

Draft Leitrim County Development Plan 2019-2023

Submission to Leitrim County & Development Planning in relation to Armstrong's bar building, residence and former bakery.

Armstrong House, Bar and Bakery, Bridge Street, Town parks, Carrick-on-Shannon, Co. Leitrim.

Date 1830-1850

Coordinates

193787, 299550

Description from the National Inventory Architecture Ireland

End of terrace two bay three storey house-built c. 1840, with early twentieth century shop and public house to ground floor. Pitched slate roof with rendered chimney stack and cast-iron rainwater goods.

Ruled and lined render to walls with quoins. Timber sash windows with stone stills. Timber panelled doors with spoked fanlight and stucco surround with hood. Shopfront compromised of double battened timber door flanked by display windows with stucco fascia board and cornice.

Appraisal

The modern façade of this terraced house and shop is enhanced by its doorcase with spoked fanlight. The shopfront is particularly notable with its simple design.

The dual functioning of both retail and public house, reflecting past traditions in Irish towns and villages.

I wish to propose and apply to have this building listed as a protected structure. Armstrong's Bar building on Bridge Street Carrick-on-Shannon for inclusion on the Record of Protected Structures, through the draft process for the County Development Plan 2023-2019.

The Location

The location of this building and its impact on the area which is of historical importance and immense natural characteristics with cultural heritage of the location.

Located in the heart of Carrick's Architectural Conservation Area; In recent years, Carrick on Shannon has catered mostly exclusively to Hens & Stags, resulting in a significant deterioration in our overseas and angling tourism. Its wall connected and supporting the direct boundary wall of the of the National monument Costello's Memorial Chapel adjoining.

3.1.1 Summary *of Selected Key Development Opportunities for County Leitrim of the Leitrim County Development plan discusses the plan for Leitrim as a high-quality destination for overseas and domestic holiday and business visitors. Carrick's most popular attractions sit directly adjacent, and is in very close proximity... (To this building and present development).*

- *These attractions include our listed buildings & monuments, our historic shopfront buildings and our town's popular protected farmer's market yard & buildings.*
- *These memorial attractions are in direct conflict to any renovations which include stripping tearing out or demolition of material and the*

fabrics of Armstrong's building, the treatment of this building which in its recent past has including dividing and partitioning of original doorways, cavity blocks used for windows, blocking of the vintage bakery area and original kitchen development on the ground floor.

- *The bakery supplied bread for decades to local residents, to lose this part of our local history and this facility seems to be an attack on our culture and traditions from our uniquely local historical background.*
- *The potential for an adverse impact on the vulnerable tranquillity and enjoyment of those attractions: may be lost with renovations and permissions that do not cover these exceptions.*

Our County Development Plan

- *Our County Development plan looks to encourage vibrancy within our town centres by encouraging the creation of pedestrian areas outside our shopfronts. Armstrong's shop front is of a high architectural and cultural importance as a Streetscape feature, and it should be prioritised, safe guarded and preserved for future generations.*
- *The bar and interior including the bakery should be shown the same preservation respect. Carrick's Public Realm has increased the size of our public walkways and is calling on retail spaces to create more eating / drinking / common areas outside their shopfronts.*
- *Armstrong's bar and building is in the heart of this location, has always enhanced the vibrancy of the town. Opening a new venture in keeping with the historical charm and style could only contribute to increasing Carrick's vibrancy from all. This building in my opinion should be protected fully at the very heart of community.*

Land Registry Compliant Map

Total area of land outlined in Red and marked "A"
= 0.015 HA (0.039ac) or thereabouts.

Signed:  T & R Designs

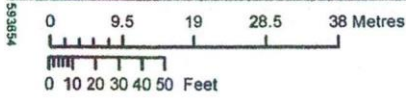
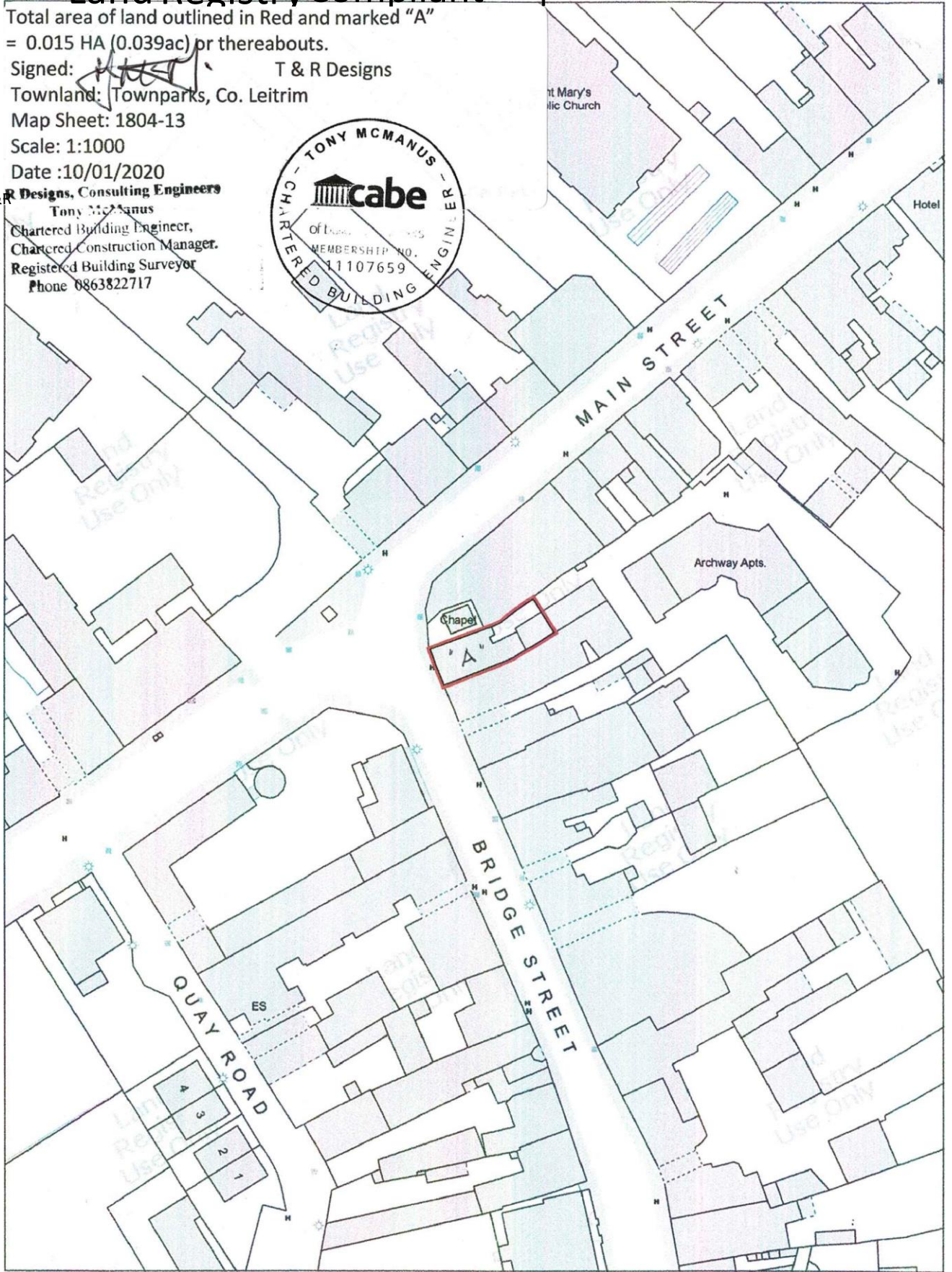
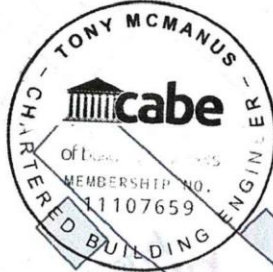
Townland: Townparks, Co. Leitrim

Map Sheet: 1804-13

Scale: 1:1000

Date :10/01/2020

T&R **Designs, Consulting Engineers**
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Chartered Construction Manager,
Registered Building Surveyor
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OUTPUT SCALE: 1:1,000



CENTRE
COORDINATES:
ITM 593740,799566

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.

Submission and application to protect Armstrong's building 22-2-22

Rachael Keaney