to be adopted in late 2023. We will refer to both the draft plan and the previous 2013 LAP plan in the following sections.

3.4.1 RECORD OF PROTECTED STRUCTURES

Under the Planning and Development Act 2000, a protected structure (or proposed protected structure) is a structure or part of a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

Details of protected structures are entered by a planning authority in a Record of Protected Structures (RPS), which forms part of the development plan. The owner and/ or occupier of a protected structure is obliged under the Act to ensure that no damage is caused to the structure whether through active means or neglect.

The definition of a protected or proposed protected structure includes its interior, the land within its curtilage, and any other structures within the curtilage and their interiors. The protection also includes any exterior or interior fixtures and fittings of the structure, or of any structure on land within its curtilage (any land or outbuildings which are/were used for the purposes of the structure). Planning permission is required for all works that materially affect the character of the structure or any element of the structure that contributes to its special interest. The planning authority advises whether they consider planning permission is necessary in a particular case through the Section 5 and Section 57 declaration processes.

The following structures are listed on the Record of Protected structures for Nenagh Town based on Appendix 5 of the Nenagh Town and Environs Development Plan 2013 - 2019:

- Nenagh Castle: RPS Reference Number 4.
- Courthouse: RPS Reference Number 5.
- Former Townhall: RPS Reference Number 43.
- Rialto Cinema: RPS Reference Number 3.
- Garda Station: RPS Reference Number 28.
- Former Presbyterian Church: RPS Reference Number 27.
- Roman Catholic Church: RPS Reference Number 71.
- St Mary’s Church: RPS Reference Number 70.
- Banba Square Monument: RPS Reference Number 6.

In Nenagh Gaol:

- Three Storey Gaol Block: RPS Ref. No. 38
- Governor’s House, Nenagh Gaol: RPS Ref. No. 39
- Single Storey Gaol Block, Nenagh Gaol: RPS Ref. No. 40
- Gatehouse, Nenagh Gaol: RPS Ref. No. 41

In Section 3.6 of the Draft Nenagh and Environs Local Area Plan 2024 – 2030, it is noted that ‘as part of the replacement of the Nenagh Town and Environs Development Plan 2013, the Record of Protected Structures for Nenagh will be updated and provisions and objectives for the protection will be incorporated into the TCDP’.⁶

⁶ Tipperary County Council, 2023. Draft Nenagh and Environs Local Area Plan 2023 – 2023, Pg.33. Available at: <https://consultations.tipperarycoco.ie/sites/default/files/2023-07/Nenagh%20Local%20Area%20Plan%202024%20Written%20Statement.pdf>

3.4.2 ARCHITECTURAL CONSERVATION AREAS (ACA)

In order to preserve the character and identity of Nenagh, a large part of the core area of Nenagh is designated as an Architectural Conservation Areas.

Nenagh town centre Architectural Conservation Area (ACA):

- *is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*
- *contributes to the appreciation of a Protected Structure.*

Normal planning exemptions for works do not apply in an ACA as set out in Section 82(1) of the Act. This means that development to the exterior of a building in an architectural conservation area may require planning permission. The council will support new development that is sensitive to the special character and amenity of the ACA.

It is important for those who live and work in such areas to fully understand that the purpose of this designation is not to prevent change but to maintain the special character and local distinctiveness of our towns and villages as they continue to develop and grow.

When permission is granted for a proposed development, the planning authority may attach specific conditions to protect the character of the ACA. These conditions may relate to design, material finishes, landscaping, boundary treatments etc.

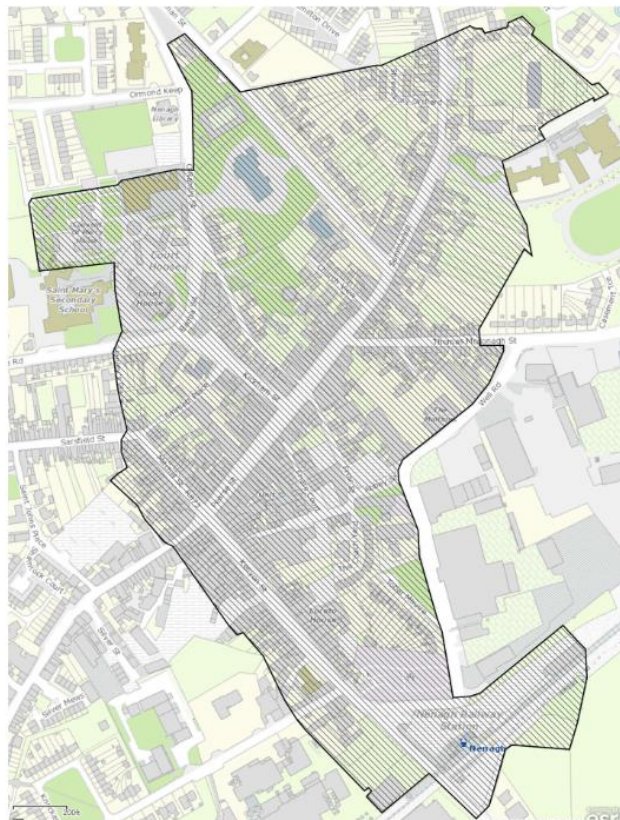


Fig. 53: Map of Nenagh ACA. Source: Draft Nenagh and Environs Local Area Plan (LAP) 2024 – 2030⁷

⁷ Tipperary County Council, 2023. Draft Nenagh and Environs Local Area Plan 2023 – 2023, Pg.64. Available at: <https://consultations.tipperarycoco.ie/sites/default/files/2023-07/Nenagh%20Local%20Area%20Plan%202024%20Written%20Statement.pdf>

Nenagh Town & Environs Development Plan 2013-2019 Policies in relation to Nenagh ACA:⁸

Policy BH1: Architectural Conservation Areas It is the policy of the Councils' to ensure the conservation and enhancement of the Architectural Conservation Areas. The Councils' in assessing proposals for re-development will have regard to:

- a) the impact of the proposed development on the character and appearance of the Architectural Conservation Area in terms of compatibility of design, colour and finishes, and massing of built form;
- b) the impact of the proposed development on the existing amenities, character and heritage of these areas; and
- c) the need to retain important architectural and townscape elements, such as shop fronts, sash windows, gutters, down pipes, decorative plasterwork etc.

Policy BH2: Rehabilitation and Re-Use of Historic Streetscapes It is the policy of the Councils' to encourage the rehabilitation, renovation and re-use of existing buildings within the Architectural Conservation Areas in a manner that is sympathetic to the existing streetscape.

Policy BH3: Protected Structures It is the policy of the Councils' to encourage the sympathetic re-use/rehabilitation of protected structures. The Councils' will require that significant proposals for redevelopment of protected structures or developments, within the curtilage of protected structures, are accompanied by an Architectural Impact Statement and will require that development proposals ensure the protection of essential architectural features which contribute to its character.

Draft Nenagh and Environs Local Area Plan 2024 – 2030 Policies in relation to Nenagh ACA:⁹

Policy 7.4: Safeguard the setting and character of Nenagh Castle, including the castle field and gardens.

Policy 7.5: Require new development proposals to have regard to the architectural character and special value of the Nenagh ACA, in accordance with the Architectural Heritage Protection, Guidelines for Planning Authorities (DEHLG, 2004).

Policy 7.6: Require that the views and streetscapes as listed in Section 7.2.4 shall be given due consideration as part of the design process for new development to the satisfaction of the Council. A Heritage Impact Assessment (HIA) or Landscape Value and Impact Assessment (LVIA) may be required to demonstrate development proposals accord with this policy.

The following relevant views have been listed as particularly important in the Draft LAP¹⁰:

- 1) Views into and out of the ACAs.
- 2) Views from Emmett Place, Dublin Road, O'Rahilly Street, Drommin Road, Ashe Road and Summerhill towards Nenagh Castle.
- 3) Views towards the steeple of St Mary's Church.
- 4) View from O'Rahilly Street towards Rialto Cinema and Garda Station.
- 5) Views from Ashe Road, Emmett Place, O'Rahilly Street and Kickham Street towards Nenagh Courthouse.

⁸ Tipperary County Council, 2013. *Nenagh Town & Environs Development Plan 2013-2019*. Chapter 7.

⁹ Tipperary County Council, 2023. Draft Nenagh and Environs Local Area Plan 2023 – 2023, Pg.66. Available at: <https://consultations.tipperarycoco.ie/sites/default/files/2023-07/Nenagh%20Local%20Area%20Plan%202024%20Written%20Statement.pdf>

¹⁰ Ibid. Pg 65.

3.4.3 BUILDING REGULATIONS

The first Building Regulations came into force in Ireland in July 1991. As the Building Regulations are generally written to apply to new construction, the Department of Housing, Local Government and Heritage (DHLGH) publication *'Bringing Back Homes'* explains how the regulations apply to existing buildings.

Building regulations require that when a building undergoes “major renovation”, a minimum standard requirement must be met in terms of its structure, fire safety, moisture, materials and workmanship, sound, ventilation, hygiene, drainage, heating, stairs, energy performance and access.

All construction works must follow the Building Control Acts 1990 – 2014 (primary legislation) and the Building Control Regulations 1997 – 2018 (procedures to support compliance).

Section 4 of the Building Control Acts 1990 – 2014 allows for certain dispensation or relaxation of building regulations and stipulates the procedure to be followed to request a dispensation or relaxation, where appropriate. Contact must be made with the local building control office in advance of application to discuss any dispensation, to help clarify if a contradiction occurs between different requirements of the regulations.

3.4.4 ARCHAEOLOGY

The Record of Monuments and Places (RMP) map shows the boundary line for the Zone of Archaeological Notification within the town of Nenagh. Appropriate notification of any development that could potentially disturb archaeology occurring within this zone must be given to the Minister of Housing, Local Government and Heritage.

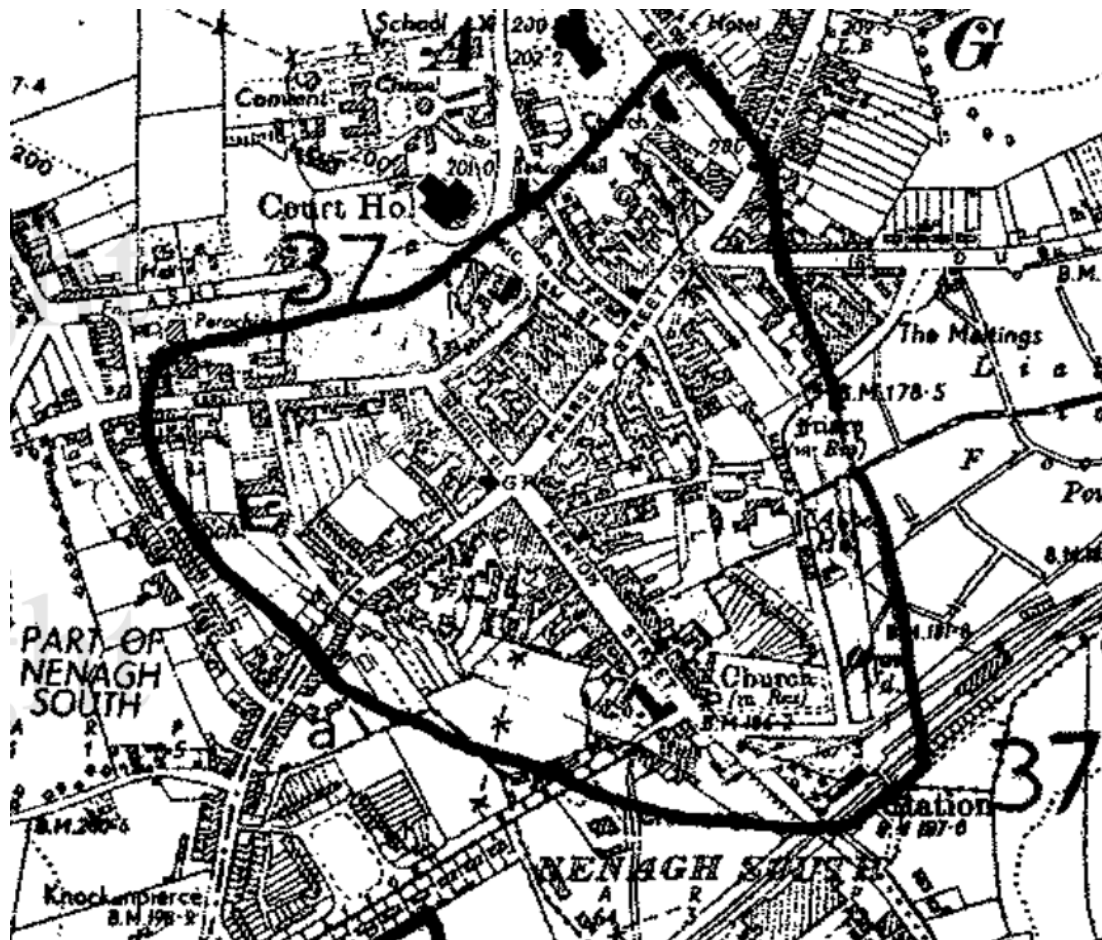


Fig. 54: Extract of Record of Monuments and Places Map showing Zone of Archaeological Notification

In section 7.2.3 of the Draft LAP the following entries in the RMP are noted as being significant and within the town environs¹¹:

- TN020-037001 Nenagh Castle
- TN020-037002/13 Franciscan Abbey
- TN020-037007 Nenagh Church (at graveyard)
- TN020-037012 Cross located in Nenagh Gaol, governor's Building.

There are numerous sites and monuments found within the town's Zones of Archaeological Potential. Policy 13-4 of the Tipperary County Development Plan sets out the requirements for new development in relation to the RMPs and ZAPs.

3.4.5 THE ICOMOS CHARTER FOR THE CONSERVATION OF HISTORIC TOWNS AND URBAN AREAS (WASHINGTON CHARTER 1987)

The protection of heritage town and village centres is of international importance as well as national. ICOMOS has set out a list of principles for countries to refer to when it comes to the conservation of urban centres. Below is an extract of the most relevant policies affecting a private development in a heritage town.

Principles & Objectives:ⁱ

2. *Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:*

- a) *Urban patterns as defined by lots and streets;*
- b) *Relationships between buildings and green and open spaces;*
- c) *The formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;*
- d) *The relationship between the town or urban area and its surrounding setting both natural and man-made; and*
- e) *The various functions that the town or urban area has acquired over time.*

6. *Until a conservation plan has been adopted, any necessary conservation activity should be carried out in accordance with the principles and the aims of this Charter and the Venice Charter.*

10. *When it is necessary to construct new buildings or adapt existing ones, the existing spatial layout should be respected, especially in terms of scale and lot size.*

12. *Traffic inside a historic town or urban area must be controlled and parking areas must be planned so that they do not damage the historic fabric or its environment.*

14. *Historic towns should be protected against natural disasters and nuisances such as pollution and vibrations in order to safeguard the heritage and for the security and wellbeing of the residents.*

Whatever the nature of a disaster [flooding] affecting a historic town or urban area, preventative and repair measures must be adapted to the specific character of the properties concerned.

¹¹ Tipperary County Council, 2023. Draft Nenagh and Environs Local Area Plan 2023 – 2023, Pg. 64. Available at: <https://consultations.tipperarycoco.ie/sites/default/files/2023-07/Nenagh%20Local%20Area%20Plan%202024%20Written%20Statement.pdf>

3.5 CONSERVATION RECOMMENDATIONS

When we look to preserve and enhance character, it is important to not get too preoccupied by the idea of making things perfectly clean and orderly; the variations of layers of materials, textures and changes can also add to the rich quality of a historic. Small details accumulate to provide surprising interest points and for this reason best practice conservation will aim to have a light touch to any quality historic fabric and any new design should be respectful yet authentic, maintaining or enhancing the towns character.

Spatial Use – A large proportion to Banba Square is used for parking as is the gap site to the castle entrance. While some central parking is necessary, a strategy should be implemented to reduce mass parking to the centre of the historical quarter. More priority should be given to pedestrians in these areas. The castle entrance could be enhanced greatly through a potential new use for the space and landscaping. The street line should be reinforced using a new design or landscaping as to not lose the lane characteristics, albeit while maintaining views to the castle.

Surfacing – Where new surfacing is proposed, opportunity should be taken to choose quality natural materials. To reduce the need for painted road signage, materials should be used in a way to slow traffic and differentiate space such as shared or pedestrian only areas. Historic evidence shows stone cobbles were laid at crossing points; opportunity could be taken to reinstate these features based on evidence and use it as a method of reducing traffic speed. A variety of colours and textures of any new surfacing should be carefully chosen and designed to complement the existing historic structures and open space. *Kilkenny limestone* is one suggestion to consider when choosing new surface materials as opposed in stone imports.

The falls of new surfacing should be laid away from the historic properties to reduce potential issues of water ingress at ground level.

Building materials – A plan could be made that within the Architectural Conservation Area that where a modern material (artificial slates/tiles, pvc windows/downpipes etc) is at the end of its life and needs to be replaced, the replacement could be to reinstate natural material to finish the property in question. For instance, natural slates, timber framed windows and doors, cast iron rainwater goods.) Historical evidence should be sought to guide replacements of this type.

Existing historic boundary treatments – should be conserved in place to preserve the historic fabric of the area.

Commercial properties and Shop fronts – Paint colour can be effective and economic in giving outward expression of moves towards regeneration and improvements in a town. Deciding on a group colour scheme has the advantage of integrating palettes and avoiding garish or standout hues. Bright neon-like colours should be avoided, likewise gloss or unbreathable paints for plastered, stone or brick surfaces should not be used.

To improve the urban historic character, shops may be encouraged through funding or grants to upgrade their shop fronts to a more traditional appearance using an agreed scale, style, lettering and material palette - giving preference to high quality and ideally natural materials.

The cinema is an important contribution to the centre of Nenagh in its use and unique style for the town. It is important that this building is carefully conserved, and its original finishes preserved. At street level, evidence should be sought to inform any new proposals to the front entrance pavement surfacing and finishes should enhance its character.

Signage – Advertisements and additional signage should be designed to complement the historic character of the areas and oversized signage in inappropriate materials should be removed. Road signage should be rationalised and reduced where practically possible in conjunction with other treatments such as surface materials to slow traffic.

Street furniture – any new furniture should be considered holistically for the entire area. The materials, design and configuration should be chosen to compliment and enhance the historic character.

Planting – planting of trees and planters can soften, add colour and texture and area while providing ecological habitat and shade. Locations and species of proposed new trees should be carefully chosen so as to not cause future issues to existing properties or obstruct views. Where existing trees obstruct views, it may be that in time, once they grow taller, the views may be rediscovered. Therefore, it is not considered necessary to remove existing trees for this reason.

4 THE PRISON COMPLEX [NENAGH GAOL]: GOVERNOR'S HOUSE



Fig. 55: Robert French (Lawrence Collection), Convent, Nenagh, Co Tipperary, 1865-1914. Ref. L_CAB_09094

4.1 HISTORY OF THE PRISON COMPLEX

By order of the Grand Jury, Nenagh Gaol was designed in 1839 by architect John Benjamin Keane and built by contractor John Hanly of Nenagh. Keane had previously designed prisons at Waterford, Tralee and Galway and Hanly would go on to build the adjacent courthouse in 1843.

The prison governor's house and gatehouse were built between 1840 and 1842 off Bachelors Walk, now known as O'Rahilly Street. The design for Nenagh Prison was inspired by Eastern State Penitentiary, Pennsylvania, 1822-36, by John Haviland. The radial design was based on the panopticon system devised by Jeremy Bentham whereby a single guard could monitor all wings.

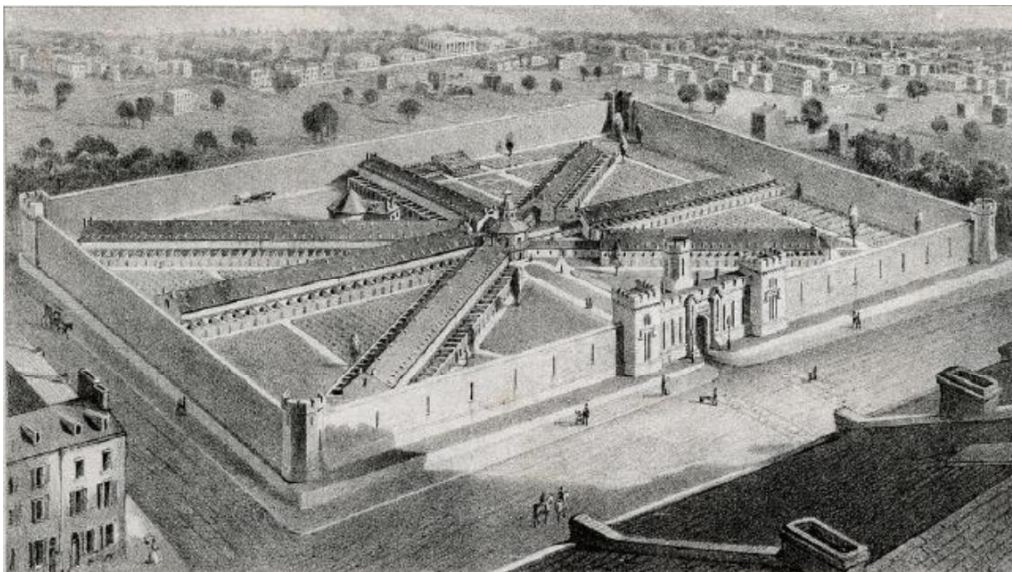


Fig. 56: Illustration of Eastern State Penitentiary extracted from a copy of a certificate awarded to the members of The Philadelphia for Alleviating Public Prisons. Library Company of Philadelphia, lithograph drawn 1855 by James Fuller Queen. Published in a paper titled 'A Medieval Mask on a Modern Prison, Why does Eastern State Penitentiary resemble a castle?' By Myles Zhang.

The vision for Eastern State Penitentiary, which would influence designs for Nenagh and many other prisons around the world, is summarised on a signpost at the North American gaol. It reads:

“Original prison built 1822-1836 on a radial plan by John Haviland. Linking solitude with moral and vocational instruction, it exemplified the Pennsylvania System of penology and became a model for over 300 prisons worldwide. Closed in 1971.”



Fig. 57: Image from www.phillyfunguide.com

As illustrated in the historic Ordnance Survey map in Fig.2 (see page 7), the rectangular complex at Nenagh was enclosed by a high stone wall and was accessed from the east via the gatehouse. At the heart of the prison was an octagonal tower that housed the governor and family from 1842 until 1887. Seven linear prison blocks radiated from the residential tower in a starlike pattern. The group of blocks was encompassed by a curtain wall. A prison for female inmates was erected to the west of the main grouping.

The central tower allowed the governor and prison guards ease of access to the seven linear prison blocks and uninterrupted views of the wedge-shaped exercise yards. Gantry bridges, which were subsequently removed, provided a direct connection between the first floor of the governor’s house and the prison blocks. The complex’s gatehouse accommodated condemned prisoners awaiting execution, where public hangings would take place from the road-facing Diocletian window. 17 prisoners were publicly executed at Nenagh between 1842 and 1858.

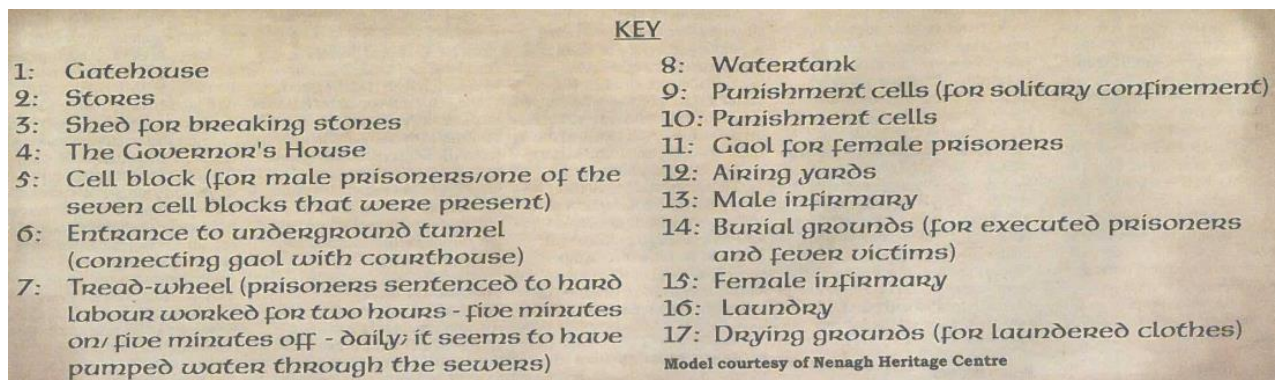


Fig. 58 Legend to photograph of model of Nenagh Gaol, the Nenagh Guardian, 31st October 2020.

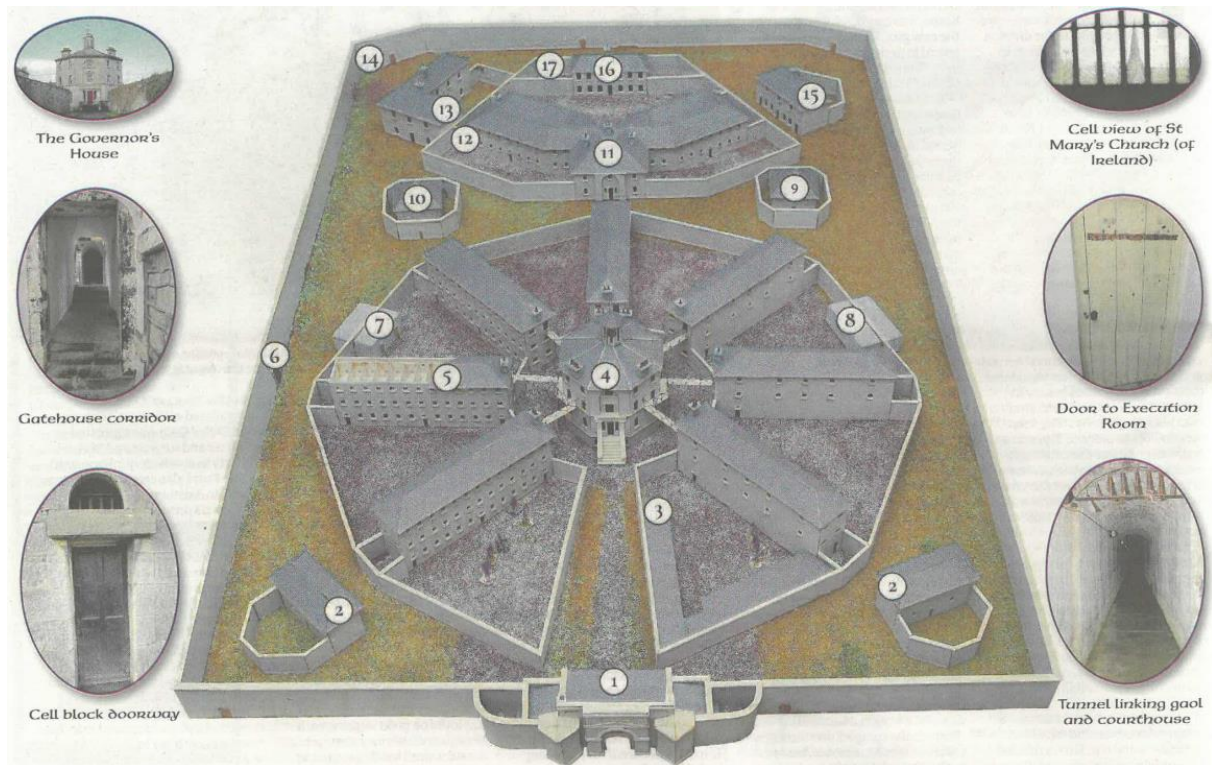


Fig. 59 Photograph of model of Nenagh Gaol displayed in the former governor's house with legend indicating the functions of the historic buildings. The extracts were printed in a supplement titled *Nenagh Gaol History and Heritage*, printed by the *Nenagh Guardian*, 31st October 2020.

The gaol fell into disuse in the 1880s and in 1887, the Sisters of Mercy were granted permission by the Prisons Board to use the redundant prison as a school. The order took over the governor's house and renamed it "the round house" in 1888. Most of the prison cell blocks and walls were demolished between 1909 and 1911, leaving one intact block to the south of the governor's house and a partial block of one storey to the southeast. In 1913, the Sisters erected a convent building on the site of the former female prison. The round house became an intermediate school for girls at this point and later became St Mary's Secondary school in 1929.

Nenagh District Heritage Society was founded in 1982. St Mary's Secondary School vacated the governor's house and the Sisters of Mercy now leased the premises rent-free to the society. The society sponsored an AnCO training scheme (An Chomhairle Oilíúna or Training Council) to renovate the Governor's House and make it suitable for exhibitions. Refurbishment by a group of 12 AnCO trainees began in January 1983. Trainees were paid by AnCo but materials were funded by the society which had to fundraise to support these costs.

Also in 1983, the Sisters of Mercy leased the gatehouse to the Society and AnCO began restoration works in September of that same year. They carried out work to the façade to make it safe and received advice from David Slattery of the OPW. Following restoration, the heritage centre opened to the public in June 1984 and attracted 5,000 visitors in its first year. In 2004, the Nenagh District Heritage Society handed over control of the centre to Tipperary County Council who manage it to this day. Presently, the governors house is a heritage centre while the gate house is used by the genealogical service and is open to visitors.

In 2019, a conservation project to repair the three-storey prison cell block was carried out under the guidance of conservation architect Michael O'Boyle MRIAI of Bluett and O'Donoghue Architects. The roof was re-slatted with existing Killaloe slates, repairs were carried out to the chimneystacks and new rainwater goods were installed. Internally, stitch repairs were carried out to wall cracks in the staircore. The second prison block was modified in the 20th century and lost its original roof and upper floors. Today, it is used for the storage of machinery by the Civil Defence.

4.2 DESCRIPTION OF GOVERNOR’S HOUSE

Detached octagonal-plan three-storey over basement former prison governor's house, built c. 1839-42. Comprising single-bay entrance elevation and two-bay elevations to other faces. Slate roof with lead flashing to each hip roll, lead-clad cupola with domed copper roof with wrought-iron weathervane and timber louveres to each face of drum, cut limestone chimneystacks with clay pots and aluminium cowls. Flues of one of the chimneystacks has been blocked from its skyward face. Modillion cornice with cast-iron rainwater goods. Coursed ashlar limestone walls have been repointed with cement-based strap pointing. First-floor sill course. Barred round-headed window openings to ground floor, square-headed elsewhere, with six-and-six pane timber casement windows to top floor and timber sash elsewhere, eight-over-eight pane to entrance face and six-over-six pane elsewhere, all with limestone sills. Windows of entrance elevation in round-headed recess and have raised limestone surrounds, first floor opening being pedimented. Timber panelled double doors with fixed sidelights, flanked by cut limestone pilasters, fascia and cornice, with flight of steps. Ashlar doorcase with pilasters and entablature, barred sidelights and with diamond and rectangular flat panels to painted timber door. Ashlar stonework of doorcase is punch-dressed and has line tooling to drafted margins. Door is accessed via stone steps and a vaulted landing with flanking walls. Timber battened door in southwest side.

Entrance door opens to stair hall. A single flight of cut-stone cantilevered limestone stairs with wrought-iron handrail and balusters descends to basement level. Flagstone floors to basement. Central hallway affords access to former kitchens and small rooms, now used as heritage exhibition space. Battened doors from hallway. Former kitchen has brick and stone surrounds to iron fire openings and stoves, a hotplate and iron sink. Ceilings are vaulted. Ground-floor entrance hall leads to rear and side rooms. At ground floor, the entrance hall is T-plan. Round-headed door openings with timber fanlights and panelled doors open from hall to side rooms. Reception to rear room. Ground-floor room to west has stone fireplace. Tongue-and-groove panelled wainscotting to walls. Timber dog-leg open-string staircase rises from ground to second floor. Handrail and balusters are replacement. Timber floorboards to rooms with carpets to stairs and hallways. Painted plasterwork to walls and ceiling. According to a notice displayed at first floor, the principal first-floor room was originally double height, but a ceiling was installed by the Sisters of Mercy. Housed downstands indicated that upper floors are supported by steel beams.

4.2.1 EXTERNAL ARCHITECTURAL RECORD OF GOVERNOR’S HOUSE



Fig. 60: The octagonal governor's house at the centre of the former gaol complex. Avenue from gatehouse to governor's house is bounded by tall random-coursed stone walls.



Fig. 61: Ashlar doorcase with pilasters and entablature, barred sidelights. Diamond and rectangular flat panels to painted timber door.



Fig. 62: Copper-domed cupola to apex of octagonal roof.

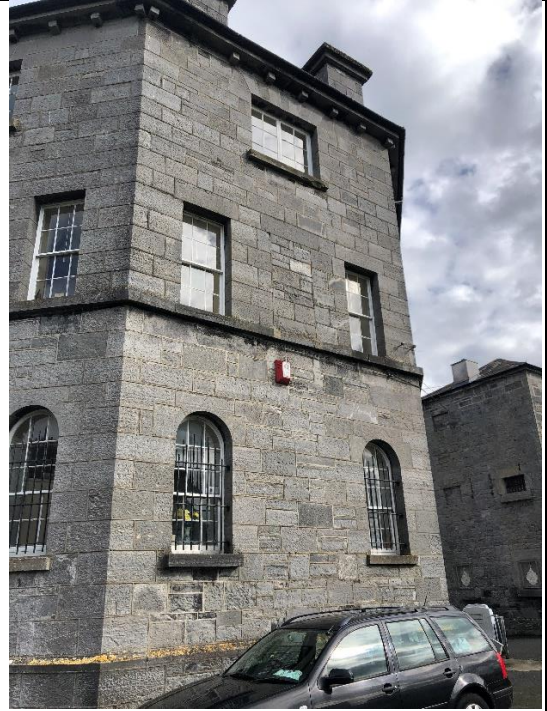


Fig. 63: External view of west elevation showing blocked-up gantry opening at first floor level.



Fig. 64: View of basement access below main entrance stair



Fig. 65: Staircase to basement level entrance.



Fig. 66: View of space between governor's building and gaol block where there was historically gantry access.



Fig. 67: External view of southwestern face showing west elevation secondary stair access.



Fig. 68: Drone view of the Governor's House

4.2.2 INTERNAL ARCHITECTURAL RECORD OF GOVERNOR’S HOUSE

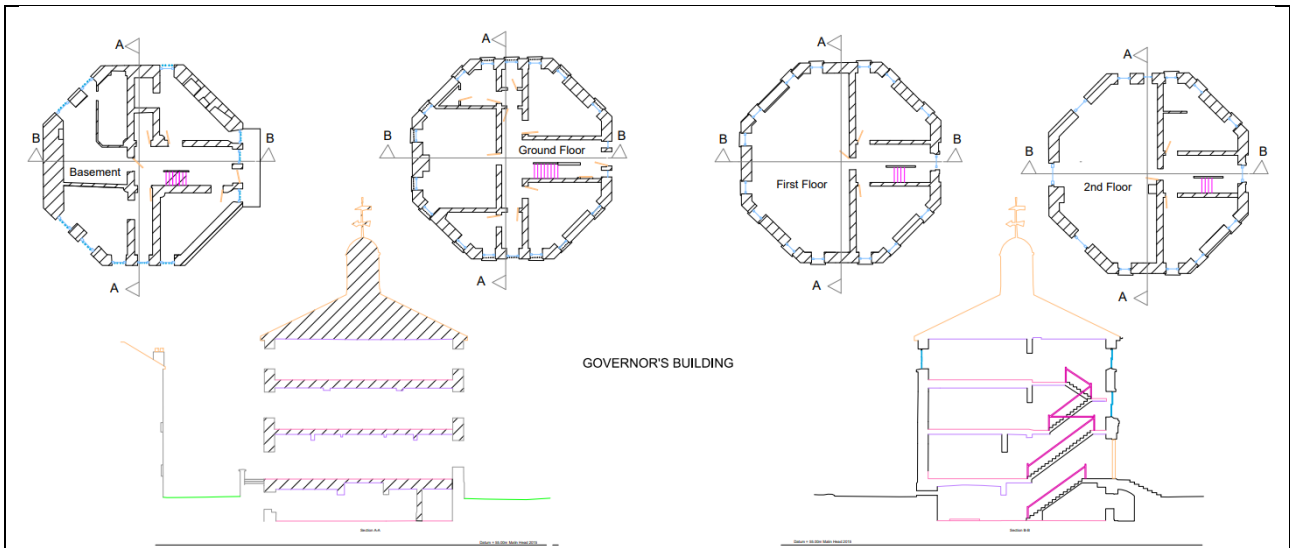


Fig. 69: Plans of Governor’s House



Fig. 70: Cantilevered stone staircase rising from basement to entrance hall.



Fig. 71: Hallway in basement.



Fig. 72: Former kitchen in basement with vaulted ceiling.



Fig. 73: Hotplate in segmental-arched niche.



Fig. 74: Basement room.



Fig. 75: Basement room.



Fig. 76: Basement room, used as forge exhibition space.



Fig. 77: Basement room, used as forge exhibition space.



Fig. 78: Cantilevered stone staircase rising from basement.

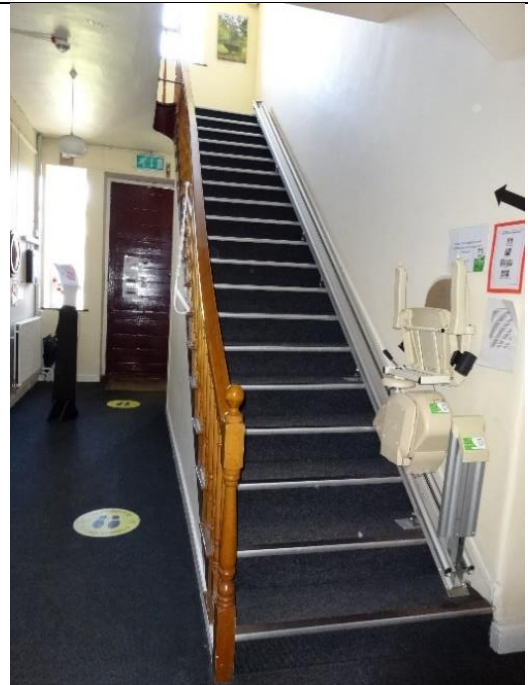


Fig. 79: Principal staircase with modern replacement balusters, newels and handrail.

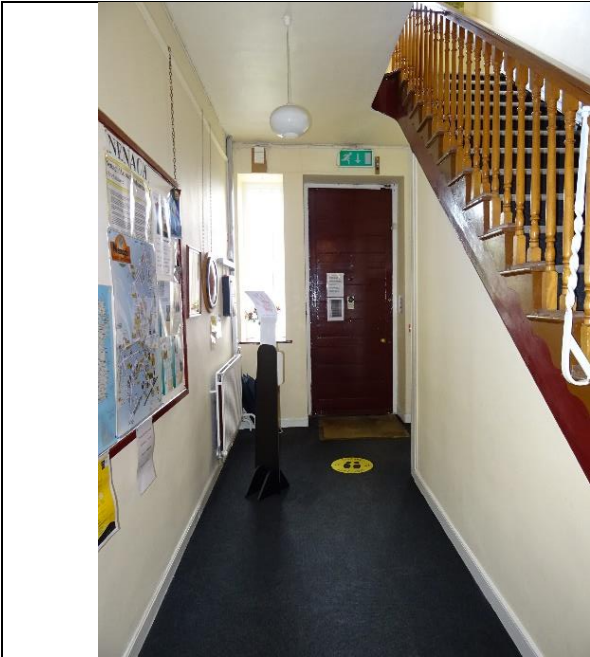


Fig. 80: Cantilevered stone staircase rising from basement.



Fig. 81: Principal staircase with modern replacement balusters, newels and handrail.



Fig. 82: Reception at ground floor.



Fig. 83: Reception having woodgrain-finished wardrobes.



Fig. 84: Round-arched door opening with fanlight.

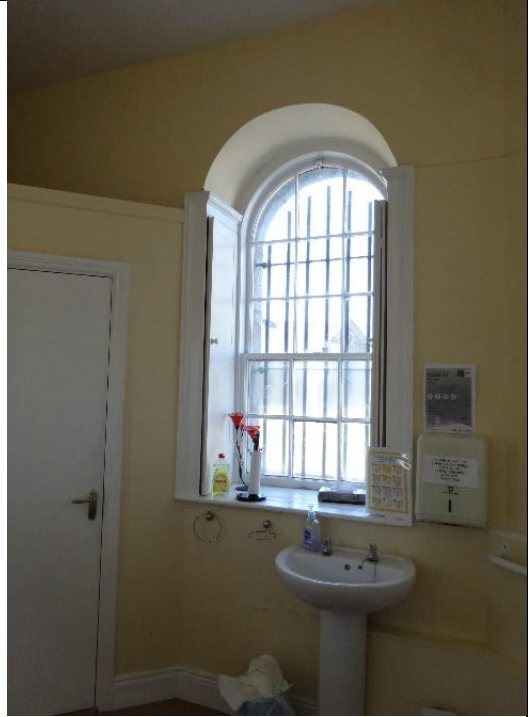


Fig. 85: Round-headed window at ground-floor level.



Fig. 86: Six-over-six timber sash window.



Fig. 87: Decorative cast-iron fireplace.



Fig. 88: Interior room used for exhibition space.



Fig. 89: Interior room recreated as a school room.



Fig. 90: Interior room used for office space.



Fig. 91: Replacement balusters, handrails and newels to timber dog-leg stairs.



Fig. 92: Second-floor landing.



Fig. 93: Window to second-floor landing.



Fig. 94: Lettering of shopfront fascia.



Fig. 95: Second-floor room.



Fig. 96: Second-floor room.



Fig. 97: Second-floor room.



Fig. 98: Second-floor room.

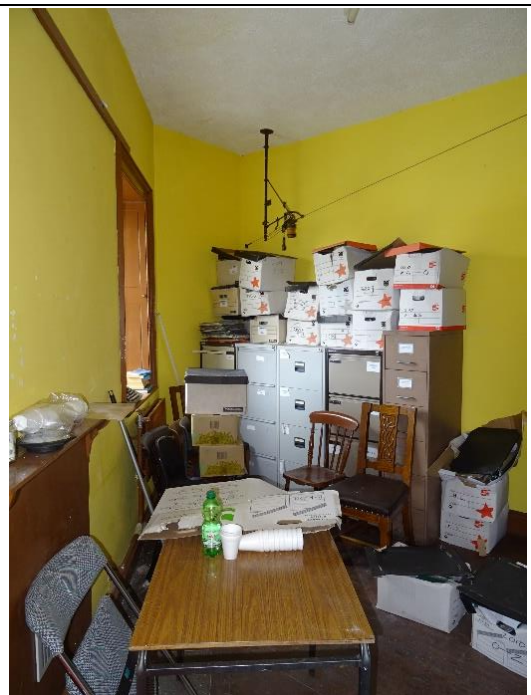


Fig. 99: Second-floor room.

4.3 STATEMENT OF SIGNIFICANCE OF GOVERNOR’S HOUSE

The former governor’s house, now used as a heritage centre, is part of a significant group of Victorian structures that include the gaol’s gatehouse, associated walls, extant cell blocks and adjacent courthouse. The design for the prison complex at Nenagh by John Benjamin Keane was based on the panopticon principle which had been successfully employed at of Pennsylvania’s Eastern State Prison (1929). The building plan comprised a star-shaped formation of blocks that radiated from the central governor’s tower. The prison buildings were constructed in limestone with ashlar being used in the octagonal governor’s tower.

Named the “Round House” by the Sisters of Mercy, who later came to occupy the site from the 1880s, the governor’s house referenced the neoclassical idiom with symmetry and simplicity being expressed through the use of Tuscan classical order.

The building, which is of architectural, historical, technical and social interest, has notable features including the octagonal floor plan, fine stonework, domed cupola, sash windows, timber panelled and battened doors, decorative fireplaces, cantilevered stone stairs, and intact basement kitchen. Modern interventions include cementitious strap pointing of stone joints and the replacement of the original balusters and handrail of the principal staircase.

4.4 STATUTORY PROTECTION

4.4.1 RECORD OF PROTECTED STRUCTURES

Nenagh Record of Protected Structures Reference Number 39.

4.4.2 RECORD OF MONUMENTS AND PLACES

Recorded Monument Number TN020-037011, Class: Cross-slab (present location)¹²

Description: Displayed and stored in Nenagh Heritage Centre are a collection of four cross-slabs and quern stones. The Centre is on the west side of O’Rahilly Street, a former jail turned convent school. In the collection there is a decorated quern stone and four cross-slabs. All the slabs are from St. Odhran’s Monastery, Latteragh. They are decorated with an incised cross surrounded by a single or double incised circle. Dorothy Kelly has described them in detail in JRSAI 1988, 92-100. In the basement there are seven quern stones, two of which are decorated. There is also a mortar with a sign ‘15th century monastic bowl’ and a broken stone ring.

One of three cross-slabs discovered in 1977 during the digging of a grave in the O’Brien family plot in Latteragh Graveyard (TN028-025002). A fourth cross-slab was discovered during the digging of the Berkery family plot. Both plots were located to the N of the N wall of Latteragh Church. All of the slabs (TN028-025003; TN028-025006; TN028-025007; TN028-025008) consisted of a dense, fine-grained stone. Described as Latteragh 3 by D. Kelly and consists of a rectangular shaped slab (0.38m x 0.26m x 0.05m) decorated with an equal armed linear cross with slightly expanded terminals contained within a double-lined incised circles (Kelly 1988, 92-100) (TN028-025007).

4.5 SUMMARY CONDITION ANALYSIS OF GOVERNOR’S HOUSE

The building is in relatively good condition and retains much of its original internal and external fabric.

Some water ingress is visible internally on the upper floor where the roof or chimney flashings may have failed.

The external ground surface level and finish is compromising the external appearance and the condition of the base of the stone walls which are effectively buried.

¹² Source: <https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application>

Overall, the external stone is of good quality and finish, there are a few isolated sections of damaged or spalled stone. Some historic openings have been blocked and modern cementitious pointing has been applied to large areas of the elevations. An external staircase appears to have been removed.

The internal spaces retain much of their original features and later interventions have generally been introduced over original fabric. The internal spaces have been well maintained and the building is in ongoing use.

There are some isolated previous repairs visible, such as cracking to a historic stair tread.

The basement has been altered to accommodate an oil tank which is now removed with only the tank room walls remaining.

4.6 CONSERVATION AND REPAIR RECOMMENDATIONS

Due to the scale, complexity and budget of the project, it may not be possible to undertake all recommended conservation works during the current planned phase. The conservation and repair works should be sensibly planned in conjunction with the architect's design strategy, and items may be broken down further to localised areas to be carried out in a practical and economical manner. However, it is advised that key urgent and essential repairs are addressed as soon as possible such as water ingress issues or structural issues. Proposed repairs that cannot be addressed as part of this project should be incorporated into a Maintenance Plan to be carried out in the long term.

This list of conservation repairs should not be read as the complete scope of works for the proposed project (Please refer to STW's design package for the scope of works). The conservation and repair works outlined in this section have been agreed with STW during a site visit on 22 September 2022.

The general approach to the conservation of this building is a minimum intervention strategy which firstly addresses water ingress issues and the external perimeter drainage and base of wall condition. The interiors will be repaired as required following the necessary opening up and stripping works and redecorated with materials suitable for the historic fabric. As the interiors have been well maintained it is the general intention to retain their current character and only adapt as required to facilitate the proposed future use.

NOTE: Some works which may be required to ensure the long-term conservation of the Gaol complex buildings have not been listed here as they will not form part of the current application. The recommended works which are not scheduled in this report have been referred to as notes and have been issued to Tipperary County Council earlier versions of this report. They should be incorporated into a long-term maintenance strategy.

4.6.1 EXTERNAL WORKS:

WALLS:

1. Remove any cement strap pointing on all elevations [estimated 50%, further inspection required]. Rake out open joints and repoint using lime mortar.
2. Localised piece-in stone repair to vertical stone jamb on left side of entrance door surround.
3. Localised piece in stone repair to 3 x locations on west elevation to S.E. specification.
4. Clean organic growth from all stone sills.
5. 3 x repairs to stone window sills to SE specifications.
6. Opening up of one blocked-up door on south elevation at L01 to proposed reinstated gantry. (Details TBC with Architects. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar).
7. Reinstatement new gantry structure at first level to connect to prison cell block. (TBC with Architects and SE. Materials and design and details to be presented to conservation consultant for comment)
8. Repair and redecorate external cast iron elements, brush down to remove rust, treat before redecoration (gates, railings etc.).
9. Where metalwork fixed to stone has caused corrosion jacking, repair to SE specifications.
10. Clean stone paving and steps complete. Rake out open joints and repoint using lime mortar.

11. Clean stone string courses, plinths and parapets.

ROOF:

1. Removal of all vegetation located in and around rainwater goods.
2. Localised repairs to slate roof to replace broken or slipped slates using natural slate to match in composition and size.
3. Access required to attic space to assess condition of roof structure, specialist timber survey is advised.
4. Inspect cupola and allow for re-roofing complete using copper.
5. Localised repair of structural roof timbers around chimneys – requires inspection to confirm extent of damage from water ingress.
6. Removal of organic growth to chimney capping complete and lightly clean capping surface by hand.
7. Rake out open joints, cementitious or defective pointing to chimneys and repoint using lime mortar.
8. Reopen 1 no. blocked chimney and replace missing chimney pot with ventilated cap to match existing.
9. Remove flaunching from chimneys and renew using lime render.
10. Renewal of lead soakers and flashings to chimneys complete.
11. Localised repairs to broken timber louvres to central cupola and redecorate all exposed timber joinery on cupola complete.

SERVICES:

1. Recalculation and renewal of cast iron rainwater disposal system complete (Refurbish and reusing existing elements where possible and appropriate).
2. Installation and connection of new branch drainpipes from any new downpipe locations to existing stormwater drains as required.
3. Installation of new concrete gullies with cast iron grates to the foot of each downpipe.
4. Removal of external inappropriate modern light fittings and Installation of new approved lighting system.
5. Removal of all external redundant cabling and associated fixings. Consolidate and tidy external cabling to be retained.
6. Removal of all plastic or modern vent covers and replacement, unblocking of closed/blocked floor vents, repair and repainting to historic cast iron vent covers.
7. Survey drains, investigate potential blockages or issues with falls and levels and address as part of long-term maintenance plan.

4.6.2 INTERNAL WORKS

1. Refurbish and draughtproof all existing timber framed windows.
2. Replace 1no. pane glass to transom window above northern entrance door.
3. Refurbish and draughtproof all existing timber external doors and remove modern signage.
4. Remove of cement strap pointing to interior exposed stone wall at L01 and repoint using lime mortar.
5. Redecoration of modern timber stair handrails and balustrade.
6. Allow for local repairs to lath and plaster ceilings, allow for 30% of overall ceiling area [repairs will be required in second floor rooms where water ingress has occurred].
7. Undertake opening up works to blocked-up opening where new gantry access will be installed. Investigate to determine infill material, carefully dismantle masonry to expose original opening and make good to receive new access door.
8. Allow for new timber steps and handrail from gantry bridge level to internal floor level.
9. Redecoration of interiors throughout.

NOTE: non-breathable finishes may be causing moisture build-up issues in the historic masonry. While the removal of these finishes is not possible as part of this phase of works it should be considered as part of the long-term conservation and maintenance of the building.

5 THE PRISON COMPLEX [NENAGH GAOL]: CELL BLOCKS

5.1 DESCRIPTION OF THREE-STOREY CELL BLOCK

Detached thirteen-bay three-storey former gaol block, built c. 1839-1842, now used as council store. Hipped Killaloe slate roof with rendered cast-iron rainwater goods and rendered chimneystack. Coursed snecked limestone walls. Rear elevation has intermittent windows to upper floors, no windows in ground floor, and south gable has

some blind windows. Barred square-headed openings with limestone sills and dressed limestone surrounds. Narrow round-headed doorways in front elevation with lintels and fanlights. Square-headed door openings with iron sheet and timber battened doors, two with barred fanlights above. Blocked up gantry door to north end at first-floor level.

Internally, cantilevered stone staircases with wrought-iron balusters and handrails rise to landings that access corridors and cells. Cell ceilings are brick vaulted with lath and plaster. Iron cell doors are in situ. Stone flagstones to corridors with timber floorboards to cells.

5.1.1 EXTERNAL ARCHITECTURAL RECORD OF THREE-STOREY CELL BLOCK



Fig. 100: Entrance gates affording access to the car park of the courthouse. Beyond lie the three-storey gaol cell block. The single story partial cell block is visible in the foreground.



Fig. 101: The remaining intact gaol block. Originally, seven such buildings radiated from the octagonal governor's house.



Fig. 102: Adapted door on east face of block, currently used as main entrance.



Fig. 103: Adapted door on south elevation of block, new brick piers are not supporting original opening lintel stone.



Fig. 104: The north gable of the gaol cell block. A walkway originally connected the block and governor's house at the upper level.



Fig. 105: Boundary walls of the former gaol viewed from the street.



Fig. 106: A view of the governor's house from the former yard.



Fig. 107: A view of the former gaol from the top of Nenagh Castle.



Fig. 108: Narrow entrance door with round-arched vent to cell block.

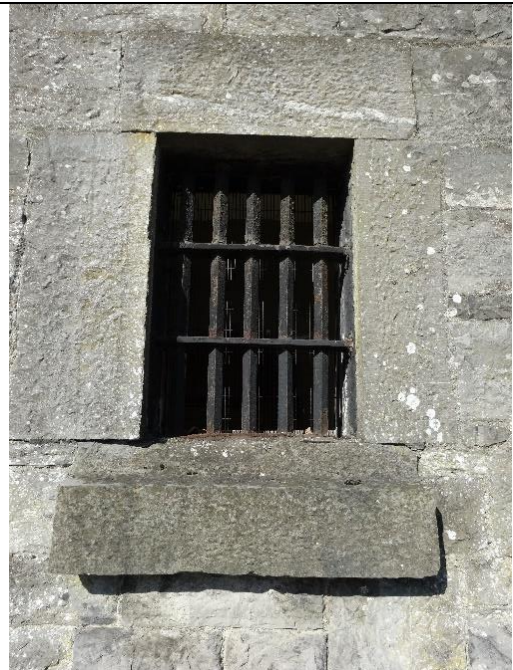


Fig. 109: Wrought-iron bars guard the narrow window of the cell block.

5.1.2 INTERNAL ARCHITECTURAL RECORD OF THREE-STOREY CELL BLOCK

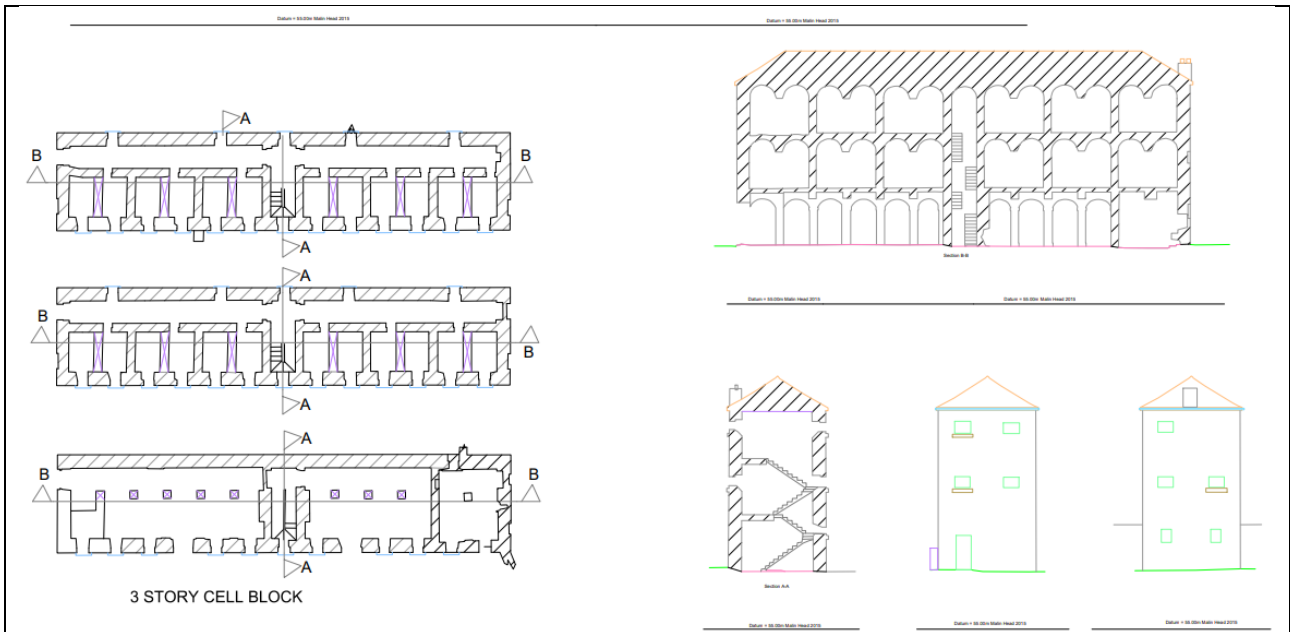


Fig. 110: Floor plans and section drawings of cell block.



Fig. 111: Corridor leading to the cells.



Fig. 112: Doorway to typical cell.



Fig. 113: Cantilevered stone stairs with wrought-iron balusters and handrails.



Fig. 114: Wrought-iron gate.



Fig. 115: Original barell vaulted lath and plaster ceiling in cell with modern surface fixed services.



Fig. 116: A number of original stone door lintels have been removed from the upper floors.



Fig. 117: Upper side of the vaulted ceiling, visible following removal of floorboards.



Fig. 118: Floorboards within a cell.



Fig. 119: Painted lettering to door at end of corridor reads "Door Leading to Chapel".

5.2 STATEMENT OF SIGNIFICANCE OF CELL BLOCKS

Nenagh Gaol was designed by John Benjamin Keane and built by local contractor John Hanly in the 1840s. The cell block at was erected as one of seven such ranges arranged in a radial pattern around the central octagonal tower. Based on the plan of the Eastern State Penitentiary at Cherry Street, Philadelphia, Nenagh Gaol was laid out to facilitate the monitoring of inmates by staff and to isolate prisoners from each other. Following the demolition of much of the historic complex between 1909 and 1911, the range survives as the only fully intact block today.

The thirteen-bay principal elevation is fenestrated with small, barred windows. The original narrow doors, which certainly impeded egress, have notable cut-stone lintels and round-arched fanlights. Some doorways have been widened to improve access, but this action has impacted on the original presentation of the elevation. The snecked limestone walls have regular course of irregular-sized, squared blocks. Internally, the building has not been refurbished and retains its early character. Features of interest include cell doors and gates, vaulted ceilings, painted lettering and numbering to surfaces and cantilevered stairs.

Recent conservation works carried out by Michael O'Boyle of Bluett and O'Donoghue were sensitively carried out and saw the re-slating of the roof in its existing Killaloe slates, the installation of new rainwater goods, as well as stitch repairs to the stairs wall.

The adjacent single story cell block, while adapted to a single-story structure, is significant in its relationship to the intact cell block as it encloses the space between to two structures and enhances our understanding of the remnant parts of the prison complex.

The well-preserved cell block is a structure of significant architectural, historical, social and technical interest.

5.3 STATUTORY PROTECTION

Nenagh Record of Protected Structures Reference Number 38.

5.4 DESCRIPTION OF SINGLE-STOREY CELL BLOCK [CIVIL DEFENCE BUILDING]

Detached twelve-bay single-storey former gaol block, built c. 1839-1842, now disused. Pitched fibre-cement-tiled with cast-iron rainwater goods. Cast-in situ barge-boards and eaves courses. Coursed snecked limestone walls with cast-iron tie plates. Walls have been pointed with cementitious strap pointing. Square-headed openings to north-east elevation, south-west is blank but for one doorway and south-east gable has recent large doorway. Openings

have iron bars and dressed stone surrounds, some with sills. Square-headed door openings, some now blocked, with projecting ashlar lintels and fanlights having iron bars above. Internal partitions have been removed.

Adjacent to this block is a detached five-bay single-storey office building built c.1990 situated within the former exercise yard. Tiled roof with pebbledash-rendered walls. Square-headed window openings with timber casement windows. Square-headed door opening with timber battened door.

Two single story buildings are located to the east of this cell block. They both appear to date from the 20th Century.

Building 1 is a three doored shed which appears on the 1959 OS Map. It does not appear on earlier maps and does not align with the orientation of the prison boundary wall. It appears to be an infill construction between two flanking sections of historic prison wall and as such may incorporate some stone elements from earlier construction. Building 2 is a later 20th C bungalow which is in use as an office building. Both are proposed for demolition.

5.4.1 EXTERNAL ARCHITECTURAL RECORD

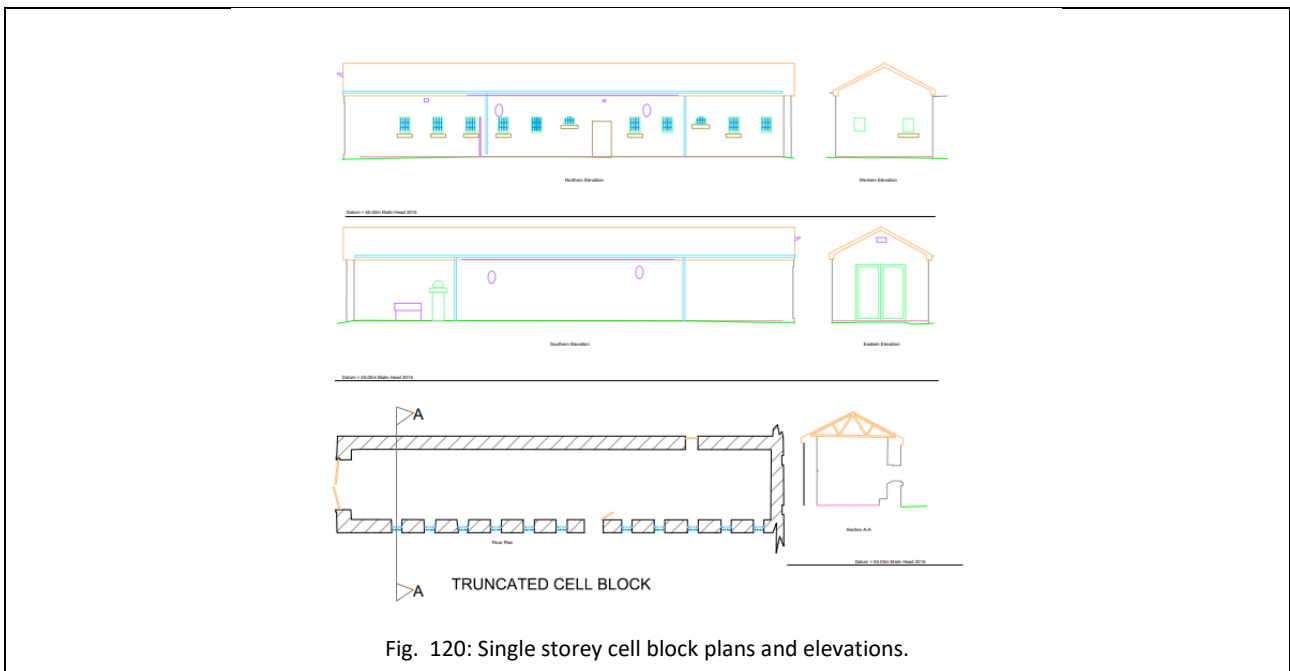


Fig. 120: Single storey cell block plans and elevations.



Fig. 121: View looking towards single storey cell block with modern shed structure visible to the right of the image.

[Note: shed structure is Building 1 proposed for demolition].



Fig. 122: The second cell block was modified for use as a store. Its upper floors were removed, and it received a new roof and gable-end doors.



Fig. 123: Later 20th century office building within yard
[Note: white rendered Building 2 proposed for demolition]



Fig. 124: View of concrete barge cast onto existing building



Fig. 125: Cementitious strap pointing and blocked up opening



Fig. 126: View of single storey cell block from the west.



Fig. 127: Window jamb stone with cracks visible where metal security bars have possibly oxidised and caused corrosion jacking.

5.5 STATEMENT OF SIGNIFICANCE

Although this former prison block was spared from demolition, it was drastically modified with the loss of its upper floors and original roof. The cell block was once three storeys high as per the adjacent range. Today, it stands to a single storey and is weathered with a shallow-pitched fibre-cement roof. Originally flush-pointed, the external elevations have been inappropriately refurbished with cementitious strap pointing that stands proud of the bedding and perpend joints. Furthermore, its end elevation has been modified to accommodate wide double-leaf doors. Extant features of interest include the early stonework and original door and window openings.

Although it has been greatly modified, the cell block is important as it is part of the surviving gaol complex as it establishes the physical relationship of adjacent cell blocks and encloses a typical exercise yard. As one of the original seven blocks that radiated from the central governor's tower, the building is a structure of architectural, historical, social and technical interest.

The modern single-storey office building is intrusive and impacts negatively on the character of the external complex.

5.6 STATUTORY PROTECTION

Nenagh Record of Protected Structures Reference Number 40.

5.7 SUMMARY CONDITION ANALYSIS OF CELL BLOCKS

The three-storey block has undergone recent repairs and is generally in good condition externally with some localised spalling of stone visible mainly on the west elevation.

Its roof has been upgraded recently and rainwater goods refurbished. A perimeter gravel drain has been added to its east side only.

The interiors have been adapted at ground floor level to provide storage rooms and surface mounted services have been added throughout.

Except for these alterations, the cells and circulation areas have been largely unchanged since they were last used for prisoners, with original decoration scheme and historic markings from prisoners still visible on the upper floors. Stone elements have been removed in some areas and the cantilevered stair is showing signs of structural failure.

The single storey cell block which is in use by the Civil Defence has undergone significant alterations and has had inappropriate modern work carried out to its remaining external elevations.

A number of original stone elements to openings require repair or replacement. It has been fully repointed with cementitious strap pointing which is accelerating the delamination and spalling of the historic masonry.

5.8 CONSERVATION AND REPAIR RECOMMENDATIONS

This list of conservation repairs should not be read as the complete scope of works for the proposed project (Please refer to STW's design package for the scope of works). The conservation and repair works outlined in this section have been agreed with STW during a site visit on 22 September 2022.

The general approach to the conservation of this building is to complete all essential external works required to ensure the safe and sustainable future use of the building and to mitigate against water ingress. Inappropriate alterations to prominent openings will be reversed or rationalised in line with the circulation strategy and original window treatments conserved and refurbished.

The interior walls and ceilings will be repaired as required to ensure a safe and even finish but not to the extent that they lose their historic character or patina of age. Modern finishes, fixtures and fittings will be removed, and any new services will be surface mounted and will use the routes of existing services where possible to minimise chasing or forming of new openings.

Missing internal structural elements such as door lintels, jambs and missing sections of masonry will be replaced or rebuilt using like-for-like materials and repairs to flagstone floors, keystone arches and cantilevered stairs will be undertaken to the Structural Engineers specification.

Historic metal window frame will be fully refurbished and windows openings which do not have historic glazing will receive new single glazed slim frame fixed window casements to provide weathering to the internal spaces.

Historic sections of wall which may form part of Building 1 should be retained in situ if the later 20th C sections are demolished. Any elements or fragments of the prison walls are highly significant.

5.8.1 THREE-STOREY BLOCK - EXTERNAL WORKS

WALLS:

1. Localised repairs to any open joints on the main elevations using lime mortar and finish using lime wash.
 - a. Allow for 60% rake and re-point on east elevation
 - b. Allow for 10% rake and re-point on west / south / north elevations
2. Repairs to approximately 15 x spalled stones and 2.5m eave stone to SE specification.
3. Repair 1 x cracked cill to SE specification
4. Adapt 3 x openings [2 on east elevation, 1 on south elevation] which have been inappropriately altered [2 doors and 1 window] to address unsupported lintels to SE specifications. Allow for new single leaf glazed door to each opening [refer to STW drawings and specifications for details].
5. Removal of all external redundant cabling and associated fixings. Consolidate and tidy external cabling to be retained.

ROOF:

1. Repoint all ridge tile joints.
2. Repair roof tile underlay where it overhangs the gutter.

SERVICES:

1. Introduce 600mm gravel margin and perforated land drain to west and south elevations and connect to existing drainage.

5.8.2 THREE STORY BLOCK - INTERNAL WORKS

WALLS / CEILINGS:

1. Remove boast lath and plaster finish to all barrel-vaulted cells on FF and SF and carryout localised plaster repairs using lime. Specialist advice required to address the lath spacing and debonding of lime – extensive / complete repair may be required this must be confirmed by further investigation.
2. Remove boast lime plaster finishes to walls, investigate substrate condition [refer to SE specification] and patch repair in matching lime plaster finish.
3. Replace or repair missing or damaged structural elements including door lintels, door jamb supports, masonry arch keystones, flagstones and openings in rubble masonry throughout using matching stone and lime mortar to SE specifications.
4. Where masonry repairs or crack repairs are undertaken, repair over with lime plaster to match existing.
5. Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.
6. Brush down and light clean to corridor and cell walls on FF and SF to remove flaking paint but ensure to retain the original decoration scheme and markings / graffiti made by prisoners.
7. Opening up of one door at high level to connect to proposed reinstated gantry. (Details TBC by STW. Finishing, detailing and new door to be presented to conservation consultant for comment. Any repairs to door surround to use matching stone and lime mortar).
8. Adapt internal partition layout at southern end to form new room [refer to STW drawings]

FIXTURES & FITTINGS:

1. Remove rust to interior wrought and cast-iron features and rust treat & redecorate. (handrails, balustrades, gates, doors, hardware, window bars)
2. Refurbish and redecorate 8 x original metal windows.
3. Install new single glazed fixed casement windows in remaining window opening [to STW specification.
4. Hand clean floors. Treat timber floorboards with linseed oil.
5. Carry out repairs to historic floorboards using matching timber sections where required. Allow for 5sqm.
6. Provide new surface mounted interior lighting system to support gallery / museum function. Cable ducts to be 'industrial' style metal finish and to use existing services routes insofar as possible. Lighting layout, design and specification TBC by STW.
9. Provide new emergency lighting system to same specification as above.
10. Carry out structural repairs to cantilevered staircase to SE Specification.
11. Allow for fall protection to existing staircase [to STW specification]

5.8.3 SINGLE STORY BLOCK - EXTERNAL WORKS

1. 4 x stone graft repairs to cills
2. 3 x crack repairs to window jambs, 1 x crack repair to cill
3. 11 x repairs to corrosion jacking from metal grilles
4. 20 x spalled stones requiring repair to SE specification.
5. Remove, clean and remove rust, refurbish and reinstate all metal grilles to SE specifications.

NOTE: the thick cement-based strap pointing is harming the masonry and leading to delamination of sections of stone, resulting from freeze-thaw action. While it is not proposed as part of this phase of works, we recommend that this pointing is carefully raked out and the joints re-pointed using a lime-based mortar in the near future.

SINGLE STORY BLOCK - INTERNAL WORKS

1. Form new partitions and install new services to accommodate new WCs [refer to STW drawings and specifications].

6 THE PRISON COMPLEX [NENAGH GAOL]: GATE HOUSE & HISTORIC WALLS

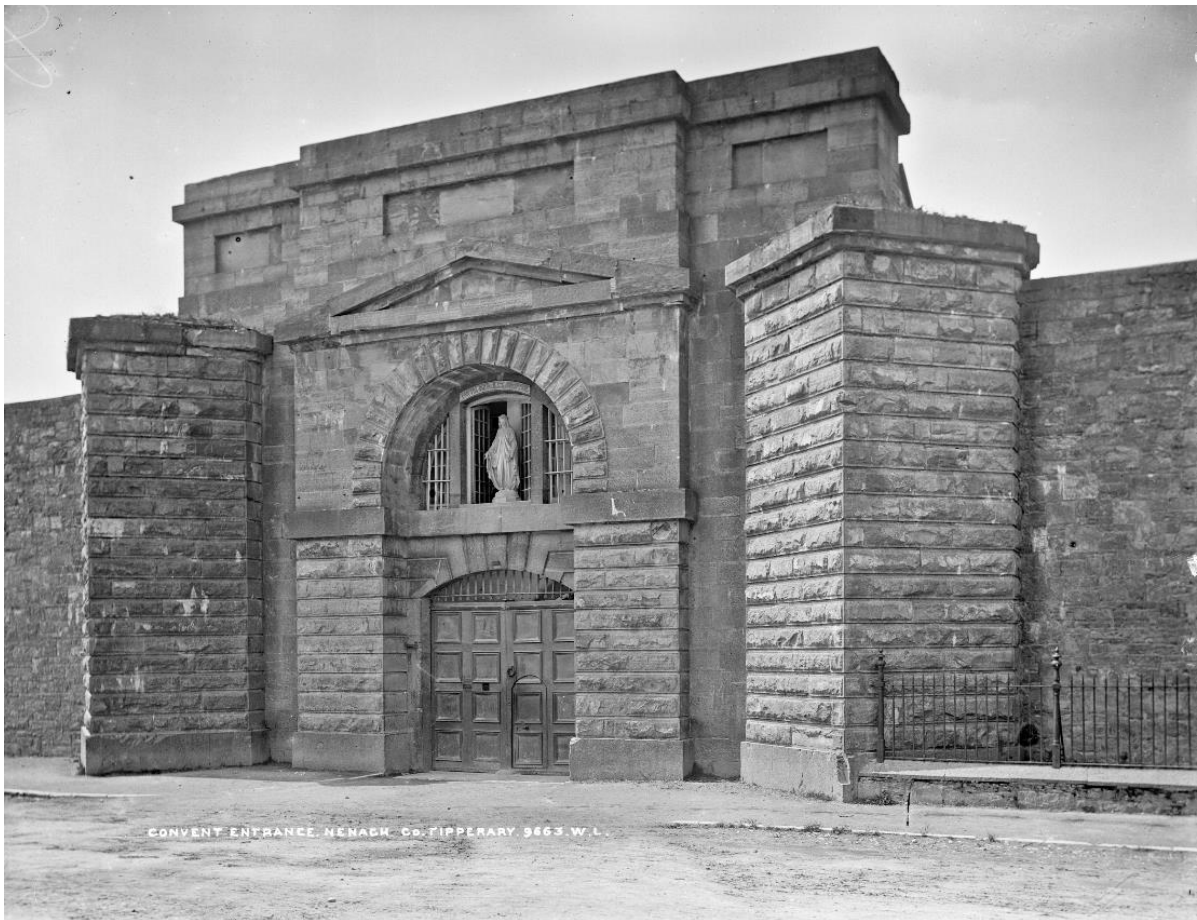


Fig. 128: Robert French (Lawrence Collection), Convent Entrance, Nenagh, Co Tipperary, 1865-1914. Ref: L_ROY_09663

6.1 DESCRIPTION

Detached gatehouse, c.1840, built in a triumphal arch style. Comprising pedimented entranceway with ashlar limestone upper walling and stringcourse and channelled rock-faced lower walling, with round-arched recess containing segmental-arched integral carriage arch with Diocletian window over, and with pediment and high cornice with flat panels and parapet. Rock-faced angle buttresses flank entrance way. West elevation comprises three-bay two-storey building flanked by recessed two-bay two-storey wings and flanked in turn by recessed walls with square-headed doorways. Round-headed windows to first floor, square-headed to ground, with barred timber sash windows, eight-over-eight to first floor and two-over-two to ground, with stone sills and dressed block-and-start stone surrounds.

High random-coursed limestone walls enclosed D-shaped exercise yards to north and south. Tops of walls are dressed with lead sheet. Monopitched slate roofs to principal block and to north and south wings. Roofs of wings are concealed by lead-capped parapets. Entrance doors to gate house are within the carriage arch. Opposing doorways comprise square-headed openings with cut-stone jambs, lintels and threshold and replacement timber battened door. Integral carriage arch has replacement painted render. Ground floor rooms have flagstone and replacement concrete floors. Ceilings are vaulted. Stone fireplaces. Curving intermural stairs on each side of the building, housed within the façade buttresses, rise to the first-floor corridor. Corridor runs along the front of the gate house and has a series of steps and levels with flagstones. Corridor affords access to cells to rear and to the Diocletian window to the front. A wrought-iron grate is located in the ceiling above the windows. Square-headed door openings with cut-stone jambs and lintels and timber battened doors open to the cells. Vaulted ceilings to first floor. All internal walls were replastered in the 1980s with gypsum plaster. The gatehouse opened to an enclosed approach to the octagonal governor's house.

Random-coursed limestone walls flank the central splayed approach from the gate house to the entrance façade of the governor’s house. The walls enclosed exercise yards to the north and south of the approach. The walls support plant life including mature vines of wisteria.

6.1.1 EXTERNAL ARCHITECTURAL RECORD



Fig. 129: Aerial image of the rear of the gatehouse with central block, flanking wings and D-shaped exercise yards.



Fig. 130: The entrance gate to the gaol.



Fig. 131: The Diocletian window above the entrance gate. Condemned prisoners were hanged from this opening during public executions.



Fig. 132: Rear elevation of the gate building.



Fig. 133: Rear elevation of the gate building.

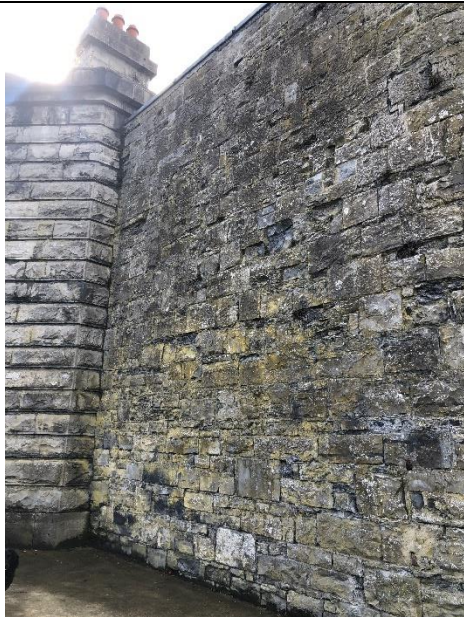


Fig. 134: Curved flank wall to north of entrance

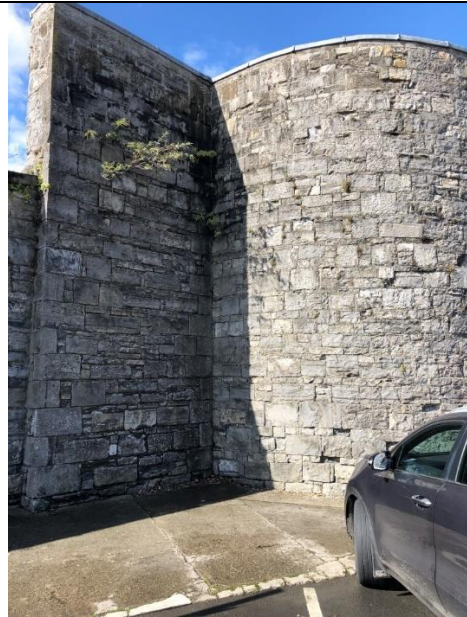


Fig. 135: Curved flank wall to south of entrance

6.1.2 INTERNAL ARCHITECTURAL RECORD

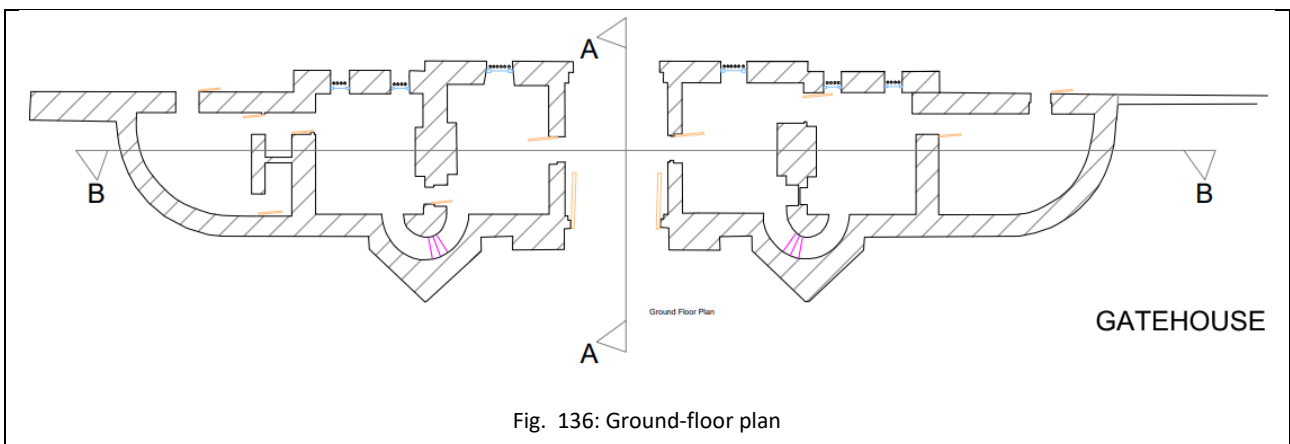


Fig. 136: Ground-floor plan

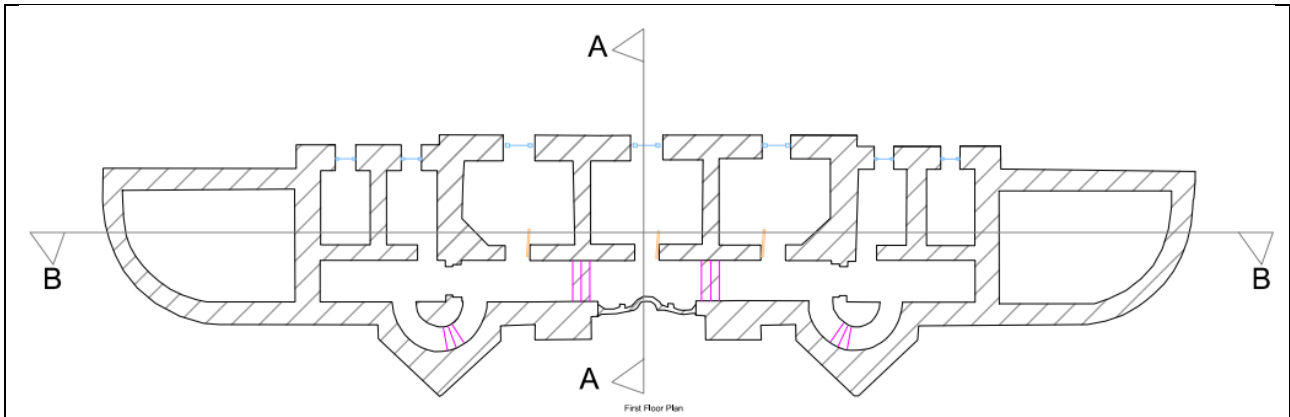


Fig. 137: First-floor plan

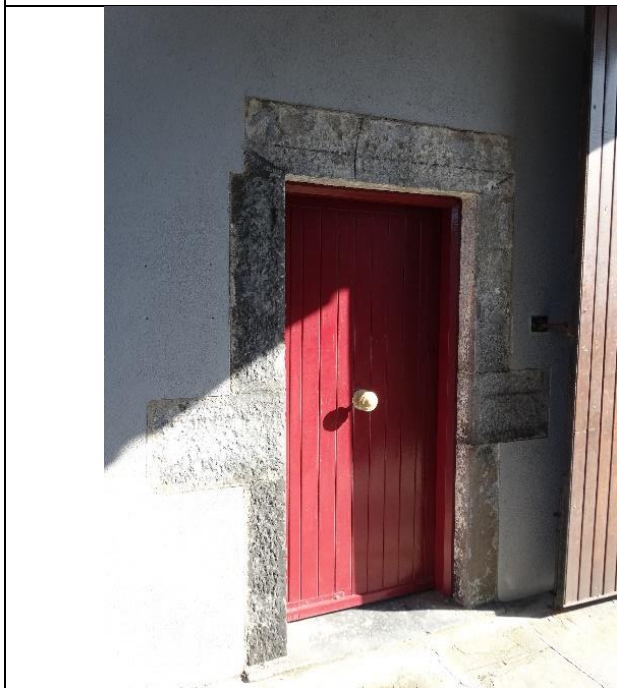


Fig. 138: Cut-stone door within integral carriage arch.



Fig. 139: First floor corridor leading to cells.



Fig. 140: The window from where condemned prisoners were hanged.



Fig. 141: Vaulted room at ground floor.



Fig. 142: High, curving wall of a prison yard from inside.



Fig. 143: Gate opening from prison yard.

6.1.3 HISTORIC WALLS ARCHITECTURAL RECORD



Fig. 144: One of the two limestone walls that flank the entranceway to the former governor's house, north side flank wall.



Fig. 145: Limestone wall to front of governor's house, south side flank wall.



Fig. 146: Return of south side wall, loose blocks visible on corner.



Fig. 147: View along both walls facing west



Fig. 148: View along north side flank wall.

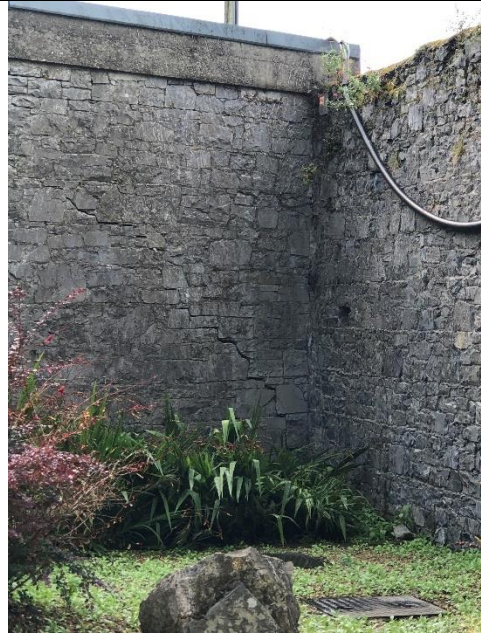


Fig. 149: Crack visible in adjacent wall, near septic tank where access covers are visible.



Fig. 150: Aerial view of Gate house and walls with cell blocks visible on the left side of the Governors House.

6.2 STATEMENT OF SIGNIFICANCE

The gatehouse is a building of architectural, social, historical and technical interest and is part of a notable group of 19th-century structures that include the adjacent governor’s house, prison walls, cell blocks and courthouse. In addition to its architectural interest, the façade is of historical importance as it is from here that 17 prisoners were hanged from the round arched window on the first floor. The Sisters of Mercy are likely responsible for the statue of Our Lady which is now framed by the central light of the segmental window surround.

The entrance elevation or public face of the gatehouse to Nenagh Gaol is imposing and dominates the streetscape. The angled buttresses of heavy, rusticated stonework splay towards the entrance gate, drawing the condemned inwards and reminding the passer-by that the prison was intended to be impenetrable. The entrance gate is set within a double-height archway with a segmental-arched gateway and round-headed Diocletian window above. The centrepiece rises to flat-panelled entablature with shallow pediment inspired by neo-classicism.

The rear elevation is functional in its finish and far less impressive than the entrance front. Internally, the gatehouse, which was restored under an AnCo scheme in the early 1980s, has retained its early layout, internal divisions, vaulted ceilings and intermural staircases. The gatehouse is flanked by two small yards which are enclosed by unscalable, curved walls.

The use of gypsum plaster that was applied during the 1980s restoration is non-breathable and has crumbled and spalled in many interior spaces.

The external stone walls that formerly bounded prisoners' exercise yards are in integral part of the historic complex which was largely demolished in the early 20th century.

6.3 STATUTORY PROTECTION

Nenagh Record of Protected Structures Reference Number 41.

6.4 SUMMARY CONDITION ANALYSIS OF GATE HOUSE AND WALLS

The Gate House is generally in good condition and is constructed using high quality stone, cut and dressed finely with close joints.

The curbed flanking walls appear to be a poorer quality stone and as such are showing more signs of weathering. There is evidence of water ingress internally and the stone on the west elevation has been affected by poor rainwater disposal. Some external areas of wall have been repointed using cementitious mortar.

Internally the ground floor rooms are partially in use but have been re-finished using gypsum plaster in some areas which is trapping moisture. The upper rooms retain their historic decoration in some areas and some have been refinished using modern, non-breathable materials. The building does not appear to have a heating system.

The historic boundary walls are generally good repair at the base and middle sections. The upper sections are for the most part allowing water ingress through failed capping details. Some stones are spalling on their face. Cementitious pointing has been observed in some locations, but a detailed survey of the walls has not been carried out at this stage.

6.5 CONSERVATION AND REPAIR RECOMMENDATIONS

This list of conservation repairs should not be read as the complete scope of works for the proposed project (Please refer to STW's design package for the scope of works). The conservation and repair works outlined in this section have been agreed with STW during a site visit on 22 September 2022.

The general approach to the conservation of the Gate House building and the historic boundary walls is to complete all essential external works required to ensure the safe and sustainable future use of the structures and to mitigate against water ingress. Inappropriate alterations will be reversed or rationalised in line with the circulation strategy and original window treatments conserved and refurbished.

The interior walls and ceilings will be repaired as required to ensure a safe and even finish but not to the extent that they lose their historic character or patina of age. Modern finishes, fixtures and fittings will be carefully removed, and any new services will be surface mounted and will use the routes of existing services where possible to minimise chasing or forming of new openings.

6.5.1 GATE HOUSE – EXTERNAL WORKS

ROOF:

1. Removal of all vegetation and organic growth to rainwater goods, barges, copings, parapet and roofs.

2. Investigate barge capping which appears to be failing. Allow for full replacement on both sides with lime-based flashing.
3. Localised repairs to slate roof to replace broken or slipped slates using natural slate to match in composition and size. (*Drone survey or onsite cherry picker required to confirm extent*)
4. Allow for partial re-bedding and clamping of parapet wall stones and new lead cover flashing along entire length.
5. Carefully rake out any cementitious pointing to chimneys and parapet, re-point using lime mortar.
6. Replace all flashings on roof complete using lead.
7. Localised repair of timber roof structure is anticipated - requires inspection to confirm extent of damage from water ingress.
8. Investigation of roofs to arrow-head bays on east elevation is required to determine condition and repairs required – these were not visible from street level.

WALLS:

9. Remove all vegetation to elevations complete. (Ridges, pediments, mortar joints)
10. Remove cement strap pointing to front and rear elevations and to chimneys and parapet complete. Rake out open joints and repoint using lime mortar. Allow for:
 - a. 25% repointing on south curved flank wall and adjacent section,
 - b. 100% repointing on north curved flank wall,
11. Rake out vegetation and open joints to internal yard elevations and repoint using lime mortar – allow for 25%.
12. Removal of tarmac surfacing abutting foot of buildings, lowering of ground level and formation of a French drain [width TBC by design team] to building perimeter (leave trench open during works to allow foot of walls to dry).

NOTE: While it is not proposed as part of this phase of work, we recommend a careful rake and repointing of the west facing wall enclosing garden to the south of the gate house, and the west facing wall to north of gate house.

SERVICES:

1. Recalculation and renewal of cast iron rainwater disposal system complete (Refurbish and reusing existing elements where possible and appropriate).
2. Installation and connection of new branch drainpipes from any new downpipe locations to existing stormwater drains as required.
3. Installation of new concrete gullies with cast iron grates to the foot of each downpipe.
4. Removal of all redundant cabling and fixings. Consolidate and tidy external cabling.
5. Removal of external lights and installation of Internal / External lighting to Exhibition Designer's details & specifications.
6. Removal of plastic vehicle barrier gate located in the execution gatehouse archway and installation of retractable bollard (or other agreed traffic management device) subject to detailed design & ground conditions.

6.5.2 GATE HOUSE – INTERNAL WORKS

1. Refurbish and draughtproof all existing timber external doors and remove modern signage.
2. Remove interior dry lining and gypsum ceiling plaster from 3 x cells on upper floor.
3. Rake and repoint stone using lime mortar and replaster using lime plaster and lime wash.
4. Remove modern non-breathable paint finishes where applied to masonry or lime plaster.
5. Brush down and light clean all exposed stone walls and ceilings, remove modern paint finishes and allow for redecoration using breathable masonry paint in ground floor rooms.
6. Brush down and light clean to cell [which retain historic decoration] to remove flaking paint but ensure to retain the original decoration scheme.
7. Rust treat any existing cast iron features and repaint. (Railings, gates, window bars)
8. Remove all interior signage and install new improved/updated information boards.
9. Various non-structural Exhibition Upgrade works to be agreed at detailed design stage

NOTE: the non-breathable gypsum finishes appear to be causing moisture build-up issues in the ground floor rooms. While the removal of these finishes is not possible as part of this phase of works it should be considered as part of the long-term conservation and maintenance of the building.

6.6 HISTORIC STONE WALLS – REPAIR RECOMMENDATIONS

1. Stitch large crack opposite Gate House as per structural engineers' specification.
2. Rake out vegetation to capping stones, allow for renewed flaunching along top of walls
3. Allow for partial re-bedding of top courses [full extent not confirmed during Sept site visit].
4. Rake out open joints and localized repointing using lime mortar [full extent not confirmed during Sept site visit].
5. Investigation of ivy / wall creeping plant on north flanking wall to Governor's house approach required. Allow for cutting back and repairs in this area, extent not confirmed.
6. Investigate existing septic tank at base of wall, if redundant allow for infilling.
7. Remove cementitious pebble dash render from section of wall to east of single-storey cell block building, rake and repoint masonry joints with lime based mortar.

6.7 PHILOSOPHY OF CONSERVATION BEST PRACTICE

Conservation and repair of Nenagh's prison complex aim to conserve the protected structures and to preserve and enhance the ongoing use of the building, incorporating appropriate modern interventions to ensure its sustainable ongoing and future use.

The approach is to conserve the aesthetic character of the hospital with minimal intervention or 'a light touch' to the historic fabric and, where significant changes are proposed, clear and robust justification will be balanced and well considered.

Historic fabric is to be repaired using best practice methodologies and using compatible materials. Where historic features have been lost, and it is not recommended to reproduce these without strong reasoning and based on evidence in order to match the original design intention. Conjecture of design must be avoided.

Where evidence is not available, contemporary honest intervention is advised while paying respect to the original design, proportions, and materials, and using high quality, sustainable specifications. The use of sustainable, natural and compatible materials should be prioritised. Breathable materials (ie. Paint/ membranes) must be used to ensure the buildings performs.

Existing modern interventions which negatively impact the historic character or are at the end of their lifecycle (such as modern aluminium or PVC windows) should be removed to restore the original design intention as reasonably practical.

The conservation repair work should be logically phased in conjunction with the architect's design strategy, and items may be broken down further to localised areas to be carried out in a practical and economical manner. However, it is advised that key urgent priorities are addressed in the early phases, particularly in relation to preventing water ingress.

Repairs to the roof, rainwater and storm water drainage system **must** be prioritised to improve the water resistance of the building and prevent any further deterioration due to water ingress. Water is the root cause of most defects within buildings. Once water ingress is stopped, the building fabric will dry out over time which will consequently eliminate or reduce subsequent defects to the interior (Peeling paint/ boasting plaster/ timber rot).

While redecoration can 'freshen up' a building, over cleaning historic materials can sometimes be detrimental to the fabric. For this reason, it is encouraged to minimise cleaning of exterior stone.

In the age of renew, reuse, recycle; it is encouraged to preserve materials and finishes which do not negatively impact the fabric and are still serving their purpose. While they may not be essentially 'fashionable', they still may act as effective protection to the heritage fabric and can a layer of history, character, and texture to the story of the building. Character can be lost by the over sanitisation of a property. The preservation of surfaces such as this provide the user an experience of what has been before and economically saves money and reduces the projects landfill waste and carbon footprint.

Where structures are to be demolished, materials such as undamaged stone, timber framed windows, fire surrounds, cast iron brackets etc should be salvaged and securely stored for reuse as far as practically possible to minimise waste and retain historic features within the complex.

It is essential that all conservation work is carried out by competent professionals with experience and knowledge of historic building and traditional construction.

6.8 ADDITIONAL SURVEYS REQUIRED

Additional surveys are recommended to provide a comprehensive understanding of the site in order to present the most appropriate remedies:

6.8.1 DRAINAGE SURVEY

It is recommended that a drainage survey be carried out for the entire site. Check drains for cracking, blockages and ensure all water flow is directed away from the building. A strategy for improved storm water drainage should be produced based on the results of the survey and include for new branch drains from additional downpipes as specified.

6.8.2 ASBESTOS SURVEY

An asbestos survey must be carried out to locate and identify any potential asbestos materials in order for removal by registered contractor prior to start of conservation works.

6.8.3 ECOLOGY

A bat survey is required to identify any potential bat inhabitation and roosts as these may need to be accommodated for in the proposed works.

6.8.4 TIMBER SURVEY

It is recommended that a detailed survey be carried out by a timber specialist to determine the condition of the roof timbers, particularly in areas where the roof covering, flashings or gutters have failed. Timber repairs to the structure should be localised and measures taken to ensure water ingress is eliminated (as above).

It is recommended that redundant services, such as water tanks that are no longer in use, be removed. Any remaining services to the roof space should be inspected on a regular basis.

7 NENAGH CASTLE AND ENVIRONS



Fig. 151: Robert French (Lawrence Collection), Nenagh Castle, Co Tipperary, 1865-1914. Ref: L_ROY_03196

7.1 HISTORY

Note: This is a summary appraisal of the history of Nenagh Castle. The building is not a protected structure and as such will be appraised in detail, and the impact of the proposed works assessed by the Archaeological Consultant.

The castle is the oldest building of Nenagh, having been built as a defensive base by Theobald FitzWalter (Butler) after 1217. It served as the main seat of the Butler family from which the town developed. Butler is anglicised from Botiller. Theobald Butler received the right to collect from merchants of Ireland, one ton of wine from every ship importing from nine to 20 tons of wine into Ireland. This tax was known as the Prilage of Wine and helped to fund the building of Nenagh Castle.

Originally the keep or donjon was engaged on the curtain wall¹³ along which were a gate house and towers. In 1338, Nenagh Castle was described as being surrounded by five towers, a hall, a house beyond the gate, a kitchen with stone walls roof with shingles. These were largely demolished during the Williamite Wars in 1690. Today the cylindrical donjon, part of the gatehouse, one of its flanking towers, and part of another small tower remains.

In 1250, the Franciscan friary was founded in Abbey Street.¹⁴ The Friary was established by the O'Kennedy family, Irish neighbours of the Butlers. This was an unusual occurrence because it was traditionally the Norman settler Lords that invited religious orders into their territories.

¹³ Craig, M. (1982) *The Architecture of Ireland from the Earliest Times to 1880*, p 60, Lambay Books.

¹⁴ Brady, J. (2003) *The Encyclopaedia of Ireland*, page 774, Yale University Press.

7.2 DESCRIPTION OF NENAGH CASTLE, O' RAHILLY CARPARK

13th century ruins of a Norman Castle. The keep, part of the gatehouse, one of its flanking towers, and part of another small tower are extant. Description from NMS Historic Environment Viewer:

'Situated on flat ground at the N end of Nenagh town, Nenagh castle was the chief residence of Theobald Walter and served as the main seat of the Butler family until the second half of the fourteenth century. It was in the hands of the Mac Ibrien family in the fifteenth century and returned to Butler ownership in 1533 under Piers Butler, Earl of Ossory (Gleeson and Leask 1936, 254-5).

Dated by Leask to the period 1200-1220 based on the use of chevron and [the position of the keep] (its position) in relation to the curtain wall (ibid., 268-9). In 1332 the 'prisoners took the castle of Nennogh and the gates there was burned; which was recovered again and the prisoners kept' (Cal. Carew MSS, 159). In the extent of Nenagh, the castle in 1338 is described as 'A castle surrounded with five towers, a hall, a house beyond the gate, a kitchen with stone walls roofed with shingles' (Cal. inq. post mortem vol. 8, no. 184).

The castle is described in the Civil Survey 1654-6 as a 'Castle lately repayed by Collonell Abbott to this manor apptaineth a court leet and a courte Barron with all the rights, privileges & imunities belonging to a manor', with the Countess of Ormond being listed as the proprietor in 1640 (Simington 1934, vol. 2, 295). After the Williamite wars, Nenagh castle was one of a number of castles to be dismantled as a precaution against their use in any future disorders (Gleeson and Leask 1936, 258).

In the eighteenth century Solomon Newsome tried to blow up the castle which left a large breach now visible in the N wall at ground-floor level (ibid., 259). This is an impressive thirteenth-century castle, five-sided in plan, consisting of a circular keep (int. diam. 7.3m; wall T. 5m) at the N angle, flanking towers at the E and W angles, a large twin-towered gatehouse to the S and a curtain wall (T 2.7m) all around. There are no visible remains of the W tower while only fragmentary remains survive of the flanking tower on the E side. There may have been a postern gate or sallyport immediately SW of the E tower as there is the trace of a springing arch of a gateway (Gleeson and Leask 1936, 264). Of the curtain wall only a short stretch survives where it adjoins the SE face of the keep while only the tie stones survive on the W face.

The keep itself was constructed with uncoursed rubble limestone with base-batter and stands four storeys high above which there is a Victorian addition from the latter half of the nineteenth century (ibid., 259). The main first-floor entrance at SE consists of a round-headed doorway (now blocked up) situated between the remaining section of curtain wall (containing a possible garderobe chute) and a short stretch of walling protruding from the keep slightly to the W of the blocked-up doorway. This arrangement of the curtain wall with garderobe and a second wall to the W suggests that the doorway may have been protected by a stone fore-building. The main entrance leads into a lobby area from which the upper floors could be accessed via the spiral stairs contained within the thickness of the wall at S. Access to the ground floor was from the first-floor hall either by a wooden stairs or by a trapdoor in the floor. The ground floor is featureless and has an eighteenth-century breach in the wall at N (ibid., 259). The first floor is lit by two long plunging arrowloops with sandstone surrounds set into deep wide round-arched embrasures at N and S.

The second floor appears to have been the main public hall of the castle and is entered through a chevron-decorated arch which was probably lit by a sandstone pointed window set into the wall in a similar fashion to the surviving NW window at third-floor level. Other features of the second floor include a destroyed fireplace at W which had a sloping stone fire-hood in a manner similar to Roscrea castle (TN012-010007-). Beside the fireplace to the N there is a round-arched window embrasure. A doorway in the W splay of this window leads to an external round-arched doorway from which the wall-walk of the curtain wall was accessed. The hall was lit by long narrow plunging arrowloops set into large deep round-arched embrasures set into the wall at NE, E and S. Double corbels set opposite each other provided support for a decorative timber ceiling. The third storey was probably the private residential hall of the lord. It has a partially destroyed fireplace at W with engaged sandstone columns and decorated capitals which supported a sloping stone fire-hood. Lighting was provided by five large windows. The rear arch of the SW window embrasure, which also acts as the entrance lobby, is decorated with a triple roll sandstone moulding while the other window embrasures are flat-headed, segmental and shouldered. The shouldered or Caernarvon arch is generally dated to the end of the thirteenth century and may be part of the refurbishment of the castle during this period (Gleeson and Leask 1936, 249). The W splay of the NW window embrasure contains a doorway which gives access to a box machicolation which helped protect the curtain wall where it joins onto the keep. The pointed N window is of sandstone and is not flush with the external face of the wall; it is set into a

segmental-pointed embrasure. The gatehouse (ext. dims. 22.8m E-W; 12.5m N-S) at the S consists of a two-storey central rectangular block with two D-shaped flanking towers of which only the E tower survives.

Recent excavations indicate that the gatehouse complex was constructed in two phases with a fine two-storey hall added to the rear of the twin-towered gatehouse in the latter half of the thirteenth century (Hodkinson 1999, 162-82). This two-storey hall had rib vaulting over the ground floor supported by a series of centrally placed pillars (ibid., 165). The first floor was lit by large pointed sandstone windows with the first-floor entrance in the N wall located off-centre to the E (ibid., 164-5).¹⁵

O' Rahilly Street Carpark: the area to the south and southwest of the castle is currently a car park accessed by O'Rahilly street [formerly Bachelors Walk].

In the 1840 1st ed. OS map there appears to be a pond or marsh area to the southwest of the castle remains. Following this, the area was enclosed as back lands to properties facing onto O' Rahilly Street and Pearse Street, over the course of the 19th C as shown on the various OS maps. The areas appears to have been cleared post 1959 to form what we see today. [Refer to Section 2.2. for cartographic analysis]

The area is dominated visually by the castle remains to the north. Level changes and retaining walls have been formed over the course of the 20th C to facilitate the municipal car park function. These interventions may reflect level changes associated with previous castle defences, however their context in relation to the castle remains is not easily legible. Modern materials such as concrete and tarmacadam influence the setting heavily.

Castle Shed: A building first appears in this approximate location on the 1879 OS map. The current structure is concrete block construction with a rendered face on 2 walls. Its rear (north), west and a partial return to the east are historic stone with redbrick details and infill sections. The stone elements may relate to the structure visible on the 1879 map. It has a shallow single pitch lean to roof in corrugated metal over a concrete slab.

Internally the mixed masonry is visible. Historic walls have been raised with blockwork to support the current roof. A low section of walls also remains internally, located towards the western end of the shed. It has received a rough cast concrete capping. The floor internally is a concrete slab.

7.3 EXTERNAL ARCHITECTURAL RECORD, CASTLE AND CARPARK



Fig. 152: A view of Nenagh Castle from distance.



Fig. 153: Nenagh Castle view from the O'Rahilly St. carpark.

¹⁵ National Monuments Service, Historic Environment Viewer. Accessed 22/22/2023. Available at: <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>



Fig. 154: A view of the castle from the terrace of the former Rialto Cinema.



Fig. 155: The gate building to the castle.



Fig. 156: Nenagh castle from the rear of buildings on Pearse Street.



Fig. 157: The castellated parapet with arcade of window openings at the top of the tower.



Fig. 158: A view to the gate building from the top of the tower.



Fig. 159: The gate building is abutted by a single-storey building [proposed for demolition].



Fig. 160: Rear wall of Castle Shed viewed from the inside, note mix of historic masonry.



Fig. 161: Northwest corner of castle shed walls from the inside, note red brick opening reveal.



Fig. 162: North east corner of castle shed viewed from inside, note red brick masonry quoin detailing.



Fig. 163: View of same wall from exterior where it abuts the castle gatehouse structure.



Fig. 164: Low section of masonry walling located within the castle shed.



Fig. 165: View of O' Rahilly carpark facing east towards the rear of buildings facing onto Pearse Street.



Fig. 166: View of carpark facing towards the castle structure, note the castle shed building visible with white rendered elevation and black door.

7.4 INTERNAL ARCHITECTURAL RECORD [CASTLE]



Fig. 167: The underside of the second floor.



Fig. 168: Timber support below down stand beams, joists and floorboards.



Fig. 169: A former fireplace with chimney flue.



Fig. 170: Round-arched niche with narrow loop opening.



Fig. 171: Fire opening.



Fig. 172: Doorway with shouldered arch.



Fig. 173: Romanesque-style detailing to archway.



Fig. 174: Detail of the carved voussoirs.



Fig. 175: Opening leading to spiral stairs.



Fig. 176: Glazed roof cover over the top of the stairs that rises to the parapet level.

7.5 STATEMENT OF SIGNIFICANCE

[CASTLE TO BE COMPLETED BY OTHERS]

The statement of significance for the public realm areas including O' Rahilly Street has been provided in Section 3.

7.6 STATUTORY PROTECTION

RMP Entry: TN020-037001 Nenagh Castle

National Monument No. 513.

Nenagh Castle: Nenagh Town and Environs RPS Ref. No. 4

The Castle and its setting, including O' Rahilly Carpark lies with Nenagh Town ACA, refer to Section 3 for details.

7.7 SUMMARY CONDITION ANALYSIS

[CASTLE TO BE COMPLETED BY OTHERS]

Castle Shed: This structure has been adapted in the 20th C to from a shed. The block elements and concrete roof are in fair condition. A steel beam supporting the roof is in poor condition.

The historic masonry elements which are enclosed within this structure are in poor condition and have been repaired and infilled in a piecemeal fashion using inappropriate materials.

7.8 REPAIR RECOMMENDATIONS

[CASTLE TO BE COMPLETED BY OTHERS]

Castle Shed: It is recommended that the later inappropriate additions are carefully removed to expose the historic masonry elements on the north, east and west walls, as well as the low internal wall. Historic masonry should be carefully surveyed and recorded. Masonry to be raked and re-pointed using lime-based mortars. The conserved masonry elements will enhance the setting of the carpark adjacent to the castle.

8 APPENDICES

APPENDIX 1: DRAWINGS

APPENDIX 2: REFERENCES

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ⁱ ICOMOS Charter for the Conservation of Historic Towns and Urban Areas (Washington Charter 1987).