

Virginia Traffic Calming and Pavement Scheme - Phase 2



Build Heritage Assessment

June 2020

Summary

This report has been prepared by Dr Rosanne Walker (BA, BAI, P.Grad.Dip Applied Building Repair and Conservation, PhD) with historical background by Colm Flynn of Colm Flynn Archaeology for Roadplan CE and Cavan County Council. It assesses the impact of the proposed Virginia Traffic Calming and Pavement Scheme - Phase 2 on the built heritage of Virginia town. A full pavement reconstruction and changes to the road layout are proposed. The works are intended to improve road safety and the streetscape environs of the historic town of Virginia.

The Cavan County Development Plan (2014-2020) lists Main Street, Virginia as an Architectural Conservation area and Lurgan Parish Church Quarter ACA is located to the west side of the scheme. Several protected structures also border the proposed scheme. Consequently, careful assessment of the proposed scheme on the historic character of the town is required.

The town of Virginia was established in the early seventeenth century during the Ulster Plantation. Thomas Taylor (circa 1724 – 1795) and the Taylor family based at Headfort House, outside Kells, county Meath are credited as being responsible for successfully developing the town during the late eighteenth century.

This report considers the impact of the proposed project on protected structures adjoining the scheme; NIAH recorded building adjoining the scheme; existing road and footpaths; historic street furniture and other historic surfaces; the water pump and amenity area; proposed location of the bus stops; footpath widening at the church entrance and finally historic vistas.

The report inventories historic limestone steps, thresholds, bollards and jostle stones which are set out in table 3 and figure 9 and should be retained in-situ and protected during construction. Guidance and mitigation measures related to the proposed scheme are included in section 5.

The proposed scheme should have no built heritage impact on the aforementioned items with the exception of an imperceptible impact on the setting of the main entrance of Lurgan Church. The proposed roundabout and amenity area alter the existing road layout at the vicinity of the church entrance and have a slight negative impact on the historic character of the streetscape. The scheme provides opportunities to enhance the visual streetscape setting of the town by means of improving the pavement surfaces, sensitive planting and decluttering the footpaths and overall should have a positive impact on the built heritage of the town.

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1. Introduction

This report has been prepared by Dr Rosanne Walker (BA BAI P.Grad.Dip Applied Building Repair and Conservation PhD) with historical background by Colm Flynn of Colm Flynn Archaeology for Roadplan CE and Cavan County Council. It assesses the impact of the proposed Virginia Traffic Calming and Pavement Scheme - Phase 2 on the built heritage of Virginia town. A full pavement reconstruction and changes to the road layout is proposed. The works are intended to improve road safety and the streetscape environs of the historic Virginia town.

The site was inspected and photographed on 11th October 2019 by Rosanne Walker and Colm Flynn for the purposes of preparing this report. A strong low-lying sun was positioned in the east during the site visit and consequently most streetscape images are directed in a westerly direction.

The Cavan County Development Plan (2014-2020) lists Main Street, Virginia as an Architectural Conservation area and Lurgan Parish Church Quarter ACA is located to the west side of the scheme. Several protected structures also border the proposed scheme. Consequently, careful assessment of the proposed scheme on the historic character of the town is required. The architectural conservation officer (or heritage officer in the case of Co. Cavan) should be notified and consulted in relation to the proposed scheme.

An archaeological assessment by Colm Flynn Archaeology has also been prepared and should be read in conjunction with this report. The views expressed in this report relate only to the built heritage and further specialist advice related to mobility requirements for people with disabilities, horticulture etc. may also be required.



Fig 1. Historic view (late nineteenth century) north-west along Main Street, Virginia taken between 1880-1900 by Robert French (1841-1917). From The Lawrence Photograph Collection (The National Library of Ireland Online Catalogue).

2. Context and Methodology

2.1 Context

The heritage plan is contained within Cavan County Development Plan (2014-2020). In relation to the proposed scheme highly relevant objectives include:-

BHO6: To identify and retain good examples of historic street furniture and other non structural elements that contribute to the character of an area and help create a distinctive sense of place or are in themselves unique elements of our built heritage. These should be retained in situ, where appropriate. Such items include water pumps, signage, lamp standards, post boxes, milestones, paving, street lighting, kerbing, plaques, statues, other monuments and stone walls etc.

2.2 Methodology

A desktop and field inspection of the proposed development area was undertaken for the preparation of this report.

The desktop survey examined the following resources

- The National Inventory of Architectural Heritage
- Cavan County Development Plan (2014-2020)
- Map Library Trinity college – Ordnance surveys maps of 1836, 1878 and 1911. No twentieth century ordnance survey maps were extant
- Down Survey (1650s)
- Private surveyors maps from the eighteenth century
- Aerial photographs
- National Library of Ireland – online catalogue

A field inspection was subsequently undertaken. Historic road features such as bollards, coal hole cover etc. are often not included in The National Inventory of Architectural Heritage and these historic features have been included in section 4.4. Additionally, important vistas within the ACA were identified.

The general guidance included in this report is extracted from Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series. Additional specific advice relevant to this project is also included in section 5.

3. Historical Background

The name Virginia is reputed to be a reference to Elizabeth I, 'the Virgin Queen', who was responsible for the establishing or 'shiring' of County Cavan in 1579. The original Gaelic name for the area of Virginia was Achadh an Iúir', which translates as 'field of the yew'. This name appears in late medieval texts relating to land holdings of the O'Reilly (Ó Raghallaigh) Gaelic dynasty.

Virginia was established in the early seventeenth century during the Ulster Plantation. The location was chosen because it was almost equidistant from Kells and Cavan town, and a grant to form a new town was issued to the English Adventurer John Ridgeway. Ridgeway constructed the original settlement near the shore of Lough Ramor (to the west of Virginia), but failed to attract sufficient settlers to his new town, and consequently passed the grant onto the English soldier Captain Hugh Culme. Captain Culme successfully petitioned the Plantation Commission to move the location of the new town to its current location, in an area known in Gaelic as 'Achadh an Iúir', which translates as 'field of the yew', and the original settlement was abandoned. Under Culme the new settlement continued to struggle to attract settlers from England.

In 1622, the 10th Baron of Killeen, Lucas More Plunkett (circa 1602 – 1637) received lands in Cavan including the nascent town of Virginia. The Plunkett family were Catholics, and supported the Catholic Confederacy during the Irish Confederate Wars (1641-1653). As a result of their involvement, the Plunkett family were to forfeit their titles and most of their lands.

The Down Survey maps (c.1655) of the Barony of Castleraghen depicts the nascent town of Virginia, and surrounding townlands, villages and placenames. The town is depicted as a small number of simple buildings.



Fig 2. Extract from Down Survey Map (circa 1655) showing site location

The town of Virginia and its environs was eventually sold to the Taylor family, in 1750. The Taylor family were already large landowners and improvers, and were based at Headfort House, outside Kells, county Meath. Thomas Taylor (circa 1724 – 1795) is credited as being responsible for successfully building up the town of Virginia. He implemented land improvements including drainage works, and afforestation, resulting in an increase in economic activity and market fairs in Virginia.

The economic depression after the end of the Napoleonic wars led to the virtual collapse of the provision trade, but with the development of steam power, the towns of County Cavan became more

industrialised. A large number of infrastructural projects, and institutional and public buildings, as well as private enterprises were constructed in County Cavan in the nineteenth century.

The first edition Ordnance Survey map of the area (see below), dating to the 1836, shows Virginia town as a linear settlement situated along a roadway. The 'school house' is situated at the southeast end of the town, and the 'church' (Anglican) is situated at the top of the town, where the roads to Cavan and Ballyjamesduff meet. A 'fair green' is also shown immediately in front of the church. This fair green is the likely location of the market for the town, referred to in historical texts, and dating to the late seventeenth century.



Fig 3. Extract from first edition Ordnance Survey Map (1836)

Infrastructural developments in Virginia during the nineteenth century included the construction of the butter market in 1856 and the arrival of the rail line in 1863 resulted in increased economic activity, and opportunities for the inhabitants of Virginia. Mills were established at the banks of the River Blackwater.

The Ordnance Survey Map of the area (see below), dating to the 1911, shows a more developed Virginia town. Several buildings are depicted including the parochial house, dispensary, hotel, constabulary, school, smithy, and courthouse. The 'fair green' has moved to the rear (north) of the courthouse. A pump is depicted in the road in front of the courthouse.

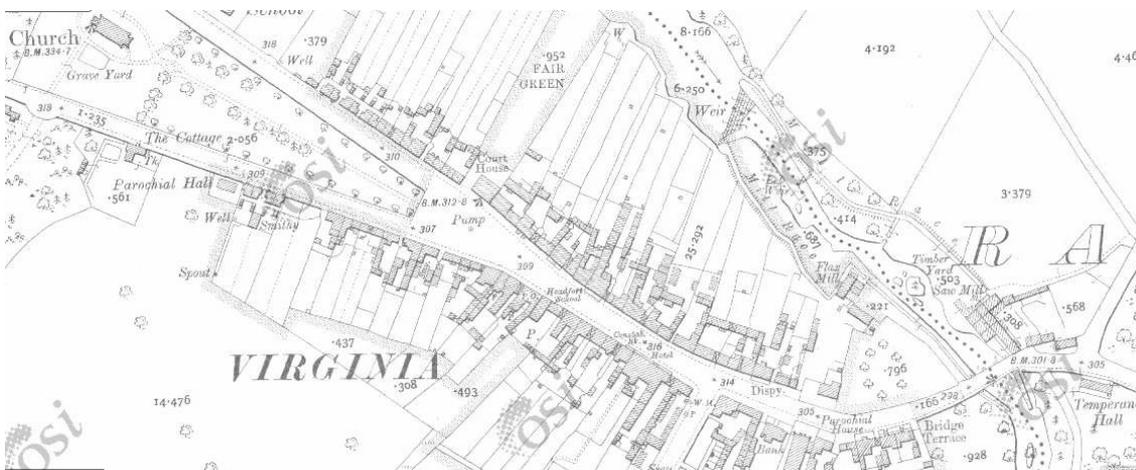


Fig 4. Extract from Ordnance Survey Map (1911)

4. Description of the Built Heritage on which the proposed scheme may impact

The Cavan County Development Plan (2014-2020) lists Main Street, Virginia as an Architectural Conservation area (ACA). Its boundary and the assessment of its special character is due to be undertaken in 2020 although it is expected that the proposed scheme lies within its boundary. A further Architectural Conservation Area for Lurgan Parish Church Quarter is currently being prepared. This ACA is at the north-west side of the proposed scheme and the proposed pavement widening at the entrance to the church is included within its extent.

The main street is zoned as town core with the church grounds as public/community and the well/recreation area as amenity/recreation.

This report considers the impact of the proposed scheme on several aspects relevant to the historic built heritage of Virginia town. There are labelled Built Heritage (BH) 1 to 9.

- Protected structures adjoining the scheme (BH1 section 4.1)
- NIAH recorded building adjoining the scheme (BH2 section 4.2)
- Road and footpaths (BH3 section 4.3)
- Historic street furniture and other historic surfaces (BH4 section 4.4)
- The water pump and amenity area (BH5 section 4.5)
- The proposed roundabout (BH6 section 4.6)
- Location of bus stops (BH7 section 4.7)
- Footpath widening at church entrance and church yard boundary wall (BH8 section 4.8)
- Historic vistas (BH9 section 4.9)

4.1 Protected Structures adjoining the scheme (BH1)

Many protected structures directly adjoin the proposed scheme. It is difficult to correctly identify some of the protected structures on account of their description on the the Cavan County Council record. It is considered that the list of protected structures below in table 1 adjoin the proposed scheme.

Several protected structures have threshold and steps that are at or near footpath level and are protected as elements of the protected structure. Thresholds and steps of historic interest are listed in section 4.4. Furthermore building elements such as subfloor vents and cast-iron rainwater downpipes are sometimes in close proximity to the footpath surface.

CV39008-13	Former Estate Cottages, Cavan Road, Virginia
CV39014	Church of Ireland Church, Virginia Church
CV39021	House with shopfront, Ballyjamesduff Road, Virginia
CV39022	Virginia Courthouse, Main Street, Virginia Courthouse
CV39023	Healy's Bar, Main Street, Virginia Public House
CV39024	Head Rush/KoKo Havanah, Main Street, Virginia Commercial Premises
CV39025	Seamus O'Reilly, Main Street, Virginia Public House
CV39026	Swift Restaurant, Main Street, Virginia Commercial Premises
CV39027	E. O'Ceallaig, Main Street, Virginia House
CV39028	House, Main Street, Virginia House
CV39029	Capri Take Away & Fortuna Restaurant, Main Street, Virginia Commercial Premises
CV39030	Riverfront Hotel, Main Street, Virginia Hotel

CV39031	Brady, Main Street, Virginia Commercial Premises
CV39032	G. Fitzsimons, Main Street, Virginia Commercial Premises
CV39033	O'Donoghues Pharmacy, Main Street, Virginia Commercial Premises
CV39034	Garda Station, Main Street, Virginia Garda Station
CV39035	House, Main Street, Virginia House
CV39036	E. O'Reilly, Main Street/New Street, Commercial Premises
CV39047	National Irish Bank, Main Street, Virginia Bank 385
CV39049	(1 of Pair) House, Main Street, Virginia House
CV39050	(2 of Pair) House, Main Street, Virginia House
CV39046	Ramor Theatre, Main Street, Virginia Theatre/church
CV39056	Cos Abhann Dublin Road Virginia

Table 1. List of protected structures adjoining the proposed scheme

4.2 The National Inventory of Architectural Heritage (BH2)

Many building recorded by The National Inventory of Architectural Heritage adjoin the proposed scheme as set out in table 3. Similarly to section 4.1, building elements such as thresholds, steps, vents and downpipes are in close proximity to the proposed footpath surface.

The record of buildings included in The National Inventory of Architectural Heritage is included in Appendix A. An extract from the map of the National Inventory of Architectural Heritage showing recorded buildings is included in Fig 5 with the associated table 2. The asterisk denotes buildings with thresholds/steps adjoining the proposed new footpath surface and are listed below in table 2.

Record Number on NIAH	Number annotated on map
40311008*	8
40311009*	9
40311011	11
40311012	12
40311013	13
40311014	14
40311015	15
40311018	18
40311019	19
40311020*	20
40311021*	21
40311023*	23
40311007	Church

Table 2. List of building within the extent of the proposed scheme recorded by the NIAH



Fig 5. Extract from NIAH building survey of Virginia town. (<http://webgis.buildingsofireland.ie/HistoricEnvironment/index.html>). Buildings are annotated with numbers for ease of reference with table 2.

4.3 Road and footpaths (BH3)

The road has a bitumen-based road surface with no evidence of any historic road surfaces. A selection of photographs of the existing road and footpath are included in Appendix B.

The southern footpath is mostly concrete pavements with a concrete kerb. Small sections of poured concrete paving are extant near the western and eastern edges of the proposed scheme. Concrete tiles are present to the front of the former NIB building.

The northern footpath is also mostly concrete pavements. Sections of concrete and tarmac surfaces adjoin the buildings near the eastern edge of the proposed scheme.

4.4 Historic street furniture and other historic surfaces (BH4)

The street furniture included in the inventory (table 3) include a selection of jostle stones and bollards. The jostle stones and bollards are located at corners and intended to protect buildings and carriage arches from damage caused by passing traffic. These features enrich the historic quality of the streetscape.



Fig 6. Enlarged section of photograph by Robert French (1841-1917) of The Square, Virginia taken between 1880-1900. These bollards are still extant at O'Reillys as in table 3. Taken from The Lawrence Photograph Collection (The National Library of Ireland Online Catalogue).

The steps and thresholds included in this inventory (table 3 and Fig 9) are technically part of the building curtilage and not street furniture. However they are in close proximity to the pavement resurfacing scheme and may mistakenly be overlooked during works and therefore inventoried in this report. The steps and thresholds are typically limestone often with evidence of a dressed finish. In the case of The Whistle Stop Bar, the thresholds remaining along the footpath are a reminder of the historic openings to the building which have since been altered (Fig 7). The Riverfront Hotel is an example where the mistaken removal of historic steps has resulted in door architraves and pilasters hovering above the footpath (Fig 8).



Fig 7. Former threshold in front of The Whistle Stop Bar indicating the location and size of former door openings and Fig 8. Steps removed outside The Riverfront Hotel resulting in the architraves and pilaster not meeting the footpath surface.

Of particular significance are the two surviving large limestone entrance thresholds to the former estate cottages along the N3 as shown in fig 9 and 10. These form an integral element of the designed entrance ensemble intended to evoke a rustic charm. The thresholds have unfortunately been removed to the four estate cottages to the south-east. These estate cottages and their entrances are identical to the estate cottages along R194 just outside the scheme boundary.



Fig 9&10 Rustic entrance ensemble of the estate cottages with large limestone entrance threshold



Fig 11. Map showing the location of street furniture listed in Table 3. below. (Base map from <http://webgis.buildingsofireland.ie/HistoricEnvironment/index.html>). Red for steps/thresholds and green for bollards/jostle stones.

Building	Description	Image
Three bay two-storey building 	Limestone entrance threshold	
Three-bay two-storey with shopfront adjoining lane 	Limestone entrance threshold	
As above to former shop 	Limestone entrance threshold	

<p>Main entrance Seamus O'Reilly</p>	<p>Limestone entrance threshold and adjoining limestone plinth</p>	
<p>Accommodation entrance adjoining Swift shopfront</p>	<p>Limestone entrance threshold</p>	
<p>Building to west of T. Arnold & Sons</p>	<p>Limestone step with punched finish to riser</p>	
<p>T. Arnold & Sons</p>	<p>Limestone threshold</p>	
<p>Lane between T. Arnold & Sons and Apache Pizza</p>	<p>Two limestone bollards to carriage arch</p>	
<p>Apache Pizza</p>	<p>Limestone entrance step with punched finish</p>	

Europa Fish and Chips	Limestone entrance step with punched finish		
Europa Fish and Chips	Limestone entrance step with punched finish		
House	Limestone entrance step		
E' O Reilly and Son – shop entrance	Limestone entrance step with tooled finish		
E' O Reilly and Son – accommodation entrance	Limestone entrance step with tooled finish		
	Large square metal cover with central disc missing and radial pattern of unknown providence		
Paulines Flowers	Steps with several limestone flags		

West side of carriage arch to Paulines Flowers	Jostle stone		
ReVape	Limestone step		
The Rural Hub	Limestone step		
West side of gate between Woodbine Inn and Amanda's Barbers	Jostle stone		
Shop entrance to Amanda's Barbers	Limestone step		
Accommodation entrance to Amanda's Barbers	Limestone step		
Former entrance to The Whistle Stop Bar	Former limestone entrance threshold		

Entrance to The Whistle Stop Bar	Limestone entrance threshold with punched finish		
Former O'Reilly's	Limestone threshold		
Carriage arch to former O'Reilly's	Limestone bollards with some evidence of tooled finish		
Carriage arch to E'O'Ceallaig	Hexagonal limestone bollard		
Entrance to Manna Charity Shop	Limestone threshold		
Entrance to Manna Charity Shop	Limestone threshold		
Entrance to Hair, Body and Skin Clinic	Limestone threshold with punched finish		

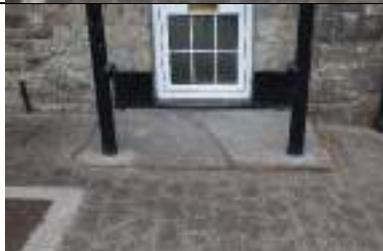
Two cottages	Limestone threshold		
Four estate cottages	porches removed and only small limestone step remaining		
Estate cottage	Large limestone entrance step/threshold		
Estate cottage	Large limestone entrance step/threshold		

Table 3. Inventory of limestone steps and thresholds and street furniture

4.5 Amenity Area with water pump on the historic fair green site (BH5)

The amenity area is sited close to the former triangular corner of the Fair Green as annotated on the first edition ordnance survey map (1836). In the mid-nineteenth century the Fair Green was mostly annexed into the church ground (the south-eastern corner was truncated) and formally landscaped with an axial path connecting the town centre to the church. The Fair Green was relocated to the rear of the market house.

The Ordnance survey maps of 1878 shows a wide section of road at the south-eastern corner of the former Fair Green. A small circle is located near the southern side of the church entrance. Historical photographs of Virginia from approximately this time show a wide section of road with a pump having a circular handle surrounded by bollards in the location of the current pump. A pump is annotated at the present day site on the ordnance survey map of 1911.

The present day cast-iron pump likely dates to the late nineteenth century (Fig 18). It has a circular banded shaft with fluted head and domed cap having spike pinnacle, spout with bucket lip and cow-tailed handle. A limestone channel links the pump and well. The circular well is of twentieth century construction having squared limestone walls and sandstone coping (Fig 17.). The surrounding amenity area with seating and planting dates to the latter twentieth century (Fig 16).



Fig 12,13,and 14. Ordnance survey map extracts of location of present day amenity area from 1836, 1878 and 1911 (from left to right)



Fig 15. Photograph and enlarged section showing water pump by Robert French (1841-1917) of The Square, Virginia taken between 1880-1900. Taken from The Lawrence Photograph Collection (The National Library of Ireland Online Catalogue).



Fig 16. Amenity area with well



Fig 17. Well and pump and Fig 18. Cast-iron pump

4.6 The proposed roundabout (BH6)

The location of the proposed roundabout was historically a very wide Y-shaped road junction. It is currently a road junction which was laid out in the twentieth century.



Fig 19 Location of the proposed roundabout

4.7 Proposed location of bus stops and bays (BH7)

The proposed southern bus stop is to remain in its existing position and the northern bus stop relocates to the opposite side of the road. The changes are limited to the road and footpath surfaces. Both bus stops are located in front of several protected structures.



Fig 20. Proposed location of bus stops on either side of the road

4.8 Footpath widening at Church entrance and churchyard boundary wall (BH8)

The formal church grounds to the south-east of Lurgan Church were laid out in the mid-nineteenth century on the site of the former Fair Green. The site was enclosed with a stone boundary wall lined with shaped Yew trees with an axial avenue linking the Main Street and the church. The entrance (fig 21) comprises of dressed limestone octagonal piers and wrought-iron gates. A narrow concrete footpath currently borders the church entrance. It is proposed to widen the footpath as part of the project.

It is also proposed to resurface the footpath adjoining the rubble stone boundary wall of the church yard.



Fig 21. Entrance to Lurgan Church



Fig 22. Rubble stone boundary wall to St. Lurgan’s Church

4.9 Historic vistas (BH9)

The most important vista within the town is the view of the spire of Lurgan Church (Fig 23 and 24). This is a planned historical view giving prominence to the Established Church in the area. Similarly the elevated site of Lurgan Church provides historic views along the Main Street. Other views within the ACA such as view of outbuildings through carriage arches etc. should not be impacted upon by the proposed scheme.



Fig 23. Photograph of Virginia Main Street with view of Lurgan Church spire by Robert French (1841-1917) taken between 1880-1900. From The Lawrence Photograph Collection (The National Library of Ireland Online Catalogue). Fig 24. A similar present day view of Main Street towards the spire of Lurgan Church.

5. Advice and mitigation measures for the proposed scheme.

The advice given in Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series should be followed for this scheme. Noted below is guidance of particular importance for this project

- High quality design and control of materials and workmanship
- Careful specification of new materials
 - Small paving units are typically unsuitable in appearance for historic environment
 - Grey is the most traditional and appropriate colour for surfaces in an historic setting

- Decluttering the streets and removing unnecessary street furniture and signage (Fig 25 and 26)
- Minimising the amount of new road markings and signage required
- Careful siting of new elements into the streetscape to avoid interference with the historic built environment
- Well-designed tactile paving to coordinate with the historic streetscape
- Parking and bus bays delimited in a discreet manner
- Considering the effect of tree panting on the character of a streetscape



Fig 25 and 26. Examples of redundant street furniture in Virginia – unused poles and phone boxes

5.1 Protected Structures (BH1)

The thresholds and steps as listed in section 4.4 should be retained in-situ and carefully circumscribed by the proposed new footpath surface. Should a step or threshold need to be lifted, it should be reset in accordance with the guidance set out in Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series.

Building elements such as sub-floor vents and downpipes should remain unobstructed during construction and following the relaying of the new footpath surface (Fig 27-29). All drainage channels should continue to run freely.



Fig 27. Subfloor vent, Fig 28. Cast-iron rainwater downpipe and Fig 29. Downpipe at footpath surface

5.2 The National Inventory of Architectural Heritage (BH2)

Similar considerations should be afforded to buildings recorded by The National Inventory of Architectural Heritage as those of the protected structures as set out in section 5.1 above.

5.3 Road and footpaths (BH3)

There is no evidence of any historic road or footpath surfaces within the proposed scheme however in the unlikely event that any historic paving is uncovered beneath existing surfaces during works, they should be protected in accordance with the guidance set out in Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series.

5.4 Historic street furniture and other historic surfaces (BH4)

All elements of inventoried street furniture and historic surfaces should be retained in-situ and carefully circumscribed by the proposed new footpath surface. Should an item require lifting, it should be relaid in accordance with the guidance set out in Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series.

5.5 Amenity Area with water pump on the historic fair green site (BH5)

A pump was located on or near this site from at least the mid-nineteenth century and the existing late nineteenth century pump shall be retained in-situ. The surrounding amenity area is not of historic significance although its triangular geometry is reminiscent of the historic shape of the former Fair Green which shall be diminished by the proposed alternative layout. The proposal increases the total amenity area at this location and access is improved by its direct connection with the footpath.

5.6 Proposed location of the roundabout (BH6)

The proposed roundabout is an additional incremental change in the road layout from the original wide Y-shaped junction. The layout has been altered over time in line with improving road traffic safety standards and the present day T-junction with amenity area substantially differs from its historic layout. The proposed roundabout is a further road design upgrade to manage twenty-first century vehicular flow and safety standards.

5.7 Proposed location of bus stops and bays (BH7)

Changes at the proposed locations of the bus stop are limited to road and footpath surfaces which are not historic. Bus bays should be delimited in a discreet manner compatible with the historic environment. Both bus stop are located in front of several protected structures and the bus shelter may slightly obstruct views across the road.

5.8 Footpath widening and planting at Church entrance and rubble stone boundary wall adjoining church yard (BH8)

The proposed widening of the footpath will slightly alter the setting of the planned landscape of the church entrance. The linear arrangement of Yew trees along the boundary and specimen trees form part of a designed landscape. Additional planting to the front of the church should be avoided to minimise visual interruption of the intended historic landscape setting of the church. Necessary care should be used during construction to ensure that the rubble stone boundary wall of the church yard is not disturbed during resurfacing of the adjoining footpath.



Fig 30. Town entrance to Lurgan Church

5.9 Historic vistas (BH9)

It shall be ensured that proposed planting or signage along the Main Street will not interrupt the historic view of Lurgan Church along the Main Street or views of the Main street from the Church. The tree species selected should take account of the setting considering the height and girth of the fully mature tree. Other views within the ACA such as view of outbuildings through carriage arches etc. should not be impacted upon by the proposed scheme.

6. Impact

The busy N3 has historically carried significant traffic volumes and undergone changes in road layouts, surfaces, markings and signage overtime. Considering this context, the proposed scheme should have no additional impact on the historic fabric and setting of protected structures and buildings recorded by the National Inventory of Architectural Heritage (NIAH). The existing road and footpath surfaces are modern and resurfacing should not have any impact on historic material.

The proposed scheme should have no impact on the historic street furniture listed in table 3 or bus stop locations provided the advice outlined in section 5 is followed.

The layout of the road junction, amenity area and footpath at the church entrance will be altered by the proposed scheme. The proposed roundabout is an additional incremental change in the road layout from the original wide Y-shaped junction. The amenity area is a mid-twentieth century addition to the town although its triangular geometry has historical connections. The proposed scheme should therefore have a slight negative impact on the historic character of the streetscape. The proposed

widening of the footpath at the church entrance shall slightly alter the formal setting of the church grounds although its impact can be considered imperceptible.

The proposed scheme provides opportunities to enhance the visual streetscape setting of the town by means of improving the pavement surfaces, sensitive planting and decluttering the footpaths. Overall the scheme should have a positive impact on the built heritage of the town.

A summary of impacts of the proposed scheme on the built heritage along with the proposed mitigation strategy is included in table 4 on the following page.

Site Designation for Assessment Report	Legal status	Location & Distance from Proposed Project Works	Description	Proposed Mitigation Strategy	Impact significance with mitigation
BH1- Protected structures	Table 1	Adjoining	Building elements in close proximity to proposed footpath surfaces	Avoid interference. Relay in accordance with guidance documents**	No impact
BH2 – NIAH recorded buildings	Table 2	Adjoining	As above	As above	No impact
BH3 – Roads and surfaces	ACA*	Within scheme boundary	Low possibility of historic paving beneath existing surfaces	Follow guidance documents**	No impact
BH4 – Historic street furniture and surfaces	ACA* Table 3	Within scheme boundary	Historic street furniture incl. steps, thresholds, bollards and jostle stones	Retained in-situ. Relay in accordance with guidance documents**	No impact
BH5 – Water pump and amenity area	ACA*	Within scheme boundary	Altering the layout of the amenity area	Retain pump in-situ	Slight negative impact
BH6 – Proposed roundabout	ACA*	Within scheme boundary	Roundabout in place of existing road junction.	Necessary road upgrade to manage twenty-first century vehicular flow and safety standards.	Slight negative impact
BH7 – Proposed bus stop	ACA*	Within scheme boundary	Bays for buses	Delimit bays in discreet manner	No impact
BH8 – Footpath widening at church entrance	CV39014 Church ACA	Within scheme boundary	Altering the setting of the church entrance which is a planned landscape	Minimise alterations to the setting and avoid new planting	Imperceptible
BH9 – Historic vistas	ACA*	Within scheme boundary	Interference with views to and from St. Lurgan’s Church	Ensure proposed signage and planting will not interrupt views	No impact

Table 4. Summary of impacts and proposed mitigation strategy on the built heritage in Virginia town

*the location of the ACA is not yet designated but it is likely the proposed scheme is within its extent

** Paving – The Conservation of Historic Ground Services by The Department of Arts, Heritage and the Gaeltacht Advice Series

Appendix A – Buildings recorded by the NIAH

Ref number on Map	8
	Ballyjamesduff Road, Virginia, County Cavan
Protected structure	-
Reg. No.	40311008
Date	1820 - 1840
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260373, 287653
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	house



Description

Detached L-plan three-bay two-storey house, built c.1830, with shopfront inserted to ground floor and two-storey two-bay return to rear. Now disused. Pitched slate roof with clay ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Roughcast rendered walls with smooth rendered plinth and smooth lined-and-ruled section to ground floor. One-over-one timber sash windows with stone sills to front elevation. Two-over-two timber sash windows to rear return. Timber panelled front door and overlight to front elevation. Sheeted timber door in projecting porch to rear return. Timber shopfront comprising plain fascia and cornice above central double-leaf doors with glazed panels and overlight, flanked by bipartite display windows with half-height iron railings and panelled stallrisers, terminated with pilasters. Forged-iron gate provide access to rear.

Appraisal

A well-composed house and shop which makes a strong contribution to the character of the street. The house is a rare intact example of a rural town house of vernacular character retaining its traditional form and design and authentic historic external features including lime render, sash windows, separate domestic entrance door and a shopfront distinguished by high protective railings. The building is strongly evocative of the way of life in past times in a country town. The rear is also of interest, retaining historic gates, traditional sash windows, and a projecting entrance bay of vernacular character.

Ref number on Map	9
Name	Seamus O'Reilly, Main Street, Virginia, County Cavan
Protected structure	25
Reg. No.	40311009
Date	1820 - 1860

Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260423, 287633
Categories of Special Interest	ARCHITECTURAL SOCIAL
Rating	Regional
Original Use	house



Description

Terraced four-bay two-storey house, built c.1840, later also in use as public house. Now disused. Pitched slate roof with clay ridge tiles, three red-brick chimneystacks, and cast-iron rainwater goods. Smooth ruled-and-lined rendered walls, punch-dressed limestone quoins to east end, painted quoins to west. Six-over-six timber sash windows to first floor with stone sills. Round-headed door opening to central bay of ground floor with decorative petal-style fanlight, limestone threshold, and replacement timber glazed door. Historic pub front to east altered c.1960 and glazed opening inserted c.1960 to west. Pub front comprising recessed opening with horizontal recess above, double leaf timber door and bipartite glazed window resting on a brick wall to lower section, stepped recess to upper section containing three fixed-glazed openings and fascia with historic cornice profile and painted inscription 'Seamus O'Reilly'. Opens directly on to public footpath.

Appraisal

This house and its neighbours are important parts of a terrace in the centre of the historic planned town. Chimneys, upper floor openings, and quoins are similar to those of its neighbours and help establish the rhythm and character of the terrace. Though unsympathetically altered at ground floor level, the building is a good example of a terraced house combining living and commercial accommodation, which was formerly the norm in country towns.

Ref number on Map	23
Name	Serendipity, Main Street, Virginia, County Cavan
Protected structure	-
Reg. No.	40311023
Date	1820 - 1860
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260447, 287620
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	house

In Use As	shop/retail outlet
	
<p>Description</p> <p>Terraced two-storey four-bay house, built c.1840, with shopfront. Pitched slate roof, clay ridge tiles with single rendered chimneystack to east party wall, and cast-iron rainwater goods. Ruled-and-lined smooth rendered walls. uPVC windows having stone sills to first floor. Door opening with timber panelled door and single pane overlight in end bay to west. Shopfront, c.1900, comprising historic fascia over fluted end pilasters with capitals and replacements brackets, framing two asymmetrical display windows on rendered stallrisers with slender corner mullions to splayed setback glazing flanking central glazed door with timber bolection panels and plain overlight.</p>	
<p>Appraisal</p> <p>This house exemplifies the simple finish and small scale that is typical of traditional rural Irish towns and villages. The building forms an important individual component which combines with its neighbours to form a terrace in the centre of the historic planned town of Virginia. The openings are similar to those of its neighbours and help establish the rhythm and character of the terrace. The simple shopfront displays historic features which enrich the character of the Main Street.</p>	

Ref number on Map	21
Name	T. Arnold & Sons, Main Street, Virginia, County Cavan
Protected structure	-
Reg. No.	40311021
Date	1830 - 1850
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260454, 287615
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	house



Description

Terraced two-storey two-bay house, built c.1840, with shopfront inserted to ground floor. Pitched slate roof, clay ridge tiles with rendered chimneystack to west party wall, cast-iron rainwater goods. Ruled-and-lined smooth rendered walls. uPVC casement windows with stone sills to first floor. Shopfront, c.1920, in two separate parts spanned by continuous signage fascia with raised irregular lettering 'T. ARNOLD & SONS' with narrow moulded cornice. East part comprising fluted pilasters with capitals flanking plate glass window over rendered stall riser. West part flanked by similar pilasters with glazed double-leaf doors over bolection panels with plain overlight beside similar plate glass window over rendered stallriser.

Appraisal

This house exemplifies the simple finish and small scale that is typical of traditional rural Irish towns and villages. The irregular arrangement of the shopfront displays a simple treatment which contrasts with the more ornate historic shopfronts in the town. The clear block lettering to the shopfront has a vernacular character once characteristic of provincial towns and villages in the late nineteenth and early twentieth centuries, now becoming increasingly rare. The building is an important individual component which combines with its neighbours to form a historic terrace in the centre of the historic planned town. The openings are similar to those of its neighbours and help establish the rhythm and character of the terrace.

Ref number on Map	20
Name	Europa Restaurant and Pe King Take Away, Main Street, Virginia, County Cavan
Protected structure	29
Reg. No.	40311020
Date	1840 - 1860
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260465, 287609
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	shop/retail outlet



Description

Attached five-bay three-storey former house with integral carriage arch, built c.1850, with historic shopfront to ground floor, and flat-roofed extension to rear. Pitched slate roof with red brick chimneystacks to gables, overhanging eaves with wrought-iron gutter brackets, and replacement aluminium downpipes. Red brick façade in English bond with ashlar limestone quoins to west side and block-and-start surround to carriage arch. Two-over-two timber sash windows with stone sills. Seven-bay timber shopfront across four eastern bays with plain fascia supported on Corinthian pilasters to ends and elongated decorative brackets between bays, having four-panelled domestic entrance to centre with shops on either side. Shops comprising central double-leaf glazed doors flanked by twin-light round-headed display windows over panelled stallrisers with limestone plinth and steps to entrances. Margin-paned overlights to all three doors over profiled transom. Replacement timber gates to carriage arch with pair of jostle stones.

Appraisal

An eye-catching building in the main street distinguished by an unusual brick facade and a particularly elaborate pair of shopfronts forming a single design which has survived with most features intact. The use of red brick is unusual for inland towns in this period though it is also seen in towns such as Ballybay and Dundalk, indicating the existence of brick fields in this region. The shopfronts display elegant detail in their joinery and further enrich the urban character of the building. The building retains further historic details of interest including wrought-iron gutter brackets, historic fenestration, and an integral carriage arch with a finely made stone surround demonstrating the historic workings of the house and site. The building adds strong definition to the architectural character of the town centre.

Ref number on Map	11
Name	O'Donoghue's Pharmacy & C-True Opticians, Main Street, Virginia, County Cavan
Protected structure	33
Reg. No.	40311011
Date	1830 - 1850
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260483, 287598
Categories of Special Interest	ARCHITECTURAL SOCIAL
Rating	Regional
Original Use	house



Description

Terraced four-bay two-storey former house with integral carriage arch to west, built c.1840, with shopfront to ground floor and recent extension to rear. Now in commercial use with apartments to first floor. Pitched artificial slate roof with clay ridge tiles, cement-rendered chimneystacks, stone eaves course and some cast-iron rainwater goods. Roughcast rendered walls with smooth rendered quoins and architraves to window openings. Limestone ashlar block-and-start surround to segmental carriage arch. Six-over-six pane timber sash windows to first floor with stone sills. Replacement timber shopfront to ground floor with display windows flanking central door, separate display window to the west.

Appraisal

This building and its neighbours make up a terrace on one side of the Main Street. The chimneys, openings, and quoins are similar to those of its neighbours and help establish the rhythm and character of the street. Though altered at ground floor level, the house retains a balanced elevational composition with regular upper floor openings and integral carriage arch. The carriage arch with its well detailed finish highlights the nature of historic urban traffic and use of rear areas, and is a characteristic feature of the street. The location of the westernmost chimneystack indicates the internal layout with a room over the carriageway..

Ref number on Map	12
Name	National Irish Bank, Main Street, Virginia, County Cavan
Protected structure	47
Reg. No.	40311012
Date	1860 - 1880
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260596, 287534
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	bank/financial institution



Description

Detached Italianate style three-bay two-storey bank, built c.1870, with flanking screen walls, two-storey return, and flat-roofed extension to rear. Now vacant. Pitched slate roof with terracotta ridge tiles barge copings and rendered chimneystacks to gable ends. Decorative cornice on corbels with integrated profiled gutter. Ruled-and-lined rendered walls with channel-jointed render quoins. Square-headed margin-paned timber sash windows to first floor with continuous moulded string course at sill level and segmental stucco pediments supported on panelled architraves and corbel brackets. Round-headed window openings to ground floor in architrave surrounds with decorative keystones supporting a stone string course with continuous sill course and one-over-one paned timber sash windows. Round-headed door opening with glazed fanlight and a replacement timber door recessed within advanced door surround having impost course and stucco scroll keystone under shouldered segmental cornice. Screen walls with half-round arched openings, recent timber gates to west, eastern arch infilled with two recent doorways. Original plinth wall and railings survive to front of east side, replacement railings and plinth walls to remainder with ramp to east of entrance.

Appraisal

A prominently located purpose built bank that forms an important part of the town's later nineteenth century architectural and commercial heritage. The freestanding composition is formal and symmetrical arranged around the main entrance porch with flanking screen walls. The Italianate cornice and window surrounds are motifs of Renaissance architecture, popular for banking architecture in the nineteenth century and making reference to the Italian origins of banking. The composition, scale, and detail of the building was designed to inspire confidence in the customer and add an air of urbane sophistication to the predominantly vernacular streetscape.

Ref number on Map	13
Name	Ramor Theatre, Main Street, Virginia, County Cavan
Protected structure	46
Reg. No.	40311013
Date	1840 - 1850
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260616, 287527
Categories of Special Interest	ARCHITECTURAL ARTISTIC HISTORICAL SOCIAL
Rating	Regional
Original Use	church/chapel



Description

Freestanding gable-fronted three-bay double-height former Roman Catholic church, built c.1845, with flanking screen walls and recent single-bay extension to rear. Now in use as a theatre. Pitched slate roof with crenellated ashlar parapet to front gable, having stone cross to apex and corner pinnacles missing on west, barge copings to rear gable with ashlar bellcote, uPVC rainwater goods. Ashlar limestone front with stepped wall buttresses and diagonal corner buttresses, roundel to apex of gable front with recessed sandstone trefoil over rectangular plaque inscribed 'RAMOR THEATRE'. Wetdash to side and rear elevations with smooth render foil decoration to eaves. Pointed arch window openings with hood moulding on continuous impost course, triple-light timber window to centre bay with supermullions to head, twin-light to outer bays, all with replacement stained-glass. Stepped crenellations to ashlar screen walls with Tudor arches having timber entrance doors with leaded overlight to east opening and gateway on west side leading to rear of site. Slightly set back from main street to north. Graveyard with a variety of headstones enclosed by a rubble stone wall to south.

Appraisal

The former St. Mary's Catholic Church, built on a site donated in the 1840s by the Marquess of Headfort and deconsecrated in 1989, is a good example of early to mid-nineteenth century ecclesiastical architecture. The applied rather than structural Gothic detailing is typical of the 'Strawberry Hill Gothic' used in church architecture up to the middle of the century. The crenellated gabled form is typical of churches built by non-Conformists and Catholics in that period and contrasts to the more ambitious churches of the second half of the century. As in other Plantation towns, the hierarchical siting of churches is of particular interest, and in Virginia the Established Church occupied an axial stand-alone position at the end of the main street, while the Catholic church was set in a normal plot in the street. A new Catholic parish church was built c.1990 on the Bailieborough Road and this building was re-opened in 1999 as the Ramor Theatre and has thereby remained in community use. The building adds considerable architectural definition to the character of this part of the town.

Ref number on Map	14
Name	Main Street, Virginia, County Cavan
Reg. No.	40311014
Date	1810 - 1830
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260673, 287530
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL

Rating	Regional
Original Use	house
	
Description	<p>Terraced three-bay two-storey over basement house, built c.1820, with two-storey return to rear. Pitched slate roof with cement rendered chimneystacks to gables, replacement rainwater goods to front. Wetdashed walls. Six-over-six timber sash windows with patent reveals and stone sills. Central round-headed door opening with teardrop fanlight over door surround of panelled pilasters and brackets supporting simple cornice, having timber door with bolection panels. Limestone steps to entrance with plain wrought-iron railings and pair of bootscrapers. Set back from street with front garden enclosed in two parts by cast-iron railings on stone plinth.</p>
Appraisal	<p>An elegantly proportioned house which retains much of its original detailing. The symmetry of the elevation and fine detailing reflect the able interpretation of neo-Classical trends in provincial towns at the turn of the eighteenth century. The house forms an elegant pair with its neighbour to the east that stands in a prominent location and contributes strongly to the architectural character of the western approach into the centre of Virginia.</p>

Ref number on Map	15
Name	Cos Abhann, Main Street, Virginia, County Cavan
Protected structure	56
Reg. No.	40311015
Date	1810 - 1830
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260683, 287531
Categories of Special Interest	ARCHITECTURAL ARTISTIC SOCIAL
Rating	Regional
Original Use	house



Description

End-of-terrace four-bay two-storey over basement house, built c.1820, with two-storey return to rear, easternmost bay added c.1860. Now vacant. Pitched slate roof with clay ridge tiles, cement rendered chimneystacks to gables, replacement rainwater goods. Roughcast rendered walls to front elevation, smooth render elsewhere. Six-over-six timber sash windows to ground and first floor and stone sills. Some replacement timber casement windows to rear elevation. Round-headed door opening with teardrop fanlight over door surround of flat-panelled pilasters and brackets supporting a simple cornice, timber door with bolection panels. Limestone steps to entrance with wrought-iron railings. Set abck from street with front garden enclosed in two parts by cast-iron railings on stone plinths.

Appraisal

An elegantly proportioned house, that retains much of its original detailing. The arrangement of the elevation and fine detailing reflect the able interpretation of neo-Classical trends in provincial towns at the turn of the eighteenth century. The house forms an elegant pair with its neighbour to the west that stands in a prominent location and contributes strongly to the architectural character of the western approach into the centre of Virginia.

Ref number on Map	18
Name	Dublin Road, Virginia, County Cavan
Reg. No.	40311018
Date	1790 - 1810
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260633, 287561
Categories of Special Interest	ARCHITECTURAL
Rating	Regional
Original Use	house



Description

Attached three-bay two-storey house, built c.1800, with return to rear c.1850. Now disused. Pitched artificial slate roof with pair of rendered chimneystacks to centre and cast-iron rainwater goods. Roughcast rendered walls with smooth rendered quoins to east end. Margin-paned timber sliding sash windows to first floor and six-over-six timber sash windows to ground floor, all with smooth reveal and stone sills. Bay window to east gable end. Dormer window to first floor of rear return. Segmental-headed door opening with integral sidelights, replacement door and overlight. Rubble stone boundary wall street.

Appraisal

The exposed sash boxes to the first floor windows suggests an early date to this house. The variety of window styles demonstrates successive alterations which document changes to the historic fabric over time. The house marks the east end of Main Street, and though now overgrown, its garden acts as a transition from the built up town to the riverine landscape at the bridge and mill.

Ref number on Map	19
Name	Cavan County Council Offices & Virginia Courthouse, Main Street, Virginia, County Cavan
Protected structure	022
Reg. No.	40311019
Date	1820 - 1840
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260410, 287694
Categories of Special Interest	ARCHITECTURAL SOCIAL
Rating	Regional
Original Use	market house



Description

Attached three-bay two-storey former market house, built c.1830, with two-storey extension to rear, remodelled c.1920 and refurbished 1973 and c.2000. Now in use as a courthouse and local authority offices. Hipped slate roof, clay ridge tiles, wide overhanging bracketed eaves, profiled cast-iron rainwater goods with some replacement uPVC downpipes, lean-to roof to extension. Vent and chimneystacks no longer in-situ. Roughcast rendered walls with flush ashlar quoins. Six-over-six timber sash windows to first floor, all replacements. Block-and-start ashlar surrounds to pair of arches at ground floor, now infilled as smooth-rendered recesses containing round-headed tripartite multiple pane windows with concentric fanlights. Round-headed door opening between arches and in outer bay to east with single-pane glazed fanlight and replacement double-leaf timber panelled doors. Replacement eight-over-eight timber sliding sash windows to first floor of side elevation to west over two round-headed multi-pane timber sash windows to ground floor. Arched door opening to rear elevation with recent glazed timber screen. Interior with timber panelled entrance lobby leading to courtroom located on the ground floor. Timber panelled courtroom furniture, c.1920, including judge's canopy, clerk's desk and public benches. Decorative stucco cornice and ceiling divisions to courtroom.

Appraisal

An important building in the architectural and social history of Virginia. The arched ground floor openings recall its former market house origins, found throughout Ireland with assembly or court room at first floor. Although much modified in the twentieth century, the basic form and massing of the building survive together with some original fabric. The formal symmetrical arrangement and scale of the main elevation express the use as an important public building facing a widening of the Main Street, formerly the narrow end of the fair green which was later subsumed into the grounds of the Church of Ireland church. The fair green was later moved to the rear of the Market House with access to the west. The survival of the historic court room fixtures and fittings is significant. The former market house is a physical document of the economic growth of Virginia in the early to mid-nineteenth century when investments in agriculture and estate development saw the population of the town grow and the Main Street extend. The continued use of the building as a court house and local authority office adds to its social importance.

Name	Lurgan Church of Ireland Church, Main Street, Virginia, County Cavan
Reg. No.	40311007
Date	1820 - 1825
Previous Name	N/A
Townland	VIRGINIA
County	County Cavan
Coordinates	260167, 287797
Categories of Special Interest	ARCHITECTURAL ARTISTIC HISTORICAL SOCIAL
Rating	Regional

Original Use

church/chapel



Description

Freestanding Church of Ireland church, built 1821, with three-bay nave, chancel to east, and three-stage tower with spire to west. Pitched slate roof with clay ridge tiles, cut-stone eaves course, and cast-iron rainwater goods. Crenellated stone parapets and corner pinnacles to nave gables, stone cross to apex of east gable, crenellated parapet and pinnacles also to gable of chancel. Octagonal-profile ashlar spire to tower with crenellations and corner pinnacles to parapet. Random coursed rubble stone walls with recent cement pointing. Punch-dressed ashlar stepped diagonal buttresses to corners of nave, ashlar strip corners to tower. Pointed arch window openings to nave with tooled stone surrounds, hood mouldings and stone sills, timber tracery windows with lattice panes. Triple-light pointed arch window to chancel with tooled stone surround and stained glass infill. Belfry level of tower with pointed arch openings and timber louvres. Coved string courses separating each stage of tower. Middle stage with square-headed window openings with label mouldings and twin-light timber windows. Pointed arch door opening to ground floor of tower on south side with tooled stone surround, hood moulding and stone shield-shaped plaque above, replacement timber door. Stone steps to entrance with wrought-iron boot scraper. Crypt below chancel with windows to east and north elevations, chamfered stone door surround and timber panelled door to south. Low roughcast rendered walls with tooled coping flanking short path and flight of stone steps to crypt. Random rubble stone walls enclosing grounds of church with pedestrian access to north via a cast-iron gate and two vehicular entrances to the south and east, both with forged-iron gates and octagonal-profile cut stone piers.

Appraisal

Serving as a symbolic focal point in the former plantation town, the church enjoys a monumental setting which is enhanced by its ample grounds and mature trees. The plan is simple but effective, placing the focus on the church tower and spire which can be seen from a distance, and which stands in an axial relationship to the entrance to the hunting lodge demesne of the Marquess of Headfort. The building is a good example of a Board of First Fruits church with early nineteenth century 'gothick' style details such as the cusp mouldings in the windows and crenellated parapet buttresses serving more decorative than structural functions. Major alterations were made to the church following a storm on Christmas night in 1818 when the steeple fell and destroyed the roof, and after a fire which caused major damage in 1830.

Appendix B – Existing road and footpaths



Fig 31&32. View north-west along R194 (LHS) and Virginia Main Street (RHS)



Fig 33&34. View north-west along southern footpath



Fig 35&36. View north-west along northern footpath



Fig 37&38. View north-west along northern footpath



Fig 39. View south-east along N3 beside estate cottages and Fig 40. Footpath along church boundary on N3



Fig 41&42. Pedestrian crossings near amenity area



Fig 43. Pedestrian crossing and Fig 44. Junction between N3 and New Street

