**Cavan County
Development Plan 2022-2028**

Incorporating the Cavan Town Local Area Plan 2022-2028

Volume 2 Appendices (20)

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Bailieborough ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan
Comhairle Contae an Chabháin
Cavan County Council

Title: Bailieborough ACA
Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 18 September 2020

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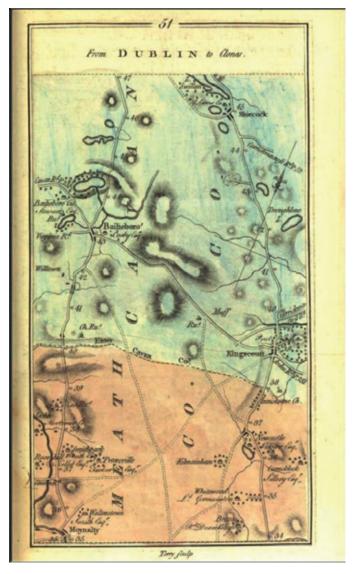
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1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Bailieborough has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Bailieborough ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Bailieborough ACA.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
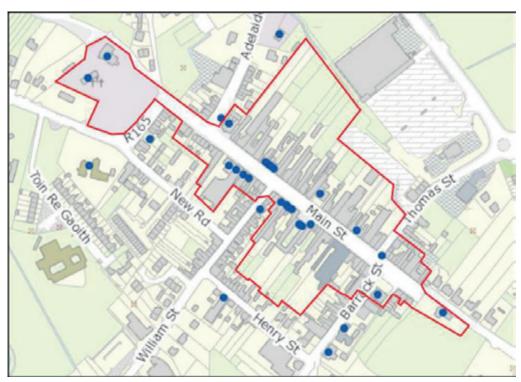Map 51 Dublin to Clones route featuring Bailieborough

2.0   Location

Bailieborough is a 19th century market town located in the south-east of County Cavan, close to the boarders of Counties Monaghan and Meath.

Bailieborough ACA is centred on the town's Main Street. The Main Street is a wide straight street that runs on a north-west–south-east axis. It rises gradually from its lowest point at the north-west end to its highest point at the south-east end. The Church of Ireland church and the Masonic Hall terminate the views at each end of the street. The Main Street is intersected at four points: at Market Square by the Barrack Street (R178), below Market Square by the Thomas Street (R165), halfway down Main Street on the south side of the road by Anne Street, and at the end of the street by Adelaide Row (R178).

Bailieborough ACA includes all buildings on the Main Street, the Masonic Hall, and the Church of Ireland church.

The Main Street retains a strong historic character and the aim of this ACA designation is to strengthen and protect that character.

Bailieborough ACA location Map

3.0   Historic Development

James I of England granted William Bailie from Ayrshire, Scotland, 1,000 acres of land in Tandragee, Cavan in 1610. This grant of land was part of the Ulster Plantation in the early years of the 17th century, which saw English and Scottish planters settled on land previously owned by native Irish.

As a condition of the grant of land, William was instructed to build a strong house or castle within a bawn (a defensive wall surrounding a castle), enclose a demesne of 350 acres, settle English and Scottish families in the area, and hold fairs and markets.

William constructed his castle at Crocknahattin, a townland beside Castle Lough and north-west of the present village of Bailieborough. A small settlement developed near the castle that became known as Bailieburrow or Bailie Borough.

The Bailie estate passed through several owners during the 17th and the 18th centuries including the Hamilton family of County Armagh and the Corry Family of Rockcorry, County Monaghan until in 1814 Colonel William Young of County Armagh bought it.

The Young family had come from Scotland to settle in Ulster in the 17th century. Colonel Young was the son of Rev. John Young, who in 1766 was incumbent of Eden, County Armagh. Colonel Young served overseas in the army and was a Director of the East India Company. He married Lucy, the youngest daughter of Lieutenant Colonel Charles Frederick in 1806 and bought Bailieborough Castle on his retirement and on his return to Ireland in 1814. In 1821 Colonel Young was created a Baronet.

It was Colonel Young who improved the earlier settlement and laid out the present day Bailieborough. He was following in the footsteps of his neighbouring landlords who developed towns in County Cavan such as Cootehill and Kingscourt. He planned a new town with a long straight street with tall two and three-storey townhouses with slate roofs and long rear sites and a prominently located church. He built important public buildings and offered plots in the town to merchants and tradespeople.

In 1817 the court house and in 1818 the market house was built, both still survive and are important landmark buildings in Bailieborough. The Church of Ireland church was completed by c.1835 and built at the north-western end of Main Street, terminating the view down the street and replacing the earlier church.

By 1837 Bailieborough had established itself as an important trading town in County Cavan with improved roads connecting it to other major towns in the region and a population of 1,085 inhabitants. Samuel Lewis in his *Topographic Dictionary of Ireland* (1837) described Bailieborough as follows:

'This town is situated on the road from Cootehill to Kells , and consists of only 1 street, containing 165 houses. The market is the largest in the county and is on Monday.'

The town also had a court house and gaol as described by Lewis:

'The Hilary and Midsummer general quarter sessions are held here: the court-house was enlarged and improved in 1834. The bridewell was built in that year, and contains five cells and two yards, with separate day-rooms and yards for female prisoners. A manorial court is held yearly; and here is a station of the constabulary police.'

Other notable buildings in the town include a Roman Catholic church built in 1839 replacing an earlier thatched chapel, a Methodist Church on Adelaide Row built in 1833 (now in use as an arts centre), and Tandragee House built in 1840 as a fever hospital. A big change to the town was the construction of the Union Workhouse in Bailieborough in 1841-1842. Colonel Young died in 1848 passing his titles, Bailieborough Castle, and estate to his eldest son John Young.

Sir John Young served as an MP for Cavan from 1831 and as a Chief Secretary for Ireland from 1853-1855. He founded The Anglo-Celt in 1846, was the Governor of New South Wales from 1861-1870, and the Governor General of Canada from 1869-1872. In 1870 he received a peerage and was given the title of Lord Lisgar.

Although his work took him away from Cavan for extended periods, he continued improving his father's work at Bailieborough including building the Model School in 1885. Sir Jon Young died at Bailieborough Castle in 1876.

Although Bailieborough was booming in the 18th and the early-19th centuries, it was also a time of great political and sectarian unrest that led to riots and trouble. It was a period of inequality and poverty as witnessed by 1000s of starving men, women, and children who travelled to Bailieborough to seek refuge in the Union Workhouse.

As conditions in this part of Cavan deteriorated during the great famine and cholera outbreaks in the early to mid-19th century, one soup kitchen in Bailieborough was feeding 16,000 people daily.

Today Bailieborough is a busy town with a growing population. New housing developments, schools, health centre, and sports facilities are built to meet their needs. It supports a large surrounding rural area and continues to develop and improve.

3.1 Historic Photographs

Photograph from the Lawrence Collection '*Main St. Bailieboro*'
Taken between 1880-1900, Source: National Library of Ireland

Eugene Clerkin, The Lawrence Project Collection 1990/1991, Source: National Library of Ireland

Comparison photograph taken September 2020

A comparison of the three photographs above shows the changes to Main Street, Bailieborough over 100 years. The cars, new road surface, new shopfronts, electricity lines, and street lighting are all very noticeable in the most recent photograph taken in 2020. However, it is interesting to see that many buildings remain as they were in the earlier photographs. There are small changes to windows, roofs, and shopfronts but the structures remain unchanged on the whole and the street retains its 19th century structure.

Photograph of the Market house, Bailieboro from the Lawrence Collection
Taken between 1880-1900, Source: National Library of Ireland

Comparison photograph taken September 2020

The market house was built in 1818 and it replaced an earlier market house located at the centre of the town. Market houses were key to economic activity in a town. The lower floor typically had open arcades where traders could meet, weigh, store, and sell goods. The upper floor was often used for administrative purposes and as a space for town meetings. The market house is now in use as a public library and remains an important civic building in Bailieborough.

LEFT: Photograph from the Lawrence Collection of the Church of Ireland church, Bailieboro (incorrectly labelled R.C Church) Taken between 1880-1900, Source: National Library of Ireland
RIGHT: Comparison photograph taken Sept 2020

Completed in c.1835 the Church of Ireland church replaced an earlier church, the ruins of which survive at the rear of the present church.

Prominently positioned at the north-west end of Main Street, it is an elegant landmark building in the town. The church is on a slightly elevated site facing down on Main Street and can be seen from every point on the street.

The Church of Ireland church in Cootehill is in a similarly imposing location. This was a recurring feature of 19th century planning of towns in Ireland and reflected the important role of the established church at the time.

3.2   Historic Maps

The Taylor and Skinner map below and on page three of this report shows the town of Bailieborough in 1777. The wide Main Street is illustrated and there are buildings lining both sides of the street. In 1777 only one street leads westwards off Main Street, it appears to be William Street. Later in the 19th century Colonel William Young and his son Sir John Young make significant improvements to the town and more streets are developed.
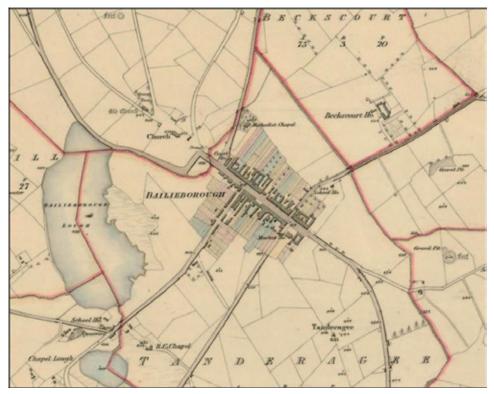

Taylor and Skinner Maps of the Roads of Ireland, 1777
Map 51 Dublin to Clones route featuring Bailieborough

The first edition Ordnance Survey map of Bailieborough was surveyed in 1835 and illustrates in great detail the streets and buildings in the town. By now Colonel Young has been at Bailieborough Castle 20 years, having bought it in 1814 and has begun making improvements to the town. The census of 1831 recorded the population of the town as being 5,338.

When compared to the previous map dated 1777, it is clear to see the course of the north-western end of Main Street has been changed to facilitate the location of the new Church of Ireland church which was built between 1833-1835.

The street was diverted by a sharp turn to the south before continuing on its original course towards Bailieborough Castle. Diverting this established route between Bailieborough and Bailieborough Castle demonstrates the lengths to which the Young Family, landlords of the area, were prepared to go to develop a planned town in the English-style.
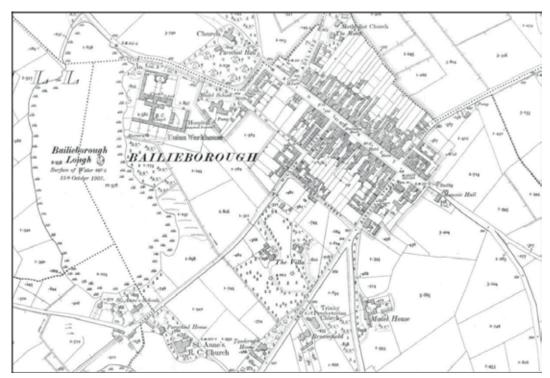
Ordnance Survey Map of County Cavan
Sheet 34, Surveyed 1835

A new street at the southern end of the town has been built beside the new market house (1818). This street is straight and wide and will later be known as Barrack Street when the Royal Irish Constabulary barracks are built.

A road running in a north-east direction from beside the court house will later be named Adelaide Row, after Adelaide Annabella Tuite Dalton, wife of Sir John Young. On the first edition map surveyed in 1835 the Methodist Church is the only building on this road. Now there is a small terrace of houses here too.

The buildings in the centre of the Main Street are set back slightly from the road in an attempt to create a public square. This space still exists in Bailieborough and in the recent past the buildings facing the square were a bank and a post office, important businesses in the community. Unfortunately, it was never fully developed as a public space as it is not large enough to function as a square.

Wide straight streets, important civic buildings, public squares, uniformity of design, and vistas are all common features used by landlords when designing towns and villages. Here the insertion of a small square at the centre of Bailieborough did not have the intended impact.

Ordnance Survey Map of County Cavan
Sheet 34, Surveyed 1900

The second edition Ordnance Survey map was surveyed in 1900 and illustrates the changes to the town in the preceding 55 years since the first edition Ordnance Survey map.

The town has grown considerably in size and all the streets are named. The Main Street remains almost unchanged except for the addition of the Masonic Hall at the end of the street. The secondary streets leading off Main Street are named: Thomas Street, William Street, Henry Street, Adelaide Row, Church Street, New Road, and Barrack Street. It was unusual in County Cavan that a town of this size had so many secondary streets. The naming of streets give added importance and elevates it from a lane to a planned street.

An analysis of the 1911 census reveals the number of houses, shops, hotels, and public houses in the town. The Main Street was a thriving centre of commerce with 39 shops, 23 public houses, 2 hotels, 1 bank, and 1 post office. Although only nine buildings on Main Street were described as private dwellings it was common for shop owners and publicans to live above their premises.

William Street was the town's second busiest street and had a lodging house, 11 shops, 2 public houses, and 14 private dwellings.

The map illustrates and names several important civic buildings, namely the court house and the market house, both of which survive in Bailieborough. Also on the map

is the Model School, established in 1848 by Sir John Young but closed shortly after 1885 when catholic children were moved to a catholic school beside the Roman Catholic church.

The Union Workhouse is illustrated next to the Model School. It was built between 1841-1842 to standard workhouse designs produced by George Wilkinson and accommodated 600 inmates.

In the 1911 census there were 72 recorded inmates in the workhouse and 11 staff including: the heads of the male and female workhouses, nurses, porters, kitchen staff, and teachers. Majority of inmates were very elderly and described as 'Decrepit'. By 1911 many former workhouses were functioning as care homes for the elderly and the infirmed. Most workhouses closed when Ireland gained independence from Britain and the Irish Free State Army took over the workhouse in Bailieborough in 1922. Later it was used as a technical school and then as a shoe and boot factory. The building was demolished in the 1970s.

4.0   Character Assessment

4.1 Street Pattern

Bailieborough prospered in the 18th and the early-19th centuries as a thriving market town and a centre of commerce, religious activity, and education.

The success of the town can be attributed to the work of Colonel William Young of Bailieborough Castle and later his son Sir John Young. They planned and developed the new town with a wide straight Main Street and built important civic and religious buildings.

A wide straight street is a distinguishing character of planned towns and villages in Ireland. It gave towns an air of formality and prosperity. The street facilitated markets where traders could sell goods from their carts. Nowadays the wide streets are used for parking cars.

The civic buildings on Main Street are the court house and market house. They are large detached stone buildings set back from the road. This distinguished them from the neighbouring terraces of shops.

There are several smaller planned streets leading off Main Street namely: Barrack Street, Thomas Street, Anne Street, and Adelaide Row. Adelaide Row, formerly Adelaide Terrace, was named after Adelaide Annabella Baronness Lisgar, wife of Sir John Young.

Most large towns in County Cavan have only one principal street and one or two secondary streets or lanes. Bailieborough is unusual for having several named secondary streets.

The presence of secondary streets results in many busy junctions on Main Street, the busiest of which is the junction of Main Street and Barrack Street and the junction of Main Street and Thomas Street.

In recent years the town has grown further with new housing developments located on the fringes of the town and a new commercial area with a large supermarket located to the west of Main Street.

View towards the Church of Ireland church at the north-western end of Main Street
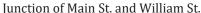

View towards the Masonic Hall terminating the south-eastern end of Main Street

View up Thomas St. towards Main St.   View up Barrack St. towards Main St. and Thomas St.

Junction of Main St. and William St.

Courthouse at junction of Main St. and Adelaide Row

The O'Reilly buildings and former National Irish Bank, both located opposite each other at the centre of Main Street. These buildings are set back off the street to create a public square. The public square is not large enough to be effective nor are the buildings important enough to command that position.

4.2 Architectural Character

Bailieborough ACA has a strong 19th century market town character. The Main Street was laid out in the 18th century and was further developed in the 19th century.

The street is lined on both sides by uniform terraces of tall two and three-storey Georgian buildings with vertical proportions emphasised by tall narrow windows and doors.

The use of a shared building line, similar building proportions, and the same building materials give the town uniformity typical of urban architecture of the period.

Main Street accommodates the full array of new public buildings necessary for a prosperous town plus houses, shops, places of worship, and public spaces.

The Church of Ireland church, built in 1835, is a notable building in the town and is located at the end of Main Street. Although the church is set back from the road, its tall tower and pinnacles can clearly be seen from Main Street and it contributes greatly to the historic architectural character of Bailieborough.

The court house was built on the east side of Main Street in 1817. According to Samuel Lewis's account of Bailieborough, dated 1837, the court house was extended and improved in 1834 and a bridewell built in the same year.

The court house was an important public building built in a classical architectural style. It is a fine limestone building, slightly set back from the road.

The market house is located at the other end of the street and like the court house it was also set back from the road to create a public space at the front. In the case of the market house, this open space was a useful area for traders to gather. The market house was built in 1818, only one year after the construction of the court house; it replaced an earlier market house in the town. The former market house now accommodates a public library, thus continuing its function as an important civic building.

View of Main St. toward the Masonic Hall

View of Main St. towards the Church of Ireland church

The former court house, now in use as a community hub

The former market house, now in use as a public library

The Institute, built by the First and Second Bailieborough Presbyterian Churches for the education of boys in the faith, now in use as a Masonic Hall.

4.3 Building Types and Materials

The 1911 census of Bailieborough records that there were several important buildings on Main Street such as: 1 bank, 1 post office, 2 hotels, 39 shops, and 23 public houses. Only nine private dwellings were recorded on Main Street. However, it was common that business owners lived above their premises so whilst there were 39 shops and 23 public houses recorded the majority of these were also private dwellings.

Today, Main Street Bailieborough still retains a vibrant mix of commercial, religious, and civic buildings. Some older buildings have found new uses such as the court house which is now a community hub for clubs and societies in the town, the market house is now a public library, and the former National Irish Bank building in the centre of Main Street is soon to be re-purposed as a new Garda District Headquarters.

Thankfully Bailieborough retains its historic building stock of terraced two and three-storey buildings on Main Street. The buildings typically have painted rendered facades and pitched slate roofs with brick or rendered chimneystacks. Many have shopfronts and access to the rear sites is via the many carriage arches that punctuate the terraces.

These terraced buildings dating from the 18th and early-19th centuries are typical of the period and many retain early features such as timber sash windows and decorative door surrounds. These early features help to strengthen the historic architectural character of Bailieborough Main Street ACA.
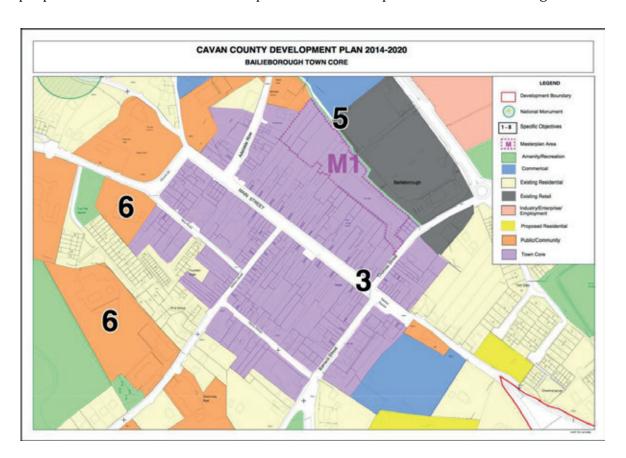
Architectural features in Bailieborough ACA

Architecural features in Bailieborough ACA

5.0   Existing Designations and Zoning

The Bailieborough ACA is predominantly located in the core of the town, coloured purple on the map. The north-western end of the ACA is the public/community land, coloured orange.

Objective BH014 of the Cavan County Development Plan 2014-2020 proposes to produce and publish, subject to resources, character appraisals, and area specific policies for each ACA, in order to preserve, protect, and enhance the character of these areas.

Objective BH016 proposes to ensure that all planning applications in an ACA or proposed ACAs are referred to the prescribed bodies prior to a decision being made.

5.1 Record of Protected Structures

There are 18 protected structures within Bailieborough ACA:

Church of Ireland church	40303001
Court house and Bridewell	40303002
Water hydrant, Adelaide Row	40303004
Finegans, Main Street	40303005
O'Reilly Shoes, Main Street	40303006
Water hydrant, Thomas Street/Main Street	40303008

Market house/Library	40303009
Masonic Hall	40303011
What Knot (Nikita), Main Street	40303014
B. O'Reilly, Main Street	40303015
D. Jameson, Medical Hall, Main Street	40303016
Bailie Stores, Main Street	40303020
Sandi Modes, Main Street	40303021
SuperValu, Main Street	40303022
Bank of Ireland, Main Street	40303023
National Irish Bank, Main Street	40303025
Model School	40303030
Main Street	40403031

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Main Street, Bailieborough as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1

It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2

It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3

It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4

It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5

It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6

It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7

It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect and enhance the cut stone doorcases that are a feature of the buildings of the Bailieborough ACA.

Policy 9

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 10

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 11

It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy12

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 13

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 14

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 15

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 16

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for Works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

Most of the buildings located within the Bailieborough ACA front directly onto the public path. The exceptions to this are the Church of Ireland Church, the former National Irish Bank in the centre of the town, and the Masonic Hall. The Bank of Ireland also has a short section of railings at the front of the building. The railings and boundary walls that enclose these front sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
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The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Bawnboy ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Bawnboy ACA
Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: December 2020

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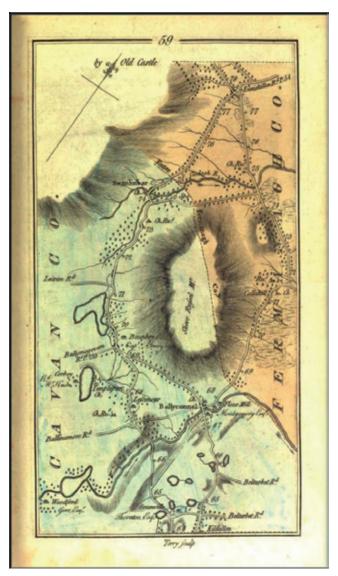
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Contents

1.0   Introduction

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This report includes a map identifying the Bawnboy ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Bawnboy ACA.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777 Map 59 Road from Cavan to Swanlinbar Part of the Dublin to Sligo route

2.0   Location

Bawnboy is a small village at the foot of Slieve Rusheen in north Cavan. The village is 7 km from Ballyconnell, on the N87 road to Swanlinbar and close to the border of County Fermanagh.

The River Bawnboy runs parallel to the Main Street and connects Bellaboy Lough to Brackley Lough. The river bounds the rear sites of the buildings on the south side of the Main Street and is crossed by a stone bridge on the road leading south out of the village.

There are terraces of two-storey buildings on both sides of the Main Street and the core of the historic village remains intact; making Bawnboy a good example of a tradition sráidbhaile.

The historic Bawnboy Workhouse is located outside the boundaries of the ACA to the east of the village. Built in 1852 it survives in poor condition but retains many of its original features.

Boundary map of proposed ACA

3.0   Historic Development & Historic Maps

Bawnboy is named after An Bábhún Buí meaning the yellow bawn. The yellow bawn is likely to be a house and bawn built using a local stone and clay that gave it a yellow appearance.

Remains of a stone structure are identified in *The Archaeological inventory of County Cavan* (1995) beside Bawnboy House, north of the village core. It is likely that this is the location of a bawn and house built here during the Ulster Plantation in the early years of the 17th century. English and Scotish settlers who were granted land during the plantation were required to built castles and strong houses, erect towns and villages and improve the land. A bawn is an enclosure; a defensive wall built around a strong house or castle.

During the Ulster Plantation, 1,000 acres of land were granted each to Sir Richard Greames and Sir George Greames in the barony of Tullyhaw. This included land at Bawnboy. The brothers had come to Ireland from Scotland during the Nine Years' War (1594-1603) and were granted land in Kildare, in Queens County (County Laois), in Wicklow, and in Cavan for their service to the Crown.

In the first half of the 17th century, surveys were commissioned by the government to investigate progress being made in the Ulster Plantation and to check if the conditions of the granting of land were being complied with. The 1622 survey noted that there was a stone bawn at Bawnboy with a small house within:

> *'Sir Richard Greames, holdeth 1000 acres of this land, upon which there is built a Bawne of stone and lyme, sixty foot square and nine foot high, ith a little stone house within, where is Lieutenant William Ruttledge dwelleth and hath a lease thereof and of 200 acrea of land for 21 yeares and the rest of Sir Richard's 100 areas are sett to the Oirish from yeare to yeare, who plowgh after ye Irish fashion.'*

Bawnboy is illustrated on Taylor and Skinners road map from Cavan to Swanlinbar published in 1777. The village is located at a junction and the heavy black lines illustrated on the map indicated buildings. The buildings are located on both sides of the road, past the junction with the road leading to Ballymagovern. This historic village core is still centred on the Main Street.

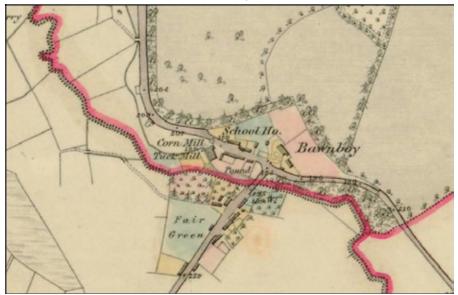Bawnboy House is illustrated on the map as the property of Captain Enery. This is the site of the earlier bawn built during the Ulster Plantation.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Detail of map 59 Map Road from Cavan to Swanlinbar

Ordnance Survey Map of County Cavan extract
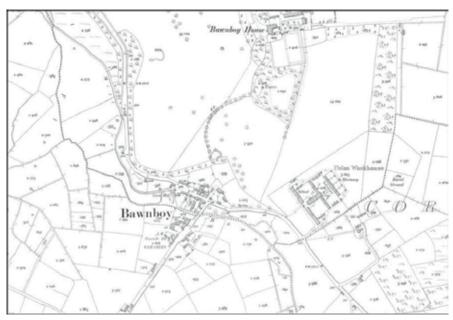Sheet 09, surveyed 1836

Detail of Ordnance Survey map of Bawnboy, Sheet 09, surveyed 1836

Bawnboy is illustrated on the first edition Ordnance Survey map dated 1836. On the Taylor and Skinner map above, the village was concentrated on the main street. By 1836 the village had expanded southwards on the road that leads towards Ballaboy Lough. There is a school house, a pound, a corn mill, and a tuck mill labelled on the Main street. The corn mill and the tuck mill are set back from the road and powered by a mill mace fed by River Bawnboy. A Fair Green is located on the south approach road to the village and several other buildings along that road. There are no public buildings such as a court house or a market house labelled in the village.
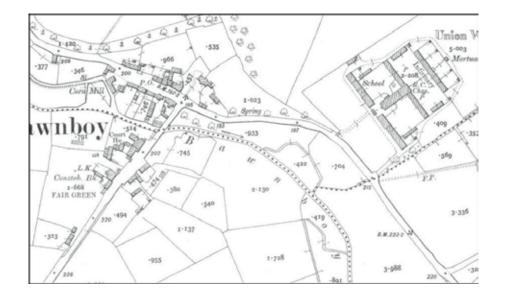
In Samuel Lewis' account of Kilsub or Bawnboy dating to 1837 he records there are monthly petty sessions held in Bawnboy. This suggests there was a court house or a building used as a court house at least once a month. His description of Bawnboy is as follows:

> 'Kilsub or Bawnboy, a village in the parish of Templeport, barony of Tullaghagh, county of Cavan, ad province of Ulster, 3 miles (N.W) from Ballyconnell, on the road to Swanlinbar; containing 24 houses and 60 inhabitants. A fair is held here on the first Monday, and petty sessions on the second Monday in every month. Near Bawnboy is the seat of F. Hasard Esq, in a well-planted demesne; and there is a small boulting mill.'

A village of only 60 inhabitants in 1837, sees a huge increase in population in 15 years time when the Poor Law Union select the village as the location of a workhouse.

Ordnance Survey Map of County Cavan extract
Sheet 09-11, Surveyed 1909, Published 1911

The Union Workhouse was built to the east of the village in 1853. Designed by the Poor Law Commission architect George Wilkinson, it could accommodate 500 inmates. The workhouse had separate dormitories for men, women and children; separate school rooms for boys and girls; an infirmary; and a kitchen. The workhouse was used as a hospital in 1959 and the building survives in a derelict condition on the outskirts of the village.

The corn mill illustrated on the 1836 map is still operating from the same location in 1911. Important civic buildings have been developed on the south approach road. There is a constabulary barracks built on the Fair Green and a court house built adjacent to it.

Except for the building of the Union Workhouse, there has been very little expansion of the village eastwards or westwards along the Main Street. The historic village core remains centred on the juction in the road.

3.1 Historic Photograph

Bawnboy – view westward up Main Street
Postcard of Bawnboy, early 1900s
Note the thatched house at the far end of the street.

Bawnboy, County Cavan, October 2020
View westwards up Main Street. The corner sited building on the left hand side of the photo curves with the turn in the road and is also in the earlier photo above. The building line on the right hand side of the street is the same in both photos with a tall two-storey building projecting futher forward into the street than its neighbouring buildings.

4.0   Character Assessment

4.1 Street Pattern

Bawnboy is located on the road between Ballyconnell and Swanlinbar. The historic village core is centred on the Main Street.

The historic Main Street begins where a local road forms a junction with the main N87 road. It begins at this junction and continues a short distance westward. A former mill building is the last building on the western end of the street.

The River Bawnboy runs at the rear of the buildings on the southside of the Main Street and the bridge on the southern approach road to the village. Although, the river is not a prominent landscape feature in the village, it played a role in the village development. A mill race fed from the river powered the mill at the western end of the village. A mill was an important building in a district and would have drawn people into the village.

View eastwards down Main Street

View of north side of the Main Street. Different roof heights and building lines amongst buildings.

Road bridge crossing over the River Bawnboy on the southern approad road to Bawnboy

4.2 Architectural Character

The two-storey buildings on Main Street, Bawnboy date to the mid-18th and 19th centuries. The buildings display characteristics typical of the period such as pitched slate roofs, rendered chimneystacks, symmetrical facades with square-headed window openings, and shopfronts.

The village has two-storey buildings on either side of the street. These buildings are not part of a homogeneous terrace, as can be found in larger towns in the county. Instead they are connected, but have different roof heights and building lines.

Some buildings in the ACA have been modernised or over restored and have lost their original features. However, the form of the original buildings remain and contribute to the ACA. New infill developments on the Main Street complement the early buildings.

There is no evidence of formal urban planning in Bawnboy. This type of development gives the historic village of Bawnboy a typically rural small village or sráidbhaile character.

Corner-sited building at the eastern end of the Main Street.

View of two-storey terrace on the western end of the street and the former mill building.

View of mill building as seen from western end of the street

4.3 Building Types and Materials

Buildings in the Bawnboy ACA are typically two-storey tall, facing onto the Main Street and they once had a shop or public house on the ground floor and accommodation above. The exception to this is the former mill building at the western end of the street.

The former mill is a detached building, set back from the street and built at an angle to neighbouring buildings. This sets the mill apart from its neighbours in both form and function. The former mill building is illustrated at this location on both the 1837 and the 1911 Ordnance Survey maps making it an important part of the historic streetscape of Bawnboy ACA.

Most buildings in the historic village core have or had a retail function. This is evidenced by the number of shopfronts on the Main Street. There are no landmark civic buildings or planned public spaces that would give the village a formal architectural character.

The buildings here typically have pitched roofs with rendered chimneystacks; rendered walls; square-headed window and door openings; and timber shopfronts.

The historic village core of Bawnboy has not come under the same level of development pressure as some larger towns in County Cavan. This has resulted in many early buildings and features surviving in the villlage, including many outbuildings in rear sites. Surviving early buildings and features help to underscore the historic character of the village.

Pitched roofs and square-headed window openings are common in the village

As is typical throughout Ireland, the traditional roof profile within the ACA is pitched. Early roofs were weathered with natural slate, lead flashings, and terracotta ridge tiles. The chimneystacks are formed in either brick or rendered stonework. Other important features include terracotta chimneypots, vents, and cast-iron rainwater goods. Some roofs in the village have had their slate roofs replaced by tiles.

In the 1901 and the 1911 national census, an enumerator gathered details of the buildings in an area. Information about construction materials, number of rooms in a building, and number of windows at the front of the building was collected.

The enumerators report recorded that there were 17 buildings in Bawnboy in 1901. All buildings were in use as private dwellings but three were also public houses, one was a post office, one a registry office, and one a grocer shop. One building was uninhabited and one in use as a mill. Information about their construction materials were not recorded. Of the remaining 15 building, 7 had slate roofs and 8 had thatched roofs. By the time of the 1911 census there were 19 buildings recorded in Bawnboy of which 8 had thatched roofs. This information reveals the prevelance of thatched roofs on buildings in Ireland, not only on cottages in rural settings but also on two-storey buildings in villages and towns

5.0   Existing Designations and Zoning

Bawnboy is identified as a Tier Five Village on the settlement framework.

Tier five villages have a population of fewer than 300 and a limited mix of retail services, social, and educational services.

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Bawnboy as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line within the ACA.

Policy11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0 Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls. Removal of render to expose stonework is not permitted.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match original materials and render style.
- Removal of redundant signage from buildings.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facade.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Bawnboy ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced.

> Works that **would not** require planning permission:
> • Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.
>
> Works that **would** require planning permission:
> • Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post-boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

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The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Blacklion ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Blacklion ACA

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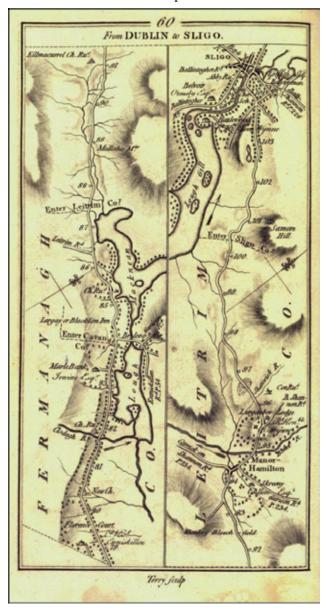
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This report includes a map identifying the Blacklion ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Blacklion ACA.
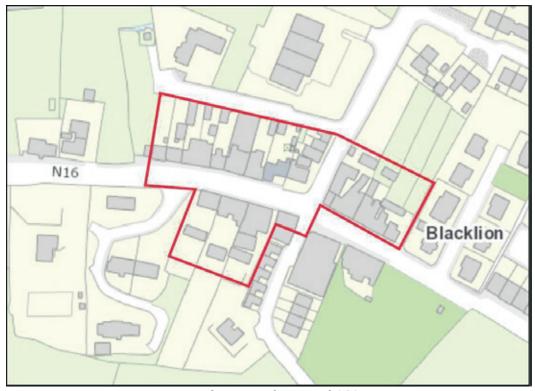

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 60 Dublin to Sligo route

2.0 Location

Blacklion is a small village on the border of County Fermanagh in west Cavan and close to the border of County Leitrim. The village started life as a convenient stop at the Black Lion Inn on the long road between Enniskillen and Sligo.

Belcoo Bridge connects Blacklion Village with Belcoo Village on the Fermanagh side of the border. Both villages are nestled between Lough MacNean Upper and Lough MacNean Lower and located beside the picturesque Cavan Burren Geopark.

There are terraces of two and three-storey buildings on both sides of the main street and a former market house now in use as a Tourist Office.
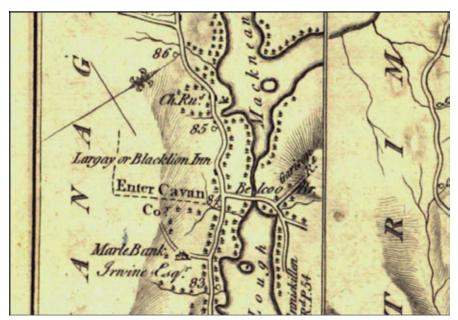

Boundary Map of proposed ACA

3.0   Historic Development & Historic Maps

Blacklion village developed from a convenient resting place on the road from Enniskillen to Sligo into a busy village in the 19th century with a market house and a monthly fair.

The village took its name from the Black Lion Inn. The 18th century hostelry provided accommodation and food to weary travellers and a stable for their horses. The mountainous terrain and many lakes and rivers must have made it a difficult road to travel. A short distance west, near the Methodist Meeting House in Tuam townland, there was another inn named Sun Inn and further along the road, closer to the border with County Leitrim there was yet another inn named the Red Lion Inn. Travellers in the 18th century were well provided for on this remote road.

The Black Lion Inn was located at the crossroads were the north road from Belcoo and County Fermanagh met the south road coming from Ballyconnell. The Inn occupied the site where the Blacklion Chippy is currently located opposite the market house.

The Black Lion Inn is illustrated on Taylor and Skinners road map of the route from Dublin to Sligo published in 1777. This map is orientated west but it is clear to see Largay or Black Lion Inn labelled. The Inn is illustrated as a small black rectangle on the roadside beneath the word 'Inn'.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Detail of map 60 Dublin to Sligo route

Ordnance Survey Map of County Cavan extract
Sheet 02, Surveyed 1836

Black Lion Inn or Largy is illustrated on the first edition Ordnance Survey map dated 1836. By then the village had expanded from one roadside inn to several buildings developed on each corner of the crossroads. The building on the north-western corner of the crossroads is not labelled but occupies the site of the market house. The building is set back slightly off the road and it directly faces the Inn. Typically important civic and landmark buildings are labelled on the Ordnance Survey maps and it is possible this building is a precursor to the market house or the same building but not in use as a market house yet. The new village is asserting itself as more than just a resting place for travellers. A Fair Green laid out on the south-eastern side of the crossroads is an ambitious addition to the village.

The village was named 'Largay or Blacklion Inn' on Taylor and Skinners map on page five and 'Black Lion Inn or Largy' on the Ordnance Survey map above. Largy is an old name for the area and this name is still known locally. When the Ordnance Survey was surveying the country in the 1820s and the 1830s they gathered information on the names of each townland in books known as the *Ordnance Survey Name Books*. In these books the name of the townland was recorded. John O'Donovan, an Irish speaking scholar, was responsible for recording the Irish version of the name. His entry for Blacklion reads as follows:

Leargaidh 'hill side.'

A descriptive remark in the same books records Blacklion as follows:

'This is a small hamlet containing a public house with the sign of the Black Lion over the door. A station house for the revenue police and a few other houses. There is a fair here on the 22nd of every month except November which is held on the 19th.'

Perhaps the building on the site of the market house was the station house for the revenue police.

Ordnance Survey Map of County Cavan extract
Sheet 02, Surveyed 1908

The village grew considerably during the 19th century. On the 1908 Ordnance Survey map the market house is clearly illustrated and labelled at the main intersection in the centre of the village. There is a hotel on the site of the former Black Lion Inn, a continuation of the original use of a building on this corner site.

The village is named Blacklion and there is no reference to the older name Largy. As on the 1836 map, the Fair Green is marked with the addition of a smithy or forge at the front. The village also has a constabulary barracks, a court house, and a post office.

On the northern side of the village a terrace of buildings extend from the market house westwards. The terrace is served by a back lane to access rear sites. This terrace and the corresponding terrace on the southern side of the street form, the Main Street. There is another terrace of buildings extending from the junction in the centre of the village south-eastwards towards the Fair Green. The road leading to Belcoo also has two terrraces of three buildings each. On this map we see the fully formed village. Many of the buildings survive today and are included in the ACA.

A school and a creamery are located a short distance west of the village. The road leading eastwards out of the village was renamed An Bonnán Buí in recent years in honor of the poet of the well known poem, *Cathal Buí Mac Giolla Ghunna*.

3.1   Historic Photograph

Blacklion - View westwards up Main Street
Postcard of Blacklion, early 1900s
The tall building on the right hand side of the photo with a shopfront and round-headed door opening
was demolished and replaced by the Garda Station.

Blacklion, County Cavan, October 2020
View westwards up Main Street. New Garda Station on right hand side of the photo beside market
house. The new Garda Station was set back off the road and in line with the market house. This move
broke the shared building line of the 19th century terrace.

4.0 Character Assessment

4.1 Street Pattern

Blacklion village is clustered around a crossroads where the N16 meets An Bonnán Buí Way and a smaller local road. The Main Street begins at the market house and leads westwards. The Main Street has a terrace of two-storey buildings on the northern side, many with shopfronts, and taller three-storey buildings on the southern side. The northern side terrace is served by a rear lane. All buildings in the ACA have outbuildings in their rear sites that are also part of the ACA.

An Bonnán Buí Way leads south-eastwards from the village and also has a terrace of two-storey buildings. The Fair Green was located here. The Fair Green plot of land survives with the addition of a commercial property at the front of the plot.

There are two short terraces of three buildings each on the Belcoo Road leading northwards out of the village.

The terraces of buildings in the village all front directly onto the path with the exception of the market house and the garda station which are set back off the road. This sets them apart from the surrounding commercial buildings.

View eastwards up Main Street towards market house and junction with Belcoo Road

View of garda station and market house at crossroads in the village

4.2 Architectural Character

The two and three-storey terraced buildings in Blacklion date to the late 18th and 19th centuries. The symmetrical architectural style, even building height and line, and use of similar building materials lends a uniformity to the terraces. There are some modern structures that detract from the historic character of the centre of the village. The market house is a landmark civic building in the village and is prominently located at the corner of the Main Street and the road leading north towards Belcoo Bridge and County Fermanagh.

View of two-storey terrace on the northern side of Main Street

View of two-storey terrace on the northern side An Bonnán Buí

View of three-storey terrace of buildings on southern side of Main Street
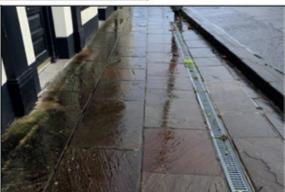
4.3 Building Types and Materials

The buildings in Blacklion were predominantly commercial at ground floor level in the 19th century. As was common in towns and villages throughout Ireland in the past, business owners and their families lived above their shop. There are several vacant commercial premises in the village. The remaining commercial premises are a mixture of retail shops, offices, bars, restaurants, and take-aways. The well-known MacNean House and Restaurant and Olive Tree B&B continue the tradition of welcoming hostelries in Blacklion and attract many visitors to the village.

The market house is an important landmark building in the village and would have played an important role in the economic life of the village in the past. As a tourist office it continues to play an important role in the village.

The prevailing building materials in the ACA are painted rendered facades or exposed stone facades with stone sills. A local sandstone is used in the buildings and as paving on the pedestrian paths. The sandstone has an appealing rich yellow colour with orange tones. The use of this beautiful local sandstone is showcased in the market house and in the two buildings opposite to it. Dating to the late-18th century the market house is constructed using large blocks of quarried sandstone. The stone paving provides texture and interest in the ACA. Although other buidlings in the village may have been constructed using rubble sandstone their facades were rendered to provide protection to the walls. This render should not be removed to expose the stonework.

Local sandstone used on buildings and paving in the village

As is typical throughout Ireland, the traditional roof profile within the ACA is either hipped or pitched. Early roofs were weathered with natural slate, lead flashings, and terracotta ridge tiles. The chimneystacks are formed in either brick or rendered stonework. Other important features include terracotta chimneypots, vents, and cast-iron rainwater goods.

Timber was originally used for windows, doors, and shopfronts. Some early timber sash windows survive but most have been replaced with uPVC windows and doors. Surviving traditional shopfronts on Main Street contribute greatly to the character of the ACA. In particular *J. Johnstons* shop is worthy of mention. Its traditional shopfront and shop interior and timber sash windows make it a rare surviving example of traditional village architecture. Incremental changes to buildings including replacemnt of shopfronts, windows, doors, and roofing material can result in the loss of architectural character. Changes to buildings within the ACA should be carefully considered to avoid negatively impacting on the character of the village.

The Garda Station is located beside the market house and is an important civic building in the town.

J. Johnston traditional shopfront on Main Street

F. Maguire traditional pub front on Main Street

5.0   Existing Designations and Zoning

Blacklion is identified as a Tier Five Village on the settlement framework.

Tier five villages have a population of fewer than 300 and a limited mix of retail services, social, and educational services.

5.1 Record of Protected Structures

There are only two protected structures within Blacklion ACA:

Market house   CV44037/40400209

Olive Tree B&B   40400208

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Blacklion as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line within the ACA.

Policy 11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1   Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general
Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs
The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls. Removal of render to expose stonework is not permitted.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match original materials and render style.
- Removal of redundant signage from buildings.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facade.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Blacklion ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building.
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Bridge Street ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Comhairle Contae an Chabháin
Cavan County Council

Title: Bridge Street ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 14 April 2019

Address:
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Cavan
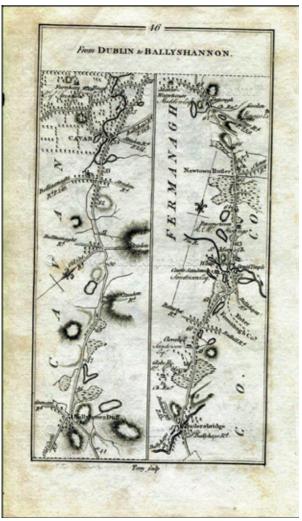
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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Bridge Street, Cavan Town has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Bridge Street ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Bridge Street ACA.

It is intended that this ACA report would work in conjunction with the Revitalisation Plan (2018) for Cavan Town.
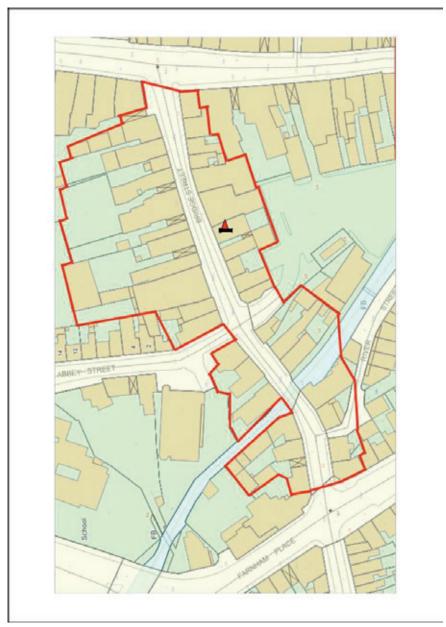
Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 46 Dublin to Ballyshannon route featuring Cavan Town

2.0   Location

Bridge Street is located in the historic centre of Cavan Town. It is a curving narrow street that takes its name from the bridge that crosses the Cavan River. There are two and three-storey buildings on both sides of the narrow street. The height of the buildings on this narrow street give an enclosed character to the street, a characteristic typical of medieval towns.

Bridge Street leads south-west off Cavan Town's Main Street, crosses the Cavan River and terminates at College Street. It is crossed by Abbey Street halfway down the street. Abbey Street leads to the ruins of the old Abbey in Cavan, an important historic site in the town.

Boundary Map of proposed ACA

3.0   Historic Development

Cavan town owes its origins to the establishment of a friary in c.1300. Founded by Giolla Íosa Rua O'Reilly, Lord of East Bréfnie, the friary was built in the valley of the Cavan River and overlooked by his castle.

The friary was founded for the Franciscans, a mendicant order answerable to the Pope who arrived into Ireland in c.1231. They established their first friary in Dublin and from there expanded into urban centres throughout Ireland including Kilkenny, Waterford, Wexford, Drogheda, Athlone, Cork, and Limerick. By the middle of the 14th century there were 45 Franciscan friaries in Ireland including St. Mary's Abbey in Cavan.

The Franciscans in Cavan were very dependent on their patron O'Reilly and the proximity of the abbey to his castle is testament to that. Close ties and a strong loyalty between the friars and their patron often resulted in them becoming entangled in secular politics.

Cavan Town developed around the castle and the friary. Bridge Street was the primary route that linked both buildings. St. Mary's Abbey was primarily a place of prayer but as was often the case the abbey was also a centre of education, a resting place for pilgrims, and a refuge. The friars had connections with other Franciscan friaries throughout Ireland and with their sister houses in Europe. Friaries of this period were typically a collection of structures that were required to support a community of people. This complex of buildings would include a church, dormitories, kitchens, a refectory, and an infirmary. In Cavan Town the abbey also operated a mill on the Cavan River.

By the middle of the 15th century, the town was both the seat of the O'Reillys and a thriving market town. The market area was situated at the north-eastern end of Bridge Street where it intersects with Main Street today. A market cross stood here until the 1700s. The widening of the street where Bridge Street and Main Street meet is called Market Square and is all that remains of the historically important market area today.

However, growth of Cavan town was curtailed during subsequent centuries of turbulence and on three occasions between 1429 and 1578, the abbey was attacked and destroyed.

In 1603, John Binglie was granted rights to a market at Cavan, sparking economic recovery for the locality. In 1610, Cavan became the first Ulster town to be incorporated and receive a borough charter – a document that set out a framework for economic and political development of the town. From the early 17th century, the market town grew slowly until the Battle of Cavan in 1690. The battle, which took

place during the Williamite Wars, resulted in defeat for the Jacobite forces and the destruction of the town's core once more.

The loss of early buildings during the repeated infractions has meant that Cavan's buildings are predominantly late 18th and 19th centuries in date, although the early street pattern has survived. The historic streets and lanes, which grew around the former abbey, are typical of Irish country towns, with curved lines following the routes of ancient paths, and are the surviving historic street pattern. Farnham Street, by contrast, was formally designed and laid out by John James Maxwell. Lord Farnham's intention was to gentrify the town.

By the late 18th century the Maxwell family, the county's largest landowners, had acquired most of the town. To improve Cavan's economic prospects and make a profit from their urban property portfolio, they made plans for a new thoroughfare. Over the course of the 19th century, Farnham Street would develop with terraces of townhouses, important public buildings, places of worship, and a landscaped park where the public could walk.

Samuel Lewis wrote a detailed description of the town in his *Topographical Dictionary of Ireland* dated 1837. In it he recounts the town was the seat of the O'Reillys and describes the establishment of the Abbey in 1300. It is interesting to note that by the time of writing this account in 1837 he recorded there were no remains of the abbey, commonly known as *Keadue,* and that the tithes of the property belonged to the Dean of Kilmore.

Lewis gave the following description of Cavan Town in 1837:

'The town is situated on the road from Dublin to Enniskillen, and consists of several streets, of which the principal contains some well-built houses; there are infantry barracks capable of accommodating six officers and 130 non-commissioned officers and privates. A large garden, handsomely laid out in walks and planted, was left by the will of the late Lady Farnham, under certain restrictions, as a promenade for the inhabitants.'
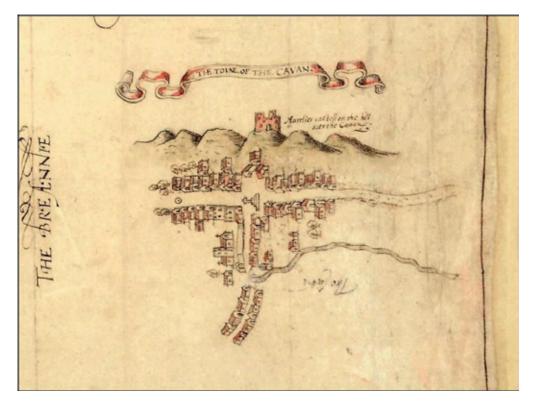
3.1   Historic Photographs

Bridge Street Cavan, c.1930
Courtesy of Cavan Library Service Photographic Collection

Bridge Street
April 2019

3.2   Historic Maps

Extract from a map titled '*A Platt of Cloneyss an Abbey in McDonalds Countrie*' dated 1591 illustrating
Cavan Town
The National Archive (British) MPF 1/81

The illustration above is an extract of a larger map showing a route from Dungannon in County Tyrone through Clones and Cavan Town, and ending in Ballyshannon in County Donegal. The catalogue entry records that it was drawn by John Brown and Jean Baptiste with annotations and endorsements by Lord Burdley, a chief advisor of Queen Elizabeth I.

This is a wonderfully detailed map of Cavan Town from 1591 illustrating the O'Reilly castle on an elevated site overlooking the settlement with two streets intersecting at a central market place. This map illustrates the earliest street pattern in Cavan Town. The market cross is prominently located at the centre of the settlement and is understood to have survived here until the 1700s. Bridge Street is clearly identifiable as the street running from the bottom of the illustration up towards the market place and the castle. The abbey is located to the left of the street and the bridge and the river are illustrated. The market square was located where present day Bridge Street intersects with Main Street. This was an important place for trade and the centre of the town.

Map by John Norden, dated 1609 Extract from a map of the six escheated counties of Ulster Public Record Office, London

A later and less detailed map drawn by John Norden dated 1609 illustrates the O'Reilly castle on a hilltop with a settlement below. The largest structure illustrated in the town is likely to be the abbey. The important relationship between the castle and the abbey is evident from this map and the route connecting both is present-day Bridge Street.

Founded by Giolla Íosa Rua O'Reilly c.1300 and located near his castle on Tullymongan Hill, the Abbey was at the centre of the burgeoning town. Today all that remains on the abbey site is a tower from the rebuilt parish church, enclosure walls, and some gravestones. An early decorative carved doorcase is incorporated into the enclosure wall. The abbey remained in use as the parish church and burial ground until the new Church of Ireland church on Farnham Street was opened in c.1815.

Taylor and Skinner Road Maps of Ireland, 1777
Map 46 illustrating route from Dublin to Ballyshannon

The Taylor and Skinner map (above and on page three of this report) illustrates Cavan Town in 1777. The map shows the riverside town lying to the south-east of Farnham House, the seat of the Earl of Farnham. Cavan Town is illustrated on the Dublin to Ballyshannon route.

The large unnamed structure illustrated in the town is likely to be a church on the abbey site. Cavan Town and the abbey had been attacked, destroyed and rebuilt many times during the previous two centuries. By 1777 the abbey had been rebuilt and was in use as a Church of Ireland church. The dense black lines lining the roads in Cavan Town indicate buildings. The Taylor and Skinner map shows that the majority of development is south-east of the Abbey on Bridge Street and Main Street.

Ordnance Survey Map of County Cavan
Sheet 20, Surveyed 1835, Published 1836

The Ordnance Survey's earliest map of Cavan Town was surveyed in 1835 and documents the development of the town to that date. It is interesting to note that none of the streets are named.

Lord Farnham's new street, Farnham Street, is illustrated. There are a number of new prominent civic buildings on the street and a town park has been laid out. This new straight, wide thoroughfare contrasts with the narrow, curving streets of the old part of Cavan Town. Bridge Street is illustrated and connects Main Street with the street later named College Street (1868). The dotted line running down the middle of the street and down the river indicates a townland boundary. The townland north of Bridge Street is *Abbeyland* a name that recalls the history of the area. Abbey Street runs north-west off Bridge Street and leads to the site of the abbey. The building marked 'Old Ch' is the remains of the abbey. This building was used as the Church of Ireland church until the new church was opened on Farnham Street in c.1815. The building fell into disrepair and dereliction in the 19th century.

The map indicated that development in the town has moved northwards up Main Street and westward towards Barrack Street. Bridge Street was an important route linking the barracks and jail with Main Street.

Ordnance Survey Map of County Cavan
Sheet 20, Revised 1882

The second edition Ordnance Survey map of Cavan Town was revised in 1882. The streets are named on this edition of the map. It is interesting to note that Abbey Street is labelled Church Lane. The 1835 map illustrated an 'Old Ch' on the abbey site but by 1882 there was no structure illustrated on the historically important Abbey site. Instead the site is labelled only as 'Grave Yd'.

Bridge Street ends at College Street, named in 1868 after the Royal School or College. River Street is also named on this map. It appears to be a cul-de-sac that runs south-east off Bridge Street along the banks of the Cavan River. This street is now a narrow lane that gives access to buildings off Bridge Street and connects with the River Walk and the modern continuation of Abbey Street via a new pedestrian bridge.

The former marketplace in Cavan Town was located at the junction of Bridge Street and Main Street and the widening of the streets at this junction is the lasting evidence of the former marketplace.

Ordnance Survey Map of County Cavan
Sheet 20, Revised 1912

The third edition Ordnance Survey map of Cavan Town, revised 1912, does not illustrate any significant changes to Bridge Street. The street is not named on this map perhaps indicating that its importance as a street in the town has diminished.

Townhall Street is a new street north of Bridge Street linking Main Street with Farnham Street. It was named after the new Town Hall, which was designed by William Scott and built between 1907-1910. The Town Hall was constructed on the enclosed park on Farnham Street named Farnham Garden on the earlier Ordnance Survey map dated 1882. This street allowed people and goods to move between Farnham Street and Main Street without travelling as far south as Bridge Street. Townhall Street must have significantly reduced the traffic on Bridge Street and therefore, reduced its importance in the town.

Church Lane, later to be known as Abbey Street, is also not labelled on this map. The site of the Abbey is labelled 'Grave Yd' but there are some structures illustrated within the boundaries of the graveyard.

4.0   Character Assessment

4.1 Street Pattern

Bridge Street is one of the oldest routes in Cavan Town. It led from St. Mary's Abbey to the castle of the O'Reillys on Tullymongan Hill on the east side of Main Street. This historic street is a curving, narrow street with two and three-storey tall buildings. Integrated carriage-arches and narrow lanes between buildings punctuate the building line and give access to the rear sites on Bridge Street. The street rises gradually from the Cavan River towards Main Street to the east and rises towards College Street to the west.

Other streets that survive as part of the historic street pattern of the early town are Abbey Street, Market Square and the southern end of Main Street.

View of the junction of Bridge Street and Main Street Formerly the marketplace in the town

View down the narrow, curving Bridge Street towards the Cavan River

View of the junction of Bridge Street and Abbey Street

View towards bridge on Bridge Street

The street is crossed by Abbey Street to the north-west and a modern continuation of Abbey Street off the south-east side of the street forming a busy crossroads at the centre of Bridge Street. The buildings on the corners of this busy crossroads have chamfered or rounded corners that allow easier movement for pedestrians around the corner buildings, improving visibility for motorists and creating a broader open space at the crossroads.

River Street is a very narrow lane that runs south-east off Bridge Street and as the name suggests runs alongside the banks of the Cavan River. This lane is a cul-de-sac that served as access to the river and riverfront buildings. River Street is linked by a modern pedestrian bridge to the River Walk on the opposite bank of the river. The Lifeforce Mill is located at the end of River Street. It is believed to stand on or near the location of the 14th century mill owned and operated by the friars of St. Mary's Abbey.

There are wide pedestrian paths at the eastern end of the street at the location of the original market place in the town. These narrow as the street grows narrower and a one-way traffic system is in operation. The street infrastructure has undergone improvements in recent years with a new road surface and road markings, new paths, bollards, and street lighting.

Curved corners on buildings at the crossroads where Abbey Street crossed Bridge Street

Narrow lanes and integrated carriage-arches punctuate the building line and give access to rear sites

4.2 Architectural Character

The tall two and three-storey buildings that line Bridge Street give an enclosed character to the narrow street. Whilst the street is one of the oldest in Cavan Town the earlier buildings were destroyed during the Battle of Cavan in 1690 and the existing buildings date to the late 18th and 19th centuries. There are some modern infill structures that interrupt the uniformity of the terraces of 19th century buildings and detract from the historic character of the street.

Bridge Street was once a busy commercial street with most buildings having a shopfront on the ground floor. With retail activity now centred on Main Street there are fewer shops on Bridge Street and many of the shops units are now vacant or in use as offices or restaurants. The high number of projecting business signs on the street illustrate the number of businesses operating from Bridge Street.

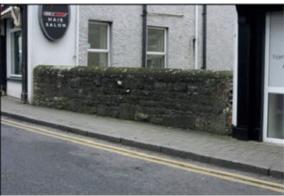Mixture of materials and building heights on Bridge Street.

Projecting business signs on the street.

The road bridge crossing the Cavan River has rubble stone parapets with a simple barrel coping stone. The parapet on the north side of the road is located between two buildings whilst the parapet on the south side of the road is partially concealed behind ivy. The eastern end of the parapet turns south to form a wall that runs along the riverbank alongside the river walk. The simple single-arch road bridge is devoid of any decorative embellishments and is not a dominant feature in the streetscape of Bridge Street, after which it is named. The river was once an important source of energy, powering mills, and providing water. The Franciscans built a flour mill here in the 14th century. The surviving mill on River Street, known as Greens Mill or the Life Force Mill, was built in 1846.

Stone parapet of bridge on Bridge Street

View of the River Walk in Cavan Town

View of bridge looking westwards towards College Street

4.3 Building Types and Materials

The buildings on Bridge Street are predominantly commercial at ground floor level. There is a mixture of retail shops, offices, bars, restaurants, and take-aways on the street. As was common throughout towns in Ireland in the past, business owners and their families lived above the ground floor shops. Many of the buildings still have living accommodation on the upper floors.

The prevailing building materials on the street are painted rendered facades or exposed stone facades with stone sills and dressings. As is typical throughout Ireland, the traditional roof profile within the ACA is either hipped or pitched. Early roofs were weathered with natural slate, lead flashings, and terracotta ridge tiles. The chimneystacks are formed in either brick or rendered stonework. Other important original features include terracotta chimneypots, vents, and cast-iron rainwater goods.

Timber was originally used for windows, doors, and shopfronts. Some early timber sash windows survive but most have been replaced with uPVC windows and doors. Traditional shopfronts on Bridge Street would have had a large display window and entrance door with a fascia painted with the shop name above. Most original timber shopfronts have been replaced by modern timber or uPVC shopfronts, although there is one surviving example of a traditional timber shopfront complete with carved console brackets on the street.

Surviving carved console brackets on shopfront on Bridge Street

Shopfront removed from building on Bridge Street

5.0   Existing Designations and Zoning

Bridge Street is located in the core of Cavan Town, coloured purple on the map below.

Map taken from Cavan Town and Environs Development Plan 2014-2020

5.1 Record of Protected Structures

There are only 4 protected structures within the Bridge Street ACA:

Address	RPS Ref. No.	NIAH No.
3 Bridge Street	56	40000209
4 Bridge Street	57	40000208
The Eagle Bar, 30 Bridge Street	58	40000196
St. Vincent de Paul, 29 Bridge Street	59	40000195

5.2 Record of Monuments and Places (RMP):

There is only 1 monument located within the boundaries of the ACA.
CV020-055008
Bridge
Townland: Abbeyland

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Bridge Street, Cavan Town as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line within the ACA.

Policy11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1   Guidelines for Works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general
Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs
The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

> Works that **would not** require planning permission:
> - Painting of previously painted surfaces.
> - Localised repair and re-pointing of brick facade to match materials used and pointing style.
> - Repairs to traditional renders to match original materials and render style.
> - Removal of redundant signage from buildings.
>
> Works that **would** require planning permission:
> - Stripping of render to expose stonework.
> - Chemical cleaning or sandblasting of facades.
> - Wholesale re-pointing of brick facade.
> - Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character**.**

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Bridge Street ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced. The gates in the integrated carriage arches and side lanes are also important features.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building.
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Butlersbridge ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Comhairle Contae an Chabháin
Cavan County Council

Title: Butlersbridge ACA
Architectural Conservation Report, Character Appraisal, and Policy Framework.

Date: 18 September 2020

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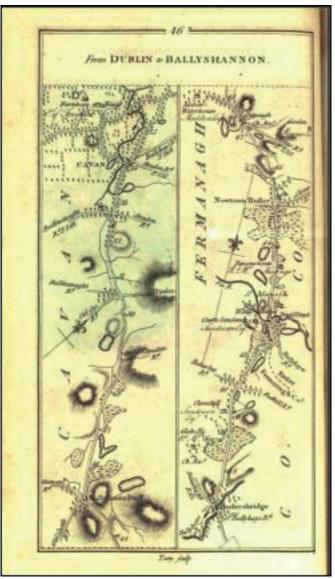
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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Butlersbridge ACA has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Butlersbridge ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Butlersbridge ACA.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Route 46 From Dublin to Ballyshannon

2.0   Location

Butlersbridge, Droichead an Bhuitléaraigh, is a village located on the banks of the River Annalee, 7 km north of Farnham Street in Cavan Town. A typical one-street village, Butlersbridge is best known for its picturesque stone bridge and a beautiful Roman Catholic church.

The village was once located on the busy N3 road. Until the village was bypassed in 1999, traffic poured over the bridge that gives its name to the village. It is now a peaceful village that attracts visitors from Cavan Town and surrounding area.

Butlersbridge ACA is centred on St Aidan's church and the beautiful bridge at the southern end of Main Street, Butlersbridge.

Butlersbridge ACA location map

3.0   Historic Development

Butlersbridge is an important crossing point on the River Annalee on the road between Cavan Town and Belturbet. Historically a strong bridge at Butlersbridge was important for the movement of people and goods, and was of crucial strategic importance during times of war and insurrection.

The bridge at Butlersbridge dates back to the 19th century and was built by the Board of Works. There are no known records of previous bridges at this crossing but as an established route from Cavan Town northwards, there were bridges or fords here for thousands of years.

Early settlements were often found at river crossings and excavations undertaken in 1987. The construction of the N3 bypass of Butlersbridge revealed evidence of early occupation. Pieces of struck flint, flint stone worked into tools or weapons, were discovered during excavations and indicated human activity at Butlersbridge in the late Mesolithic period (7000-8000 BC). Evidence of human activity from the Mesolithic period, the earliest human activity in Ireland, is typically found near water. Inland waterways and the sea were a consistent source of food and a means of transport by boat or dugout canoe and therefore popular places for settlement.

Also revealed during excavations in 1987 was evidence of a water-powered corn mill dating back to the 16th century. Mills were commonly found alongside fast-moving water such as the River Annalee.

In the 17th century the land around Butlersbridge had a new owner. In 1610, James I granted Sir Stephen Butler, from Bedfordshire in south-east England, 2,000 acres of land in the barony of Upper Loughtee in County Cavan. This grant of land was part of the Ulster Plantation in the early years of the 17th century, which saw English and Scottish planters settled on land previously owned by native Irish.

Sir Butler's grant of land extended south to include the area where the modern village of Butlersbridge is found and gave his name to this important bridge on the River Annalee.

It would have been crucially important to the success of the Ulster Plantation in this area that Sir Butler controlled and protected this bridge.

The parcels of land granted to undertakers or settlers ranged from the smallest grants of 500 acres, often given to native Irish who were considered loyal to the crown to 1,500 acres given to retired soldiers known as 'servitors'. The largest grant of 2,000 acres were given to wealthy Scottish and English men who had the means to settle English and Scottish tenants on their land and were known as 'undertakers'.

Sir Butler was a wealthy Englishman who 'undertook' to settle his grant of land with English or Scottish tenants and to build a strong defensive castle and bawn at Belturbet. The land at Belturbet had previously been under the control of the O'Reilly Clan who had a stone castle and associated village settlement at Turbet Island on the River Erne at Belturbet.

Belturbet was of strategic importance being on the River Erne, a large river used as a transport route into the Upper and Lower Lough Erne. According to Sir Charles Coote's Statistical Survey of the County of Cavan, dated 1802, Sir Butler was granted an additional 384 acres at Belturbet to plant a town to include a church. Such was its importance, Belturbet was developed as a garrison town as early as 1610 and remained so until Irish Independence in 1922.

Sir Butler died in 1639 and was succeeded by his eldest son, James Butler of Belturbet. The Butler family was a wealthy and powerful family in Cavan with descendants of Sir Butler being elected MPs for Cavan in the second half of the 17th century and throughout the 18th and 19th centuries.

In his book *A Statistical Survey of The County of Cavan* published by the Dublin Society in 1801, Sir Charles Coote described Butlersbridge as follows:

'The Village of Butler's-bridge is also in this barony, where there is an oatmeal mill and a good osiery, but no nursery; it has not one slated house. The situation of the village is picturesque and engaging, on a pleasant stream, but the cabins give it but a mean appearance.'

An osiery is a plantation of willows. Willows grow best in wet soil; the flood plains of the River Annalee must have made an excellent osiery. Willows were a useful crop used in basket making.

Throughout the 19th century Bultersbridge remained a busy village on the main route northwards from Cavan Town. The village grew and new businesses were established here on the Main Street. The construction of the new Roman Catholic church in 1861 reflected the prosperity of the village.

3.1 Historic Photographs

Harry O'Connell's house and inn
James O'Dea Collection, dated 1967, Source: National Library of Ireland ODEA50/11

Butlersbridge, Co. Cavan

Postcard from P.J Dunne postcard collection, date unknown

Comparison photograph taken September 2020

The Derragarra Inn, formerly known as Harry O'Connell's House and Inn, is a popular and much loved bar and restaurant located within the boundaries of the Butlersbridge ACA. Positioned on the opposite bank of the River Annalee to St Aidan's church and adjacent to the bridge, it contributes to the character of the village.

The Derragarra Inn was thatched in the 1980s and its owners established a folk village as a visitor attraction. Unfortunately, the Derragarra Inn was burnt down in April 2016 and later rebuilt to match closely to the original structure.

Postcard view of Butlersbridge Village including St Aidan's church, the bridge, and Derragarra Inn, c.1930

3.2   Historic Maps

Detail of Taylor and Skinners Maps of the Roads of Ireland, 1777
Page 46 Route From Dublin to Ballyshannon

The Taylor and Skinner map above illustrates the village of Butlersbridge in 1777. The bridge at Butlersbridge was an important crossing on the River Annalee. Interestingly, the river is called 'Ballyhays River' on this map, after the neighbouring village of Ballyhaise.

After Butlersbridge, the road forks. One road leads to Belturbet and Enniskillen and the other road leads to Castle Saunderson and onwards to Newtownbutler in County Fermanagh, also named after Sir Butler.

The heavy black lines on either side of the road indicate buildings. It is clear to see on this map that the village is concentrated north of the bridge. This remains largely the case today.

The first edition Ordnance Survey map of the village was surveyed in 1836. On this map we see in greater detail the development of the village. Again it is evident from this map that the village is concentrated north of the bridge.

The village consists of one street with terraces of buildings on either side. There is a corn mill located south-west of the bridge and a short distance north of the village is found a school house.

It is interesting to note that there is a building illustrated on the site of the present Derragarra Inn and that St Aidan's church has not yet been built. The site of the church is illustrated on this map as part of the river. There must have been considerable work undertaken to reclaim this site and protect it from the river.

Ordnance Survey map of County Cavan
Sheet 20, surveyed 1836

Detail of Ordnance Survey map dated 1836

In *A Topographic Dictionary of Ireland* written by Samuel Lewis and published in 1837, only one year after the first edition Ordnance Survey map, Butlersbridge is described as follows:

'Butlersbridge, a village, in the parish of Castleterra, barony of Upper Loughtee, county of Cavan, and province of Ulster, 3 miles (N.N.W) from Cavan; containing about 40 houses and 211 inhabitants. It is pleasantly situated on the river Ballyhaise, and on the road from Cavan to Enniskillen, and has a fair on the second Monday in every month throughout the year. Here is a R. C chapel of ease to those at Castleterra and Ballyhaise; and a daily post to Cavan and Belturbet has been established.'

Ordnance Survey map of County Cavan
Sheet 15-15, surveyed 1911

Detail of Ordnance Survey map dated 1911

The 1911 map illustrates changes to the village in the 75-year interval between the 1836 survey and the 1911 survey.

The most noticeable addition to the village is St Aidan's Roman Catholic church located on the banks of the Annalee River. Built in 1861, the church was designed by a prolific Cavan architect, William Hague Jr and built by his father, William Hague.

Hague Jr was born in Cavan Town, the eldest son of William and Catherine Hague. He studied with London based architect Charles Barry for four years and on returning to Ireland set up his own practice in Cavan. In 1861, the same year work began on St Aidan's church in Butlersbridge. Hague Jr opened an office at 175 Great Brunswick Street, modern day Pearse Street.

The church was built on land reclaimed from the river. A comparison between the 1836 and 1911 map shows this area was underwater and part of the river in 1836. The site was created by the construction of a large retaining stone wall that forms the bank of the river. The area behind the wall was then backfilled to create a raised site for the church.

There is no discernible difference between the bridge on the 1836 and the 1911 maps. Both maps illustrate the bridge as a wide and straight. The present bridge dates to c.1860 and perhaps was built when the land for the church was reclaimed. Therefore, the bridge illustrated on the 1836 maps is an earlier structure.

There is a building plotted on both maps on the site of the Derragarra Inn. This building was a house and inn and dated pre-1837 but was burnt down in 2016 and then rebuilt.

Whilst the Ordnance Survey maps plot the location of buildings, the enumerators report on building types produced during the national census of 1901 and 1911 gives us more information on what the houses looked like, their use, and who lived in them.

In the 1901 census of Butlersbridge there were 24 buildings listed and only two had a slate or tin roofs, the Royal Irish Constabulary Barracks and a public house. All the other buildings in the village had thatched roofs including many two-storey houses on Main Street. This information tells us that thatch was a common roofing material and was not only found on small single-storey houses in rural settings as is commonly believed.

The 1911 census of Bultersbridge painted a similar picture with only three buildings having a slate or tin roof. There were three public houses and one shop listed in the census.

It is interesting to note that the leaseholder on the majority of land in Butlersbridge in 1901 is listed as Lord Lanesboro. By 1911 most occupiers of the buildings are listed

as the lease holders. This change reflects the success of the Land Acts in facilitating the purchase of holdings by tenants from their landlords.

4.0   Character Assessment

4.1 Street Pattern
Butlersbridge is a small village comprising one Main Street with new developments on the outskirts of the village.

The Butlersbridge ACA is located at the southern end of the village and is centred on the bridge crossing the River Annalee and the surrounding riverscape.

The ACA includes St Aidan's church, a detached house and iron water hydrant (both located opposite the church), the Derragarra Inn, and a detached house with stone boundary walls neighbouring the Derragarra Inn.

The position of St Aidan's church on the riverbank and the new terrace at the Derragarra Inn with a view of the bridge takes full advantage of their beautiful setting and draws a focus to the river.

View of the bridge at the southern end of Butlersbridge village

View of St Aidan's church and road leading towards the bridge

View of the bridge and neighbouring Derragarra Inn taken from the grounds of St Aidan's church

4.2 Architectural Character

Butlersbridge has a rural village character typical of many villages in the county. However, the Butlersbridge ACA has a more formal 19th century character thanks to the high quality of the architecture and the grouping of important structures at the southern end of the village. Their location beside the River Annalee and bridge draws focus on the river and create a distinctive riverscape.

Two important 19th century structures, St Aidan's church and the bridge over the River Annalee, contribute greatly to the architectural character of Butlersbridge ACA. They are the two finest structures in the village and together with a small number of neighbouring structures, form Butlersbridge ACA.

4.3 Building Types and Materials

St Aidan's church was built in 1861-1863 and designed by William Hague Jr a local architect from Cavan Town. His grandfather, also William Hague was from Plush, near Butlersbridge. St Aidan's church was one of the architect's earliest commissions. He became a prolific architect of Roman Catholic churches and his works are found all over Ireland.

The small church is beautifully designed and located in a very picturesque setting on the banks of the River Annalee.

The early Pointed Gothic style church is enlivened by the use of a mixture of light and darker coloured limestone in the walls. The decorative architectural features including the tracery, recessed entrances, and the belfry in a diminutive spire all add to the playfulness of the design and decorative nature of this church. As an early church commission for Hague it would have been a showpiece for his design talents.

St Aidan's church in Butlersbridge, County Cavan

The bridge at Butlersbridge was an important crossing point on the River Annalee on the road from Cavan to Belturbet and northwards. The present bridge dates back to c.1860 and was likely constructed by the Board of Works.

The Board of Works was established in 1831 and amongst its many responsibilities was inland navigation and drainage schemes on Ireland's major rivers. As part of this work the Board constructed bridges and improved waterways.

The five-arch road bridge has a wide platform with a tarmacadam surface and a pedestrian path. The arch-rings were constructed using dressed limestone voussoirs and the spandrel walls are coursed rubble limestone.

There are v-cutwaters on both sides of the bridge that support bullnose piers with rounded capstones. The parapet walls have large limestone capstones with a slight curve on the top to allow rainwater run-off. The four end piers on the bridge are large square-profile piers with pyramidal capstones.

The stone retaining walls of the riverbanks on the northern side of the bridge (upriver) complements the bridge. There are wonderful views of the bridge from both the lawns surrounding the church and the new terrace at the Derragarra Inn.

This bridge is an elegantly designed structure and combined with St Aidan's church lends a formality to the Butlersbridge ACA.

The popular Derragarra Inn (above) is located beside the bridge and on the opposite bank to St Aidan's church. The original building is illustrated on the 1837 Ordnance Survey map and is a long established public house in the village.

Unfortunately, there was a serious fire in the building in 2016. The owners sympathetically reconstructed the original building and in doing so have helped to

retain the historic character of the village. The recent addition of an outdoor terrace overlooking the river has enhanced the building and draws a new focus to the riverscape.

A symmetrically proportioned detached house is located opposite St Aidan's church and adjacent to the river and bridge. A house of this size and at this location is illustrated on both the 1836 and 1911 Ordnance Survey maps. This suggests the house pre-dates the church opposite to it.

The house is set back off the road and behind a boundary wall. The two-storey house has a pitched slate roof with redbrick chimneystacks and rendered walls with decorative quoins. The segmental-headed door opening is an architectural feature typical of fashionable houses of the 18th and 19th centuries. The house is beautifully maintained and is a fitting addition to the ACA.

A large cast-iron water hydrant is found beside the northern end of the bridge and close to the banks of the river. The water hydrant is larger than pumps and hydrants typically found in villages and towns in Ireland. It is set within an enclosure of three painted walls with a narrow pedestrian gate giving access to the riverbank.

This small grouping of 18th and 19th century structures and features all contribute to a distinctly historic riverscape in the village of Butlersbridge.

5.0   Existing Designations and Zoning

Butlersbridge was identified as being a Tier Five (village) on the settlement framework.

Tier five villages have a population of fewer than 300 and a limited mix of retail services, social, and educational services. Butlersbridge has a growing population and is a popular village owing to its village character and proximity to Cavan Town.

5.1 Record of Protected Structures
There are 2 protected structures within Butlersbridge ACA:

St Aidan's church   CV15020/40401518
Bridge   CV15019/40401517

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Butlersbridge ACA as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the structures within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7

It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stone sills, street furniture, shopfronts, and original doors.

Policy 8

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 9

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 10

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 11

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 12

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 13

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The railings and walls that form the boundaries of the buildings within the ACA make an important contribution to their setting and the character of the area and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

> Works that **would not** require planning permission:
> - Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .
>
> Works that **would** require planning permission:
> - Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
> - Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Lower Market Street, Cootehill ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Lower Market Street, Cootehill ACA
Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 22 October 2018

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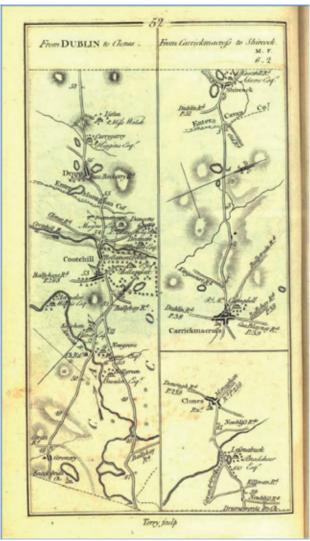
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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Lower Market Street, Cootehill has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Lower Market Street, Cootehill ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Lower Market Street, Cootehill ACA.

It is intended that this ACA report would work in conjunction with the Revitalisation Plan (2018) for Cootehill.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777

2.0   Location

Cootehill is located in the north of County Cavan, close to the border of County Monaghan. The oldest part of the town is at the south-western end of Market Street, centred on the ruined Church of Ireland church, which is located on an elevated site on Church Street. The old town had a cruciform plan where Bridge Street and Church Street intersected Old Cavan Road and Market Street. Lower Market Street developed later in the 18th century. Market Street runs on a north-east–south-west axis and was improved by making it a long, wide, and straight street.

Lower Market Street, Cootehill ACA is located in the core of the town at the north-eastern end of the street.

Lower Market Street, Cootehill ACA location map

3.0   Historic Development

Sir Charles Coote was awarded confiscated O'Reilly land in County Cavan in 1605 for his service in the later years of the Nine Years' War. He was a loyal soldier and he was politically astute which helped him rise in power and wealth. He increased his land holdings by purchasing more land in Counties Laois, Cavan, and Roscommon.

Sir Coote built a church in 1639 in the townland of Magheranure on an elevated site on what is now called Church Street, Cootehill. The Down Survey Map dated 1654-1656 of the area illustrates a castle and houses here. This settlement developed into a village with a cruciform plan with Church Street and Bridge Street intersected by Market Street and the Old Cavan Road. When Sir Coote died, his estates were divided amongst his four sons. His youngest son Colonel Thomas Coote inherited the estate in County Cavan where he named and developed Cootehill.

The name for the new burgeoning town is a combination of the names Coote and Hill and refers to Frances Hill of Hillsborough County Down who married Colonel Coote in c.1650.

Colonel Coote's nephew, also named Thomas Coote built the magnificent Bellamont Forest. This Palladian mansion was built between 1725-1730 to designs by Sir Edward Lovett Pearse and it is considered one of the most important 18th century houses in Ireland.

The early-18th century saw Cootehill rapidly develop into an important and prosperous town. In 1725 Thomas Coote obtained a grant for a weekly market to be held in the town and an annual fair. Having a market and fair in the town raised revenue for the local landowners and in turn for the Crown. As explained in the report prepared by the 'Commissions appointed to inquire into the state of the fairs and markets' in relation to Cootehill dated 1853: 'It appears that Letters Patent, granting the liberty of holding fairs and markets, with the right of levying a toll on the articles of traffic sold therein, were first issued in the reign of King James I, and have been granted since that time by each successive sovereign.'

Cootehill prospered in the late-18th and early-19th centuries as a result of being at the centre of the linen trade in north-east Ulster. Settlers from other parts of Ireland, Britain, and Europe came to live in Cootehill and were skilled in the production of linen. Cootehill became a mixing pot of religious and political beliefs. Churches were built to serve the new congregations. Cootehill had churches and meetinghouses for the Scot-Presbyterians, the Quakers, the Moravians, the Methodists, the Seceding, and the Roman Catholics.

By the end of the 18th century Thomas Coote had extended Market Street northwards to create a long wide and straight street. This was a popular devise employed by landowners and there are many towns in County Cavan with planned, straight main streets often with a new church at the end of the street. The market house was built at this end of Market Street on the eastern side in 1806. The new Church of Ireland church was built at the northern end of Market Street in 1819 thus creating a dramatic termination of that vista. Finally the court house, which survives still, was built in 1832 to replace an earlier court house. These buildings formed a collection of fine civic buildings at this end of Market Street.

The cottage linen industry in Cootehill went into sharp decline after 1825 with the introduction of mechanised production in Belfast and Armagh. The town was delivered a further blow when the impact of the 1845-1851 famine was felt. The Cootehill Union workhouse was built in 1841-1842 to accommodate 800 inmates. Rural dwellers struggling to survive, travelled to urban centres in the hope of sourcing food. An outbreak of typhus in the town in 1846 had a further devastating effect. Between 1845-1851 County Cavan lost 43% of its population and Cootehill was a town in decline.

3.1   Historic Photographs

Photograph from the Valentine Collection of '*Church and Main Street'*
Taken between 1930-1950
Source: National Library of Ireland

Comparison photograph taken 19 March 2018

A comparison between both photographs illustrates that whilst the church and
north-western side of the street remains relatively untouched the south-eastern side
of the street has suffered due to the loss of the corner-sited building, now the location
of the post office.

Photograph from the Eason Photograph Collection of Market Street on market day
Taken between 1900-1939
Source: National Library of Ireland

The photograph above illustrates a thriving market day on Market Street in Cootehill. The straight, wide street is lined by two and three-storey tall buildings and the view up Market Street is terminated by All Saints Church of Ireland church.
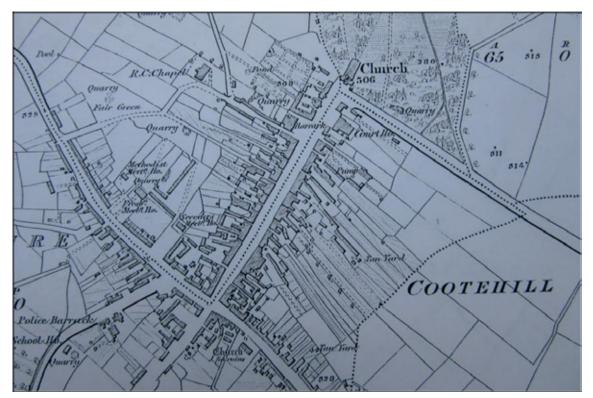
3.2   Historic Maps

The Down Survey map abstract of County Cavan. Maghe, modern townland name is Magheranure

The Down Survey map of Ireland was surveyed 1654-1656 under the direction of Sir William Petty. The ambitious undertaking to map property boundaries throughout Ireland was to facilitate the confiscation and redistribution of land owned by Catholics and Royalist rebels. Illustrated above is the townland of Maghe, now known as Magheranure. Cootehill is located in Magheranure. Illustrated in the townland are three significant buildings including a large house and a church. This map illustrates the earlier village at Magheranure before it was renamed Cootehill.

The Taylor and Skinner map on page two of this report illustrates the town of Cootehill in 1777. The map shows that most development occurs at the south-western end of the town where Church Street and Bridge Street intersect Old Cavan Street. This is the old centre of the town, and remains of the earlier church and burial ground still survive at that location. Lower Market Street was developed in the early to mid-19th century with the construction of the market house in 1806, the new church in 1819, and the court house in 1832.
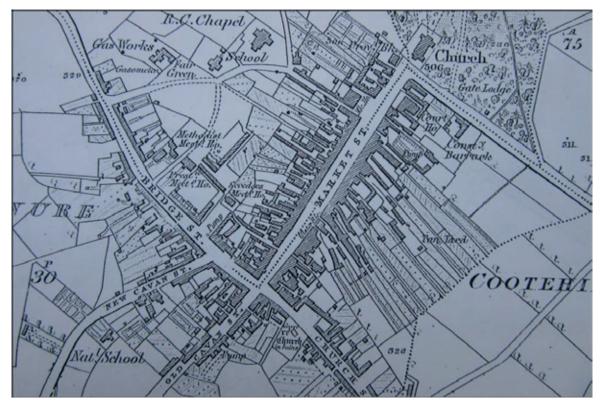
Ordnance Survey Map of County Cavan
Sheet 17, Surveyed 1836

The Ordnance Survey's earliest map of Cootehill was surveyed in 1836 and documents the development of the town. This map illustrates Cootehill at its peak, just before the ravages of the famine would take its toll. It is a large town with a long wide main street and secondary streets. It is interesting to note the large number of churches in the town.

The north-eastern end of the street has been laid-out and developed by this time. The court house and church are labelled correctly but the former market house, built 30 years before this map was surveyed, is labelled 'Barrack'. It is unlikely this was an error but could the market house have been used as a 'Barrack' at this time?

The structures that now occupy part of the former White Horse Hotel on the western side of Market Street had a shared lane between two houses giving access to the rear sites.
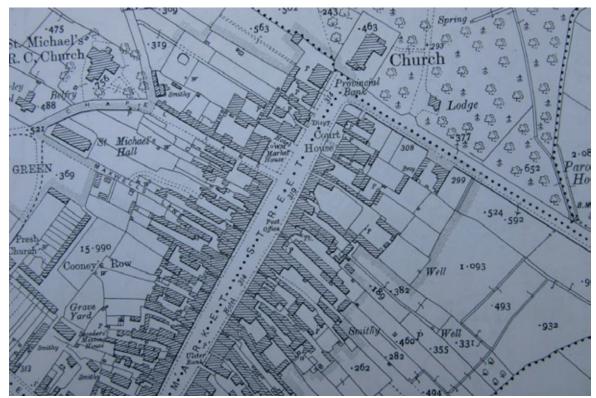
The building adjacent to the church, located on the north-western side of the street, has extensive rear gardens. It is understood members of the Coote Family once occupied this house. The house was demolished to provide a site for the Provincial Bank buildings, which survives.

Ordnance Survey Map of County Cavan
Sheet 17, Surveyed 1878

The second edition Ordnance Survey map of Cootehill was surveyed in 1878 and published in 1880. There has been a significant addition to Lower Market Square with the construction of the new Provincial Bank in 1858 to designs by William Murray. This building is best viewed when approaching Market Street from the east on the Ballybay Road.

The market house is now labelled with the constabulary barracks located at the rear of the court house. Both the market house and court house are set back off the street whilst neighbouring commercial premises and houses maintain a building line fronting directly onto the public path. The corner-sited building (now the location of the post office) north of the court house has been extended since the first edition Ordnance Survey map of 1836. It now has a long and narrow projection extending long the Ballybay Road side of the property.

Ordnance Survey Map of County Cavan
Sheet 17, Surveyed 1910

The third edition Ordnance Survey map of Cootehill does not illustrate many changes to the structures on Lower Market Street but does provide additional information as to their uses. The market house, court house and Church of Ireland church are all labelled. The building neighbouring the market house to the north is now labelled 'Hotel'. This building remained in use as a hotel and expanded into neighbouring buildings. When the market house was demolished in the 1960s a new extension to the hotel was built on the site. The White Horse Hotel closed in recent years.

A building on the north-western side of Lower Market Street is labelled 'Dispensary'. The dispensary was typically the doctor's residence and office. Bishop John Charles McQuaid was born in Cootehill in 1895. His father was the doctor in Cootehill and this building was his childhood home. It was later incorporated into the expanding White Horse Hotel.

There has been some small changes to the footprint of the church at the top of Lower Market Street illustrated on this map. These are likely to be porches and a vestry located at the rear of the church.

4.0   Character Assessment

4.1 Street Pattern

Cootehill prospered in the late-18th and early-19th centuries as a result of being at the centre of the linen trade in north-east Ulster. The older part of Cootehill is centred on Church Street and Bridge Street at the south-west end of the town.

At the end of the 18th century Thomas Coote extended Market Street northwards to create a long, wide and straight street terminating at the north-eastern end with a view of the new church built in 1819. This wide and straight planned street contrasts with the narrower, curving earlier streets that developed in a more organic way from the early-17th century onwards.

View of Lower Markt Street towards west side of street

View of Lower Market Street towards east side of street

4.2 Architectural Character

Lower Market Street was formally designed to accommodate a full array of new public buildings necessary for a prosperous town.

The market house was built on the eastern side of Lower Market Street in 1806. The new Church of Ireland church was built in 1819 thus creating a dramatic termination of that vista. Finally the court house, which survives still, was built in 1833, completing a collection of fine civic buildings. Designs for the court house have been attributed to William Deane Butler. The later addition in 1858 of the Provincial Bank building and the establishment of a hotel adjacent ensured this was the business and civic heart of the town.

18th and 19th centuries Irish architects employed the language of classical architecture when designing public buildings believing it was the highest form of architecture and therefore appropriate for use in designing important public buildings. This typically resulted in public buildings built to a symmetrical design with arches, pediments, and columns. As seen in the court house this style of architecture can result in a quite authoritative building. Lower Market Street has a formal 19th century architectural character. The post office is the most recent addition to the area and whilst its architectural style does not complement its neighbours, its use does.

The surviving public buildings are set back off the already wide street lending the area the feel of a formal town square. The breadth of the street is balanced by the height of the three-stage church tower surmounted by a tall spire.

Left photo: Court house and post office on the eastern side of Lower Market Street
Right photo: Buildings set back from the road create open public spaces

4.3 Building Types and Materials

Historically the dominant building types on Lower Market Street were religious and civic buildings. The loss of the market house has reduced that prevalence somewhat. Today there is an interesting mix of civic, religious, public, and domestic buildings. Unusually there are no buildings in retail use on Lower Market Street.

All Saints church and court house located on Lower Market Street

The buildings at Lower Market Street are two-storey tall and either have a stone or painted rendered finish to their facades. The use of a mixture of local sandstone and limestone in the buildings here provide a rich texture and colour to the buildings. Neighbouring buildings, such as All Saints church and the Provincial Bank, although built at different times and having a different architectural style, complement each other because of the use of a similar stone in their construction.

As is typical throughout Ireland, the traditional roof profile within the ACA is either hipped or pitched. Early roofs here are weathered with natural slate, lead flashings and terracotta ridge tiles and the chimneystacks are formed in either brick or rendered stonework. Other important features include terracotta chimneypots, vents, and cast-iron rainwater goods.

The former Provincial Bank, and later AIB   The White Horse Hotel – currently vacant

The former Provincial Bank is notable in this collection of buildings for the quality of its design and decorative detailing. It was built in 1858 to designs by architect William

George Murray. Murray designed many buildings for banks, insurance companies, and railway companies throughout Ireland.

There are a number of enclosed front sites with railings, gate piers, and gates in this area. The All Saints church has a wonderful pair of stone octagonal gate piers supporting double wrought-iron gates that lead to the principal entrance of the church. The front site of the church is enclosed behind wrought-iron railings set on a plinth wall. The neighbouring former Provincial Bank has more decorative cast-iron railings set on a moulded stone plinth wall and the court house has retained part of its railing, which encloses a front lawn area on one side of the building.

Left photo: View of the White Horse Hotel, which was extended south-west into the site of the market house   Right photo: Sandstone gate piers, gates, and railings at All Saints church

5.0 Existing Designations and Zoning

The Lower Market Street, Cootehill ACA is located in the core of the town, coloured purple on the map below. All Saints Church of Ireland church is coloured green, indicating it has a special protection designation. There are two Master Plan areas located to the east and west in back land of buildings on Market Street. Public/Community use areas such as churches and schools are coloured blue.

5.1 Record of Protected Structures
There are only four protected structures within the Lower Market Street ACA:

All Saints Church of Ireland church	40308001
Former Bank Building	40308024
House, Lower Market Street	40308023
Cootehill court house	40308002

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Lower Market Street, Cootehill as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy 11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0 Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character**.**

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

Although most buildings located within the Cootehill ACA front directly onto the public path and street some public buildings and houses at the northern end of the street have enclosed front sites. The railings and boundary walls that enclose these front sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration or replacement of boundary walls, gates or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

8.0   Bibliography

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Dowra ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Dowra ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 01 October 2020

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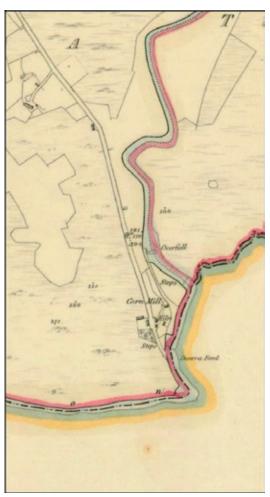
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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Dowra ACA has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Dowra ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Dowra ACA.

Detail of the first edition Ordnance Surbey Map of Dowra, dated 1836

2.0   Location

Dowra is a small village in north-west Cavan. Its name is derived from the Irish name Damhshraith, meaning the flood plain of the ox. The village is on the Cavan-Leitrim border and straddles the River Shannon. The River Shannon rises in County Cavan and forms the border with Country Leitrim.

A typical one-street village, Dowra is best known for its picturesque stone bridge and scenic setting. The village developed in the mid-19th century after the construction of the new bridge in 1862 crossing the River Shannon and the development of a new road between north Cavan and Leitrim.

Dowra ACA is centered on the Main Street of Dowra and includes the bridge.

Boundary map of Dowra ACA

3.0 Historic Development and Historic Maps

Dowra is the first village and the first crossing point over the longest river in Ireland, the River Shannon. The River Shannon rises at the Shannon Pot north-east of Dowra. The R200 from Cavan to Leitrim crosses the bridge in the village.

The first edition Ordnance Survey map of the village was surveyed in 1835-1836. As the map below shows, Dowra was a small rural settlement with only a mill powered by the water from the River Shannon.

The map illustrates and names a 'Corn Mill' and associated 'Kiln.' No bridge is illustrated but 'Dowra Ford' is labelled. A ford was a crossing point on the river where the water level is low but typically not a masonry bridge. This suggests the present bridge was constructed after 1836.

Ordnance Survey map of County Cavan
Sheet 05, surveyed 1835-1836

Detail of Ordnance Survey map of Dowra, Sheet 05, surveyed 1835-1836

The early name for the area, Damhshraith meaning the meadow of the ox, was recorded in the *Ordnance Survey Parish Name Books* in 1836 Other variations of the name of the village were also recorded as Dourey, Doura, and Daurea.

The village developed rapidly after the map above was published because of the construction of the new bridge crossing the River Shannon at Dowra in 1862.

Before the bridge was constructed people travelled on a road a short distance north of Dowra through a village called Tober and onwards to County Leitrim. This route passed north of Lough Allen and made the journey south to Drumshanbo and Carrick-on-Shannon lengthy.

The constrction of the new bridge at Dowra made the journey to Drumshanbo and Carrick-on-Shannon much shorter. However, the growth of Dowra resulted in the decline of the nearby village of Tober that lost its trade and importance when the new bridge was built.

The 1910 Ordnance Survey map below illustrates the significant changes to the village in the 75-year interval between the 1836 survey and the 1910 survey.

The village has grown from being a rural settlement around a corn mill on the banks of the River Shannon to a village with a court house, constabulary barracks, a hotel, a dispensary, and a Fair Green.

Other villages and towns in County Cavan that expanded in the 19th century did so because the local landlord planned and developed new main streets. Dowra is unusual because of the construction of a new bridge crossing the River Shannon that led to its growth.

Ordnance Survey map of County Cavan
Sheet05, surveyed 1910

Detail of Ordnance Survey map of Dowra, Sheet 05, surveyed 1910

Dowra Bridge is illustrated on the map above and the county boundary between Cavan and Leitrim is marked running throught the middle of the river.

The Main Street runs from north to south and turns east towards the river and the bridge. On the 1910 Ordnance Survey map the majority of buildings including the court house, are located on the western side of the street. There are two large undeveloped fields in the centre of the eastern side of the Main Street. As the land gently slopes up from the banks of the river, the eastern side of the village may have been liable to flood when the water level of the river rose.

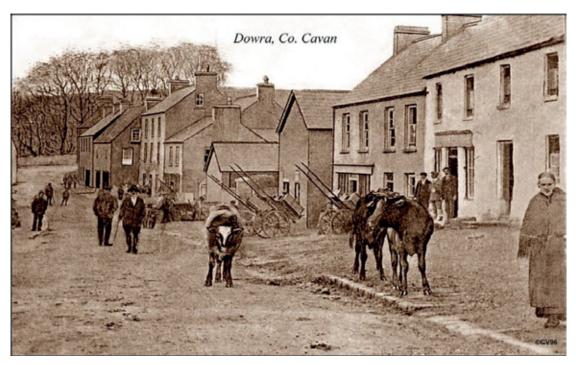The illustrated bridge is a wide bridge with a straight wide road. The beautiful three-arch limestone bridge is an important architectural feature in the village. The design of the bridge, the use of tooled stone, and the fine detailing makes this bridge stand apart from other bridges in County Cavan. It is believed that the stone taken from the demolished old jail in Carrick-on-Shannon was used in its construction.

The Board of Works was established in 1831 and amongst its many responsibilities was inland navigation and drainage schemes on Ireland's major rivers. As part of this work the Board constructed bridges and improved waterways. The Board was responsible for the design and the construction of the bridge at Dowra.

During this period between mid-19th to early-20th centuries, businesses flourished in Dowra and the village grew. Today the bridge at Dowra is still an important crossing point on the River Shannon. Dowra Mart was established on the village Fair Green on an elevated site overlooking Main Street and Dowra Bridge. It attracts farmers from rural north Leitrim and west Cavan to its sales and ensures Dowra remains an important hub for the surrounding rural communities.

3.1 Historic Photograph

Historic photograph taken in Dowra Village, date unknown, c.1910

It is likely this photo was taken on the western side of Main Street looking towards Dowra Bridge. The buildings on this side of the street are set back off the road and the gate piers in the middle of the buildings could be the entrance to the court house. It appears to be market day as there are a number of carts parked on the roadside and cattle on the street.

4.0   Character Assessment

4.1 Street Pattern

Dowra is a small village comprising of one Main Street and new developments on the Leitrim side of the village. The Dowra ACA is centered on the Main Street of Dowra and extends east to include Dowra Bridge.

The Main Street is a straight wide planned street that runs on a north-south axis. The street runs parallel to the river and the terrain falls from a height on the western side down towards the river. This is a dramatic landscape setting for the ACA. At the end of the street the road splits. It turns dramatically east towards Dowra Bridge and south-west uphill towards the old Fair Green area.

The court house is located at the centre of the west side of Main Street. It is set back off the road behind a boundary wall and railings and is a landmark building in the village.

A small community park and walkway has been developed down on the shore of the river beside the bridge. Too often bridges can only be viewed from the platform at the top of the bridge, but the community park gives the public a good vantage point to view the arches of the bridge and admire the fine stone works and architectural detailing of the structure.

View of Main Street Dowra looking from the northern end of the street south towards Dowra Bridge

View of Main Street Dowra from the southern end of the street looking north

View from Dowra Bridge towards Main Street

View of Dowra Bridge

4.2 Architectural Character

Dowra has a rural village character, typical of many villages in County Cavan. It does not have the uniformity and formality of many of the larger planned towns in the county. It is clear that development in Dowra happened in a more piecemeal and organic way.

Many of the buildings on the street had a shop or public house on the ground floor and living accommodation above. The architectural style and the materials used are typical of 19th century buildings throughout Cavan, but the buildings here do not demonstrate the prosperity or wealth seen in larger towns such as Bailieborough, Cavan Town or Belturbet.

The very fine limestone three-arch road bridge that crosses the Shannon River enhances the architectural character of the village. The high quality of the design of the bridge and materials used is at odds with the simpler buildings on Main Street. Built in 1862 by the Board of Works this bridge changed the fortunes of Dowra.

View of the north face of Dowra Bridge
The architectural detailing and the use of tooled stone makes this an important architecural feature in the village

View of the parapet on Dowra Bridge

View of the south face of Dowra Bridge

4.3 Building Types and Materials

Buildings in the Dowra ACA are typically two-storey houses facing onto the Main Street that once had a shop or public house at ground floor and accommodation above. The Melrose Inn is a taller three-storey building located south of the court house and it has a dominant presence at this end of the street.

The buildings here typically have pitched slate roofs with rendered chimneystacks, rendered walls, and square-headed window and door openings. Some buildings still have a commercial use and trade as shops or pubs and restaurants. Others are now in use as private dwellings and the earlier shopfronts have been removed. Surviving early building and features help to underscore the 19th century character of the village.

The court house in the middle of Main Street is a landmark building in the village. Set back from the building line of neighbouring commercial buildings, the construction of the court house was a significant progress for the rural village. The stone gate piers and railings at the front of the court house add to the streetscape of the village.

There are sandstone paving slabs on the public pavement outside the court house. These contribute texture to the streetscape and echo other exposed stone features and buildings including the stone piers outside the court house, the stone window sills, and the stone house at the southern end of Main Street.

The court house and a stone two-storey house at the southern end of Main Street were both recently restored and make a positive contribution to the historic character of the village. Dowra court house is now in use as a performance space and venue.

There are modern buildings on Main Street that detract from the historic character of the ACA. Every effort should be made to enhance the character of Dowra ACA by retaining early buildings and restoring their original features.

View of the court house in Dowra

Paving slabs outside the court house

Entrance piers and railings to the court house

Stone building at the end of the Main Street, recently restored

5.0   Existing Designations and Zoning

Dowra was identified as being a Tier Six (village) on the settlement framework.

5.1 Record of Protected Structures
There are 4 protected structures within Dowra ACA:

House		40400503
Court house	CV44039	40400504
Water pump		40400505
Dowra Bridge		40400506

6.0   ACA Policies

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The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA.

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

> Works that **would not** require planning permission:
> - Painting of previously painted surfaces.
> - Localised repair and re-pointing of brick facade to match materials used and pointing style.
> - Repairs to traditional renders to match original materials and render style.
> - Removal of redundant signage from buildings.
>
> Works that **would** require planning permission:
> - Stripping of render to expose stonework.
> - Chemical cleaning or sandblasting of facades.
> - Wholesale re-pointing of brick facade.
> - Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Dowra ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced. The gates in the integrated carriage arches and side lanes are also important features.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building.
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Farnham Street, Cavan ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Title: Farnham Street, Cavan ACA
Architectural Conservation Report, Character Appraisal, and Policy Framework.

Date: 22 October 2018

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
Cavan
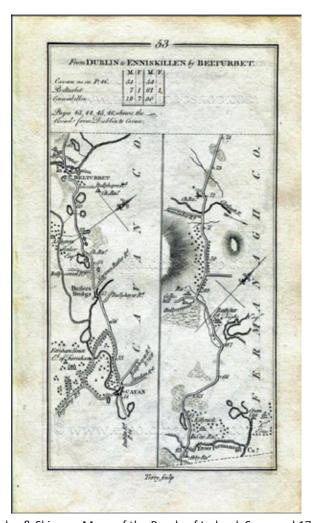
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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Farnham Street, Cavan, has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Farnham Street ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Farnham Street ACA.

It is intended that this ACA would work in conjunction with Revitalisation Plan (2018) for Cavan.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 53 From Dublin to Enniskillen by Belturbet

2.0   Location

Farnham Street lies to the west of Main Street, Cavan, and stretches from the River Cavan at its southern end to a junction with Church Road at its northern end.

The straight and wide street is lined with prominent public buildings, churches, and fine terraced houses. As shown on the map below, the ACA boundary encompasses the plots, which line each side of the street.

Farnham Street, Cavan ACA location map

3.0   Historic Development

Cavan town owes its origins to the establishment of a friary in 1300. Founded by Giolla Íosa Rua O'Reilly, and dedicated to the Blessed Virgin, the Franciscan Abbey was a central point around which, the new town of Cavan began to develop. By the middle of the 15th century, the town was both the seat of the O'Reillys, Lords of Bréfnie, and a thriving market town. However, growth was curtailed during subsequent centuries of turbulence during which, on three occasions between 1429 and 1578, it was destroyed.

In 1603, John Binglie, was granted rights to a market at Cavan, sparking economic recovery for the locality. And in 1610, Cavan became the first Ulster town to be incorporated and receive a borough charter—a document, which set out a framework for economic and political development of the town. From the early 17th century, the market town grew slowly until the Battle of Cavan, in 1690. The battle, which took place during the Williamite Wars, resulted in defeat for the Jacobite forces and in the destruction of the town's core once more.

The loss of early buildings and structures during the repeated infractions has meant that Cavan's building are predominantly 18th and 19th century in date. The historic streets and lanes, which grew up around the former abbey, are typical of Irish country towns, with curved lines following the routes of ancient paths, and individually developed building plots. Farnham Street, by contrast, was formally designed and laid out by John James Maxwell, Lord Farnham, whose intention it was to gentrify the town.

By the late-18th century, the Maxwell family, the county's largest land owners, had acquired most of the town. To improve Cavan's economic prospects and make a profit from their urban property portfolio, they made plans for a new thoroughfare. Over the course of the 19th century, Farnham Street, would develop with terraces of townhouses, important public buildings, places of worship, and a landscaped park where the public could walk.

Development of Farnham Street began c.1800 when Lord Farnham, leased a site for development to a Joseph Maguire, who built a detached house with gardens. Eight years later, the Parish of Urney, leased a site opposite Maguire's property for the purpose of building a new church. The new Church of Ireland, attributed to John Boden, was built in 1816, but was later enlarged c.1854.

During the same period of initial development, Farnham School was built at the southern end of the new street, to a design by Francis Johnston. Also, a new county gaol was erected beside the river opposite the school. The prison building was enlarged c.1830 to accommodate female prisoners, but closed in 1886. Today, St Felim's National School, stands on the same elevated site, but the former governor's residence remains in situ.

Lord Farnham, leased a plot of land for a new inn to his brother-in-law, Richard Fox, in 1810 along the new street. The inn, known as The Farnham Arms, operated until the mid-19th century, at which time, the name was transferred to another inn located on Bridge Street.

In 1825, a large and imposing court house, designed by William Farrell, was completed at a cost of £12,000 on the west side of the Farnham Street. Further public buildings were constructed at this time, with a series of churches and meeting houses being erected with assistance from Lord Farnham. In 1837, a Presbyterian meeting house was erected and in 1859, a new Methodist church and adjacent manse, also funded by the Maxwell family, were constructed at the southern end of the street.

In addition to these many fine public buildings and places of worship, a series of terraced houses were constructed during the 19th century. One of the principal terraces, Erskine Terrace, was built by the Erskine family on the western side of the road. The townhouses were typical of the prominent urban residences; built during the time in cities and towns to provide accommodation for the growing professional class.

A further terrace of stone-faced houses is located on the eastern side of the road, and one of these became the home of the celebrated balladeer Percy French at the end of the 19th century.

Lady Farnham, wife of the fourth Earl, gifted a park to the town so that the public could use the space for recreation. The park was located on the eastern side of the street and enclosed by iron railings, some of which, survive to this day. A cinema was built in the early 20th century on the site of the park however, this was subsequently demolished. Today, a group of mid-20th-century houses were built on the park site.

Changes during the 20th and the early 21st centuries have not been as dramatic as those seen throughout the 19th century. However, development has been carried out to move the street with the times. The most significance building to be erected was the Cavan cathedral, dedicated to Saints Felim and Patrick. The monumental church, at the northernmost end of Farnham Street, became the largest landmark in the locality. The Town Hall, located just off Farnham Street, is a further 20th-century building of interest, which was built in 1908 to a design by William Scott. In 1945, a new national school named St Felim's was erected on the site of the former gaol. All original buildings on the elevated site, save for the warden's house and some boundary walls, were demolished to accommodate the school building. A series of new commercial units were constructed along the road, particularly towards the southern end to meet the growing commercial needs of the town. A new Garda Siochána station was built within a site on the east side of the road, opposite the town's fine court house. A brick-faced bus station was built on a site between St Felim's National School and the River Cavan.

One of the most recent building is the Johnston Memorial Library. Named in memory of the former county manager, Brian Johnston; the library was designed by Shaffrey Architects and opened in 2006.
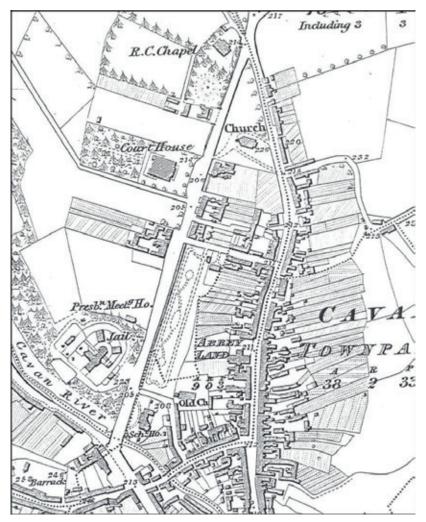
3.1 Historic Photographs

Photographs from the Lawrence Photograph Collection of Farnham Street, Cavan by Robert French between 1865-1914. Source: National Library of Ireland

3.2   Historic Maps

The Taylor and Skinner map on page three of this report documents that by 1777, Cavan was part of a network of towns along the Dublin to Enniskillen Road. The map shows the river-side town lying to the south-east of Farnham House, the seat of the Earl of Farnham.

Ordnance Survey map of County Cavan
Sheet 20, Surveyed 1836

The Ordnance Survey's earliest map of Cavan town was published in 1836 and documents the development of Farnham Street to that date. At the northern end was the Roman Catholic chapel, which then stood upon the site of the present cathedral. A few houses are shown along the western side of the long and straight street, but the principal structures are the gaol and the court house. And just north of the gaol was the Presbyterian Meeting House.

Across the road, we see the National School beside the Cavan River. To the north of the school is an enclosed garden, which has been laid out with paths, and lying to the north of the garden, are two terraces of houses. A building is shown on the site of the present Garda station and directly to the north of this is the Church of Ireland parish church. By the time of

the next edition of the Ordnance Survey map in 1882, Farnham Street's building stock had intensified further.

Ordnance Survey map of County Cavan
Sheet 20, Surveyed 1836

The above map from 1882 shows that the Roman Catholic chapel had been enlarged by this date. This building would be replaced, however, in 1938 by the new Cathedral of St Patrick and St Felim. Directly to the south of the court house, we now see a new Protestant Hall. The hall is no longer extant, and its site is presently occupied by the recently built library building. Beside the hall is an enlarged Erskine Terrace, which is seen to comprise a series of town

houses facing eastwards onto Farnham Street. The rear of each house, has an outbuilding and a long, enclosed garden, which is bounded by walls.

Ordnance Survey map of County Cavan
Sheet 20, Surveyed 1912

Further along the western side of the street are new buildings including the Methodist church and manse, the Presbyterian manse, and the Masonic Hall.

Across the road on the eastern side of Farnham Street we see that by this period, the enclosed park was known as Farnham Gardens. The 1882 map also indicates, that by now there had been some changes to the terraced houses lying to the north of the park.

The 1912 map provides an insight into what the street looked like by the beginning of the 20th century. At the northern end, there appears to have been further enlargement of the old Roman Catholic chapel and a temperance hall was now marked adjacent to it. The bank is marked to the south of the church and the Protestant Hall is now simply referred to as a hall in this edition. The map also suggests that changes were made to footprint of the Presbyterian church and associate manse.

On the eastern side of the road part of Farnham Gardens was taken for a site for the Town Hall. A new street named Town Hall Street, had been laid out to connect the southern end of Farnham Street and the town's main street to the east.

4.0   Character Assessment

4.1 Street Pattern

Farnham Street is a long, wide thoroughfare that was formally laid out by the Maxwell family in the style of the continental boulevard. The planned street differs greatly in character from the town's gently meandering Main Street and Bridge Street, which grew organically over the course of centuries.

4.2 Architectural Character

Farnham Street stretches from the River Cavan at the southern end to the Roman Catholic cathedral at the northern end. Building plots developed over the course of many decades to a regular and balanced pattern. As a result, the wide street is lined with buildings that rise to a height of either two, three, or four storeys. Farnham Street is home to Cavan's most significant buildings, many of which, are Protected Structures.

The street has a mixture of terraced townhouses and prominent public buildings that were constructed to serve and attract the early 19th-century professional class. These domestic, civic, and religious buildings were well designed and are some of the finest structures in Cavan. Because Farnham Street has a high level of public buildings and commercial accommodation within historic buildings, it continues today to be a busy hub of social, civic, and economic activity.

Whilst each Protected Structure stands alone in its merit, as part of a group, the buildings form a very significant streetscape. The great number of prominent historic buildings, erected using traditional materials, such as cut stonework, roof slates, sash windows, panelled doors, fanlights, and ironwork, give Farnham Street a unique and appealing architectural character.

The quality of design is also carried through to the treatment of front sites, which are bounded by beautifully constructed stone walls or decorative iron railings. These elements, combined with pieces of public art, green spaces, trees, and early street furniture, all add to the special quality of the public domain.

The recognition of the importance of the Farnham Street and its unique building stock and historic features has inspired both the owners, occupiers, and local authority to faithfully maintain the early fabric, and ancillary features of the buildings.

Views of Farnham Street, a wide straight thoroughfare

4.3 Building Types and Materials

Farnham Street has clearly defined building types, which fall under two main categories: public and private. The public buildings serve the religious, educational, and civic needs of the town; whilst the private buildings provide accommodation for private residential and commercial occupants.

Religious and Social Buildings

Farnham Street has a number of churches and meeting houses, which reflect the diverse population of Cavan town. At the northern end of the street is the beautiful Urney Parish church, which has been in use by the Church of Ireland community since 1816. Across the road from the church yard is the elevated site of the Roman Catholic cathedral, which was constructed between 1939 and 1943. The ambitious cathedral, with its Corinthian portico and spire, is one of the most impressive buildings in the town.

Further down the street, on the western side is a group of religious and social buildings, which include the Presbyterian church with adjacent manse, the former Methodist church and its manse, and the Masonic lodge.

Urney Parish church   Cathedral of Saint Patrick and Saint Felim

Civic Buildings

In the early 19th century, Farnham Street was established as a centre of civic life in Cavan town. The county gaol was erected in 1810 at the southern end of the street, near the river, and the sandstone court house was erected to the north. The gaol was decommissioned and demolished to make way for a new national school in the mid-20th century, but the court house remains in use to this day.

The town hall was built on Town Hall Street just off Farnham Street, and a new Garda Siochána station was developed beside the Church of Ireland parish church in the 1990s. A public bus station was built in the late-20th century. The most recent addition to the street's group of civic buildings is the Johnston Memorial library of 2006.

Court house on Farnham Street

Schools

Two primary schools are located at the southern end of the street, facing one another. The earliest is the Number 1 School and it is overlooked by the mid-20th-century national school, which was built on the elevated site of the former county gaol. A more recent addition to Farnham Street is the Educational Training Board, which is located on the eastern side of the road.

Schools on Farnham Street

Houses

In addition to the many fine public buildings set along Farnham Street, there are a number of houses. The terraced houses date from the 19th century, whilst the detached houses on the eastern side were built in the mid-20th century on the site of the former park known as Farnham Gardens.

Terraces of houses built in the 19th century, mostly in commercial use now

Commercial Buildings

Since its initial development, Farnham Street has been a centre of commercial activity. A series of purpose-built commercial buildings line either side of the street. The most notable of these is the former bank building at the northern end of the street, close to the Roman Catholic cathedral.

Commercial buildings on Farnham Street

Historic Features and Fabric

The historic buildings and structures of Farnham Street are visually appealing, because of their design and the building materials used in construction. The external features of these buildings, including the roofs, walls, openings, and boundary features, contribute greatly to the special character of the streetscape.

The roof is both a practical and aesthetic feature of an historic building. As is typical throughout Ireland, the traditional roof profile within the ACA is either hipped or pitched.

Early roofs here are weathered with natural slate, lead flashings, and terracotta ridge tiles, and chimneystacks are formed in either brick or rendered stonework. Other important features include terracotta chimney pots, decorative finials, vents, and cast-iron rainwater goods.

The walls of the buildings within the ACA are faced with either stonework or render. Traditionally, exposed stonework was built to either random or regular courses and bedded in a lime-based mortar. Rendered buildings were coated with either a smooth finish or rough-cast dash.

Historic windows are one of the most important features of an old building. Within the ACA there are numerous examples of carefully constructed arched openings with early sash windows. These features provide an enormous amount of character to a building's exterior and to the streetscape at large.

A number of original timber doors, doorcases, and fanlights are seen along Farnham Street and contribute greatly to the character of the street. Historic doors provide immense character to the exterior of a building and wider context.

Original doors and windows on Farnham Street contribute to the historical character of the ACA

Many of the historic plots within the ACA are bounded by enclosed front sites or gardens. These spaces have special architectural interest that contributes to both the individual building and street outside. Elements such as: stone steps, iron boot-scrapers, iron railings, stone gate piers and walls, carriage arches, gateways, and stone wheel guards, which were installed to protect a building from the impact of a cart wheel, must be looked after to ensure their longevity.

Public Art

Art within the public realm is something that adds greatly to the character and cultural significance of a locality. Within the ACA there are a number of sculptures dedicated to the memory of individuals or groups of people. There are also abstract pieces, which evoke a mood or simply enrich outdoor spaces. Such high quality works can be enjoyed by visitors and residents alike, and can allow for a moment or two of reflection.

Early Street Furniture

Items of early street furniture are often overlooked and unnoticed, however, they contribute to the historic character of the ACA. Whilst the road surfacing and early paving on Farnham Street has, by and large, been replaced, some early elements of street furniture survive to this day. A very pleasing example at the south end of the street is a concentric-ringed man-hole cover. And a very important feature lying within the area is the original pavement along the eastern side of Urney Parish church. The original sandstone flags are an integral part of the streetscape and greatly enhance the setting of the church.

Modern Street Furniture, Signage, and Traffic

Farnham Street is an extremely busy road with a high level of foot-fall and traffic. To facilitate the movement and activity of cars and people, essential infrastructure has been provided over the years. Items such as paving and road surfacing, modern signage, road markings, public lighting, traffic lights, designated parking areas, bins, post-boxes, parking meters, pedestrian crossings, and islands are essential to public safety and they allow for the flow of pedestrians and vehicles. As an ACA, it is important that any changes or new additions be carefully considered so as not to impact the special visual character of the area.

Trees, Green Spaces, and Biodiversity

The natural world provides us with essential biodiversity and softens man-made landscapes and structures. Open spaces within the ACA include gardens, on-street planting and trees, and the enclosed areas around public buildings.

5.0   Existing Designations and Zoning

Farnham Street ACA is located in the core of the town, coloured purple on the map below.

CAVAN TOWN AND ENVIRONS DEVELOPMENT PLAN 2014-2010
FARNHAM STREET

LEGEND

TOWN COUNCIL BOUNDARY

RECORDED MONUMENT
AND BUFFER ZONE

ARCHAEOLOGICAL ZONE/
RECORDED MONUMENT

TOWN CORE

EXISTING RESIDENTIAL

PUBLIC/COMMUNITY

AMENITY/RECREATION

LAKES/RIVERS (AMENITY)

COMMERCIAL AND
ASSOCIATED SERVICES

ENTERPRISE & EMPLOYMENT

INDUSTRY, ENTERPRISE
& EMPLOYMENT

EXISTING RETAIL &
RETAIL WAREHOUSING

PHASE 1

PHASE 2

PHASE 3

A - T   SPECIFIC OBJECTIVES

RELIEF ROUTE

RAILWAY LINE (Disused)

REFER ALSO TO CAVAN TOWN AND ENVIRONS
DEVELOPMENT PLAN 2014 - 2020

5.1 Record of Protected Structures

Dev Plan Ref. No.	Building & Address	Special Interest	Description
1.	Cavan Number One School	Architectural and Social	Primary School
2.	Cavan Presbyterian church	Architectural & Social	Church
3.	Presbyterian manse	Architectural, Historical & Social	Presbyterian Manse
4.	Former Methodist church	Architectural, Historical, Socia & Artistic	Former Methodist church
5.	Former Methodist manse	Architectural & Social	Private Residence
6.	Masonic lodge, 90 Farnham Street	Architectural, Artistic & Social	Masonic lodge
7.	23 Farnham Street	Architectural	Commercial Offices
8.	Erskine Terrace	Architectural & Artistic	Offices
9.	Erskine Terrace (private dwelling)	Architectural & Artistic	Private Dwelling
10.	Old county library	Architectural	County Council Offices
11.	Lynton House 21 Farnham Street		HSE Offices
12.	Court house	Architectural, Social & Historical	Court house & County Council Offices
13.	Kelly, Rahill & Co Accountants	Architectural, Artistic & Social	Commercial Offices
14.	Cathedral of St. Patrick & St. Felim	Architectural, Artistic, Social & Technical	Church
15.	Saint Augustine's Hall (Stepping Stones)		Playgroup and church Use
16.	Cavan Town Presbytery		Church

17.	Church of Ireland	Architectural, Social, Artistic & Historical	Church
18.	7 Farnham Street Noel O'Gorman Solicitors	Architectural & Artistic	Commercial Offices
19.	6 Farnham Street George V. Maloney & Co. Solicitors	Architectural	Commercial Offices
20.	5 Farnham Street Private Dwelling	Architectural	House
21.	4 Farnham Street Coillte Offices	Architectural	Office
22.	18 Farnham Street Farnham Dental Surgery	Architectural	Dentist Surgery
23.	16 Farnham Street	Architectural Historical	Not in Use
24.	1 Farnham Street Gaffney & Cullivan Architect	Architectural	Architect's Office
25.	Town Hall, Town Hall Street	Architectural, Social, Cultural & Artistic	Town Hall

5.2 Record of Monuments and Places

CV020-055--	Town
CV020-05501	Town Defences Site
CV020-05502	Friary
CV020-05503	Market Cross Site
CV020-05504	Castle Site
CV020-05507	School Site
CV020-05508	Bridge Site
CV020-05509	Market/Fair Place

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Farnham Street as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1

It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2

It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3

It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4

It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5

It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6

It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7

It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect and enhance the cut stone doorcases that are a feature of the buildings of the ACA.

Policy 9

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 10

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 11

It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy12

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 13

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 14

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 15

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 16

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimney pots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, or communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
• 	 Painting of previously painted surfaces.
• Localised repair and re-pointing of brick façade to match materials used and pointing style.
• 	 Repairs to traditional renders to match materials used, style and detail of original.

Works that **would** require planning permission:
• 	 Stripping of render to expose stonework.
• 	 Chemical cleaning or sandblasting of facades.
• 	 Wholesale re-pointing of brick facades.
• 	 Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration, and new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it be repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character**.**

Works that **would not** require planning permission:
• 	Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
• 	Alteration to size of window openings.
• 	Removal of original or early windows.
• 	Removal of stone sills.
• 	Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Railings and Boundary Walls

Although most buildings located within the ACA front directly onto the public path some public buildings and houses at the northern end of the street have enclosed front sites. The railings and boundary walls that enclose these front sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post-boxes, street lighting, water pumps, and original or early road surfaces, such as those on Church Street, steps or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Kilnaleck ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Kilnaleck ACA
Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: December 2020

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
Cavan

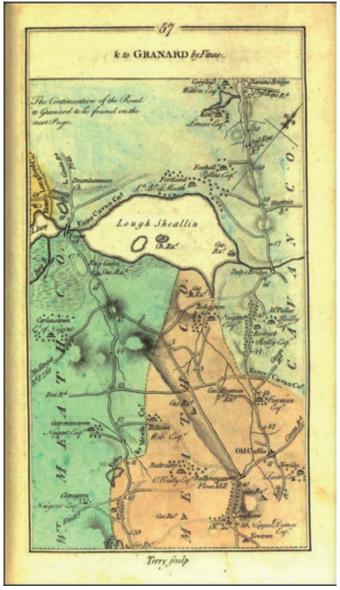**Email:** Info@cavancoco.ie

Tel: 049 437 8300

Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Kilnaleck ACA has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Kilnaleck ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Kilnaleck ACA.

Taylor and Skinner: *Maps of the Roads of Ireland*, 1777
May 57 route to Granard by Finea

2.0   Location

Kilnaleck is a small town in south Cavan. It is situated a short distance from the eastern shores of Lough Sheelin on the R154, Oldcastle to Ballinagh Road.

The town has a wide, straight Main Street lined with terraces of two and three-storey tall buildings. The town is notable for its collection of good quality shopfronts and an identifiable commercial core at the centre of Main Street.

An active TidyTowns committee has improved the town with buildings recently painted with help from Cavan County Council under the Town and Village Painting Scheme. The committee also commissioned two new murals painted on a wall in the Main Street and The Green, a new flowerbedat the northern end of the street and other improvements to the streetscape

Boundary map of Kilnaleck ACA

3.0   Historic Development and Historic Maps

Early names for Kilnaleck, Coill na Leice meaning the wood of the flag (or flat rocky ground), or Cill na Leice meaning church of the flag, were recorded in the *Ordnance Survey Name Books* in 1836.

Kilnaleck is in the parish of Kildrumferton. Kildrumferton, known more commonly as Kill, was an important ecclesiastical centre, and a church probably existed here from the 6th century. St Patrick was the patron of the now ruined church and burial ground at Kill, a short distance west of the village. Kill is well-known as the burial ground of many leaders of the O'Reilly Clan including the famed Myles 'the slasher' O'Reilly.

Modern day County Cavan was formed from the territory of the O'Reillys of East Bréfnie. Their land covered the area of modern-day County Cavan, much of County Leitrim, and parts of neighbouring Westmeath and Longford. The O'Reillys owned the territory around Kilnaleck until it was confiscated at the end of the 16th century. During the Ulster Plantation in the early years of the 17th century, English and Scottish planters were settled on confiscated land previously owned by native Irish. As part of the redistribution of land under the Ulster Plantation, the townland of Kill and surrounding townlands were granted to the Protestant Bishop of Kilmore, who benefited from the rents and profits from leasing the land.

A description of Kilnaleck in the *Ordnance Survey Name Books* in 1836 is as follows:

> 'Bog and rough ground. Church land belonging to the Bishoprick of Kilmore. Soil light, mountianly land..on the east side of townland of the village of Kilnaleck.'

Whilst the land remained the property of the Bishoprick of Kilmore in 1836, it was leased to the La Nauze family.

The Taylor and Skinner maps, published in 1777, illustrates the route to Granard by Finea. Kilnaleck is not named on the map, but it is probably the small settlement between mile marker 49 and 50 on the north road, at the junction marked Crosskeys Road.
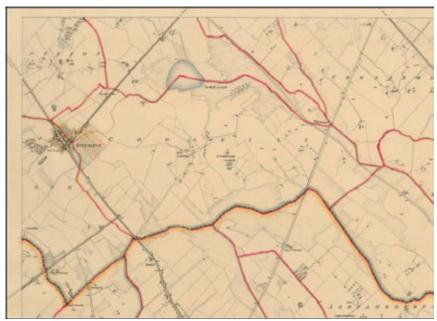
A large house, illustrated in north-west of the unnamed settlement and near a lake is named 'Keil', the residence of Lanase Esq. 'Keil' is likely to be a variant of Kill, and the lake is either Kill Lough or the larger Corglass Lough. This map is evidence that the La Nauze family were already living in the area in 1777.
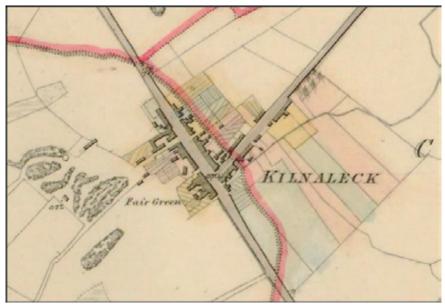
Detail of Taylor and Skinner map (1777) illustrating Lanase Esq residence 'Keil'

The La Nauze family at Kill, were a French noble Huguenot family, who fled religious persecution in France after the revocation of the Edict of Nantes in 1685. They arrived in Ireland in the early 18th century and were part of a community who settled around Killeshandra. Andrew La Nauze, was the first of his family to arrive in Ireland. He died at Killeshandra in 1712. The Huguenots were skilled weavers, and their arrival contributed greatly to a boom in the linen industry in Cavan, in the 18th century.

The first edition Ordnance Survey map of the village was surveyed in 1836. As the map below shows, Kilnaleck was a sizeable village with a Fair Green. There are no churches or public buildings labelled on the map. There are terraces of buildings on both sides of the road leading north-west in the direction of Ballinagh and further terraces on the road leading north-east in the direction of Crosskeys.

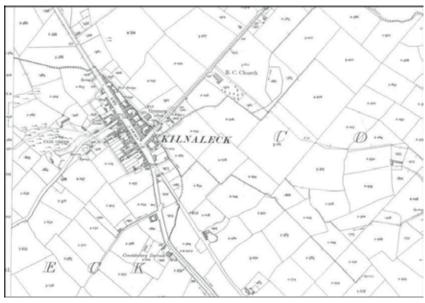Ordnance Survey map of County Cavan, sheet 38, surveyed 1836

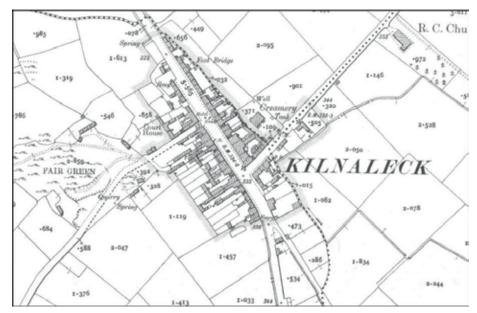Detail of Ordnance Survey map of Kilnaleck, sheet 38, surveyed 1836

An almost contemporary description of Kilnaleck was written by Samuel Lewis in his book a *A Topographic Dictionary of Ireland* in 1837. His description is as follows:

> 'Kilnaleck, a village, in the parish of Kildrumferton, barony of Castleraghan. County of cavan, and province of Ulster, 8 miles (S.W) from Cavan, on the road from Ballyjamesduff to Ballinagh; containing 64 houses and 347 inhabitants. It is a constabulary police station, and has fairs for cattle on Feb 2nd, March 25th, May 13th, June 11th, Aug 10th, Sep 12th, Nov 1st and Dec 17th.'

The 1910 Ordnance Survey map below illustrates the changes to Kilnaleck in the 74-year interval between the 1836 survey and the 1910 survey.

Ordnance Survey map of County Cavan
Sheet 38-01, surveyed 1910

Detail of Ordnance Survey map of Kilnaleck
Sheet 38-01, surveyed 1910

There is a court house and a creamery in the village and a Roman Catholic church on the Crosskeys road.

The 1910 census of Kilnaleck recorded 67 houses and a population of 242 people. The 1911 census recorded 68 houses and a population of 265 people. The census also documents the types of businesses in a town. In the 1911 census there were 18 shops and 12 public houses recorded. There was a thriving commercial heart to the town, and it is interesting to note that all the businesses had slate roofs. This suggests Kilnaleck was a prosperous village. There were 11 thatched-roof houses recorded in the 1911 census.

The geological reference in the early name for Kilnaleck, Coill (or Cill) na Leice with Leice meaning flag or flat rock is interesting, as the geological properties of the area played a role in the history of Kilnaleck in the 19th century. An account in *Colliery Guardian, and Journal of the Coal and Iron Trades* in 1893, tells of the underdeveloped coal mines at Kilnaleck. It reports that coal was first reported here in 1854. In 1873 a surveyor and an engineer mapped the coal and analysed samples of the coal, but the 'absence of local means of transport was however fatal to any scheme.' It reported that 'Rev. John Boylan of CrossLough was in Dublin promoting the scheme.' Subsequent to this report, Kill Coal Mining Co., developed a new mine shaft and coal was extracted. However, the coal was of poor quality, too difficult to extract, and the enterprise was abandoned.

3.1 Historic Photograph

Historic photograph taken in Kilnaleck Village, date unknown, c.1910 This photo was taken at the southern end of Main Street. Two three-storey buildings face each other on Main Street at the junction in the road. The remaining buildings in Kilnaleck are predominantly two-storey tall.

Photograph taken October 2020
Three-storey corner-sited building at the junction of Main Street and Church Street

4.0   Character Assessment

4.1 Street Pattern

Kilnaleck village developed around a road junction, where the main Oldcastle to Ballinagh Road met the road leading to Crosskeys.

Early maps illustrate buildings concentrated around this junction. By 1836, the Ordnance Survey map shows the village had developed a Main Street that lay largely north of this junction. By 1910, the village had grown to be a small town with a commercial centre.

The road to Crosskeys (L3002) is now known as Church Road. At the northern end of Main Street there is another junction where, a local road now called, The Green, meets the west side of Main Street. The Green is so called because it was the route to the former Fair Green.

At the junction of Main Street and Church Street there are two three-storey buildings on opposite sides of the street. These buildings are prominent in the streetscape and the three-storey building on the west side of the street terminates the vista up Church Street.

The wide, straight Main Street has terraces of two-storey buildings lining either side of the street. A taller two-storey building on the east side of the street is the former Ulster Bank branch, which closed in 2013. It was situated at the heart of the commercial centre of the town.

View of terrace of buildings at the southern end of Main Street

View up Church street towards Main Street

Junction of Main Street and The Green

4.2 Architectural Character

It is clear to see from the quality of the buildings and high number of shopfronts that Kilnaleck was once a large prosperous village. Recent improvements to the village by the Kilnaleck TidyTowns committee with funding from Cavan County Council has further enhanced this beautiful village. The painted mural at the southern entrance to the village recalls the village's history and is a fine piece of public art.

The wide, straight Main Street is contained by terraces on both sides of the street. The terraces share a common building line which gives the village a formal planned character. Buildings are taller in the centre of the village, whilst the terraces of two-storey houses at the northern end of the street are lower in height and more modest in scale.

Many of the buildings in Kilnaleck date from the 18th and early-19th centuries. Most buildings retain their original form, window and door openings, roof profile, and some early features. These architectural features all contribute to the historic character of Kilnaleck.

The number and quality of shopfronts in Kilnaleck is notable. Some shops are now vacant, but their shopfronts remain in situ. The Arcade shopfront is of very high design quality and the use of materials in the shopfront is unusual in Cavan. The black vitrolite surround with chrome trim is a feature of mid-20th century shop design, and is a very modern aesthetic against the backdrop of an 18th century village.

The stepped-parapet shape of The Arcade shopfront, projecting chrome lettering, glazed door with chrome handle, and pair of circular chrome vents with the letter M, all add to the Art Deco design of the shopfront. The Arcade shopfront makes a positive and colourful addition to the streetscape in Kilnaleck and should be protected from damage and neglect.

Black vitrolite shopfront with chrome trim

Projecting chrome letters in a stepped surround

In contrast to The Arcade shopfront are the 19th-century traditional style timber shopfronts and stucco shopfronts in Kilnaleck; some remain in very good original condition. In particular Boylan's on Main Street is worthy of mention for its high quality and good condition shopfront. Another shopfront, no longer in use and located opposite the former Ulster Bank, has good stucco decoration including a fascia for the shop name across the front of the building and decorative window surrounds. Kilnaleck has many good quality shopfront that enliven the village.

Boylan's shopfront

The Sheelin

Tall two and three-storey buildings with shopfront at the commercial centre of the village

Terraced of two-storey houses at the northern end of Main Street

Buildings at the southern end of Main Street

4.3 Building Types and Materials

Original and early architectural features give an intrinsic historic quality to Kilnaleck's buildings and the wider streetscape context. Elements such as natural slate roofs, cast-iron rainwater goods, renders, stucco window surrounds, and sash windows give the exteriors of old buildings their traditional character.

When Kilnaleck was laid out in the 18th century the plots were long, narrow, and fronting onto the street. This resulted in long, narrow gardens stretching out at the rear of buildings accessed through integral carriage-arches. These access points to the rear sites are an architectural feature of the street and they punctuate the uniform street line.

Carriage-arches on Main Street Kilnaleck

The front facades of the buildings on Main Street are mostly finished with a painted, smooth render. There are two exposed stone facades; they add texture to the streetscape. Removal of render from facades is not permitted. Some rendered facades are embellished with decorative stucco details such as quoins or architrave surrounds to window openings. Recently painted under the Town and Village Painting Scheme, the rendered facades on Main Street are a feature of Kilnaleck ACA and contribute to its character.

Door openings are predominantly square-headed openings set into shopfronts. Some round-headed door openings recall the 18th-century origins of the village. Window

openings are all square-headed openings with painted stone sills. The original window type for the 18th and 19th centuries buildings on Main Street is timber sash windows. The earliest buildings had multi-paned timber sash windows. As glass production advanced in the 19th century, larger panes of glass became available. Buildings in Kilnaleck would have had single-pane timber sash windows. Unfortunately, most of the early sash windows have been replaced with modern uPVC or aluminium windows. Reinstatement of timber sash windows into buildings is an effective way of enhancing the historic character of an ACA.

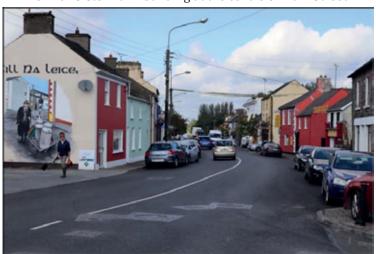Timber sash windows on Main Street

The roofs on the buildings in Kilnaleck are predominantly single-span pitched roofs with a natural slate or imitation slate covering and with rendered or redbrick chimneystacks. The 1911 census recorded 68 buildings in Kilnaleck of which only 11 had thatched roofs. This is a relatively low number of thatched-roof buildings when compared to other villages and towns in Cavan in 1911; this indicated prosperity of the village.

There are no civic buildings such as a market house or court house in Kilnaleck, but the bank at the centre of the town and a hotel at the northern end, are prominent buildings. The former Ulster Bank branch closed in 2013 and the building remains vacant. It stands out in the streetscape because of its decorative rendered facade and raised roof height. It is likely this building was given this facade treatment in the late-19th century, and it became an important addition in a commercial village and a landmark building on Main Street.

The scale, recurring features, age, use of common building materials, and character of the buildings lend consistency to the street.

Former Ulster Bank building at the centre of Main Street

New wall mural at southern end of Main Street

5.0 Existing Designations and Zoning

Kilnaleck was identified as a Tier Four, Small Town on the settlement framework.

5.1 Record of Protected Structures
There are 4 protected structures within Kilnaleck ACA:

The Arcade	CV38001	NIAH 404038001
Boylan's	CV38002	NIAH 404038002
Unnamed building Main St		NIAH 404038004
Unnamed building Main St		NIAH 404038001

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Kilnaleck ACA as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of Kilnaleck ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

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Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match original materials and render style.
- Removal of redundant signage from buildings.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facade.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts unless they are of high design quality and contribute to the streetscape.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras, and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Kilnaleck ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced. The gates in the integrated carriage arches and side lanes are also important features.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building.
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Kingscourt ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Kingscourt ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 22 October 2018

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
Cavan

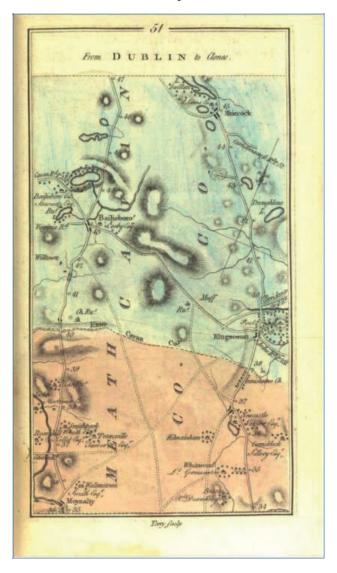**Email:** Info@cavancoco.ie

Tel: 049 437 8300

Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Kingscourt has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Kingscourt ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Kingscourt ACA.
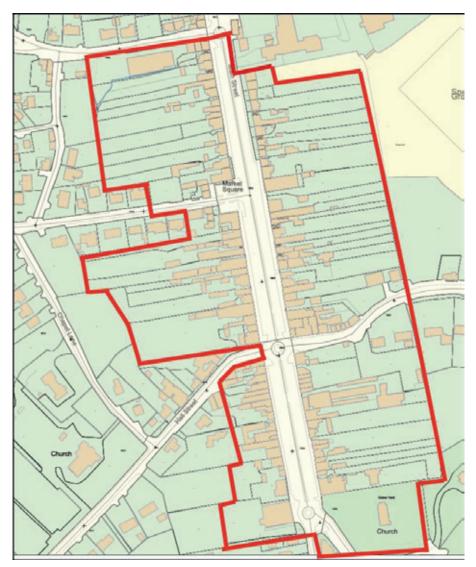

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 51 From Dublin to Clones

2.0   Location

Kingscourt ACA is centred on the town's Main Street. This street runs on a north-south axis between the roundabout at the junction with the Bailieborough Road (R165) and the roundabout at the junction with the Dublin Road (R162) adjacent to St. Ernan's Church. The street is intersected at two points: at Market Square by Rocks Road and further south by the Carrickmacross Road (R165 also known as Station Rd) and Hall Street (R164).

The whole street is now called Main Street however the 1911 census records that modern day Main Street was made up of three streets: Church Street, Market Street, and Turners Hill.

Kingscourt ACA location map

3.0   Historic Development

Kingscourt was founded between 1760-1770 by landowner Mervyn Pratt of nearby Cabra Castle and was further developed by his brother, Rev. Joseph Pratt. There are two possible origins of the name Kingscourt. First, that it is an anglicization of the name Dún a Rí, Kings Fort and second, in honour of King James who held court in nearby Cormey Castle, later known as Cabra Castle.

Modern day County Cavan was formed from the territory of the O'Reillys of East Bréfnie. The county boundaries were defined by the early-17th century. The O'Reillys owned the land surrounding Kingscourt until the end of the 16th century, when they were confiscated and acquired by Tomas Fleming who built a castle there. The ruins of the castle survive in Dún a Rí Forest Park. Colonel Thomas Cooch acquired the estate in 1666. His daughter Elizabeth married Joseph Pratt from County Meath in 1682. The Pratt family name had a long association with Cabra Castle and Kingscourt until the 1960s. Colonel Cooch died in 1699 and his grandson Mervyn Pratt inherited the estate at age 12.

It was Mervyn Pratt's grandson, also named Mervyn Pratt, who established the new town of Kingscourt to the detriment of the old village settlement named Cabra located near their castle. Between 1760-1770 he laid out a long, wide Main Street offering plots with one rood (approximately ¼ of an arce) of garden each; for which he charged a guinea per year per acre for 999 years. His brother Rev. Pratt continued with the development of Kingscourt into the 19th century which saw the new town on the eastern flank of the county become an important and prosperous market and post-town.

Samuel Lewis in his *Topographic Dictionary of Ireland* (1837)described the town as follows:

'It consists of one spacious street, containing 314 houses, which are well built of stone and roofed with slate; has a neat and commodious market-house, and a daily post; and is the head station for the Kingscourt district of the Irish society for promoting the education of the native Irish, through the medium of their own language.'

An improved road network in the 18th century linked towns with major cities and allowed farmers and producers to sell to larger markets during important Fair Days. Together with Cootehill, Kingscourt was at the centre of the linen trade in County Cavan.

Later the valuable natural resources of gypsum and clay found in Kingscourt were central to the development of local industry. The existence of gypsum in Kingscourt

was known from at least the mid-19th century and the Thompson Brothers opened pits to extract gypsum and clay. The arrival of the railway to Kingscourt in 1875, with dedicated sidings to service the clay and gypsum industries, allowed for even more access to the major cities. Gypsum products supplied the construction industry with plaster, plasterboard, and minerals for cement production. The gypsum mineral deposit is of considerable economic importance to Ireland and the town of Kingscourt. The railway closed to passengers in 1947 and to freight in 2001, ending 12 years of railway access to Kingscourt.

3.1 Historic Photographs

Photograph from the Lawrence Photograph Collection of Main Street, Kingscourt
by Robert French between 1865-1914
Source: National Library of Ireland

Comparison photos taken 19 March 2018

The historic photograph above was taken at the southern end of Main Street close to the Parish Hall looking northwards up the street. It is interesting to note the one and two-storey thatched houses on both sides of the street in the foreground. Gartlan's Pub is the sole surviving thatched building in the town but it is clear from this photograph that thatch was once more prevalent. The 1901 and 1911 census contain information on building size, number of windows, rooms, roofing, and wall materials. An analysis of this information revealed there were 84 thatched buildings in 1901 and 47 in 1911. More information on building materials and features is found on pages 18-20 of this report.

Although this photograph is labelled Main Street, Kingscourt, the 1911 census names this section of the street as Church Street, the middle section as Market Street and the northern end as Turners Hill. Other street names recorded in the 1911 census are: Hall Street, Pound Row, St. Mary's Hill, and Market House Lane.

Photograph is labelled Market Place, Kingscourt. Date unknown.

The market house was a large five-bay two-storey public building located in the centre of the town and was at the heart of trade and commerce in Kingscourt. The market house design was typical of 19th century market houses with an open trading area at ground floor level and offices above. The large round-headed arch in the central bay is a distinctive feature of this building and contrasts with the flanking arcade at ground floor level. The market house also had a clock and belfry and served an important function in the running of Kingscourt. The market house was demolished in the 1960s.

Comparison photographs of Main Street

Lawrence Photograph Collection (Robert French, photographer)
Taken between 1890-1900

The Lawrence Photographic Project (Eugene Clerkin, photographer)
1990-1991

View of Main Street, opposite Market Square
19 March 2018

Lawrence Photograph Collection (Robert French, photographer)
Taken between 1865-1914

Buildings on the east side of Main Street at the junction of Main Street and Carrickmacross Road. 19 March 2018

The building on the right of this photo is on the corner of Main Street and the Carrickmacross Road. The most noticeable alterations to the buildings are the change of height to the third building in the terrace and the larger window on the first floor of the middle building. Despite these changes it is clear to see that the form of this terrace and the next terrace of buildings has survived. Although there have been changes to shopfronts, windows, and doors, all of which have eroded, the historic character of the town, the original buildings, and the street pattern remains.
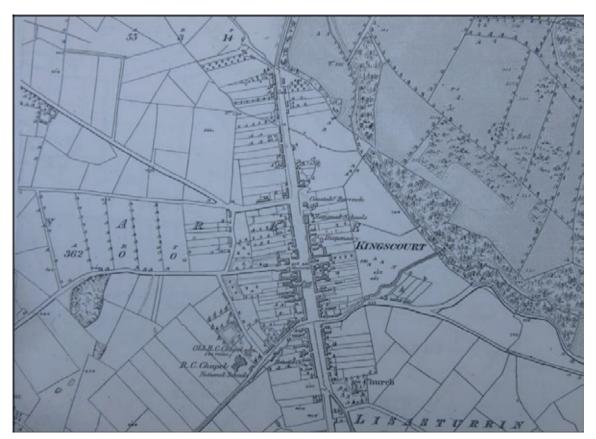
3.2 Historic Maps

The Taylor and Skinner map on page two of this report illustrates the newly established and burgeoning town of Kingscourt in 1777. The map shows that most development occurs in the central section of the Main Street, which remains the commercial centre of the town still today.

Ordnance Survey Map of County Cavan
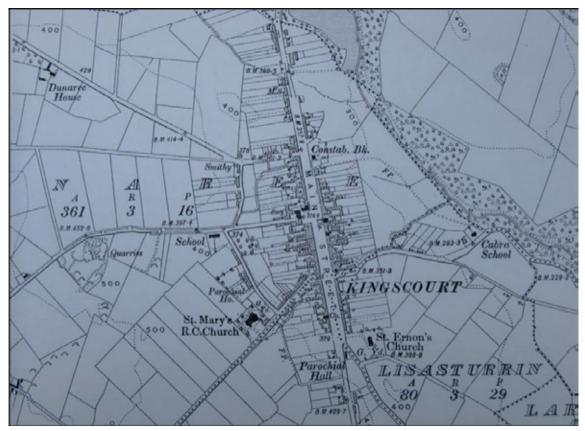Sheet 35, Surveyed 1836

This first edition Ordnance Survey map extract illustrates the town approximately 66 years after it had been established. The Church of Ireland church is clearly illustrated at the bottom of the map and there is a R.C. Chapel west of the Main Street. There is also a Methodist Church located on the west side of the street, a market house is located on Market Square, and a 'Police Office' is located at the northern end of the street.

The plot of land attached to each property was laid out by the landlord and is clearly defined on this map. It is interesting to note that the new plots of land stretch a considerable distance north, outside of the boundary of this ACA, and suggests there was a plan to develop the street further northwards.

Ordnance Survey Map of Cavan
Sheet 35, Revised 1876

This is an extract from the second edition Ordnance Survey map of 1876. Now the town is approximately 100 years old and there are signs that it's thriving. A new larger Roman Catholic church replaces the older chapel, now described as being '*In Ruins'.* There are National Schools located at the Roman Catholic church and at the northern end of Main Street. Also at the northern end are the Dispensary and Constabulary Barracks. A Post Office is located south of the market house. Streets are not named yet.

Ordnance Survey of County Cavan
Sheet 35, Revised 1911

In this revision of the Ordnance Survey map, public buildings appear to be indicated with solid black colouring. Some are labelled but others are not. The Methodist Church, St. Mary's Roman Catholic Church, and St. Ernan's Church are illustrated. There is now a Parochial Hall at the southern end of Main Street and north of the Roman Catholic Church. The Dispensary and Constabulary Barracks are labelled but the Market House is not. A building located south of the dispensary on the east side of Main Street might have been the bank. It is interesting to note that two streets are now named: Main Street and Hall Street.

4.0   Character Assessment

4.1 Street Pattern

Main Street, Kingscourt runs roughly on a north-south axis. The street terminates at the north and south at modern roundabouts giving access at the north to the Bailieborough Road (R165) and Shercock Road (R162) and at the south to the Dublin Road (R162). The Main Street is intersected by the Carrickmacross Road (R165) and the Hall Street (R164) creating a very busy junction with traffic management facilitated by another small roundabout. The Rocks Road leads west off the Market Square located in the centre of the Main Street. The Market Square is a recessed open area located off the west side of the Main Street about halfway up the street. The market house was demolished in the 1960s and commercial premises now dominate the Market Square. There is public parking in Market Square.

Main Street, Kingscourt is notable for being a particularly long and wide street. This is the dominating characteristic of the street. The street has a central median that is planted with trees and flower boxes and accommodates street signage and modern street lighting. The footpaths and median have concrete paving surfaces and there are some modern reproductions of historic-style street lamps in the Market Square.

View of the central median at the southern end of Main Street

View of the junction of Main Street with Hall Street and the Carrickmacross Rd.

Market Square located on the west side of Main Street

4.2 Architectural Character

Main Street, Kingscourt was laid out c.1770 and most of the buildings on the street date to the last decades of the 18th and the early-19th centuries. The buildings are a mix of commercial premises and private homes. Unusually for a large town of this period there are very few public buildings on Main Street. The market house occupied a prominent location on Market Square but this building was demolished in the 1960s and as a result the Main Street lost its central focal point.

The buildings are a mix of two and three-storey houses without basements. They have a uniform street line and front directly onto the street with a few exceptions of houses which have enclosed front sites at the northern end of the street. Commercial premises are concentrated in the central section of Main Street while there is a greater mix of private houses and commercial premises at the northern and southern ends of the town.

The character of the Main Street varies slightly from one end to the other. The street can be divided into three sections: the northern end, known sometimes as Main Street Lower, the commercial central, and the southern end.

At the northern end of the Main Street, there are a number of very fine 18th century houses mixed with commercial premises (later converted to houses). There are examples of fine cut-stone door surrounds, some with fanlights. On a particular note there is a beautifully carved stone plaque dated 1777 which bears the Pratt Family coat of arms.

The busy commercial central of the Main Street is the heart of the town. The Market Square is located here and the buildings are predominantly commercial premises, including public houses, banks, restaurants, and offices. The buildings here are taller than at the northern and southern ends. The central median in this part of the street is well maintained and has extra planting and signage. A building of note in this section of the street is Gartlan's, a very old thatched public house located on the east side of the street. It is the sole surviving thatched premise on Main Street where once a large number of properties were thatched.

The southern end of the Main Street has private homes and some commercial premises. The post office is located at this end and the busy Kingscourt Mart operates a weekly Thursday mart at the rear of Keenan Auctioneers on the east side of the street. There are a number of vacant and derelict properties at the southern end of Main Street and the buildings here are generally only two-storey tall. The southern end of Main Street terminates in the redbrick gable end wall of Kingscourt Parochial Hall, built 1889. St. Ernan's Church is located setback from the Main Street at the southern-most end of the street and is one of the earliest structures on the street dating to 1780. Members of the Pratt Family are buried here.

View of the north end of Main Street, also known as Lower Main Street where there is a mix of private houses and retail units. There are many good examples of tooled stone doorcases on buildings at this end of the street dating to the 18th century.

Examples of tooled stone doorcases found at the northern end of Main Street.

View of the east side of the central section of Main Street. The first photograph includes the bank in a terrace of commercial premises. The second photograph illustrates Gartlan's in the centre of the terrace.

View of Market Square located on the west side of the street, half way up Main Street. The Market House was demolished in the 1960s and as a result the square and the Main Street have lost the principal public building of the town and the focal point of the street.

Views looking up Main Street from the southern end of the street

4.3 Building types and materials

When the founder of Kingscourt, Mervyn Pratt, laid out the street in c.1770 he offered plots to prospective tenants with one rood (approximately ¼ of an acre) of garden adjoining each garden. This resulted in long narrow gardens stretching out to form large areas of back lands in the town. These gardens are accessed through integral carriage-arches and shared narrow laneways between the buildings. These access points to the rear sites of the buildings on Main Street are an architectural feature of the street and they punctuate the uniform street line. The scale, recurring features, age, use of common building materials, and character of the buildings lend consistency to the street. The building style is typical of towns throughout Ireland of this period.

Typical example of an integrated-carriage-arch giving access to a rear site

View of a laneway giving shared access to rear sites. The building line of Main Street is punctuated with narrow laneways giving access to the long back lands in Kingscourt

Facade/Walls

The front facades of the buildings on Main Street are finished with a painted smooth render. Slight variations occur where ruled-and-lined detail has been applied to the render. The facade has been embellished with decorative stucco details such as quoins or architrave surrounds to window openings. A number of buildings have had render removed to reveal the stonework beneath.

Doors

Door openings are predominantly square-headed openings with some round-headed openings at the northern end of Main Street. 18th century cut-stone door cases survive, both square-headed and round-headed, and these are a reminder of the historic origins of the town and contribute to the architectural character of the street.

Windows

Window openings are all square-headed openings with painted sills, some of which are stone. The original window type for the 18th and 19th centuries buildings on Main Street is timber sash windows. The earliest buildings had multi-paned timber sash windows. As glass production advanced in the 19th century larger panes of glass became available and buildings in Kingcourt would have had single-pane timber sash windows installed. Unfortunately most of the early sash windows have been replaced with modern uPVC or aluminium windows. Reinstatement of timber sash windows into buildings is an effective way of enhancing the historic character of an ACA. The street has a mix of private dwellings and commercial premises with the majority of commercial premises having a shopfront at ground floor level. As was common in cities, towns and villages throughout Ireland many of the commercial premises in Kingscourt have living accommodation in the upper floors and shop below. The shopfronts on Main Street, Kingscourt vary in age, style and condition but all contribute interest to the street. Some of the older shopfronts date to the 19th century

and are traditional in their design comprising of a central recessed door flanked by display windows and with pilasters supporting a fascia with the name of the shop or surname of the proprietor on it. The shopfront on Gartlan's pub is a simple fascia supported by decorative carved scrolling brackets that are a feature of Irish traditional shopfronts and still in use today.

Roofs

The roofs on the buildings on Main Street, Kingscourt are predominantly single-span pitched roofs with a natural slate or imitation slate covering and with rendered or redbrick chimneystacks. Gartlan's is the last surviving thatched property on the street however there were many more thatched houses on Main Street as recently as the turn of the 20th century.

The 1911 census of Ireland recorded buildings and rated them as 1st, 2nd, 3rd and 4th class buildings. Roof and wall materials, number of rooms, windows were all recorded. In the 1911 census the principal streets in Kingscourt were named Church Street (the southern end of Main Street), Market Street (the central section of the street and Market Square) and Turners Hill (the northern section of the street). A total of 142 buildings were recorded on those three streets of which 92 had slate roofs and 47 had thatched roofs. The roof covering on public buildings including the church and parochial hall were not recorded. Properties that were recorded include: 105 private dwellings, 16 public houses, 2 hotels, 1 bank, 2 lodging houses, and barracks along with public buildings, schools, and churches.
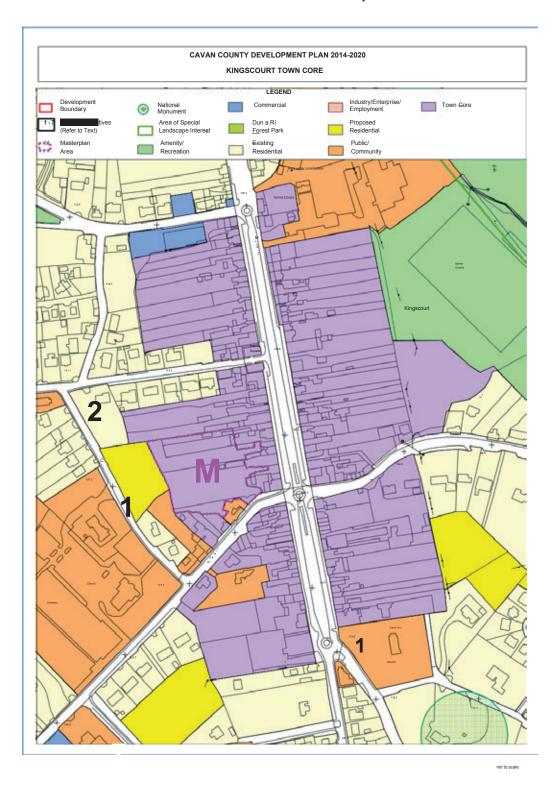
The 1901 census listed 215 buildings in the town of Kingscourt and recorded the roofing material of those occupied and not public buildings. In 1901, 102 buildings had slated roofs and 84 had thatched roofs. It is interesting to note that in both the 1901 and 1911 census the commercial heart of the town in the middle of Main Street had more commercial premises and most had slate roofs. The southern end of Main Street in particular had many more thatched roofs.

Gartlan's Pub on Main Street, Kingscourt (March 2018)

5.0   Existing Designations and Zoning

Main Street, Kingscourt ACA is located in the core of the town, coloured purple on the map below. There is a Masterplan Area located off Hall Street on back lands of buildings on the west side of Main Street. Public/Community use areas such as churches and schools are coloured blue on the map below.

5.1 Record of Protected Structures

There are 17 protected structures within the ACA:

St. Ernan's Church of Ireland church	40310013
Kingscourt Parochial Hall	40310012
Dun a Rí House Hotel, Station Rd	40310019
Central Stores, Main St (E)	40310015
House, Main St (E)	40310018
Bank of Ireland, Main St (E)	40310019
Phonomation, Main St (E)	40310022
Gartlan's, Main St (E)	40310020
Store, Bailieborough Rd	40310010
House, Main St	40310001
House (former coachman's house), Main St (W)	40310002
Oscar Sherriff, Main Street (W)	40310003
House, Main St (W)	40310004
Ashoka Indian Restaurant, Main St (W)	40310005
Pets and More, Main St (W)	40310006
M&F's Bar, Main St (W)	40310007
J.McKiernan, Main St (W)	40310008

Gartlan's is rated by the NIAH as being of National importance. The remaining protected structures are all rated of Regional importance.

5.2 Recorded National Monument

There is only 1 National monument located within the boundaries of the ACA. It is a font located in St. Ernan's Church of Ireland church.

CV035-063

Font

Townland: Lisasturrin

Description: the font from Nobber, Co. Meath (ME005-071005-) described as a bowl-shaped vessel (ext. diam. 0.42m; int. diam. 0.34m; D 0.18m) that narrowed to the base (diam. 0.26m) and had two lug handles (Roe 1968,125) was moved c.1990 from the Church of Ireland church, Nobber, to St. Ernan's Church of Ireland church at Kingscourt, Co. Cavan (King 2007,64) but this bowl dates from the 18th or the 19th century.

Compiled: Michael Moore

6.0 ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Main Street, Kingscourt as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character, and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings with the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8
It is a policy of the council to protect and enhance the cut-stone doorcases that are a feature of the buildings of the Kingscourt ACA.

Policy 9
It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 10
It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 11
It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy12
It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 13
It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 14
It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 15
It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 16
It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0 Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
  Repairs to traditional renders to match materials used, style, and detail of original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

Although most buildings located within the Kingscourt ACA front directly onto the public path and street, some public buildings and houses at the northern end of the street have enclosed front sites. The railings and boundary walls that enclose these front sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Mountnugent ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Mountnugent ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: December 2020

Address:

Cavan County Council Planning Section

Farnham Centre

Farnham Street

Cavan

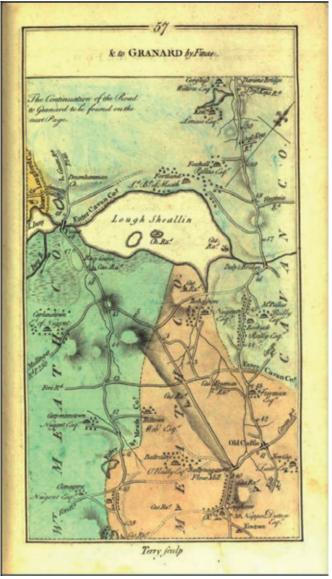**Email:** Info@cavancoco.ie

Tel: 049 437 8300

Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Mountnugent ACA has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Mountnugent ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Mountnugent ACA.
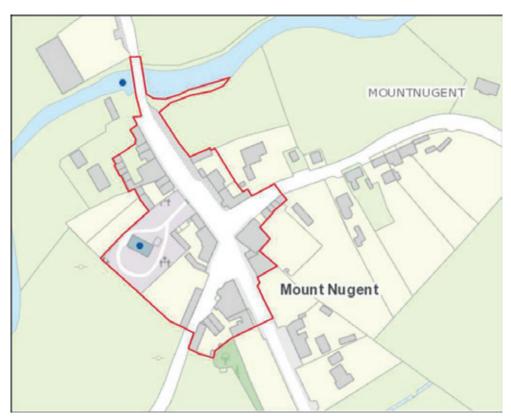

Taylor and Skinner *Maps of the Roads of Ireland*, 1777
May 57 route to Granard by Finea

2.0   Location

Mountnugent is a small village in southern Cavan close to the border of County Meath. It is situated a short distance from the eastern shores of Lough Sheelin on the River Inny, which forms part of the nearby county border.

A commonly used name for the village was Daly's Bridge, named after Rev. Hugh Daly, who reputedly built the bridge in the 17th century. The name Mountnugent derived from local landowners, the Nugent family.

A typical rural Irish village centred around a crossroads, Mountnugent is best known for its picturesque stone bridge and scenic setting.

Boundary map of Mountnugent ACA

3.0 Historic Development and Historic Maps

Mountnugent was named after the Nugent family, an Anglo-Norman family related to the powerful De Lacy family of Trim Castle. Burkes Peerage records:

> 'This family has been settled in Ireland since the subjugation of that country by Henry II. Its founder, Sir Gilbert de Nugent, one of the knights who accompanyied Hugh de Lacy in the expedition to Ireland, having married Rosa, sister of the said Hugh, obtained the lordship of Delvin.'

The Nugent family's residence was south-west of Mountnugent at Farren Connell House also known as Bobsgrove. The family once owned a large estate that straddled three counties: Meath, Westmeath and Cavan. The present house at Farren Connell dates to the 18th century and occupies the site of an earlier house. Descendents of the family still live here.

Mountnugent was more commonly known as Daly's Bridge until the 19th century and that name is still known in the village. When the Ordnance Survey was surveying the country in the 1830s, they gathered information on the names of each townland in books known as the *Ordnance Survey Name Books*. In these books the name of the townland was recorded. A descriptive remark in the books records Mountnugent as follows:

> 'On the west side of the townland is situated a village called Mount Nugent tho' better known to the country people by the name of Daly's Bridge.'

Rev. H.Cogan in his book *The Diocese of Meath* explains the origins of the name. Rev. Daly was a parish priest in Mountnugent and belonged to a family of affluence. He saw the need for a bridge here and paid for its construction. Subsequently the village was commonly called Daly's Bridge.
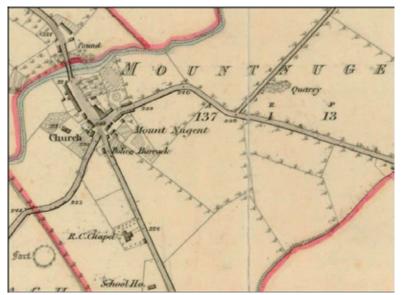

Detail of Taylor and Skinners map 57

It is interesting to note that the village is named Daly's Bridge and not Mountnugent on Taylor and Skinners road map published in 1777. This indicates the name Daly's Bridge was widely accepted. On the map the village is illustrated at a three-way junction just south of the river. Bobsgrove, residence of Nugent Esq. is also illustrated.

The first edition Ordnance Survey map of the village was surveyed in 1836. As the map below shows, Mountnugent was already an established village with a Church of Ireland church in the village, a Roman Catholic church on the southern-approach road, a school house, and a police station. The Main Street is a wide street leading up to the bridge. There are buildings on the western side of this street, and the eastern side has been laid out in plots, but many remain vacant. There is a corner-sited building at the southern end of Main Street and the east-approach road. There are further terraces of buildings along this road.

Ordnance Survey map of County Cavan, sheet 38, surveyed 1836

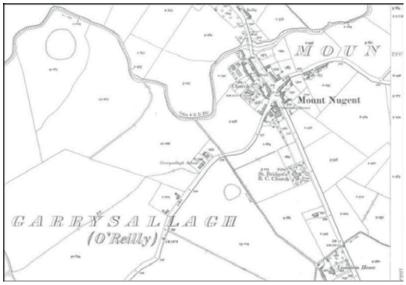Detail of Ordnance Survey map of Mountnugent, sheet 38, surveyed 1836

Samuel Lewis wrote his *A Topographic Dictionary of Ireland* in 1837, an almost contemporary description of Mountnugent to accompany the 1836 Ordnance Survey map. His description is as follows:

> 'Mount-Nugent or Dalysbridge, a post-town, in the parish of Kilbride, barony of Clonmahon, county of Cavan, and province of Ulster, 11 miles (S.S.E) from Cavan, and 50 ¾ (N.W by W) from Dublin, on the road from Oldcastle to Granard; containing 171 inhabitants. It consists of 29 house, the parish church, a R.C church, and a school on Erasmus Smith's foundation. Petty sessions are held here every third Saturday; and there is a constabulary police station. Fairs are held on June 1st and Oct. 21st.'
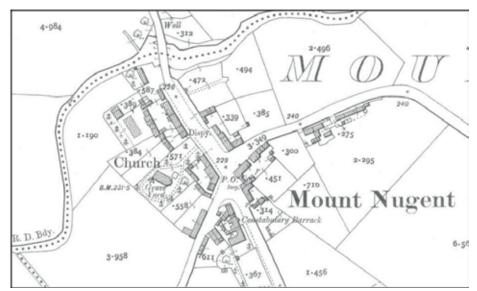
The 1910 Ordnance Survey map below illustrates the changes to the village in the 74-year interval between the 1836 survey and the 1910 survey.

Surprisingly, the village has not grown substantially since 1836. The terraces of buildings on the western side of the Main Street are illustrated, and the plots on the eastern side remain vacant. The area that saw most development is a wedged-shaped piece of land between the two roads leading south and south-west out of the village. On the 1836 map this land had only a small police barracks on it. By 1910 there are several buildings here.

There is a dispensary, a post office, and constabulary barracks labelled on the map.

Ordnance Survey map of County Cavan
Sheet 38-14, surveyed 1910

Detail of Ordnance Survey map of Mountnugent
Sheet 38-14, surveyed 1910

It is thought by Rev. Cogan that the bridge at Mountnugent was built in the early 18th century. It is illustrated on both the 1836 and the 1910 Ordnance Survey maps as a wide bridge set slightly at an angle to Main Street with no other distinguishing features. It is likely the bridge remained unchanged and the early 18th century bridge remains.

3.1 Historic Photograph

Historic photograph taken in Mountnugent Village, date unknown, c.1910

This photo was taken from the northern end of the bridge looking back towards Main Street. One building in the terrace appears to have a thatched roof. Thatched roofs were common in ireland even in the and mid 20th century. The 1901 and 1911 census contain information on building size, number of windows, rooms, roofing, and wall materials. 17 buildings were recorded in the village. An analysis of this information revealed there were 8 thatched buildings in 1901 and 8 in 1911.

Photograph taken October 2020

The complete terrace remains today and together with the bridge creates an attractive historic streetscape.

4.0   Character Assessment

4.1 Street Pattern

Mountnugent is a small rural village at a crossroads on the River Inny, and close to Lough Sheelin.

In the late-18th or early-19th century a section of road leading up to the bridge at the northern end of the village was widened. This is the only formal town planning undertaken at Mountnugent. The Church of Ireland church is set back from the street at the centre of the western side of Main Street. There is a terrace of substantial two-storey buildings leading from the church to the bridge.

The 1836 Ordnance Survey map above illustrates vacant plots on the eastern side of Main Street. These plots were never built upon and remain as green gardens. The underdevelopment of one side of Main Street reduces the impact of the planned Main Street and has resulted in a street that lacks balance.

Four roads meet at the southern end of Main Street to form a staggered crossroad. At each corner there is a corner-sited two-storey building. The junction is very wide which leads to a disconnection between the corner buildings.

View of Main Street Mountnugent northwards towards the bridge

Bridge at northern end of Main Street

Corner-sited buildings at the southern end of Main Street

4.2 Architectural Character

Mountnugent has a rural village character. Despite early attempts at town planning in the village, Mountnugent does not have the uniformity and formality of many of the larger planned towns in the county.

A wide straight Main Street was laid out, but plots on the eastern side and at the southern end of the street were never built upon. This has resulted in a wide street that is not contained by terraces of tall buildings.

Many of the buildings in Mountnugent date from the 18th and early-19th centuries. Most buildings retain their original form, building line, and roof height. Keeping and reinstating original features such as slate roofs, timber sash windows, and tradtional shopfronts, helps to strengthen the historical character of the village.

Many of the buildings on the street had a shop or public house on the ground floor and living accommodation above. The architectural style and the materials used are typical of 19th century buildings throughout Cavan, but the buildings here do not demonstrate the prosperity or wealth seen in larger towns such as Bailieborough, Cavan Town, or Belturbet.

Modest two-storey buildings dominate in Mountnugent

4.3 Building Types and Materials

Buildings in the Mountnugent ACA are typically two-storey houses facing onto the Main Street, and they once had a shop or public house at ground floor and accommodation above. There are stone-built outbuildings at the side or the rear of houses at the southern end of Main Street.

These buildings typically have pitched or hipped slate roofs with rendered chimneystacks, rendered walls, and square-headed window and door openings. Some buildings still have a commercial use and trade as shops or pubs. Others are now in use as private dwellings, but earlier shopfronts have been kept. Surviving early building and features help to underscore the historic character of the village.

There are no civic buildings such as a market house or court house in Mountnugent. The church at the centre of the village is a landmark structure. St Bride's Church of Ireland church was built in 1804. The church is set back from the street behind decorative cast-iron railings and entrance gates. The stone building has a square, three-stage tower and pointed-arched windows and doors. St Bride's church is set in a church yard planted with yew trees. An engraved stone on the church records that the site of the church was donated by Oliver Nugent Esq. of Bobsgrove. The church is in a very original condition. The building, landscaped churchyard, and railings set on a stone plinth all greatly contribute to the architectural character of Mountnugent ACA.

St Brides Church of Ireland church

The bridge at the northern end of Main Street has four narrow arches spanning the river with rubble stone spandrels and piers. The coping on the stone parapets are slightly different on either side of the bridge. This suggests the bridge was widened at some point in time. The beautiful bridge is not easily viewed from Main Street. A small green area is easily accessible on the eastern side of the bridge, from where the bridge can be appreciated. The stone parapet walls on the bridge are echoed in the stone boundary walls of the garden on the eastern side of Main Street. They are also echoed in the stone buildings at the southern end of Main Street. The use of stone adds texture and colour to the streetscape.

Views of the bridge at the northern end of Mountnugent

5.0   Existing Designations and Zoning

Mountnugent was identified as being a Tier Six (village) on the settlement framework.

5.1 Record of Protected Structures
There are 2 protected structures within Mountnugent ACA:
Bridge   NIAH 40403809
St Brides Church of Ireland church   CV38009
                                                            NIAH 40403818

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Mountnugent ACA as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of Mountnugent ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including: render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line within the ACA.

Policy11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important when considering repairs to an historic roof works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match original materials and render style.
- Removal of redundant signage from buildings.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facade.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings that could alter the character of a facade should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium windows.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.
- Removal of redundant signs.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Mountnugent ACA front directly onto the public path and do not have front sites. The boundary walls that enclose the side and rear sites are important features of the ACA and must be retained and enhanced. The gates in the integrated carriage arches and side lanes are also important features.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building.
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Mullagh ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Mullagh ACA

Architectural Conservation Area Report, Character Appraisal, and Policy Framework.

Date: 18 December 2018

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
Cavan
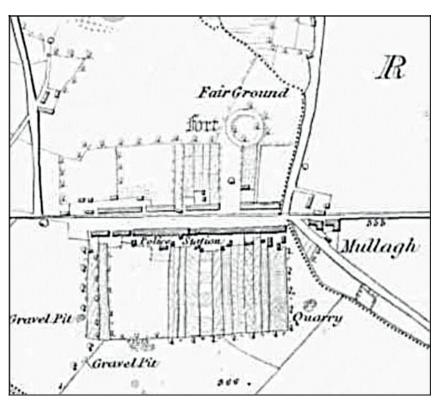
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Contents

1.0 Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Mullagh has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Mullagh ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Mullagh ACA.

Ordnance Survey map of County Cavan
Published 1836

2.0   Location

The small town of Mullagh is located in south-east County Cavan between the towns of Virginia and Moynalty and south of Bailieborough. The ACA boundary encompasses the buildings and plots in the town's historic core which were laid out in the 1820s.

The historic core of Mullagh is a planned wide straight street on an east-west axis. It is clearly a street that was formally laid out with regular plots, a shared building line and similar roof height.

Boundary map of Mullagh ACA

3.0   Historic Development

The town of Mullagh was planned and formally laid out in the 1820s by Colonel Alexander Saunderson, a prominent landowner in County Cavan and a Member of Parliament. Saunderson's forbearer, Robert Sanderson, had been granted lands in the area that were forfeited by the catholic landowner Lawrence Dowdall of Athlumley during the 17th century Ulster Plantation.

The market town developed as an economic focal point for the wider, rural locality and by the 1830s, the parish of Mullagh had a population of 5,960 people, with 108 inhabitants residing within the town itself. Samuel Lewis' *A Topographical Dictionary of Ireland* records that in 1837 there were 36 houses, a constabulary barracks, a petty sessions court house, a dispensary, and a weekly market. From 1828, six fairs were held each year to facilitate the trade of cattle, pigs, oats, butter, and flax.

The town developed quickly and by 1841, Mullagh had 53 houses, four of which had been erected to the rear of existing dwellings. However, the years of the Great Famine impacted greatly on the town and its population contracted during the decades to come. As outlined in *A Portrait of a Parish* by Mullagh Historical Committee (1988), there were just 310 townsfolk by 1871 with this number dropping to 247 by 1894. The 1901 census records that Mullagh town had a population of 234 people.
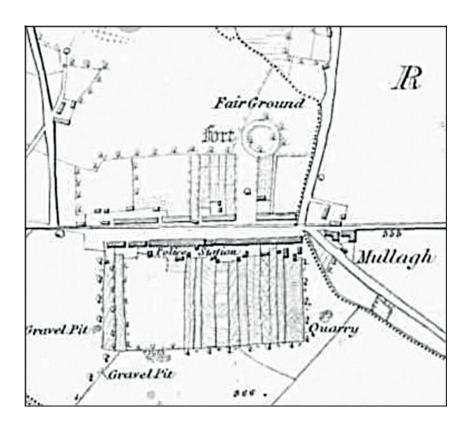
In spite of this contraction, the market town endeavoured to progress over the course of the 20th century. The fair, which became a monthly event around 1870, attracted traders from near and far until the 1960s, at which time its popularity waned due to the increasing success of the a mart which opened in 1857.

Mullagh progressed in the mid-20th century with electrification in 1957, the building of a garage by Patsy Clarke in 1960, and the establishment of a Garda station 1977. Today, the beautifully maintained town remains an economic focal point for the locality and its environs, and it is home to a number of small and medium-sized businesses. One of the great commercial success stories from the present day is *Margaret's*, an egg-producing family business whose premises are situated within the ACA.

3.1   Historic Maps

One of the earliest maps to show the newly established market town of Mullagh was produced in the 1830s by the Ordnance Survey. The town was laid out on a precise east-west axis with building plots arranged to either side of the straight street. By the time the map was published, both sides of the road had been largely developed with terraced houses. Each house had a long rear garden that was enclosed by walls and most properties are shown to have had small yards adjacent to the house containing outbuildings.

The map below shows that the town's police station was situated on the southern side of the street whilst a fair ground was located within a site to the north. The fairground had been established on the site of a circular ringfort which is described as a *fort* by the Ordnance Survey. And although it is clearly defined on the map below, it is no longer visible above ground today because of levelling.
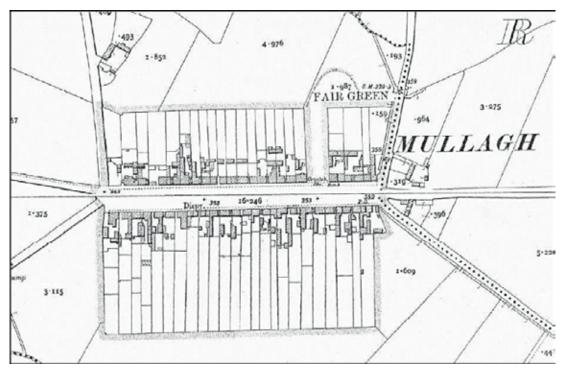

Ordnance Survey map of County Cavan
Sheets 40 & 44, published 1936

The 1910 Ordnance Survey map shows the footprint of the market town some 90 years following its initial establishment. Both sides of the main street had been fully developed with homes and business by this period. Each long rear site had outbuildings, yards and gardens, and many of the rear sites were accessed through integral carriage arches.

The 1910 map indicates that the archaeological enclosure situated within the fair green had been truncated by the rear sites of houses on the northern side of the road. The fair, which was a popular place to trade until the 1960s, was accessed directly from the main street via a passage between terraces of houses.

The 1910 map also shows the access routes to and from the town. Roads led to Mullagh from the nearby towns of Bailieborough, Virginia and, Moynalty and facilitated trade and commerce.

Ordnance Survey map of County Cavan
Sheets 40 & 44, published 1910

4.0   Character Assessment

4.1   Street Pattern

Mullagh was laid out in the 1820s with an intentional regularity that is clearly shown on the 1836 Ordnance Survey map. The straight and wide main street was aligned on a precise east-west axis and each side was divided into linear building plots. Terraces of two and three-storey pitched-roofed houses, that opened directly to the street, were built over the course of the mid-19th century. Most of the properties contained rear outbuildings with long, enclosed gardens, accessed via carriage arches.

As described above, Mullagh was a market town with six fairs per year during the 19th century. A dedicated fair green was located on the northern side of the main street in a field that contained the remains of a ringfort.

Mullagh's original 19th century market-town plan has remained largely intact and its form can be clearly read to the present day.

Images of Main Street Mullagh

4.2   Architectural Character

Mullagh is dominated by terraced two and three-storey houses and business premises. The houses are very typical of the style of 19th century domestic buildings found in Irish towns. And whilst they each have a unique exterior and character, they share common design elements.

The houses of Mullagh have single-span pitched roofs which would originally have been covered with slate, as indicated in the 1901 census. Rendered chimneystacks with clay pots rise over the party walls, revealing the position of interior fireplaces or stoves. Ridges are capped with clay ridge tiles and bracket-mounted gutters and downpipes carry rainwater away.

Each house has a rendered facade which is brightly coloured and some are enhanced by modest stuccowork. In some cases, render has been removed to reveal the random-coursed stonework of an entire elevation or just a carriage arch, but this practice would not have been the norm when the buildings were erected.

Fenestration is symmetrical with square-headed window openings being evenly placed on the front elevations. Originally, each house would have been glazed with multiple-pane timber sash windows, however, in recent years most of the town's timber windows have been replaced with modern aluminium or uPVC-framed units.

At ground-floor level, Mullagh's houses have simple panelled doors, where original examples survive, and a few premises retain their original timber shopfronts. Some beautifully made historic timber shopfronts are seen along the street and afford a great deal of character to the streetscape.

Segmental-arched integral carriage archways are incorporated into a number of the town's houses. These archways, with their timber battened gates, were built as a feature of the terraced buildings to allow access to the long rear sites and yards from the street. In some cases, houses have gateways set to the side rather than within the building itself.

It is clear to any visitor that great care has been given to preserve the integrity of the town's architectural character. And whilst some features such as early doorcases, windows, and roof slates have been modernised, the traditional architectural character of the town is still very evident.

4.3   Public Realm and Amenity

The public realm is well cared for and is an appealing setting for the terraced houses of the town. The main street of Mullagh is straight and wide and it allows ample parking space for vehicles. The roadway is painted with typical markings to assist traffic and a zebra crossing is located at the western end of town for the benefit of

pedestrians. Street lighting is provided by a series of lamp standards dotted along the main street.

The special character of the street has been taken into account with the provision of attractive cobble-lock pavements, paved areas at the zebra crossing and in the open square that leads to the former fairground. The pleasantly landscaped public square that affords access to the former fair green has a series of planters, seating, and a free-standing sign post that points the way to various places and amenities in the locality. And to evoke a sense of the town's history, the Mullagh Tidy Towns Committee have erected an interpretive panel at the opening to the square, bearing an old black-and-white photograph of the town's fair.

Public spaces within the ACAs

4.4 Building Types and Materials

Original and early historic architectural features provide an intrinsic quality to town's buildings and the wider streetscape context. Elements such as natural slate roofs, cast-iron rainwater goods, renders, stucco window surrounds, sash windows, and panelled doors give the exterior of old buildings their traditional character.

Although, works to upgrade and modernise houses have resulted in the loss of many early features of interest such as windows, door, and roof slates, Mullagh retains some very pleasing architectural elements.

Renders

Recent financial investment has allowed for the painting of the town's facades. The attractive renders of the terraced houses vary from a smooth finish to rough-cast, and in some cases the front elevations have stucco detailing such as decorative quoins, cornices, and window architraves. The photographs below show just two examples of the attractive plasterwork finishes along the street.

Shopfronts

A number of 19th and 20th century shopfronts punctuate the main street. The hand-crafted joinery contributes greatly to the character of the individual buildings and wider terraces.

The beautifully carved acanthus-leaf console brackets below belong to two different shopfronts along the main street. The acanthus leaf was a decorative device used in Neo-Classical architecture and was depicted in Ireland's joinery and plasterwork in the 18th and the 19thcenturies.

Details of shopfronts in Mullagh

Roofs

The 1901 national census records that the town's roofs were originally slate-covered. Unfortunately, many of the roofs have lost their natural slate and have been re-roofed with fibre-cement or asbestos tiles. And although these popular products aim to mimic quarried slate, they do not have same texture, quality, or special character.

A few examples of natural slate roofs are seen within the town and these greatly enhance the roofscape. Likewise, the original or early cast-iron rainwater goods that have been retained and maintained bring a special historic character to the buildings.

Examples of surviving early materials in Mullagh

Sash Windows and Early Doorcases

Few early historic sash windows can be seen today, as they have been largely replaced in recent decades by aluminium or uPVC units. Where traditional sliding sash windows and historic doorcases and doors survive they afford an attractive quality to a building's exterior. The block-and-start cut-stone example below with its spoked fanlight and nine-panelled door is inspired by a Neo-Classical design commonly used in the 18th century in Ireland.
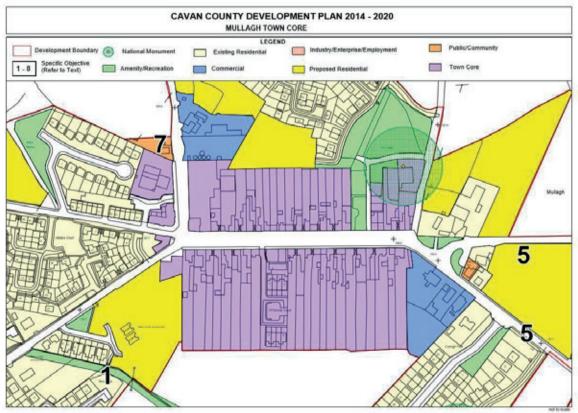

Examples of early timber sash windows and round-headed door opening in Mullagh

5.0 Existing Designations and Zoning

Mullagh ACA encompasses the core of the town and the public square that leads to the recreational grounds of the former fair green.

5.1 Record of Protected Structures in Mullagh Main Street

Dev Plan Ref No.	Building and Address	Description
CV40001	James Clarke, Accountants, Main Street, Mullagh	House
CV40002	House, Main Street, Mullagh	House
CV40003	P.J Smyth, Main Street, Mullagh	Commercial Premises
CV44001	House, Main Street, Mullagh	House
CV44002	Conaty's, Main Street, Mullagh	House
CV44003	Paddy Fox, Main Street, Mullagh	House

5.2 Record of Monuments and Places

CV040-048   Ringfort – rath

"Marked 'Fort' on Ordnance Survey 1836 and 1876 maps. Situated on relatively level ground just N of Mullagh village. An earlier report (OPW 1969) recorded a slightly raised circular area defined by a low scarp. Site has been levelled."

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of Mullagh as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Reinstatement of render to the facade of buildings on Main Street would enhance the cohesive historic character of the ACA.

Policy 7
It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8
It is a policy of the council to protect and enhance the cut stone doorcases that are a feature of the buildings of the ACA.

Policy 9
It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stone sills, and original doors.

Policy 10
It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 11
It is a policy of the council to maintain the existing established building line and roofline within the ACA.

Policy 12
It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials and building techniques.

Policy 13
It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 14
It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 15
It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 16
It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA.

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves and decorative bargeboard.
- Insertion of roof lights, dormer windows and solar panels on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height.
- Erection of solar panels, satellite dishes, communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

Although most buildings located within the ACA front directly onto the public path and street some public buildings and houses at the northern end of the street have enclosed front sites. The railings and boundary walls that enclose these front sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building.

- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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Redhills ACA

Architectural Conservation Area Report,

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Title: Redhills ACA
Architectural Conservation Area Report ,Character Appraisal, and Policy Framework.

Date: 20/09/2019

Address:
Cavan County Council Planning Section
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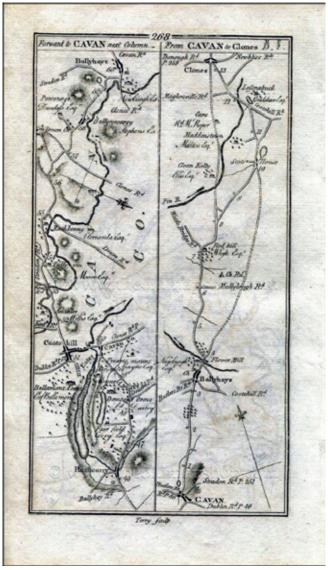Cavan

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1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Redhills has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Redhills ACA boundary and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Redhills ACA.
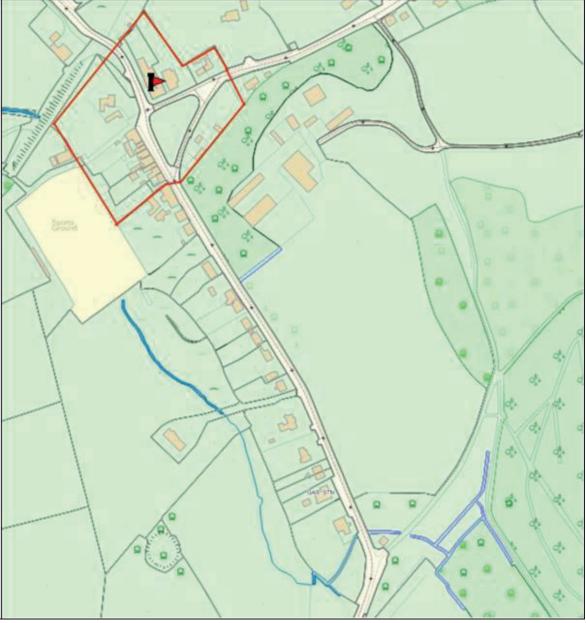

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 268 Route from Cavan to Clones through Redhills

2.0 Location

Redhills is a small village in north-east Cavan, close to the boarder with County Monaghan. The village is arranged around a central green and lies just outside the estate walls of the Redhills House, formerly the estate of the Whyte-Venables family.

The Fair Green is at the centre of the Redhills ACA.

Redhills ACA location map

3.0   Historic Development

Redhills is a small estate village located outside the estate walls of Redhills House. Its name is due to the high iron content of the soil which gives the soil a distinct red hue.

The Redhills estate was awarded to Francis Whyte in the 17th century. He was Chief Secretary to Sir Oliver St. John, Lord Deputy of Ireland from 1616-1622, and had come to Ireland from Toddington in Bedfordshire to serve the Crown.

His loyalty and service earned him a grant of land in County Cavan. The Books of Survey and Distribution records all landowners and the townlands they owned in Ireland from 1641-1670. Francis Whyte died in 1622 but his son Thomas Whyte was recorded to own 2,639 acres in the Parish of Annagh in the barony of Tullygarvey. This is where Redhills House, seat of the Whyte family was built.

In the mid-19th century there were no male heirs to the estates and they passed down through relatives by marriage to Mrs. Georgina Venables, wife of Rev. E.B. Venables. The Venables were required to keep the Whyte name and the family became known as the Whyte-Venables in 1847.

The family built a house on the estate on an unknown date. The house was requisitioned and used as a British army barracks during the Irish War of Independence. Eventually, the house was targeted and burned on 28 June 1923 during the Civil War. The remaining structures including the estate walls, gates, lodges, and entrance gates all date to the late-18th and 19th centuries.

The Whyte-Venables played an important role in the county and local community. The family was a large landowner in County Cavan and patron of the local church in Killoughter. The new parish of Killoughter was created in 1813 and a new church was built close to Redhills. Francis Whyte-Venables was appointed first churchwarden of the new parish in 1813.

The village of Redhills is 19th century in character but there was likely a settlement here to support the Whyte estate from at least the early-18th century. Unlike other large landowners in County Cavan the Whyte-Venables did not develop a town plan for Redhills. It remained a small village while other villages were formally laid-out with a wide main street such as Kingscourt, Cootehill, Bailieborough and Belturbet.

In Samuel Lewis's *Topographic Dictionary of Ireland* (1837) Redhills is described as follows:

'Redhills, a village, in that part of the parish of Annagh which is in the barony of Tullaghgarvey, county of Cavan, and province of Ulster, 2 miles (N.E) from Belturbet, on the road to Ballyhaise: the population is returned with the parish. It takes its name from the peculiarly red colour of the soil, which arises from it being strongly impregnated with iron; the roads near it are all of a deep red colour. Here is a R.C chapel belonging to the district of Annagh East, or Killoughter.'

Iron was mined in Redhills from the late-18th century. Iron smelting required a huge amount of fuel in the form of charcoal which resulted in many ancient native forests being cut down. A working iron mine operated by the Redhills Mining Company was in production here until 1972.

The arrival of the railway to Redhills in 1873 as a stop on the Great Northern Railways Cavan to Clones line connected this small village with larger towns and cities. Once in Clones passengers and goods could continue further to Belfast or Dublin. The arrival of the railway was a hugely significant social change for the village and helped the iron mined here to reach larger markets more easily. With the development of a wider road network and increased availability of cars the Cavan to Clones line closed to passengers in November 1957 and to goods in June 1958.
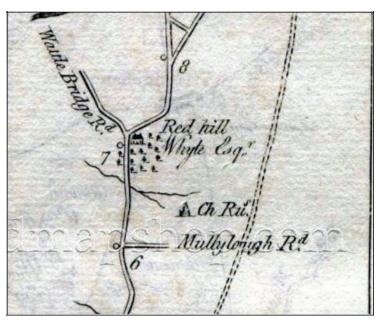
3.1   Historic Photographs

Redhills c.1913, Courtesy of PJ Dunne Postcard Collection
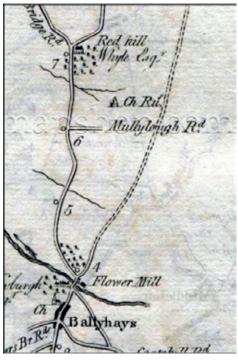Johnston Central Library

Photo taken 9 April 2019
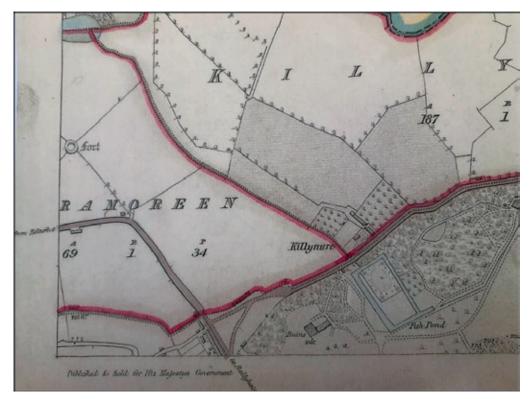
3.2   Historic Maps

The Taylor and Skinner map on page two of this report illustrates Redhills in 1777. The map illustrates a large house named 'Red hill Whyte Esq.' There is no indication of a village or settlement of any size here. The neighbouring village of Ballyhaise is illustrated with thick back lines lining the road to indicate buildings. There are no such lines on the Redhills map. However there was probably a small settlement here at this time.

Taylor and Skinner Road Maps of Ireland, 1777
Detail from page 268 illustrating route from Cavan to Clones

Heavy black lines at 'Ballyhays' indicate buildings on both sides of the street

Ordnance Survey Map of County Cavan
Sheet 12, Surveyed 1836, Published 1836

The first edition Ordnance Survey map of Redhills was surveyed and published in 1836. This map illustrates part of the Redhills Estate complete with the ruins of the earlier houses, a fish pond, and pathways throughout the demesne.

The distinctive triangular green is illustrated in the village and the terrace of building on the west side of the green is complete. There is a building on the south-east side of the green in the location of the former Constabulary Barracks and two buildings on the north side of the green, obscured somewhat on this map by the red line demarking the townland boundary. Redhills has the appearance of a small rural village dependent on the demesne outside whose walls it lays and on the road between two larger towns: Belturbet and Ballyhaise.

The second edition Ordnance Survey map was surveyed in 1878 and published in 1879. This map illustrates the many changes that happened in Redhills in the middle of the 19th century.

The arrival of the Great Northern Railway to County Cavan had a big impact on the social and economic life of the county. In 1873 Redhills benefited from having a small station located just to the north of the village on the Belturbet Road. The original road was diverted slightly at the northern end of the green and raised up on an embankment. A new bridge carried the road over the railway line. At Redhills there
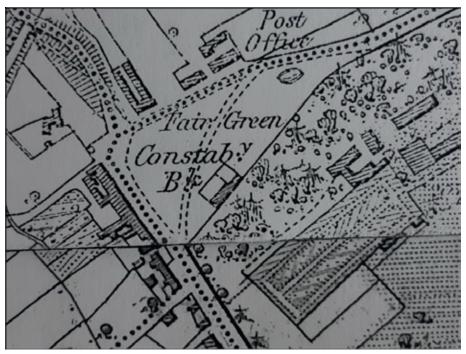
was a small station house and a signal house and the line ran from Cavan Town to Clones.

The terrace on the western side of the green is illustrated and the building on the south-eastern side of the green is now labelled Constabulary Barracks. A building that also appears on the first edition map located on the northern side of the green is labelled Post Office. The corner-sited building on the northern side of the green, now in use as a shop and public house, appears on this map for the first time.
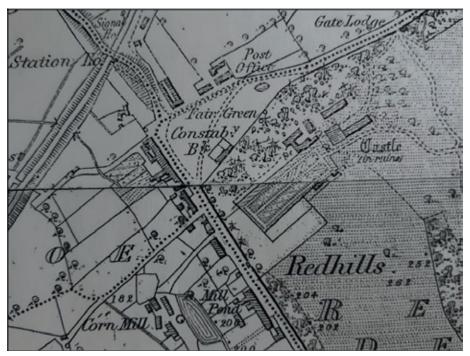
A house located at the north-west corner of the green and set back off the road has a rural farmhouse appearance. It is interesting to note that this structure is illustrated on both the first edition and second edition Ordnance Survey maps. On the first edition map it is illustrated fronting directly onto the Redhills to Belturbet Road. However when that road was diverted to facilitate the new railway this house lost its direct access onto the road. The building survives but is no longer in use.

The green at the centre of the village is labelled Fair Green. Its distinctive shape remains but the north-west corner of the green was cut to facilitate the diversion of the road to Belturbet over the new railway tracks.

Larger towns and villages held regular fairs which were important places of business in the 18th century. They had market houses where they traded in flax, livestock, and crops amongst other things. Smaller villages such as Redhills often had Fair Greens. Redhills held a Gooseberry Fair on the Fair Green every July.

Ordnance Survey Map of County Cavan
Sheet 12 & 16, Revised 1878

Ordnance Survey Map of County Cavan
Sheet 12 & 16, Revised 1878

By 1878 the village was developing south of the Fair Green and along the estate walls of Redhills House. There are new buildings fronting onto the road and to the rear of the buildings is a Corn Mill. Within the estate there is a new garden formally laid out and located next to the ruins of the earlier Redhills House. It is interesting to note that these ruins are described as 'Castle (in ruins).' Whilst little is known about the original house it was probably a fortified house built of stone dating to the 17th century. It was abandoned in the early-19th century and a new house was constructed north-east of the original house. This house was set on fire and destroyed in June 1923 during the civil war in Ireland.

4.0   Character Assessment

4.1 Street Pattern

Redhills is a small village located outside the boundary walls of Redhills House. The village is arranged around a Fair Green. The Fair Green is triangular in shape with a road running around its perimeter.

There is a terrace of houses on the western side of the green. On the northern side of the green, on the corner where the road to Belturbet passes, is located the only shop in Redhills. Next to this shop is a mechanic's garage and a private detached house. On the southern side of the green is a tall stone boundary wall of the Redhills estate. A derelict two-storey building located just outside the walls was formerly the Constabulary Barracks. A new playground for children is also located on the southern side of the Fair Green next to the former Constabulary Barracks. The eastern end of the Fair Green tappers into a point where two roads converge.

The first and second edition Ordnance Survey maps of the Fair Green illustrate it as a triangular area that narrows into a sharp point on the eastern end. The eastern side of the green has been cut short by a new road with the remaining 'point' of the triangle acting as a traffic island. On the northern side of the Fair Green a small area of the green has been taken and is used for parking cars.

View of the Fair Green taken from the south-west corner

View of the terrace of houses on the western side of the Fair Green
New public parking provide on the northern side of the green.

The water pump located on the Fair Green

View of the former Constabulary Barracks on the south-western side of the Fair Green Public benches, bins and planters located along southern side of green

View from the north-eastern end of the Fair Green looking towards the terrace of houses. The road was cut through the Fair Green leaving the remaining triangular section to act as a traffic island.

4.2 Architectural Character

The lands at Redhills were granted to the Whyte family in the 17th century who built a castle or fortified house on an unknown date. There was probably a settlement at Redhills to support the Whyte's house from the late-17th century. The village today however is 19th century in character.

Unusually for estate villages there are no public buildings or churches in the village and only two commercial premises. The buildings are predominantly private homes, dating to the 19th century with modern 20th century houses built on the northern side of the green, the north-eastern end of the green, and along the road leading to the principal entrance to the Redhills Estate.

The terrace of private homes on the western side of the Fair Green is the most complete area of development in the village. The houses are two-storey, without a basement, and front directly onto the street. They all have pitched roofs and rendered front elevation walls. Although the houses were constructed at different times the shared building line and similarities in roof heights and use of materials lends uniformity to the terrace. At the northern end of the terrace, set back from the roadside is a two-storey stone farmhouse. This house is rural in its character and appearance and contrasts with the neighbouring terrace of houses that have a more urban character.

The tall stone estate walls of Redhills Demesne are a dominant feature in the village. The wall runs along the south-eastern side of the Fair Green where there is a two-storey building in a derelict condition. This is the former Constabulary Barracks and is named on the second edition of the Ordnance Survey map of the village dated 1878.

The former Constabulary Barracks and adjoining outbuilding do not have the appearance of a public building. Its rendered walls, pitched slate roof, and small windows lend a domestic character to the former barracks. It stands alone against the estate walls with a backdrop of mature trees and retains a rural village architectural quality.

On the northern side of the Fair Green there is a tall four-bay two-storey commercial building. This corner-sited building is dominant on the streetscape as it forms the north-west corner of the green. This building accommodates the local shop and café with a public house operating from buildings extending at the rear.

Redhills has a rural village architectural character that is less formal than some larger villages and towns in County Cavan. Many landlords in Cavan devised plans based on popular town planning ideas in the 18th century with wide straight streets, planned open spaces, uniformity, and prominently positioned public buildings. Redhills is not a planned village and the Fair Green developed organically from the earliest settlement here in the 17th century. The Fair Green was not formally laid out and as the photograph on page seven illustrates it was never planted, enclosed, or defined by a wall or kerbing.

View of terrace on western side of Fair Green

View of terrace on western side of Fair Green

View of north-west corner of Fair Green
End of terrace and view of two-storey farmhouse with outbuilding

House set back from the road at the north-west corner of Fair Green

Shop and neighbouring garage on the northern side of the fair Green
Extra parking provided on northern side of green with parking bollards

View of side elevation of shop. Rear building accommodates a public house

4.3 Building Types and Materials

The prevailing building type in Redhills is a 19th century two-storey rendered house with a rural village character.

Redhills did have some industry in the past with a local iron mine being worked until 1972. Redhills Railway Station, located just outside the village gave Redhills access to larger urban centres. However, the village remained small and rural in character.

Developing organically from a small 17th century settlement that supported the Whyte's stronghold, Redhills grew along the estate walls of the Whyte's land and around the Fair Green.

There is one terrace of houses on the western side of the Fair Green and detached houses and businesses on the remaining sides of the Fair Green.

Facades/Walls

The front facades of the buildings fronting onto the Fair Green are finished with a painted smooth render. Slight variations occur where ruled-and-lined detail has been applied to the render or the facade has been embellished with decorative stucco details such as quoins or architrave surrounds to window openings.

Doors and Windows

Door and windows openings are predominantly square-headed openings. Pitched door canopies have been added to doors on two houses on the terrace. Painted sills, replacement timber, and uPVC windows and doors are common in the village.

Roofs

The roofs on the buildings in Redhills are predominantly single-span pitched roofs with a natural slate or imitation slate covering and with rendered or redbrick chimneystacks. The shop on the north-west corner of the Fair Green has modern roof lights on the front pitch of the roof and three large machine-cut stepped redbrick chimneystacks.
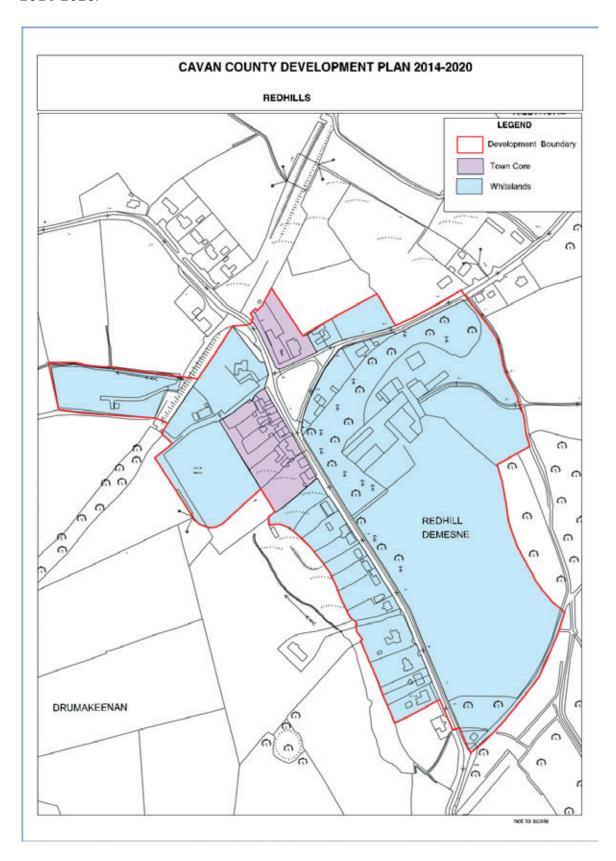
The photograph on page seven illustrates the terrace in Redhills dating to the beginning of the 20th century. It is interesting to note the high number of thatched structures photographed in the terrace. The 1911 census of Redhills Town records just 26 buildings. Eleven of the structures were recorded to have thatched, wood, or other perishable materials on their roofs and eleven were recorded as having slate, iron, or tiles on their roofs. Four uninhabited buildings: a church, a railway station, a creamery, and a house did not have their roof materials recorded.

There were two shops recorded in the town and three public houses with the remainder of the buildings being private dwellings and public buildings. The public buildings listed in Redhills Town were Royal Irish Constabulary Barracks, a church, a creamery and a railway station. Most of the private dwellings had at least one outbuilding recorded including: 13 Fowl Houses, 9 Stables and 7 Piggeries.

The 1911 census recorded that Sergeant John Gorman lived at the barracks with his wife and their six children. Two other Constables also lived at the barracks. The former barracks survives in a poor condition on the southern side of the Fair Green.

5.0   Existing Designations and Zoning

Redhills is listed as a Tier Six Small Village in the Cavan County Development Plan 2014-2020.

5.1 Record of Protected Structures

Only two protected structures are in the proposed ACA:

Address	RPS Ref. No.	NIAH No.
Demesne Walls	CV16002	N/A
4 Redhills	CV16003	N/A

6.0 ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of the village of Redhills as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7

It is a policy of the council not to permit the removal of historic shopfronts and to encourage good and sympathetic design and quality craftsmanship in the alteration of existing shopfronts and installation of new shopfronts.

Policy 8

It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stone sills, shopfronts, and original doors.

Policy 9

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 10

It is a policy of the council to maintain the existing building line within the ACA.

Policy 11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 12

It is a policy of the council to protect and retain historic street furniture and surfaces.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA. Landscaping the Fair Green and planting of trees around the perimeter of the Fair Green are suggested in this report as a way of strengthening this public space.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures, or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Strengthening the Character of the Redhills ACA
The Fair Green is at the heart of Redhills village and is a valuable public amenity. A number of features are located on the green and make a positive contribution to the space.

The village pump dated c.1870, is located at the centre of the green and is surrounded on three sides by railings. The pump and railings are painted and well maintained.

A bronze sculpture titled 'The Village Green' by artist Joanne Behan was installed in June 2015 as part of the Building Peace through the Arts – Re-Imagining Communities programme. The sculpture is a wonderful addition to the green and is accessed along

paving at the eastern side of the green. In addition to the pump and sculpture there are flower planters, trees, public benches, and bins on the southern side of the green, a planted flowerbed and post sign on the south-west corner and parking bollards on the northern side of the green. It is recommended that any further additions to the Fair Green be carefully considered to avoid the green becoming cluttered by unnecessary items of public furniture.

The removal of part of the green on its northern side to provide additional parking and 'cutting off' the most eastern corner of the triangle by allowing a new road cross the green has impacted negatively on this historic space. It is recommended that no further encroachment on the Fair Green be permitted. The possibility of reclaiming the parking area on the northern side of the green should be considered.

It is recommended that the addition of stone kerbing, walkways and further planting of mature trees around the perimeter would enhance the Fair Green. The planting of trees around the perimeter of the green would lend a more formal enclosed character to the space and the addition of paved walkways would encourage more use of the space as an amenity. The route of the proposed pathways should be carefully considered and kept to a minimum. The new playground is already attracting visitors to the village and the landscaped Fair Green could be a further attraction. The addition of stone kerbing around the Fair Green would define and strengthen the shape of the space.

A landscape plan for the entire Fair Green should be undertaken to consider the existing features and further improvements to the space. It is understood the Fair Green is an important resource in the village and is used as the location for the popular annual Redhills Carnival on the Green. The eastern end of the green could be left open to allow for installation of the carnival infrastructure.

7.2 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character**.**

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras, and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

The buildings located within the Redhills ACA front directly onto the public path and typically do not have enclosed front sites.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration, or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. The Fair Green is at the heart of the Redhills ACA and a landscape plan should be devised to provide a coherent plan for the space. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape.

> Works that **would not** require planning permission:
> - Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .
>
> Works that **would** require planning permission:
> - Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
> - Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

8.0   Bibliography

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The Diamond, Belturbet ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Comhairle Contae an Chabháin
Cavan County Council

Title: The Diamond, Belturbet ACA
Architectural Conservation Report, Character Appraisal, and Policy Framework.

Date: 22 March 2019

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
Cavan

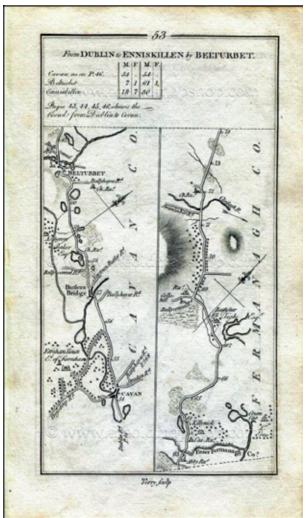**Email:** Info@cavancoco.ie

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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. The Diamond, Belturbet has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying The Diamond, Belturbet ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of The Diamond, Belturbet ACA.

It is intended that this ACA would work in conjunction with Revitalisation Plan (2018) for Belturbet.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 53 Route from Dublin to Enniskillen by Belturbet

2.0   Location

The Diamond is located on elevated ground at the south-western end of Belturbet and terminates the town's principal thoroughfare of Butler Street and Holborn Hill.

To the north-west are the parallel roads of Castle Street and Upper Bridge Street. Lower Bridge Street descends to the banks of the meandering River Erne and Turbet Island, whilst the shorter Castle Street ends at The Lawn. At the southern corner of the Diamond, beside the Town Hall, are the junctions of Church Street and Chapel Street.

The Diamond, Belturbet ACA

3.0   Historic Development

The origins of the present-day town can be traced back four centuries to the Plantation of Ulster when, in 1610, Sir Stephen Butler, was granted an estate of over 2000 acres by King James I. The principal terms of the grant were that Butler would establish an incorporated market town and a garrison to protect the traditional fording point of the River Erne. In compliance with other conditions, he erected Butler's Castle on high ground overlooking Turbet Island and the river. The castle, which is no longer extant, is said to have been "a commanding block with three circular angle towers" with hanging gardens that swept down to the river. A commemorative plaque, mounted on the stone front elevation of The Castle public house, on the north-west side of The Diamond, marks the site of the 17th-century building today.

Belturbet's market place, known as The Diamond, was established directly beside Butler's Castle and served the town as a commercial and social hub. The market was held on Thursdays and facilitated the trade of butter, oatmeal, potatoes, and yarn. A fair was held on Ash Wednesday, September 4 and the first Thursday of every month. Today, the market has disappeared from The Diamond, but the area remains a significant part of the town of Belturbet.

3.1 Historic Photographs

A photograph of Belturbet from the Lawrence Photograph Collection by Robert French between 1880-1900. Source: National Library of Ireland.

The black and white photograph from the Lawrence Collection captures the historic character of the town's market place in a time before motorised vehicles and designated parking bays. At the centre of wide square was a municipal water pump with a wheeled hand-crank that is marked on the 1910 Ordnance Survey map. The pump, which has been long since removed, was an essential element of infrastructure and provided fresh water to the local community prior to the plumbing of individual houses.

The image also records some of the buildings, which enclose The Diamond to this day. Leonard's, on the corner of Castle Street, is shown to have been a very pleasing shop-house with timber shopfronts on both elevations. The living quarters were accessed by a flight of steps that rose to an attractive block-and-start stone doorcase, and the interior was lit by two-over-two paned timber sash windows. Unfortunately, changes carried out over the last century have resulted in the loss of these notable architectural features.

On the left side of the photograph we see a terrace of houses with timber shopfronts including that of Devine's. Like Leonard's, on the corner of Castle Street, this group has also lost its original entrance fronts. Furthermore, the historic renders, which covered and protected the structural stonework, have also been removed.

A photograph of Belturbet from the Lawrence Photograph Collection by Robert French between 1865-1914. Source: National Library of Ireland.

Robert French's photograph provides us with a view of Butler Street and The Diamond beyond. Terminating the vista is the old market house of c.1730, which was replaced by the present town hall in 1928. Produce and goods were traded at ground floor level, whereas the upper floor of the building was used by the Corporation for administrative purposes.

As seen in the image, the symmetrical market house had a central, pedimented breakfront and round-headed openings to the ground floor, with Venetian windows above. Its hipped slate roof was crowned by a cupola that rose from the centre of the ridge.

A photograph of The Town Hall in Belturbet from the Eason Photograph Collection, between 1928 and 1939. Source: National Library of Ireland.

In 1915, a series of repairs were carried out to the old market house under the guidance of Cavan-born architect and civil engineer, Joseph Patrick Brady; however, in spite of this, a decision was made to replace it completely in 1927. The District Council paid over £4,000 for the new town hall and court house, which was designed by the same architect.

The town hall, photographed above, has continued to serve the local community since its completion in 1928. And in 2014, the building was renovated and upgraded to meet the needs of the present community. During the redevelopment, an archaeological excavation was carried out, unearthing the remains of an early 17th-century market hall. The stone foundations of that structure were preserved *in situ*.

Following extensive restoration, the town hall was reopened by Phil Hogan TD, the Minister of the Environment, Community, and Local Government, as the Belturbet Library and Civic Centre, on the 9th May 2014.

A view of The Diamond in c.1951. Image owned by Kieran J Campbell.

The image above is understood to date from c.1951 and focuses on the north-west side of The Diamond. On the right hand side of the photograph we see the terrace of three buildings which define the north-west side to the market place. The group, which is understood to have been erected on the site of Butler's Castle, is also documented within the first photo in this chapter.
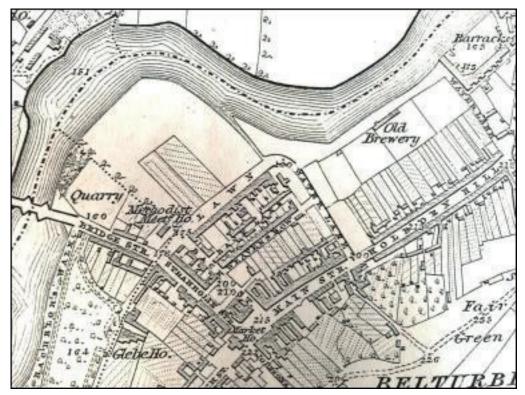
A photograph of Belturbet from the Lawrence Photograph Project 1990/1991 by Eugene Clerkin.
Source: National Library of Ireland.

The final image is an early 1990's coloured photo by Eugene Clerkin that shows the north-east side of The Diamond on a warm summer's day. The image captures the character of the wide market place prior to the installation of designated parking bays.

The photo documents that Leonard's timber shopfront had been replaced by the simple fascia of a coffee shop. It also shows, just at the very left hand side, that the end-of-terrace building on the north-west side of the square still had its external render.

3.2 Historic Maps

The 1777 Taylor and Skinner map on page three of this report shows that Belturbet was one of the network of settlements or towns along the road from Dublin to Enniskillen. The town, which was incorporated in 1613, developed to the south-east of the River Erne and by the 1830s, it had a population of over 2000 people. The first edition Ordnance Survey map below documents how the town of Belturbet had developed by 1835.

Ordnance Survey map of County Cavan,
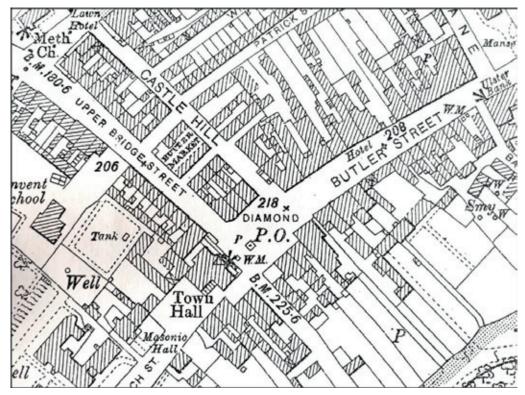Sheet 11, surveyed 1835, published 1837

By the 1830s, the town had a network of streets including the Main Street (now Butler Street) and Holborn Hill which extended north-eastwards from the Market Square. Straheglin Street (now Upper Bridge Street) descended to the bridge. Back Street (now Castle Street) led to the Lawn and Weavers Row. Church Street ran south-westwards from the rear of the market house and Johnson's Lane (now Chapel Street) led to the south-east of the locality. The old market house of c.1730 dominated the square, standing on the site of the present Town Hall, built 1928.

The town had grown steadily since the 17th century, thanks in part to the military barracks, constructed c.1660 along the western bank of the River Erne. And the economy was further bolstered during the 19th century with the establishment of milling and distilling premises along the river's edge.

Ordnance Survey map of County Cavan,
Sheet 11, revised 1876, published 1877

No major changes to The Diamond are seen on the map of the 1870s other than the new names of streets which radiated from it. The market house continued to dominate the wide and open square, playing an important role during the weekly Thursday market and on fair days.

Ordnance Survey Map of County Cavan, Sheet 11-13, Surveyed 1909, Published 1910

By the early 20th century, the market place was formally known as The Diamond, a name which is also used in the towns of Clones and Monaghan. The large-scale map above shows the footprints of The Diamond's buildings in greater detail and notes that the market house was by now officially referred to as the Town Hall. The present building would be constructed a few years later in 1928, replacing the 18th-century market house

In the centre of The Diamond we see the initials W.M. which annotate the town's water mains. The water pump, which would have improved public health, appears in the historic photograph of the square taken by Robert French.

4.0   Character Assessment

4.1   Street Pattern

As defined within a map on page four, the boundary of The Diamond, Belturbet ACA encompasses the historic market square and the buildings which enclose it.

The Diamond is the historic commercial core of the town of Belturbet and terminates at Butler Street, the town's principal shopping street to the north-east. The former market place is bounded by a series of buildings rising to two or three storeys above street level. The 1920's town hall building, which now houses the public library and civic centre marks the south-west side and both visually and physically dominates The Diamond. It is also the terminating point of an important vista along Butler Street.

A stone-faced terrace of three buildings lines the north-west side, whilst a series of mid-20th-century commercial premises and the ornate red brick post office of 1904 form the south-east side. A number of junctions are located at each corner from which various streets including Upper Bridge Street, Castle Street, Church Street, and Chapel Street radiate.

Early spring light falls on The Diamond, the historical core of the town of Belturbet.

4.2 Architectural Character

Like many medium to larger-sized towns in Ireland, Belturbet's market square once played a pivotal role in the economic life of the town. For centuries it was a hub where townsfolk and people from the rural environs gathered to trade produce and wares.

The historic black and white photographs from the National Library of Ireland capture a sense of The Diamond's traditional character and illustrate the wide and open market place. Photographer Robert French's view towards Butler Street illustrates just how spatially distinctive The Diamond was from the narrower thoroughfare of Butler Street beyond.

Whilst the significance of The Diamond waned during the later 20th century, due to cessation of the weekly market and regular fairs, its spatial character remained and is documented in Eugene Clerkin's photograph from the early 1990s. The colour image gives a sense of the original width and breath of the old market place.

In recent decades, The Diamond's traditional spatial character, which had existed for centuries, has been eroded by incremental changes to both the building stock, road layout, and the provision of brick-surfaced pavement and parking bays.

4.3 Building Types and Materials

Town Hall, The Diamond

The former Town Hall and court house is a seven-bay two-storey building which sits on elevated ground overlooking The Diamond and Butler Street. It was built by Belturbet District Council in the 1920s to replace an old market house and it was designed by the District Council's architect and civil engineer, Patrick Joseph Brady, at a cost of over £4,000. The Town Hall was renovated in 2014 and continues to serve the community today as the Public Library and Civic Centre.

The Town Hall and court house has a balanced and symmetrical facade that uses "Classical motifs with a sober civil expression.".

View of Town Hall

The double-height glazed extension to the rear makes the most of the midday sun and provides a warm and welcoming entranceway for the public. It was designed by the architectural firm of Gaffney and Cullivan and built by J.J. Mc'Cauley in 2014.

Beside the 1920's town hall, at the southern corner of The Diamond, stands a block of terraced townhouses. The three-storey houses have commercial units at ground floor level with two floors of accommodation above. Rendered facades and rhythmic fenestration give a pleasing uniformity to the corner-site group.

When originally built, the house would have had multiple-paned timber sash windows, but these have been replaced by modern windows over the years.

South-east side of The Diamond

The south-east side of The Diamond has a group of three mid-20th-century commercial properties. When built, the group of three respected the traditional building line of the wide market square.

Overall, the relatively modern buildings are of modest architectural interest and contribute little to the historic character of Belturbet's Diamond. However, the gable-fronted Gala supermarket, with its crow-stepped parapet, has of a utilitarian form inspired by the Art Deco movement. This type of facade was often used around Ireland for buildings such as garages and depots after WW2.

Post Office, The Diamond, Belturbet

The red brick and sandstone post office is located on the south-east side of The Diamond and is one of the most important buildings within the ACA. In a confident manner, the gable-fronted building breaks forward from the recessed building line and projects itself onto the street. It was built between 1903 and 1905 by the contractor John Mc'Nally as part of a programme for the development of post offices.

The neat building is attributed to the Office of Public Works (OPW) architects Robert Cochrane and Edward Kavanagh, and the former was also responsible for a number of purpose-built post offices including those at Clones, Monaghan, Drogheda, Kells, Lurgan, and Bray.

Of the post office, Jeremy Williams writes, "In a remote town, architectural liberties can be taken and not criticized: hence the extraordinary doorcase with banded bulbous half columns set beside a mullion window beneath a Flemish gable, all in sandstone trim against bright red brick."

The "extraordinary" doorcase is indeed visually appealing, although regrettably, a century of environmental pollution has blackened the scrolling pediment, finials, canopy, and columns. The present door is a replacement and detracts from the stylised stone doorcase. An OPW elevation drawing from 1910 shows that the original door of five flat panels was, intended when designed, to be painted a cheerful yellow.

The OPW-designed post office is a building of architectural, historical and social interest, and one of the most attractive in the town of Belturbet.

Post Office, The Diamond

Building on the corner of Castle St and Butler St

The corner house at the junction of Castle Street and Butler Street forms the north-east side of The Diamond and is featured within the historic photograph on page five. Today, the building looks very different from how it did when it was photographed by Robert French. Whilst its original form, roof profile, and window arrangement have remained, the bulk of early architectural features have been removed.

Works to upgrade the building to meet contemporary needs have resulted in a significant loss of historic character. The removal of the stone doorcase and steps, the old timber shopfronts and sash windows have not only impacted on the special character of the building but on the character of the historic setting of The Diamond.

The house and wider ACA would benefit enormously if the architectural character of this structure were carefully restored. The reinstatement of historically accurate sash windows, doorcase, steps, and shopfronts would breathe new life into the building and former market place.

Terrace on north-west side of The Diamond

The terrace on the north-west side of The Diamond is also captured in some of the old photographs printed above. The block comprising three shop-houses, built in the 19th century on the site of Butlers' Castle, is similar in form to the adjacent building on the corner of Castle Street and to the somewhat taller townhouses on the corner of Church Street.

Over the last few decades the appearance of the group of three has changed radically. The removal of protective render dramatically altered the look and character of the buildings and streetscape. And the replacement of early sashes and shopfronts with modern window units further compromised the special architectural interest of the historic group.

Like the adjacent corner building, this prominent group would benefit from a sensitive restoration programme. The installation of correctly specified windows, external render, and shopfronts based on historic photographs, would greatly elevate the character of the shop-houses and market square.

Turning once more in an anti-clockwise direction, we see the final building of the town's Diamond. Standing to the side of the Town Hall is a yellow building that terminates a terrace on Upper Bridge Street. This structure which marks the northern corner of market place respects the building lines, heights, and scale of the context.

Public Art

Art plays a vital role in the enhancement of a public space and offers one the opportunity to reflect for a moment or two. Within The Diamond ACA there are a number of sculptural works that elevate the character of the domain and act as reminders of the community, past events, culture, and places of significance.

Directly beside the post office, at the entrance to a municipal car park, is a life-sized bronze monument dedicated to two teenagers who tragically lost their lives in 1972

during The Troubles. Mel French's "Geraldine and Patrick" was unveiled in March 2007 as a permanent memorial to the young pair and is today an evocative reminder of our country's past.

Public art makes a positive contribution to the streetscape

As part of a scheme to provide designated parking and upgraded paving, a series of limestone bollards were installed around The Diamond. Each bollard was uniquely

carved with reliefs of aquatic life from the nearby River Erne and recalls the important role that the river has played within the history and life of the town. In the photographs above we see images of frogs, fish shoals, and the Irish name of Belturbet – Béal Tairbirt. The Irish word Béal refers to the mouth of an isthmus or crossing and accurately reflects the centuries-old fording point of the River Erne.

The final sculptural element at The Diamond is a pair of decorative lamp standards, which flank the entrance steps to the Town Hall. The lamps take the form of two stylised female figures, each carved in limestone, and their design and treatment are complementary to the aforementioned street bollards.

Street Furniture

The black and white photo by Robert French captures an early item of street furniture. The town's water mains pump is shown to have been situated on a plinth in the middle of the market place, and it is likely that it was removed because of its obsolescence and because it was becoming an obstacle to traffic.

Today, The Diamond's street furniture includes contemporary brick paving with texturized concrete slabs that mark pedestrian crossings, the carved limestone bollards and lamp standards, steel rubbish bins, planters, free-standing directional finger-posts, public benches, bus stops, and interoperative panels. Each element has been installed to improve the functionality and visual appeal of the area. And whilst these elements are pleasantly designed and well maintained, as a group, they create a somewhat cluttered mood within the square that is not in keeping with the historic character.

4.3 Impact of Traffic Management, Parking and Paving

Today, traffic rather than traders dominates the historic market square of Belturbet. In recent decades much has been done by the local authority to manage road safety, to improve pavements and facilitate on-street parking. Footpaths and designated parking bays have been provided on the north-west and south-east sides of The Diamond to ensure that customers can easily access local business premises. However, this important public infrastructure has modified the spatial character of the former market place.

The provision of brick-paved parking bays, which are clearly identifiable from the road surface beyond, has impacted on the visual dimensions of the historic market place. The parking bays, pavements, and double yellow lines have narrowed the roadway that passes through The Diamond with the result that the former market place has been reduced to a curving section of road that links Butler Street and Upper Bridge Street. The unique spatial character of The Diamond has been changed by these road improvements with the effect that the wide square is no longer instantly identifiable as the town's historic market place.

The provision of brick footpaths, parking bays, bollards, planters, and double yellow line have modified the spatial quality of The Diamond. Visually, it is no longer a wide and open market place, but rather a bend in a very busy road.

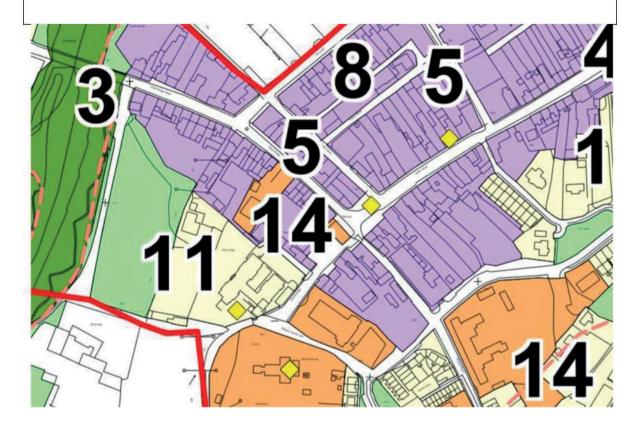## 4.4 Rehabilitation of The Diamond's Historic Character

The Diamond warrants ACA designation because it is a place of historic, architectural, and social interest, which has a unique character that is worthy of preservation and rehabilitation. Set out below are policies and guidelines that can, if adhered to, help to restore the historic character of the old market place.

With a few well-considered changes to the architectural heritage and the public realm, by means of grant assistance and public investment, the traditional market place character could be brought back to its former glory. Restorative measures to historic buildings would include the reintroduction of carefully crafted timber shopfronts, based on the designs of the historic examples seen in the black and white photos above, the provision of timber sash windows, appropriately designed doors, and correctly specified and applied renders, as well as natural roof slates. The redesigning of the public domain could include the removal of the present brick-paved bays and pavements, and the repositioning of the decorative limestone bollards, planters, and public seating, which would restore the visual width of the square.

A restoration of The Diamond's special character is also called for within the 2018 Revitalisation Plan for Belturbet, produced on behalf of Cavan County Council. The document provides direction for the market square reactivation and advises that, "improvements to the Diamond [should be undertaken] to better position it as a social, civic, and public space in the town. In particular, car parking and unused furniture items should be removed to unclutter the streetscape. Contemporary seating and landscaping could be introduced to enhance the aesthetics and functioning of the space."

5.0   Existing Designations and Zoning

Cavan County Development Plan 2014-2020
Belturbet

5.1 Record of Protected Structures
There are three Protected Structures within the ACA. These are rated as being of Regional importance.

Post Office, Butler Street, Belturbet   CV11010
Town Hall, The Diamond, Belturbet   CV11011
Mc'Caul, Diamond Bar, Gilbrides, The Diamond, Belturbet   CV11012

5.2 Record of Monuments and Places
CV011-013006 **-**This record was formerly classed as 'Market / Fair Place' in the RMP (1997). This is not an archaeological monument.

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended), it is an objective of Cavan County Council to restore the character of The Diamond, Belturbet ACA as identified in the character assessment in this report.

The policies aim to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA.

Policy 7
It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stonework, shopfronts, and original doors.

Policy 8

It is a policy of the council to promote the restoration of the ACA's special character by encouraging the reinstatement of known original or early features where possible.

Policy 9

It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy 10

It is a policy of the council that the roof heights and building lines of structures immediately adjacent to buildings within the ACA will maintain the existing scaling.

Policy 11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials and building techniques.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

Policy 15

It is a policy of the council to protect important vistas within the ACA.

Policy 15

It is a policy of the council to protect the important spatial relationships established within the ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for Works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA. Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials, to the original buildings, and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using historically accurate materials and techniques. It is also essential that the original roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider context.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, and eaves.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, or communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing, carrying out localised render repairs, or re-rendering the stone elevations of historic buildings within the ACA that carefully specified lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls. Ordinary Portland cement must not be used on historic buildings.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style and detail of original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing or re-rendering of facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration, and new openings, that would alter the character of a facade, should be avoided. When early external joinery has deteriorated, it is important that it be repaired, rather than being replaced. Where replacement is deemed necessary, faithful handmade windows must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors and Doorcases

Changes to doors and doorcases must be carefully considered. Doors and doorcases should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, doorcases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as surrounds or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.
- Replacement of non-original doors and doorcases within historic buildings.
- Changes to entrance steps that rise to the entrances of buildings.

Shopfronts

Unfortunately, The Diamond has lost its early timber shopfronts, but photographs show us what some examples would have looked like. To restore the historic character of the market place, any new shopfront must be carefully designed and well made. Proposals for new shopfronts are to be subject to the planning process.

Works that **would not** require planning permission:
- Like-for-like repairs to extant non-original shopfronts.
- Removal of obsolete signage.

Works that **would** require planning permission:
- Replacement of shopfronts within the ACA to ensure that a proposed design will both blend with and enhance the special architectural character of the historic market place.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Planting and public art should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the public realm should be to considered carefully and be part of a restoration of the historic character of The Diamond.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.
- Changes to paving and parking bays.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

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The Lawn Belturbet, ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Comhairle Contae an Chabháin
Cavan County Council

Title: The Lawn, Belturbet ACA
Architectural Conservation Report, Character Appraisal, and Policy Framework.

Date: 01 November 2020

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
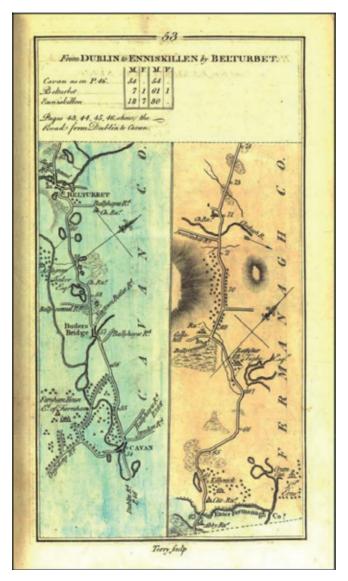Cavan

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Contents

1.0   Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. The Lawn, Belturbet ACA has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying The Lawn, Belturbet ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of The Lawn, Belturbet ACA.
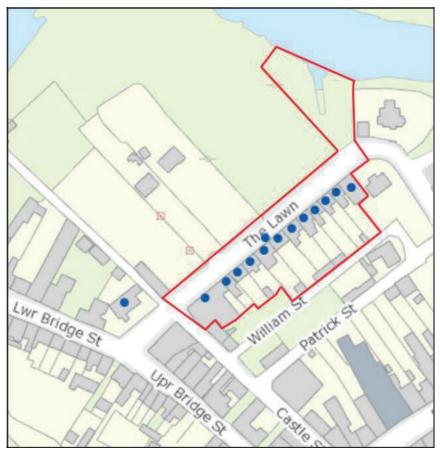

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 53 Route from Dublin to Enniskillen by Belturbet

2.0   Location

The Lawn is a terrace of 13 houses located on the banks of the River Erne in Belturbet, north Cavan.

The Lawn was built c.1820 as housing for the officers of the cavalry based in Belturbet. The terrace of houses extends along the length of the street with rear sites accessed by a back lane. When first built, the houses enjoyed uninterrupted views of the River Erne, which at the time was a busy transport route, a source of food and a place for leisure activity.

The houses are now all privately owned but the residents are proud of the rich history of the terrace and its connection to an earlier period in Belturbet's story.

The Lawn ACA location map

3.0   Historical Development

Belturbet was an important crossing point on the River Erne on the road north to County Fermanagh. Historically, the bridge at Belturbet was important for the movement of people and goods and was of crucial strategic importance during times of war and insurrection.

As the only crossing point or ford on the River Erne, Belturbet was key to controlling movement of armies between the northern and the southern territories of Ireland. In the early-13th century, agents of King John of England built a number of motte and bailey fortifications from south Ulster to Donegal. These were part of a strategy to further strengthen the King's hold on parts of Ireland, to enforce English laws, and to take control of lands still held by native Irish.

One of the motte and bailey fortification was erected on a long and narrow island in the River Erne. This island remains today and is located south-west of the bridge in the town. The remains of the fortification were recorded in *The Archaeological inventory of County Cavan.*

When the Ordnance Survey was surveying the country in the 1820s and the 1830s they gathered information on the names of each townland in books known as the *Ordnance Survey Name Books.* John O'Donovan, an Irish-speaking scholar, was responsible for recording the Irish version of the names and other information. His entry for Belturbet reads as follows:

'The old castle of Belturbet, which was but small, stood upon this island called Turbert island. The ford which O'Sullivan Beare calls Beal Tarbert (or Tarberti) was, according to tradition, across the river opposite the distillery and this castle was erected to defend it. The fact is that the earthen fort was erected at an ancient period and the castle in modern times (16th century) for the same purpose, viz to prevent predatory armies from crossing the ford of Beal-Tarbert.'

The O'Reilly clan built the modern castle referred to above. It is uncertain if the castle was built on the shores of the river or on the island. There are no surviving remains of this castle that might have been built as a response to the Nine Years' War in Ulster.

Following on from the Nine Years' War and the subsequent Flight of the Earls, plans for the Ulster Plantation were put in motion.

In 1610, James I granted Sir Stephen Butler, from Bedfordshire in south-east England, 2,000 acres of land in the barony of Upper Loughtee in County Cavan. This grant of land was part of the Ulster Plantation in the early years of the 17th century, which saw English and Scottish planters settled on land previously owned by native Irish.

Sir Butler's grant of land included Belturbet and extended as far south as Butlersbridge and up into County Fermanagh. The success of the Ulster Plantation in this area depended on Sir Butler controlling and protecting the bridge here and at Butlersbridge.

The parcels of land granted to Scottish and English undertakers or settlers ranged from the smallest grants of 500 acres, often given to native Irish who were considered loyal to the crown, to 1,500 acres given to retired soldiers known as 'servitors.' The largest grant of 2,000 acres was given to wealthy Scottish and English men who had the means to settle English and Scottish tenants on their land and were known as 'undertakers.'

Sir Butler was a wealthy Englishman who 'undertook' to settle his grant of land with English or Scottish tenants and to build a strong defensive castle and bawn at Belturbet. The land at Belturbet had previously been under the control of the O'Reilly Clan who had a stone castle and associated village settlement at Turbet Island.
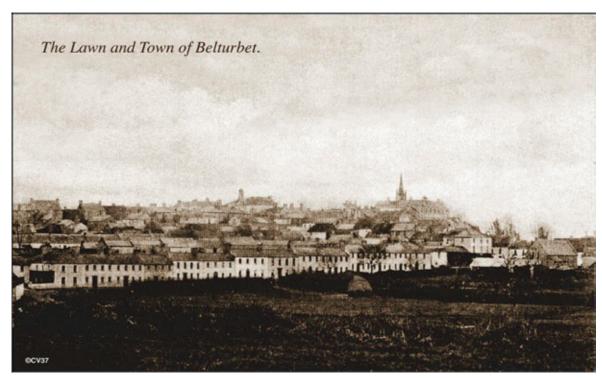
Belturbet was of strategic importance being on the River Erne, a large river used as a transport route into the Upper and the Lower Lough Erne. According to Sir Charles Coote's Statistical Survey of the County of Cavan, dated 1802, Sir Butler was granted an additional 384 acres at Belturbet to plant a town to include a church. Such was its importance, Belturbet was developed as a garrison town as early as 1610 and remained so until Irish Independence in 1922.

Captain Nicolas Pynnar was sent by King James I in 1618-1619 to 'survey and to make a return of the proceedings and performances of the conditions of the undertakers, servitors, and native planted.' The survey recorded that, at Belturbet, Sir Butler had built a strong stone castle and 'there were houses of cagework, and all inhabited by English tradesmen, who had each a house, garden, 4 acres of land, and commons for a certain number of cows and garrons.'

Sir Butler died in 1639 and was succeeded by his eldest son, James Butler of Belturbet. The Butler family was a wealthy and powerful family in Cavan. Descendants of Sir Butler were elected MPs for Cavan in the second half of the 17th century and throughout the 18th and 19th centuries.

The Butlers built Lanesborough Lodge, otherwise known as Quivvy Lodge as their country seat, in a picturesque setting on the banks of Upper Lough Erne and close to neighbouring Castle Saunderson.

3.1 Historic Photographs

A postcard of Belturbet, date unknown, with The Lawn prominent in the foreground.

The photographer was positioned across the River Erne to the north-west of the town with a clear view of Belturbet. Belturbet was built on land rising up from the valley of the River Erne. In this photograph the buildings appear as though built on terraces leading up to the highest point in the town where the church, with its tall spire, stretches up to the sky.

The houses on The Lawn are built on a street that rises from the banks of the river at the north-east end of the street and rises towards Bridge Street. As a result the roofs of the houses step-up towards Bridge Street.

The uniformity and length of the terrace is striking in this photograph. Although this uninterrupted view of the terrace from across the River Erne is blocked by modern buildings today, the complete terrace remains intact.

The Lawn is unique in County Cavan and very rare in Ireland being a terrace of early-19th century houses purpose built for officers of a cavalry barracks.
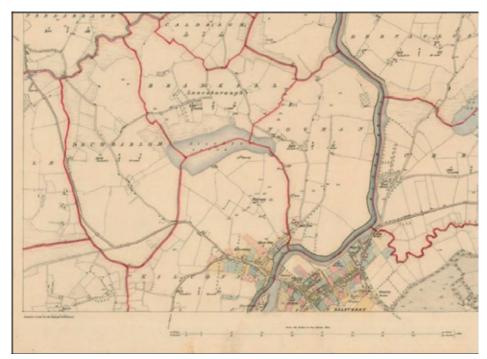
3.2   Historic Maps

Detail of Taylor and Skinners Maps of the Roads of Ireland, 1777
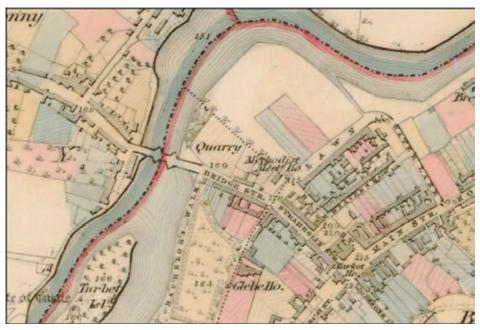Page 53 'From Dublin to Enniskillen by Belturbet'

The Taylor and Skinner map above illustrates the village of Belturbet in 1777. The bridge at Belturbet was the main crossing on the River Erne and Belturbet was part of an important access route into the north of Ireland via the road network and the River Erne waterway. North of Belturbet, the road forks with the principal road leading to Ballyconnell.

The heavy black lines on either side of the road indicate buildings. This map illustrates development on both sides of the bridge. There is a church illustrated on the southern banks of the river and there is an island in the river, west of the bridge.

This island was the location of an early 13th century motte and bailey and later a stone castle belonging to the O'Reilly Clan who controlled this part of Bréfnie. The island was named Beal Tairbert, which was anglicised to Belturbet. The ford or crossing of the River Erne here was of strategic importance and Belturbet was considered the gateway to the north. Whoever controlled Belturbet and the bridge here controlled access to the north and important trade routes.

Ordnance Survey map of County Cavan
Sheet 11, surveyed 1837

Detail of Ordnance Survey map of County Cavan, surveyed 1837

The first edition Ordnance Survey map of the village was surveyed in 1837. On this map we see in greater detail the development of Belturbet and in particular The Lawn.

The village is mostly concentrated on the south-eastern side of the river with a small amount of development on the other side of the bridge on the Ballyconnell Road. The Main Street is illustrated as a straight wide planned street lined on either side with

buildings. In 1837 there are several secondary streets in Belturbet including Bridge Street, Straheglin Street, and Church Street.

The bridge illustrated on this map differs from the bridge today. There are v-shaped notches on the illustrated bridge. These notches indicate v-shaped spaces known as pedestrian refuges. They allow pedestrians to step-in, out of the way of carts and carriages. It is interesting to note 'Turbet Island' is illustrated and 'Site of Castle' is written at the island.

In the detail of the 1837 Ordnance Survey map above identifies The Lawn on the banks of the River Erne. The street is labelled 'Lawn' and the terrace of houses runs from one end of the street to the other. The lane at the rear of the houses is labelled 'Back Lawn'. Some of the houses in the terrace have returns and outbuildings at the rear of their plots. The outbuildings and rear sites are accessed via Back Lawn.

Two plots of land on the opposite side of the street, tinted blue and pink on the map, were gardens laid out and given to the occupants of some of the houses on The Lawn. According to a long-term resident of The Lawn, these gardens belonged to houses with smaller rear sites. These gardens or plots were used as allotments for growing food, as it was common practice in the 19th century. These plots have since been developed and accommodate detached houses.

The cavalry barracks are illustrated on the 1837 map north-east of The Lawn on the banks of the River Erne.

In *A Topographic Dictionary of Ireland* written by Samuel Lewis and published in 1837, there is a lengthy description of Belturbet. Lewis's description contains the following:

> 'Belturbet, an incorporated market and post-town, partly in the parish of Drumlane, but chiefly in that of Annagh, Barony of Lower Loughtee, county of Cavan, and province of Ulster, 12 miles (N.N.W) from Cavan, and 67 (N.W) from Dublin; containing 2026 inhabitants. It is pleasantly situated on the River Erne, on the road from Cavan to Ballyconnell, and owes its origins to the Lanesborough family, whose patronage has also contributed materially to its prosperity.'

Further in the description he mentions a new bridge at Belturbet, which was under construction:

> 'A handsome bridge of three arches is in course of erection over the Erne, for which the Board of Works has consented to grant a loan of £1700.'

Lewis briefly mentions the garrison at Belturbet but there is no particular mention of The Lawn:

> 'There is a cavalry barrack for 7 officers, 156 noncommissioned officers and men and 101 horses.'

Lewis also acknowledges the importance of the River Erne for trade in the town as a means of transporting goods.

Ordnance Survey map of County Cavan
Sheet 11-13, surveyed 1910

Detail of Ordnance Survey map dated 1911

The 1911 map illustrates changes to the town in the 74-year interval between the 1837 survey and the 1911 survey.

The new bridge is illustrated replacing the older bridge with its v-shaped pedestrian refuges. This bridge was constructed in c.1837 and remains in use today.

The barracks is located north-east of the centre of the town. An earlier barrack was located on the other side of the river in Kilconny and in the 1750s a new barrack was built on the eastern banks of the River. Although the barrack buildings are gone, there are streets named Barrack Hill and Barrack Lane that are reminders of the areas military history.

The Lawn is illustrated as a terrace of 13 houses on the 1911 Ordnance Survey map. The lane at the back of The Lawn is used to access rear sites and outbuildings. The lane was named Back Lawn on the 1837 Ordnance Survey map and is named William Street on the 1911 map. On this later edition of the map there are outbuildings illustrated at the rear of most houses on The Lawn and many of those houses also have rear returns.

The Lawn was originally built in the 1820s as accommodation for military officers stationed in Belturbet. However as the census returns of 1901 and 1911 demonstrate, the houses were in private ownership by the early-20th century and no longer in use as officer's accommodation.

In 1901 the houses are all rated as first class buildings having slate roofs and multiple rooms. The occupants of the houses vary in age and occupation but there are a number of people living in The Lawn who work in the post office, and as bank cashiers and clerks.

Number 2 The Lawn was recorded as a solicitor's office in the 1901 census. In the same census, No. 13 The Lawn, the last house on the south-western end of the terrace, was recorded as a private dwelling, but the occupant of this house, Mrs. Sophia Martin was described as a hotel proprietress. There were boarders listed as occupants in this house. By 1911 No.13 The Lawn is recorded as The Lawn Hotel being run by proprietress, Elma Small. The Lawn Hotel survives today as a bar, a restaurant and a guesthouse.

4.0 Character Assessment

4.1 Street Pattern

The Lawn, Belturbet ACA is a small area comprising one street named The Lawn with a terrace of 13 houses. The Lawn is located on the southern banks of the River Erne and the street rises on a gentle gradient from the shore of the river up towards Bridge Street.

The houses on The Lawn were built in c.1820 to accommodate officers from the nearby cavalry barracks. Unlike nearby streets, The Lawn did not develop organically and grow through necessity. Instead, the wide straight street was intentionally planned and laid out. The terrace was built as a unit and consideration was given for its use, access and security.

The terrace fronts directly onto the street. There are no enclosed front gardens and this lends an urban character to the street. The rear sites were accessed via a lane. On the 1836 Ordnance Survey map this lane was named Rear Lawn. On the 1911 map it is named William Street. To name the rear lane William Street is ambitious but its existence illustrates the planned nature of the terrace and reinforces the planned urban character of the terrace.

A cast-iron pillar post-box is found on the path at the front of the terrace. This pillar post-box has the cypher of Victoria Regina (VR) and dates to c.1900. It was originally painted red but with the creation of the Irish Free State in 1922, all red post-boxes were painted green. It is a rare surviving Victorian post-box in County Cavan and its installation here reflects the connection between the military and administration of Ireland and the town of Belturbet.

The Lawn is unusual in the town and indeed in the county as a planned terrace of houses built in the early-19th century. Other terraces of houses in Belturbet and in County Cavan were typically built in the late-19th and early-20th centuries.

The Lawn taken from south-western end of street   The Lawn taken from north-eastern end of street
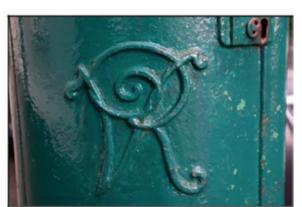
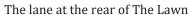A view of the wide straight street rising to meet Bridge St.

Street sign on The Lawn

Pillar post-box on The Lawn with Queen Victoria's cypher.

The lane at the rear of The Lawn

View of the rear of houses on The Lawn

4.2 Architectural Character

The Lawn has a strong early-19th century urban character and is unusual in County Cavan for its age and original use as officer's accommodation.

The 13 houses in the terrace are all of a similar design with a heavy emphasis on uniformity and symmetry. Typically the houses are four-bay wide with a shared building line and built using similar materials.

The buildings are devoid of any decoration except for the door surrounds. Each house has a square or a round-headed door opening with a stone or a rendered surround. That this terrace of houses, built as a unit, has so many different door surrounds is both puzzling and intriguing. Perhaps the door surround types denoted the rank of the officers or were they a personal choice of the first occupants?

The mixed door surrounds seem at odds with the uniformity of the terrace but they enliven the terrace and contribute greatly to the architectural significance of the street.

The terraces' early association with the military played an interesting role in one particular design feature found inside each of the houses. The terrace of houses was designed with interconnecting doors that are believed to have provided a means of escape through the terrace in case of an attack. The interconnecting doors are now closed-up but are still easily identifiable as they were typically set into a recessed arch. This closed-up doorway is now a useful niche to set furniture into, in the houses. The positions of the doors in the terrace vary. Some are on the ground floor at the front of the house whilst others are upstairs in bedrooms.

These interior features could easily be overlooked but are important elements of the terrace and reflect the military use of the houses and the sometimes-turbulent history of the town.

Symmetrical houses, typically four-bay wide with large stone door surrounds

The doors of The Lawn

4.3 Building Types and Materials

All the houses on The Lawn were built as family homes for the officers of the cavalry barracks. The last two houses on the terrace were turned into a hotel in the early years of the 20th century. These two houses have undergone a lot of changes over the years and have unfortunately lost their original door surrounds.

There is a very limited palate of materials used on the terrace and this underscores the uniformity of the architectural design. Notwithstanding changes made to the terrace over the years, the materials used in its construction are generally still there to be seen and include: slate roofs with a brick or a rendered chimneystack; cast-iron rainwater goods; rendered walls; tooled stone windows sills and timber sash windows; and tooled stone door surrounds with timber panelled doors. Some houses retain a cast-iron boot scraper at the front door.

The use of a limited palate of materials and the restrained design of the terrace go hand in hand and contribute greatly to the character of The Lawn. The quality of the materials, in particular the stone sills and door surrounds, reflect the importance of their occupants.

The stone sills, stone steps and thresholds, and door surrounds all have a tooled finish. Many of the stone sills and surrounds are painted but some are exposed stone. The tooling patterns on the stone add texture to the houses and contributes to the architectural character of the terrace.
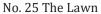

No. 29 The Lawn

No. 27 The Lawn

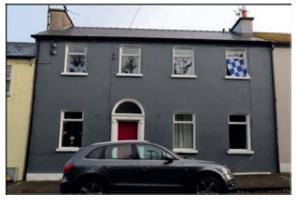No. 25 The Lawn

No. 23 The Lawn

No. 21 The Lawn

No. 19 The Lawn

No. 17 The Lawn

No. 15 The Lawn

No. 13 The Lawn

No. 11 The Lawn

No. 9 The Lawn

No. 12 The Lawn

The Lawn Hotel

Remains of a boot scraper

Detail of tooling on window sill

Tooling marks on stone threshold and window sill

5.0 Existing Designations and Zoning

The Settlement Framework identified Belturbet as a medium sized town in County Cavan.

Belturbet is recognized as a long-established town in the County and it is expected that the Belturbet by-pass will have cumulative benefits for the vitality of the town core and improved quality of life for the residents of the town.

5.1 Record of Protected Structures
There are 2 protected structures within The Lawn, Belturbet ACA:

Post-box	40307006	CV11016	BT023
The Lawn Nos. 5-27	40307007	CV11015	BT022

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of The Lawn, Belturbet ACA as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the structures within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA. Where appropriate, reinstatement of render may be desirable.

Policy 7
It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stone sills, street furniture, shopfronts, and original doors.

Policy 8

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 9

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials and building techniques.

Policy 10

It is a policy of the council to protect and retain historic street furniture and surfaces in The Lawn, Belturbet ACA.

Policy 11

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 12

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 13

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

7.0 Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

The roof and chimneystacks are important features of a historic building and can reveal a lot of information about the age of the building and its internal floor plan. It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, and communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of the original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration. Any new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it is repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade replicas must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Shopfronts

Shopfronts, including well-designed modern ones, can make a positive contribution to the character and appearance of an ACA. Planning permission is required for changes to shopfronts at any location, however within an ACA it is important that proposed changes are in keeping with the policies of the ACA. Traditional shopfronts should be kept and repaired rather than replaced. New shopfronts and signage should reflect traditionally proportioned shopfronts and be in keeping with the age and style of the building and the character of the ACA. Redundant signs should be removed from shopfronts.

Works that **would not** require planning permission:
- Repair and maintenance works to shopfronts.

Works that **would** require planning permission:
- Removal of original or early timber shopfronts.
- Erection or installation of new box signs, hanging signs, security cameras and other modern features.
- Installation of new security roller shutters on the exterior of a shopfront.

Railings and Boundary Walls

Although all buildings located within The Lawn, Belturbet ACA front directly onto the public path, the rear sites are bounded by rubble-stone walls and accessed by a rear lane. The walls that enclose the sites are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration or replacement of boundary walls, gates, or railings.

Public Realm

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management, and parking must reflect the area's designation as an ACA. Original or early street furniture such as post-boxes, street lighting, water pumps, and benches and original or early road surfaces such as stone kerbs, steps, or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures or fountains should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be considered carefully. A rationalization of signage and poles would benefit the cluttered streetscape

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your library or online at www.chg.gov.ie.

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Lurgan Parish Church Quarter ACA

Architectural Conservation Area Report,

Character Appraisal, and Policy Framework.

Cavan

Comhairle Contae an Chabháin
Cavan County Council

Title: Lurgan Parish Church Quarter ACA
Architectural Conservation Report, Character Appraisal and Policy Framework.

Date: 22 October 2018

Address:
Cavan County Council Planning Section
Farnham Centre
Farnham Street
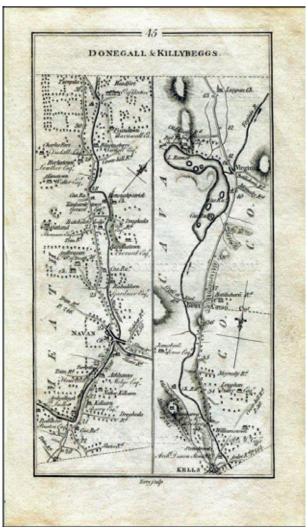Cavan

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Contents

1.0 Introduction

An Architectural Conservation Area (ACA) is described as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve. Lurgan Parish Church Quarter, Virginia, has been identified as an area that would benefit from designation as an Architectural Conservation Area (ACA).

This report includes a map identifying the Lurgan Parish Church Quarter ACA boundaries and a detailed description of the architectural character and special interest of the area. Policies in this report aim to preserve and enhance the special character of the Lurgan Parish Church Quarter ACA.

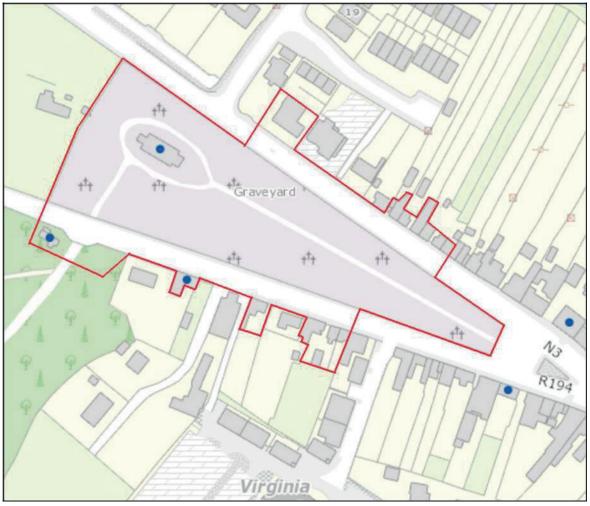It is intended that this ACA would work in conjunction with Revitalisation Plan (2018) for Virginia.

Taylor & Skinner: Maps of the Roads of Ireland, Surveyed 1777
Map 45 part of route from Donegal

2.0   Location

The Lurgan Parish Church Quarter lies in the north-western end of the town of Virginia. It centres around the grounds of Lurgan Parish Church and includes flanking sections of the Ballyjamesduff Road (R194) and the Cavan Road (N3).

The ACA encompasses the church grounds, entrance to Virginia Park Lodge, the national school and terraces of estate cottages situated along the Ballyjamesduff Road, and the Cavan Road.

Lurgan Parish Church Quarter ACA

3.0   Historic Development

In 1612, Captain John Ridgeway, was granted 1,000 acres of land at Aghanure, on the road between Kells and Cavan. This grant of land was part of the Ulster Plantation in the early years of the 17th century, which saw English and Scottish planters settled on land previously owned by native Irish.

As a condition of the grant of land, Ridgeway was instructed to build a town, settle English and Scottish families here and hold fairs and markets. The town was named after England's Virgin Queen, Elizabeth I. Ridgeway failed to complete the town, as per the condition of the grant.

The land passed through several owners during the 17th and the 18th centuries; including the Plunkett family of County Meath, none of them succeeded in establishing a thriving town.

In 1750, the Taylor family, bought Virginia. It was Thomas Taylor who developed Virginia from a plantation village into a thriving market town with a church, a constabulary barracks, a petty sessions court, and a malting and brewing establishment.

The Taylor family residence was Headfort House, Kells, some 20 miles to the south. In 1750, Taylor, built a cottage-style hunting lodge on the scenic banks of Lough Ramor. Today, the hunting lodge is a hotel called Virginia Park Lodge and its entranceway, which comprises a gate, boundary wall, and gate lodge, lies within the ACA.

Directly across from the entrance to Virginia Park Lodge is a gateway that opens to the grounds of Lurgan Parish Church. The parish church takes its name from its predecessor, which was situated within the townland of Lurgan to the west of Virginia.

According to Samuel Lewis' *Topographical Dictionary of Ireland*, a church was built on the new site at Virginia in 1818 with funding from the Board of First Fruits, but shortly after completion, a storm blew the steeple down, destroying the building in its entirety. The church was rebuilt, however, as poor luck would have it, an accidental fire gutted the new building on Christmas night of 1832. Following the fire, Lurgan Parish Church was rebuilt once more and it has continued to serve the local community to the present day.

In the mid-19th century the setting and environs of Lurgan Parish Church were transformed. The town's fair green was moved from the site adjacent to the church to a new location at the rear of the market house. The site of the former fair green was subsumed by the parish church and was formally landscaped. The enlarged grounds

were enclosed by stone boundary walls. A new avenue was set out to create a formal approach from the town gate to the church and lines of shaped yew trees were planted along the boundary. The redesign and planting scheme was carried out in the style of the English Landscape Garden, which had been employed at the demesne of Headfort in Kells.

Further works to gentrify and enhance the visual character of the locality included the clearance of early dwelling houses to make way for a series of estate cottages. The cottages on the Cavan Road and Ballyjamesduff Road were erected to face the transformed church grounds.

Although Virginia has continued to evolve and grow over time, the 18th and 19th-century structural elements and designed spaces within the Lurgan Parish Church ACA survive to this day and continue to contribute to the special architectural character of the locality.

3.1 Historic Photographs

Photograph from the Lawrence Photograph Collection of Virginia
by Robert French between 1865-1914
Source: National Library of Ireland

The photograph above was taken at the eastern end of Virginia's main street and looks westward towards the distant spire of Lurgan Parish Church. The image shows the neat town with its main thoroughfare lined mostly by two-storey houses.

Photograph from the Lawrence Photograph Collection of Virginia
by Robert French between 1865-1914
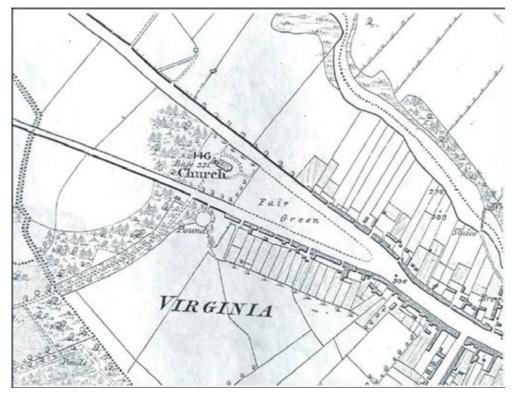Source: National Library of Ireland

This image of a busy market day was taken in the area just to the east of the church grounds. By the 1830s, a weekly market was held at Virginia and fairs took place six times a year.

3.2 Historic Maps

The Taylor and Skinner map on page three of this report shows the newly established village of Virginia on the banks of Lough Ramor in 1777. The map illustrates that Virginia was one of the network of settlements or towns along the road from Dublin to Enniskillen.

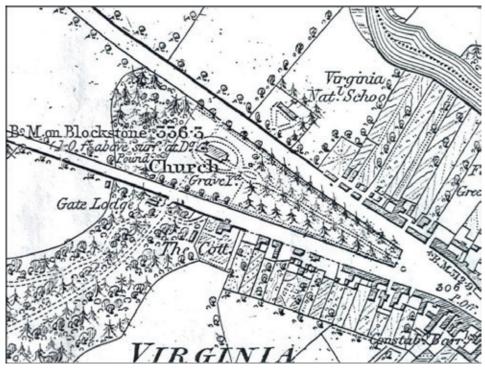Detail of Taylor and Skinners map 45, dated 1777

Ordnance Survey map of County Cavan
Sheet 39, surveyed 1836

The Ordnance Survey maps from the 19th and 20th centuries, document the growth of the town and shows how it developed over the years. In the 1836 map above we see Lurgan Parish Church, which is set within its own grounds at the north-western end of the town. The church and fair green sit within a wedged-shape parcel of land lying between the roads to Cavan and Ballyjamesduff.

The map depicts a series of dwelling houses on either side of the fair green. To the rear of these houses are linear gardens, which are bounded by walls. The houses were demolished in the middle of the 19th century when the area was redeveloped.

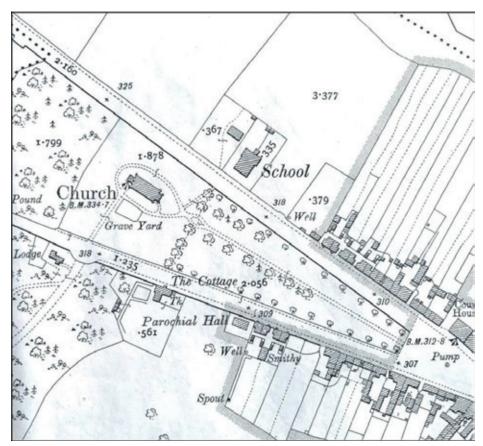This map also documents the spatial relationship and connection between the parish church and Marquis' hunting lodge at Virginia Park. The church's southern gate directly opposes the principal entrance gate to the hunting lodge. It is understood that the entrance gate, gate lodge, and avenue were designed by Alexander Mc'Leish in 1823. Mc'Leish is also believed to have designed the enclosing plantations within the church grounds.

Ordnance Survey Map of Cavan
Sheet 35, surveyed 1876

The 1876 map above illustrates the development of the church's surrounds in the mid-19th century. By this point, Virginia National School (1877) lay to the north of the church on the other side of the Cavan Road. To the east of the gate lodge was a house called The Cottage that was built on the site of the town pound, which is shown in the earlier map. Also illustrated are the new pairs of estate cottages which fronted onto the Ballyjamesduff Road and the Cavan Road.

Other changes within the ACA that are documented in this edition include the enlarged church grounds, which were extended into the former fair ground, the new linear approach from the new eastern gate to connect the parish church and town core, and lines of trees had been planted within the extended grounds.

Ordnance Survey map of County Cavan
Sheet 39-11, revised 1911

Further developments within the church quarter are documented in the 1911 survey. By this date there had been a redevelopment of the national school. The cottage on the Ballyjamesduff Road had been extended and a parochial hall had been constructed just to the west of the estate cottages onto the Ballyjamesduff Road.

The map's larger scale and resulting higher definition, documents the footprint of the estate cottages. Built in pairs, each had a return opening to a small rear yard that house a small outbuilding. To the rear of the cottages were linear gardens. A smithy or forge is shown at the back of the cottages on the Ballyjamesduff Road. The carefully designed forge is still extant and is one of Virginia's most appealing buildings.

4.0   Character Assessment

4.1 Street Pattern

In the mid-19th century, the Taylor family, redeveloped the earlier street pattern to improve the north-western end of the village and provide a suitable site for the church and an entrance to their hunting lodge.

The old fair green was removed to a new location and the church grounds were enlarged. The roads were straightened and terraces of decorative cottage design flanked the church.

Lurgan Parish Church sits on a wedge-shaped plot that rises gently from the principal entrance gate at the eastern end of the site. From the gate, a long and straight avenue leads to the east window of the church and around towards the west-end entrance tower. Further entrances are located on the southern boundary, opposite the entrance to Virginia Park lodge, and on the northern boundary, across the road from the national school.

The Ballyjamesduff Road is lined with the stone boundary wall of the parish church on the northern side and buildings on the southern side. At the western end of the ACA are the entrance gates, gate lodge, and boundary walls of Virginia Park Lodge. To the east is a house known as The Cottage and a series of semi-detached estate cottages. To the rear of the cottages is a blacksmith's forge, which, whilst no longer a smithy, remains in good condition.

The Cavan Road stretches from the national school at one end to the south eastern entrance to the church grounds at the other. Like the Ballyjamesduff Road, the Cavan Road is lined with the historic boundary wall of Lurgan Parish Church on one side. On the other, there are the national school building and a terrace of estate cottages.

The grounds of Lurgan Parish Church are situated at the western end of Virginia's main street where the road forks into the Cavan Road and the Ballyjamesduff Road.

The church is situated on beautifully landscaped grounds. The gravelled path, leading from the town gate is long and straight and is flanked on either side by neatly tended

lawns. The lawns, the site of the towns earlier fair green, are bounded by rows of mature shaped yew trees that grow along the inside of the churchyard's walls. Mature trees are dotted around the grounds of the church and create a very pleasing parkland.

The grounds of Lurgan Parish Church are enclosed by a border of shaped yew trees. The grounds of the church is haven from the bustling heart of Virginia.

4.2 Architectural Character

Lurgan Parish Church Quarter is an area of architectural, historical, and social interest that has a distinctive character worthy of protection and promotion. The special character of the ACA is formed by its architectural heritage and accompanying open spaces, which include the Church of Ireland church, the national school, two groups of estate cottages, boundary features, landscaped parkland, mature tree and tree lines, a series of vistas, and the spatial relationship between elements.

The ACA has a strong 19th-century planned estate village character. This area of the village was formally laid out and designed by the Taylor family and a physical connection was made between the village and their hunting lodge with their entrance and gate lodge and the estate worker's cottages.

Entrance gates to Virginia Park Lodge and estate worker's cottages

4.3 Building Types and Materials

The ACA boasts a number of buildings and structures of architectural interest. Lurgan Parish Church and the national school across the road are two public buildings that contribute to the historic and architectural character of the area.

At the heart of the ACA lies the beautifully designed parish church. Built in c.1818, the stone building comprises a three-bay nave and a three-stage tower with a tall spire. The stone boundary walls and gates, which enclose the church site are a significant architectural feature that contribute to both the church grounds and streetscapes of the Ballyjamesduff Road and the Cavan Road. The surrounding church grounds are a wonderful setting for the Gothic Revival church and being well kept, they are a credit to their custodians and local community. The church site is a valued amenity and provides refuge from the noisy and bustling surrounds where people can gather for religious services, to quietly reflect, or to simply stroll.

The Church of Ireland church with the three-stage pinnacle tower supporting the needle spire above, and the three-bay nave. The church sits at the highest point of the wedge-shaped grounds and is aligned with a gravelled avenue the stretches south-eastwards to the town gate.

The national school building on the Cavan Road replaced and earlier structure in 1909. It is a building of social interest and plays an important role within the historic quarter. Like the parish church, the school has been an important focal point for generations.

Former National School on Cavan Road

The entranceway to Virginia Park Lodge lies within the ACA and is a notable feature of architectural heritage. The gate lodge, gates, and boundary walls mark the entrance to the former hunting lodge of the Marquis of Headfort, and their attractive design adds to the character of the streetscape and ACA.

The stone cottages situated on the road to either side of the church are some of the most important structures within the ACA. Built as part of the redevelopment of the church quarter in the mid-19th century, the cottages were well designed with appealing features including cut-stone and barge-boards. A number of cottages have notable rustic entrance porches, which are formed by painted iron supports cast to mimic timber posts, and these provide enormous character to the groups of houses. Over time, the stone houses have lost some original joinery features including doors and windows, but in spite of this, their character and the contribution that they make to their setting remains strong.

Estate worker's cottages in the ACA

The forge at the rear of estate cottages on the Ballyjamesduff Road is part of the designed landscape and is of architectural, historical, and social interest. Although, it is no longer used by a blacksmith, it is a reminder of the important role that the blacksmith once played within Irish communities.

4.4 Spatial Relationships

The mid-19th-century redevelopment of the church quarter established and formalised a series of spatial relationships, which remain today. The new avenue from the main church gate to the church, created a physical and visual axis, which aligned the main street of Virginia with the nave of the parish church. The defined axis strengthened the relationship between the two significant spaces, which had been previously separated by the fair ground.

A spatial relationship was also established between the church and the Marquis of Headfort's hunting lodge. During the 19th-century reworking of the church grounds, the church's southern gate was intentionally aligned with the entrance gate to Virginia Park, providing a visual and physical connection between the two sites. Just as the eastern approach formalised the axial alignment of the church and the town, the southern gate created a continuous linear drive from Virginia Park to the church door.

A further connection was made between the church site and school on the Cavan Road, when a pedestrian gate was placed on the church's boundary wall opposite the national school. This gate not only facilitated movement between both buildings, but symbolised the link between the religious and educational institutions.

A final spatial relationship that resulted from 19th-century redevelopment within the ACA is evident between the eastern end of the church grounds and the estate cottages that face them. The cottages on the Cavan and the Ballyjamesduff Roads look towards the church grounds in a way that is reminiscent of English village greens. Today, because of the continuous streams of traffic along both approaches to Virginia, the relationship between the open parkland of the church grounds and the Victorian cottages may not be as obvious as it once was, but it can still be perceived.

4.5 Vistas

A series of notable vistas exist within the ACA and contribute greatly to the special character of the area. These important visual scenes can be defined as follows: Vista 1: Vista along the avenue, from the town gate to the church.
Vista 2: Vista along the avenue, from the church to the town gate.
Vista 3: Vista from the entrance door of church, through southern gate, to Virginia Park Lodge entrance.
Vista 4: Vista from the entrance to Virginia Park Lodge, through church gate, to the entrance door in the church tower.
Vista 5: Vista from the western boundary of the ACA, along Ballyjamesduff Road.
Vista 6: Vista from the town, along Ballyjamesduff Road.
Vista 7: Vista from the western boundary of the ACA, along Cavan Road.
Vista 8: Vista from the town, along Cavan Road.

A series of vehicular and pedestrian gates are located along the stone walls, affording access to the church grounds. The gateways are constructed in either cut -stone or from course rubble and have wrought-iron gates..
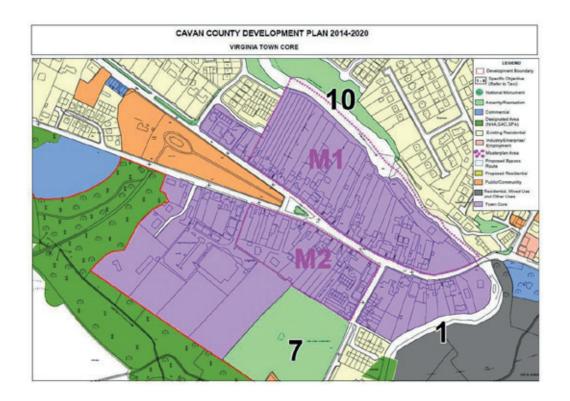

The Cavan and Ballyjamesduff form the northern approaches to the town of the Virginia.

It is understood that the entranceway to the Marquess of Headfort's hunting lodge was constructed in the early 1820s. The opposing church site was first developed in 1818.

5.0   Existing Designations and Zoning

Lurgan Parish Church Quarter ACA straddles three zones: The church grounds and boundaries, coloured orange, are zoned Public/Community; the structures of the Ballyjamesduff and Cavan Roads lie within the core of the town, coloured purple; and the entrance gate to Virginia Park Lodge is part of a Designated Area (NHA, SAC, SPA), coloured green. The estate cottages on the Cavan Road lie within the boundary of the M1 Masterplan Area.

5.1 Record of Protected Structures: There are 13 Protected Structures within the ACA. These are rated as being of Regional importance.

1. Former Estate Cottage, Cavan Road	CV39008
2. Former Estate Cottage, Cavan Road	CV39009
3. Former Estate Cottage, Cavan Road	CV39010
4. Former Estate Cottage, Cavan Road	CV39011
5. Former Estate Cottage (Martin Short Auctioneers), Cavan Road,	CV39012
6. Former Estate Cottage, (Teach Muire), Cavan Road,	CV39013
7. Church of Ireland church, CV39014	
8. Entrance Gates and Lodge to Park Hotel, Ballyjamesduff Road	CV39015
9. House formerly known as The Cottage, Ballyjamesduff Road,	CV39016
10. Former Estate Cottage, Ballyjamesduff Road	CV39017
11. Former Estate Cottage, Ballyjamesduff Road	CV39018
12. Former Estate Cottage, Ballyjamesduff Road	CV39019
13. Former Estate Cottage, Ballyjamesduff Road,	CV39020

5.2 Record of Monuments and Places: No National or Recorded Monuments within ACA

6.0   ACA Policies

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of the Lurgan Parish Church Quarter as identified in the character assessment in this report.

The aim of these policies is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.

Policy 1
It is a policy of the council that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA.

Policy 2
It is a policy of the council to ensure that all planning applications in an ACA are referred to the prescribed bodies prior to a decision being made.

Policy 3
It is a policy of the council to maintain a Record of Protected Structures that may include buildings within the ACA.

Policy 4
It is a policy of the council that carrying out of works to the exterior of a structure located in an ACA shall be exempted development only if those works would not materially affect the historic character of an area.

Policy 5
It is a policy of the council that planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

Policy 6
It is a policy of the council not to permit the removal of render from the exterior walls of buildings within the ACA.

Policy 7
It is a policy of the council to protect original and early building fabric and features within an ACA including render, slate roofs, sash window, stonework, shopfronts, and original doors.

Policy 8

It is a policy of the council to promote the restoration of the ACAs special character by encouraging the reinstatement of known original or early features where possible.

Policy 9

It is a policy of the council to maintain the existing building line and roofline within the ACA.

Policy 10

It is a policy of the council that the roof heights and building lines of structures immediately adjacent to buildings within the ACA will maintain the existing scaling.

Policy 11

It is a policy of the council to promote best practice conservation in works to protected structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.

Policy 13

It is a policy of the council to protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.

Policy 14

It is a policy of the council to encourage the removal of redundant signage and to control the installation of advertisement structures that detract from the visual quality of the public domain.

Policy 15

It is a policy of the council to encourage rehabilitation and reuse of derelict and vacant sites within an ACA.

Policy 16

It is a policy of the council to protect important vistas within the ACA.

Policy 17

It is a policy of the council to protect the important spatial relationships established within the ACA.

7.0   Development Control in an ACA

The legislation relating to ACAs is contained in Chapter II of Part IV of the Planning and Development Act 2000.

Under Section 81 of the Act a statutory obligation has been placed on planning authorities to ensure that all development plans include objectives to preserve the character of a place, area, group of structures or townscape that is of special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest of value.

The main objective of designating an ACA is to preserve the special character of an area through controlling and guiding change in the area.

The carrying out of works to the exterior of a structure will require planning permission where these works materially affect the character of the area. Section 4 (1) (h) of the Planning and Development Act 2000 must also be considered when assessing proposed development in an ACA as it states the following will be exempted development:

> 'Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being work which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.'

Planning permission is required for all works to a protected structure or any element of it that contributes to its special interest that would materially affect the character of a protected structure. The owner or occupier of a protected structure may request a declaration from the planning authority as to the types of works the authority considers would or would not materially affect the character of the protected structure.

7.1 Guidelines for works in an ACA

Works that are usually considered exempted development may need planning permission within an ACA. This is to ensure works are in keeping with the character of the ACA.

Planning permission for proposed works within an ACA will be granted provided the works preserve or enhance the character or appearance of the ACA

It is recommended that homeowners consult with the Planning Section of Cavan County Council before starting any works.

In general

Proposed development must be sympathetic in its design and its use of materials to the original building and the ACA area. Development should allow for the reinstatement of features when the original features have been lost. Demolition of structures that contribute to the ACA will require planning permission and must be justified.

Roofs

It is important that when considering repairs to an historic roof that works are carried out on a like-for-like basis, using traditional materials and techniques. It is also essential that the existing roof profile be retained to preserve the historic character of both the individual building and roofscape of the wider street.

Works that **would not** require planning permission:
- Retention and reinstatement of original roofing materials including slate, ridge tiles, cast-iron gutters and downpipes, coping stones, eaves, and decorative bargeboards.
- Replacement of later inappropriate materials or additions to roof.

Works that **would** require planning permission:
- Removal of chimneystacks and chimneypots.
- Removal of original roof features such as slate, ridge tiles, cast-iron gutters and down pipes, coping stones, eaves, and decorative bargeboard.
- Insertion of roof lights and dormer windows on the front pitch of a roof or visible from the public realm.
- Changes to the roof pitch and ridge height
- Erection of solar panels, satellite dishes, or communication antennae when visible from the public realm.

Walls

Sand and lime mortars and renders allow an old building to 'breathe', meaning that any water that penetrates the structural fabric can freely evaporate during fine

weather. Such mortars and renders also allow for slight structural movement, unlike modern, cement-based alternatives.

It is vital that when repointing or carrying out render repairs to historic buildings within the ACA that carefully specified traditional lime mortars and renders are used, to both preserve the special character of the building and to prevent the trapping of water within the walls.

Works that **would not** require planning permission:
- Painting of previously painted surfaces.
- Localised repair and re-pointing of brick facade to match materials used and pointing style.
- Repairs to traditional renders to match materials used, style, and detail of original.

Works that **would** require planning permission:
- Stripping of render to expose stonework.
- Chemical cleaning or sandblasting of facades.
- Wholesale re-pointing of brick facades.
- Removal and re-application of render or other modern cladding.

Windows

Within an ACA, the exterior of the historic building should maintain the original pattern of fenestration, and new openings, that would alter the character of a facade, should be avoided. When external joinery has deteriorated, it is important that it be repaired, rather than being replaced. Sash windows, with their fine astragal glazing bars and early glass should be regularly maintained. Where replacement is deemed necessary, faithful handmade must be used. And where early windows have been replaced with modern uPVC or aluminium-framed units, their replacement with historically appropriate replicas should be considered to restore a building's character**.**

Works that **would not** require planning permission:
- Maintenance works and repair of original or early timber sash or casement windows.

Works that **would** require planning permission:
- Alteration to size of window openings.
- Removal of original or early windows.
- Removal of stone sills.
- Replacement of timber windows with uPVC or aluminium doors.

Doors

Early doors should be regularly maintained and repaired to prevent wood damage. Stone sills, stone arch-heads, lintels, doorcases, fanlights, and any other historic element should also be retained.

Works that **would not** require planning permission:
- Maintenance works and repair of original or early doors, door cases, and surrounds, including porches.

Works that **would** require planning permission:
- Alteration to size of door opening.
- Removal of original or early doors and associated features such as fanlights, surrounds, boot scrapers, or jamb stones.
- Replacement of timber doors with uPVC or aluminium doors.

Boundary Walls

The boundary walls and entrance gates that enclose the church grounds and mark the entrance to Virginia Park lodge are important features of the ACA and must be retained and enhanced.

Works that **would not** require planning permission:
- Maintenance works and repair of boundary walls and railings using appropriate materials and techniques.

Works that **would** require planning permission:
- Removal, alteration or replacement of boundary walls, gates or railings.

Public Realm:

All works in the public realm should strive to enhance the ACA and not detract from the historic character of the area. Provision of utilities, pedestrian crossings, street lighting, traffic management and parking must reflect the area's designation as an ACA. Original or early street furniture such as post-boxes, street lighting, water pumps and benches and original or early road surfaces such as stone kerbs, steps or setts contribute to the character of the area and should be retained. Natural features such as trees and public art such as sculptures should enhance the ACA and not detract from it or create clutter in the streetscape. The design and location of new additions to the streetscape should be to considered carefully. A rationalisation of signage and poles would benefit the cluttered streetscape.

Works that **would not** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the REAR of a building .

Works that **would** require planning permission:
- Addition of features and services such as satellite dishes, antennae, and CCTV at the FRONT of a building
- Installation or erection of any new signage.

The Department of Culture, Heritage, and the Gaeltacht produced an Advice Series (2007-2015) providing guidance on works to historic buildings. It is an invaluable resource to homeowners that should be consulted before beginning works to a protected structure or a structure located within an ACA. The Advice Series is available on request in your local library or online at www.chg.gov.ie.

8.0   Bibliography

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