

Drumshanbo Town Centre Regeneration Project

Applicant: Leitrim County Council

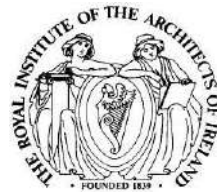


ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

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Date:
December 2023

REVISION CONTROL TABLE:

Document No:

2022-026 Drumshanbo Town Centre Regeneration Project –
Architectural Heritage Impact Assessment

User is responsible for checking revision status of this document.

Rev No.	Description	Prepared By	Checked By	Approved By	Date
-----	Draft	DMcC	AMcD	DMcC	01/12/2023

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Copies of this report have been presented by McCabe Architects to:

Leitrim County Council.

Acknowledgements:

McCabe Architects 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).

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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.

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 Drumshanbo Town Centre Regeneration Project.

This Impact Assessment aims to provide the following:

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



Photo 1: Main Street, Drumshanbo c. 1908

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 an Architect Accredited in Conservation on the 29th July 2023 and again on the 15th August 2023.
- The subject site was studied, visited and inspected by a Chartered Building Engineer on the 15th August and again on the 26th September 2023.
- 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)

3.0 EXISTING ENVIRONMENT

3.1 Proposed Development

The development has been described in public notices as follows by Leitrim County Council.

Location:

Drumshanbo, Moneynure, and Carricknabrack Townlands, County Leitrim

The Drumshanbo Town Centre Regeneration Project will include the following works:

1. The redevelopment of two vacant buildings on Main Street, namely the former Bank of Ireland, a three-storey building, and the adjacent commercial building formerly known as 'Earley's', a three-storey building. Development works will include the demolition of the rear extensions to the respective buildings and the erection of a linear two-storey extension to the south side linking both buildings to provide commercial use to the entire ground floor and new smart working facility to the entire first and second floors. Works will include the creation of a new pedestrian walkway on the ground floor through 'Earley's' building to link a new public realm to the rear. All services will connect to existing public mains.
2. The creation of a public realm and additional parking to the rear of the renovated and extended commercial buildings on Main Street. The nature of the public realm works includes, inter alia, the opening of vehicular and pedestrian access routes through the existing stone boundary wall between the existing Market Street carpark and the former Bank of Ireland Building, lowering the height of the entire wall to 1m high, realignment works to the existing Market Street Carpark, the provision of new public lighting, a dedicated pedestrianized public realm that will incorporate seating, the provision of hard and soft landscaping, ramp access between Main Street and the redeveloped riverside walkway and a car park for seven car parking spaces
3. The redevelopment and partial reconstruction of two derelict outbuildings to the east of the Drumshanbo River. Both two-storey buildings will be redeveloped and repurposed to provide commercial use on both ground and first floors respectively, which will entail elevational changes and connections to existing foul and storm mains.
4. Riverside and town park improvement works to enhance the existing parklands and riverside walkway (known locally as 'People's Park'). The nature of the riverside and town park works includes inter-alia, the extension of the pedestrian walkway along the west of the river under the existing park footbridge to connect with a new footbridge 30m to the south which will in turn connect with the new public realm (to the rear of Main Street), an extension of the pedestrian walkway along the eastern side of the river to connect through the curtilage of Drumshanbo Methodist Church, a protected structure on the Leitrim County Council Record of Protected Structures (RPS

No.14) to connect via a new pedestrian bridge with the junction of the Carrick Road and the Food Hub/Carraig Breac housing development road. Works will also include the altering of the existing hard landscaping area at the entrance to the Food Hub/Carraig Breac housing development, provision of new footpath along Carraig Breac housing development access road to include new entrance to the People’s Park, new steps and ramp access within the park, the erection of new way finding signs, the provision of new public lighting, new hard and soft landscaping, new boundary treatments inclusive of railings, hedgerows and walls.

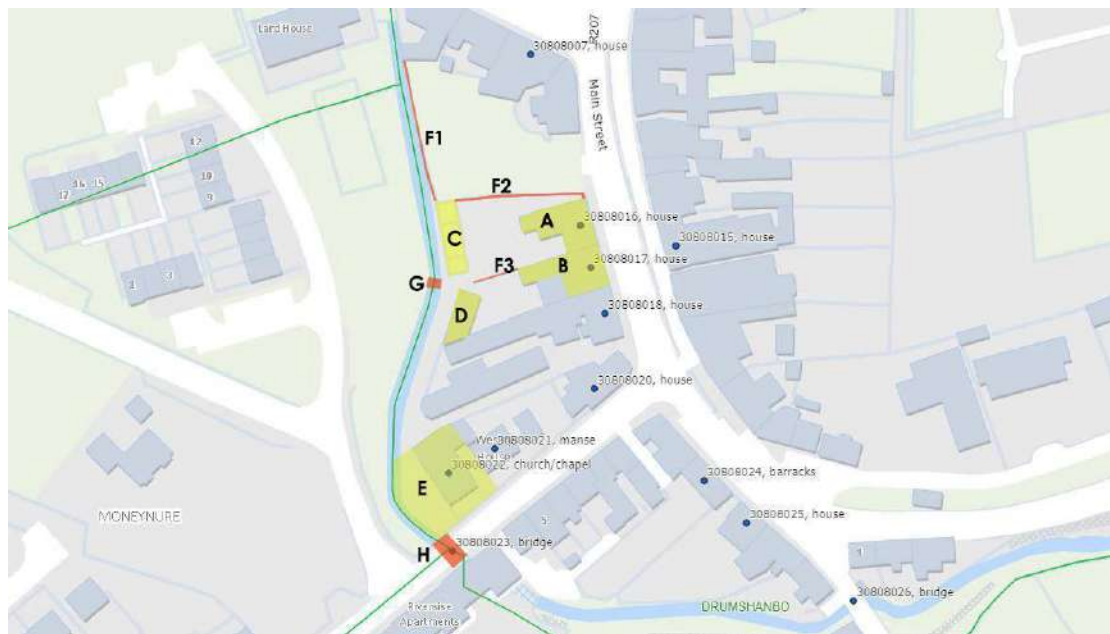
3.2 Site Inspection

The site was inspected on 29th July 2023, 15th August 2023 and on 26th September 2023 with other members of the Design Team.

3.3 Building Survey

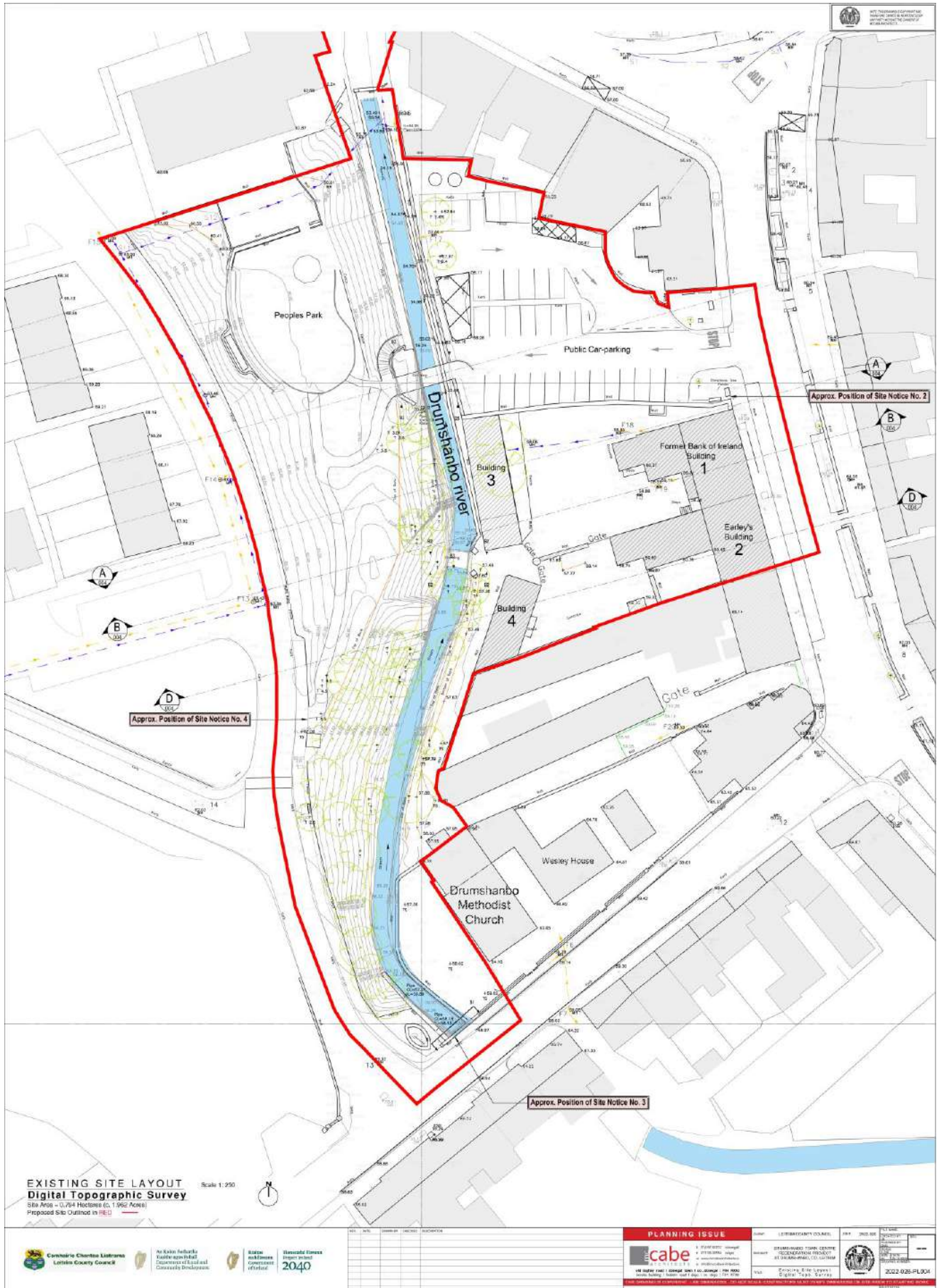
The following surveys were undertaken as part of the data gathering process: -

- Building fabric assessment
- Photographic record – refer to appendix.

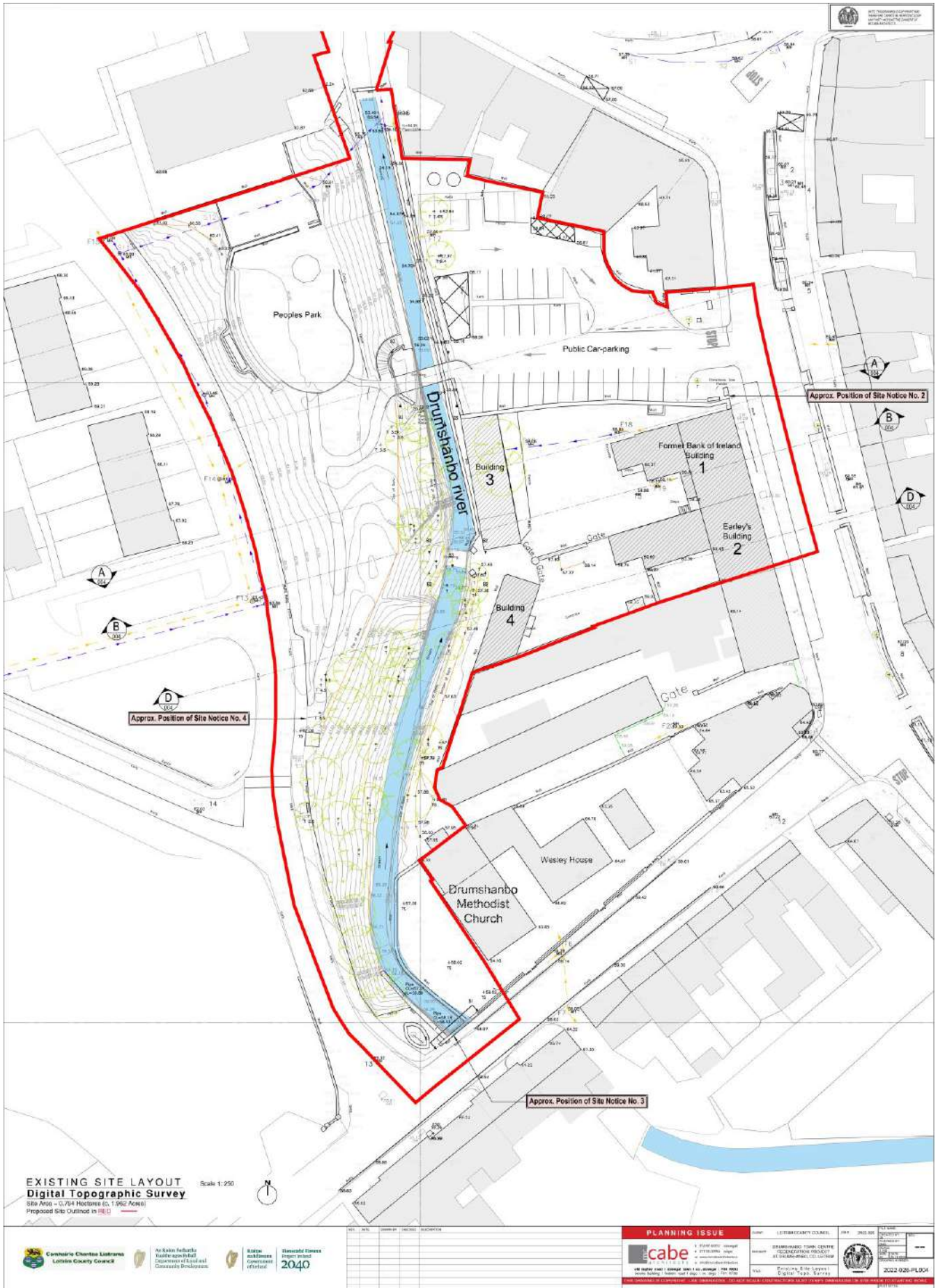


Map 1: List of buildings and structures surveyed as part of this report.

- A: Former Bank of Ireland Building (NIAH Reg No. 30808016)
- B: Earley’s Building (NIAH Reg No. 30808017)
- C: Old Forge Building
- D: Outbuilding
- E: Drumshanbo Methodist Church (NIAH Reg No. 30808022)
- F: Historic boundary walls
- G: Historic pedestrian bridge
- H: Carrick Road bridge (NIAH Reg No. 30808023)



Map 2: Existing Site Layout Plan (site boundary outlined in red)



Map 3: Proposed Site Layout Plan (site boundary outlined in red)

4.0 HISTORY OF THE SITE AND VICINITY

4.1 Historical background- Brief History of Drumshanbo

Drumshanbo (ridge of the old huts) is a small town situated in the centre of County Leitrim, Ireland. It is located c. 15km north of Carrick on Shannon. It is a relatively well-preserved town with many traditional fronted pubs, shops, and restaurants.

Lewis Topographical Dictionary 1837 described Drumshanbo as follows:

'Drumshambo, a village, in the parish of Kiltoghart, barony and county of Leitrim, and province of Connaught; 6 ¾ miles (N. by E.) from Carrick-on-Shannon; containing 479 inhabitants. It is situated near the southern extremity of Lough Allen, not far from the point where the Shannon emerges from it, and close to that where a new line of navigation from Battle-bridge enters it.

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 proposed development site.

RPS. No.	NIAH Reg. No.	ITM	Townland	Description	*Detail
14	30808022	597310, 810821	Drumshanbo	Methodist Church built in 1860	See below:

Table 1: Record of Protected Structures within the vicinity of site – LEITRIM COUNTY DEVELOPMENT PLAN 2023 - 2029

*Detail (Drumshanbo Methodist Church):

Detached single-cell gable-fronted three-bay with single-storey vestry to rear. Pitched tiled roof. Ashlar sandstone façade with pedimented gable with datestone. Pebbledashed side walls. Latticed stained glass lancets with tooled limestone surrounds. Timber sash windows to vestry in square-headed openings with tooled limestone block and-start surrounds. Timber battened door with cast-iron hinges and a pointed-arched carved stone surround flanked by pointed-arched lancet windows with carved surrounds and stained glass. Link corridor connects chapel with adjacent former manse. Cast-iron railings and gates to front of site. Sandstone rubble wall to west of Church running parallel to stream.

4.4 NIAH Register Buildings/Structures

The following table is a list of protected structures within the proposed development site.

NIAH Reg. No.	Building/Address	Rating	Categories of Special Interest	Original Use	Date	Building Type
30808016	Bank of Ireland, Main Street, Drumshanbo	Regional	Architectural. Artistic	House	1800-1840	Former bank/financial institution (vacant)

30808017	'Earleys' Main Street, Drumshanbo	Regional	Architectural	House	1800-1840	Former retail at ground floor with living above (vacant)
30808022	Drumshanbo Methodist Church, Carrick Road, Drumshanbo	Regional	Architectural, Social, Technical	Church/chapel	1855-1860	Church/chapel
30808023	Carrick Road Bridge, Drumshanbo	Regional	Architectural, Technical	Bridge	1840 - 1880	Bridge


Table 2: NIAH Buildings within the vicinity of the site works

4.4.1 NIAH Descriptions

4.4.1.1 NIAH Building (Reg No. 30808016)

Bank of Ireland, Main Street, Drumshanbo, LEITRIM

Bank of Ireland, Main Street, Drumshanbo, LEITRIM



Survey Data

Reg No	30808016
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Previous Name	National Bank of Ireland
Original Use	House
In Use As	Bank/financial institution
Date	1800 - 1840
Coordinates	197393, 310878
Date Recorded	07/07/2003
Date Updated	--/--

Table 3: Extract - NIAH Listing

Description

Former pair of terraced two-bay three-storey houses, built c.1820, now used as a bank. Pitched tiled roof with rendered chimneystacks and terracotta pots. Rendered walls with plinth course and late twentieth-century bankfront. Timber sash windows with stone sills. Timber panelled door with petal fanlight leading to tiled entrance porch with stone threshold. Stone outbuilding to rear of site. Building fronts directly onto street.

Appraisal

This former pair of Georgian houses, built in a terrace of similar structures, is situated on the west side of Main Street. Retaining features including a petal fanlight and timber six-over-six sash windows, this building makes a positive contribution to the architectural heritage of the area. The outbuilding contributes to the setting and is of architectural merit.

4.4.1.2 NIAH Building (Reg No. 30808017)

'Earleys' Main Street, Drumshanbo, LEITRIM

Main Street, Drumshanbo, LEITRIM



Survey Data

Reg No	30808017
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
Date	1800 - 1840
Coordinates	197392, 310864
Date Recorded	07/07/2003
Date Updated	--/--/--

Table 4: Extract - NIAH Listing

Description

Terraced three-bay three-storey house, built c.1820, with 1970s shopfront. Pitched slate roof with rendered chimneystacks and terracotta pots. Smooth and roughcast rendered walls. Timber sash windows with stone sills. Panelled timber door with petal fanlight within rendered surround. Rear site with random coursed sandstone outbuilding, accessed by lane. Wrought-iron gates give access to rear site, set in bow-ended boundary wall. House fronts directly onto street.


Appraisal

This Georgian house, built as one of three, is situated on the west side of Main Street of Drumshanbo. The intact petal fanlight and six-over-six timber sash windows add character to this elegant and architecturally significant house.

4.4.1.3 NIAH Building (Reg No. 30808022)

Drumshanbo Methodist Church, Carrick Road, Drumshanbo, LEITRIM

Drumshanbo Methodist Church, Carrick Road, Drumshanbo, LEITRIM



Survey Data

Reg No	30808022
Rating	Regional
Categories of Special Interest	Architectural, Social, Technical
Previous Name	Drumshanbo Wesleyan Chapel
Original Use	Church/chapel
In Use As	Church/chapel
Date	1855 - 1860
Coordinates	197358, 310809
Date Recorded	07/07/2003
Date Updated	--/--/--

Table 5: Extract - NIAH Listing

Description

Detached single-cell gable-fronted three-bay Methodist church, built in 1860, with single-storey vestry to rear. Pitched tiled roof. Ashlar sandstone façade with pedimented gable with datestone. Pebbledashed side walls. Latticed stained glass lancets with tooled limestone surrounds. Timber sash windows to vestry in square-headed openings with tooled limestone block-and-start surrounds. Timber battened door with cast-iron hinges and a pointed-arched carved stone surround flanked by pointed-arched lancet windows with carved surrounds and stained glass. Link corridor connects chapel with adjacent former manse. Cast-iron railings and gates to front of site. Sandstone rubble wall to west of Church running parallel to stream.

Appraisal

The understated design of this church is enhanced by the interesting architectural details such as lancet windows and string course. The stained-glass windows are a colourful and artistic addition to this building. Set back from the road, the Methodist church and adjacent former manse contribute to the architectural heritage of the locality.

4.4.1.4 NIAH Structure (Reg No. 30808023)

Bridge, Carrick Road, Drumshanbo, LEITRIM


Carrick Road, DRUMSHANBO, Drumshanbo, LEITRIM																			
	Survey Data <table><tr><td>Reg No</td><td>30808023</td></tr><tr><td>Rating</td><td>Regional</td></tr><tr><td>Categories of Special Interest</td><td>Architectural, Technical</td></tr><tr><td>Original Use</td><td>Bridge</td></tr><tr><td>In Use As</td><td>Bridge</td></tr><tr><td>Date</td><td>1840 - 1880</td></tr><tr><td>Coordinates</td><td>197359, 310786</td></tr><tr><td>Date Recorded</td><td>07/07/2003</td></tr><tr><td>Date Updated</td><td>--/--</td></tr></table>	Reg No	30808023	Rating	Regional	Categories of Special Interest	Architectural, Technical	Original Use	Bridge	In Use As	Bridge	Date	1840 - 1880	Coordinates	197359, 310786	Date Recorded	07/07/2003	Date Updated	--/--
Reg No	30808023																		
Rating	Regional																		
Categories of Special Interest	Architectural, Technical																		
Original Use	Bridge																		
In Use As	Bridge																		
Date	1840 - 1880																		
Coordinates	197359, 310786																		
Date Recorded	07/07/2003																		
Date Updated	--/--																		

Table 6: Extract - NIAH Listing

Description

Single-arched road bridge, erected c.1860. Random coursed rock-faced limestone walls, cut stone voussoirs to arch-ring and coursed limestone parapet walls. Southern side of bridge has been removed.

Appraisal

This bridge, which fords a stream, is simple in its design. It is part of the town's infrastructure and is of technical and architectural merit.

4.5 Architectural Conservation Area

The entire development site that measures 0.794 Ha is situated within the Architectural Conservation Area (ACA) of Drumshanbo as outlined in the Leitrim County Development Plan 2023-2029.

An Architectural Conservation Area is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of architectural, historical, artistic, archaeological, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a Development Plan to preserve. A Planning Authority recognises, by making provision in the Development Plan for the protection of these areas, that in many cases the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area' (Architectural Heritage Protection Guidelines for Planning Authorities, DoECLG, 2004).



Map 4: Proposed Development Site (in the context of the Architectural Conservation Area (ACA))

Leitrim County Development Plan 2023-2029 has a policy objective to preserve the character of Architectural Conservation Areas (ACAs) within its functional area. The purpose of designating an area as an ACA is to manage change, affording greater control over the form of development and reducing instances of inappropriate development and demolition. The character of an ACA is often derived from the collective value of an area's buildings, their setting, landscape and other locally important features developed gradually over time. Within these areas

the priority will be to preserve and/or enhance those buildings, structures, trees, open spaces, archaeological remains, views and other elements, which contribute to the unique character of the area.

The purpose of an ACA is to ensure the following:

- a) high standard of civic amenity and civic design
- b) preservation and protection of the environment, including architectural, archaeological and natural heritage
- c) streetscape improvement
- d) control of layout of areas, density, building lines and treatment of spaces
- e) control of design, colours and materials
- f) promotion of maintenance, repair or cleaning of structures
- g) promotion of mixed uses
- h) control of changes in use
- i) promotion of the development or redevelopment of derelict or vacant sites
- j) control of advertisements

A general set of policies for all ACAs within the county of Leitrim is set out below. A Statement of Character will be developed for each of these ACAs including Drumshanbo in order to identify the character that is worthy of protection within 2 years of the Plan coming into effect. Any works proposed to the exterior of a building within an ACA which would affect the special character of the area would not be considered exempted development. For example, replacement of timber sash windows with inappropriate alternatives (e.g. uPVC) would not be exempted development within an ACA. Where applications are made for works outside an ACA which would have the potential to impact on the character of the ACA, these applications will be assessed using the criteria set out in the Architectural Heritage Protection Guidelines.

4.5.1 Relevant Policies and Objectives:

ACA POL 1 To ensure the preservation of the special character of each Architectural Conservation Area listed in the Leitrim County Development Plan 2023-2029 by exercising specific design control with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shop fronts.

ACA POL 2 To have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (October 2011) or replacement Section 28 Guidelines as may be issued by the Department of Housing, Local Government and Heritage during the life of this Plan when assessing proposals for development affecting the character of an Architectural Conservation Area.

- ACA POL 3** To ensure the retention, repair, and the regular maintenance, rather than replacement, of original/early features in buildings which contribute to the character of an Architectural Conservation Area such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shop fronts and pub fronts, while ensuring appropriate materials and repair techniques are used when repairs are being carried out.
- ACA POL 4** To ensure that inappropriate materials for windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within Architectural Conservation Areas.
- ACA POL 5** To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an Architectural Conservation Area and the retention of the historic scale and plot size. Such buildings should contribute to the visual enhancement of the area and respect the character of the Architectural Conservation Area as set out in the statement of character (when prepared).
- ACA POL 6** To ensure that new fascia boards inserted in the shopfront entablature are seamless without visible vertical joints or fixing materials. Hand painted fascia are encouraged and will be favoured over glossy, reflective signage.
- ACA POL 7** To retain historic items of street furniture where they contribute to the character of the Architectural Conservation Area, such as, post boxes, benchmarks, gates, plaques, milestones, railings, etc.
- ACA POL 8** To facilitate the removal of overhead cables throughout the Architectural Conservation Areas.
- ACA POL 9** To ensure the embodied energy of the current building stock within Architectural Conservation Area are acknowledged when considering proposed developments, and to encourage the reuse of these building over demolition.
- ACA OBJ 1** To prepare a Statement of Character for each of the listed Architectural Conservation Areas in the CDP within 2 years of the County Development Plan having come into effect in order to identify the character that is worthy of protection for each.
- ACA OBJ 3** To review the Co. Leitrim Shopfront Guidelines within the life of the County Development Plan.

4.6 ARCHAEOLOGY

A full archaeology assessment has been carried out for the site by Fadó Archaeology.

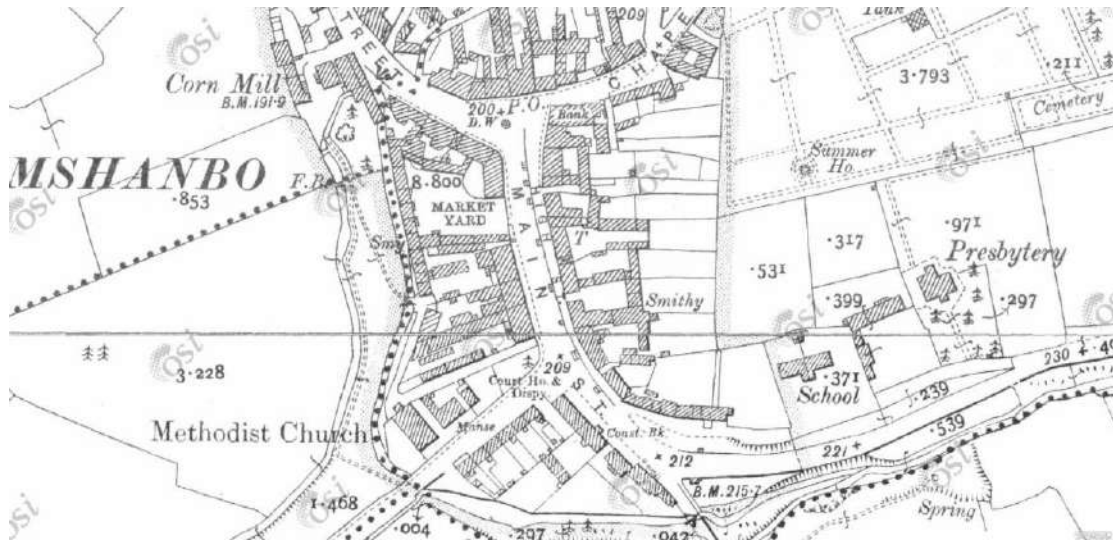
4.7 HISTORIC MAPS



Map 5: (1836) 6-inch first edition map



Map 6: (1908-1909) 6-inch map



Map 7: (1925) 25-inch map 6-inch first edition map



Map 8: Current Map

5.0 IMPACT OF PROPOSED DEVELOPMENT

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

5.1 The 'do nothing' impact

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 regenerate unoccupied town centre buildings with vibrant new uses and open up back lands to create usable public space with desire lines through that space to link the Main Street and the enhanced Peoples Park.

If no works are carried out, some of the buildings can present a Health and Safety risk to the public, which will increase due to the continuing deterioration of the stability of the building. In the case with traditional buildings, it is a known fact that these buildings can absorb significant structural impacts with very little obvious signs/symptoms of problems due to their ability to absorb stresses across the whole structure. However, the building can then suddenly with little or no warning lose its structural integrity. This would result in the complete loss of the fabric and possible injury or death to members of the public due to the buildings location.

A 'do-nothing' approach in relation to this site is not acceptable and all efforts should be undertaken to enhance Drumshanbo 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.

5.3 Scope of the Assessment

This assessment was carried out with reference to the Drumshanbo Town Centre Regeneration Project where the historic fabric referred to below is described, and its significance assessed. Impacts on the Archaeological heritage of the site are assessed in the Archaeologist's report which is included with the Part 8 documentation.

For the location of the elements described and the changes outlined below, please refer to the Part 8 survey, demolition, and proposal drawings.

For the purposes of this Architectural Heritage Impact Assessment, historic fabric is taken to mean any workmanship or materials not produced industrially and generally being more than a century old.

	List of works (see full breakdown below)
5.3.1	Refurbishment and extension of the former Bank of Ireland building and the Earley's building on Main Street.
5.3.2	Redevelopment of outbuildings along Riverside (to rear of former Bank of Ireland and Earley's).
5.3.3	Works to boundary walls within the curtilage of the development site.
5.3.4	Proposed Public Realm and new carpark.
5.3.5	Historic river bridge.
5.3.6	Proposed riverside walkway along the western boundary of the Drumshanbo Methodist Church, a protected structure (RPS No. 14/ Reg No. 30808022).

Table 7: List of works assessed to determine the impacts (if any)

5.3.1 The former Bank of Ireland building and the Earley's building on Main Street

5.3.1A Nature of proposals

The former Bank of Ireland building and the Earley's building on Main Street that are currently vacant are proposed to become commercial units at ground floor level and incorporate a digital hub across the combined first and second floors of respective buildings. Both buildings, whilst not protected structures, they are listed on the NIAH. The non original rear extension to the former Bank of Ireland will be demolished and the rear extension to the rear of Earley's building (that is in very poor condition) will be demolished to make way for a contemporary two-storey extension that will traverse respective buildings on the southern side.

The main proposal we are making is to remove the arched doorway to Earley's building and create a pedestrian link through the building to link the Main Street with a new public realm to the rear. Other than that, a new flush traditional shopfront will replace the non-original splayed shopfront to Earley's, all windows, rainwater goods, roof coverings will be of repaired and refurbished where necessary and where replacement is required will be of traditional specification. It is proposed to reinstate the original chimney on the gable end of the former Bank of Ireland - the gable chimney was one of six chimneys across the original terrace of three houses.

5.3.1B Reason for the changes

As part of the redevelopment of the lands to the rear of the former Bank of Ireland and Earley's, a new public realm is created immediately between Earley's and the two derelict outbuildings along the riverside. A new vista is being created along this new route from Main Street to the river. This desire line through Earley's is intended to increase footfall from both sides.

The County Development Plan has identified this site as being an ideal site for Mixed Use, to reinforce its former commercial use and encourage social and economic development through the building's extension.

5.3.1C Impacts of the changes – on historic fabric

Former Bank of Ireland – There will be little or no impacts on the historic fabric since the parts of the building proposed to be demolished are of relatively recent materials and construction. The reinstatement of the original chimney will provide a stronger

presence at the entrance to Market Street carpark and help tie the building back as part of the terrace of three original houses on Main Street.

Earley's – Whilst the door, frame and fan light are being removed the archway will remain as the link through to the new courtyard. Overall, the streetscape composition has not been compromised by the move.

5.3.1D Impacts of the changes - on setting

The link through Earley's building will have no negative impact on the setting, in fact it will generate a desired link through the building and connect people from Main Street through a new vibrant public realm to the riverside walkway. The new flush traditional style shopfront will serve to mitigate any potential adverse impact on Earley's building while establishing a new quality streetscape.

The new rear extension is kept to a maximum height of two stories so that the highest roof line does not impact on the view of the roof line of the original terrace of three houses. The original chimney that once formed a strong presence on the gable of the former Bank of Ireland will be reinstated using reclaimed brickwork from the demolished extensions of Earley's.



Photo 2: Existing photo of the former Bank of Ireland and Earley's building, Main Street, Drumshanbo



Photo 3:



Photo 4:

Photos 3 & 4: Non-original rear extension to rear of former Bank of Ireland to be demolished.



Photo 5:



Photo 6:

Photos 5 & 6: Unsafe rear extensions to Earley's building will be demolished.



Photo 7: Existing streetscape



Photo 8: Proposed new traditional shopfront to Earley's and arched walkway through to new public realm



Photo 9: Proposed rear extension across the rear of the former Bank of Ireland and Earley's (showing the new pedestrian route through to the new public realm)

5.3.2 Outbuildings along Riverside (to rear of former Bank of Ireland and Earley's)

5.3.2A Nature of proposals

The two derelict low-level two-storey outbuildings along the riverside will be redeveloped to create commercial units. The buildings will be designed to be flexible for a range of commercial uses, i.e. arts and crafts, a café or office space.

It is proposed to address the conservation of the stonework of the buildings as follows:

- Any vegetation growing out of the stonework and up through the floors will be sprayed using an ecological defoliant (steam treatment) in advance of the stone conservation works.
- Joints are to be raked out to a depth of approx. 25mm or until cementitious material has been removed. This is to be done manually – no cutting or drilling equipment to be used - following a best-practice conservation method statement.
- The joints are to be replaced using a lime and sand mortar. This mortar is to be compatible in terms of colour and composition with the lime joints behind the cement ribbon pointing. Existing mortars to be analysed for sand type and content and a specification for the repointing works is to be determined.

Significant structural works, building fabric works and mechanic and electrical works are required to both buildings.

5.3.2B Impacts of the changes – on historic fabric.

The historic fabric will be retained intact (apart from some new openings created in the stone walls for doors and windows). A new steel structure will be required to be placed inside the rubble walls, this will sit proud of the walls, but the walls will be tied back into it and a new roof will rest on the new steel structure.

The current rubble masonry appearance of the structure will be restored any modern interventions will complement the original fabric.

5.3.2C Impacts of the changes – on setting.

The current setting that contains the stone outbuildings, presents as roofless ruins. This redevelopment will provide an improved presentation of what was a former Forge which will improve the qualities of the setting of this part of the site which will positively impact on the riverside and park as well as the new public realm.



Photo 10: The redeveloped outbuildings will form a beautiful backdrop to the new public realm and new pedestrian link through Earley's building.



Photo 11: View of existing derelict outbuilding (building #3 – old forge)



Photo 12: View of existing derelict outbuilding (building #2)

5.3.3 Boundary Walls

5.3.3A Nature of proposals

As part of the development and transformation of the Drumshanbo Town Centre Regeneration Project, it is necessary to carry out works to the historic stone boundary walls that run around the perimeter of the site and between the former Bank of Ireland site and the Earley's site. Works will include the lowering of walls and the opening-up of both pedestrian links and a vehicular access route. All unsightly overgrowth will be carefully removed. It is proposed to recap the subject walls with a projecting coping line to help protection from the rain. Generally, where required, the pointing will be restored using a lime and sand mortar.

5.3.3B Reason for the changes

Good urban design requires the making of connections in order to encourage movement within and around these former back land areas.

The lowering of the wall between the existing car park and the new car park/urban realm will open-up views of the newly restored outbuildings along the riverside.

The lowering of the wall between the existing car park and the river boundary will open-up views to the People's Park.

5.3.3C Impacts of the changes – on historic fabric

The impacts on the boundary walls of the removal of rubble stonework and its replacement where relevant with framed openings in each case will be significant. However, the subject walls are the perimeter wall remains or part wall remains of buildings that once stood on the site but have been long demolished. They were never intended to define spaces and would have had buildings on front of them in the past. There will be no loss to the site of this historic fabric since it will be retained on site and reused in the redevelopment of the outbuildings.

5.3.3D Impacts of the changes - on setting

The transformation of the back lands into a new pedestrianised area with some additional car parking will undoubtedly change the aspect of the historic character and setting but in ways that are compatible with this change of use, while preserving most of the place's historic fabric and the essence of the former setting.

The changes are arguably an improvement since it involves the removal of a lot of overgrowth and leading to a more uniform and dignified wall line around the south and east sides of the Market Square car park.



Photo 13: View of boundary wall between the car park and the rear of the former Bank of Ireland and beyond that is the boundary wall between the car park and the river.



Photo 14: View of the boundary walls to car park.



Photo 15: View of existing Bank of Ireland building and the stone wall that extends between the rear yard and the car park.



Photo 16: View of existing proposed boundary wall lowered. The lowered wall will open up views of the restored outbuildings beyond.

5.3.4 Proposed Public Realm and New Car Park

5.3.4A Nature of proposals

It is proposed to create a new public realm space and additional car parking within the heart of the Drumshanbo Regeneration project. The subject area will take up the current rear yards to the former Bank of Ireland and Earley's building. A new opening will be made in the existing stone boundary wall between the Market Square carpark and the rear of the former Bank of Ireland to create seven car parking spaces. The area the rear of Earley's will be a permanent public pedestrianised area and that space will extend around to the north of the former forge building along the riverside.

5.3.4B Reason for the changes

The proposed public space will draw people into the heart of this urban regeneration scheme from Main Street and from the river walk, and as such is a requirement of the redevelopment and of the transformation of the place. It will provide Drumshanbo Town with a multifunctional and safe urban space of a different nature to the Town's existing urban spaces acting as both a permanent pedestrianised area and a paved car park area that can become a pedestrian area at key times and events through the year.

5.3.4C Impacts of the changes – on historic fabric

The proposals should have little or no direct effects on historic fabric since the paving will always be one joint removed from any contact with walls or buildings. As a rule - where a sub-paving slab is required in proximity to any historical bases or foundations, this will be stopped at least 25mm short of same and a separating layer applied to the historic sub-structure before pouring takes place.

5.3.4D Impacts of the changes - on setting

The backlands are unoccupied, overgrown, and unsightly. Very little of the original character is visible. It is considered that the repurposing of this underutilised town centre site as a proposed public realm and car park represents a compatible use, particularly when associated with other the other proposed uses of the buildings on Main Street and the transformation of the former forge building to a new commercial enterprise. While the setting will be radically transformed, it will assume a new character in the process.



Photo 17: The current view into the rear yards of the former Bank of Ireland (LHS) and Earley' (RHS)



Photo 18: View of proposed public realm, Note the pier and wall between the former Bank of Ireland and Earley's property will be retained as a feature in the new public realm.



Photo 19: Existing view of rear of the former Bank of Ireland rear yard with the old Forge outbuilding on the RHS of the photo.



Photo 20: Proposed view of public realm. Note the ground will be lowered outside the existing forge to create a level area and new paving will be introduced.

5.3.5 Bridge Feature (historic bridge feature to the south of the outbuildings)

5.3.5A Nature of proposals

There is a stone flagged bridge currently in place across the river where a new pedestrian bridge is proposed to provide a link from the public plaza across to the extended walkway on the west side of the river.

5.3.5B Reason for the changes

The current bridge is too low, it is not safe and therefore a new pedestrian bridge is required at this location.

5.3.5C Impacts of the changes – on historic fabric

There will be no impacts on the historic fabric as we intend to retain if practically possible, the bridge in -situ and span a new bridge over the top of it.

5.3.5D Impacts of the changes - on setting

The new bridge will be slightly offset so the historic bridge is visible below the new bridge. The current riverbank at this location is overgrown and unsightly. The proposed works will greatly improve the setting with no significant impact on the historic bridge.



Photo 21: view of existing stone flagged bridge

5.3.6 Drumshanbo Methodist Church **(river walk and new bridge to Carrick Road/Carraig Breac Junction)**

5.3.6A Nature of proposals

The walkway along the east side of the river will be extended to run across the western side of the curtilage of the Drumshanbo Methodist Church (RPS No: 14) and will cross the river via a new lightweight pedestrian bridge that is set off the existing Carrick Road Bridge (NIAH Reg: 30808023) and will terminate onto the plaza at the existing hard landscaping area at the junction of the Carrick Road and the Food Hub/Carraig Breac Road.

5.3.6B Reason for the changes

The new walkway and pedestrian bridge are required in order to create a link from the east side of the river walkway/new public realm to the Food Hub. With such a significant difference in levels across the western side of the river, this route is the most desirable, comfortable, and accessible route for wheelchair users.

5.3.6C Impacts of the changes – on historic fabric

There will be no impact of the proposed works with the historic fabric of both the Methodist church and the Carrick Road Bridge as this is a new structure with its own footprint and is set well off the historic fabric.

5.3.6D Impacts of the changes - on setting

There is a substantial separation distance from the new river walkway to the west side of the Methodist Church. There are no graves evident in the grounds of the Church. The new pedestrian bridge is set back from the northern arch of the Carrick Road Bridge and therefore the single-arched bridge, which is of coursed rock-faced limestone walls and cut stone voussoirs will now be more visible than previously. The railings to the new bridge and walkway will be modern and lightweight – a modern contrast to the historic fabric.



Photo 22: Drumshanbo Methodist Church



Photo 23: Carrick Road Bridge

5.4 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.

5.5 Assessment under Conservation Principles

The following Conservation Principles 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 and reuse of two prominent buildings along Main Street. While the design team and the client respect this principle, it has been established that the best way to keep the existing buildings in use, is to carry out the works in the context of redeveloping and opening-up the back lands to provide a long-term sustainable core to the town centre.

5.5.2 Principle 2 – Researching and Analysing:

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.

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 McCabe Architects to address all the conservation elements.

5.5.4 Principle 4 – Protecting the special interest:

The character and special interest of a protected structure/historic 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/historic 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 unsafe, derelict, and unused. The aim of this proposed development is to provide a new vibrant urban quarter for the town of Drumshanbo between two refurbished landmark buildings on Main Street and two redeveloped derelict outbuildings along the river walk including connections across to the People's Park. Additional parking will also be provided including safe external spaces.

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 compiled.
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 SCS). A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.

8.0 SIGNING OFF STATEMENT

Conservation Company:

Aspect Architecture Limited, T/A McCabe Architects.

Author: Declan M. McCabe, MRIAI, Accredited in Conservation Grade III.

Client: Leitrim County Council

Signed: 
For McCabe Architects

Date: 04/12/2023

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/>
- Leitrim County Council Web Site
www.leitrimcoco.ie
- Ordnance Survey Ireland
www.osi.ie
- Trinity College Dublin – Glucksman Map Library
<https://www.tcd.ie/library/map-library/>

10.0 APPENDIX – PHOTOGRAPHY RECORD

- 10.1 Former Bank of Ireland Building
- 10.2 Earley's Building
- 10.3 Outbuilding #3 (Old Forge)
- 10.4 Outbuilding #4
- 10.5 Methodist Church and curtilage
- 10.6 Boundary walls

10.1 Former Bank of Ireland Building



01 – Front elevation



02 – Rear (non-original) extension



03 – Rear non-original extension and existing yard



04 – Rear flat roofed extension



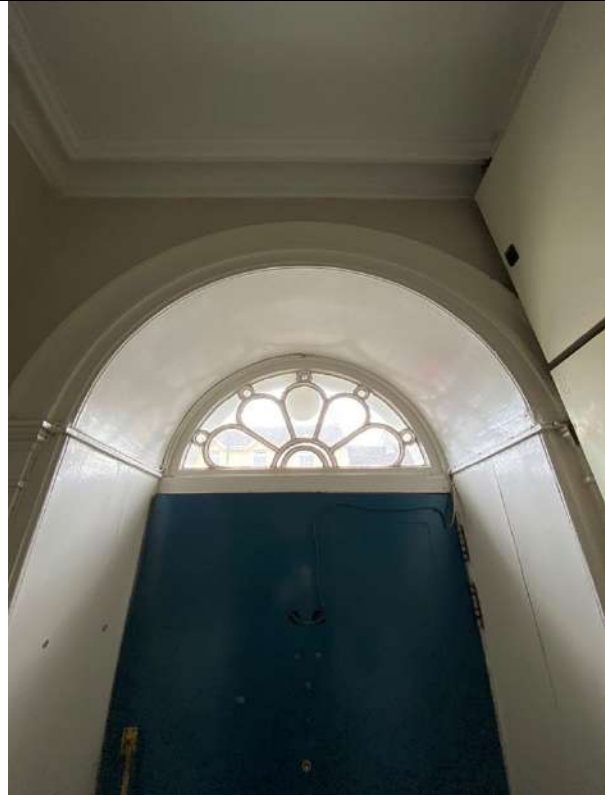
05 – existing doorway through stone wall to RHS of Bank Building



06 – Existing chimney between bank building and earley's building



07 – Existing hallway



08 – Arched fanlight over main doorway



09 – Exterior view of fanlight of arched doorway



10 – front room to left of hallway



11 – Rear room to left of hallway



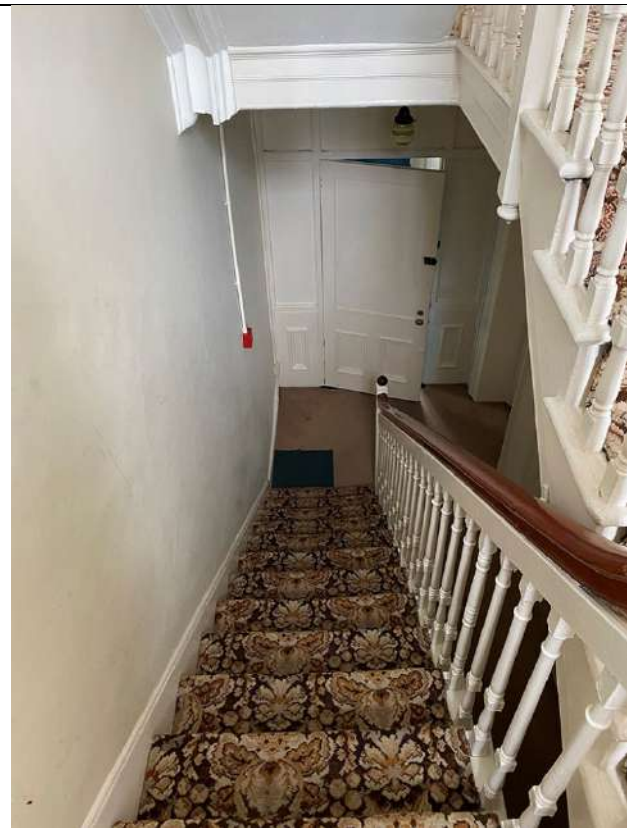
12 – Rear room to left of hallway



13 – Main staircase



14 – Side view of staircase balustrade



15 - Staircase



16 – View to WC extension to rear (off hallway)



17 – Main room (first floor)



18 – Main room (first floor)



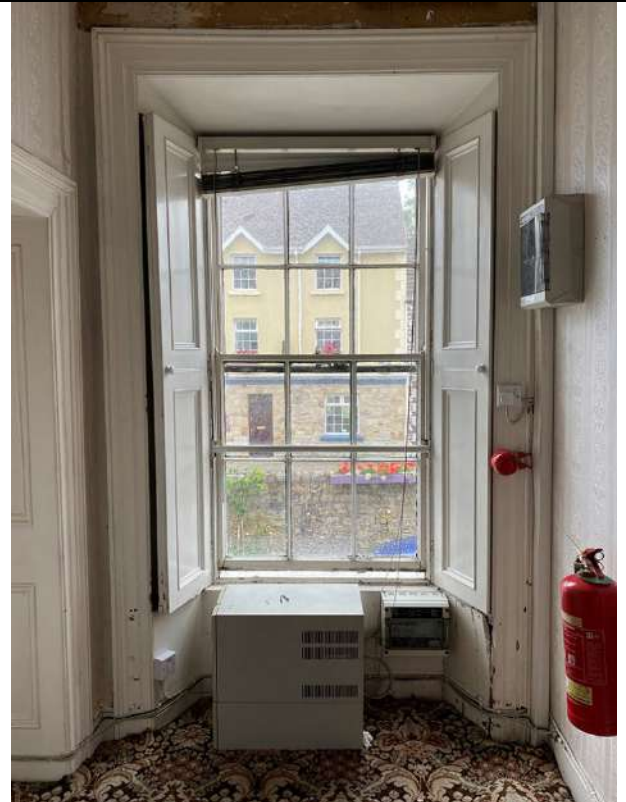
19 – Fireplace on first floor



20 – Close up of window to front of building



21 – Hallway (first floor)



22 – Hallway (first floor)



23 – Door to Main Room



24 – 2nd floor (former bedroom)

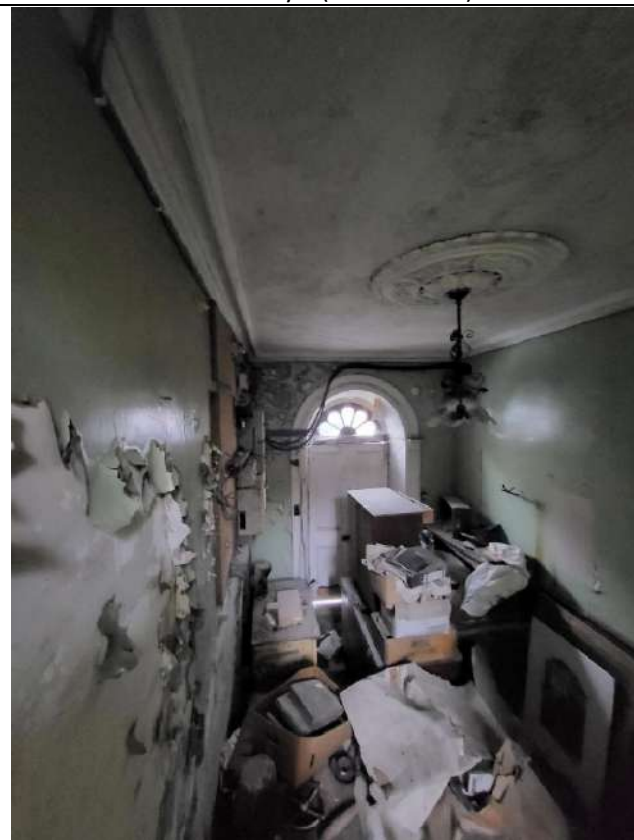
10.2 Earley's Building



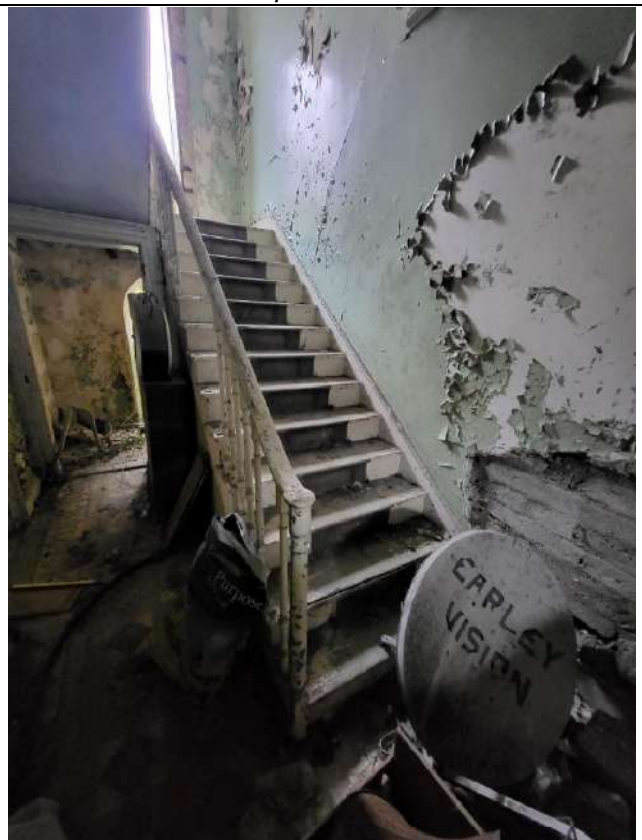
25 – Front view of Earley's (Main Street)



26 – Rear view of Earley's



27 – Hallway of Earley's



28 – Staircase on ground floor (Earley's building)



29 – Staircase (view from landing level)



30 – Rear room (not



31 – View of rear (unsafe) extension



32 – View of rear (unsafe) extension



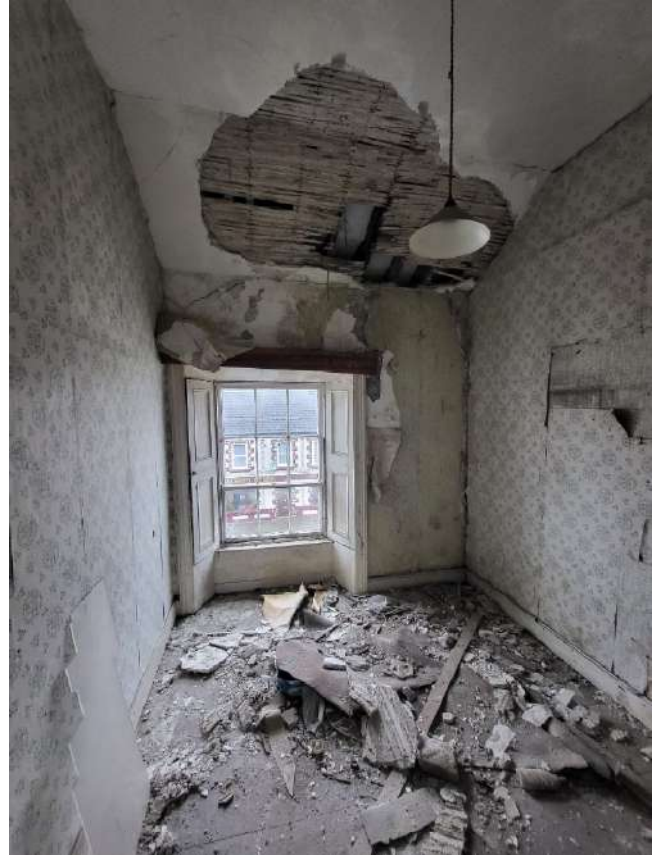
33 – front room on 2nd floor



34 – front room on 2nd floor



35 – rear room on 2nd floor



36 – front left room on 2nd floor

10.3 Outbuilding #3 (Old Forge)



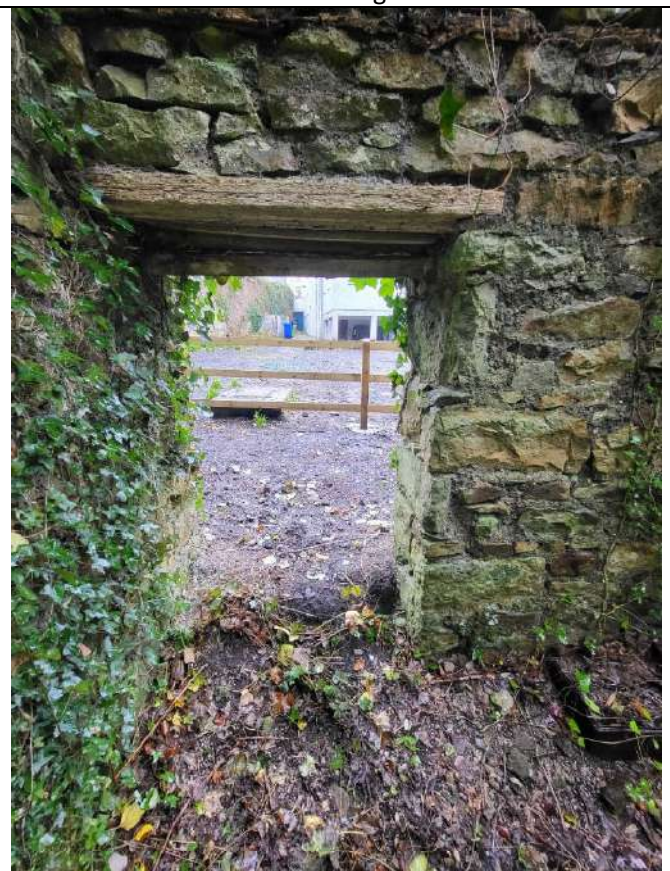
37 – Internal view of outbuilding #3



38 – Internal view of outbuilding #3



39 – Internal view of outbuilding #3



40 – Internal view of outbuilding #3



41 – External view of outbuilding #3 (old forge)

10.4 Outbuilding #4



42 – External view of outbuilding #2

10.5 Methodist Church and curtilage



43 – View of Drumshanbo Methodist Church with the river to LHS (west)



44 – View of west elevation of Drumshanbo Methodist Church



45– View of Drumshanbo river (at junction where new pedestrian bridge is proposed)



46 – View of archway of Carrick Road Bridge

10.6 Boundary Stone Walls



47 – View of the boundary wall that runs along the boundary of the Market Yard carpark and the former Bank



48 – Boundary wall on LHS of former bank and boundary wall to river



49 – Aerial view of Market Yard carpark



50 – Close-up view of boundary wall between the former Bank of Ireland and Market Yard carpark – taken from the former BOI side