

# CONSARC

CONSERVATION

## Architectural Heritage Impact Assessment



### **SOUTH DUBLIN STREET & BACKLANDS REGENERATION SCHEME, MONAGHAN** GAVAN DUFFY PLACE HERITAGE REPORT

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May 2020

for

Monaghan County Council

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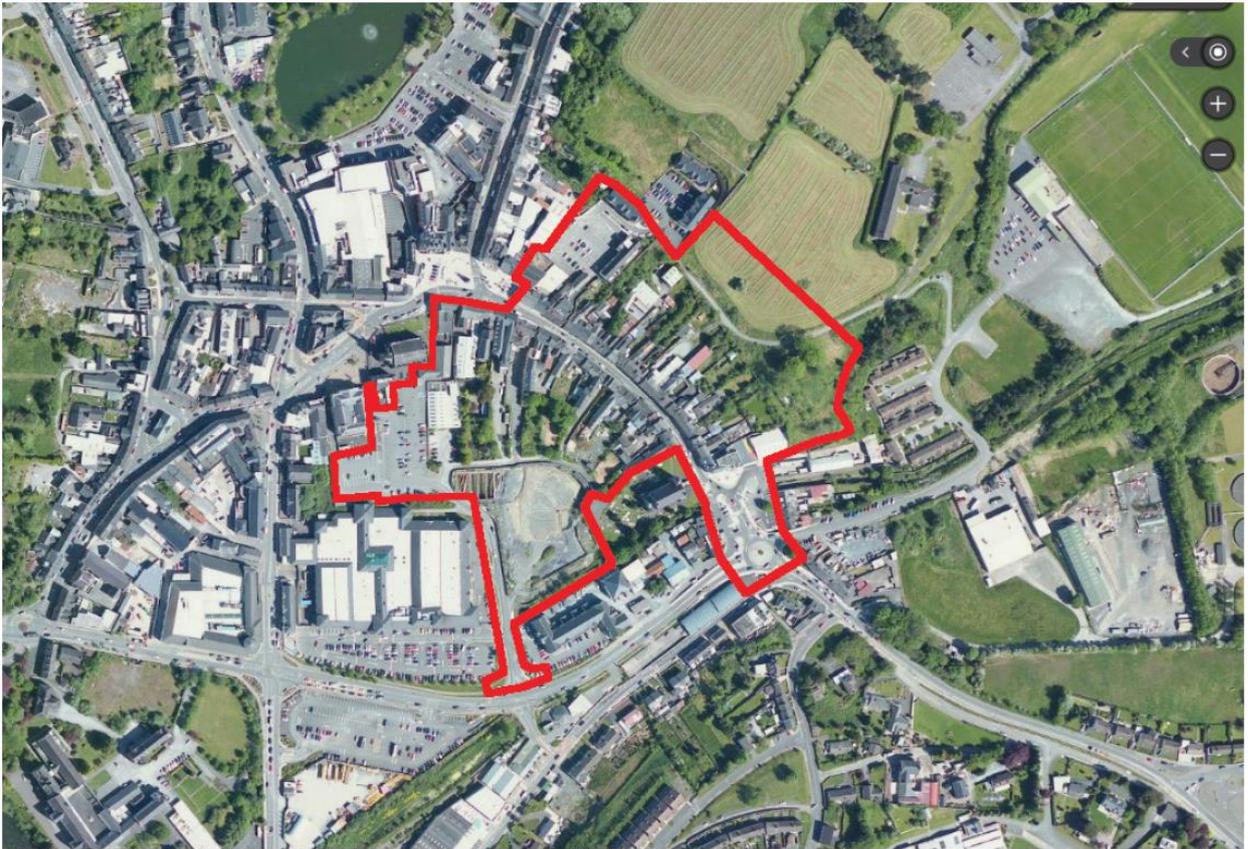
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## 1.0 INTRODUCTION

- 1.1 This architectural heritage impact assessment has been prepared by Consarc Conservation an RIAI grade 1 accredited conservation practice.
- 1.2 The assessment supports the project being undertaken by Monaghan County Council described in The Dublin Street and Backlands Regeneration Plan 2018 which proposes a regeneration strategy for Dublin Street and the Backland areas to the south west of Dublin Street (South Dublin Street) and to the north east of Dublin Street (North Dublin Street) in Monaghan town, as outlined on Figure 1 below.



Extract From Bing Maps\_Dublin Street And Backlands Regeneration Plan Area\_Annotated by SW

**Figure 1:** Dublin Street and Backlands Regeneration Plan 2018 – Outline of South Dublin Street and North Dublin Street. Bing Maps Extract annotated by Sheridan Woods.



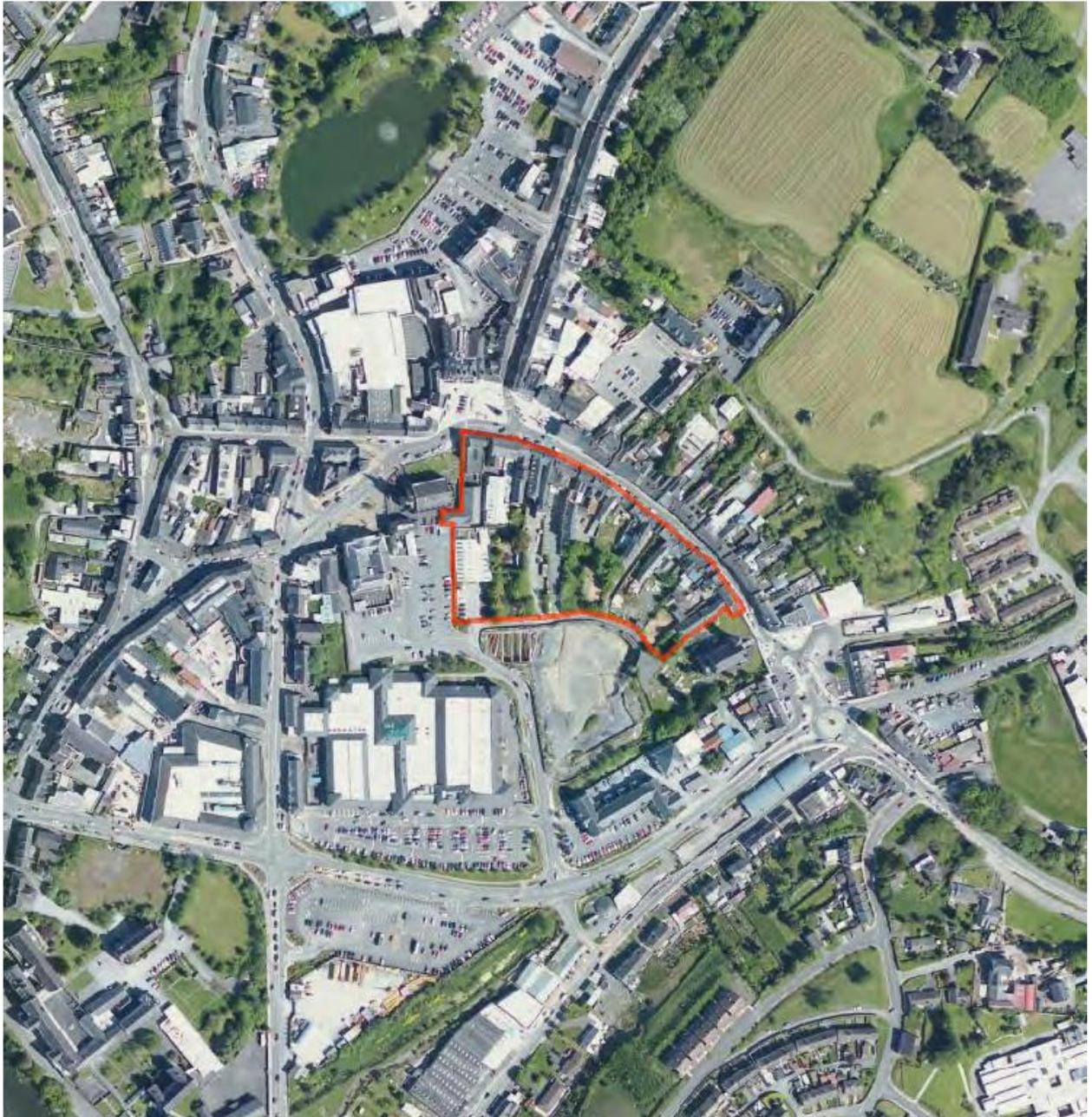
**Figure 2:** Dublin Street and Backlands Regeneration Plan 2018 – Overall Plan for South Dublin Street and North Dublin Street by Sheridan Woods.

- 1.3** The 2018 Regeneration Plan combines the aims and objectives of the “Dublin Street Regeneration Plan for Monaghan Town (October 2017)”, and the “Local Area Action Plan for the lands to the north east of Dublin Street (March 2011)” which proposes the overall regeneration of the area as a coherent and integrated development proposal.

The 2018 Regeneration Plan sets out a vision for consolidating the urban structure of the plan area; creating new streets and new public spaces which integrate seamlessly with the existing historic town centre and introduce a new backland quarter.

Monaghan County Council proposes to commission the overall Dublin Street and Backlands Regeneration on a phased basis with Phase 1 as “South Dublin Street and Backlands Regeneration Scheme”.

- 1.4 Consarc are appointed as part of the Urban Design multidisciplinary team to deliver the proposed regeneration and infrastructural elements for the area to the south of Dublin Street only i.e. "South Dublin Street and Backlands Regeneration Scheme".



**Figure 3:** South Dublin Street and Backlands Regeneration Plan - Outline of South Dublin Street. Bing Maps Extract annotated by Sheridan Woods.



**Figure 4:** South Dublin Street and Backlands Regeneration Plan – Overall Plan for South Dublin Street by Sheridan Woods.

- 1.5 Within the South Dublin Street and Backlands Regeneration project there are a number of interventions which require an assessment of their impact on the heritage and in one instance the removal of a protected structure from the Monaghan County Council Record of Protected Structures (RPS) list.

Summary of interventions:

- New street and public space to connect Dublin Street to the backland area – forming Gavan Duffy Place. This intervention requires the removal of No. 10 Dublin Street from the Record of Protected Structures.
- A mews lane subdividing the longer rear plots to the backlands area – forming Church Walk.
- A new street to the rear to enhance pedestrian access between the existing shopping centre and Dublin Street – forming The Mall.
- Realigned road proposed from Broad Road to The Mall with public realm improvements and urban landmarks.
- New major public space to the side of the courthouse (existing carpark redefined) – forming Court House Square.
- A new linear building within the backlands area between The Mall and Church Walk.

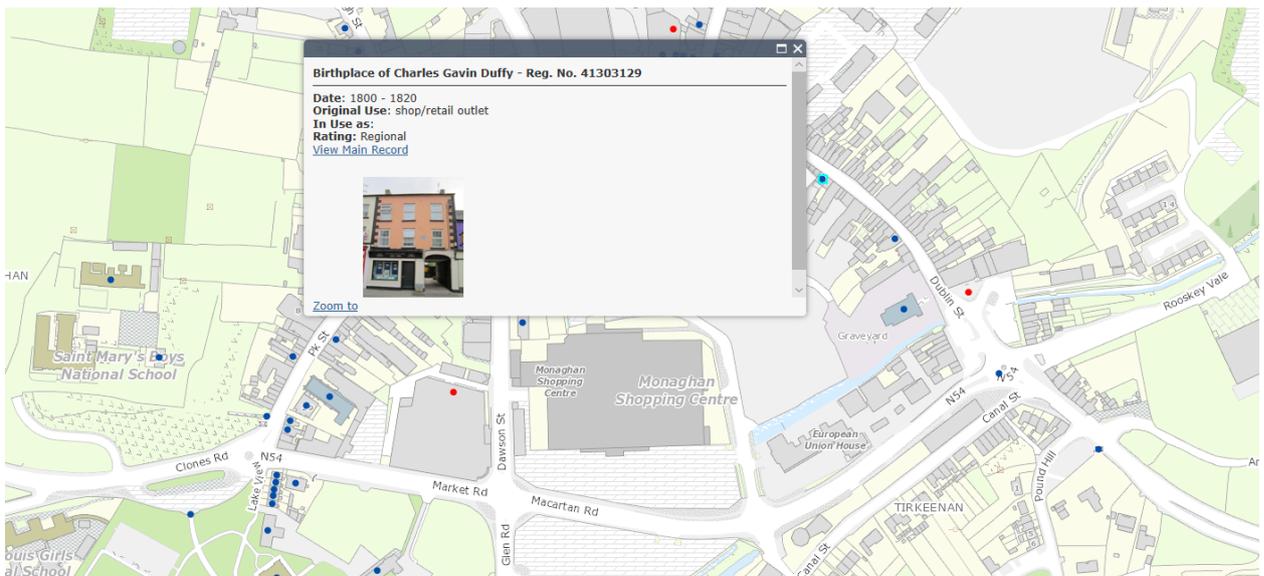
The Architectural Heritage Impact Assessment report assesses all of these interventions in relation to Dublin Street and the wider context of Monaghan Town.

This heritage report outlines the scheme and provides justification for the removal of No. 10 Dublin Street to commence the process of deletion of this protected structure from the RPS.

- 1.6 To form the new street and new square, Gavan Duffy Place, a number of buildings to Dublin Street are required to be demolished, including No. 10 Dublin Street.



**Figure 5:** NIAH Historic Environment Viewer – Location of No. 10 Dublin Street, Birthplace of Charles Gavan Duffy.



**Figure 6:** NIAH Historic Environment Viewer – Location of No. 10 Dublin Street, Birthplace of Charles Gavan Duffy.

NIAH Reference: 41303129

Monaghan Town Council Record of Protected Structures Reference: 41001071

## 2.0 DESCRIPTION OF THE SITE

### 2.1 HISTORICAL BACKGROUND

Monaghan Town, a plantation town and originally part of the estate of Sir Edward Blaney, became part of the Rossmore Estate in the late 18th century.

The town prospered during the first half of the nineteenth century through linen and agricultural products and through the development of the road and rail network. It was during this period that the town got its character of a market town through the construction of several public buildings, monuments and private residences of good quality.

A map of Monaghan Town drawn by Arthur Richard Neville c.1787 shows buildings lining Glaslough Street, Dublin Street, Mill Street, Hill Street and Park Street which radiated out from the open spaces of the Diamond, Church Square and Market Street. This historic street pattern is still evidenced today.

The completion of the Ulster Canal in 1839 led to the creation of a canal bridge of stone on Dublin Street but the canal was made obsolete shortly after it was made by the arrival of the Great Northern Railway in 1863 which prompted the building of a railway station c.1860 and other necessary infrastructure.

Dublin Street dates from the 18th century when it was a centre of shopping activity in the town. The street is defined by merchant's townhouses of varying size and prominence with ground floor commercial units and residences above. The archways, laneways, courtyards and outbuildings that extended from the street to the south west and the north east were thriving arteries serving as storehouses to the merchants and homes to communities who lived and worked in these backland areas of the town.

As the town developed and the population shifted towards the outskirts of the town, this saw a period of steady decline in the street. Later the introduction of a modern shopping centre with surface carparking in the 1980s to the southwest of Dublin Street, saw a migration of shopping from Dublin Street to the new centre and seemingly irreversible decline manifested itself on the street and its backlands.

2.2 HISTORICAL MAPS – CHRONOLOGY OF THE SITE

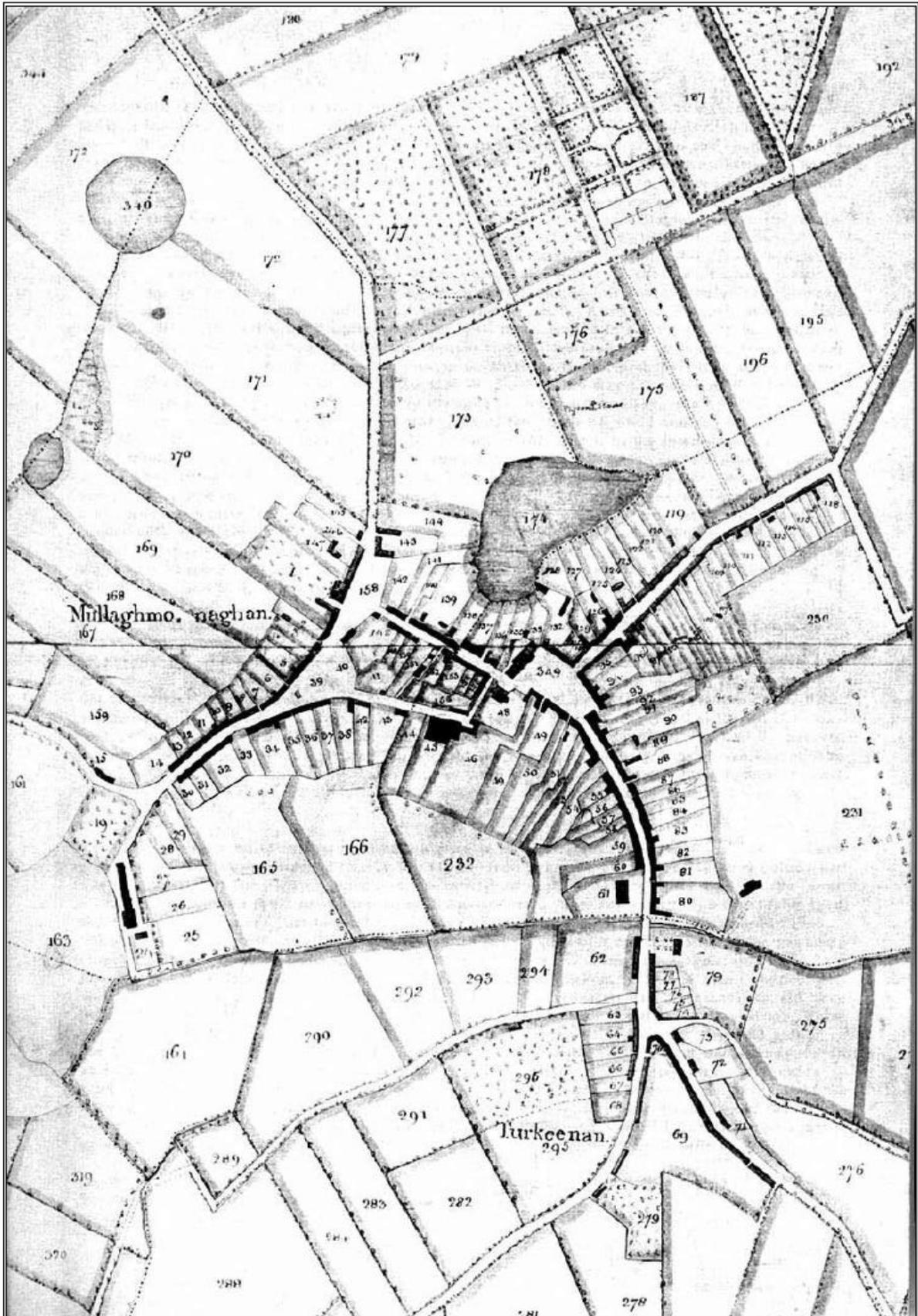
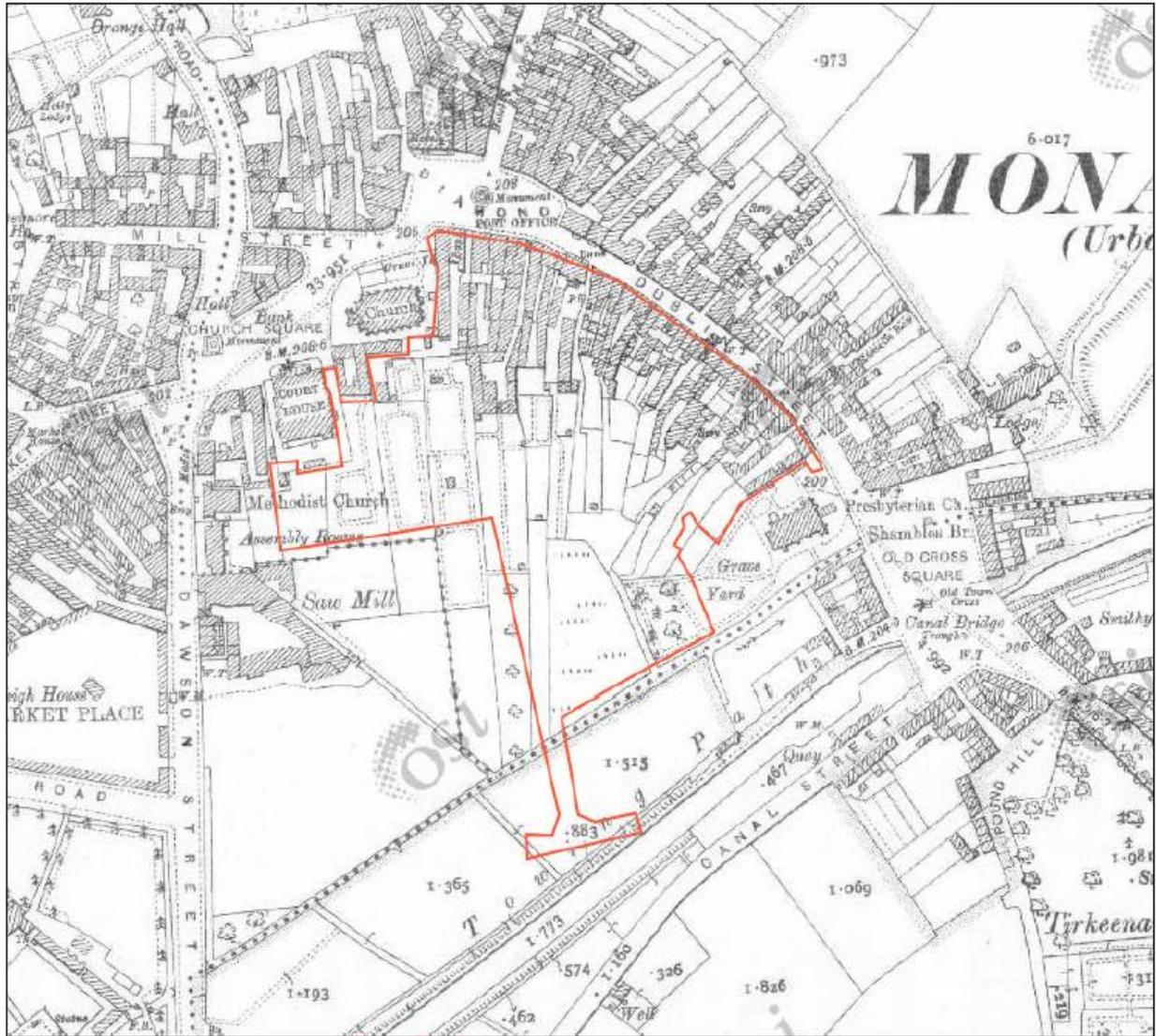


Figure 7: Map of Monaghan town made by Arthur Richards Neville for the Rossmore Estate (1790).





**Figure 9:** Map of Monaghan Town as depicted on 25-inch OS map (c.1910) annotated by John Cronin & Associates.

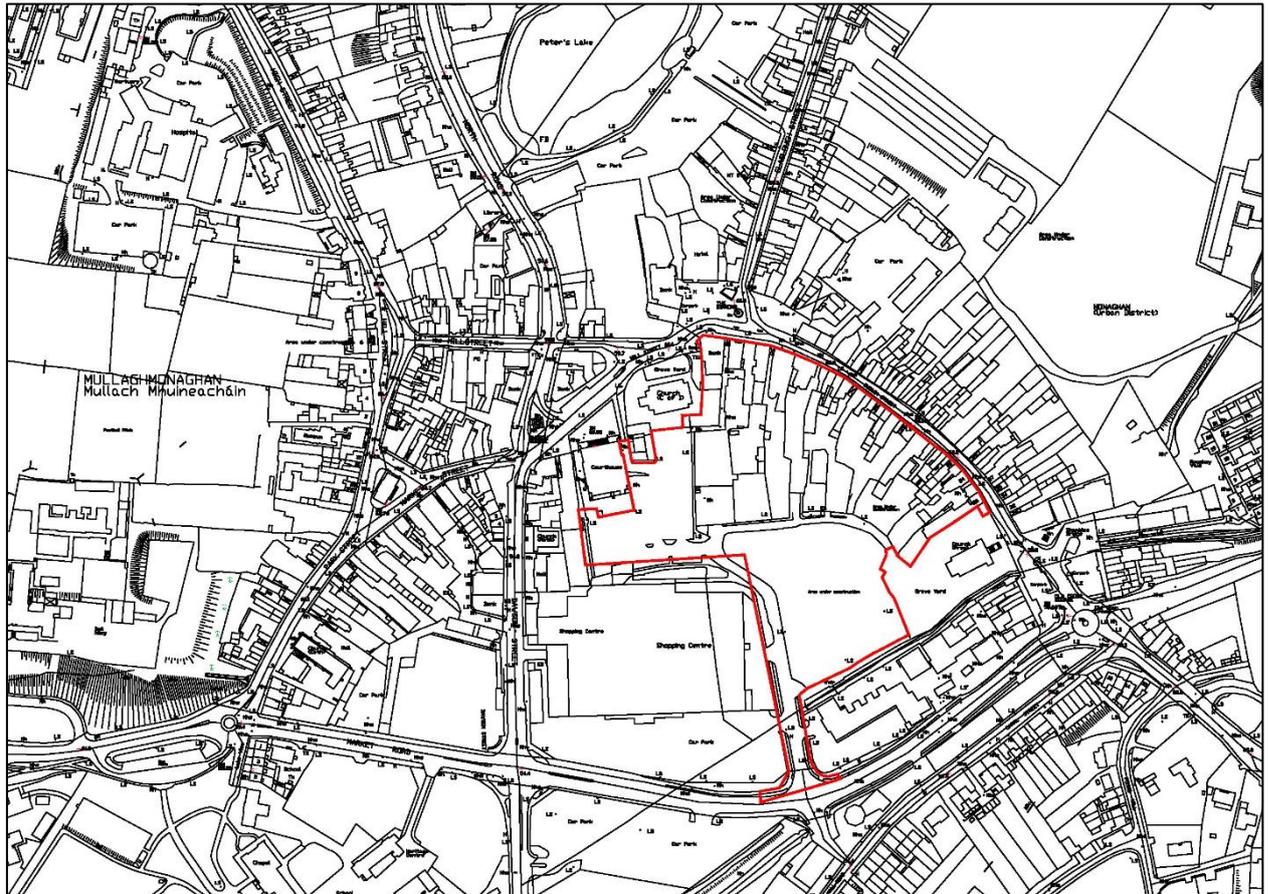


Figure 10: OS map (Current) annotated by Consarc Design Group.

### 2.3 THE REGENERATION SCHEME

The proposed South Dublin Street regeneration scheme area is located to the southeast of the town core, extending from The Diamond to the northwest, south eastwards along Dublin Street, and is defined to the southeast by the Presbyterian Church to the south at Old Cross Square. The regeneration scheme area includes the terraces of dwellings to Dublin Street to the north east, and the long rear gardens to the south. Historically the rear gardens of these properties extended to the Shambles River, however 20th century development has resulted in the gardens being reduced to their present-day configuration. The rear gardens now face onto the existing large public surface car parking area to the south.



Figure 11: The Diamond – National Library of Ireland.



Figure 12: The Diamond – Current. Extract from Google Streetview.



**Figure 13:** First Monaghan Presbyterian Church. Extract from Google Streetview



**Figure 14:** Dublin Street – looking north west. Consarc Design Group



**Figure 15:** Carpark to south east of the site looking towards the rear of the First Monaghan Presbyterian Church. Consarc Design Group.



**Figure 16:** Carpark in front of existing shopping centre looking towards Saint Patrick's Church and the rear of the Court House. Extract from Google Streetview.

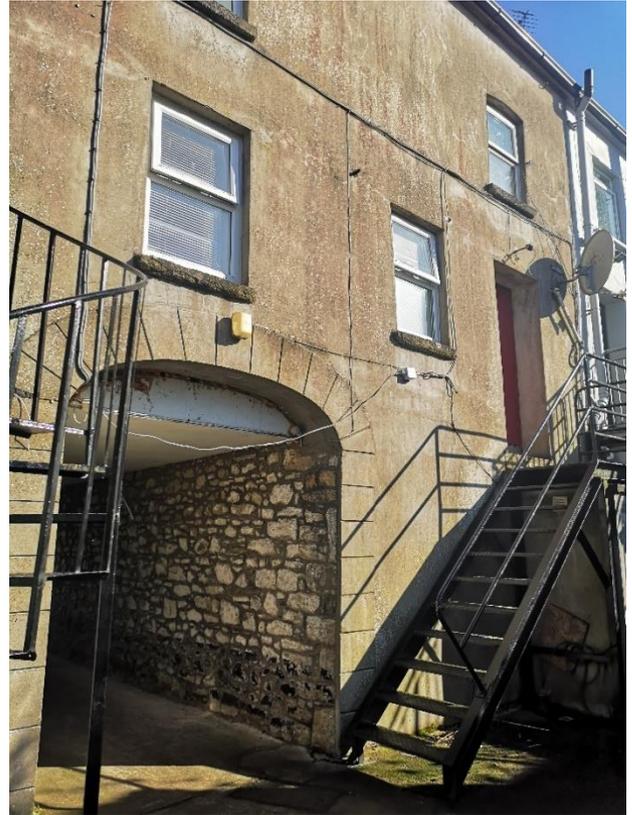
## 2.4 URBAN GRAIN

The terraces facing Dublin Street are interspersed with lane ways through archways and gaps between terraces to the courtyards, backlands and gardens to the rear. The existing structures facing Dublin Street comprise two and three storey buildings, generally of two and three bays in width. Typically, there are long rear annexes extending into the depths of the plots. To the south east the backlands are characterised by small courtyards created by two storey outhouses positioned parallel to the principal structure.

Dublin Street connects The Diamond and Old Cross Square, and benefits from its own distinctive characteristics. The building line is well defined, and with a gentle rising topography, and slightly curving building line creates an attractive and intimate effect. The gaps and archways allow glimpses southwards with potential good visual connection to the south west and backland areas.



**Figure 17:** No. 10 Dublin Street – Birthplace of Charles Gavan Duffy, archway through to backlands. Consarc Design Group.



**Figure 18:** Rear of No. 10 Dublin Street. Consarc Design Group.



**Figure 19:** No. 14 Dublin Street – archway through to backlands. Consarc Design Group.



**Figure 20:** Rear of No. 14 Dublin Street. Consarc Design Group.



**Figure 21:** Sherrys Dublin Street – gap through to backlands. Extract from Google Streetview.



**Figure 22:** Rear of Sherrys Bar. Consarc Design Group.

## 2.5 ISSUES

Dublin Street has suffered decline more than any other area of the town centre, the volume, speed and one-way flow of traffic, coupled with narrow footpaths has resulted in declining footfall on the street. The concentration of fast food takeaways and late-night venues on the street and a number of vacant and derelict properties have also resulted in anti-social behaviour and loss of residential amenity in the area.

In general, the pedestrian and vehicular access to the backlands are not well supervised, which limits a sense of security. The fall in topography from Dublin Street to the lower car parking area also discourages pedestrian movement between both areas, which further reduces the sense of security. This detracts from the quality of the public realm.

Dublin Street is a narrow street with limited car parking, there is no opportunity to comfortably walk and pause on the street. This environment creates a poor public realm and has also contributed to the deterioration and decline of Dublin Street as a shopping destination, a place to do business, and a place to live.

Vehicular movement along Dublin Street to the north east of the study area, operates on a one – way system leading from the Diamond south east to Old Cross Square. As a consequence of this, Dublin Street has become an exit from the town, reversing its former role as a principle entrance to the town core.

All of these factors combined, result in an inability for the street to attract a vibrant mix of uses.



**Figure 23:** Dublin Street – looking North West towards Birthplace of Charles Gavan Duffy.  
Consarc Design Group.

## 2.6 THE VISION

Monaghan county council Vision:

*“Dublin Street together with its backlands offers a unique opportunity to create a new and viable town centre quarter, with the potential to accommodate additional shopping, office, cultural, residential and new employment zone. It offers the opportunity to address the weaknesses of the area and to maximise its strengths; to enhance pedestrian and vehicular movement, to enhance the existing built heritage; to integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage; to create an integrated and commercially robust, viable proposal, and a vibrant and sustainable new urban quarter in Monaghan.”*

The Dublin Street Regeneration Scheme Area benefits from a strong identity, with fine built heritage, and the scheme has the potential to contribute to the enhancement of the quality of the built environment to both Dublin Street and the backlands area by creating new streets and new public spaces which integrate seamlessly with the existing historic town centre and introduce a new backland quarter.

## 2.7 URBAN DESIGN PROPOSAL

A hierarchy of spaces and streets are proposed within the South Dublin Street and Backlands plan area, and minor modifications to the street layout of the adjoining area are proposed in order to complete the overall vision for the Regeneration Plan Area and its immediate environs. A number of new streets and spaces are proposed as follows.

- Gavan Duffy Place,
- Church Walk,
- The Mall, and
- Courthouse Square.

The AHIA is concerned with the South Dublin Street Regeneration proposals in relation to the wider context of Monaghan Town, including the creation of Gavan Duffy Place and the protected structures impacted by that. As previously mentioned, this heritage report is in support of application to remove No. 10 Dublin Street from the RPS and supplements the AHIA.

Following in the tradition of Monaghan's historic squares, connected by narrow streets, a new civic square and street is proposed, "Gavan Duffy Place" located midway along Dublin Street. The civic square and street will facilitate an increase in pedestrian footfall and vehicular activity and act as a gateway to the south west new development area.

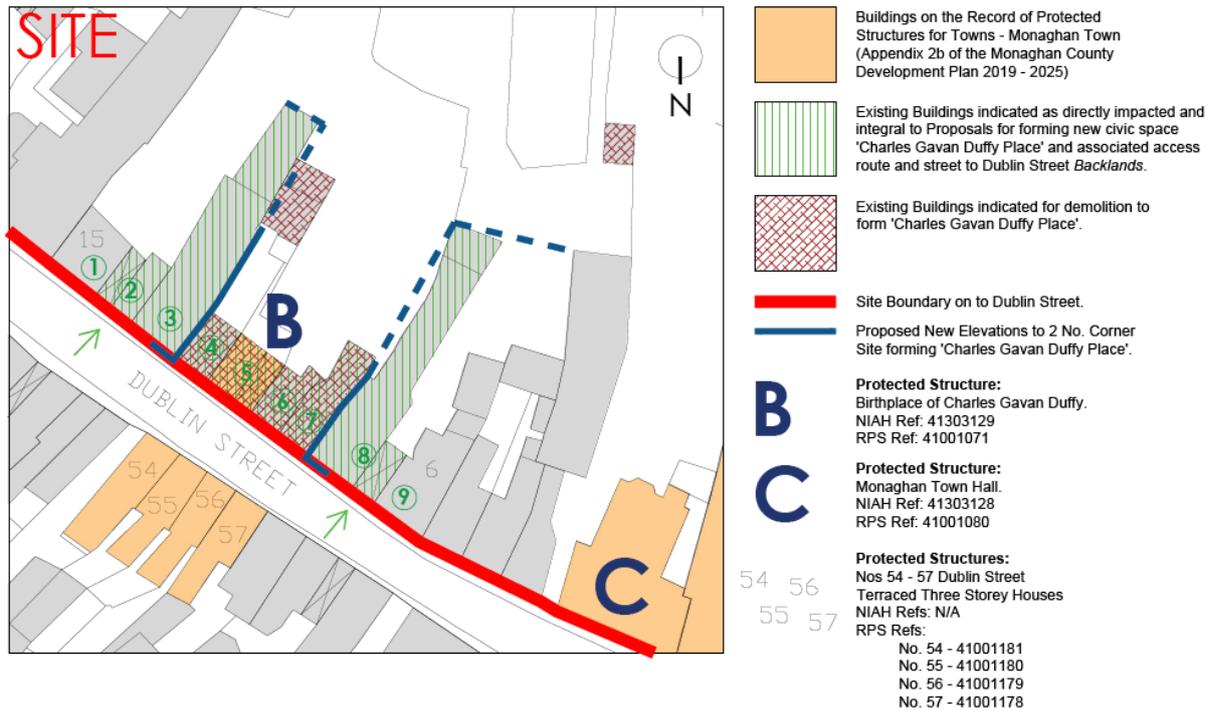
The edges of the street are to be created by infill development and the gables of existing structures. The space will be defined to the north east by the existing structures on Dublin Street. It is proposed that this space will be dedicated to Charles Gavan Duffy and will be called "Gavan Duffy Place", with the potential to provide an appropriate location to accommodate a piece of artwork in the form of a potential statue or plaque and information stand to commemorate him.

The space will benefit from a southerly orientation, and will increase light onto Dublin Street, as well as improve vehicular and pedestrian connections to the Backlands, and add to the sense of place and cultural identity of the Town.

The new street will be formed by the demolition of existing structures to form a new junction onto Dublin Street that accommodates two-way vehicular traffic and a pedestrian space. One of these is a protected structure, No. 10 Dublin street.



**Figure 24:** South Dublin Street Regeneration Part Plan. Formation of Gavan Duffy Place, by Sheridan Woods.



**Figure 25:** Existing Plan – Site Review. Consarc Design Group.

Proposed removal of 4 No. buildings to Dublin Street, including the protected structure "Birthplace of Charles Gavan Duffy" indicated with the letter 'B'.

Numbers in green relate to photographs below:



**Figure 26:** Photomontage. Consarc Design Group.

- 1: 15-16 Dublin Street – Retained.
- 2: 14 Dublin Street – Retained.
- 3: 12-13 Dublin Street – Retained.
- 4: 11 Dublin Street – Proposed Demolition.
- 5: 10 Dublin Street – Birthplace of Charles Gavan Duffy – Proposed Demolition.
- 6: 9 Dublin Street – Proposed Demolition.
- 7: 8 Dublin Street – Proposed Demolition.
- 8: 7 Dublin Street – Retained.
- 9: 6 Dublin Street – Retained.

EXISTING STREETScape - DUBLIN STREET - PROPOSALS FOR CHARLES GAVAN DUFFY PLACE



**Figure 27:** Buildings proposed for demolition outlined in red. New gable locations indicated. Extracts from Google Streetview annotated by Consarc Design Group.



**Figure 28:** Protected Structures Dublin Street.



**Figure 29:** Protected Structures Dublin Street.

## 2.8 BUILDING DESCRIPTION - NO. 10 DUBLIN STREET

In assessing the significance of No.10 Dublin Street, we have reviewed the external and internal elements of the building impacted by the scheme. The building sits directly on Dublin Street with arched access via an alleyway to a rear yard where there are 2 external escape stairs. Beyond the yard wall the backlands are vacant and overgrown with stone boundary walls.

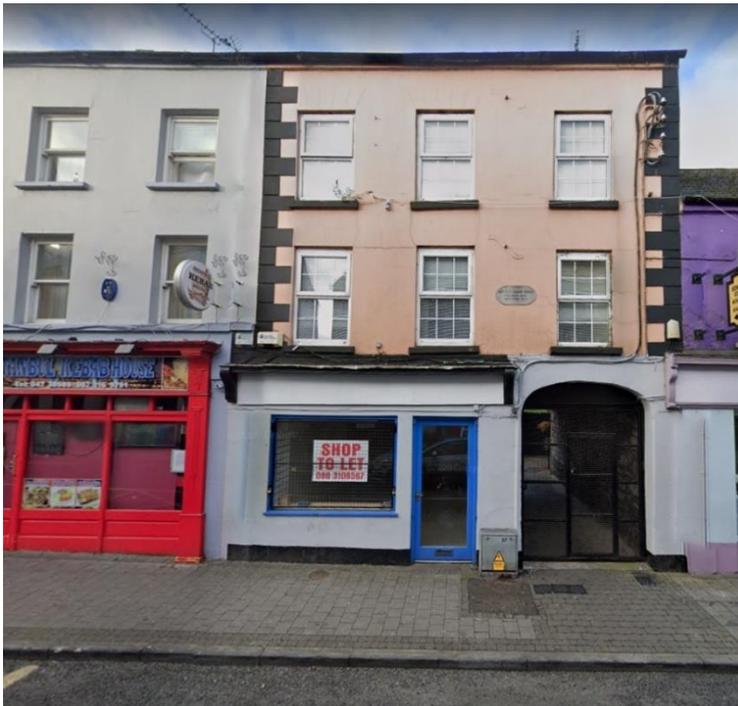


**Figure 30:** Yard area to rear, backlands overgrown.



**Figure 31:** Yard area to rear, gated - photo taken from fire escape stairs.

### EXTERNAL DESCRIPTION



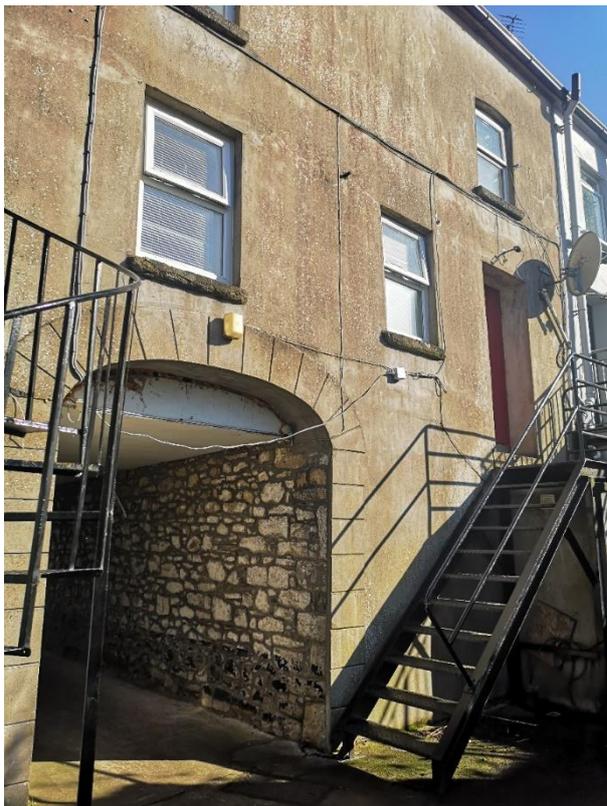
**Figure 32:** Protected Structures Dublin Street – No. 10 Birthplace of Charles Gavan Duffy. Extract from Google Streetview.



**Figure 33:** Protected Structures Dublin Street, No. 10 – Shop unit at ground floor level.



**Figure 34:** Protected Structures Dublin Street, No. 10 – Plaque marking the birthplace of C. G. Duffy.



**Figure 35:** Protected Structures Dublin Street No. 10 – Rear elevation.

Overall Description	Terraced three-bay three-storey house-over-shop, built c.1810, with shopfront and integral carriageway to ground floor.
Roof	Pitched slate roof to main front block Half round gutters to eaves. No downpipes visible to front elevation.
Front facade	Smooth Cement rendered ruled-and-lined wall to front elevation with painted finish and block-and-start quoins to upper floors. Part exposed gable wall – finish. Painted window sills. Exposed random rubble stonework to side of carriage arch.
Rear facade	Smooth Cement rendered rear elevation unpainted. With lined arch over carriageway. Rear access at first floor level with painted steel stair.
Rear Extension	None.
Windows Front facade	Square-headed window openings to first and second floors, with modern uPVC top hung windows. Ground floor large shop window. All replacement.
Windows Rear Facade	Modern uPVC top hung windows. All replacement.
Shopfront	Single paned Large timber shop front window with timber fascia and signboard over with timber console brackets. Single timber glazed entrance door to shop. All replacement.

## **INTERNAL DESCRIPTION**

Plan Form	Rectangular plan with 2 storeys over alleyway and rear escape stairs. Shop unit to ground floor and property divided into living accommodation at 1 <sup>st</sup> and 2 <sup>nd</sup> floors all areas remodelled from original plan form.
Ceilings	Mixture of smooth plastered and painted ceilings along with artex textured plaster and pvc sheeted ceilings to bathrooms and kitchen. Some simple coving in corridors – modern addition.
Walls	Generally a mix of artex textured plaster and smooth plastered walls throughout
Floors	Carpet and vinyl flooring over existing floor boards
Staircases	Modern external fire escape stairs from living accommodation – internal staircase to 2 <sup>nd</sup> floor [ not inspected]
Chimneypieces	No evidence of any remaining chimney pieces or fireplaces
Doors	Modern panelled doors of differing styles internal some with glazed panels / painted or stained.
Windows	Modern upvc windows to all upper floors

**SURVEY PHOTOGRAPHS**



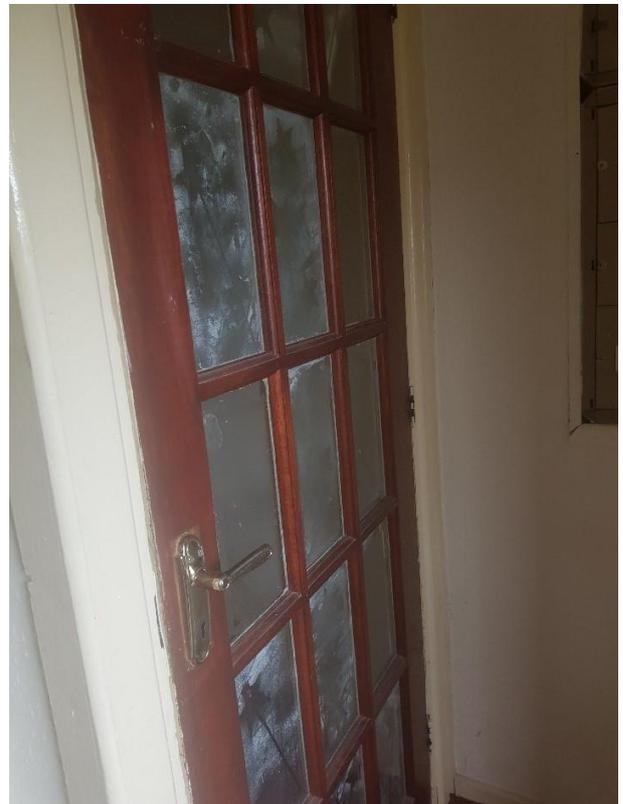
**Figure 36:** Entrance hallway internal door.



**Figure 37:** Entrance hallway internal door.



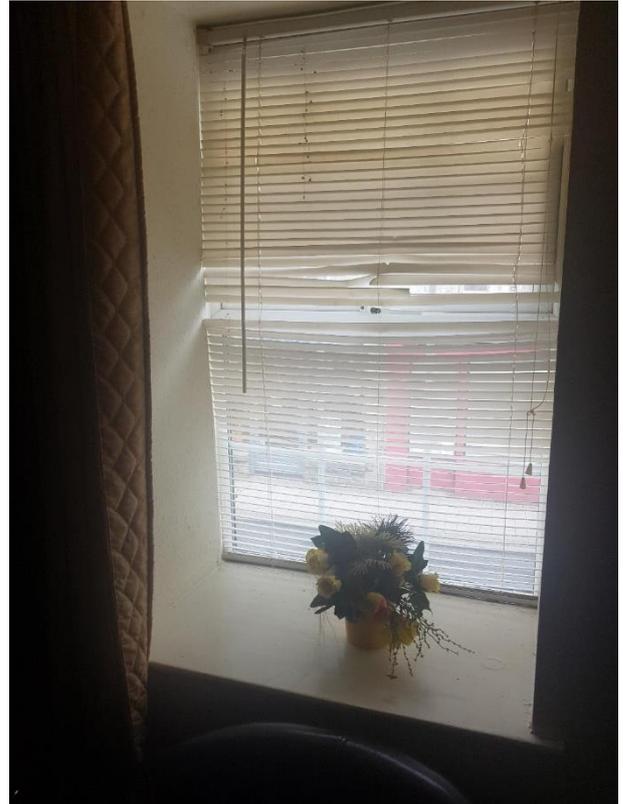
**Figure 38:** Hallway adjacent to entrance to 2nd floor apartment.



**Figure 39:** Door to 3rd Floor apartment (no access).



**Figure 40:** Living area - leading to kitchen.



**Figure 41:** Living room window.



**Figure 42:** Kitchen - off living area.



Figure 43: Bedroom 1.



Figure 44: Bedroom 2.



Figure 45: Bathroom shower and toilet.



Figure 46: Bathroom ceiling.

### 3.0 STATEMENT OF SIGNIFICANCE

3.1 The National Planning Policy Framework (NPPF) places the concept of significance at the heart of the planning process for the historic environment. Its definition of significance is:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

For a building to be included on the Record of Protected Structures the local planning authority decides whether a structure identifies characteristics of special interest or significance, under the following headings: *architectural, historical, archaeological, artistic, cultural, scientific, technical, and social*. Each structure must be assessed impartially and objectively to see if it meets this test.

English Heritage’s Conservation Principles, Policies and Guidance (2008) also outlines broadly similar heritage values that make up significance: evidential, historical, aesthetic and communal value. Following established conservation practise, the significance of built heritage assets is described using the following terminology:

- **Highly Significant**  
Original features that contribute to the historical and architectural interest of the heritage asset; or non-original features which are of sufficiently high quality to maintain a high degree of architectural or historic interest.
- **Significant**  
Original features which contribute to the historical and architectural interest of the heritage asset, but which are not in themselves (or as a group) of particular importance; or non-original features which contribute to maintaining the overall architectural interest of the asset.
- **Neutral**  
Features of little or no interest, which do not contribute positively to the historic and architectural interest of the asset. This can include original fabric where this is of minimal special interest and is located in an area that has undergone notable change.
- **Detracts**  
Features that obscure or detract from the significance of the heritage asset.

3.2 The National Inventory of Architectural Heritage (NIAH) RPS list has set out their appraisal of No. 10 Dublin Street as follows:

<b>(NIAH) Ref:</b>	41303129
<b>Rating:</b>	Regional
<b>Categories of Special Interest:</b>	Architectural / Historical / Social
<b>Original Use:</b>	Shop/Retail outlet /Residence
<b>In use as:</b>	- Shop/Vacant
<b>Date:</b>	1800 - 1820

**Description:** Terraced three-bay three-storey house-over-shop, built c.1810, with shopfront and integral carriageway to ground floor.  
Pitched slate roof not visible from street, with smooth-rendered chimneystacks, and replacement rainwater goods.  
Smooth-rendered ruled-and-lined walls with block-and-start quoins to upper floors.  
Plaque to front wall inscribed 'Charles Gavan Duffy was born here 12th April 1816'.  
Square-headed window openings with replacement uPVC windows and painted sills.

Shopfront has timber fascia board with console brackets, timber-framed display window and glazed door.  
Carriage-arch has depressed-arch opening and recent metal gate.

**Appraisal:** This modest building has the typical characteristics of buildings in Irish provincial towns, such as the shopfront and the archway allowing access to a yard to the rear.  
The building is notable for being the birthplace of the Irish nationalist and Australian politician Charles Gavan Duffy.



**Figure 47:** The Diamond, Monaghan

### 3.3 ARCHITECTURAL SIGNIFICANCE

No. 10 Dublin Street has been assessed against the criteria for inclusion on the RPS, however it has been altered and changed over the years and whilst it retains its upper floor openings to the front elevation in the original locations all windows have been replaced with modern uPVC alternatives and a modern shop window and fascia.

The original carriageway arch remains.

The building structure is of some limited architectural significance. It retains the overall form, massing and scale to the street frontage. The gable chimney remains albeit without any pots and is a part of the overall street roof scape. However, the loss of original fabric and ill-considered alterations have reduced that significance.



**Figure 48:** View of alleyway, taken from Dublin Street.



**Figure 49:** View of alleyway, from rear yard and stair to first floor accommodation.

The façade has been altered over time with replacement windows, amended shopfront and fascia, whilst the carriage arch remains, much of the architectural significance has been eroded by the subsequent loss of the shopfront and the windows and any original materials.

Internally, the building has been extensively altered and converted into two apartments over the ground floor shop unit with rear access to these units only. Any original interior finishes or joinery items have been removed and a modest modern interior has been created for the living accommodation. There is no evidence of any remaining fireplaces or chimneys or any original doors. We would consider the interior of the building to be of neutral significance.

The building fabric has been substantially altered over time and this has eroded its architectural significance. The building cannot be regarded as having artistic merit due to the loss of most of the historic detail. We would therefore consider the building to have 'neutral' significance and no longer meets the test for special characteristics in terms of its architecture or artistic merit.

### 3.4 HISTORICAL / SOCIAL SIGNIFICANCE

The plaque on the front wall identifies the building as being the birthplace of Charles Gavan Duffy. Charles Gavan Duffy was born in Dublin Street, Monaghan, on April 12, 1916. He was a barrister, journalist and politician, and a Young Irelander who founded "The Nation" with Thomas Davis and John Blake Dillon in 1842. He was imprisoned for sedition in 1844, until April 1849, after which he revived the Nation and devoted his attention to land reform and the Tenant Rights League. He was MP for New Ross 1852-5.

Disillusioned with Irish politics following the collapse of the Independent Irish Party, Duffy emigrated to Victoria in 1855 where he practised law and rose to be prime minister in 1871-2 and speaker of the Assembly in 1876-80, receiving a knighthood in 1873.

He subsequently retired to Nice, France to write his extremely influential memoirs and historical accounts of the 1840s and 1850s. He also served as first President of the Irish Literary Society in London, 1892.

This element of the social history has limited regional significance only, and we feel the building does not meet the test for special characteristics in terms of historic and social significance.

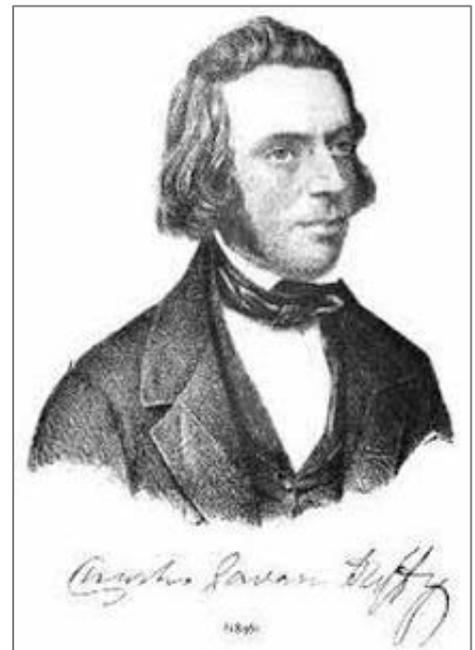


Figure 50: Charles Gavan Duffy.

## 4.0 IMPACT ASSESSMENT

### 4.1 STATUTORY PROVISIONS

There are a number of relevant policies relating to historic structures and Architectural Conservation Areas in the Monaghan county Development Plan 2019-2025.

There is scope within the policy documents for demolition of existing buildings and for demolition within an ACA.

These policies reflect the guidelines in the 'Architectural Heritage Protection, Guidelines for Planning Authorities', in particular 3.10: *Criteria for Assessing Proposals within an Architectural Conservation Area*.

Monaghan County Development Plan 2019-2025 has a number of key strategic aims including:

*'To facilitate sustainable development and to build on the strengths of County Monaghan by supporting the provision of employment opportunities and residential developments within quality urban and rural environments that provides a high standard of physical and social infrastructure necessary for their respective communities.'*

The position of Monaghan Town is again reiterated in the current Plan, with a key objective SH01:

*'To facilitate the development of Monaghan to maintain its position as principal town in the County at the top of the settlement hierarchy and to ensure that its expansion takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of its town centre.'*

The Dublin Street Regeneration Plan 2017 (which has been incorporated within the Monaghan County Development Plan 2019-2025): sets out the vision for the Dublin street area in the context of the overall plan:

*'Dublin Street together with its backlands, offers a unique opportunity to create a new and viable town centre quarter, with the potential to accommodate additional shopping, office, cultural, residential and new employment zone. It offers the opportunity to address the weaknesses of the area and to maximise its strengths; to enhance pedestrian and vehicular movement, to enhance the existing built heritage; to integrate with the historic streetscape in a manner that is both contemporary and forward looking while complimenting the built heritage; to create an integrated and commercially robust, vibrant and sustainable new urban quarter in Monaghan.'*

The creation of a new junction onto Dublin Street to facilitate the proposed "Gavan Duffy Place" as outlined earlier in this report, will require acquisition and demolition of structures of a number of existing properties currently fronting onto Dublin Street.

One of these structures (including out buildings and curtilage) is currently included on the Record of Protected Structures (RPS) within the Monaghan County Development Plan 2019-2025 and hence this report is making an assessment of the heritage impact of this proposal and if it can be removed from the Record of Protected Structures (RPS) list to permit their demolition.

## 4.2 ARCHITECTURAL HERITAGE

Protection of architectural heritage is provided for through a range of legal instruments that include the Heritage Act (1995), the Architectural Heritage (National Inventory) & National Monuments (Misc. Provisions) Act (1999), and the Planning and Development Act (2000).

The Heritage Act (1995) (as amended) defines architectural heritage as including:

*'all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.'*

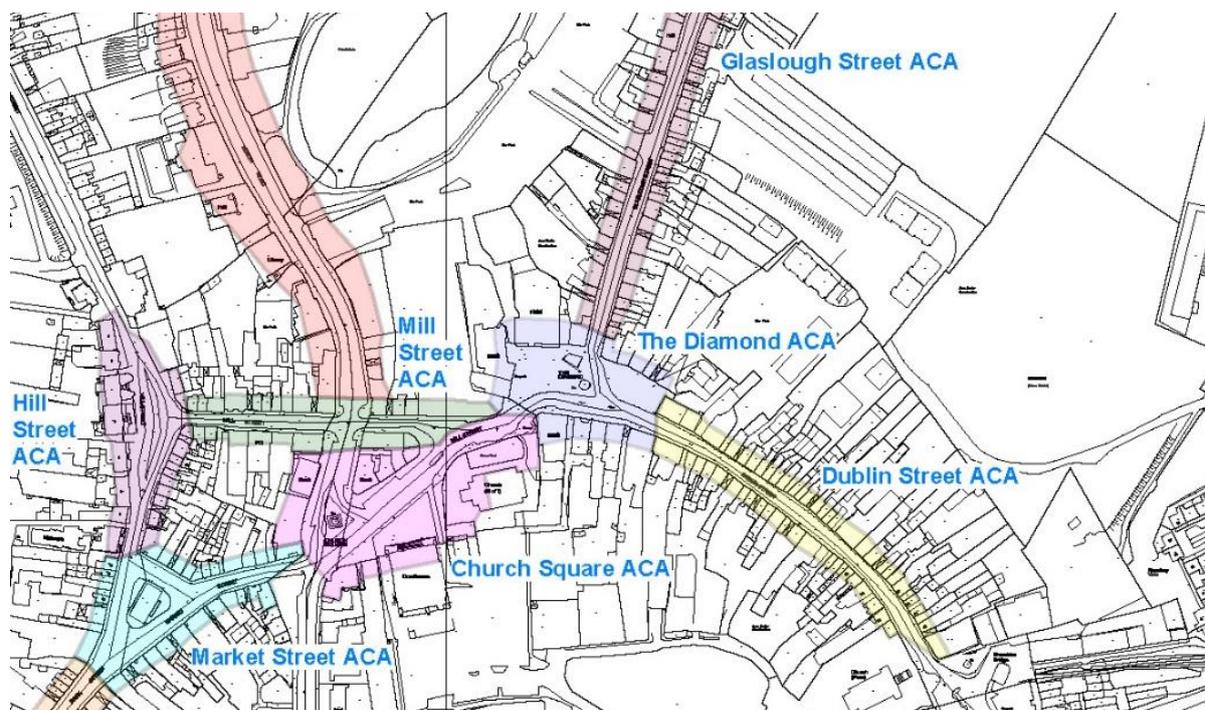
The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas.

The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans.

In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

The Record of Protected Structures (RPS) lists 712 entries for County Monaghan. No. 10 Dublin Street is recorded as number 41303129 on the RPS list.

The property sits within the local Architectural Conservation Area namely, Dublin Street ACA.



**Figure 51:** Extract from Monaghan County Council Architectural Conservation Areas - Monaghan Town.

The Monaghan County Development Plan 2019-2025 contains the following policies in relation to Protected Structures:

**BHP 1**

*To protect and conserve all structures included in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.*

**BHP 5**

*Planning permission for the demolition of any protected structure shall not be granted except in exceptional circumstances and in accordance with Section 57(10)(b) of the Planning and Development Act 2000.*

**BHP 6**

*To ensure that any new development proposed to or in the vicinity of a Protected Structure will complement and be sympathetic to the structure and its setting in Monaghan County Development Plan 2019-2025 131 Protected Structures Policy terms of its design, scale, height massing and use of materials and to resist any development which is likely to impact on the building's special interest and/ or any views of such buildings and their setting.*

**BHP 7**

*To facilitate the retention and sympathetic re-use of protected structures and their settings in circumstances where the proposal is compatible with their character and special interest. In certain instances, land use zoning restrictions and site development standards may be relaxed to secure the conservation and reuse of a protected structure and to provide a viable use for any building which is at risk by virtue of being derelict or vacant.*

In the case of this project the decision to remove rather than reuse is based on a detailed analysis of the existing structures, and how these could be integrated into the proposed scheme. The analysis led to the conclusion to demolish rather than replace for the following reasons:

- The proposal is part of a wider public benefit to the whole of the town centre,
- The combination of the, erosion of character of the existing building through modern interventions and alterations, coupled with the predicted public benefit of the proposal can be seen to outweigh the loss of the existing building.

**4.3 THE IMPACT OF DEMOLITION OF HISTORIC BUILDINGS RATHER THAN REUSE**

The principal tenet that the greater public interest will be served by demolition of the existing building and creation of a new public space can be argued for the following reasons:

- The proposal relates to a wider public realm and opportunity for Monaghan to drive regeneration into the town centre.
- The property as outlined above has limited architectural significance and whilst it forms part of the streetscape of Dublin street, so too the new proposal will create a new and enhanced streetscape.
- The social significance of the building will still be recognised in the creation of the new Gavan Duffy place and the social / historical significance will be more evident and legible to the public than it is currently.

The Monaghan County Development Plan 2019-2025 contains information on a total of eleven Architectural Conservation Areas (ACAs) within Monaghan Town. The following is stated in relation to Architectural Conservation Areas Policy:

**ACP 1**

*To prepare character appraisals for each of the designated Architectural Conservation Areas in the County to guide new development proposals and environmental*

*improvements by identifying the character of each ACA and designing objectives to ensure that their distinctiveness and special interest are preserved and enhanced.*

**ACP 2**

*To resist development that would adversely affect the character and appearance of the Architectural Conservation Area. New development or alterations to existing building(s) in an ACA shall reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any objectives contained in the character appraisals (where applicable).*

The Monaghan County Development Plan 2019-2025 contains the following Objectives for the Protection of Natural & Built Heritage SNO 6 Protect and preserve the Protected Monuments and Structures located within the towns.

**SNO 7**

*Protect existing Architectural Conservation Areas by ensuring that all developments within them comply with the policies set out in, Monaghan County Development Plan 2019 - 2025 and the DEHLG Architectural Heritage Protection Guidelines. In these areas repair and refurbishment of existing buildings will be favoured over demolition and new build.*

*Protect and conserve the streetscape character, architectural quality and heritage of the towns.*

**4.4 THE IMPACT OF THE DESIGN OF THE PROPOSED STRUCTURE ON THE ACA**

The proposed public realm scheme and creation of Gavan Duffy Place is predicted to enhance the special character of the ACA more than the retention of the existing through the quality of the design and the positive introduction of public artwork and social history information to tell the story of Gavan Duffy.

**4.5 MITIGATION MEASURES**

- The structures proposed for demolition shall be recorded prior to demolition and a full inventory prepared, (conservation by record) and shall be monitored by a conservation architect during demolition to record evidence of historic fabric that may be uncovered.
- Any original fabric shall be saved and stored for future reuse elsewhere in the town. This may include internal joinery items. Any original brickwork or stonework to the building shall be carefully taken down and stored for possible reuse where required within the ACA area. All information shall be submitted to Monaghan County Council and the Irish Architectural Archive.
- A full archival standard photographic record of the site will be carried out and will be submitted to the Irish Architectural Archive.
- The history of the site and its relationship to Gavan Duffy could be included with the town museum.
- Public realm improvements will be undertaken to Dublin street as part of this regeneration scheme to enhance to whole area.

## 5.0 CONCLUSIONS

- 5.1** The report has outlined the context of this project and the rationale for proposing demolition of this building and the justification for doing so. This in turn means removal of No. 10 Dublin street for the RPS list. We believe this is acceptable for the following reasons:
- 5.2** For inclusion on the RPS list a building must be identified as having characteristics of special interest or significance, under the following headings: *architectural, historical, archaeological, artistic, cultural, scientific, technical, and social*. We have assessed No.10 Dublin Street against these characteristics and believe it no longer meets the test for inclusion on the RPS.
- 5.3** The proposal to demolish the historic structure of Dublin street within the ACA of Dublin street is based on a thorough investigation of the site and the existing buildings within it.
- 5.4** The significance of the buildings and the ACA is understood. The building has a limited architectural significance, but the overall significance has been compromised by the erosion of architectural detail and insensitive development and alterations over the course of its recent history, both externally and internally.
- 5.5** The social history of the building being the birthplace of Charles Gavan Duffy is of limited regional significance and not widely appreciated. This proposal gives the opportunity to create greater understanding of that aspect of the town's history.
- 5.6** The erosion of character does not provide sufficient grounds for demolition, only where the replacement is of more benefit than their retention. The replacement proposal of creating Gavan Duffy place and new access to the Backlands areas of the South Dublin Street will in this case be of more benefit than the retention of the existing buildings.
- 5.7** The aim of the new public space is to celebrate the birthplace and life of Gavan Duffy, while also helping the regeneration of Monaghan town by increasing footfall on Dublin Street and connections to newly regenerated Backlands areas to the south.