

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Proposed refurbishment and extension of the Middle & Upper Gate Lodges and provision of new 'Eco-Pod' accommodation & ancillary related works

at

MOUNT CONGREVE, KILMEADEN, CO. WATERFORD.



On the instructions of the Mount Congreve Trust

Date : April 2024

Our REF: P22-026

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This report has been prepared by Cormac O'Sullivan,
RIAI Conservation Architect Grade 2 of BLUETT & O'DONOGHUE.

The methodology of the report follows the guidance set out in the Dept. of the Environment, Heritage and Local Government "*Guidelines for Planning Authorities on Architectural Heritage Protection, Appendix B; Architectural Heritage Assessment Reports*".

1. Introduction:-

Mount Congreve was built in the 1760's and the Estate remained in family ownership until Ambrose Congreve's death in 2011.

From the 1950's onwards Ambrose Congreve developed the Woodland Gardens which are renowned for the extensive collections of camellia, magnolia, azalea, maple and for one of the largest collections of rhododendron in the world and the House was also significantly remodelled by him between 1966 and 1969.

After his death, the House and Gardens were transferred, for the benefit of the people of Ireland, to a Trust made up of the Mount Congreve Estate and Waterford City & County Council, with legal title vested in the OPW.

From 2021 onwards, Mount Congreve Trust, with the support of Fáilte Ireland, has carried out major improvements to enhance the Estate as a visitor attraction;

- New visitor facilities have been created in the east wing by roofing over the courtyard and converting the stables and garages.
- A permanent exhibition has been installed in the main reception rooms of the House, which is now the point of entry to the Woodland Gardens
- The main car park at the Dairy Farm has been upgraded and a smaller car park has been completed on the Woodland Gardens side of the main avenue.
- The walks and trails within the estate have been improved with better surfacing, maps, way finder signage and tour audio points.
- A new children's playground has been created at 'Monty's Lawn'.
- A new walk has been created through the wetlands between the main gates and the Dairy Farm.

The Trust now propose to install 'Eco-Pods' as short-stay residential accommodation on the Estate for up to 16 adults & children in 5 individual units. This will further enhance the visitor offering and diversify the revenue streams of Mount Congreve.

2. Historical Background:

Mount Congreve is located five miles west of Waterford on the south side of a “U” bend in the River Suir. The House stands on a level platform about 100 metres above the river.



The Congreves have been in Ireland since 1641 and the estate remained in family ownership until the gifting of the property to the State by the late Ambrose Congreve in 2011.

The first Ambrose Congreve was Mayor of Waterford in 1736 and the late Ambrose Congreve (1907 – 2011) was the fifth of that name in the family.

The house at Mount Congreve was constructed about 1760 and is accredited to the Architect, John Roberts of Waterford who designed many of the public buildings in the City including both the Cathedrals. Mount Congreve is depicted on the Taylor and Skinner map of Waterford dating from 1777, Ref. Figure 1.

In the Topographical Dictionary of Ireland, Samuel Lewis, 1837, Mount Congreve is recorded as being the principal seat of Kilmeaden Parish.



Figure 1: Taylor and Skinner map of Waterford dating from 1777

Mount Congreve House is a large symmetrical 13-bay structure laid out in the Palladian manner with screen walls linking the house across courtyards to the 2-storey east and west pavilions.

Ref. Photos 1,2 & 3.

The house was remodelled and embellished by Ambrose Congreve between 1666 and 1669. The works included the addition of the 3-storey bowed and shallow domed centre bay to the front façade and the heightening and advancing of the front building line of the flanking side wings.

Ref. Photos 4,5,6 & 7.

He also embellished the pavilions with domes and cupolas, limestone door surrounds, improved gateways to the gardens and by the addition of fountains, including the one in the west courtyard.

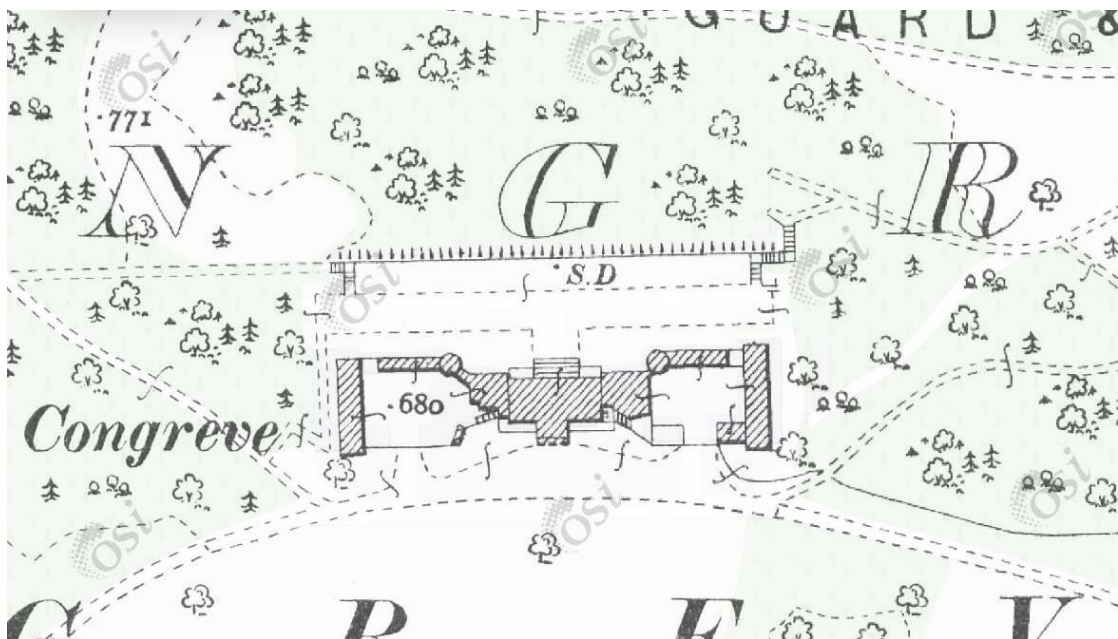


Figure 2

Extract from the OS Map of 1907 showing Mount Congreve prior to extensive remodelling by Ambrose Congreve between 1666 -1669. He added the 3-storey bow front in place of the single-storey loggia, enlarged the side wings and raised them to 2 storeys, covering over the steps to the basement from the courtyards in the process thus converting them to tunnels and he enlarged the size of the end pavilions.



1. Mount Congreve, The entrance front, 2020.



2. The 3-storey bow front and the 2-storey projecting side wings were added by Ambrose Congreve in the 1960's



3. Mount Congreve, The garden front.



4. The House with 6-bay front façade prior to the modern alterations.



5. The earlier loggia was removed to facilitate construction of the bow front. The dismantled ashlar stone remains on the estate.



6. The garden front prior to the alterations with high conical roofs to the pavilions. Note the side wings are single storey. View from the north-east.



7. The garden front prior to the alterations with high conical roofs to the pavilions. Note the side wings are single storey. View from the north-west.

3. Heritage Significance

Mount Congreve House

Mount Congreve is rated as being of national importance in the National Inventory of Architectural Heritage (NIAH). The House, dating from c. 1760, along with its setting, is of architectural significance as a fine example of a country house laid out on Palladian principles with the 2 & 3 storey central block flanked by service courtyards to each side with screen walls, incorporating elaborate gateways, extending to the 2-storey end pavilions.

Mount Congreve is of social and historical significance as the seat of the Congreves from the 17th Century until the death of Ambrose Congreve in 2011. It is a rare surviving example of a large country estate which remained in residential use up to very recently and is evidence of how an almost extinct way of life was played out in modern times.

At Mount Congreve, the history of the family, the estate and the ornamental gardens are completely intertwined and the prospect of presenting this story to the public can be of great benefit to the social, historical and architectural heritage of Waterford.

The last Ambrose Congreve aggrandised the House by carrying out extensive alterations in the 1960's. **(Ref. Photos 1 – 7)**

These changes are of interest in their own right and the massing and detailing of his work reinforces the Palladian form of the overall complex.

The gardens and woodlands were enhanced by Ambrose Congreve from the 1950's onwards to become internationally renowned as one of *'The Great Gardens of the World'* with a superb collection of flowering shrubs and trees.

A unique aspect of Mount Congreve is how the Asiatic theme of much of the Woodland Gardens planting is reflected in the décor within the House, most noticeably in the hand painted wallpaper in the 'Chinese' or Large Drawing Room.

The east and west courtyards are of significance as evidence of how Mount Congreve functioned and was serviced historically. The tunnels connecting the two courtyards via the basement light wells are of particular interest and reflect the 'upstairs/downstairs' aspect of social history which is often so appealing to visitors to large country houses.

The House is the centrepiece of an intact demesne where the typical elements all survive, gateways with wing walls, gate lodges, follies, extensive stone boundary walls, winding avenues through parkland, a walled garden and the farmyard with stores and stables. Mount Congreve is a remarkably intact estate which remains in single ownership. It is a rare survivor of a large country house in Ireland and is of enhanced heritage significance on that account.

Mount Congreve Designed Landscape

Mount Congreve is also included in the National Inventory (NIAH) of Gardens and Designed Landscapes, Survey ID 527.

The NIAH Survey lists the extant historical features of the demesne including the principal buildings, gateways and gatehouses, drives, walks, parkland, formal gardens, kitchen/walled gardens and naturalistic water features. The survival of so many of the typical features of an 18th century demesne at a single site is significant as is the fact that it was curated by the same family for over 250 years.

The focus of Mount Congreve as a visitor attraction is on the Woodland Gardens, established by Ambrose Congreve from the 1950's on the falling ground from the back of the House down to the River Suir. The Woodland Gardens are based on the planting principles of Gertrude Jekyll on a grand scale and there are over 700 species of camellia and 350 of magnolia sourced from nurseries all over the world. The Gardens have high aesthetic appeal although their botanical significance will only be fully understood after systematic cataloguing of the planting and the numerous hybrids which were successfully grafted by Ambrose Congreve.

However the Woodland Gardens are only one aspect of Mount Congreve and the earlier periods of the designed landscape define the approaches to the House and its setting.

The first edition OS Map from 1842 plots the full extent of the historic demesne which reached to Knockanagh Hill to the south of the public road which passed through the Estate. Mount Congreve was laid out at the height of Capability Brown's popularity as a landscape designer and it displays the characteristic features of his designs such as high stone walls, broadleaf tree belts, sweeping avenues and undulating parkland with tree clusters and specimen trees. Most significantly, the historic maps show how the stream along the eastern boundary was canalised and this, together with the bridge across it, suggests cooperation with the neighbouring demesnes of Suir Villa and Whitfield.

This gave control of the wetlands and the means to create a large body of water, always a highly desirable feature of an 18th century designed landscape, and to make the most of this innovation, the main avenue was realigned in the 19th century to pass through the water meadows as a causeway.

In the later 19th century it appears that the public road was lowered, possibly as a public works project and became effectively a large ha-ha so that passing traffic was not visible from the House. This period also saw the farmland to the west of the House taken into parkland and the construction of the Fishguard & Rosslare railway along the edge of the River Suir. Ref. Appendix B, Historic Maps.

The evolution of the designed landscape at Mount Congreve has been well researched and remains evident today. This means that contemporary interventions, including the siting of eco-pods, can be considered on the basis of a good understanding of heritage significance of the site.

4. Proposed Development

Refurbishment and extension of the Middle & Upper Gate Lodges

It is proposed to refurbish the Middle Lodge for use as short-let visitor accommodation.

The rear wc / utility room block is in very poor structural condition, and it is proposed to demolish and rebuild this section of the building on a like-for-like basis.



The estate middle gate is no longer used due to the poor driver visibility sightlines onto the public road.



View of the Middle Gate Lodge from the middle gates



Front elevation of the Middle Gate Lodge



Rear elevation of the Middle Gate Lodge

It is proposed to refurbish the Upper Lodge for use as two units of short let visitor accommodation or as one combined unit.

It is proposed to extend the rear block to facilitate independent access to it as a separate unit.



View of the Upper Gate Lodge toward the gates

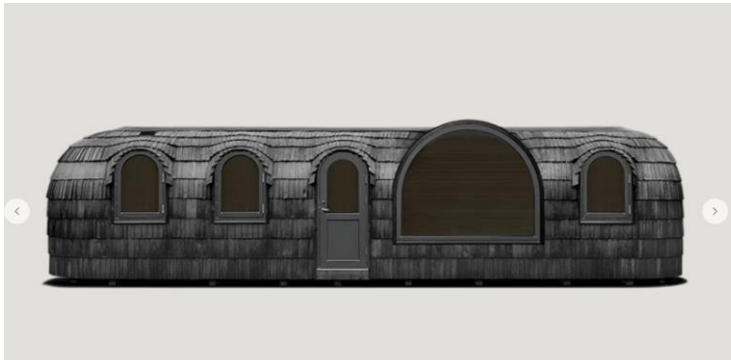


The building is not currently habitable


	
<p>Front elevation of the Upper Gate Lodge</p>	<p>It is proposed to extend the rear block (behind the yew bush) forwards to provide an additional entrance</p>

Provision of new ‘Eco-Pod’ accommodation & ancillary related works adjacent to the Middle Lodge and within the woodland between the Middle Lodge and the main entrance gates to the Estate.

It is proposed to install 5 prefabricated ‘Eco Pods’, (3 x two-bedroom & 2 x one-bedroom units) to provide short-let visitor accommodation. The pods are finished externally with spruce-plywood shingles and each pod will open onto an area of timber decking.



2-bedroomed ‘Eco-Pod’

	<p>The pod support frame does not require excavation for strip foundations and rests on levelling posts.</p> <p>Ground excavation can be limited to narrow slit trenches for water and electricity services.</p>
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Associated services comprise water supply, electricity supply, wastewater drainage, upgrading of the spur road from the main avenue and the woodland footpath, site lighting, car parking bays and landscaping/screening measures.

5. Architectural Heritage Impact Assessment

The International Conservation Charters and Conventions, to which Ireland is party, set out principles which provide a sound basis for considering the impact of any intervention on a place of cultural significance, whether large or small.

In this case, relevant Articles adopted under the ICOMOS Charter for the conservation of places of cultural significance (The Burra Charter) include:

- That works should be proceeded by analysis of the place and be based on a sound understanding of its heritage significance (the Burra Process), (Article 26)
- That the setting of the heritage asset should not be adversely affected, (Article 8)
- That any new use should be compatible with the place of heritage significance, (Article 7)
- That “Competent direction and supervision should be maintained at all stages and any changes should be implemented by people with appropriate knowledge and skills” (Article 30)

- As the heritage significance of many places is not readily apparent, that it should be explained by *interpretation* to enhance understanding and engagement, (Article 25)

In this Section, the impact of the proposed development is assessed in the context of the relevant under the headings below and is guided by the Articles of the Burra Charter.

Refurbishment and extension of the Middle & Upper Gate Lodges

The Middle & Upper Gate Lodges are not depicted on the early OS mapping and were built in the 1950's by Ambrose Congreve. They are not protected structures in the meaning of the planning legislation because they lie within the attendant grounds of Mount Congreve House rather than within its curtilage and they are not included in the Record of Protected Structures in their own right or identified in the National Inventory of Architectural Heritage.

Nonetheless, the lodges were designed and are finished externally to complement Mount Congreve House, with symmetrical elevations and hipped roofs, and thus make a contribution to the character of the Estate.

Comments & Recommendations

- The proposed works at the lodges fall within the parameters of exempted development as defined in the Planning and Development Act & Regulations and refurbishment for short-let visitor accommodation is a compatible use for the buildings.
- The refurbishment of the gate lodges should be undertaken in a 'like-for-like' manner using traditional materials and methodologies. The opportunity should be taken at the Middle Lodge to replace the top-hung casement windows with sliding sash units.
- The works should be specified by experienced professionals and carried out by skilled and experienced contractors.

Provision of new ‘Eco-Pod’ accommodation & ancillary related works adjacent to the Middle Lodge and within the woodland between the Middle Lodge and the main entrance gates to the Estate.

It is accepted that all development options needed to be based on a sound understanding of the heritage significance of Mount Congreve.

In this case, the heritage aspects of the site which could be vulnerable to adverse impact by the introduction of eco-pods were identified as;

- The unfolding views of the House and parkland when approaching along the main avenues.
- The southerly views from the House across open parkland.
- The integrity of the Woodland Gardens and the walking trails through ornamental planting.
- The role of the perimeter woodland as an effective edge to the parkland and to the overall setting of Mount Congreve House.

These qualitative criteria were used in the assessment of all of the potential locations for the eco-pods and their respective merits are compared in Table 1 on Page 27.

The locations for the pods which were investigated comprised,

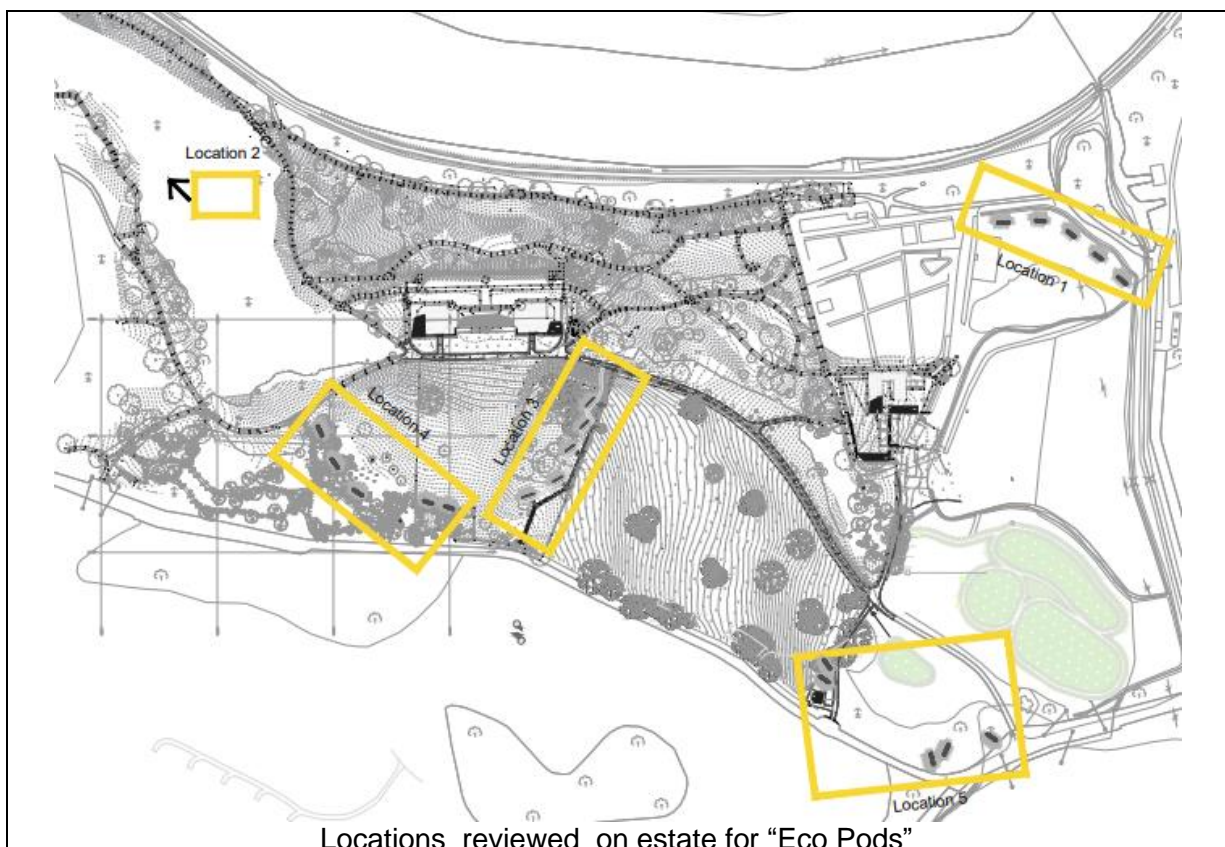
Location 1: The former tennis courts and adjoining meadow

Location 2: The area adjacent to the playground at ‘Monty’s Lawn’

Location 3: Within the trees in the parkland to the south-east of the House

Location 4: Within the woodland to each side of the Summer House

Location 5: Adjacent to the Middle Lodge and within the woodland between the Middle Lodge and the main entrance gates to the Estate.



Locations reviewed on estate for “Eco Pods”

Location 1: The former tennis courts and adjoining meadow.

The advantages of this location included proximity to the main car park and to the Waterford Greenway and being outside the Woodland Gardens. However, there is a high risk of flooding at this location and it was not investigated any further.

Location 2: The area adjacent to the playground at 'Monty's Lawn'.

This location is a clearing at one extremity of the Woodland Gardens close to the children's playground and the most remote from the visitor centre facilities and car parks. While this might increase the appeal to some visitors, it was decided, after due consideration, that the introduction of overnight accommodation, so deep into the demesne would disturb the established ambiance of the Woodland Gardens and this option was ruled out on that account.

Location 3: Within the trees in the parkland to the south-east of the House.



Photomontage view of pods from the House forecourt

This location has the benefit of convenient access from the new avenue car park. However, development would impact on the parkland setting of the House and the pods and associated activity would be evident upon approach to the House. Although well screened by the parkland trees when viewed from ground level at the House, the pods would be visible, particularly in winter, from the upper floors.



Photomontage view towards the House



Photomontage view towards the House

Location 4: Within the woodland to each side of the Summer House

The first edition OS Map shows a small structure on the high ground, across the parkland from the House to the south-west, although the late 19th/early 20th century map depicts this structure as a ruin, Ref. Appendix B.

It seems likely that the Summer House, constructed by Ambrose Congreve at the same location, replaced this historic folly or pavilion. The Summer House bears all the hallmarks of his alterations at the House. including the ruled and lined polished plaster, the crested rainwater hoppers and the faux-Baroque embellishments.

Of all the locations, this area enjoys the best views of the House and is the most suitable in many respects.



View from the Summer House to Mount Congreve House



View from Mount Congreve House across the parkland to the Summer House at the edge of the woodland.

There are clearings within the woodland and substantial deadwood where clearings could be formed to accommodate the pods and the woodland is dense enough that the impact on the view from the House would be acceptable.



Existing woodland clearing with red peg indicating pod location.



Location within the woodland where removal of deadwood can create a clearing for a pod.

However, there are trails through the woodland with ornamental planting which are intrinsic to the character of Mount Congreve. They are lightly surfaced walking trails and only suitable for occasional light vehicular traffic.

The practicability of estate staff ferrying overnight guests from the new avenue car park to the pods was considered but it was realised that this would require constant and effective traffic management. Ultimately, maintaining the western avenue and the woodland trails as a car-free zone could not be guaranteed and the prospect of adverse impact on the walking trails and the ornamental planting could not be ruled out.



The walking trail to the summer house from the west avenue.



A loop of woodland walking trails converge beside the summer house, right.

Location 5: Adjacent to the Middle Lodge and within the woodland between the Middle Lodge and the main entrance gates to the Estate.

The middle gate was the main entrance to Mount Congreve in the 18th century, and today's overgrown track up to the avenue/home farm junction was once part of the historic approach to the House, ref photos 1, 2 and 3.



1

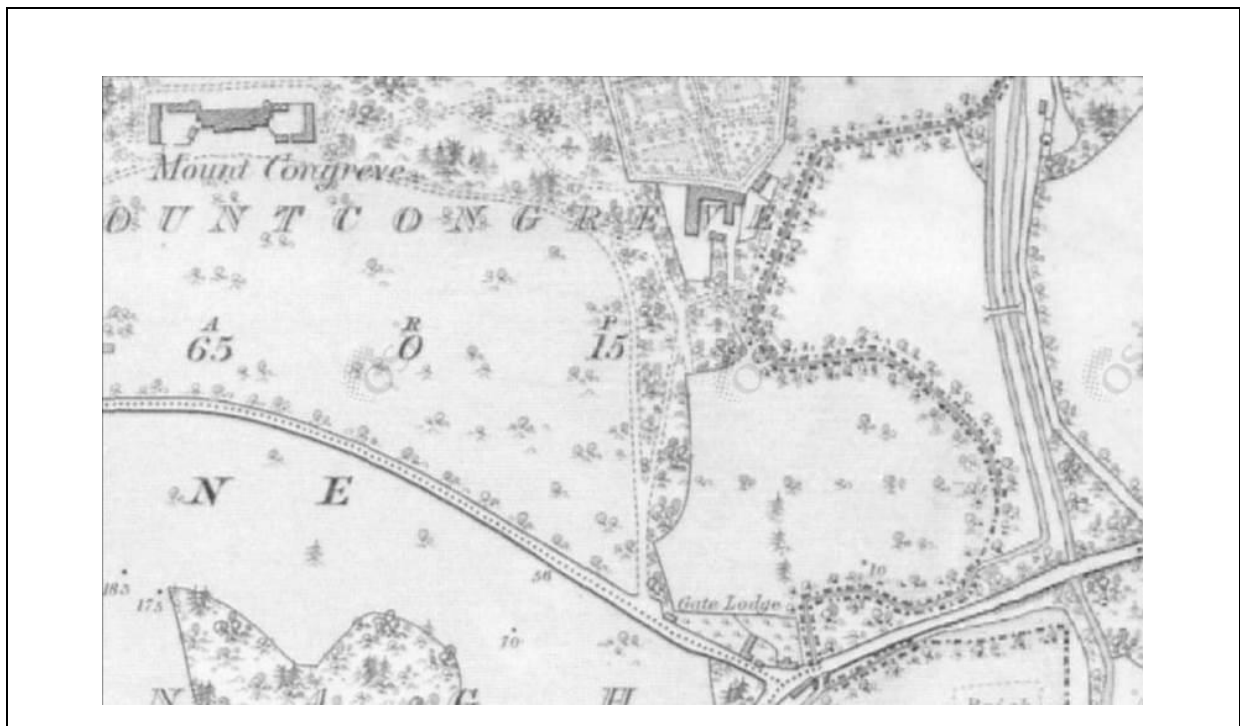


2

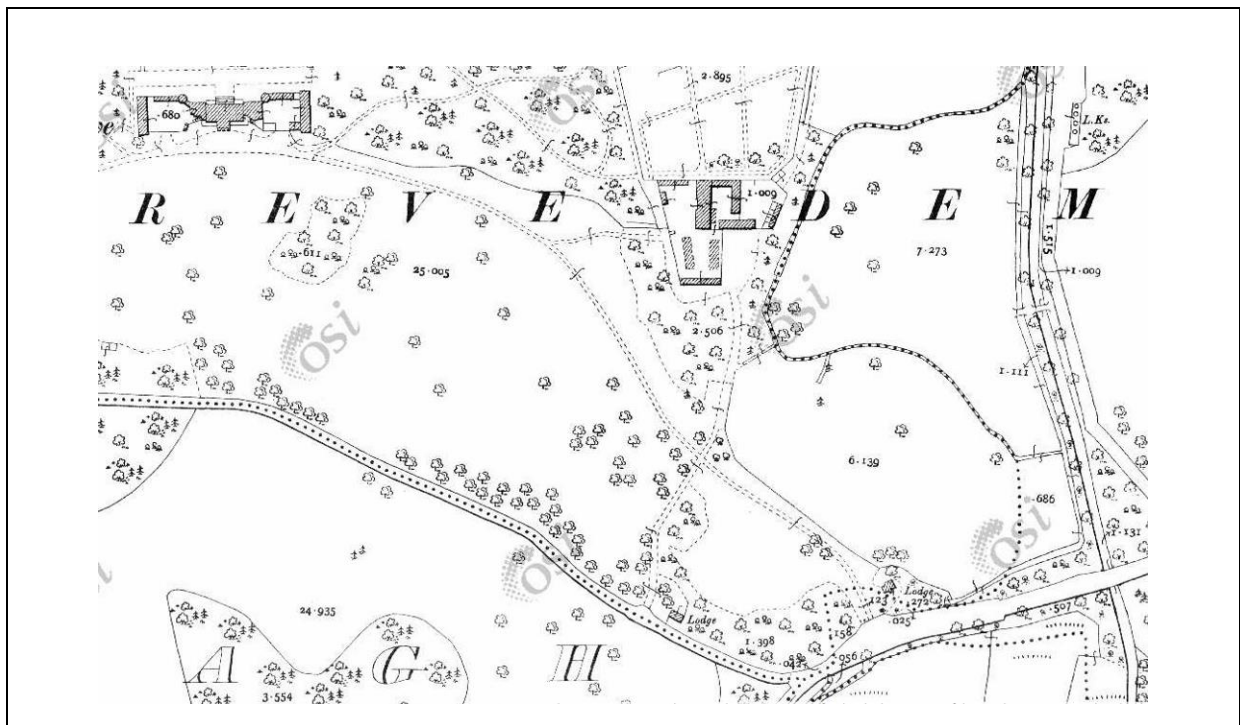


3

This is evident in the 6" OS mapping of 1837-1842. The current main entrance gates and gate lodge did not exist at this time and a roadside gate lodge is shown to the east of today's middle gate.



By the time of the 25" OS mapping of 1888 – 1913, the current layout is in place and there is woodland between the middle gate and the main gate. The middle lodge remains but is by now set back from the road (it has been conjectured that the public road was lowered as public works initiative in the 1840's).



The lodge on the east side of the 18th century avenue no longer exists and today's Middle Gate Lodge on the west side of the track was constructed by Ambrose Congreve in the 1950's.

The land rises to the west up into the parkland and it is proposed to locate two eco-pods on that side of the access track, close to the Middle Lodge and due to the topography, this area cannot be viewed from any floor level in the House, ref. photos 4 and 5.



From the middle gate the track extends eastwards through woodland and emerges at the main entrance gates, ref photos 6 and 7.

There are several clearings in the woodland along this track and it is proposed to locate 3 eco-pods within these clearings, ref photos 8 and 9.



Comments & Recommendations (location 5)

- This location is not on one of the Estate visitor walking trails and there is very little ornamental planting within the woodland and what is there is propagated for re-stocking in the Woodland Gardens.
- Although 2 of the eco-pods are located on the west side of the former avenue, they will not impact on views from the House, and being prefabricated units, they can be relocated to woodland clearings over time as natural die-back or storm damage to trees presents the opportunity.
- This location is close to the main entrance to Mount Congreve and allows convenient vehicular access for guests without bringing traffic into the parkland setting of the House. Guest car parking for the woodland pods can be provided at the middle gate with the woodland track restricted to pedestrian use only.
- Having regard to Article 25 of the Burra Charter that heritage significance may not be apparent and should be explained, it is recommended that the Estate visitor information literature explain that the spur off the avenue to the Middle Gate was the principal approach to Mount Congreve before the avenue was extended through the wetlands in the 19th century.
- In order to clearly retain the line of the 18th century avenue, it is recommended that the guest car parking bays be formed using grass-grid surface finish so that the historic width of the avenue remains evident.



Car parking bays with grass-grid finish at the new avenue car park

View west towards Mount Congreve House



Car parking bays with grass-grid finish at the new avenue car park

View east towards the Estate entrance

- **Site lighting**

Adequate site lighting will be required for the safe passage of guest pedestrians and cyclists after dark. Bollard type lighting is recommended, with directional hoods to minimize light spillage, and photo sensors to ensure that the lighting will operate only when natural daylighting is too low.

6. Conclusion

This Report summarises the history of Mount Congreve and the role played by the last Ambrose Congreve (1907-2011) in developing the Woodland Garden, now an established visitor attraction.

The Report explains the heritage significance of the Estate, both the House and the designed landscape in which it is set, each of which has evolved and been modified by the Congreves since the 18th century onwards.

Any development proposed within the attendant grounds of a protected structure should be informed by a sound understanding of the heritage significance of the site.

The heritage aspects of the site which could be vulnerable to adverse impact by the introduction of eco-pods were identified as;

- The unfolding views of the House and parkland when approaching along the main avenues.
- The southerly views from the House across open parkland.
- The integrity of the Woodland Gardens and the walking trails through ornamental planting.
- The role of the perimeter woodland as an effective edge to the parkland and to the overall setting of Mount Congreve House.

These criteria were used in the assessment of 5 potential locations for the eco-pods and their respective merits are compared in Table 1 below.

Vulnerable heritage aspect	Location 1	Location 2	Location 3	Location 4	Location 5
Unfolding views of the House and parkland upon approach			X		√
Views from the House across open parkland			X		√
Integrity of the walking trails & ornamental planting		X		X	√
Woodland as effective edge to parkland setting of the House					√
	subject to flooding				

Table 1 X - denotes adverse impact on the heritage feature.

The assessment concludes that the optimum location for new eco-pods is Location 5, around the Middle Gate Lodge and close to the Estate main entrance and that the impact on the ambiance and character of the Estate would be modest and acceptable.

I am satisfied that the concept and design of the proposed development has been guided by a sound understanding of the heritage significance of the House and its designed landscape setting as set out in Section 3 of this Report and is in accordance with Section 13.7 of the Guidelines on Architectural Heritage Protection pertaining to 'Development within the Attendant Grounds of a Protected Structure'.

Making Mount Congreve and its broad range of built and natural heritage assets more attractive and accessible to visitors, including short-let guests, will benefit the architectural heritage of County Waterford by securing the future of a large country house demesne as a public amenity.

SIGNED

A handwritten signature in blue ink, appearing to read 'C O'Sullivan', written in a cursive style.

CORMAC O'SULLIVAN

B.Arch, M.Phil, MRIAI, MIPI, IHBC.

Registered Architect,


Conservation Architect Grade 2.

BLUETT & O'DONOGHUE

Appendix A: NIAH Records

Main Record - County Waterford

[Additional Images](#) [View location on map](#)

 [Print This Page](#)

Mount Congreve (House), County Waterford

22901710



Reg. No.	22901710
Date	1730 - 1770
Previous Name	N/A
Townland	MOUNTCONGREVE (MID. BY.) KILMEADAN PAR.
County	County Waterford
Coordinates	253401, 110146
Categories of Special Interest	ARTISTIC ARCHITECTURAL HISTORICAL SOCIAL
Rating	National
Original Use	house
In Use As	house

Description

Detached thirteen-bay two- and three-storey over basement Classical-style house, c.1750, on a Palladian plan comprising seven-bay three-storey central block with three-bay two-storey advanced flanking end bays, three-bay two-storey side elevations, seven-bay three-storey Garden (north) Front having three-bay three-storey breakfront, and three-bay two-storey flanking end bays extending into single-bay single-storey curved wings terminating in single-bay single-storey pavilions on ovoid plans. Extensively renovated and remodelled, 1965 - 1969, with single-bay three-storey shallow bowed advanced entrance bay added to Entrance (south) Front. Hipped slate roof on a quadrangular plan behind parapets with rolled copper ridge tiles, rendered chimney stacks on axis with ridge, and cast-iron rainwater goods. Shallow copper-clad dome to bowed entrance bay. Conical slate roofs to pavilions behind parapets with cast-iron rainwater goods. Painted rendered, ruled and lined walls with rendered friezes having moulded cornices over, and zinc-lined blocking courses to parapets. Square-headed window openings with cut-stone sills. 3/3 and 9/6 timber sash windows. Square-headed door opening to entrance bay with cut-limestone ionic doorcase having entablature, frieze, moulded cornice, profiled blocking course, and timber panelled double doors leading to glazed timber panelled double internal doors with decorative overlight. Square-headed door opening to Garden (north) Front with five cut-limestone steps, cut-limestone splayed ionic doorcase with entablature, moulded surround with double keystone, and 9/9 timber sash French door. Interior with timber panelled shutters to window openings. Set back from road in own grounds with gravel forecourt, and landscaped grounds to site. (ii) Pair of detached twelve-bay single- and two-storey outbuildings, c.1750, to east and to west on L-shaped plans about courtyard comprising five-bay single-storey ranges to north with seven-bay two-storey perpendicular blocks to south having three-bay two-storey side (south) elevations. Pitched (single-storey ranges) and hipped (two-storey blocks) slate roofs behind parapets with rolled copper ridge tiles, timber-clad polygonal vents to apexes to two-storey blocks on timber panelled stages with copper-clad domes, and cast-iron rainwater goods. Painted rendered, ruled and lined walls with round-headed recessed niches to side (south) elevations of two-storey blocks. Ovoid window openings to Garden (north) elevations of single-storey ranges with decorative fixed-pane windows. Round-headed window openings to south elevations of single-storey ranges with 3/6 timber sash windows having decorative fanlights. Square-headed window openings to two-storey blocks (oculus window openings to centre first floor) with cut-stone sills. 6/3 and 6/6 timber sash windows with decorative fixed-pane windows to oculus window openings. Square-headed door openings to two-storey blocks with cut-limestone pilaster doorcases purporting triglyph frieze and broken segmental pediment, moulded shouldered surround, and timber panelled double doors with decorative overlights. Gravel courtyards with painted rendered, ruled and lined screen walls to south having elliptical-headed carriageways with cut-limestone surround having horizontal banded piers, cut-limestone voussoirs, cut-limestone gable over with zinc-lined coping, and wrought iron double gates.

Appraisal

An impressive palatial country house on a Palladian plan that forms an important element of the architectural heritage of County Waterford. Remodelled in the late twentieth century, the house is distinguished by the usual bowed entrance bay, which adds incident to an otherwise reserved façade treatment. While little extraneous ornamentation clutters the clean lines of the composition, the house is enlivened by some subtle detailing in the form of glazing patterns and decorative doorcases - the carved detailing to the doorcases in particular attests to high quality craftsmanship. Set in extensive landscaped grounds, the house forms an important landmark in the locality, most notably from the vantage point of the River Suir to the north.

APPENDIX B

Appendix B; Historic Maps Mount Congreve Estate



OSI Current Ordnance Survey Map Extract

The Palladian form of Mount Congreve is evident with symmetrical facades to north, south, east and west

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↑ North

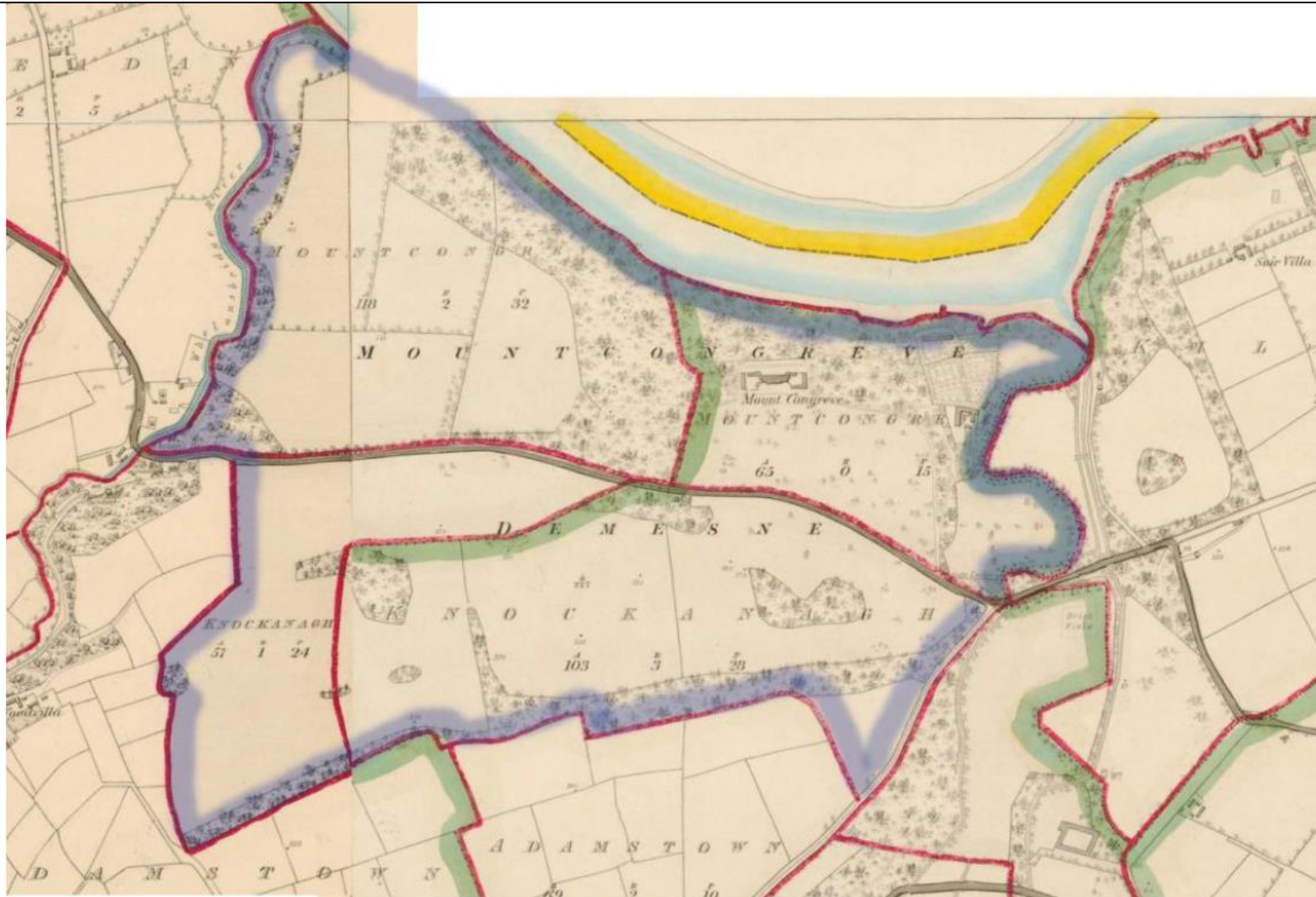


Fig. 5 First edition colour OS map of Co. Waterford, Mount Congreve demesne, Sheets 8, 16 & 17, Surveyed 1840, Published 1842-3, Scale 1: 10,560 with stippled area outlined in blue to denote original demesne area

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APPENDIX B

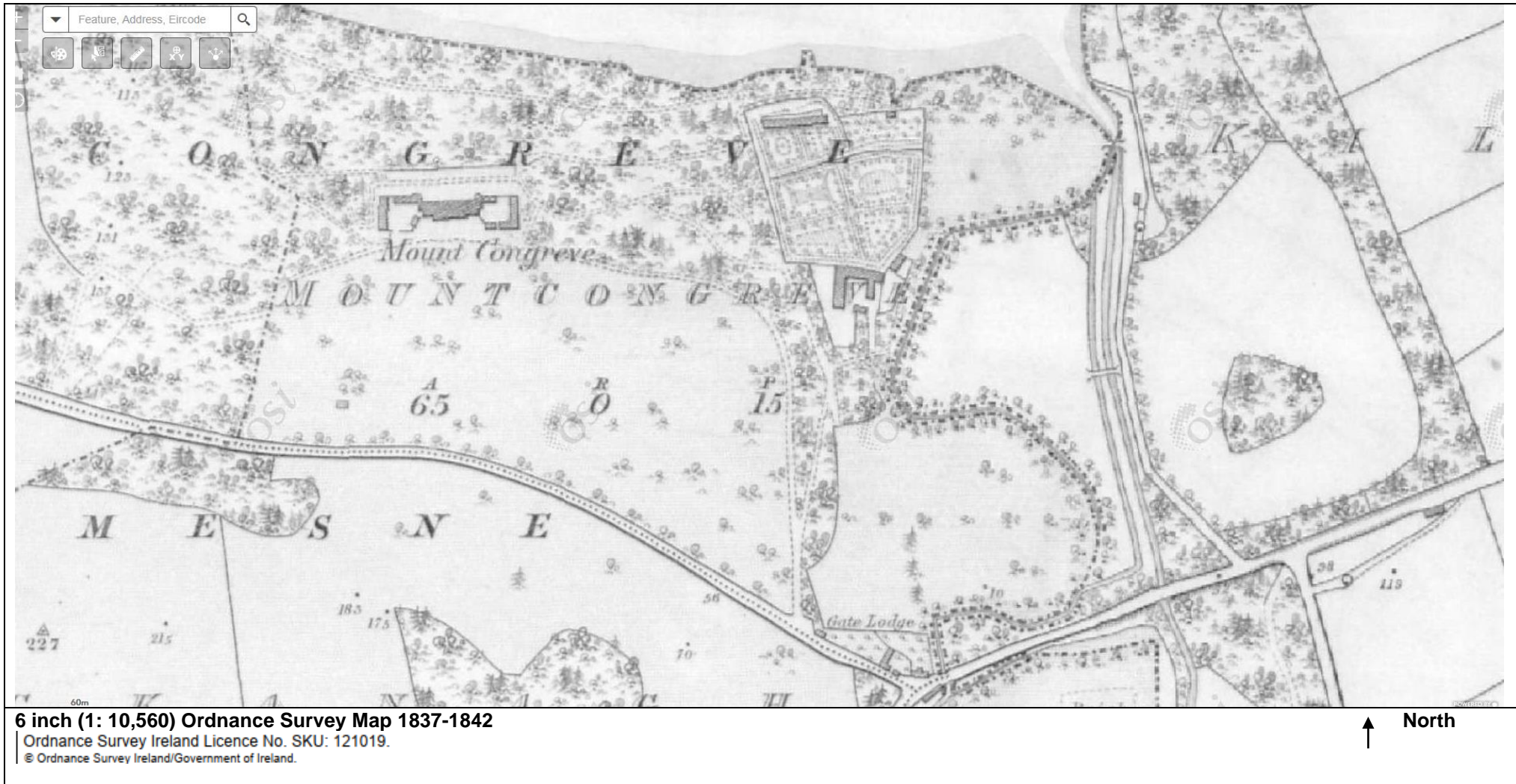


6 inch (1: 10,560) Ordnance Survey Map 1837-1842 (not to scale)

↑ North

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APPENDIX B



6 inch (1: 10,560) Ordnance Survey Map 1837-1842
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↑ North

