

ACP *Architectural Conservation Professionals*



International Preservation and Conservation Award 2021

Winners



Architectural Heritage Impact Assessment Report For Kingscourt Town Centre Regeneration Scheme, Co. Cavan.

Client: Cavan County Council



Date: 06th December 2022

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Authorship: This Report has been prepared by:-

David Humphrey's, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),
DipBldgCons(RICS), C.Build.E., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI, MICRI.
Group Director
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
Chartered Environmentalist

Nancy O'Keeffe BSc(Int Arch), C.Build.E, MCABE
Director of Conservation Architecture
Historic Architectural Consultant / Project Architect
Chartered Building Engineer
Registered Building Surveyor

Kate McCormack BArch (Architecture)
Historic Building Architect
Project Architect



**Copies of this report
have been presented
by ACP to:**

Cavan County Council

Acknowledgements:

Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

**Ordnance Survey
Of Ireland Licence:**

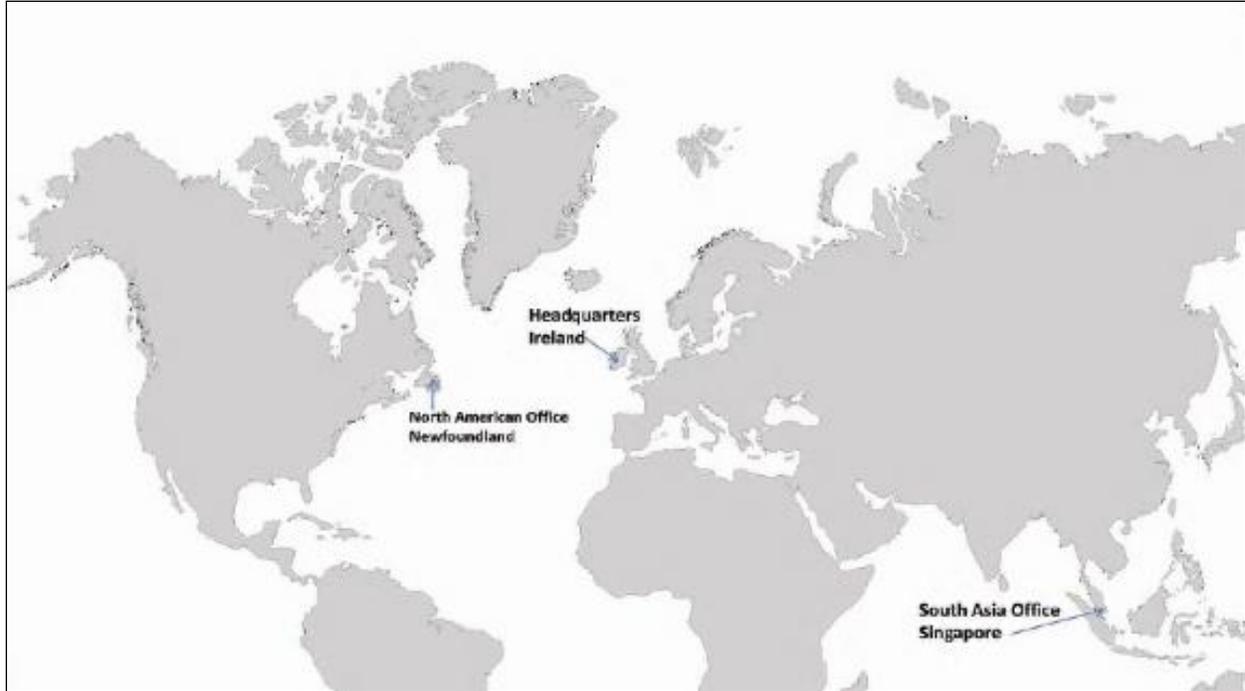
Where Ordnance Survey of Ireland (OSI) material has been reproduced in this report it has been done so under licence CYAL50197672 © Ordnance Survey of Ireland/Government of Ireland.

**Report Design and
Template:**

ACP Architectural Conservation Professionals 2022

Copyright Note:

Please note that the entirety of this report, including any original drawings and photographs, remain the property of the client and author(s) and ACP Architectural Conservation Professionals. Any reproduction of the said report requires the written permission of ACP Architectural Conservation Professionals. Images and drawings supplied by third parties are acknowledged individually. © 2022



	Winners of Excellence Awards 2018	
	Heritage and Conservation	
	International Preservation and Conservation Award 2019	
	Highly Commended	

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Table of Contents

LIST OF FIGURES AND TABLES.....	6
GLOSSARY OF TERMS.....	9
Levels of significance – NIAH Definitions 2006	10
PENALTIES FOR OFFENCES	11
Architectural Heritage Protection	11
Monuments and Places included in the Record	11
1.0 SCOPE OF STUDY	12
2.0 METHOD OF STUDY	12
3.0 EXISTING ENVIRONMENT	13
3.1 Proposed Development	13
3.2 Site Inspection	13
3.3 Building Survey	13
4.0 HISTORY OF THE SITE AND VICINITY	53
4.1 Historical background- Brief History of Kingscourt.	53
4.2 Conservation of the site and vicinity	53
4.3 Protected Structures	53
4.3.1 NIAH Description.....	58
4.3.2 Archaeology	72
4.3.3 Historic Maps	72
5.0 IMPACT OF PROPOSED DEVELOPMENT	75
5.1 The ‘do nothing’ impact	75
5.2 The Predicted Impacts.....	76
5.3 The ‘Worst Case’ Scenario.....	77
5.4 Interaction of Impacts.....	77



5.5 Assessment under Conservation Principles.....	78
5.5.1 Principle 1 – Keeping a building in use.....	78
5.5.2 Principle 2 – Researching and Analyzing.....	78
5.5.3 Principle 3 – Using expert Conservation advice.....	79
5.5.4 Principle 4 – Protecting the special interest	79
5.5.5 Principle 5 – Promoting minimum intervention	79
5.5.6 Principle 6 – Respecting earlier alterations of interest.....	79
5.5.7 Principle 7 – Repairing rather than replacing	80
5.5.8 Principle 8 – Promoting honesty of repairs and alterations	80
5.5.9 Principle 9 – Using appropriate materials and methods.....	80
5.5.10 Principle 10 – Ensuring reversibility of alterations	80
5.5.11 Principle 11 – Avoiding incremental damage	80
5.5.12 Principle 12 – Discouraging the use of Architectural salvage from other buildings	81
5.5.13 Principle 13 – Complying with building regulations.....	81
6.0 STATEMENT OF JUSTIFICATION FOR WORKS.....	82
7.0 CONCLUSIONS AND SUGGESTED MITIGATION.....	82
8.0 SIGNING OFF STATEMENT.....	83
9.0 PROJECT REFERENCES.....	84
10.0 APPENDICES	85



LIST OF FIGURES AND TABLES

FIGURES

Figure 1 – Proposed ACA in the green dotted line - Cavan County Council Draft Development Plan 2022-2028	56
Figure 2 Buildings of Ireland – Map of NIAH buildings within the vicinity of the site	57
Figure 3 Location on Current OSI Plan	72
Figure 4 OSI –1 st Edition 6 inch Colour Map circa 1837 - 1842.....	73
Figure 5 OSI - 25 inch Map circa 1888– 1913	74
Figure 6 – Proposed Site Area	75

TABLES

Table 1 - Record of Protected Structure - CCC Development Plan	54
Table 2 – Protected Structures within the site	55

PHOTOGRAPH

Photograph 1 – View of the front elevation.....	14
Photograph 2 – View of the interiors.....	15
Photograph 3 -View of the former unit.....	15
Photograph 4 -View of the modern internal fit out.....	16
Photograph 5 -View of the modern fit out.....	16
Photograph 6 – View of the boundary wall	17
Photograph 7 – View of the boundary wall, original opening blocked up (date unknown)	17
Photograph 8 – View of rear outbuilding. Natural slate finish, some slates missing and slipping.	18
Photograph 9 – Images of flooring into bedroom unit.....	18
Photograph 10 – Entrance door into bedroom unit.....	19
Photograph 11 -Internal finished within the room – modern.....	19
Photograph 12 – View of the bedroom unit from the streetscape.....	20
Photograph 13 – View of the external rear wall of bedroom unit.	20
Photograph 14 - View of the rear of the buildings.....	21
Photograph 15 – Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2).....	22
Photograph 16 – Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2).....	22
Photograph 17 - Internal View of the sheds to be deconstructed. Internal walls in disrepair and cracking occurring. (Shed 2).....	23
Photograph 18 - Internal View of the sheds to be deconstructed. (Shed 2).....	23
Photograph 19 - Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2).....	24
Photograph 20 - External View of the sheds to be deconstructed. (Shed 2).....	24
Photograph 21 – Outbuilding to be deconstruction. (Shed 1).....	25
Photograph 22 - Outbuilding to be retained. (Shed 3).....	25
Photograph 23 – Internal View at ground floor level of Shed 1	26
Photograph 24 -Internal View of Shed 1 – First Floor level.....	26
Photograph 25 – Internal View of Shed 1 – First Floor level.....	27



Photograph 26 - Internal View of Shed 1 – First Floor level (view towards the road)	27
Photograph 27 - View of modern shed to be removed.	28
Photograph 28 - View of the external boundary wall	28
Photograph 29 - View of the external boundary wall along St Mary’s Road.....	29
Photograph 30 - View of the external boundary wall	29
Photograph 31 - View of the external boundary wall	30
Photograph 32 - View of the external boundary wall	30
Photograph 33 – View of wall within the site – to be retained.....	31
Photograph 34 - View of wall within the site – to be retained.	31
Photograph 35 – Image of the rear of the building	32
Photograph 36 – View of the outbuilding at the rear of the building.	33
Photograph 37 - View of the stone wall at the rear of the building	33
Photograph 38 - View of the rear shed	34
Photograph 39 - Internal view of the rear shed.....	34
Photograph 40 – Internal view of bedroom within the original section of the building.....	35
Photograph 41 - Internal view of a former office space	35
Photograph 42 - Internal view of a former office space	36
Photograph 43 - - Internal view of a former office space	36
Photograph 44 – View of the original staircase	37
Photograph 45 -View of the toilet facilities with the new section of the building	37
Photograph 46- View of internal features within the original building	38
Photograph 47 – View of original door	38
Photograph 48 - View of original features within ground floor	39
Photograph 49 - External remaining features	39
Photograph 50 - External original features - Entrance Door	40
Photograph 51 – View of the front façade	40
Photograph 52 -Image of water ingress on the top floor	41
Photograph 53 - View of damage occurring due to water ingress	41
Photograph 54 -Image of the windows within the top floor	42
Photograph 55 - View of room within the top floor	42
Photograph 56 – Image of water ingress.....	43
Photograph 57 - View of damage to the ceiling due to water ingress	43
Photograph 58 – View of the room with water ingress damage	44
Photograph 59 – View of water ingress damage	44
Photograph 60 – View of internal space	45
Photograph 61 - View of internal features such as ceiling rose and decorative coving	45
Photograph 62 – View of the top floor landing	46
Photograph 63 - View of water ingress at the front of the building	46
Photograph 64 - View of internal space.....	47
Photograph 65 - View of window within the corridor space	47
Photograph 66 - View at first floor level with original fireplace.....	48
Photograph 67 – View of staircase and landing area.....	48
Photograph 68 - View of entrance door	49
Photograph 69 - View of original kitchen.....	49
Photograph 70 - External View of the building	50
Photograph 71 – View of water damage at ground floor level	50



Photograph 72 -Original features within the bank space, including safe	51
Photograph 73 - Original features within the bank space	51
Photograph 74 -View of the window within the former bank space	52
Photograph 75 -View of the former bank entrance door.	52



GLOSSARY OF TERMS

1. ACA

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

2. Area of Special Planning Control

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

3. NIAH

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

4. Protected Structure

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

5. Section 57 Declaration

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

6. RMP

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

7. RPS

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



shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

Levels of significance – NIAH Definitions 2006

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



Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

"When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Síochána may without warrant seize and detain:

"a detection device found in, at the site of, or in the vicinity of a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987.



1.0 Scope of Study

This report has been prepared following a request by the client to undertake an Architectural Heritage Impact Assessment in conjunction with the proposed works for the regeneration scheme in Kingscourt Town Center, Co. Cavan.

This Impact Assessment aims to provide the following:

- A brief historical overview of the town.
- Outline of the proposed works.
- An assessment under Conservation Principles¹
- A comprehensive understanding of the impact of the proposed works.
- Conclusion and mitigation of the proposed works.

2.0 Method of study

The following methods and resources were used in establishing the Conservation Impact Assessment of the proposed works.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor on the 23rd July 2021.
- The subject site was studied, visited and inspected by a Chartered Building Engineer on the 23rd July 2021 and the 21st February 2022.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- The author worked with the design team during the design stage to agree proposals that would meet with conservation best practice and minimise the impact on the historic fabric.
- The proposals were studied and assessed for their impact.

This Plan was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

¹ adapted from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Environment, Heritage and Local Government 2004



3.0 Existing Environment

3.1 Proposed Development

The development has been listed as follows by Cavan County Council.

The proposed scheme will include the following works:

- Refurbishment, adaptation and extension of the former National Irish Bank building on Market Square as a new library and part-demolition of existing outbuilding;
- Refurbishment works to Protected Structure (RPS: CV35015), formerly Bank of Ireland building on Main Street and adaptation as a new “remote working hub”, with demolition of rear extension and replacement with new extension for universal accessibility;
- Reconfiguration of the former Shekleton’s site (RPS: CV35012), including: the partial demolition of the overhanging room above entrance gate, demolition of outbuildings located to the rear of the main building and demolition of former salon building to the north of Shekleton’s to accommodate new access road from Main Street to proposed off-street car parking area;
- Reconfiguration of road layout, car parking, and public realm enhancements to Main Street between Market Square and Kells Road Roundabout;
- New segregated cycleway along Main Street;
- Reconfiguration of road layout, car parking and public realm enhancements to Market Square;
- Proposed off-street car parking off Main Street and rear of Shekleton’s to accommodate 126 no. car parking spaces; including 9 no. accessible car parking, 2 no. EV spaces and 1 no. occasional loading bay;
- Proposed new access road from Rocks Road to the proposed off-street car parking area incorporating repairs to existing boundary walls within the curtilage of Protected Structure (RPS: CV35012);
- Junction improvements and traffic calming measures on Rocks Road and St. Mary’s Road to facilitate new access to off-street parking area;
- Public realm enhancements including new tree planting, greening, paving, street furniture, sustainable urban drainage systems (SUDs), street lighting, undergrounding of overhead cables, and associated works and services to Main Street, Market Square, Rocks Road and proposed off-street car parking area.
- .

3.2 Site Inspection

The site was inspected on the 23rd July 2021 and the 21st February 2022 with members of the design team.

3.3 Building Survey

The following surveys were undertaken as part of the data gathering process: -

- Building fabric assessment
- Photographic record – refer to drawings J755D001 and photographs in appendices.



This information was used to inform the design team during the design development stage.

3.3.1 Building Survey Description – Former shop and courtyard area with outbuildings

It is proposed that the former hairdressers with outbuilding located at the rear of the building is to be deconstructed for the proposed works in Kingscourt.

At ground floor level, the building hold a hairdressing unit. The unit had been renovated to accommodate the tenants (date unknow). All works at ground floor level are modern and no historical features of merit could be observed on the day of inspection.



Photograph 1 – View of the front elevation



Photograph 2 – View of the interiors



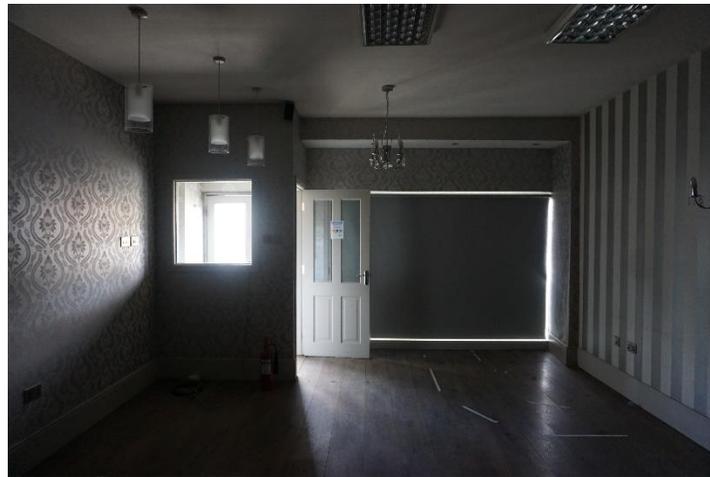
Photograph 3 -View of the former unit

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Photograph 4 -View of the modern internal fit out



Photograph 5 -View of the modern fit out

While the front façade is rendered with a cement base render, the side elevation of the building is exposed stonework. The wall consists if a course stone construction with brick window reveals, flat stone lintels can also be found on the side elevation.



Photograph 6 – View of the boundary wall



Photograph 7 – View of the boundary wall, original opening blocked up (date unknown)

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Photograph 8 – View of rear outbuilding. Natural slate finish, some slates missing and slipping.

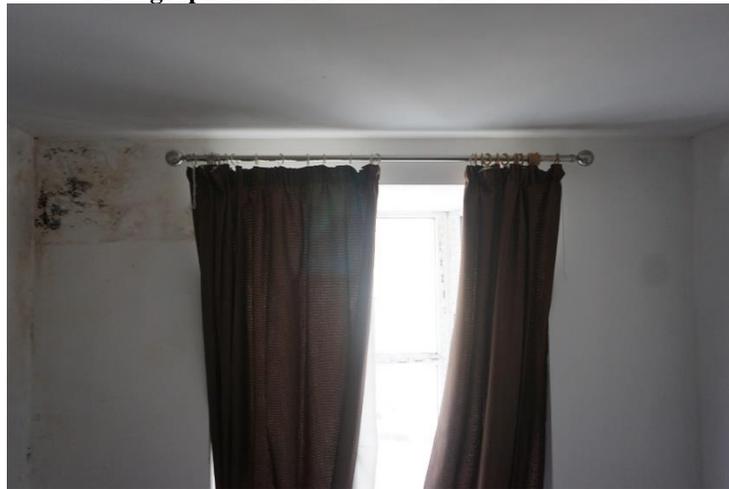
Over the archway is a bedroom unit, one room deep, a bay window protrudes the front elevation and decorative turrets cap the eaves level of the building. The room is flanked by two buildings. To the rear of this room, is a makeshift rear wall and an oil tank is suspended above the archway. A modern metal gate is located within the archway.



Photograph 9 – Images of flooring into bedroom unit.



Photograph 10 – Entrance door into bedroom unit



Photograph 11 -Internal finished within the room – modern.



Photograph 12 – View of the bedroom unit from the streetscape.



Photograph 13 – View of the external rear wall of bedroom unit.

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



To the rear of the building is a number of outbuildings that are due to be deconstructed during the proposed works. These buildings include modern steel sheds and a mixture of single and two storey stone sheds with natural slate roofs. A number of the buildings are in a poor condition, missing slates have allowed water ingress which has caused internal damage to the buildings. Please note that access to all areas was not possible.



Photograph 14 - View of the rear of the buildings.



Photograph 15 – Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2)



Photograph 16 – Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2)



Photograph 17 - Internal View of the sheds to be deconstructed. Internal walls in disrepair and cracking occurring. (Shed 2)



Photograph 18 - Internal View of the sheds to be deconstructed. (Shed 2)



Photograph 19 - Internal View of the sheds to be deconstructed. Internal walls in disrepair. (Shed 2)



Photograph 20 - External View of the sheds to be deconstructed. (Shed 2)



Photograph 21 – Outbuilding to be deconstruction. (Shed 1)



Photograph 22 - Outbuilding to be retained. (Shed 3)



Photograph 23 – Internal View at ground floor level of Shed 1



Photograph 24 -Internal View of Shed 1 – First Floor level

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Photograph 25 – Internal View of Shed 1 – First Floor level



Photograph 26 - Internal View of Shed 1 – First Floor level (view towards the road)



Photograph 27 - View of modern shed to be removed.

At the rear of the proposed site is a stone wall that divides the site from the front and the rear of the site while another stone wall divided the entire site and chapel lane. These walls are overgrown with vegetation. A full assessment of these walls will be carried out during the works.



Photograph 28 - View of the external boundary wall



Photograph 29 - View of the external boundary wall along St Mary's Road.



Photograph 30 - View of the external boundary wall



Photograph 31 - View of the external boundary wall



Photograph 32 - View of the external boundary wall

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Photograph 33 – View of wall within the site – to be retained.



Photograph 34 - View of wall within the site – to be retained.



3.3.2 Building Survey Description – Bank of Ireland

Tenants of the Bank of Ireland building vacated the premises in 2021. The building is in a good condition and is currently not in use. This building is a five bay, two storey structure. Please note it is a protected structure. Original features such as skirtings, coving, architraves etc. can all be seen within this building including original floors and fireplaces. Original sliding sash windows can be found within the building, as well as the original doors and reveals.

An extension was constructed at the rear of the building (date unknown) this main holds all toilet facilities and the holding area for the former bank.

Externally, a shed is located at the rear of the building which has a concrete floor. The site is enclosed by a stone wall that is covered in vegetation. Another outbuilding can be found at the rear of the building however this is fully overgrown.



Photograph 35 – Image of the rear of the building



Photograph 36 – View of the outbuilding at the rear of the building.



Photograph 37 - View of the stone wall at the rear of the building



Photograph 38 - View of the rear shed



Photograph 39 - Internal view of the rear shed



Photograph 40 – Internal view of bedroom within the original section of the building



Photograph 41 - Internal view of a former office space



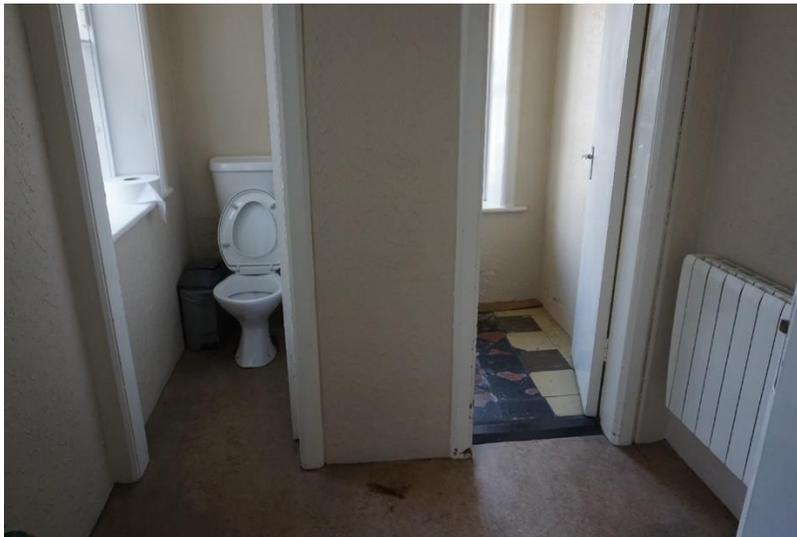
Photograph 42 - Internal view of a former office space



Photograph 43 - - Internal view of a former office space



Photograph 44 – View of the original staircase



Photograph 45 -View of the toilet facilities with the new section of the building



Photograph 46- View of internal features within the original building



Photograph 47 – View of original door



Photograph 48 - View of original features within ground floor



Photograph 49 - External remaining features



Photograph 50 - External original features - Entrance Door



Photograph 51 – View of the front façade

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



3.3.3 Building Survey Description – Former Bank

The former bank on the corner of Rocks Rd and Main St . The building is divided into two separate units with the former bank located at the ground floor level and accommodation located on Rocks Rd and above the former bank. The building has been derelict for a number of years and water ingress has caused decay within the building.



Photograph 52 -Image of water ingress on the top floor



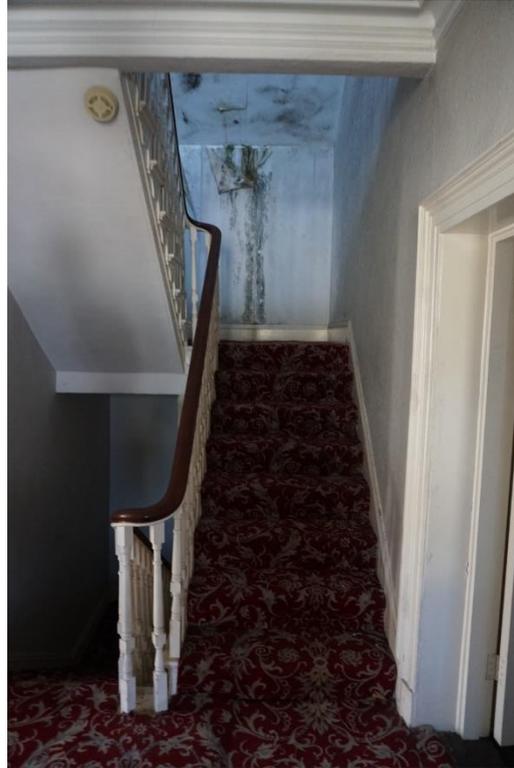
Photograph 53 - View of damage occurring due to water ingress



Photograph 54 -Image of the windows within the top floor



Photograph 55 - View of room within the top floor



Photograph 56 – Image of water ingress



Photograph 57 - View of damage to the ceiling due to water ingress



Photograph 58 – View of the room with water ingress damage



Photograph 59 – View of water ingress damage



Photograph 60 – View of internal space



Photograph 61 - View of internal features such as ceiling rose and decorative coving



Photograph 62 – View of the top floor landing



Photograph 63 - View of water ingress at the front of the building

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



Photograph 64 - View of internal space



Photograph 65 - View of window within the corridor space



Photograph 66 - View at first floor level with original fireplace



Photograph 67 – View of staircase and landing area



Photograph 68 - View of entrance door



Photograph 69 - View of original kitchen



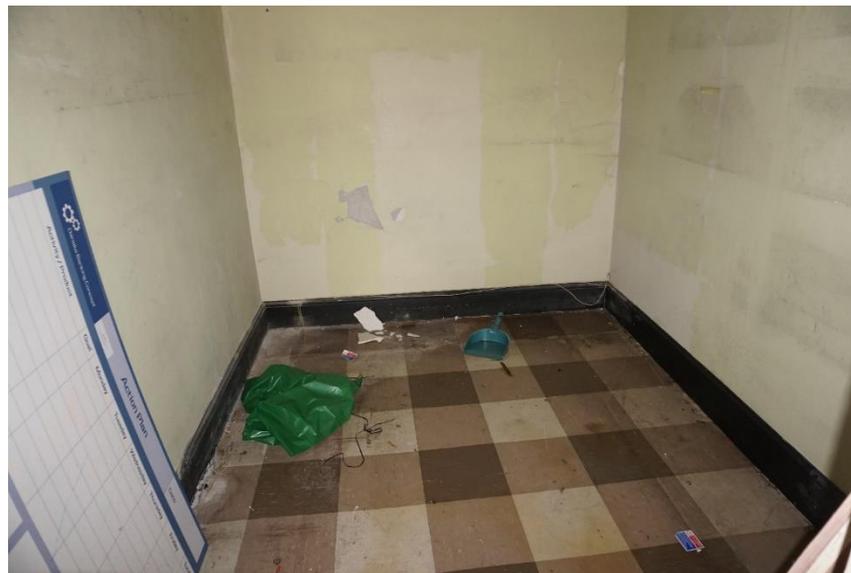
Photograph 70 - External View of the building



Photograph 71 – View of water damage at ground floor level



Photograph 72 -Original features within the bank space, including safe



Photograph 73 - Original features within the bank space



Photograph 74 -View of the window within the former bank space



Photograph 75 -View of the former bank entrance door.



4.0 History of the site and vicinity

4.1 Historical background- Brief History of Kingscourt.

Kingscourt is located in Co. Cavan on borders of Co. Meath. The town is located 90k from Dublin City and 35km from Dundalk, Co. Louth. The town of Kells in Co. Meath is located 24km to the south of Kingscourt.

Kingscourt is located within the Civil Parish of Enniskillen. The town was established in the 18th century near the old village of Cabra by Mervyn Pratt and it was completed by his brother, the Rev, Joseph Pratt.

4.2 Conservation of the site and vicinity

The authors of this report are not aware of any conservation works carried out on or within the vicinity of the site.

4.3 Protected Structures

The following table is a list of protected structure within the vicinity of the site.

Reg. No.	Name & Address of Structure	Townland	Town/Village	Building Type
CV35009	House with Date plaque (1777), Main Street, Kingscourt	Dunaree	Kingscourt	House
CV35011	Barry & Crosby Auctioneers, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35012	Shekelton's Hardware, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35013	Murtagh's, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35014	Furniture Gallery, Main Street/Hall Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises



CV35015	Bank of Ireland, Main Street, Kingscourt	Dunaree	Kingscourt	Bank
CV35016	Clankee, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35017	The Central Stores, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35018	The Steps, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35021	Peppards, Main Street, Kingscourt Dunaree Kingscourt	Bailieboro Road, Kingscourt	Kingscourt	Commercial Premises
CV35022	J. McKiernan, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35024	Malone's, Church Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35028	Oscar Sherriff, Main Street, Kingscourt	Dunaree	Kingscourt	Commercial Premises
CV35030	Gartlans, Upper Main Street, Kingscourt	Dunaree	Kingscourt	Public House

Table 1 - Record of Protected Structure - CCC Development Plan

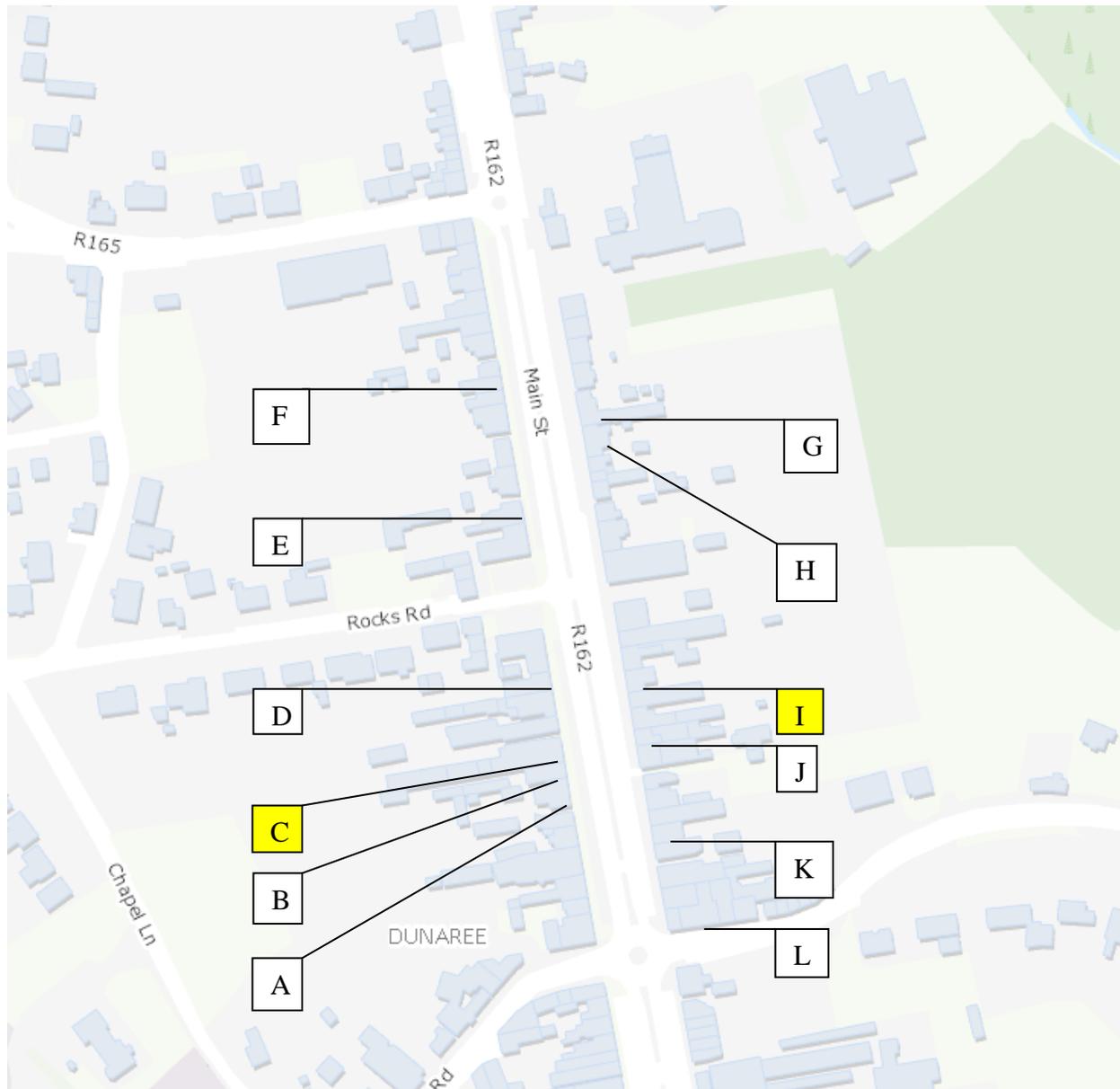


Table 2 – Protected Structures within the site

Building A: J. McKiernan
Building C: Pets and More
Building E: Residential Property
Building G: Gartlan's
Building I: Bank of Ireland
Building K: Central Stores

Building B: M & F's Bar
Building D: Ashoka Indian Restaurant
Building F: Oscar Sherriff
Building H: Phonomation
Building J: Residential Property
Building L: Dun a Ri House Hotel

It is proposed to carry out works to the highlighted buildings.



The Cavan County Council Draft Development Plan 2022-2028 is proposing that the ACA for the Kingston town includes the Main Street and to Church Street.

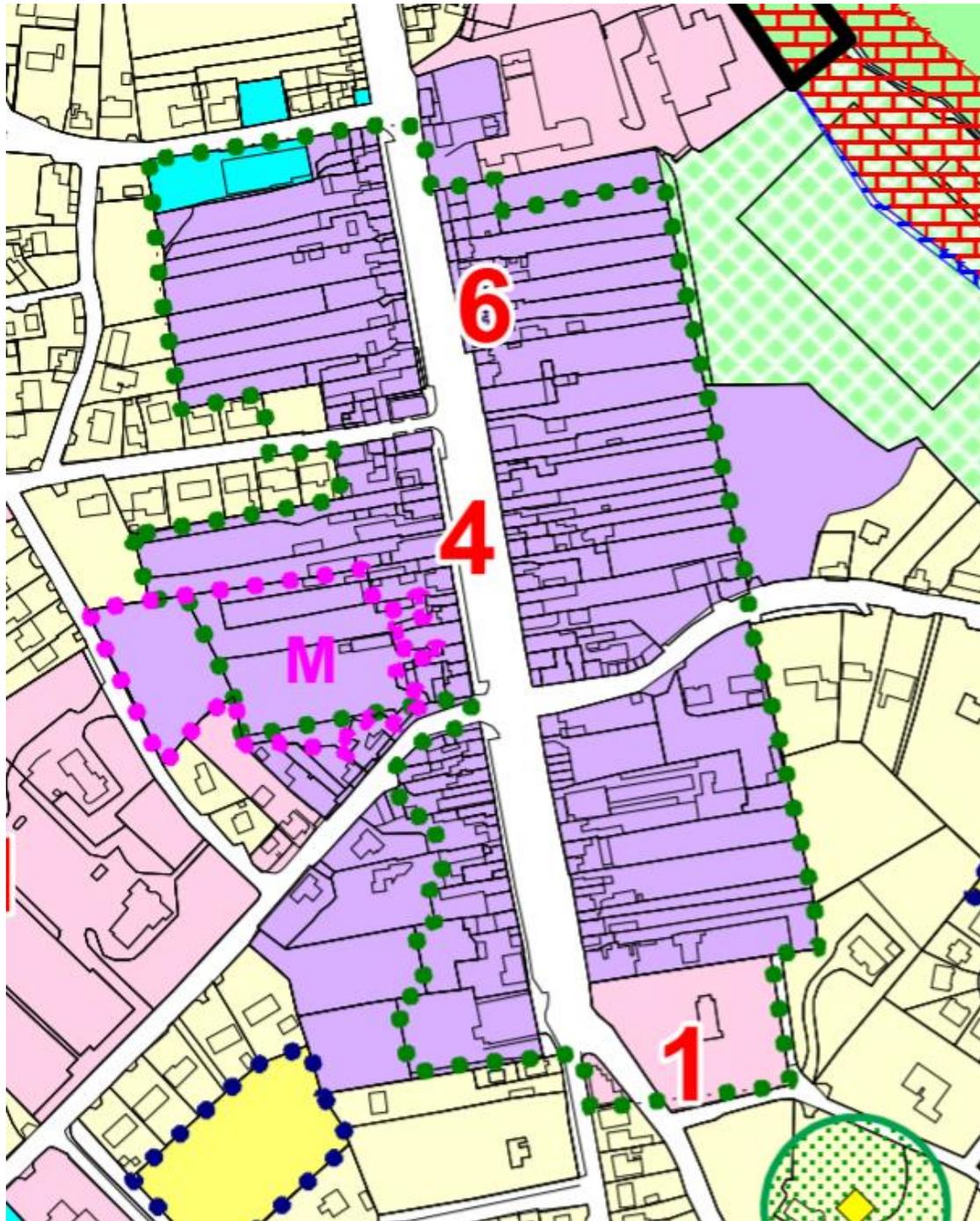


Figure 1 – Proposed ACA in the green dotted line - Cavan County Council Draft Development Plan 2022-2028

Please note the pink dotted area indicated a master plan area.

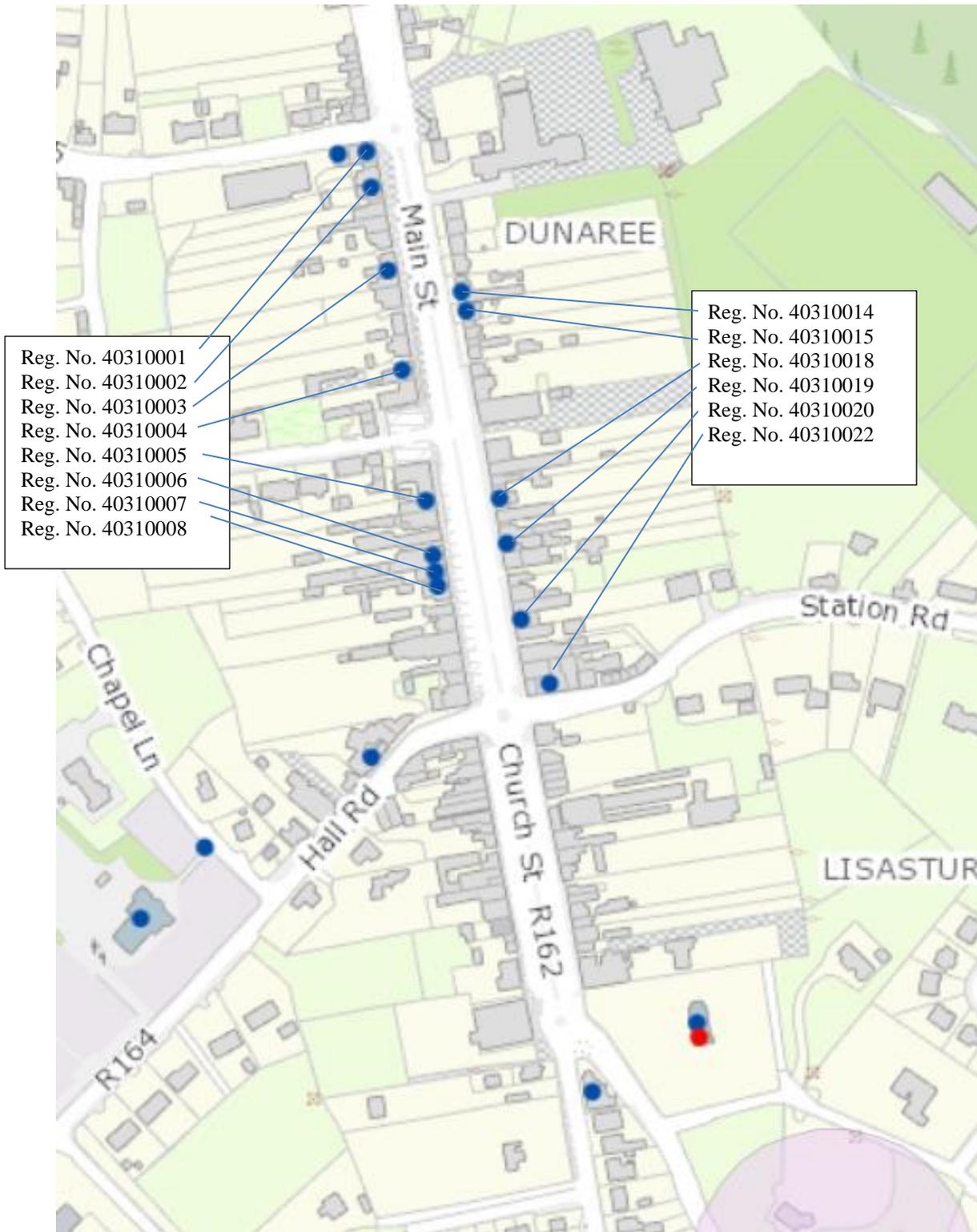


Figure 2 Buildings of Ireland – Map of NIAH buildings within the vicinity of the site

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



4.3.1 NIAH Description

4.3.1.1 NIAH Description – 40310001

Survey Data	
Reg No	40310001
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
Historical Use	Shop/retail outlet
In Use As	House
Date	1760 - 1800
Coordinates	278535, 296030
Date Recorded	16/07/2012
Date Updated	--/--



Description

End-of-terrace four-bay two-storey house, built c.1780, with later shopfront inserted to ground floor, now disused. Two-bay two-storey annex to rear, built c.1860. Pitched slate roof with clay ridge tiles, recent rendered chimneystacks to gables and two recent skylights, replacement rainwater goods. Ruled-and-lined smooth rendered walls with patent reveals to window openings with stone sills. Two-over-two timber sliding sash windows to front elevation with recent timber door and shopfront to ground floor. Two-over-two timber sliding sash windows on side elevation with painted brick reveals and stone sills. Two-over-two timber sash windows to openings on rear annex with brick reveals and stone sill, door opening with timber sheeted door.

Appraisal

This traditional townhouse occupies a prominent corner site at the north end of the planned town. The steeply pitched roof suggests an early construction date. The later addition of the annex adds to the character of the building as an almost separate dwelling and illustrates how traditional townhouses developed over time. A gable-fronted three-storey store building located at the rear adds to its setting and context.



4.3.1.2 NIAH Description – 40310002

Survey Data

Reg No	40310002
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Social
Original Use	House
In Use As	House
Date	1775 - 1780
Coordinates	278539, 296010
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced five-bay two-storey house, built 1777. Pitched roof with replacement slates, rendered chimneystacks to party walls, stone eaves, and cast-iron rainwater goods. Smooth rendered walls with plinth course. Painted stone plaque to first floor bearing Pratt coat of arms and date 1777. Window openings with stone sills to first floor, recently enlarged window opening to ground floor, uPVC windows throughout. Central door opening with Gibbsian stone doorcase with hood profile over and uPVC door. Two-storey outbuilding to rear with pitched corrugated-iron roof and random coursed rubble stone walls.

Appraisal

Apparently the former coachman's house to Cabra Castle, this house is said to have been thatched until the 1950s. It is an important example of an eighteenth century house in the planned town. The steeply pitched roof, gable chimneystacks and Gibbsian door surround are indicative of its eighteenth century construction. The date plaque is particularly interesting, carved with the emblem of the Pratt family, the town landlords. The related outbuilding to the rear adds to its setting and context.



4.3.1.3 NIAH Description – 40310003

Survey Data	
Reg No	40310003
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
In Use As	Shop/retail outlet
Date	1760 - 1800
Coordinates	278547, 295964
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced five-bay two-storey house, built c.1780, with later shopfront inserted to ground floor. Pitched slate roof with clay ridge tiles, rendered chimneystacks to party walls, and cast-iron rainwater goods. Recent roughcast rendered walls with smooth rendered plinth and pier to south end of façade. Patent reveals to window openings with stone sills. One-over-one timber sash windows to first floor and ground floor. Central round-headed door opening with stone surround comprising plain pilasters, carved cornice and projecting keystone, with plain fanlight and replacement timber panelled door. Steps to entrance. Recent timber shopfront to south.

Appraisal

A well composed house retaining much of its original eighteenth century character, seen particularly in the steeply pitched roof, substantial gable chimneystacks, and round-headed door opening. The balanced design is punctuated by the doorcase with its bold surround and plain detailing. The door opening is located slightly off centre giving the elevation an air of informality. The house is an important reminder of the original aesthetic of many of the buildings in Kingscourt as a planned town with a strong emphasis on symmetry of composition and restrained ornamentation.



4.3.1.4 NIAH Description – 40310004

Survey Data

Reg No	40310004
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Original Use	House
In Use As	House
Date	1760 - 1800
Coordinates	278556, 295908
Date Recorded	16/07/2012
Date Updated	--/--/--



Description

Attached three-bay two-storey house, built c.1780, with two-storey return to rear. Pitched slate roof with rendered chimneystacks to party wall and gable-end, cast-iron rainwater goods. Ruled-and-lined rendered walls with smooth rendered plinth and raised stucco quoins. Roughcast rendered walls to gable. One-over-one timber sliding sash windows to ground and first floor with stone sills. Round-headed door opening with stone surround comprising plain pilasters, carved cornice, and projecting fluted keystone, with plain fanlight and replacement timber panelled door. Stone threshold, flight of limestone steps, flagstone path, and cast-iron railings set stone plinth to street boundary.

Appraisal

An elegant Georgian townhouse retaining many of its historic features. The facade features are symmetrical composed, but with a striking unequal spacing of the bays, which adds a curious sense of informality to a well proportioned building. It contributes to the architectural variety of the streetscape, while the historic boundary railings to the boundary reinforce the urban character of this part of the town.



4.3.1.5 NIAH Description – 40310005

Survey Data

Reg No	40310005
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Social
Previous Name	Sizzling Bites
Original Use	House
Historical Use	Shop/retail outlet
In Use As	Restaurant
Date	1850 - 1870
Coordinates	278568, 295835
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced four-bay three-storey townhouse, built c.1860, with shopfront to ground floor. Now in use as restaurant. Pitched slate roof with terracotta ridge tiles, red brick chimneystacks with bands of yellow brick to party walls, cast-iron rainwater goods, gutter resting on paired brackets. Ruled-and-lined rendered walls with raised stucco quoins. Paired segmental-headed window openings to first and second floors with stone sills and one-over-one timber sliding sash windows. Shopfront to ground floor comprising door opening flanked by display windows with decorative pilasters, and carved corbels supporting fascia and profiled cornice. Rendered stall risers to display windows, replacement timber panelled doors with overlight. Door at north end leading to residential upper floors, also with decorative pilasters and carved corbels. Timber panelled door with overlight having margin panes.

Appraisal

A substantial and well-ordered Victorian townhouse with an elaborate shopfront. The joinery of the shopfront and the paired arrangement of the windows distinguish the building in the largely eighteenth century street. It retains its historic fabric and features, including the carefully detailed brick chimneystack, eaves and quoin detailing, and timber sliding sash windows. The height of the building complements the former civic and institutional centre of the town.



4.3.1.6 NIAH Description – 40310006

Survey Data

Reg No	40310006
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
In Use As	Shop/retail outlet
Date	1790 - 1810
Coordinates	278572, 295805
Date Recorded	16/07/2012
Date Updated	--/--



Description

Pair of terraced four-bay three-storey houses, built c.1800, ground floor now in use as a single shop. Attached bay with integral carriage arch added c.1950 to north. Pitched slate roof with red brick chimneystack to north gable and rendered chimneystack to centre, cast-iron rainwater goods and timber soffit. Roof to north single-bay addition concealed behind castellated parapet. Ruled-and-lined rendered walls with channelled stucco piers to sides. Block-and-start render surrounds to windows with stone sills. Two-over-two timber sliding sash windows to first and second floor, taller windows to first floor. Recent shopfront spanning two buildings. uPVC oriel window to first floor and wrought-iron gate to square-headed carriageway, to northern extension.

Appraisal

This pair of early nineteenth century townhouses was combined as one in the twentieth century. It retains much of its original roof and upper façade. The diminishing floor height from first to second floors is expressed strongly, with the surrounds of the upper windows sitting on the lower ones below. The render detailing and substantial chimneystacks give the building a strong identity and it adds to the architectural variety of the streetscape.

Works will be carried out at this building, please refer to section 3.3.1 for further information.



4.3.1.7 NIAH Description – 40310007

Survey Data

Reg No	40310007
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
Historical Use	Public house
In Use As	House
Date	1830 - 1850
Coordinates	278573, 295796
Date Recorded	16/07/2012
Date Updated	--/--/--



Description

Terraced two-bay three-storey house, built c.1840, with recent shopfront inserted to ground floor. Now also in use as public house. Pitched slate roof with rendered chimneystacks to gable ends having clay chimney pots, cast-iron rainwater goods. Ruled-and-lined rendered wall. One-over-one timber sliding sash windows to first and second floors, all with stone sills. Recent timber shopfront to ground floor with separate entrance to residential accommodation overhead. Limestone step to dwelling entrance.

Appraisal

The vertical emphasis of the building façade, relative to the older neighbouring houses, adds variety to the streetscape and roofscape. The balanced composition, simple finishes, and timber sliding sash windows are representative of early nineteenth century urban houses in small towns and villages.



4.3.1.8 NIAH Description – 40310008

Survey Data

Reg No	40310008
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Social
Original Use	House
Historical Use	Public house
In Use As	House
Date	1790 - 1810
Coordinates	278575, 295787
Date Recorded	16/07/2012
Date Updated	--/--



Description

Attached three-bay two-storey house, built c.1800, with shopfront inserted to ground floor and return to rear. Formerly also in use as public house. Pitched slate roof with clay ridge tiles, recent rendered chimneystack to gable-end and to ridge, overhanging eaves, and replacement rainwater goods. Ruled-and-lined rendered walls with raised stucco quoins and stone sills to openings. Replacement windows to first floor. Two-over-two timber sliding sash window to ground floor. Shopfront comprising timber window and pair of door openings each flanked by plain timber pilasters, having terminating plain pilasters with decoratively carved corbels supporting a profiled fascia and stepped cornice. Display window reduced in sized with recent raising of stallriser. Internal timber and glass screen to display window. Timber panelled double-leaf doors to public house with round-headed top panels and overlight with gold lettering. Replacement timber panelled door with overlight to residential entrance. Stone thresholds to doors.

Appraisal

Despite the replacement windows, the house retains much of its original form, materials, and details and is well maintained. The shopfront is finely detailed, is in good condition, and distinguishes the building. The building adds to the architectural variety and character of the streetscape.



4.3.1.9 NIAH Description – 40310014

Survey Data

Reg No	40310014
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	Hotel
In Use As	Hotel
Date	1870 - 1890
Coordinates	278637, 295734
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced Victorian six-bay two-storey hotel, built c.1880, with advanced gabled end bays. Recent four-bay three-storey extension to east. Pitched slate roof with terracotta crested ridge tiles, cast-iron and replacement rainwater goods. Rendered chimneystack to centre and to west, bull-nosed brick course to barges ending with brick kneeler above quoins. Roughcast rendered walls with brick to half height of ground floor of centre elevation and east gable. Brick block-and-start quoins to gables and jambs of window openings with brick flat arches over. Brick platband at upper window head level of western gable and as sill course of upper window on eastern gable, east gable also in brick. Paired windows to third and ground floor of east gable. All window openings with stone sills and uPVC windows. Segmental-headed openings to ground floor of front elevation and western gable with fixed recent tripartite glazing. Recent rendered masonry porch with pitched roof and recent glazed timber door to entrance, flanked by pair of windows with stone sills, uPVC windows and remains of hood mouldings above.

Appraisal

This is a notable addition to the streetscape of Kingscourt on one of the main roads leading to the town. The building is distinguished by its gables and the asymmetrical arrangement of its windows, providing a picturesque contrast to the prevailing classically influenced buildings in the town. The contrasting finishes, brickwork detailing and paired openings hint at Arts and Crafts influence which is also seen at the Cabra School, further to the east on Station Road.



4.3.1.10 NIAH Description – 40310015

Survey Data

Reg No	40310015
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
Historical Use	Post office
In Use As	Shop/retail outlet
Date	1770 - 1790
Coordinates	278622, 295770
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced five-bay two-storey house, built c.1780, with shopfront to ground floor. Formerly also in use as post office. Pitched replacement slate roof with ashlar chimneystack to centre and to south party wall, rendered chimneystack with stone coping stone to north party wall, cast-iron rainwater goods. Ruled-and-lined rendered walls with stone eaves corbel course and channelled stucco piers. Replacement six-over-six timber sash windows to ground and first floor. Central doorcase comprising round-headed opening with limestone block-and-start surround, cornice, and arch with keystone, having timber petal fanlight and replacement timber panelled door, with sandstone threshold and concrete step. Shopfront to north end having fluted timber pilasters with replacement timber fascia over, surrounding display window on low plinth with stone sill and metal guard rail, and recessed glazed double timber doors with fixed overlight.

Appraisal

A handsome former townhouse built as part of the construction of Kingscourt in the late eighteenth century which is an integral part of the streetscape. The architectural quality of the house is confirmed by features such as the fine stone doorcase and fanlight as well as the balanced composition. The house has been well-maintained and retains an unpainted render finish which, although traditional, is increasingly rare. Despite the later shopfront insertion, it is an excellent example of its type.



4.3.1.11 NIAH Description – 40310018

Survey Data

Reg No	40310018
Rating	Regional
Categories of Special Interest	Architectural, Social
Original Use	House
Historical Use	Shop/retail outlet
In Use As	House
Date	1840 - 1880
Coordinates	278613, 295811
Date Recorded	16/07/2012
Date Updated	--/--



Description

Terraced three-bay two-storey with dormer attic house, built c.1860, with integral carriage arch and disused shopfront to ground floor. Pitched replacement slate roof, red brick and rendered chimneystacks to party walls, cast-iron and replacement rainwater goods. Dormers with gablets and plain bargeboards. Ruled-and-lined rendered walls. One-over-one timber sash windows with stone sills. Shopfront inserted c.1940, with plain window and replacement timber door. Recent metal door to carriage arch opening.

Appraisal

A modest-sized townhouse adding architectural variety to the roofscape of the street with its dormers and to the predominantly two-storey appearance of the street. Although the insertions to the ground floor do not contribute to the overall character of the building, the openings provide an interesting contrast to the otherwise largely symmetrical design of other houses in the town.



4.3.1.12 NIAH Description – 40310019

Survey Data

Reg No	40310019
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Historical, Social
Previous Name	Hibernian Bank
Original Use	Bank/financial institution
In Use As	Bank/financial institution
Date	1920 - 1925
Coordinates	278609, 295836
Date Recorded	16/07/2012
Date Updated	--/--



Description

Attached five-bay two-storey bank, built 1922. Pitched slate roof with clay ridge tiles, smooth rendered chimneystacks to party walls, overhanging eaves with paired brackets between bays to soffit, and cast-iron rainwater goods. Ruled-and-lined rendered walls, continuous sill course to first floor windows above render fascia. One-over-one timber sliding sash windows to first floor with stucco architraves. Elliptical-headed window openings to ground floor with stucco surrounds, keystones, and stone sills. Replacement timber casements, with Wedgwood-style stucco panels to arch heads having swag and urn motifs. Stone pediment above central doorcase supported on console brackets. Door opening with moulded architrave and rectangular overlight with wrought-iron grille and 'HB' insignia. Timber panelled door. Recent ATM inserted to north end of façade.

Appraisal

The Kingscourt branch of the Hibernian Bank opened in 1909 in an adjacent property and was moved to this building, designed by Dublin architect Ralph Henry Byrne (1877-1946), in 1922. It is a well-proportioned building that is distinguished in the streetscape by its decorative stucco design and unusual overlight and strict symmetrical composition. The elegant pediment is also noteworthy. Much of the building's original detailing survives and is well-maintained. Its classism refers to the largely classical eighteenth-century character of the streetscape, and allows the building to compliment its neighbours and make a harmonious addition to the streetscape.

Works will be carried out at this building, please refer to section 3.3.1 for further information.



4.3.1.13 NIAH Description – 40310020

Survey Data

Reg No	40310020
Rating	National
Categories of Special Interest	Architectural, Social, Technical
Original Use	House
Historical Use	Shop/retail outlet
Date	1770 - 1790
Coordinates	278589, 295952
Date Recorded	16/07/2012
Date Updated	--/--



Description

Attached six-bay two-storey house, built c.1780, with integral carriage-arch to north, and central pubfront inserted to ground floor. Now disused. Pitched roof with straw thatch to front and corrugated-iron to rear, rendered chimneystack to north gable and centre. Ruled-and-lined rendered walls, ashlar channelled quoins. One-over-one timber sash windows to ground and first floor, all with stone sills. Fixed bipartite timber windows to ground floor flanking pubfront. Pubfront comprising timber fascia board with cornice and raised lettering, supported by pilasters. Pub door with ashlar surround to double-leaf replacement timber doors. Carriage opening with three-centre arch and timber sheeted doors.

Appraisal

This is an important example of an urban two-storey thatched house, which is unfortunately in poor condition. The elevation is well balanced with informal pairing of the upstairs windows lending regularity in contrast with the variety of openings on the ground floor. The centrally placed pub front with its flanking windows has an interesting informal symmetry. The house is indicative of a scale of thatched houses that once characterised Irish towns and villages. It is a significant addition to the architectural heritage of the county.



4.3.1.15 NIAH Description – 40310022

Survey Data

Reg No	40310022
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Previous Name	The Steps
Original Use	House
In Use As	Office
Date	1770 - 1790
Coordinates	278590, 295941
Date Recorded	16/07/2012
Date Updated	--/--



Description

Attached six-bay two-storey house, built c.1780, with integral carriage arch to ground floor. Now in use as commercial premises. Pitched replacement slate roof with smooth rendered chimneystacks to north party wall and two to centre, cast-iron rainwater goods. Roughcast rendered walls. Window openings with stone sills and replacement uPVC windows. Round-headed door opening with stone doorcase having keystone, fanlight with switch-track tracery, and replacement panelled timber door. Elliptical-headed integral carriage arch with recent timber sheeted doors. Entrance approached by sandstone steps. Random rubble stone walls with square-profile piers to boundary with street.

Appraisal

This is an example of Georgian house architecture in a rural town setting and is highly indicative of the planned eighteenth-century character of Kingscourt. Although the house has lost much of its original joinery, the doorcase and elegant fanlight are evocative of the date and period of the building. The house also features an unusual arrangement of openings on the front elevation, seen elsewhere in the town, of two pairs ending in a wider pair.



4.3.2 Archaeology

A full archaeology assessment has been carried out for the site. Please refer to Cultural Heritage impact assessment prepared by Moore Group.

4.3.3 Historic Maps

The Ordnance Survey produced a six-inch map of the city in c.1844 and later a 25-inch map was produced.

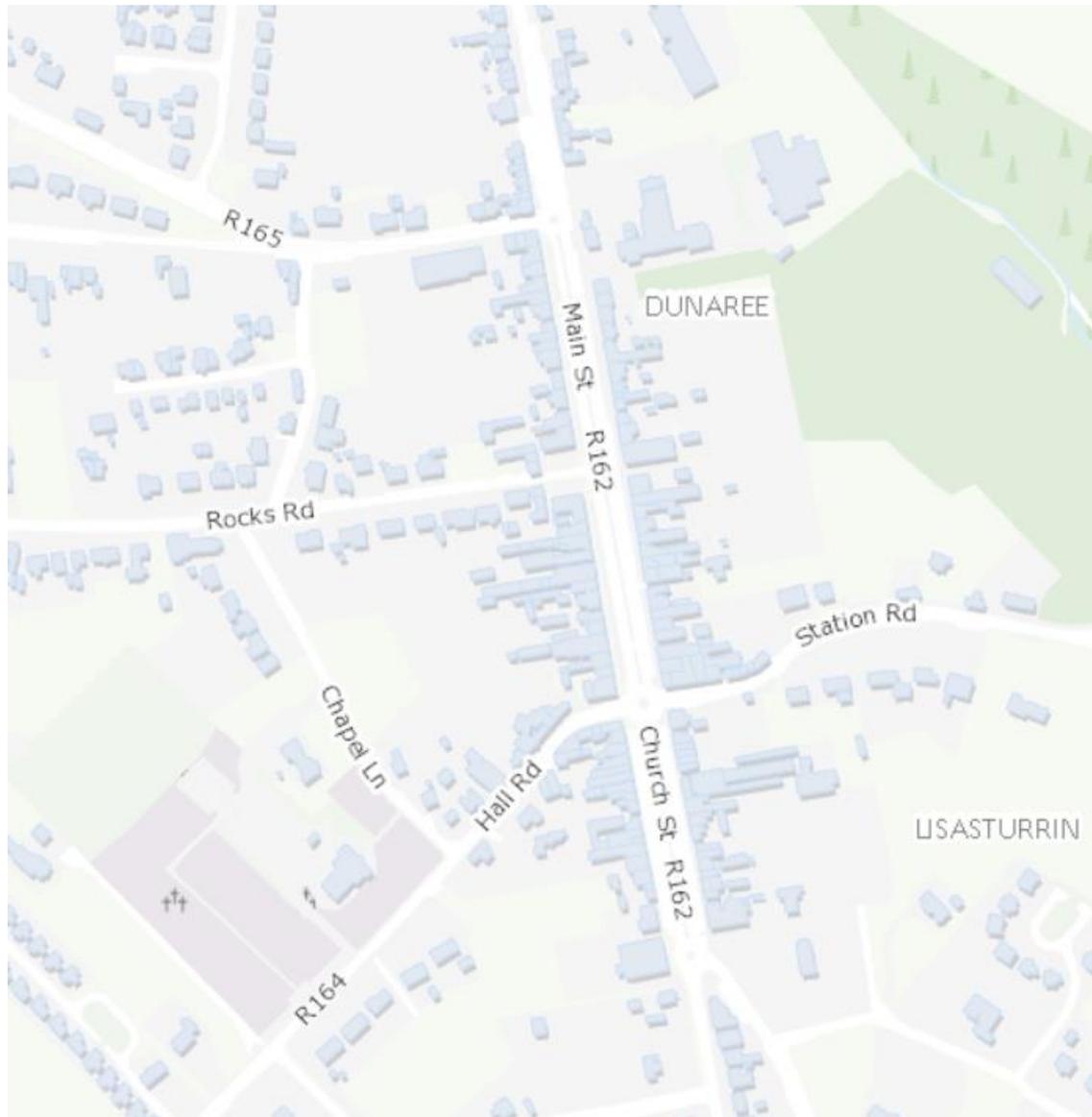


Figure 3 Location on Current OSI Plan

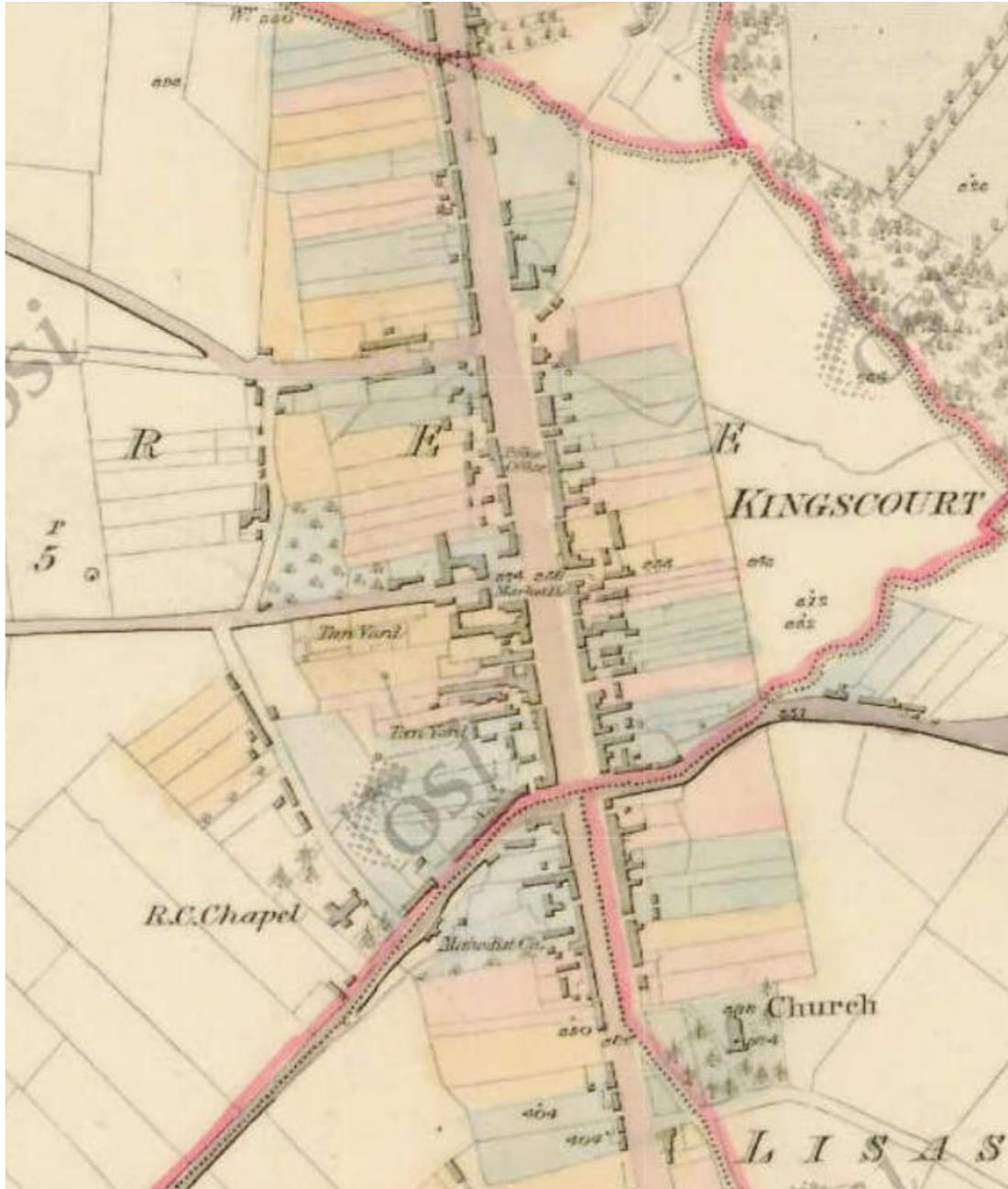


Figure 4 OSI –1st Edition 6 inch Colour Map circa 1837 - 1842

Ireland:- Graegen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg

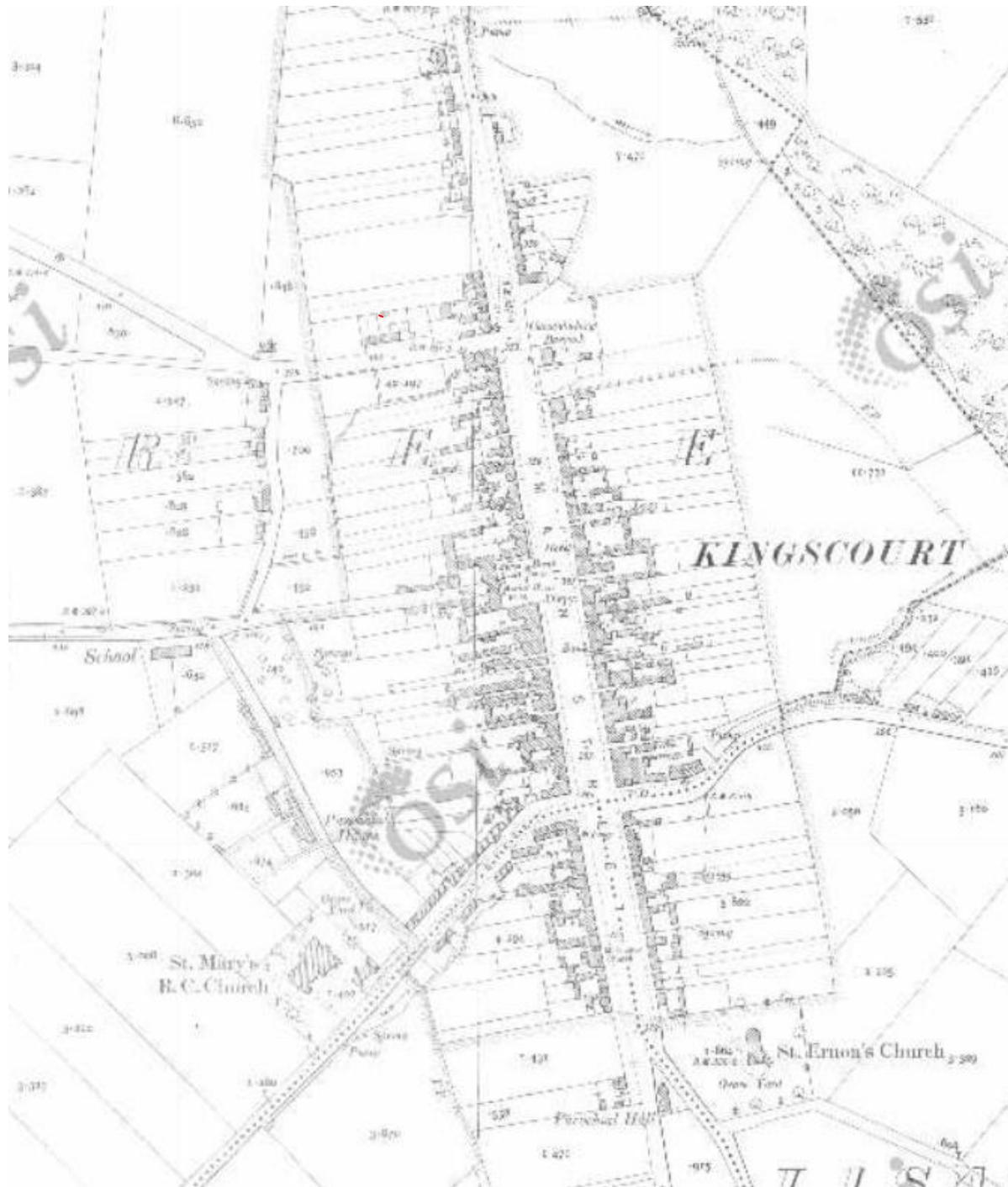


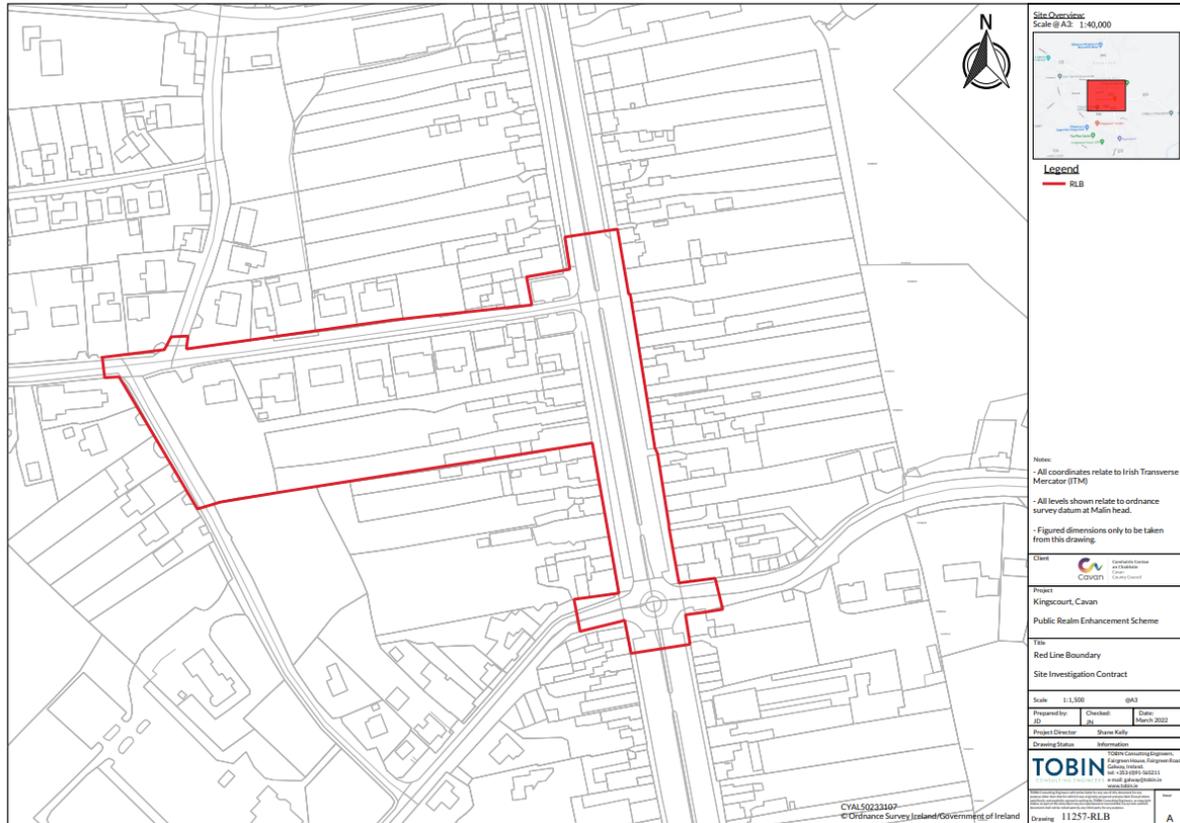
Figure 5 OSI - 25 inch Map circa 1888– 1913

The



5.0 Impact of proposed development

This section is only a prediction of proposed impacts as no impact has actually occurred as of yet.





A ‘do-nothing’ approach in relation to this site is not acceptable and all efforts should be undertaken to enhance Kingscourt Town for the local community, county and all visitors to the town.

5.2 The Predicted Impacts

It is predicted that the proposed works will have an overall positive impact and will ensure that the development of the entire site will last well into the future.

External Works	Predicted Impact
<p>Deconstruction of existing buildings to provide access to proposed Carpark Development, these works include the removal of the overhanging room, and rear out buildings at Shekelton’s RPS CV35012</p>	<p>The deconstruction of the building on main street will have no physical impact on the surrounding protected structures of Shekelton’s RPS CV35012.</p> <p>However, as part the building and adjoining outbuildings are being fully deconstructed, a full archival standard photograph record will be taken at phases of the deconstruction stage of the project.</p> <p>All these items will ensure the building has been retained by record in accordance to ICOMOS standards.</p>
<p>Repairs to the existing boundary stone wall at the rear of the site.</p>	<p>This will have a positive impact as the wall is currently covered in excessive vegetation. The vegetation will have to be fully removed and all necessary racking and re-pointing carried out on the structure.</p>
<p>Development of the proposed Car Park</p>	<p>This will have little to no impact with regards to conservation of the site.</p> <p>It is recommended that all works are monitored by the appointed Building Conservation Accredited Surveyor to ensure that if anything found to be architecturally significant is appropriately recorded during the works.</p>



<p>Redevelopment of the proposed streetscape</p>	<p>This will have little to no impact with regards to conservation of the site.</p> <p>It is recommended that all works are monitored by the appointed Building Conservation Accredited Surveyor to ensure that if anything found to be architecturally significant is appropriately recorded during the works.</p>
<p>Redevelopment of the former Bank of Ireland building RPS: CV35015 these works include the modern rear extension to be removed and a new extension constructed. A new link is to be created from the existing structure to the new extension by the conversion of a window to a doorway.</p>	<p>These works will have a negative impact on the building, limited to the rear of the structure, but any removal of protected fabric shall be 'Retained by Record' as standard.</p>

5.3 The 'Worst Case' Scenario

The 'worst case' scenario in this case, would be if the proposed project was not undertaken and the necessary works to ensure the survival of the historic fabric and the overall area were not carried out. This would mean the site is left in its current state and it will not be utilized by the local community.

5.4 Interaction of Impacts

N/A



5.5 Assessment under Conservation Principles

The following Conservation Principles² have been identified and are described in detail in the following sections.

- Principle 1 – Keeping a building in use
- Principle 2 – Researching and Analyzing
- Principle 3 – Using expert Conservation advice
- Principle 4 – Protecting the special interest
- Principle 5 – Promoting minimum intervention
- Principle 6 – Respecting earlier alterations of interest
- Principle 7 – Repairing rather than replacing
- Principle 8 – Promoting honesty of repairs and alterations
- Principle 9 – Using appropriate materials and methods
- Principle 10 – Ensuring reversibility of alterations
- Principle 11 – Avoiding incremental damage
- Principle 12 – Discouraging the use of Architectural salvage from other buildings
- Principle 13 – Complying with building regulations

5.5.1 Principle 1 – Keeping a building in use

It is generally recognised that the best method of conserving a historic building is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest

The proposed works involve the restoration of a section of the streetscape in Kingscourt Town. While the design team and the client respect this principle, it has been established that the best way to keep the overall site in use, including new car park area and refurbishment of existing buildings, is to undertake the proposed works. This will give the unused spaces back to the local community and visitors to Kingscourt while provide a safe and accessible area.

5.5.2 Principle 2 – Researching and Analyzing

Before formulating proposals for works to a protected structure, the developer should research its historical development and understand thoroughly the present condition of the structure. The research should encompass not only the main structure and its interior but also its curtilage and attendant grounds, where relevant and any structures or features within them which contribute to the special interest of the protected structure/site.

The research should include an analysis of the physical fabric of the site and any available documentary or other evidence. The work should only be undertaken by those with the appropriate knowledge and skill.

² adapted from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Environment, Heritage and Local Government 2004



In this case detailed research into the fabric and history of the site has been undertaken with additional information provided by the entire design team and all works will be supervised during the construction stage by the appointed Building Conservation Accredited Surveyor.

5.5.3 Principle 3 – Using expert Conservation advice

Building conservation is a specialised discipline and the method of work needs to be specified by experts with a knowledge and experience of historic buildings.

The Client has engaged a highly qualified and experienced design team to undertake this project including ACP Architectural Conservation Professionals to address all the conservation elements.

5.5.4 Principle 4 – Protecting the special interest

The character and special interest of a protected structure can be damaged by inappropriate works. The most obvious being demolishing or partly demolishing a structure. It can also be stripped of its value and distinctiveness by neglect and decay, unsuitable alteration, uninformed repair or over restoration.

There have been detailed discussions between the Project design team and client to ensure that the proposed works protect the character, historic fabric of the site and special interest where possible within the constraints of the client's requirements.

5.5.5 Principle 5 – Promoting minimum intervention

The principle of promoting minimum intervention in a protected structure can be summed up by the maxim 'Do as much as necessary and as little as possible'. Dramatic interventions in a protected structure are rarely appropriate. The best work in conservation terms is often that which is low key, involves the least work and can be inexpensive

This principle will be respected during the proposed works and has guided the development of the site at all times.

5.5.6 Principle 6 – Respecting earlier alterations of interest

Alterations and additions to a structure can themselves be an irreplaceable part of a unique history. Different periods of alteration can inform the social and architectural history of the build heritage.

In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development.

The method of deconstruction being proposed will be phased to record each development of the *site* in order to obtain a detailed timeline of the building's construction and alteration.



5.5.7 Principle 7 – Repairing rather than replacing

It should be the aim of good conservation practice to preserve the authentic fabric which contributes to the special interest of the structure. Good repair will arrest the process of the decay of the structure and prolong its life without damaging its character and special interest.

This principle is being respected throughout the project where it is feasible. The use of traditional materials and methods enhances this approach.

5.5.8 Principle 8 – Promoting honesty of repairs and alterations

To promote good conservation practice in line with the recommendations of international charters, repairs to a protected building or structure should generally be carried out without attempt at disguise or artificial ageing. This does not mean that the repair should be obtrusive or that inappropriate materials should be used in order to contrast with the historic fabric. A good repair, carried out with skill, leaves an interesting record of works done. Deliberately obscuring alterations confuses the historical record that is the building. New repairs should not detract from the visual integrity of the structure but should be discernible on closer inspection.

This principle will be respected as part of the project. The proposed repair works to the existing historic fabric are to be carried out in accordance with best practice guidelines.

5.5.9 Principle 9 – Using appropriate materials and methods

Only appropriate material and methods should be used in works to a protected structure. The use of modern materials and techniques should only be permitted where their appropriateness is supported by firm scientific evidence or where they have proved themselves over a sufficient period and where traditional alternatives cannot be sourced.

The use of traditional materials and techniques is planned in this project where necessary. Modern materials and methods including services will be used where necessary, but due care and attention will be used to ensure that they have a minimal impact on the historic fabric such as boundary walls and adjacent buildings.

5.5.10 Principle 10 – Ensuring reversibility of alterations

The use of processes which are reversible or substantially reversible, when understanding works to a protected structure is always preferable as this allows for the future correction of unforeseen problems, should the need arise, without lasting damage being caused to the architectural heritage.

Detailed records and archival quality photographs will be taken and further recording will continue during the build to ensure the reversibility of the site. The proposed works are to be reversible where practical. On site discussions were undertaken by the Design Team to discuss and agree all interventions and to ensure that this principle is respected

5.5.11 Principle 11 – Avoiding incremental damage

Thought must be given by the planning authority to the potential cumulative impact of minor works to the character of protected structures and of ACA's. The quality and character of both can be



damaged by incremental alterations. In the case of protected structures this applies to both internal and external works.

This principle will be respected during the proposed works.

5.5.12 Principle 12 – Discouraging the use of Architectural salvage from other buildings

The use of architectural salvage from other buildings should not be encouraged for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched part of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other older buildings, for example the removal slates or cut-stone elements from a building for reuse elsewhere.

This principle will be respected during the proposed works.

5.5.13 Principle 13 – Complying with building regulations

The building regulations are designed to secure the health and safety of people in and around buildings.

The proposed works have been designed in accordance with modern building regulations.



6.0 Statement of Justification for works

If no works are carried out, then the site will continue to remain in its current conditions with some of the buildings/areas remaining derelict and unused. The aim of this proposed development is to provide safe parking for the local community which can access the town, while refurbishing buildings for future use. The works to the roadway will also enhance the streetscape for the local community and all visitors to Kingsport.

7.0 Conclusions and Suggested Mitigation

In conclusion the proposal as set out in this report refers to, will ensure that the site will have a renewed purpose and prolong the use of the local area for many years. The proposed mitigation measures will ensure that the impact of the individual and overall impacts are mitigated and any loss of fabric will be retained by record to an internationally accepted standard.

The following mitigation measures are proposed:

1. Archival Photographic Record- to be carried out before, during and after the works.
2. High resolution digital photographs are to be taken on a regular and ongoing basis for the duration of the works and a detailed description of the works undertaken be kept and complied.
3. Any protected fabric scheduled for removal shall be 'Retained by Record ' to ICOMOS standard.
4. A conservation record survey is to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors in the building prior to the works commencing. This will ensure that a comprehensive record of the existing building is established and added to the historical record before any changes are made.
5. Specifications, plans, and method statements prepared by the Building Conservation Accredited Surveyor are to be read and adhered to by the contractor, staff and all involved with the proposed works.
6. All works on site are to be supervised on an ongoing basis by the Project Building Conservation Accredited Surveyor (Accredited by the RICS and SCSI). A detailed record of works is to be kept and complied for submission to the building record after proposed works have been completed.



8.0 Signing Off Statement

Conservation Company:

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



Author(s):

David Humphrey's, BAgrSc(Landscape), MSc, PGDipBAdmin(Project Mgmt),
DipBldgCons(RICS), C.Build.E., FCABE, BCAS, CMLI, MILI, MAPM, MIPM, IHBC, MRICS, MSCSI, MICRI.
Group Director
RICS Certified Historic Building Professional
SCSI Building Conservation Accredited Surveyor
Chartered Building Engineer
Chartered Building Surveyor
Chartered Landscape Architect
Chartered Project Manager
Chartered Environmentalist

Nancy O'Keeffe BSc(Int Arch), C.Build.E, MCABE
Director of Conservation Architecture
Historic Architectural Consultant / Project Architect
Chartered Building Engineer
Registered Building Surveyor

Kate McCormack BArch (Architecture)
Historic Building Architect
Project Architect

Client: Cavan County Council

Signed: _____
For ACP Archcon Professionals Limited.

Date: 06/12/2022



Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg



9.0 Project References

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

<http://australia.icomos.org/>

National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/>

Planning and Development Act 2000, Part IV

<http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv>

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

[http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20\(2011\).pdf](http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf)

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

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

County Council Web Site

www.cavancoco.ie

Ordnance Survey Ireland

www.osi.ie

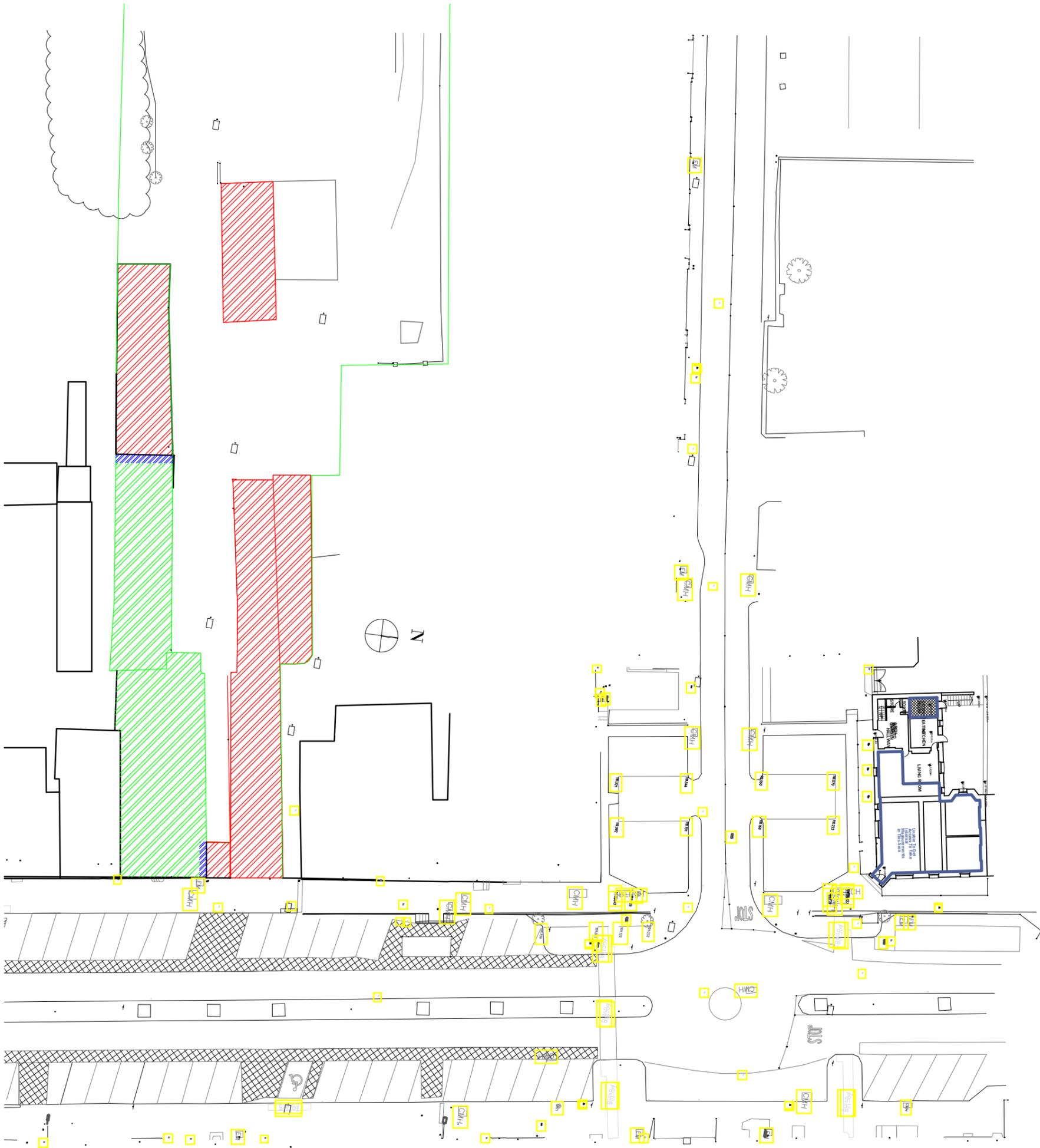
Trinity College Dublin – Glucksman Map Library

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



10.0 Appendices

1. Impact Assessment Drawings
2. Record Photographs



- Legend:**
-  TO BE RETAINED AND REPAIRED
 -  TO BE ALTERED/REPAIRED
 -  TO BE RETAINED BY RECORD AND TAKEN DOWN



Project Status:
Revision:

1	-
2	-
3	-

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

NOTE
THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING APPLICATION ONLY.

THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED FOR ANY OTHER PURPOSE, INCLUDING ALTERNATIVE PLANNING APPLICATIONS, TENDER, CONSTRUCTION OR ANY FURTHER APPLICATION APPLICABLE TO THIS SITE/STRUCTURE WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL CONSERVATION PROFESSIONALS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER REFERENCES AND DOCUMENTATION REFERRED TO IN THESE ARCHITECTURAL DRAWINGS.

DO NOT SCALE FROM THESE DRAWINGS. WORK TO FIGURED DIMENSIONS. THESE DRAWINGS ARE NOT INTENDED FOR OR MEANT TO BE USED FOR CONSTRUCTION.

© COPYRIGHT ACP ARCHCON PROFESSIONALS LTD 2022

NOT FOR CONSTRUCTION
SURVEY ONLY



Project:
J755 Kingscourt

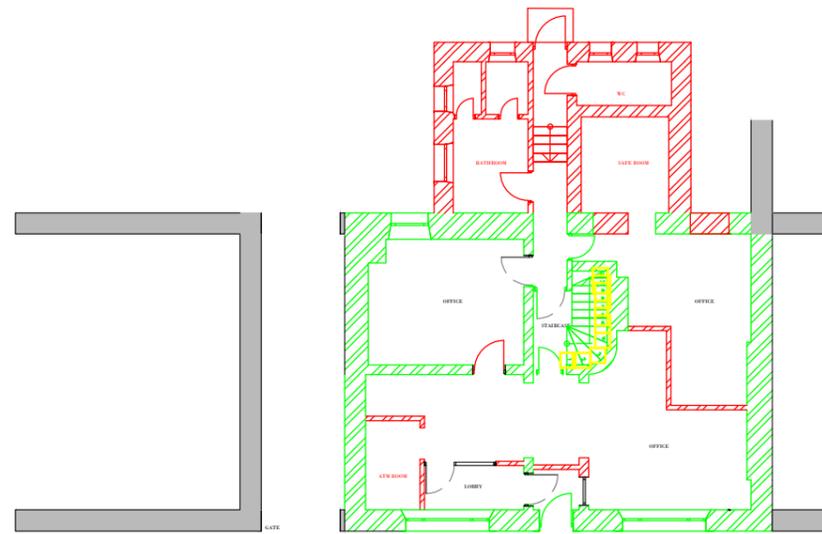
Title:
Impact Assessment
Car Park

Client:
Cavan County Council

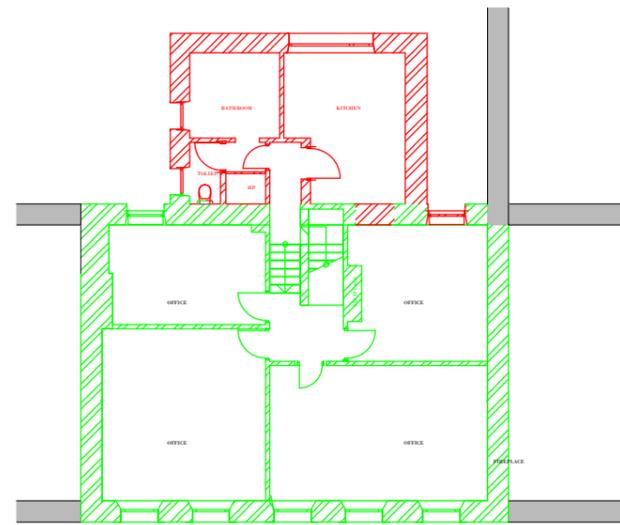
Scale 1:500 @A3	Date: 07/11/2022
Drawing By: NOK	Checked By: NOK
Drawing No: J755D001	Revision: 00



Architectural Conservation Professionals
 Graaheen House, Cappanuke,
 Cappamore, Co. Limerick,
 IRELAND
 Phone: 061 574894
 Mobile: 086 8195009
 Email: info@acppgroup.ie



○ Ground Floor Plan



○ First Floor Plan

- Legend:**
-  TO BE RETAINED AND REPAIRED
 -  TO BE ALTERED/REPAIRED
 -  TO BE RETAINED BY RECORD AND TAKEN DOWN



Project Status:
 Revision:
 1 | -
 2 | -
 3 | -

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

NOTE
 THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING APPLICATION ONLY.

THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED FOR ANY OTHER PURPOSE, INCLUDING ALTERNATIVE PLANNING APPLICATIONS, TENDER, CONSTRUCTION OR ANY FURTHER APPLICATION APPLICABLE TO THIS SITE/STRUCTURE WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL CONSERVATION PROFESSIONALS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER REFERENCES AND DOCUMENTATION REFERRED TO IN THESE ARCHITECTURAL DRAWINGS.

DO NOT SCALE FROM THESE DRAWINGS, WORK TO FIGURED DIMENSIONS. THESE DRAWINGS ARE NOT INTENDED FOR OR MEANT TO BE USED FOR CONSTRUCTION.

© COPYRIGHT ACP ARCHCON PROFESSIONALS LTD 2022

NOT FOR CONSTRUCTION
 SURVEY ONLY



Project:
 1755 Kingscourt

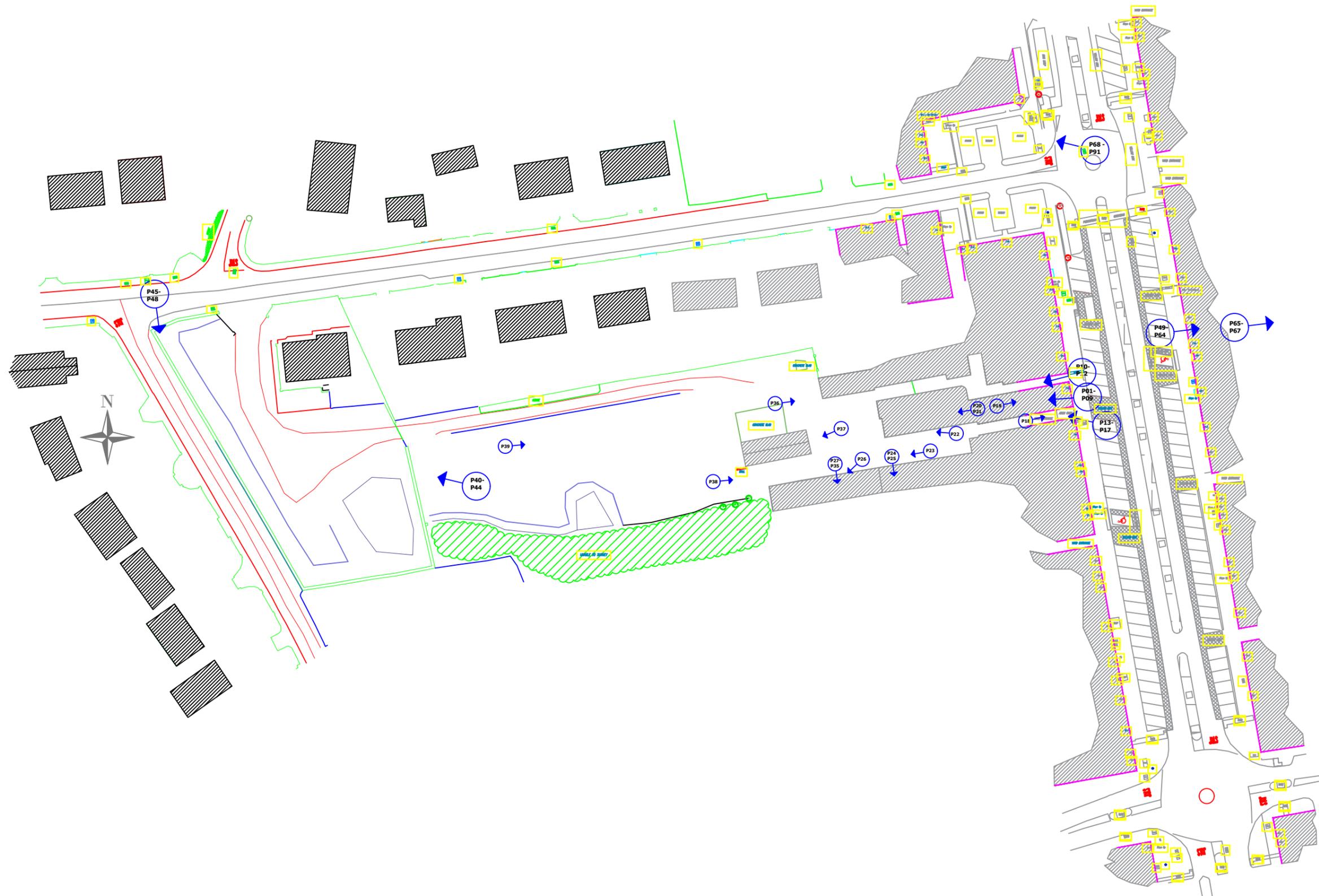
Title:
 Impact Assessment
 Former Bank of Ireland Building -
 RPS: CV35015

Client:
 Cavan County Council

Scale 1:200 @A3	Date: 07/11/2022
Drawing By: NOK	Checked By: NOK
Drawing No: 1755D002	Revision: 00



Architectural Conservation Professionals
 Grageen House, Cappanuke,
 Cappamore, Co. Limerick,
 IRELAND
 Phone: 061 574894
 Mobile: 086 8195009
 Email: info@accpp.com



Legend:
Photograph Number, Location and Orientation
 P01 →



Project Status:
 Revision:
 1 | -
 2 | -
 3 | -

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

NOTE
 THESE DRAWINGS HAVE BEEN PREPARED FOR PLANNING APPLICATION ONLY.

THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED FOR ANY OTHER PURPOSE, INCLUDING ALTERNATIVE PLANNING APPLICATIONS, TENDER, CONSTRUCTION OR ANY FURTHER APPLICATION APPLICABLE TO THIS SITE/STRUCTURE WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL CONSERVATION PROFESSIONALS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER REFERENCES AND DOCUMENTATION REFERRED TO IN THESE ARCHITECTURAL DRAWINGS.

DO NOT SCALE FROM THESE DRAWINGS, WORK TO FIGURED DIMENSIONS. THESE DRAWINGS ARE NOT TO BE INTENDED FOR OR MEANT TO BE USED FOR CONSTRUCTION.

© COPYRIGHT ACP ARCHCON PROFESSIONALS LTD 2022
 NOT FOR CONSTRUCTION
 SURVEY ONLY



Project:
Kingscourt Town Centre Regeneration Scheme, Co. Cavan.

Title:
Photographic Survey

Client:
Cavan County Council

Scale 1:500 @A1	Date: 10/11/2022
Drawing By: NOK	Checked By: NOK
Drawing No: J755D003	Revision: 00



Architectural Conservation Professionals
 Gragreen House, Cappanuke, Cappamore, Co. Limerick, IRELAND
 Phone: 061 574894
 Mobile: 086 8195009
 Email: info@acppros.ie



1



3



2



4



5



7



6



8



9



11



10



12



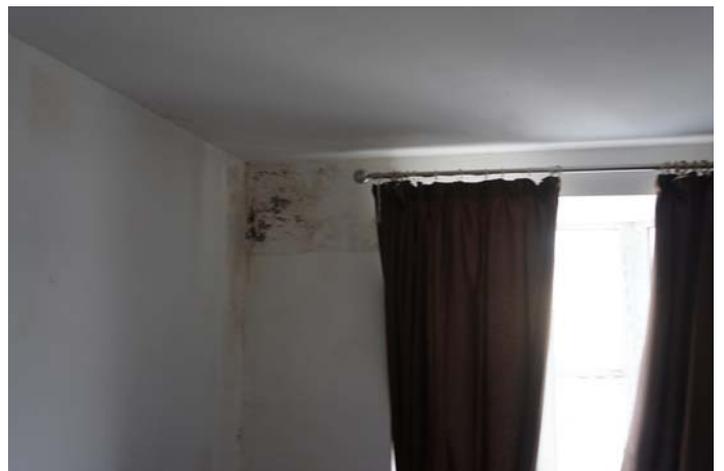
13



15



14



16



17



19



18



20



21



23



22



24



25



27



26



28



29



31



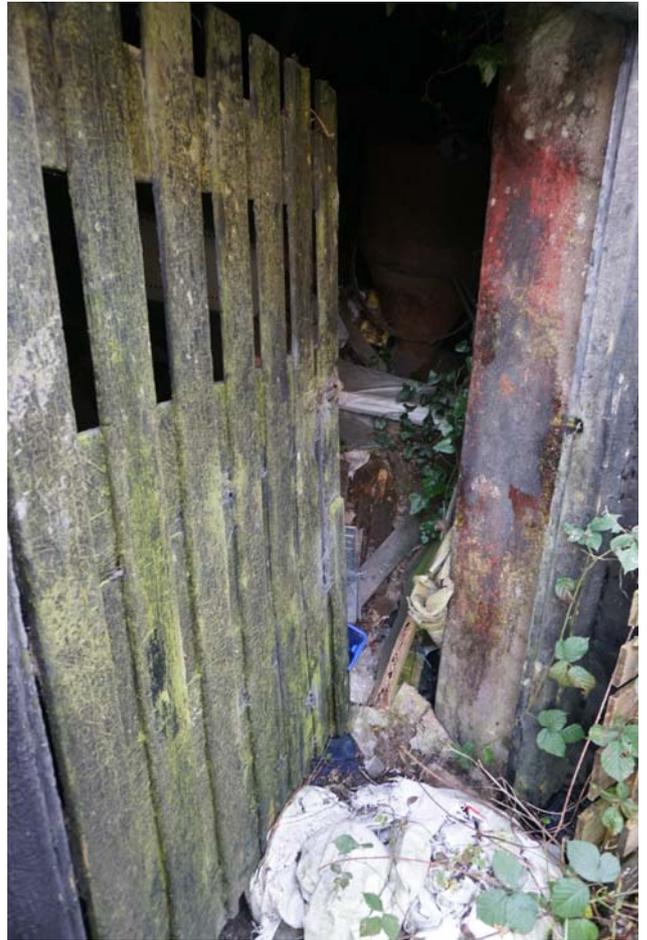
30



32



33



35



34



36



37



39



38



40



41



43



42



44



45



47



46



48



49



51



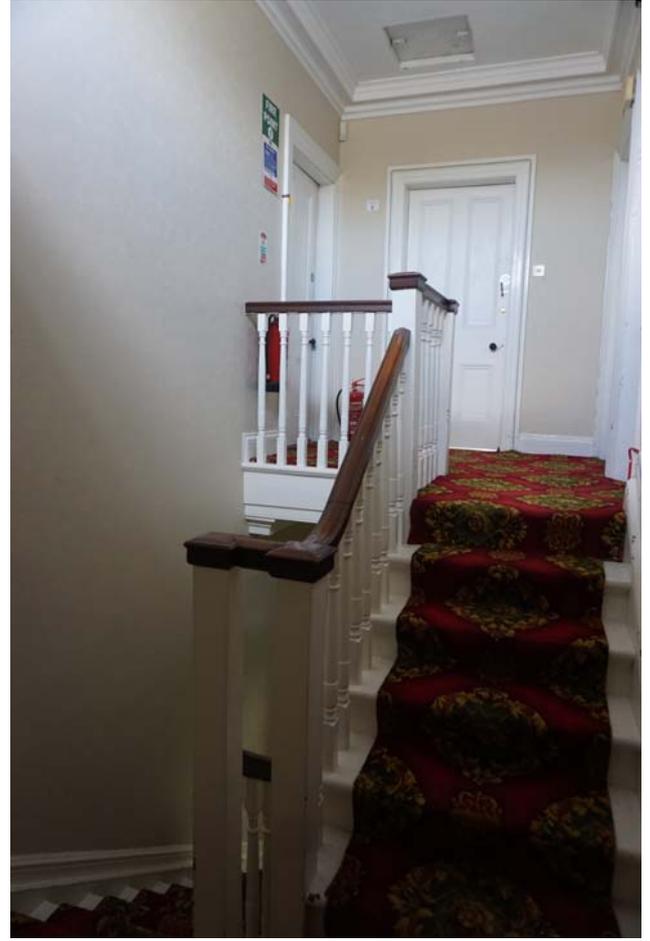
50



52



53



55



54



56



57



59



58



60



61



63



62



64



65



67



66



68



69



71



70



72



73



75



74



76



77



79



78



80



81



83



82



84



85



87



86



88



89



91



90



Multidisciplinary Conservation Practice

We provide our clients with a full range of services dealing with the historic environment by bringing to each project a dedicated project team of highly qualified and experienced professionals.

30+ years experience in the historic environment in Ireland and England

Clients include:

NATIONAL

Government Departments
Heritage Council
Financial Institutions
Private Clients
Local Authorities
Educational Institutes
Community Groups

INTERNATIONAL

The World Bank
Heritage Foundation Newfoundland
Kingdom of Saudi Arabia
Private Clients



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, **Email:** info@acpgroup.ie
Web: www.acpgroup.ie

Singapore:- Block 25, Kim Kleat Close #06-01 Singapore 328933
Phone: +65 96425182, **Email:** noel@acpgroup.sg
Web: www.acpgroup.sg