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RIAI ACCREDITED CONSERVATION PRACTICE GRADE I

## GLASLOUGH VILLAGE

### ARCHITECTURAL CONSERVATION AREA

*DRAFT B*



Client: **Monaghan County Council**

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## PREFACE

This draft report for the Glaslough Village Architectural Conservation Area was prepared in 2017 by Lotts Architecture and Urbanism.

The study was commissioned by Monaghan County Council and its progress was guided by .....

Desmond Byrne

Lotts Architecture and Urbanism Ltd.

June 2017

## ACKNOWLEDGEMENTS

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## 1.0 INTRODUCTION

### 1.1 Architectural Conservation Areas

The Planning and Development Act 2000 introduced the Architectural Conservation Area (ACA) to Irish planning legislation. Under the Act, a local authority must include an objective to 'preserve the character of a place, area, group of structures or townscape [...] that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or which contributes to the appreciation of protected structures.'

An ACA could be an historic town centre, a distinctive streetscape, a terrace of houses, or it might be a wider group of structures associated with a specific building such as a country house or an old mill. Such areas, places or groups are known as Architectural Conservation Areas, or ACAs. A considerable number of ACAs have been designated in County Monaghan.

Chapter 3 of the Architectural Heritage Protection Guidelines for Local Authorities, published by the Department of Environment, Heritage and Local Government in 2004, sets out how an Architectural Conservation Area should be identified and evaluated and how it should be protected by means of planning legislation.

Section 3.2.5 states that 'the boundaries of a candidate ACA should make physical, visual and planning control sense', and recommends reference to the 'core characteristics of the area in order to establish the most appropriate boundary lines'. The choice of boundary may be influenced by views into and out of the area and consideration must be made of the wider landscape and 'borrowed landscape' views.

The aim of ACA designation is to preserve and enhance the character of the area or group. The form and arrangement of buildings, structures and landscape features within an ACA are important in how they contribute to the character of the area or group. Historic materials, architectural features, prevailing heights, building lines and plots sizes, as well as the scale and arrangement of streets and open spaces all make a contribution to the character of an ACA.

For this reason, it is the external appearance of buildings and the features of the open space which are protected in an ACA. Planning permission is required for any works that would have an impact on the character of an ACA. Importantly, works which in other locations would meet the criteria for Exempted Development as outlined in the Planning Regulations will require planning permission if they are within an ACA.

Designation as an ACA does not prevent alterations, extensions or new build within the area, but aims to ensure that any new development respects or enhances the special character of the ACA. Works must therefore be carried out in consultation with the planning department, and this is usually through a planning application.

This document sets out to define the special character of Glaslough Village ACA and give guidance to homeowners, developers, architects and planning professionals on the type of works that would require planning permission.

### 1.2 Justification for ACA designation

Glaslough Village is a proposed Architectural Conservation Area because of the special character of its streets and environs and their close historic relationship to the adjacent Castle Leslie estate. It is a good example of an estate village and both it and the estate retain much of their built fabric and natural setting. The estate continues to be run by a member of the Leslie family and be closely tied to the economy of the village. The Scottish

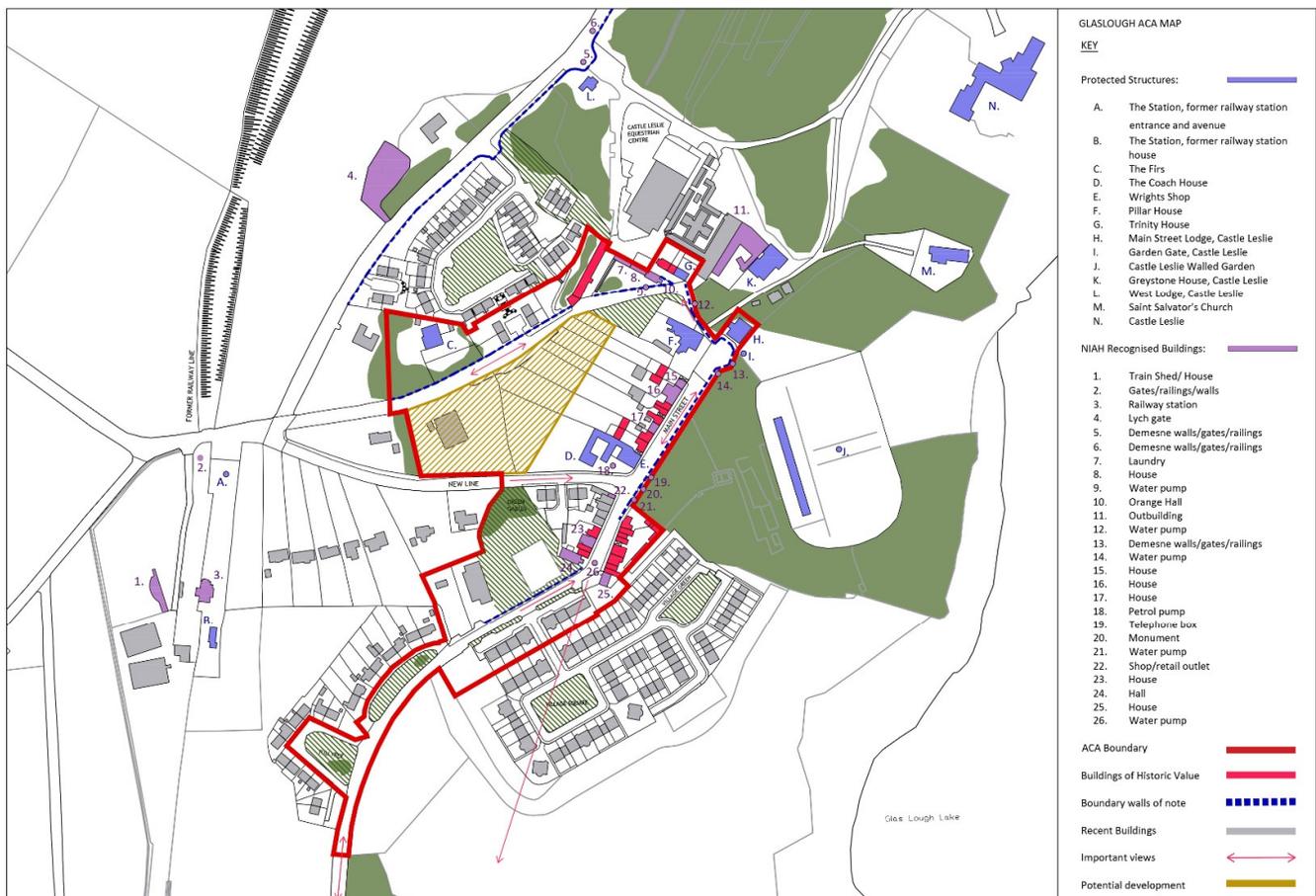
Baronial architectural style of some of the village structures also echoes those in the estate and together they create a unified architectural ensemble. The changes in layout of the village and demesne with respect to one another over the centuries add to the interest and makeup of the ensemble.

### 1.3 Location & extent of Glaslough ACA

The ACA comprises an area stretching from the entrance to Castle Leslie demesne in the north, along Main Street to Tullyree and the R185 approach from the south; it includes the area west of Main Street, the demesne marks the east side of Main Street.

The landscape setting for the village can be seen beyond the ACA boundary, the areas bordering the ACA are:

- The demesne to the north and east; the demesne is protected in its own right as curtilage of Castle Leslie
- The recent Village Square and Green residential developments to the southeast
- The recent Ard Banagher housing estate to the west
- The recent suburban houses along the Glaslough Road (R185) approach road to the west



## 2.0 HISTORICAL RESEARCH

### 2.1 Setting

Monaghan is part of a drumlin landscape of small hills dotted with small lakes. Its small-scale undulating topography offers ever-varying views and vistas. The landscape around Glaslough village exemplifies this and it is further marked by a large lake and historic woodlands.

The county has a diverse geology, the area around Glaslough being predominantly limestone interspersed with large areas of bog. It provides limestones and sandstones suited to building and these were augmented in recent centuries by brick created from local clays (Mulligan, 2013).



Fig. 1: Extract from Geological Survey map of 1881 showing Glaslough (Blue indicates limestone, beige shows peat/alluvium)

### 2.2 Early Development and Seventeenth Century

This part of the country has considerable historic depth. The Navan fort, one of the largest of its kind Ireland, lies some twenty kilometres to the east near Armagh and was an important stronghold of pre-Christian times. The hilltop enclosure at Drumbanagher, a kilometre to the west of Glaslough, bears witness to pre-medieval settlement in the area. Armagh was important as a regional ecclesiastical centre for the early church. The ruins of a medieval church and a high cross are to be found at Donagh a few kilometres to the southwest of Glaslough and it may also have been a burial site for chieftains of the McKenna clan.

Monaghan was first designated as a county in the late sixteenth century and divided into five baronies; Farney, Cremorne, Dartrey, Monaghan and Trough. The area was ruled by the MacKenna and MacMahon clans. A map dated 1591 of 'The Plat of the Countie of Manahan' indicates a structure surrounded by water that may have stood at the Glaslough site (Cox, 2005). Samuel Lewis in his Topographical Dictionary of Ireland (1837) describes

the house at Glaslough as having been “a place of strength long before its erection, and was granted to O’Bear McKenna by O’Nial of Ulster, on the conditions that he and his descendants should pay “Bonaghty”, or tribute, and furnish white meat and oats to the Gallowglasses of O’Neal on certain days when they visited the holy well of Tubber Phadrick, near Glennan, and never to wage war with the O’Neals”.



Fig. 2: Extract from map of 1591 (Drawn by John Browne and Jean Baptiste?)



Fig. 3: Down Survey map (1656-58) showing Glaslough

In the seventeenth-century, the native Irish suffered political and military setbacks and the Plantation settlement of English and Scottish tenants in Ulster gathered momentum to consolidated a rural economic structure with markets in the small towns (Mulligan, 2013)

In 1608 the lands at Glaslough were confiscated from the locals and came into the possession of Sir Thomas Ridgeway. He gave form to a castle described as

‘magnificent...flanked by circular towers with moat and drawbridge’ The structure is indicated on the Down Survey map (1656-58) and was replaced after 1665 when it was purchased by John Leslie, bishop of Clogher, from the Ridgeway trustees and by 1671 he had had ‘strengthened and extended’ Ridgeway’s Plantation castle (Mulligan, 2013).

In the seventeenth century a village developed near the Ridgeway castle at Tullyree. The poll money return of 1660 documented it as having the highest population in the parish of Donagh with forty-one (families), twenty four of whom were English and the remaining seventeen Irish. Emyvale by comparison had ten families at that time. A church was also relocated in the village in the 1670s from an earlier medieval location nearby (Doyle, 2001).

## 2.3

### Eighteenth Century



Fig. 4: Old Castle Leslie, engraving

The old Castle Leslie was remodelled by John Leslie’s son in the 1720s. The changes undertaken gave the house a less defensive and symmetrical appearance with flanking gables, a pronounced rounded central gable and a curious arrangement of chimney stacks and roof ridge lines (these were most likely as a result of accommodating the earlier structure in the composition).



Fig. 5: Photograph of Old Castle Leslie before its removal in the 1870s (from *Castle Leslie: Between Two Worlds*)

The development from castle to house and demesne is typical in the first half of the eighteenth century and often included the nearby village.

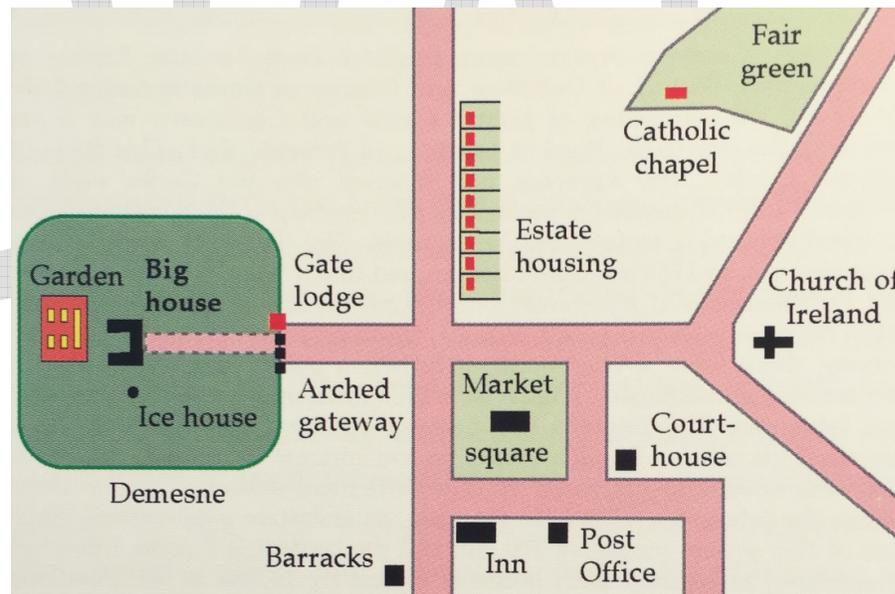


Fig. 6: Diagram of a typical demesne and estate village (Whelan, 2011)

Kevin Whelan describes the typical arrangement of estate villages found throughout the country as having:

- A big house
- A landscaped demesne with gate lodges and other structures
- A clear connection between demesne and estate village
- The village having estate housing, a market square (Diamond) and other structures for administrative and economic purposes
- A Church of Ireland church, usually in an important location
- And at a later date, a Catholic church (if at all), usually not in the heart of the arrangement

Some villages were a remodelling of existing settlements, as in Monasterevin in County Kildare. Others were new creations such as Moy in County Tyrone. Some used classical or baroque forms to important public spaces, such as the use of an octagon in Slane in County Meath (Whelan, 2011). Glaslough belongs to the first category, being improved gradually over time and no dominating formal spatial arrangement.

In the eighteenth century the classical architectural style became prevalent in Britain and then in Ireland, its unity of architectural expression emphasised political stability desired by the new Hanoverian dynasty. This demonstration of power and ownership was reflected in the use of tree-lined avenues leading to the house, some connecting to the village physically and visually to far distant features in the landscape. The English landscape style developed in mid-century in reaction to formalised French and Dutch garden layouts and it emerged to make great use of vistas, tree groupings and water in an apparent informal and picturesque manner that none the less created a strong unifying appearance to the setting of the house, outlying structures and villages too.

The Leslie estates at Glaslough adapted the landscape style and integrated it with the existing woodland and lake features. The estates were known for their woodlands; in the eighteenth century Arthur Young had remarked on the beauty of the woods at Castle Leslie and in 1801 Coote described a hundred-acre ash wood at Glaslough as 'the finest timber in Ireland' (r104). Estate accounts also show investment by Leslie in the development of woodland (Doyle, 2001).

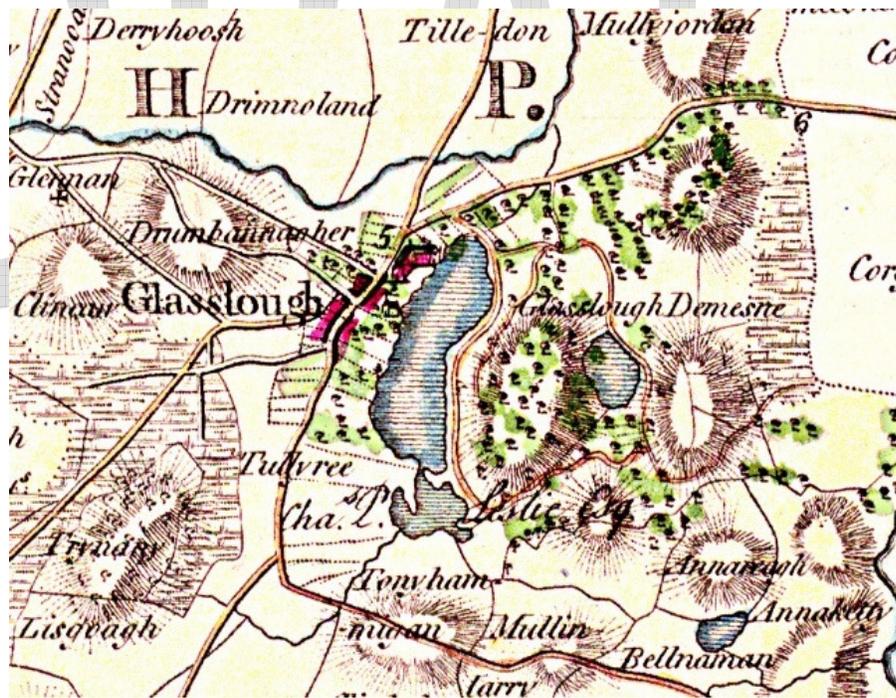


Fig. 7: extract from William McCrea's map of the Barony of Trough, County Monaghan 1790-93 (Trinity Map Library)

The economy in Ireland improved after the early part of the century. A ban on live cattle exports was lifted in 1759 and this helped promote cattle fairs and linen markets also promoted economic life in the markets of small towns. The linen industry was identified and promoted as a Protestant industry (Whelan, 2011). These economic improvements would also have benefited Glaslough. The involvement of the landowner was of importance and Arthur Young, on a visit in 1776, noted the engagement of Charles Powell Leslie in the

business and improvement of the estate. Charles was also important for his wider engaged as a member of parliament for the county (Doyle, 2001).

William McCrea's map (Fig.6) shows the village and demesne layout at the end of the century. The village itself is shown to be aligned on both sides of a prominent road that passes to the west side of the lake and close to the house, the demesne is located to the east. The map shows a cluster of elongated parcels of land arranged perpendicular to the road with structures aligning it on both sides in the centre. Castle Leslie is curiously depicted as an L-shaped volume with a spine parallel to the road and a shorter wing extending towards the lake.

Estate records from 1763 state that there were seventy houses in the village at that time (Doyle, 2001). The population of the Church of Ireland population grew in the parish through the century with a smaller Presbyterian population present since the latter part of the seventeenth century. Catholics remained the largest number in the area, but they had no political weight, no estates or officers in the militia (Doyle, 2001).



Fig. 8: St. Salvator, Donagh Parish Church (C of I), rebuilt in 1763 incorporating the tower from 1670

## 2.4 Nineteenth Century

Two Orange lodges were established in Glaslough at the end of the eighteenth century and the Monaghan militia paraded regularly in the village though it was little effected by the rebellion of 1798.

More people settled in the parish with the growth of the linen industry as was typical for other parts of Ulster. In 1801 an observer described how 'scarcely a cabin is without a loom or two' and that the village of Glaslough had a 'striking engaging appearance, and some excellent slated houses, two stories high' (Doyle, 2001).

The Irish economy prospered during the long war with France but a recession followed after it ended in 1815 and landowners had to place more emphasis upon efficiency and

increasing profits. This required their greater involvement as modernisation was undertaken, leases shortened and the number of middlemen reduced. Census figures show that the population of the parish did not grow in the period leading up to the Famine and the post-war recession had a hard effect on the Leslies (Doyle, 2011).

In the 1830s Samuel Lewis reported on the village *“containing 832 inhabitants..... It is favourably situated with regard to commerce and agriculture, but until a very later period had little or no trade. In consequence of the judicious modes which have been adopted by the present owner, Mrs. Leslie, its capabilities have been developed and it has shown decided symptoms of rapid improvement.”* He notes the presence of markets and fairs for flax, wheat, cattle, sheep, pigs and other products. There were no markets in the parish of Donagh at the beginning of the century. Lewis also notes that a flour mill was built in the vicinity and that the wheat was sourced from the Glaslough market and also that flax mills and a factory for weaving linens were being built to provide employment for up to nine hundred people. However agriculture remained the main employer and the mechanisation of the linen industry replaced home spinners by the mid-century (Doyle, 2001).

The Ordnance Survey visited in the 1830s and reported that the village had *‘1 principal street and a smaller one which runs off from near the centre of the main street. The houses generally are good. There have been many houses built by Mrs. Leslie. They are of stone, slated. The town consist of 32 houses of 1, 45 of 2 and 7 of 3-storeys, 29 of these are thatched and the remainder slated’* (Doyle, 2001). The low percentage of thatched houses in comparison to other villages can be attributed to the Leslies wish to improve the living conditions of their tenants (Gailey, 1984). The OS Memoirs recorded occupations in the parish counting woollen merchants, drapers, hardware merchants, grocers, whisky dealers, a doctor, a tallow chandler, a Delph merchant, a painter and glazier, shoemakers, smiths and that there were three places of accommodation and entertainment. In addition there were six day schools, a Sunday school, and six hedge schools in the parish that were educating over 1,000 pupils. A dispensary was established in 1818 to ‘supply the poor with medicine and medical attention’. Leslie continued to strongly support the Protestant religion and there was no Catholic church in the village. The Catholic places of worship were located at Corracin and Glennan (Doyle, 2001).



Fig. 9: Ordnance Survey map 1835

The OS map from 1835 gives detailed information on the layout of the village at that time:

- The main road no longer continues in a line north-south from the village past the house (as shown in McCrea's map of the 1790s). The road north of St. Salvatore's church has been incorporated in the demesne and the landscaped grounds near the house have expanded westwards. The route through the village going northwards must now circumvent the widened grounds to the castle. The new western edge of the grounds is marked with a belt of trees either side of the new road.
- St. Salvatore's church sits at the junction between village and estate and is disconnected from the village. The road from Drumbannagher is shown slightly off axis with the church and is closed by houses on the eastern side of the street. There is a prominent space at this location shared by the church, village and the entrance to the estate. It is relatively loose in shape and appears more as a widening of the end of the street. The entrance to the big house is to the north side of the space with a gate lodge to the east.

- Castle Leslie is shown opposite the church to the north, separated by a rectangular garden onto which it presents its front elevation.
- A long productive garden (possibly walled) separates the entrance garden area and church from the lake and stops in line with the main elevation of the house.
- The village is shown having a long street with structures on both sides. For the most part these have long and narrow plots to the rear (some with outbuildings). The east edge to the street is more or less continuous. The west side however is marked with a square-like setback space that connects with houses and another approach road from the west.
- The south end of the main street terminates with a Methodist chapel on the west side and a school on the east side. At this point yet another road approaches from the west. The main road continues southwards to the small settlement and townland of Tullyree.

Apart from the incorporation of land and road into the grounds of the big house, there are no major changes in the layout of the village and demesne relative to the McCrea map of forty years previous. This action may have been a consequence of the landscaping of this part of the demesne in the English Landscape style. Elements of this style included the use of perimeter or shelter belt tree planting and the location of productive gardens in enclosed walled areas away from the house (Reeves-Smith, 2011). For Glaslough this had a large impact as the east side of Main Street evolved to have fewer buildings; just trees and a demesne wall. Also that the plots belonging to these buildings made way for the walled gardens, which were screened from village, church and big house by the trees. The walled gardens were often located near stables where manure for growing was easily accessible. The maps do not specifically denote the location of the stables and these may have been located on the upper side of the street.

Many demesnes were marked by impressive boundary walls of stone. These were for the most part made of field stones. Castle Leslie has fine walls faced in many places with squared stones and the wall on the east side of Main Street has a cut-squared coping stone along its length. The walls were construction in many areas as a relief measure during the Famine years.

The energy and resources commonly consumed in creating large picturesque landscapes dwindled by the late nineteenth century. However much enthusiasm was invested in plant collecting with many new plants coming from the new world and other far-away places. Castle Leslie boasts a 33 acre Pinetum that counts tall specimens such as *Sequoia Gigantica*. Joseph Paxton, the Duke of Devonshire's head gardener and the creator of Crystal Palace for the Great Exhibition of 1851, was consulted in the creation of the 13 acres of pleasure grounds and the walled garden, completed in 1864 (Castle Leslie Archives, 2016). The walled garden also included glass houses, another must-have innovation for gardens at that time. The gardens were important in terms of function and prestige and required considerable space and supporting services and this was to make significant changes to the layout of the village. These were supported by a sophisticated irrigation system and a pump and pump house were built. This provided water to the village with fountains built into the demesne wall on Main Street that were disconnected in the 1950s. The water was also piped through the village to cleanse outbuildings to the rear of houses on the main street (2017, The Wetlands at Castle Leslie Estate)

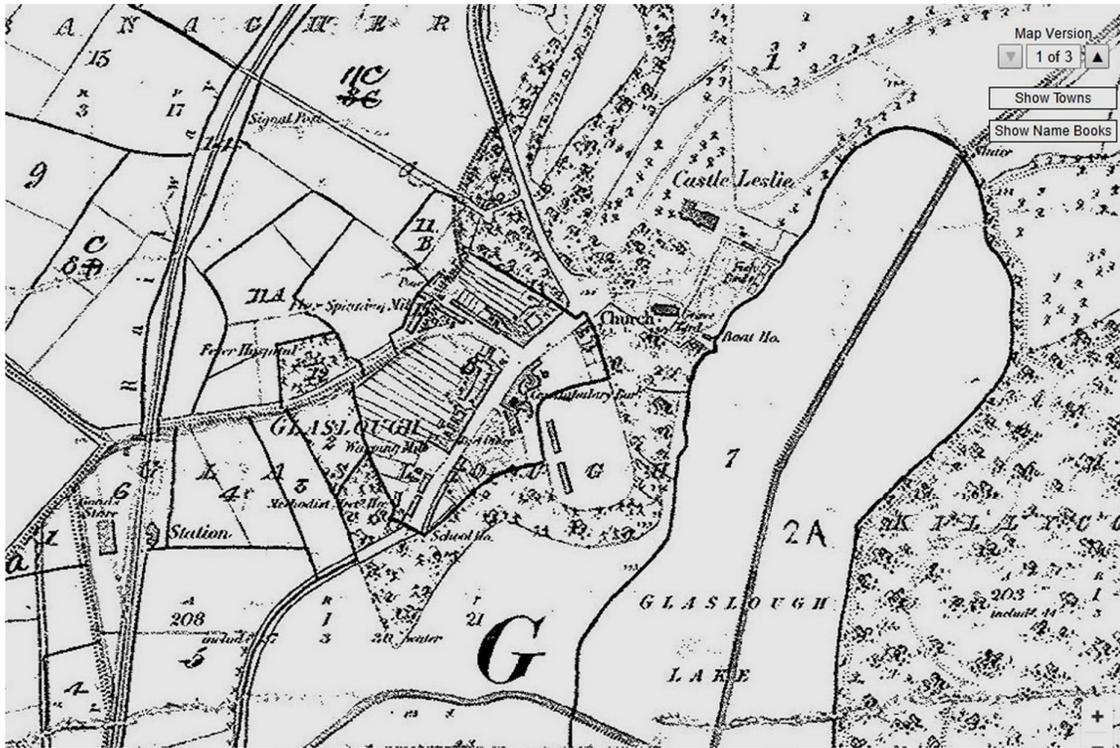


Fig. 10: Griffith Valuation Map 1848-1864

The Ordnance Survey map used for the Griffith Valuation shows a number of important developments in the layout of the village and demesne by the second half of the century:

- The railway line is shown running in a north-south direction to the west of the village with a station and storage building located close to the west approach road.
- The road from Drumbannagher no longer connects to the front of St. Salvator's church but stops in the shelterbelt at the west boundary of the castle grounds. It connects via a short spur to a new road that runs between top end of the village main street and the area to the north.
- The plots on the east side of the street have made way for glass houses and additional productive gardens. Glass houses were introduced to most large houses in the nineteenth century for producing exotic fruit and plants.
- The dwellings on the east side of the street have been removed and remain only to the south with a constabulary to the north end and an undefined, or open area, in between.
- The road from the west that joined the main street at the Methodist chapel has been removed. This was probably as a consequence of the arrival of the railway and the necessity to reduce the number of crossings and bridges.

The introduction of the railway in 1855 was an extension to Monaghan of the earlier Belfast-Armagh. It ran to the west of the village and demesne. Glaslough station, now disused, was built in 1859 in the Gothic Revival style to the west of the village and is very finely composed and detailed. The rivers and drumlins required many cuttings, embankments and bridges, many of these remain following the closure of the railway in 1957 (Hamond & Friel, 2007).

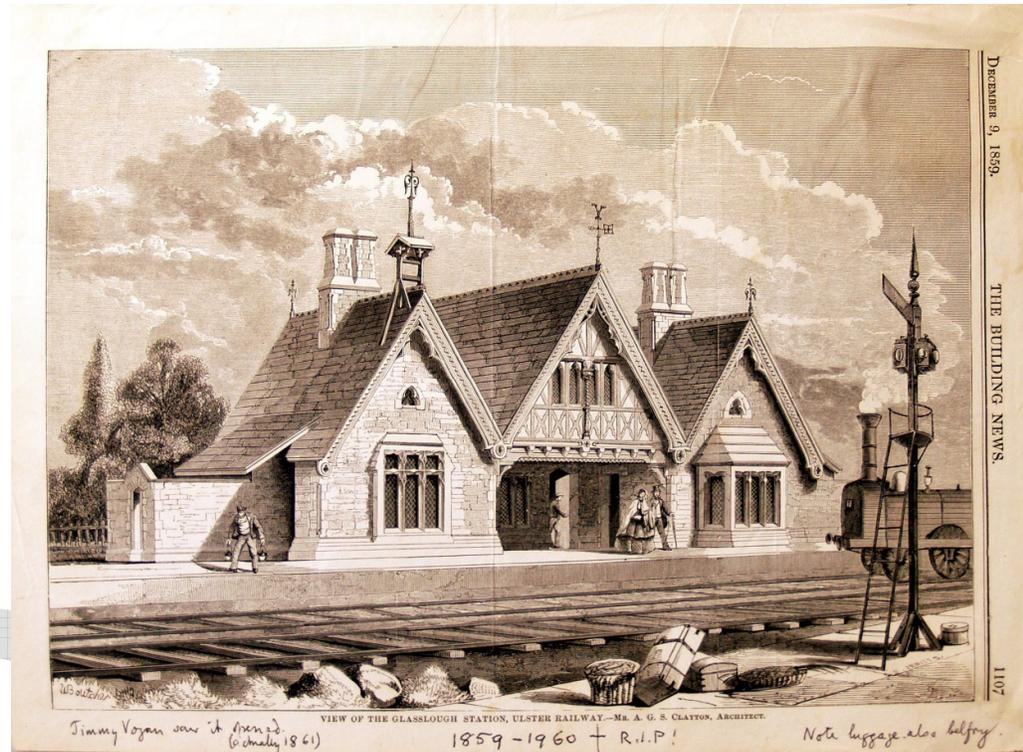


Fig. 11: Glaslough railway station from The Building News 1859 (Castle Archive)

The economic difficulties of the first part of the century had, in contrast to many of his contemporaries, dissuaded the financially prudent Leslie from extravagant investment in his own house. His son, Sir John Leslie built the current castle which was begun in 1874 as a large grey stone edifice in the Scottish Baronial style by the architects Sir Charles Lanyon and William Henry Lynn. It also includes an Italian Renaissance cloister joining the main block to a single-storey wing containing the library and billiard room. It has an Italian Renaissance flavour of the interior, where one can detect the hand of Lanyon – and also that of John Leslie, who had travelled much in Italy (Bence-Jones, 1978).



Fig. 12: Extract from a historic image of the house and church and lake setting (Lawrence Collection in the National Library of Ireland)

This house has a new orientation with the entrance towards the north and west. The south and east are reserved for private areas that took best vantage of the lake and landscape setting.

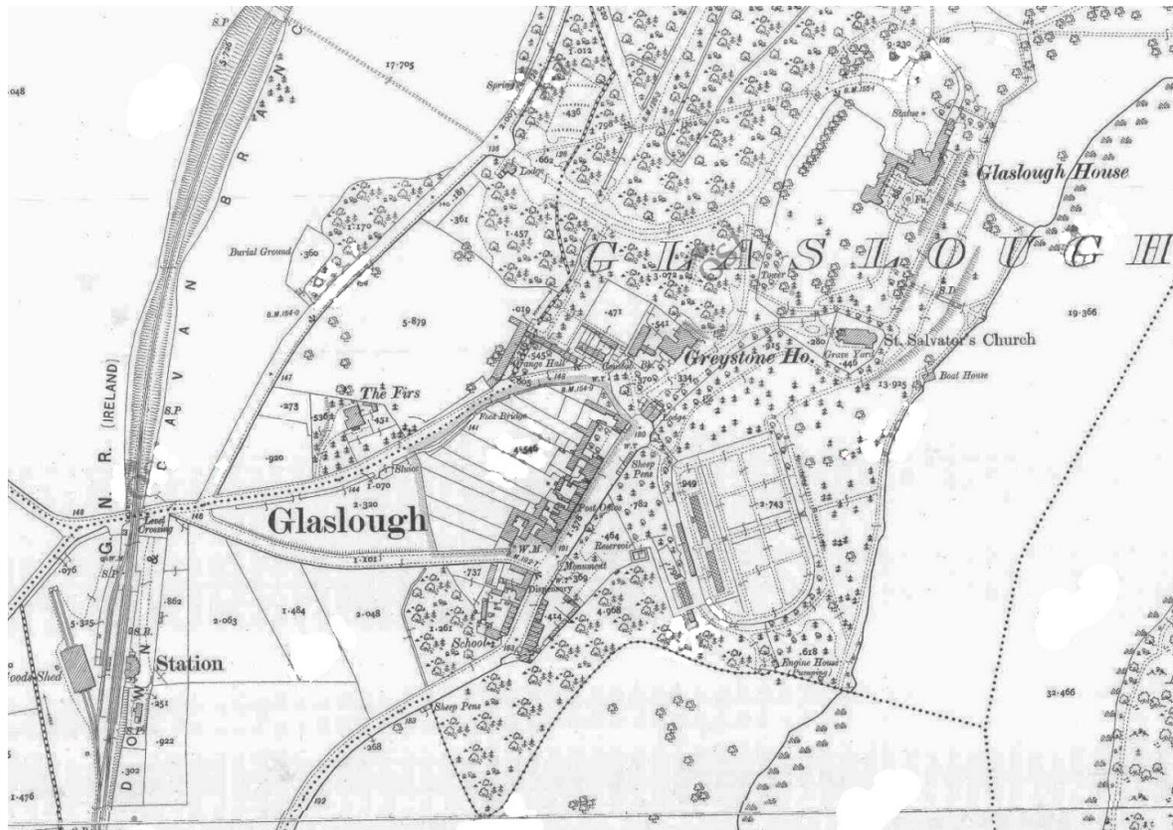


Fig. 13: Ordnance Survey map 1907

The 1907 Ordnance Survey map shows important developments that took place in the last part of the century:

- The house and cloister wing from the 1870s is shown with landscape terraces descending to the lake
- The entrance to the estate at the north end of the street is marked by a double lodge in Gothic Revival style. Greystone house stands nearby to the north in the same architectural style.
- The road connection to Drumbannagher in the west has been reduced to a minor route that terminates at a recessed gate and lodge entrance to the demesne
- The upper section of the main street in the village now serves the demesne entrance and nearby buildings only. It no longer serves as a route to the north.
- The Leslie monument and fountain, built 1874, has prominent position on the square or Diamond on Main Street.
- The only structures on the east side of Main Street are to the south.
- The constabulary has moved to the area north west of Main Street and an Orange Hall is marked nearby
- The walled gardens east of Main Street are more extensive and the map shows a reservoir and pumping house that reflect technical improvements for the village and estate

The streets reflect the Victorian cosmetic remodelling of villages such as Adare in County Limerick and Enniskerry in County Wicklow and the miniature self-consciously 'pretty' villages of Ardagh in County Longford and Fenagh in County Carlow (Whelan, 2011).

The prettification of the street spaces strikes a good balance between Georgian classical and Victorian Gothic styles.



Fig. 14: Gate lodges



Fig. 15: 1930s image of former public house built c.1880 (Oram & Mackenna)



Fig. 16: Image of the Leslie monument (Lawrence Collection in the National Library of Ireland)

## 2.5

### Twentieth Century

The twentieth century saw additions to but no major change to the appearance of the historic village and adjacent areas of the demesne.

From the middle of the nineteenth century Tenants were encouraged to buy land from landholders and many landholdings were transferred from demesnes, taking from them an important source of income and leading to the decline of demesne structures and trees (Reeves-Smith, 2011).

The railway was closed in the late 1950s and the train station is now abandoned and in a ruinous state. The railway cutting and line is largely overgrown but many of the fine historic bridge structures remain.

Like many parts of the country Monaghan suffered from low economic activity for much of the twentieth century. By 1961 the populations of Cavan and Monaghan were only about one quarter of what they had been in 1841 with many people emigrating or moving to larger urban centres (Mulligan 2013). The decades following the 1960s saw political unrest in Northern Ireland and Glaslough's difficulties were not helped by its location at the border.

The contemporary Ordnance Survey Map shows the following changes:

- A discretely located housing estate of two-storey and single-storey semi-detached houses at Ard Banagher to the west of the village dating from c.1980
- Set-back and detached two-storey and single-storey suburban houses along the western approach road leading up to the monument from c.1970
- Semi-detached single-storey suburban houses arranged around crescent and u-form greens at Tullyree on one side of the southern approach to the village from c.1970
- A recent development of two-storey terraced houses facing onto rectangular greens using a traditional architectural style.
- A cluster of structures to the rear of Greystone Lodge serving as hotel accommodation and horse stables
- A large structure at the south end of the historic village from c.2000 serves as the Oakland Recreation Centre. It adjoins a community park.

The Leslie estate continues to be run by the Leslie family and now welcomes guests to stay among and enjoy various activities. It continues to function as an important part of the

village economy and is active in conserving and enhancing its historic structures and landscape features. The embracing of modern technologies seen in the past can be seen again in the use of an innovative integrated constructed wetland located on the western boundary of the estate; this treats waste water from demesne and village in an ecologically friendly manner.

The street spaces have many typical features of twentieth century with tarmacadam road surfaces and concrete footpaths. Electricity and telegraph poles with overhead cabling can be seen in many places.



Fig. 17: Ordnance Survey map 2017



Fig. 18: Fair Day on Main Street c.1920 (Castle Archive)



Fig. 19: Fair Day on Main Street c.1920 (Castle Archive)



Fig. 20: Fair Day on Main Street 1916 (XXXX)

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### 3.0 STATUTORY PROTECTION AND PLANNING OBJECTIVES

In addition to the protection afforded by the ACA designation, many individual structures within the ACA are protected in their own right by other statutory designations.

#### 3.1 Protected Structures within the ACA

The Record of Protected Structures lists the following protected structures in Glaslough Village ACA village

- 41400727 Estate Wall
- 41400728 Wright's Shop
- 41400725 Leslie Memorial
- 41400724 Pillar House Hotel
- 41400709 Trinity House, former RIC barracks

The National Inventory of Architectural Heritage lists the following structures in the ACA in addition to those on the Record of Protected Structures

- 41301026 House
- 41301031 Water Pump
- 41301027 Orange Hall
- 41301031 Water Pump
- 41301032 Water Pump
- 41301037 Garden Gate, Castle Leslie
- 41301038 Water Fountain
- 41301040 House on Main Street
- 41301041 House on Main Street
- 41301042 House on Main Street
- 41301043 Telephone Box on Main Street
- 41301044 Outbuilding
- 41301045 Coach House Bar
- 41301046 The Olde Bar
- 41301050 Shop and Outbuilding on New Line
- 41301051 Water Fountain
- 41301052 House on Main Street
- 41301053 House on Main Street
- 41301061 Donagh Parochial Hall
- 41301063 House on Main Street
- 41301064 Water Hydrant

A further X protected structures are located adjacent or near to Glaslough Village ACA

- 41400732 Former railway station entrance and avenue
- 41400707 Former railway station building
- 41400722 Main Street Lodge, Castle Leslie
- Garden Gate, Castle Leslie
- 41400723 Entrance gateway
- 41400720 Walled Garden, Castle Leslie
- 41400721 Greystone House, Castle Leslie
- 41400719 St. Salvator's Church of Ireland Church
- 41400713 Farmyard Complex, Castle Leslie
- 41400712 Steward's House, Castle Leslie
- 41400710 West Lodge, Castle Leslie
- 41400717 Castle Leslie House (National)

The National Inventory of Architectural Heritage lists the following structures adjacent or near to the ACA

- 41301025 Former Laundry, Castle Leslie
- 41301055 Entrance gateway to former railway goods shed
- 41301059 Former Station Master's House

These structures including their interiors, their attendant grounds or curtilage, and any structures within that curtilage are protected under Part IV of the Planning and Development Act 2000.

### 3.2 Recorded Monuments

The following 20 archaeological sites and monuments adjacent to the ACA in the grounds of St. Salvador's Church of Ireland are listed in the Record of Monuments and Places (RMP), and are protected under the National Monuments Acts of 1930 to 2004:

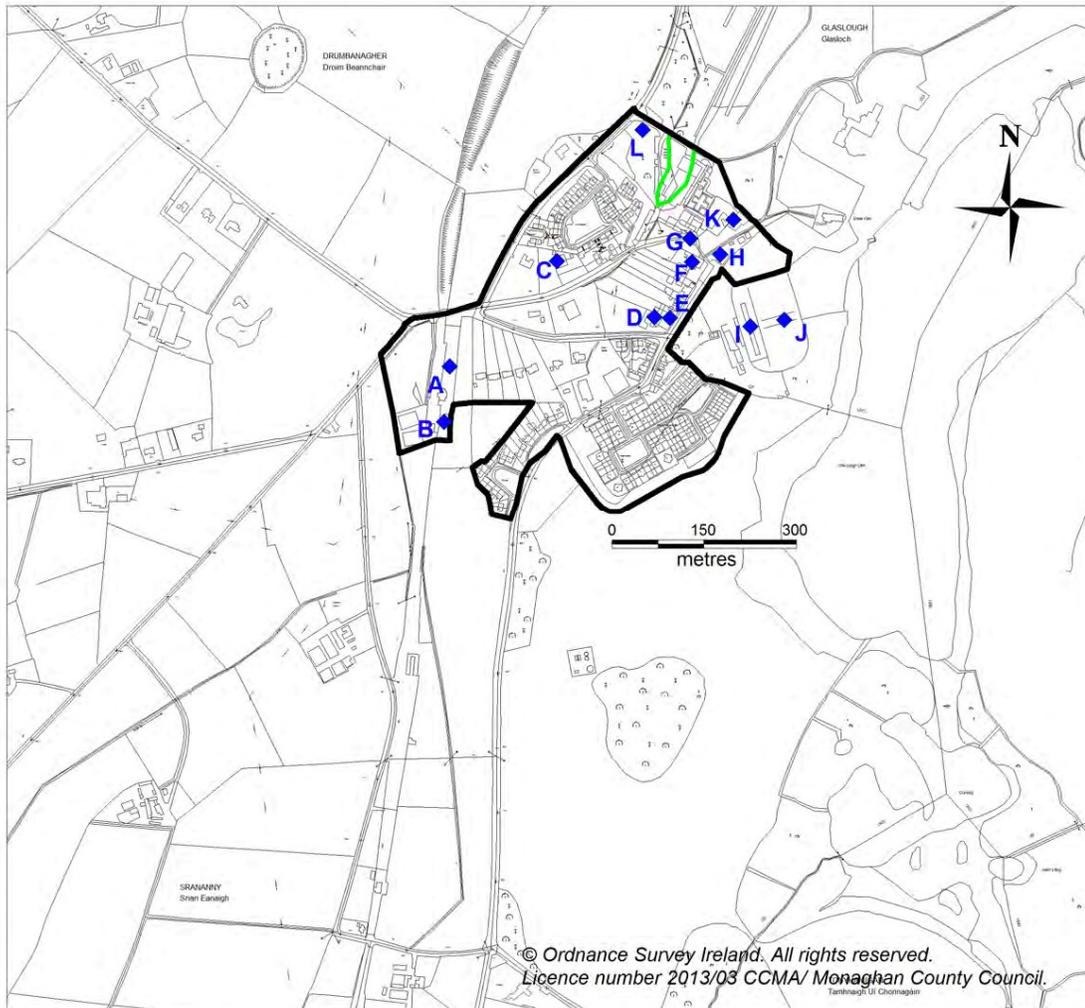
MO007-014001	Church
MO007-014002	Graveyard
MO007-014003	Inscribed Stone
MO007-014004	Headstone
MO007-014005	Graveslab
MO007-014006	Graveslab
MO007-014007	Font

These sites are a distance from the ACA and it is not likely that archaeological material can be expected below ground throughout the ACA.

### 3.3 Monaghan County Development Plan 2013-2019

The objectives in regard to architectural and built heritage are:

- To secure the preservation of all sites and features of architectural and historical interest
- To retain the historic cores of towns and villages including existing street layout, historic building lines and traditional plot widths within towns and villages.
- To promote the sympathetic reuse and adaption of structures having architectural heritage merit.
- To protect historic demesnes and designed landscapes within the county from degradation and fragmentation.
- Seek the retention and appropriate use of vernacular heritage in County Monaghan by resisting the replacement of good quality vernacular buildings with modern structures, and protecting vernacular buildings where they contribute to the character of an area or town, or where they are rare examples of a building type.
- All projects involving architectural and built heritage shall be considered under policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
- In securing the conservation and preservation of built heritage, the planning authority will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht, both in respect of whether or not to grant planning permission and in respect of the conditions to which the permission, if granted, should be subject.



## Glaslough Monaghan County Development Plan 2013-2019



### Development Constraints - GLASLOUGH

- (A) The Station, former railway station entrance and avenue (Protected Structure)
- (B) The Station, former railway station house (Protected Structure)
- (C) The Firs (Protected Structure)
- (D) The Coach House (Protected Structure)
- (E) Wrights Shop (Protected Structure)
- (F) Pillar House Hotel (Protected Structure)
- (G) Trinity House (Protected Structure)
- (H) Main Street Lodge, Castle Leslie (Protected Structure)
- (I) Garden Gate, Castle Leslie (Protected Structure)
- (J) Castle Leslie Walled Garden (Protected Structure)
- (K) Greystone House, Castle Leslie (Protected Structure)
- (L) West Lodge, Castle Leslie (Protected Structure)

Fig. 21: Excerpt from Monaghan County Development Plan 2013-2019

## 4.0 DESCRIPTION OF EXISTING BUILT ENVIRONMENT

### 4.1 Defining Characteristics

This section provides a description of the designated ACA under the following headings: layout, socio-economic functions, building types and materials, quality and treatment of open spaces

#### 4.1.1 Layout

Glaslough demonstrates typical features of estate villages found throughout the country (Fig.6). It is closely positioned adjacent to Castle Leslie demesne and this expresses its presence in the village with the gate lodges, estate wall and perimeter tree planting. The relationship to the demesne is understated. The street layout is most formal in the stretch of Main Street leading to the gated entrances of the demesne and in the arrangement of the Diamond facing the Leslie Memorial. Otherwise the village is informal in its layout. There are few historic buildings of important public function; the former police barracks and Orange Hall, are located off the main approach to the demesne in a side street that is an aside in the layout. The Church of Ireland church of St.Salvator's has an untypically underplayed presence in the layout and cannot be seen from the village.

The informal layout that is particular to Glaslough is the result of the extension of the demesne towards the village, the introduction of the railway and radical changes to the road layout that took place in the nineteenth century.

The addition of residential areas in the twentieth century has had little negative impact on the earlier layout. The three groups of housing at Ard Banagher, Tullyree and Village Green/Square are self-contained, unobtrusive and well built into the existing layout. The settlements on the approach road from the south through Tullyree are arranged behind green spaces that buffer them from the road and add to its landscaped character. The size of each of the housing areas is also not out of proportion to the historic layout and they support its small scale and informal character.

#### 4.1.2 Socio-economic Functions

The village was historically a local market venue for agricultural produce, a function it has long since lost. It contains a few shops and services including a café, a restaurant, bar, hotel and small supermarket, all contributing to the vitality of the town. The police no longer have a station in the village but the Orange Hall is in use. The village has a recently built and sizable community centre.

Most houses retain their original residential use and few properties seem to be unused or abandoned. It has handled the recent need for new housing in a diverse and interesting way.

Glaslough's landscape setting contributes significantly to its character. The landscaped demesne has a strong presence in the village and on the approach roads from the north and south. The surrounding countryside is otherwise of high visual quality and a very good example of the best of drumlin landscape.

The village is now largely a tourist destination for itself and in association with the adjacent demesne. It continues to be well presented and has several recently landscaped areas of high ecological value.

#### 4.1.3 Building Types and Materials

The majority of the buildings in the ACA were constructed between the late 18<sup>th</sup> and late 19<sup>th</sup> centuries. Most have pitched slate roofs and have similar size and appearance to their immediate neighbours. Character-defining materials for elevations include renders with stucco work detailing to raised quoins. Stucco detailing to windows and doors are rare and reserved for the Pillar House Hotel, which also has Ionic columns carrying a decorative entablature. On several buildings, historic renders have been replaced with modern cement and pebble-dash renders.



Stone elevations are strongly present in the village. Some elevations have coursed random rubble stonework with brick dressing to openings (these may have once been rendered). Others have coursed and random squared stonework either with flat or rock-faced finish. Cut-stone dressings to openings in with pronounced dressed lintels and relieving arches are evident on several structures on Main Street. The demesne lodges have fine stepped stone gables and Trinity House has an expressive ashlar façade. The use of stone is also strongly present in the estate wall which has a cut-stone coping. Elsewhere stone walls have impressive rock-faced copings or Scotch copings. These walls are extensive throughout the village and give much material expression to its character.



Roofs are typically single pitch with slate. Some of the Gothic and Baronial Style structures have dormers with decorative timber barge boards and finials, giving them a picturesque quality. Chimney stacks are an important feature of the village roofscape. Most dwellings retain their stacks and this lends a strong rhythm to the roofs. Many are rendered or

exposed brick with some in ashlar or rock-faced stone. Many have a flat cut-stone coping that projects beyond the stack. Some retain historic clay chimney pots, the most pronounced are those on the stacks of the estate lodges.



A good number of structures retain historic doors, fanlights and sash windows and these are of crucial importance to the character of Glaslough.





#### 4.1.4 Quality and Treatment of Open Space

There is a small area of stone paving to the path outside the Pillar House Hotel. This may not be historic though the ashlar retaining wall to the end of the path is. Historic photos give little indication of historic paving slabs though archive material may have more to say on this following future research. Historic stone paving exists along the path fronting the Leslie Memorial and was most likely part of the original composition.



The streets have several historic water hydrants and the interesting fountains built into the estate walls that are witness.

The Diamond and that part of Main Street are commanded by the presence of the Leslie memorial, a finely crafted stone and cast-iron work integrated into the estate boundary with cast-iron railings and a fountain. The work is supported by a fine backdrop crescent of yew trees.

No historic street furniture remains and it is uncertain if there was any for such a small village. Items from the twentieth century include a historic fuel pump and telephone box.

The village retains historic irrigation features. Namely:

- water hydrants and water fountains on Main Street that are testimonial to the progressive technical innovations added to the village by the Leslie family and
- a water channel to one side of the road connecting the back entrance to Castle Leslie stables and former railroad junction. This water channel also broadens to a sloped historic basin for horses, that was recently restored



Stone boundary walls have a strong presence in the village and contribute strongly to its special character. They are to be found at a number of locations throughout the ACA and are punctuated in locations by gated openings and railings.



An important aspect of the character of Glaslough village is its soft landscape setting. The major landscape influences on the character are:

- The surrounding countryside of rolling topography that can be seen from within the ACA that comprises fields enclosed by trees and hedges and the landscaped demesne that extends beyond the village to the north, south and east.
- Trees and planting on private land. Historically there is no evidence of trees in the public domain



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## 4.2 Street by Street Appraisal

### 4.2.1 Upper Main Street



Fig. 22: View from Diamond looking north towards demesne lodges and gates

This part of Main Street runs between the Diamond and the entrance to the demesne to the north. The demesne wall and shelter belt of trees define the east side of the street. The character of the street is marked by:

- A wide and straight street space of formal appearance that leads to the entrance of the demesne. Its coherency is underlined by a flat topography that dips a little at the north end.
- An almost continuous terrace of buildings of uniform height and appearance on the west side that is accentuated by the Olde Bar on the south end and the Pillar House Hotel on the north end. These end structures are similar in size but have a more elaborate architectural appearance that contrasts with the simple, regular and adorned appearance of the terrace. The normal terrace houses are two-storey with evenly spaced windows of uniform size and large arched openings for access to the rear of the site. The roof form is simple with a continuous ridge line punctuated at regular intervals by uniformly sized chimney stacks.
- A fine continuous estate wall of rubble stone on the east side that has a continuous square coping, giving it an architectural appearance suited to the formality of the street. The presence of the demesne is further underlined by the continuous line of tall trees that reach over the wall and mark the boundary of the demesne landscape.
- The gate lodges to the north of the street that are of a surprisingly small scale and domestic appearance, giving a much understated clue to the presence of the large demesne and castle. The gate lodges close the street space with the estate gates to the side, underplaying their presence.
- The Scottish Baronial style and use of stone in the gate lodges is echoed in the Olde Bar. This ties the two ends of this part of the street together and contrasts with the rendered, classical and Georgian expression of the terrace. The use of stone in the demesne wall also ties the lodges and Diamond together and further underline an air of formality.

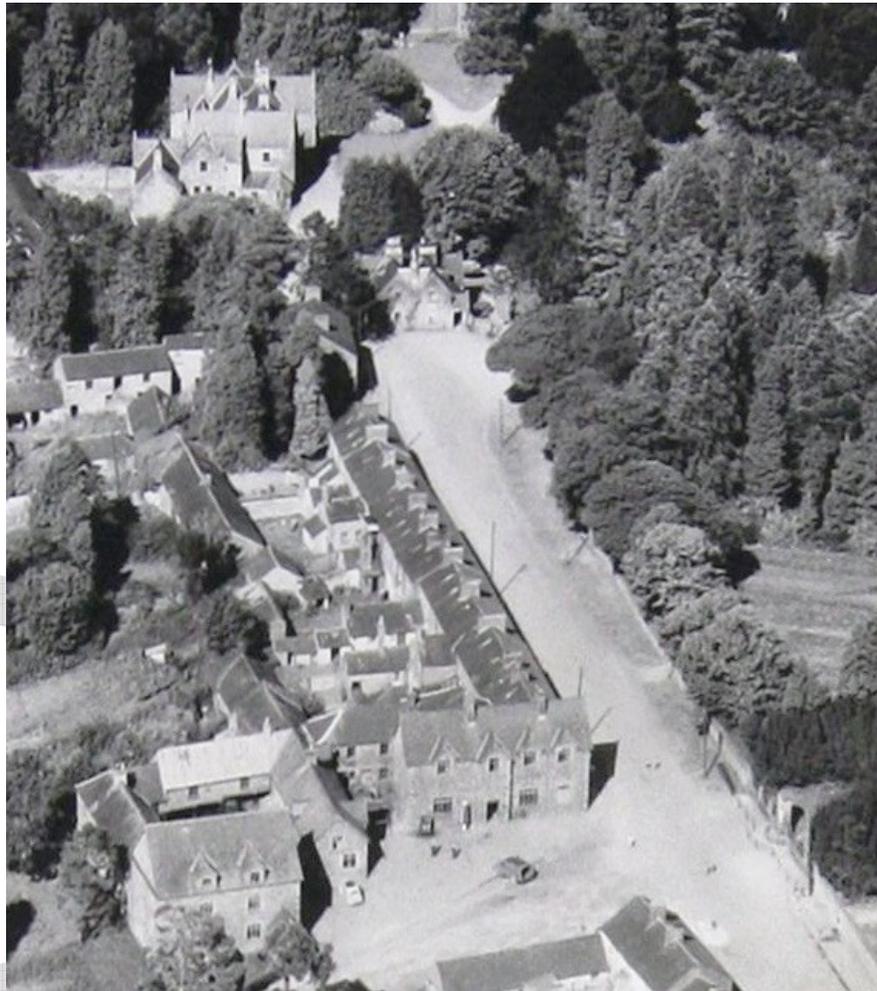


Fig. 23: Extract from aerial view from 1950s (Castle Archive)

#### 4.2.2 The Diamond



Fig. 24: Leslie memorial



Fig. 25: The Coach House & Olde Bar



Fig. 26: Café & Shop

This is a public space is located mid-way on Main Street and connects the New Line from the west. The New Line was created in the second part of the nineteenth century, possibly following the construction of the railway and rationalisation of the road network leading into the village. Its character definitions derive from:

- The space is marked on the east side by the boundary of the demesne and the memorial to Charles Powell Leslie memorial. The monument is in the classical style and well executed in light coloured limestone with a fountain and fine cast iron features. Though small its style, scale and material appear strongly with its setting. The approach from the west along the New Line
- The north side of the New Line on the Diamond are marked by outbuildings and public houses that are carried out in a Neo-Gothic style that echoes that of the big house and lodges of the demesne. It represents a coherent ensemble that gives strong definition to the deep paved setback from the road and frames the view to the countryside to the west.
- The south side is understated and marked by a single storey outbuilding with a shop at the corner. The shop has a horizontal glazed band to its elevation and the ensemble is otherwise understated in character in contrast to the buildings opposite.
- The public house and attendant outbuildings as well the memorial in the public space of the village is a good example of improvement of public facilities and aesthetic prettification found in some demesne villages in the later part of the nineteenth century.

#### 4.2.3 Lower part of Main Street

This part of Main Street differentiates itself in its character from the upper section of the street by:

- A sloping topography, the ground slopes downwards from the Diamond and upper section of Main Street and limits their visual connections to each other
- The street kinks out of line with the upper section of Main Street and further limits the visual connection between both
- The terraced houses are two-storey but narrower than those in the upper street, giving a smaller scale and more informal appearance
- The houses have simple architectural expression with wide stone surrounds to the elevation openings
- The sloping topography causes the terrace to have a stepped ridge line and be less formal as the terrace in the upper street
- The south end of the street is closed by a parochial hall on the west side and an architecturally elaborate end-of-terrace house on the east side. The parochial hall is modest in size and its architectural expression and stone elevations echo that of the Olde Bar Coach House ensemble and the demesne lodges. The end-of-terrace house echoes the architectural style, material and elaboration of the estate gate lodges at the north end of the street.
- Though less formal than the upper section of Main Street and the Diamond, this part of Main Street is a good example of improvement of public facilities and aesthetic prettification found in some demesne villages in the later part of the nineteenth century.



Fig. 27: Lower Main Street looking north towards the Diamond



Fig. 28: Lower Main Street looking south from the Diamond



Fig. 29: Donagh C of I Parochial Hall



Fig. 30: End house on east terrace

#### 4.2.4 Area to northwest of Main Street

This is an area adjacent to Main Street and the southern demesne boundary. Characteristics are defined as:

- Being part of a secondary urban layout that was once on the main approach to Main Street from the west. This route lost its importance with the creation of the New Line in the latter half of the nineteenth century.
- Having a secondary visual connection to Main Street
- Structures arranged in an L-shape arrangement on steep sloping ground and not parallel to the street frontage
- Containing a mix of structures that once functioned such as a constabulary, an Orange Hall, terrace houses, an estate laundry and outbuildings as well as the boundary wall of the estate
- Georgian classical architectural expression with stone elevations and a broken roof ridge line. The ensemble has a harmonious appearance



Fig. 31: Trinity House (R) and Orange Hall (L)



Fig. 32: Orange Hall (L) and terrace houses (R)



Fig. 33: Trinity House



Fig. 34: View from Main Street



Fig. 35: Estate outbuildings



Fig. 36: Estate outbuildings

Beyond to the west the road connects to the historic rail crossing and end of the New Line. The connection between the crossing and estate outbuildings is marked by on the west side and by a stone wall and a large Victorian house (The Firs). The east side of the road has no hard definition.



Fig. 37: The Firs entrance



Fig. 38: The Firs

#### 4.2.5 South approach to Main Street

This is part of the historic route to Monaghan in the south and is an important visual introduction to the village from that direction. It is characterised by:

- The demesne wall running to one side of the road, and this remains to almost connects with Main Street
- It is the location of recent housing at Tullyree that faces the demesne wall across the approach road. The housing is successfully arranged behind landscaped crescents that screen the houses and give an appropriate sense of scale to the approach to the village



Fig. 39: Southern approach with estate wall and fields marking the roadside



Fig. 40: Southern approach with estate wall and recent housing at Tullyree



Fig. 41: Southern approach with estate wall and view to Main Street from Tullyree

## 5.0 SUMMARY OF SPECIAL CHARACTER

Unlike many villages in Ireland, Glaslough has not suffered extensive loss of its historic built and landscape heritage, it has been modestly extended in recent times and it retains much of its village charm. Most significant to its development was its close links to the Leslie family and Castle Leslie and these continue to develop today. It maintains a unique identity of its own.

- The Leslie family were instrumental in the development of Glaslough in terms of layout; the village changed radically in form and extent over the nineteenth century as the demesne extended its landscaped grounds towards the village and the road network was rationalised. It has its own individual take on an arrangement typical of many villages and demesnes in Ireland.
- The architectural style and expression of several structures in the village echoes that of the big house and its gate lodges. This is carried out in neo-Gothic and Scottish Baronial styles, a late nineteenth century eclectic mix chosen for their strong Romantic and picturesque qualities. The prettification of the village in this manner is one of Glaslough's defining characteristics.
- The presence of the demesne in the village is strongly expressed with the demesne wall, perimeter tree planting and the small but expressive gate lodges. This is augmented by the Leslie memorial, located at the main road intersection in a loosely defined square or Diamond. The memorial is finely crafted and has a striking appearance. The combination of these features give uniquely character expression to the village.
- Most buildings are dwellings of two-storeys arranged in terraces that give strong definition to the street layout. They retain much of their historic detailing and materials such as cut stonework, doorcases, windows, quoins, roof gables and chimney stacks. The quality and quantity of historic built fabric is a strong characteristic of the village.
- The village has a number of landmark buildings such as the Olde Bar and Coachhouse, Trinity House, the gate lodges, Leslie Memorial and the exquisite former railway station. They represent a broad spectrum of architectural works and styles unusual for such a small village. It is part of a broader significant collection of structures that includes Castle Leslie, St.Salvator's Church of Ireland church and the other lodges (one of which is a masterpiece by Nash). Glaslough's part of this constellation is one of its defining characteristics.
- The topography of the landscape setting is an important part of Glaslough's identity. The surrounding countryside has a picturesque arrangement of fields marked with tree and hedge boundaries that remains unspoilt. The demesne landscape retains much of its historic tree planting. These features have strong presence when seen from the village and are the backdrop to its streets and buildings.

## 6.0 IMPLICATIONS FOR PLANNING AND DEVELOPMENT

The objective of Architectural Conservation Area designation is to protect the special character of an area through the careful control and positive management of change of the built environment. The Planning & Development Act 2000 requires that planning permission be obtained for all development works except for those deemed to be exempted development, which Section 4(1)(h) of the Act defines as follows:

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

With regard to Architectural Conservation Areas, it is important to note that works, which would not under normal circumstances be inconsistent with the character of an area, may affect the particular character of an ACA and would therefore not be exempt. Section 82(1) and (2) of the Act defines exempted development in the context of an ACA:

*(1) Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.*

*(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.*

Assigning ACA status to a streetscape, cluster of buildings, or a town or village core therefore results in considerable restrictions on works to the exteriors of structures within the boundary of the ACA. Planning permission is required for any new build works to visible sides of buildings or for changes to original materials, such as windows, wall finishes, boundary walls, roof coverings etc. New infill development and alterations to existing structures are subject to planning permission and only proposals which respect or enhance the special character of the area can be granted permission.

More detailed direction is given in the following section on the type of works that will or will not require planning permission.

**Protected structures:** Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Works to a protected structure that constitute essential repairs or maintenance require a declaration from Monaghan County Council under Section 57 of the Planning & Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements which contribute to its special interest. This is a simple procedure and it clarifies which works would be considered exempted development.

**Recorded Monuments:** The provisions of National Monument legislation must be adhered to where development is proposed on or close to Recorded Monuments in the town. Two month notice must be given to the Minister of Environment Heritage and Local Government prior to any works being undertaken. Archaeological investigations prior to any works, and monitoring during the progress of works will generally be a requirement.

Non-protected structures: Owners and occupiers of non-protected structures located within the Architectural Conservation Area of Glaslough should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) of the Planning & Development Act 2000.

Public Domain: Agencies and service-providers carrying out works to the public realm e.g. footpaths, planting, street furniture, parking schemes, public lighting, etc., are required to consider the special character of the area as identified in this document, and should consult with the Planning Department of Monaghan County Council.

## 6.1 Guidance on works that may require planning permission

### 6.1.1 External Walls:

Rendered Facades: Historic rendered elevations have, in places, been modified and replaced over time. Historic render and decorative features should be retained and recent cement renders eventually replaced with lime-based renders. The loss of historic external render damages the authentic character of the village and removes a water-resisting surface that protects the building from decay.

Pointing: Renewal of pointing to facades of exposed brick or stone can substantially alter the appearance of a building. Such work must retain intact historic pointing mortar, and care must be taken to use the correct material and detail. This work will generally require planning permission, unless carried out in consultation with the Planning Officer.

Painting: Houses with render finish that were intended to be without paint gain a patina with time and should never be painted over. Any repainting of existing painted renders should be in a muted tone to marry with their neighbours. Colours in such cases should be chosen in consultation with the Planning Officer. Structures originally constructed with exposed cut-stone or brick were not intended to be painted and later removal of paint can damage the external surface of the material. Painted finishes may be visually acceptable for certain buildings, however the use of modern chemical based paints can have a detrimental effect on historic buildings by trapping moisture in the building causing dampness and decay. For this reason any external paints used in historic buildings must be breathable.

Historic brickwork: damage to brickwork can ensue due to weathering, settlement, collision or application of cement pointing. The appearance of brickwork is important to the character of historic building elevations and chimney stacks. Repair of brickwork should be carried out by a specialist contractor and will require planning permission, unless carried out in consultation with the Planning Officer.

Historic stonework: damage to stonework can ensue due to weathering, collision or cracking. The appearance of stonework is particularly important to the character of historic building elevations, chimney stacks, boundary walls and other features. Repair of stonework should be carried out by a specialist contractor and will require planning permission, unless carried out in consultation with the Planning Officer.

Cleaning: Abrasive cleaning methods such as sandblasting damage the external surface of natural building materials. They often remove the hand-tooled surface from stonework or the protective fired surface from bricks, leading to porosity and harmful water ingress. Sandblasting of external walls is therefore not acceptable in historic buildings. Other non-abrasive cleaning methods may be appropriate, but these must be non-destructive and must preserve the aged appearance of historic buildings. Cleaning measures will always require planning permission or consultation with the Planning Officer.

External Cladding: Historic buildings in Glaslough tend to have rendered finish or stone finishes. The alteration of the original finish by cladding external walls with stone or other materials is generally not acceptable in the historic buildings of the ACA. Original historic external finishes must always be retained. Any proposal for the alteration of the existing finishes will require planning permission, and changes which affect the special character of the ACA will not be acceptable. However the addition of cladding to more modern structure may be considered, but only in consultation with the Planning Officer.

#### 6.1.2 Roofs:

Roofing Materials: The removal of the original roofing material, ridge tiles, chimneys, bargeboards, eaves details, cast-iron gutters and downpipes, and their replacement with modern materials can seriously damage the character of the ACA. Original coverings and elements can generally be repaired and reused and should always be retained as they are essential to the character of the area. Where original roofing materials have been lost, replacement with historically correct materials will be encouraged. Materials used in repairs should also be historically correct to prevent incremental erosion of the character of the ACA.

Roof Lights: The installation of roof lights is only acceptable on hidden roof pitches, as they can fundamentally alter the visual character of the streetscape. Care must be taken to ensure that rear roof areas cannot be seen from important viewpoints beyond the site. The form, size and composition of rooflights should be agreed with the Planning Officer.

Dormer Windows: There is a tradition of selective use of dormer windows to front elevations within the Glaslough ACA, primarily in association with the Neo-Gothic structures from the nineteenth century. Dormers are therefore only acceptable on hidden pitches or in very exceptional circumstances on front elevations.

Eaves Fascia, Soffits and Bargeboards: Buildings dating to the 18th century and up to the mid-19th century were built without timber eaves details, and this historic detail should be retained if roof coverings are renewed. Verge details at gable ends in such buildings typically have no bargeboards and the render extends to the underside of the roof slates, forming a neat junction characteristic of Irish traditional buildings, and this detail should be retained or reinstated where it was the original detail. Projecting eaves or verges should only be used in buildings where this was the historic detail, as can be seen in the Neo-Gothic style structures, some of which have decorative eaves and bargeboards. These should be carefully repaired and restored in any refurbishment work. Modern boxed-out projecting eaves and barge details and UPVC fascias or bargeboards should never be used within the ACA.

Roof pitch: Many of the streetscapes with the ACA boundary consist of terraces of houses with similar roof pitches, heights, etc. The alteration of the profile of just one structure not only affects the character of that building but can have an impact on a number of adjoining structures. Changes to the angle, ridge height, eaves level or span of roofs would not be deemed acceptable within the ACA.

Satellite antenna, TV aerials and other devices: The addition of such installations to the front elevations or roofs of structures within the ACA would be considered to have a negative impact on the character of the area. Satellite dishes should not be visible on the front elevation of buildings. Planning permission is required for the erection of a satellite dish on the front elevation of any property, whether in an ACA or not. Less visible methods of TV reception should be used and where the existing aerials have become redundant they should be removed. Alarm boxes should be discretely located and finished in a paint colour similar to the elevation, no advertising or logos should be visible.

### 6.1.3 Windows and Doors

**Alteration of Openings:** Enlargement of window, door or gate openings or the removal of stone sills or doorsteps can alter the prevailing proportions of the townscape, and result in incremental loss of historic materials on whose texture and authenticity the special character to the town relies. Any proposed change to openings would therefore require planning permission.

**Replacement of Windows or External Doors:** Original timber or metal windows, doors and fanlights are key features which enrich the character of the ACA and their retention is therefore crucial to the preservation of the character of the ACA. Decayed timber windows can in most cases be repaired and cannot be accepted as a reason for replacement. Replacement of original windows and doors with modern artificial materials such as uPVC or aluminium has a particularly negative impact and will always be deemed unacceptable. Where windows and doors have been altered or replaced prior to ACA designation, the reinstatement of windows of correct historic design will be encouraged, and where planning applications are made for the buildings concerned such reinstatement will be encouraged. Any alteration to windows or doors within the ACA requires consultation with the Planning Officer.



Fig. 42: Stage repairs (above left) of decayed windows (above right) with grant support to house in Durrow, Co. Laois (Lotts Architecture)

#### 6.1.4 Commercial Frontages

Good advice on shop fronts is available from sources such as:

- *Shopfront Design Guide* (Dublin Corporation, 2001)
- *Traditional Shopfronts* (Historic Scotland, 2010)

Traditional Shopfronts and Display Windows: There are very few historic commercial fronts within the ACA boundary. All surviving elements of historic shop fronts should be retained as these enhance the special character of the ACA and provide a tangible link to the village's commercial past. Any proposed alteration to traditional shopfronts will require planning permission. Traditional shopfronts often retain historic painted lettering, sometimes beneath later paint layers. Repainting or stripping of paint from traditional shopfronts should therefore only be carried out in consultation with the Planning Officer.



Fig. 43: Shopfront and elevation refurbishment, Castle Street, Dublin (Dublin Civic Trust)

Alterations to Existing Shopfronts and Signage: Whether within an ACA or not Planning permission is required for alterations to commercial frontages, these might include rearrangement of historic windows and doors or changes of material, subdivisions etc. Consultation with the Planning Officer will be based on the impact of the proposed design on surrounding structures and the special character of the ACA, having regard to scale, proportions, materials and detailing.

New Shopfronts: New frontages should never obscure architectural details of the original building such as sills, stringcourses, windows, doorways, etc. As for existing shopfronts, applications within the ACA boundaries will be assessed in the impact of the proposed design on the special character of the ACA, having regard to scale, proportions, materials and detailing. This does not preclude good modern design, and well-considered design solutions will be favoured over poorly detailed pastiche, which can devalue the authentic quality of the ACA. New signage on structures in the ACA should be of an appropriate design to complement or enhance the structure, and should not be overtly dominant on the streetscape. Internally illuminated and plastic fascia boxes are therefore not acceptable. Standard corporate signage which would detract from the character of the ACA should be adapted in scale, colour or material colour to be more in keeping with the area.

Outdoor Advertising Billboards: Care should be taken that outdoor advertising does not detract from the special character of the ACA. No billboards in the ACA will be deemed acceptable.

Shutters: The design of security shutters should complement rather than damage the character of the building and the ACA. Metal roller shutters with visible boxes are not acceptable within the ACA boundaries. Shutter boxes should be positioned discreetly behind the fascia board, or sliding lattice grills be positioned behind the shop window. Where appropriate to the type of shop or to the historic interior arrangement, security shutters should be placed behind the window display.

Other External Elements to Commercial Premises: Canopies, awnings, enclosing ropes, canvas windbreaks, newspaper receptacles, vending machines, etc. can incrementally damage the special character of an ACA, and will not be acceptable. Where canopies or awnings are deemed acceptable in the ACA, they should not be made of plastic but of heavy-duty cotton material with painted metal or timber hardware. Planning permission is required for external vending machines, ATMs, newspaper receptacles, storage bays, seating etc. Commercial premises should limit the clutter of temporary external retail furniture, such as external heaters, bins, menu-boards, etc. Such fittings are only acceptable where their design complements or enhances the character of the area.

External Seating: External seating should be of wood, painted metal or other material which enhances the visual appearance of the ACA. Plastic seating is not acceptable. Nor are screens to enclose external seating areas.

#### 6.1.5 New Build Interventions

Plot Size: New buildings should follow existing plot boundaries to retain the existing grain which is an important determining factor of the special character of the ACA. Larger developments spanning across former individual boundaries would not contribute positively to the ACA but if they are considered, the original plot divisions should be articulated in the volume of the new buildings, both to the front and the rear.

Infill Developments: Designation as an ACA puts an onus on prospective developers to produce a very high standard of design, which respects or enhances the particular qualities of the area. New buildings should be designed to blend into the streetscape of Glaslough using the materials, proportions and massing which determine its special village character. Buildings should follow the eaves heights, roof pitches, chimney positions and building lines which predominate in the street. Windows should be of matching proportions and alignments at head and sill, and the window-to-wall ratio should be derived from the historic buildings forming the context of the infill site.

Contemporary interpretations should be favoured over pastiche in order to maintain the authenticity of the fabric of the village. This must be designed by a registered architect and the design justified by a detailed architectural statement.

Alternative Design Approach: New buildings which depart from the proportions and façade arrangements typical to Glaslough must be of a very high standard of architectural design and must positively contribute to the character of the area. A character impact statement outlining the design concept and providing justification for the proposal in terms of its response to the scale, materials and grain of the ACA must accompany any such application.

Materials and Features: Only materials of good visual quality and durability may be used in new developments. Features which are not typical of the historic buildings of the village should be avoided. These include projecting eaves, fascia and soffit boards, dormer windows and roof lights, standard-issue concrete sills or copings, top-hung casement windows, pressed aluminium gutters or uPVC features of any kind. Roofs should be covered with natural slate, lead or other roofing which enhances the character of the ACA.

Extensions to Front or Side: All new additions to the front or visible elevations of structures within the ACA will require planning permission. Very careful consideration will be given to applications for extensions to the side or front of a structure within the ACA, as these can be particularly detrimental to the character of the area.

Rear Extensions and conversion of Outbuildings: Additions to the rears of properties can often be visible, because of the network of streets and laneways. Rear extensions which may otherwise constitute exempted development may materially affect the external appearance of a building within the ACA and would in that case require planning permission. As the rear of properties are historically important to the special character of the Glaslough ACA and that they are often visible from other locations in the rolling topography, it is important that their character should not be affected by visible extensions. Extensions should therefore be designed to minimise their visibility from any public laneway, they should be subsidiary to the main building, of an appropriate scale, and should follow the guidance for new infill buildings given above. The same applies to existing outbuildings to the rear; these contribute in their form, material and articulation to the character of the ACA. Conversion or alterations should be carefully considered in consultation with the Planning Officer.

#### 6.1.6 Amalgamation of Properties or Sites

Amalgamation of Structures: Joining buildings together into one functional unit requires planning permission irrespective of whether located in an ACA. Any proposals for the amalgamation of properties within the ACA will be considered with regard to the impact of the change on the special character of the ACA, whether in its visual appearance or characteristic use. Original entrances should therefore remain in use to maintain an active and vibrant street frontage.

Amalgamation of Plots: Any proposed development of a group of sites within the ACA, especially at an increased density, must respect the scale, mass, height, and design of adjoining buildings and of the whole streetscape. This does not preclude modern design but should reflect the predominant grain of the village, characterised by narrow frontages. Developments which span across former individual plot boundaries should be discouraged and where unavoidable, should be articulated in their volume and facades to reflect the historic plot divisions, both to the front and the rear, avoiding wide frontages of continuous height. However, the demolition of buildings that contribute positively to the character of the ACA is not acceptable and they should be retained and incorporated to form part of any proposed re-development.

#### 6.1.7 Demolition

Demolition of any building visible from the public realm within the ACA, whether it is a Protected Structure or not, will require planning permission. Demolition will only be permitted where the structure makes no material contribution to the character or appearance of the area, or does not have the potential to do so through reinstatement of historic features. Demolition must be justified by a report prepared by a registered architect with RIAI conservation Grade I or II status. There will be a presumption in favour of retaining any structure that makes any positive contribution to the character of the ACA to avoid incremental loss or damage to its special character. Where permission is sought for demolition on the grounds of structural defects or failure, a condition report produced by a suitably qualified and experienced conservation professional, supported by photographs and drawings indicating locations of defects will be required. Justification on structural or other grounds for any demolition within the ACA must include details of repairs or remedial works normally used in similar circumstances demonstrating why they are not suitable in that instance. A full photographic record will be required before any demolition commences.

#### 6.1.8 Boundary Treatments

Alteration or removal of historic railings, bollards, boundary walls, piers, gates, etc. always requires planning permission. Loss of such features can be seriously damaging to the character of the ACA and is therefore not acceptable. Reinstatement of lost features such as finials to correct historic detail will be encouraged by the planning authority, or required by condition where appropriate when granting permission for developments within the ACA.

#### 6.1.9 External Lighting

Proposals for the illumination at night of buildings and other features within the ACA requires the consultation with the Planning Officer of Monaghan County Council. The method of lighting, i.e. type of fitting, fixing method and type of light, must be specified by the applicant and should be designed so that it does not affect public lighting levels, result in light pollution, or negatively impact on other structures in the ACA.

#### 6.1.10 Views

Important views out of the ACA to the demesne parkland and countryside must be preserved and any works within the ACA should not adversely impact on or block these views.

#### 6.1.11 Energy Efficiency

The reduction of CO<sub>2</sub> emissions and improvement in energy efficiency of historic buildings without damage to their character is a significant challenge. Guidelines are presented in *Energy efficiency in traditional buildings* (DoEHLG, 2010). Other sources include:

- Frank Keohane, *Irish Period Houses, a Conservation Guidance Manual* (Dublin Civic Trust, 2015)
- *Energy efficiency and historic buildings* (English Heritage, 2011)

In the case where alterations for energy conservation are proposed, the building in question should be analysed in detail in order to assess which elements are of such significance that they should not be altered unless absolutely necessary. In all cases, minimum disturbance to the existing fabric is essential, and the alterations should be reversible.

6.1.12 Restoration of Character

Where original materials have been removed and replaced with modern or inappropriate alternatives, the restoration or reinstatement of these features will require consultation and agreement with the Planning Officer on the method, materials and details for the works.

**6.2 Works not Requiring Planning Permission**

6.2.1 Maintenance & Repairs

Planning permission is not required for regular maintenance and necessary repair works, such as to roofs, rainwater goods or windows within the ACA, as long as original materials are retained, and necessary replacement is strictly limited to damaged fabric, and made on a like-for-like basis.

6.2.2 Internal Alterations

ACA designation for Glaslough does not prevent internal changes or re-arrangements to those buildings within the area that are not Protected Structures (see list of Protected Structures in earlier section of this document), and as long as these changes do not impact on the exterior of the building. Interior features such as internal window shutters can be seen externally and therefore impact on the appearance of the building.

**6.3 Works to the Public Realm**

In general, works to the public domain will be carried out by Monaghan County Council or major utility and service providers, and may be exempt from planning permission. However, consultation with the Planning Officer of Monaghan County Council will be required before any works commence, to ensure that these works do not adversely affect, but rather enhance the character of the area.

The character of the ACA can be strengthened, enhanced or better appreciated if certain improvements are made to the urban environment. Areas that could benefit from improvement are detailed below.

6.3.1 Historic Paving & Street Furniture

Removal of original material and items is not acceptable. If development works require temporary lifting or removal of paving material, paving units must be properly recorded, carefully removed & stored and reset following best conservation practice. Street furniture such as hydrants and pumps should be retained in-situ during any works.

6.3.2 New Paving & Street Furniture

Historically Glaslough had modest and simple path paving. The surface in front of the Olde Bar and Coachhouse is of a tarmacadam type. These are large areas and have a limited lifespan.

Quality concrete finishing techniques in place of brushed concrete and (bound) gravel alternatives to tarmacadam should be considered when they are to be replaced as this would improve the visual character of the public realm.



Fig. 44: Concrete path with exposed aggregate, Stradbally, Co.Laois (Lotts Architecture) and resin-bound gravel in street space in Hull, UK

### 6.3.3 Tactile Paving and Universal Access

Care should be taken in considering solutions to provision of accessible paths at road crossings. There are various solutions and one should be selected that is supportive of the special character of the ACA. Ramps, railings and handgrips to building entrances should also be carefully considered and not take from the historic character of a structure.

### 6.3.4 Traffic & Parking Signage

Cluttered traffic signage and poles prevent proper appreciation of buildings and architectural spaces in the ACA. Monaghan County Council will therefore seek to minimise clutter through the use of innovative integrated designs. Designs for lighting, signage and fittings such as parking meters, litter bins and bollards should be of a scale sympathetic to the character of the ACA. Where historic evidence of street furniture does not survive, new elements should be chosen to be high quality and low-key, and conspicuous arrays of lamp standards or bollards should be avoided.

### 6.3.5 Planting & Landscaping

The design of the streetscape and open spaces should strive for the spatial simplicity visible in historic photos of Glaslough village. Few trees have been planted in the street space and there is strong reliance on the tree planting in the neighbouring demesne and private gardens.

Tree and hedge planting to fields beyond the ACA is of importance due to the rolling topography of the overall setting and the strong views from the ACA to the countryside beyond. Cooperation with the demesne grounds maintenance and farmers on the upkeep and improvement of the planting arrangements should take place.

Tree and plant types should be carefully chosen to respect the historic character of the ACA. In recent decades most trees and plants are sourced from garden centres and many are varieties and new species with colours not traditionally found in village settings. Plant types of a more suburban character with variegated and gaudy appearance should be avoided.

Good quality landscape design can enhance the setting of historic buildings and improve the appreciation of the urban spaces. Such designs should employ good quality natural

materials which are already found in the streetscape, or are in sympathy with its scale and materials. The Conservation Office should be consulted in the design of any such schemes, to ensure that the impact on the historic character of the town is acceptable.

### 6.3.6 Management of Parking

Kerbing, line-painting and other means of delineation for parking, where necessary, should be designed in such a way that the surface quality of the open spaces in the ACA does not suffer when cars are absent.

A high standard of landscape design should be employed and the Planning Officer should be consulted regarding the impact of proposed parking schemes on the special character of the area. Parking perpendicular to the path should be avoided if possible as it creates a mass of vehicles that restrict views to the historic buildings. Marking for parking spaces should be visually discrete with stone/paver markers in the road in preference to painted lines.



Fig. 45: Example stone paving also marking entrances and parking spaces, Neuville aux Bois, France  
Restriction of parking at the end of important views such as in front of the gate lodges on Main Street. Given the tourist importance of Glaslough, consideration should be given to situating coaches and small buses in unobtrusive locations.

Attention should also be given to the growing needs of furnishings such as bicycle stands and car charging stations and their choice and location should be made in consultation with the Planning Officer.

### 6.3.7 Wires and Distribution Poles

Overhead electricity supply and telephone cables detract from the character of Glaslough village. The Council should facilitate and support any further initiatives to place overhead services underground within the historic ACA. The removal of redundant services from the facades of buildings should also be required.

### 6.3.8 Service Utilities

Requirements for services for ESB Networks, Bord Gais Networks, Eircom/ComReg, Irish Water etc must be liaised with the Planning Officer of Monaghan County Council. These can be highly visible and damaging the character of historic structures.



Fig. 46: Visually obtrusive service boxes

NOTE:

Some of the works listed require planning permission irrespective of whether they are located within an ACA or not, but are included to highlight the need for careful consideration of the design of the proposed works to ensure that they do not impact negatively on the character of the area.

The guidance given above is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2006 and Planning Regulations. The area planner of Monaghan County Council can be consulted if there is any doubt as to whether planning permission is required or not.

## 7.0 SOURCES OF GUIDANCE & INFORMATION

Helpful sources of information are available to aid building owners and communities in considering the repair and maintenance of historic buildings. Increasing numbers of builders and craftspeople sympathetic to the upkeep of historic buildings are

Sources include:

- Local Authorities: many have Conservation Officers who provide advice and guidance to building owners, in Monaghan this role is undertaken by the Planning Officer. The guiding document for Conservation and Planning Officers is provided by the Department of the Environment, Heritage and Local Government, *Architectural Heritage Protection – Guidelines for Planning Authorities* (Dublin, 2004). The local authority can also give advice on grant support for maintenance and repairs.
- The Royal Institute of the Architects of Ireland ([www.riai.ie](http://www.riai.ie)): architecture is now a registered profession and some architects specialise in providing services for the upkeep and protection of historic structures and villages. Qualifications are based on education and experience and awarded by the professional body as Grade III, II and I (in ascending order of expertise). The institute offers information and help in selecting conservation support to owners and communities and specialist architects can support owners in applying for grant aid for work to their buildings.
- The Department of the Environment, Heritage and Local Government have developed a Conservation Advice Series of publications that are online for free and available in hard copy on the following subjects:
  - Paving publication
  - Thatch publication
  - A Guide to the Repair of Historic Brickwork
  - The Repair of Wrought and Cast Iron Work
  - A Guide to the Repair of Older Buildings
  - A Guide the Repair of Historic Windows
  - Roofs - A Guide to the Repair of Historic Roofs
  - Ruins - The Conservation and Repair of Masonry Ruins
  - Energy Efficiency in Traditional Buildings
  - Access - Improving the Accessibility of Historic Buildings & Places
  - The Conservation of Places of Worship
- The Dublin Civic Trust offers advice on the repair and upkeep of historic structures and has refurbished a number of buildings in its keep that serve as best practice examples.
- *Irish Period Houses: A Conservation Guidance Manual*, is a publication by Frank Keohane. It was published in 2015 by the Dublin Civic Trust, is widely available and offers good and detailed information to building owners on technical aspects of historic structures
- The Irish Georgian Society ([www.igs.ie](http://www.igs.ie)): the society maintains an online Traditional Building Skills Register for general and specialist contractors and craftspeople