

CONSARC

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Architectural Heritage Impact Assessment



ATHLONE PUBLIC REALM

October 2020

Final Issue for Submission – March 2021

for

Westmeath County Council
c/o McAdam Design



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na hÉireann
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CONTENTS

- 1.0 INTRODUCTION
- 2.0 HERITAGE POLICY CONTEXT
- 3.0 DESCRIPTION OF THE CONTEXT & BUILDINGS
- 4.0 SUMMARY OF WORKS & IMPACT ASSESSMENT
- 5.0 RECOMMENDATIONS & CONCLUSIONS

APPENDICES

- Appendix A** Records of Protected Structures
- Appendix B** Proposed Site Layout
- Appendix C** Recommended Scenario

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1.0 INTRODUCTION

1.1 SCOPE

This Architectural Heritage Impact Assessment has been written to accompany a Planning Application for part of the proposed Public Realm works for Athlone Town Centre.

The works are part of a wider scheme of Public Realm which covers a large part of the Town Centre and will be carried out in phases. This study focuses on the next part of the works which is to be carried out around Mardyke Street, Sean Costello Street and Pump Lane.

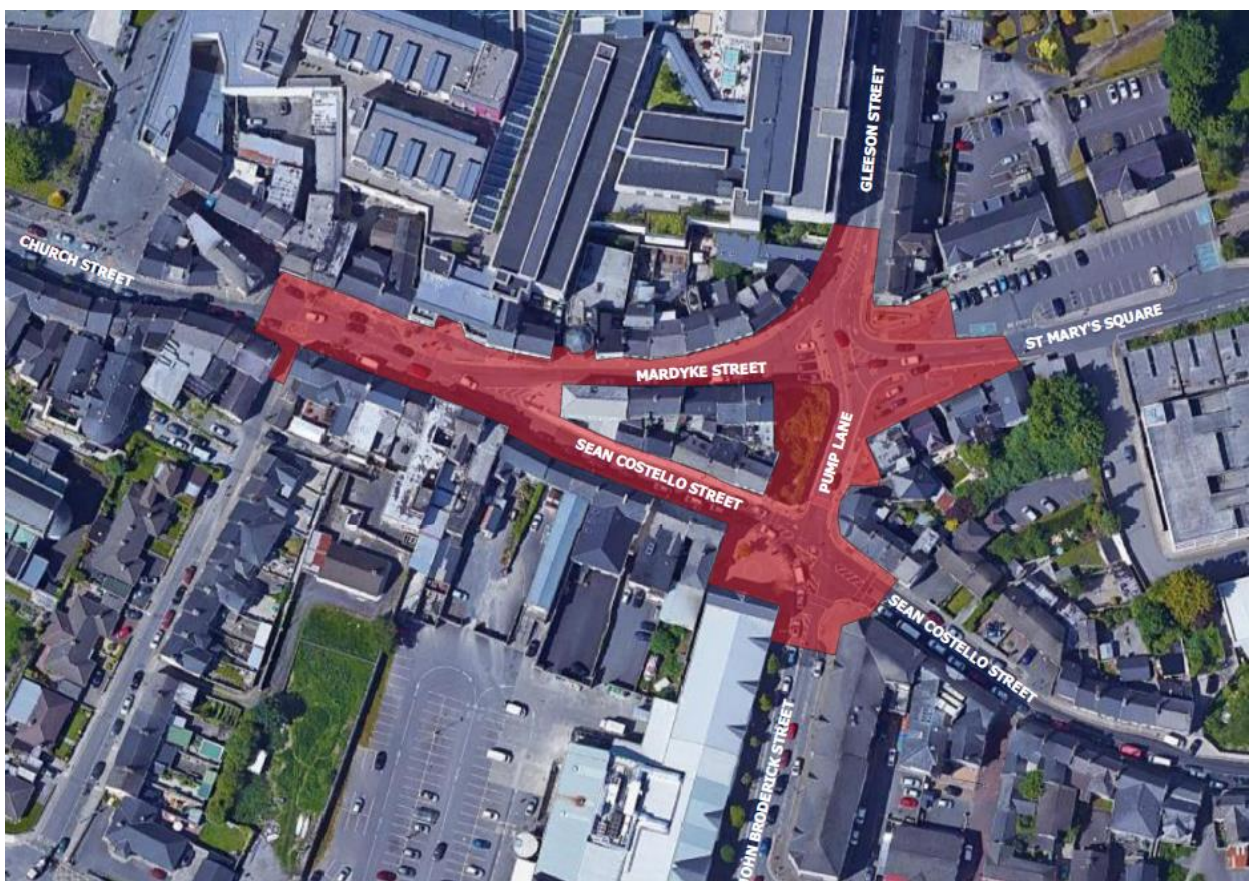
The Project Managers for the Public Realm work is McAdam Design working on behalf of Westmeath County Council.

Consarc Conservation, an RIAI Grade 1 Conservation Architectural Practice, has been appointed as Heritage Consultant for the application and have completed this report.

The site visit and report were carried out by Graeme Moore, Specialist Conservation Architect - RIBA SCA.

This report has been prepared to:

- Outline the context of the area, its buildings and the contribution that they make
- Comment on Protected Structures
- Comment on the Architectural Conservation Area
- Comment on the appropriateness of the proposals and how any potential negative effects might be mitigated.



Aerial Photo of Athlone Town Centre with study area indicated in pink hatch (NTS)

1.2 METHODOLOGY

The AHIA has been carried out by a process of:

- Study of background Information and research
- Communications with Lead Public Realm Designers and Project Managers
- Site visit and survey to consider the existing Protected Structures within the context and consideration of any likely impacts by the proposed scheme
- Consideration of context of the Architectural Conservation Area (ACA)
- Consideration of the Conservation principles and policies contained within Westmeath County Council Documents
- Assessment of the Proposals for Public Realm Proposals
- Written Report for submission in support of the Planning Application

1.3 DESCRIPTION OF THE WORKS

Following analysis of the study area the Landscape Architects as lead designers have developed a number of different options to the Client Westmeath County Council.

Following presentation of this material, the recommended scenario is to pedestrianise Sean Costello Street with vehicular traffic remaining to Mardyke Street.



Artist's Impression Illustrating Preferred Option

The Proposal Description is as follows:

The Development of Public Realm Enhancement Works, encompassing approximately 0.6HA at Mardyke St, Pump Lane and Sean Costello St, Athlone, Co. Westmeath, including the following public realm improvements:

- *Provision of upgraded footpaths and realignment of existing carriage way along Mardyke Street, including 120m of a shared surface and pedestrianisation of 90m of Sean Costello Street, from its junction with Pump Lane to its junction with Mardyke Street, to take account of the access needs of pedestrians, mobility impaired persons and service vehicles.*
- *Provision of an enhanced public realm and landscape improvements, including street furniture, incidental play equipment, cycle parking, trees, and soft landscaping to enhance biodiversity.*
- *Provision of a priority signalised junction, including enhanced pedestrian facilities, at the junction of Mardyke Street, Gleeson Street, Pump Lane, and St Mary's Square.*
- *Upgrade to public lighting, including focal lighting to Sean Costello Street.*
- *And all necessary accommodation works, including utility provision, drainage, signage, and other ancillary works.*

1.4 ASPIRATIONS

The design work follows the Public Realm Place making objectives as set out in the Westmeath County Council Draft Plan and Documentation

Public Realm and Place making Policy Objectives

CPO 7.1 Provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.

CPO 7.2 Apply the following key attributes when considering public realm and public space enhancements:

- **Accessible** - connected and linked permeable spaces to ensure ease of movement.
- **Functional** - safe, adaptable and social environments to attract and foster activity.
- **Attractive** - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme
- **Distinctive** - reference to local context and building on the character and identity of place.

2.0 POLICY CONTEXT & HERITAGE DESIGNATIONS

2.1 ARCHITECTURAL CONSERVATION AREA

As can be seen from the context map below, a large part of the town centre falls under the designation of Architectural Conservation Area (ACA)



Athlone Architectural Conservation Area (indicated in green) Protected Structures (indicated with blue dot) – Mardyke Street, Sean Costello Street & Pump Lane (NTS)

The following are the relevant Architectural Conservation Areas Policy Objectives as sourced from Westmeath County Council:

CPO 14.35

Promote development that positively contributes to the character and appearance of the Architectural Conservation Area. New development or alterations to existing building(s) in an ACA shall respect the special character of the ACA and reflect the historic architecture in terms of scale, design and materials used. Regard shall be had to any guidance contained in the Statement of Characters prepared for ACAs.

CPO 14.36

Consider development proposals within ACAs in accordance with the Statements of Character prepared for ACAs in Athlone.

CPO 14.37

Prepare Statements of Character and guidance in relation to development within each of the identified Architectural Conservations Areas (ACAs) in the County.

CPO 14.38

Ensure that Architectural Conservation Areas (ACAs), including any associated public realm area, are protected and ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the plot size, proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.

CPO 14.39

Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of Architectural Conservation Areas.

The section of the ACA that this study falls into is as illustrated below, it is a triangular plot of land covering Mardyke Street, Pump Lane and Sean Costello Street.

The entire area of the proposed works (in red) falls within the ACA. A small proportion of the subject area as indicated has already had Public Realm works completed under an earlier phase.



Athlone Architectural Conservation Area (indicated in green) (NTS)
Proposed Public Realm works area overlayed in red
Area to West – LHS (Blue star) has already been completed

2.2 PROTECTED STRUCTURES

As well as the entire site falling within the Athlone Architectural Conservation Area (ACA). There are a number of Protected Structures which lie within the area of the proposed works and just outside to the east around St. Mary's Square as follows:

No.	Building	Location	Reg. No.
1	Corner House Bistro	Dublin Gate Street, Griffith Street	15009181
2	Noel Ryan	30 Mardyke Street	15009364
3	O'Meara Property	32 Mardyke Street	15009365
4	Carey's	34 Mardyke Street	15009366
5	Campagnet House	Gleeson Street, St. Mary's Square	15009032
6	School, St. Mary's Square	St. Mary's Square	15009031
7	St. Ciaran's House	St. Mary's Square	15009030
8	St. Mary's Roman Catholic Church	St. Mary's Square	15009029
9	Giff Gallery	St. Mary's Place	15009063
10	O'Neill's Bar (Demolished)	Mardyke Street / Pump Lane	15009390
11	Post Box	Mardyke Street	15009392
12	Previously Moran's Bar	33 Sean Costello Street	15009142
13	Elliot Opticians	31 Sean Costello Street	15009143

Outline information on these buildings has been included below in Section 3.0 as sourced from the National Inventory of Architectural Heritage <https://www.buildingsofireland.ie/> with current photos and updated notes on changes included since the Protected Structure record.

Full information on all of the Protected Structures within, and just outside, the study area affected by the proposed works is included in Appendix A of this document.

The overall policy is to retain, restore and enhance the integrity and significance of the buildings within their wider context.

As the works of this project are related to Public Realm Street Improvements, it is not assumed that there will be any harm to the Protected Structures or indeed any other buildings which line the streets.

It is assumed that the proposed Public Realm works will serve to enhance the buildings providing an improved setting for them using appropriate traditional quality materials.

It is assumed that the Public Realm areas already completed successfully to the west of the study area will inform the style and materials of the proposed works which is seen as entirely appropriate and will form a cohesive town centre.

The proposed works do not require any demolitions or alterations to any buildings, other than adjustment outside their thresholds as well as other items as noted within section 3.0.

Other items which may have vulnerabilities have been identified in the street analysis at Section 3.0.

This section also includes notes and observations of where there might be opportunities to improve the heritage settings of the buildings with Public realm work.

Any works to the site should be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964 and subsequent charters.



Athlone Protected Structures (indicated with blue dot) – Mardyke Street, Sean Costello Street, Pump Lane & St. Mary's Square (NTS)

2.3 PROTECTED STRUCTURE POLICY & CONSERVATION PRINCIPLES

As the works are for Public realm works rather than to buildings, it is anticipated that the impacts on the Protected Structures will not be significant and will be largely positive upon completion. The Protected Structures Policy Objectives of Westmeath County Council have been included below for reference. Comment on compliance with these is provided in Section 4.0.

Protected Structures Policy Objectives

CPO 14.24

Protect and conserve buildings, structures and sites contained 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.

CPO 14.25

Protect the architectural heritage of Westmeath through the identification of Protected Structures, the designation of Architectural Conservation Areas (ACAs), the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.

CPO 14.26

Applications for modifications, alterations, or extensions to a Protected Structure will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011 and should be sensitively sited and designed, compatible with its special character, and appropriate in terms of the proposed scale, mass, height, density, layout, and materials so that the integrity of the structure and its curtilage is preserved.

CPO 14.27

Seek that the form and structural integrity of Protected Structures is retained as part of any redevelopment proposal and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views or vistas from or to the structure is considered.

CPO 14.28

Encourage rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that of the area in which they are located.

CPO 14.29

Carry out an audit and assess the condition of Protected Structures within the Council's ownership and devise a Conservation Management Plan/maintenance regime for these structures.

CPO 14.30

Carry out an audit of Protected Structures within the Council's ownership to identify any Protected Structures that are under threat directly or indirectly due to climate change.

CPO 14.31 Integrate climate change adaptation measures into future heritage management plans.

CPO 14.32

Provide guidance for owners of protected structures or historic buildings on upgrading for energy efficiency and climate resilient measures and promote the principles of sustainable building design in conservation.

CPO 14.33

Ensure a sustainable future for Protected Structures and buildings sited within ACAs by encouraging and supporting works to upgrade the environmental performance of such structures together with the implementation of measures to address the impacts of climate change. Such works should not adversely affect the special character of the structure including impact on historic fabric, traditional construction, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact, where it does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.

CPO 14.34

Incentivise the restoration of Protected Structures in towns and villages. SEA Environmental Report for the Draft Westmeath County Development Plan 2021-2027 CAAS for Westmeath County Council

CPO 14.35

Facilitate contemporary and innovative designs providing that they are of a sufficient high quality and do not detract from the character of the historic fabric of the Protected Structure.

3.0 DESCRIPTION OF CONTEXT, BUILDINGS & ADJACENT ENVIRONS

3.1 APPROACHES TO | PROPOSED PUBLIC REALM AREA FROM WEST

Introduction

This section considers and studies the buildings that exist on the streets which will become the edges of the proposed Public Realm Scheme. The photographic record shows the buildings edging the streets in turn moving clockwise from west to east (left to right on the map) including:

- Immediate vicinity to the West | Completed Public Realm
- Approach from West from Church Street & Dublin Gate Street
- Mardyke Street – North side & South side
- Pump Lane – Including Junctions to Gleeson Street to the North & Sean Costello Street to the South
- St Mary's Square – To the east of Pump Lane (Proposals cover only part)
- Sean Costello Street - North side & South side & including junction at Pump Lane

All of the study area is within the town's Architectural Conservation Area (ACA) and contains a variety of historic buildings, alterations and new insertions, largely appropriately scaled and forming a cohesive town centre.

More detail on the Protected Structures is also included in this section as they occur along the streets.



Study Area of Proposed Public Realm Works. NB: Public Realm completed to west (LHS of orange line)

NB: Where Mardyke Street and Sean Costello Street converge, this part of the town centre has a width more akin to a public square than a street and has great opportunities for some dwell space. For the purposes of the report the North Side analysis is included in the Mardyke Street Section with the South side being included in the Sean Costello Street section.

Immediate vicinity to the West | Completed Public Realm

The immediate vicinity to the west of the study area has been the subject of completed public realm scheme under a previous phase of work. The streets are partly pedestrianised with quality natural surfacing, attractive outdoor seating areas and covered dwell spaces.



Seating area to Church Street



Covered area to Church Street

Approaching from the West | Dublin Gate Street | General Description & Observations

Overall, the previous work is very successful, enhancing the historic buildings and making the town more attractive for local residents and visitors with the potential knock on effect of reinvigorating local business investment.

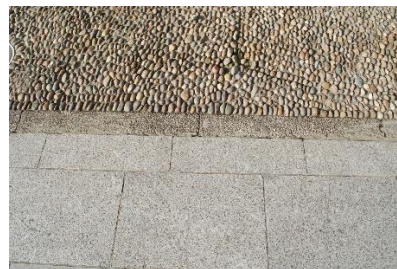


Approach looking east to Mardyke Street



Looking west to Dublin Gate Street & The Bawn

It is assumed that the same palette of materials as used successfully in completed works will be employed throughout the proposed works for consistency and cohesiveness with opportunities for variety and site-specific insertions where appropriate.



Typical Materials of previously completed Public Realm to Dublin Gate Street



Important transition of larger format paving to smaller units at edges

3.2 MARDYKE STREET | NORTH SIDE OF STREET

General Description

The first part of this street, where Mardyke Street and Sean Costello Street converge, is more akin to a public square than a street. There are wide pavements to the North side (South Facing), and this could be capitalised upon for events and opportunities for dwell space.



The wider part of the street to the north has a mixture of historic buildings and new insertions which are predominantly 2 or 3 storey. As can be seen in the photos above and below, the completed public realm bleeds into the wider part of the street characterised by quality paving, street trees in planters, cycle parking etc.

Existing Buildings | Moving West to East



End of terrace to NW of Mardyke Street



View along Mardyke Street moving East

The buildings along the wider part of the street are largely traditional and although none are Protected Structures, all lie within the ACA.

The entrance to the 'Town Centre' Shopping centre is a deliberately modern insertion which is of its time and sits relatively comfortably within the street in terms of height and scale. This entrance capitalises on the wider form of the pavements here.



Modern expression of 'Town Centre' Shopping



'Town Centre' scaled with building to the RHS

Where Mardyke Street and Sean Costello Street meet (to the east of the wider street). The character changes with narrower streets, but similar traditional buildings.

A modern octagonal 'tower' marks the narrowing of the street grain.

A rubble stone wall topped with metal railings remains at the 'fork' in the road. Whilst this is of some age, the wall is not a protected structure, and is noted in a separate section below.



Historic Wall at convergence of streets
See 'Other Historic Features of Interest' below



Modern insertion to the street



Narrower part of Mardyke Street to the east

As the observer walks along, (traffic is limited to travelling west), the narrow part of Mardyke Street which is slightly curved, a view of St Mary's Church with a setting of the square in front opens up.



St Mary's coming into view



Junction at Pump Lane & across to St Mary's Sq.



Raised 3 (previously 2) storey building



Typical traditional 2 storey building with character



Typical traditional 2 storey building altered



3 storey building adjacent - altered



Group of three Protected Structures



View back along Mardyke Street (Looking West)

Protected Structures | Mardyke Street

Noel Ryan, 30 Mardyke Street (North side)

Reg. No. 15009364 | Locally Significant House, Now offices



Outline Description from October 2020 survey

Terraced three-bay three-storey house, c.1850. Now with commercial offices to ground floor and living accommodation over. fibre-cement tiled roof, painted rendered walls and chimneys with cast-iron rainwater goods. Square-headed window openings with replacement aluminium units. Recessed modern shopfront to ground floor with insensitive roller shutters. Road-fronted.

Appraisal

An attractive historic building which retains its importance to the streetscape despite renovations. Group value with neighbouring building.

Comment & Observations

Although this project is concerned with the public realm, this work may encourage building owners to better present how buildings address the street. Roller shutters should be discouraged from the Conservation Area.

Sherry Fitzgerald (O'Meara Property Advisers), 32 Mardyke Street (North side)

Reg. No. 15009365 | Locally Significant House, Now offices

Outline Description from October 2020 survey

Terraced three-bay three-storey house, rebuilt c.1925. Now with commercial offices to ground floor and apartments over. Pitched natural slate roof. Smooth rendered to ground floor, pebble dashed over. Square-headed window openings with two-over-two timber sliding sash windows with horizontal glazing bars. uPVC RWGS. Road-fronted.



Appraisal

An attractive structure which was rebuilt in a mid nineteenth-century style after fire in during the Civil War in 1922. This historic, appropriately scaled building fits in well with the surrounding buildings and streetscape. Group value with flanking neighbouring buildings.

Comment & Observations

Due to the sloping street, consideration may need to be given to the interface with the building in the surfacing design.

Carey's, 34 Mardyke Street (North Side at junction)

Reg. No. 15009366 | Locally Significant House, Now Public House



Outline Description from October 2020 survey

Terraced three-bay three-storey house, built c.1800. Now in use as a Public House with accommodation over. Fibre cement tiled roof, smooth painted rendered walls and chimneys with square-headed uPVC (timber to ground) window openings. uPVC RWGs. Modern shopfront to Ground Floor. Road-fronted at road junction.

Appraisal

A prominent commercial building that retains character despite recent renovations. This building makes a positive contribution to the streetscape of Athlone and has group value along with its neighbouring protected Structures at a prominent junction in the town.

Comment & Observations

It was noted that on the day of the survey, bins and beer kegs in a plastic bollarded area detracted from the street scape, this could be considered in the public realm design.

There is also a potential opportunity to create an outdoor seating area at this one-way street where the road widens out at the junction.

Other Historic Features of Interest

As noted above, where Mardyke Street and Sean Costello Street intersect, there is a rubble stone wall and railings, broken by a set of steps, at the 'fork' in the road.

This does not have Protected Structure status, however it does lie within the ACA and is of interest. Its retention is in line with Policy CPO 14.39:

'Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of Architectural Conservation Area's.

It is worthy of consideration for retention, repair and celebration within the public realm scheme to acknowledge the history of the town and additionally solves a problem of the changes in level at this location.

There may be health & safety or accessibility issues requiring change to this area, however the treatment and final outcome of this structure should be carefully considered in any proposals.

The higher area to the top of the wall at the junction which has been picked out in small paving units previously. There may be perhaps consideration that these could be incorporated or reused elsewhere in the new scheme.

The area provides opportunity for a feature, seating area or dwell space.



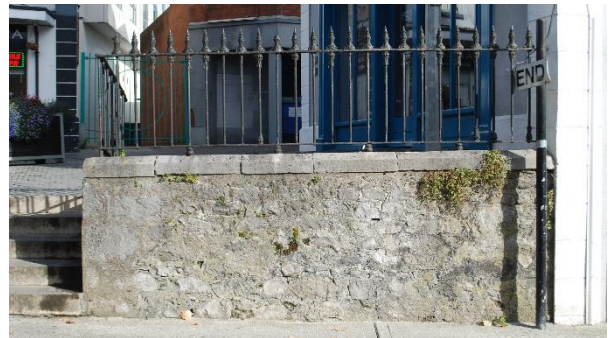
Paving to raised area



Raised area bounded by wall



Rubble Wall and more modern railings LHS



Rubble Wall and historic railings RHS



View through railings to traditional shop fronts of Sean Costello Street

3.3 MARDYKE STREET | SOUTH SIDE OF STREET

General Views & Approaches

As with the opposite (North Side) of this narrow part of Mardyke Street, the character here is dominated by traditional buildings of two and three storeys.

The end of the street to the east is dominated by a vacant site, previously a Public House and protected Structure. This has a very negative effect on the ACA and the town centre as a whole.

Although this project is concerned with the public realm, any works should seek to encourage appropriate rebuilding of this important site in line with Council Policy 15.30 (more later).



Vacant site & 3 storey buildings (Post box location)



Two storey buildings to the West



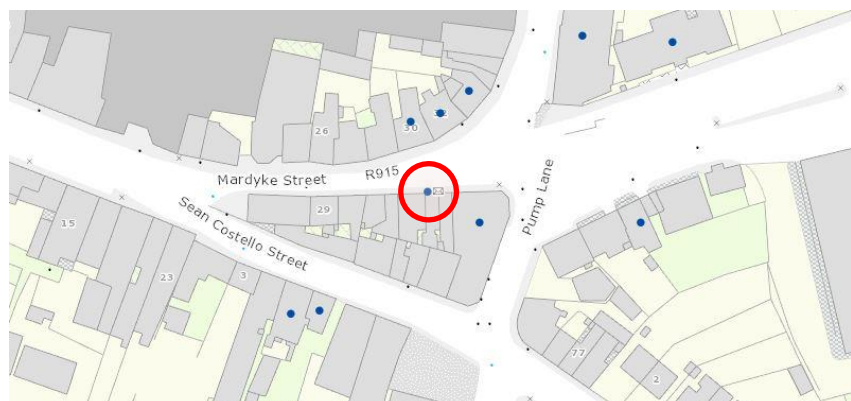
Stepping up the three storey



Three storey close to road junction

Protected Structures

Post Box Mardyke Street, Mardyke Street (South side)
Reg. No. 15009392 | Regionally Significant Post Box



Outline Description from October 2020 survey

Wall-mounted cast-iron post box, c.1940, with raised 'P&T' monogram. Set into wall of former post office on Mardyke Street.

Appraisal

An attractive piece of mass produced early twentieth-century cast-iron. Well-maintained and still in use, this modest artifact is a subtle addition to the streetscape.

Notes

Artefacts like this are important reminders of the past. The item will not be adversely affected by the public realm proposals, however, perhaps the design could in some way subtly identify this artefact.

Features of Interest & Opportunities

This street is narrow however has the potential to be less dominated by traffic.

Small unit paving approaching the wider part could be retained or reintegrated.

Features like the post box could be better celebrated along with the Protected Structures opposite to the corner junction.



View towards open area



Small unit paving turns corner from triangular area



Historic Post Box

3.4 PUMP LANE & JUNCTION TO GLEESON STREET

General Description

This is an important junction for the town centre as it is surrounded by Protected Structures to many of its edges as well as views of others framing views.

It is also a major approach to the town from the North and the East.

As has been discussed, the location is impacted upon negatively by the vacant site of a former Protected Structure.



Junction at Pump Lane, Mardyke Street, Gleeson Street & St Mary's Square



View looking west along Mardyke Street

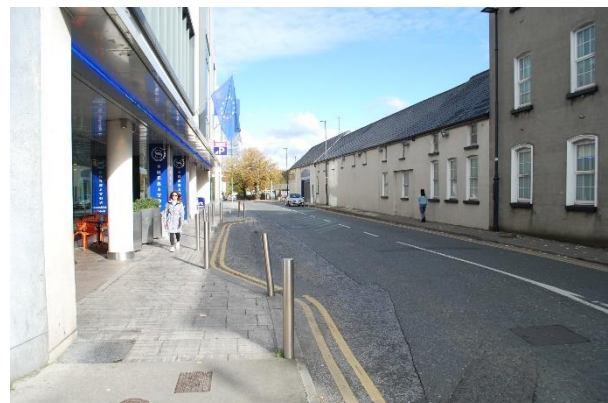


Junction at end of Mardyke Street and Pump Lane

It is understood that the Public Realm area will extend around the corner to Gleeson Street to the North where the scope will end as depicted below, just before the Sheraton Hotel.



View looking North along Gleeson Street (LHS)



North along Gleeson Street (RHS)



South along Gleeson Street to Pump Lane
Extent of Public realm



Steps at end of Pump Lane

The Public realm scheme will end in the foreground of the photo above (LHS).

Constraints & Opportunities

Although it is recognised that it is likely that traffic flow will need to be retained along Gleeson Street and Pump Lane, there are a number of opportunities which could be of benefit to the built heritage:

Improvements to Steps & Ramp

At the end of Gleeson Street and within the Public Realm proposals, there is an opportunity to improve an existing arrangement of a ramp and steps. Whilst it is recognised that this is essential for access (and observed in use) the stone work and railings are heavy and detract from the setting which includes a number of Protected Structures.



Heavy railings to steps and ramp



Vacant site

The vacant site to Pump Lane between Sean Costello and Mardyeke Street has the potential to be positively influenced by the proposed Public Realm.

This should be encouraged to be in line with the Council's Vacant Site Policy Objective

CPO 7.30 Maintain and update a Vacant Sites Register in accordance with the provisions of the Urban Regeneration and Housing Act 2015 to include Tier 1 – Tier 3 settlements within Westmeath.

CPO 7.31 Facilitate the implementation of the Urban Regeneration and Housing Act 2015, in particular, by way of utilising site activation measures, including the provision of the Vacant Site Levy, as appropriate to assist in bringing forward vacant and/or underutilised 'residential' zoned land and 'regeneration' land into beneficial use within SEA Environmental Report for the Draft Westmeath County Development Plan 2021-2027 CAAS for Westmeath County Council 100 lands identified and zoned within the town boundary of all towns contained within Tier 1 – Tier 3 of the settlement hierarchy for Co. Westmeath.



Hoarding to vacant site



End of terrace opportunity

Connection to St Mary's Square

Additionally, this part of the public Realm has the potential to positively connect with St Mary's Square, although the necessity of vehicular traffic is appreciated.



View looking East to St Mary's | Campagnet House to foreground LHS

Junction of Pump Street at Sean Costello Street

The Junction at Sean Costello Street is dominated by traffic and has a very different atmosphere than the narrower streets further to the west. The overwhelming effect on this part of the town is from traffic and there is very little built heritage. Any improvements to the public realm will improve the general setting.



Looking East at Sean Costello Street Junction



Looking South at Sean Costello Street Junction



Looking East at Sean Costello Street Junction

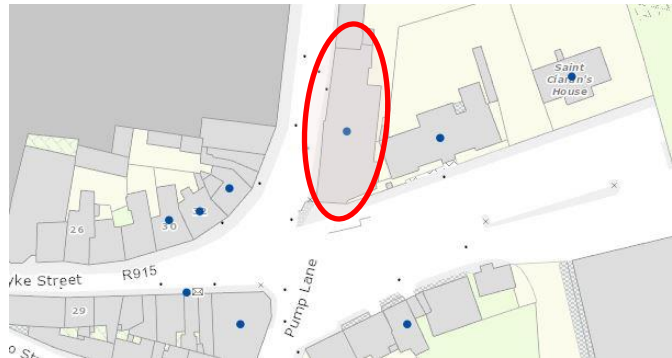


Looking South at Sean Costello Street Junction

Protected Structures | Pump Lane & Gleeson Street

Campagnet House, Gleeson Street, St. Mary's Place (North of Pump Lane)

Reg. No. 15009032 | Regionally Significant former convent – Marist Brothers Residence



Outline Description from October 2020 survey

End-of-terrace nine-bay three-storey former school, built c.1870, with three-bay two-storey section to north. Pitched natural slate roof with unpainted rendered walls and chimneys and cast-iron rainwater goods and all with replacement uPVC windows. Road-fronted.

Appraisal

An imposing large late nineteenth-century school building with the bare minimum of decoration which has suffered from recent alterations. It forms part of a large group of 19th C church buildings.

Comment & Observations

Although necessary for access and safety, the steps and ramps arrangement to the south of the building gable should be reconsidered.

Previously O'Neill's Bar, (Now Demolished) Mardyke Street & Pump Lane (West of Pump Lane)

Reg. No. 15009390 | Previously Regionally Significant former House / Public House

Outline Description from Protected Structure Building Record

Previously Corner-sited five-bay two-storey late Victorian Public House. built c.1900.

Appraisal – October 2020

The streetscape is poorer for the loss of this purpose-built Public House, with typical late-Victorian exuberance which occupied a very prominent and important location on the main approach into Athlone from the east.



Comment & Observations

Since the building record was completed, this building has been demolished. The site which remains fronts onto Pump Lane is ugly and detracts from the otherwise attractive town centre. This is a very significant site for the town as it is approached from both the North and the East.

The redevelopment of this site is not included within this application which focuses on Public Realm.

3.5 ST MARY'S SQUARE

General Description

The observation within St Mary's Square is that this has the potential to be an important Public Realm space which has Protected Structures on all sides as well as views out to heritage architecture. This space is however dominated by vehicular movement and surface parking.

Although the Public realm boundary does not include all of the Square, it is all designated within the ACA. The Public Realm Scheme will have a positive effect on the Square and perhaps future phases might include further Public Realm provision.



End gable of Campagnet House, Gleeson Street



Surface parking to St Mary's Square



Square dominated by road and surface parking



Hoarding to Multi-storey Parking to South



Surface Parking – Looking west



South side of St Mary's Square

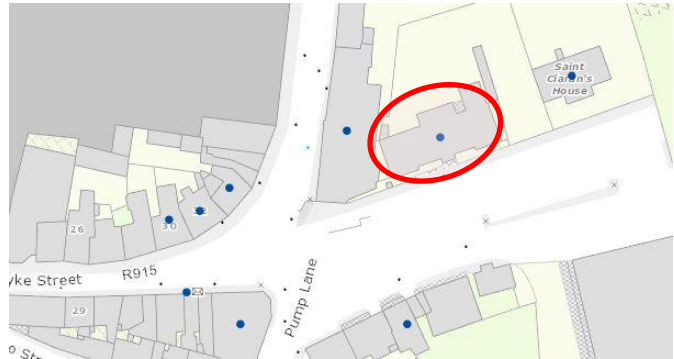


Protected Structure

Protected Structures | St Mary's Square

Former School, St. Mary's Place (North of Square)

Reg. No. 15009031 | Regionally Significant former School – now retail



Outline Description from October 2020 survey

Detached nine-bay three-storey former school building built c.1900. Now in use as commercial units with four modern shopfronts to ground floor with offices over. Pitched fibre-cement roof and cast-iron rainwater goods. Smooth rendered walls. Window openings with replacement brown uPVC. Road-fronted to car parking to St. Mary's Square.

Appraisal

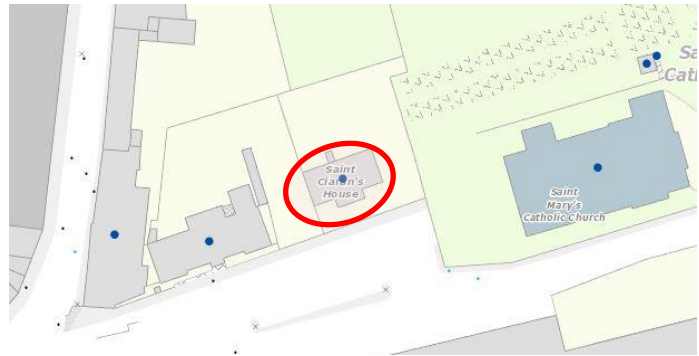
A well-appointed, imposing building in a pared-down Gothic style, which retains much of its original form and massing despite recent alterations and change of use, forming part of an important group of late nineteenth-century Roman Catholic buildings.

Comment & Observations

As with other buildings around St Mary's Square, the setting of the buildings is compromised by bitmac surface car parking. There is an obvious opportunity here to consider the use of this space for pedestrian centred activity and improvements could enhance this ensemble of buildings. It is appreciated that the current phase of work includes only part of St Mary's Square, stopping just short of this building.

St. Ciaran's House, St. Mary's Place (North of Square)

Reg. No. 15009030 | Regionally Significant former School



Outline Description from October 2020 survey

Detached five-bay two-storey over basement former schoolhouse with central breakfront, built in 1886. Renovated c.1985 to house the Knights of Columbanus. Pitched natural slate roof, ruled-and-lined rendered walls, replacement timber windows and doors. Set back from street behind low rendered wall with cut-stone coping with decorative cast-iron railings over.

Appraisal

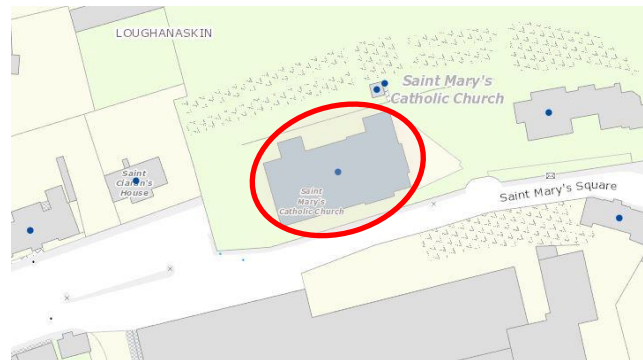
A substantial late nineteenth-century school building, built in a somber and imposing Gothic Revival-style. It retains its early form and character despite recent alterations and a change of use. It remains an integral part of a cluster of important late nineteenth-century Roman Catholic structures along with the St. Mary's Church and the Parochial House to the east.

Comment & Observations

As with the adjacent building, it was noted that the Square is dominated by surface car parking. There is an obvious opportunity here to consider the use of this space for pedestrian activity enhancing this group of buildings.

St. Mary's Roman Catholic church, St. Mary's Place (East of Square)

Reg. No. 15009029 | Regionally Significant Church



Outline Description from October 2020 survey

Freestanding four-bay gable-fronted Gothic Revival-style church with side aisles with clerestory above and four-stage tower with broached spire to entrance front (west), built between 1857-61. Pitched natural slate roofs with cast-iron ridge cresting and raised limestone verges with cast-iron

cross finials. Constructed of squared dressed limestone rubble with ashlar limestone dressings and detailing. Set back from road in own grounds and bounded by cast-iron railings.

Appraisal

A monumental church, located in an elevated position, that dominates the north side of Athlone. This attractive church is very well detailed and proportioned, with a slender spire and very fine tracery to the windows. The cast-iron railings to the exterior and the fine gate piers complete the composition.

Comment & Observations

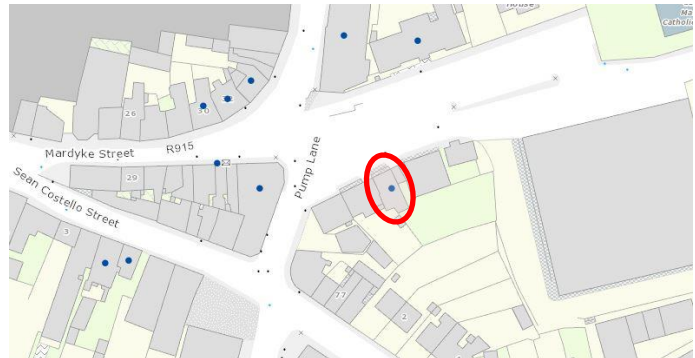
Although this building lies outside the current boundary of the Public Realm proposals, the significance of the building as a backdrop to the square and as a viewpoint in the distance. As with the buildings, the setting of this fine building could be greatly improved by considering the surfacing and use of the square for pedestrian use rather than dominated by vehicles.

Gift Gallery, St. Mary's Place (South of Square)

Reg. No. 15009063 | Regionally Significant House – Now retail

Outline Description from October 2020 survey

Attached three-bay two-storey house, built c.1890, now in use as commercial premises. Fibre-cement roof tiles with walls of rubble limestone to ground floor (originally rendered) and brick to first floor with red brick and two-over-two timber sliding sash windows.



Appraisal

An inventive late nineteenth-century house, which uses polychromatic brickwork to striking effect. It remains an attractive component of the streetscape.

Comment & Observations

Although the Public realm proposals do not include all of the Square, the proposals would run in front of this Protected Structure and it is interesting historic buildings which have the potential to activate the space.



Extent of Existing Public Realm to St Mary's Square

3.6 SEAN COSTELLO STREET & DUBLIN GATE STREET | NORTH SIDE

General Description

Narrow one way trafficked street running towards wider part at Mardyke Street.

Lots of buildings with character and appropriately scaled, including some protected Structures.

Opportunity for Public Realm at corner – See Sean Costello Street | South Side, Below



General Street View Looking West



End terrace adjacent to vacant site (RHS)



Street view looking West



Three storey buildings give way to two storey buildings to West



3.7 SEAN COSTELLO STREET | SOUTH SIDE

General Description

At the junction of this street is a small square which presents an opportunity for enhanced Public Realm at the corner.

This could be better presented to serve as a gathering space at the end of this narrow street and perhaps it would encouraged further Ground Floor activation.



Public Realm enhancement opportunity at corner



Three storey corner building



Two storey adjacent



Protected Structure



Part of terrace of four



Two storey building at point where street widens



Much altered building



Widening of street at junction with Mardyke Street



Tall 2 storey bank building



Modernised two storey building



Two storey terrace



Sean Costello Street looking East



End of terrace to Dublin Gate Street at corner of Griffith Street – Public realm completed

Protected Structures | Sean Costello Street & Dublin Gate Street

Previously Moran's Bar (LHS), Sean Costello Street (South side)

Reg. No. 15009142 & 15009143 | Regionally Significant former House / Public House



Outline Description from October 2020 survey

End-of-terrace three-bay two-storey house, built c.1850, with shopfront, c.1920 to ground floor. Pitched fibre-cement tiled roof with brick chimneystacks, cast-iron rainwater goods and projecting eaves course. Ruled and lined rendered walls and one-over-one pane timber sliding sash windows and cut-stone sills. Road-fronted. The RHS of the building has been altered since the protected building record survey. Road-fronted.

Appraisal

An attractive, mid nineteenth-century house with an early twentieth-century shopfront. It retains its early character and form and makes a positive contribution to the streetscape.

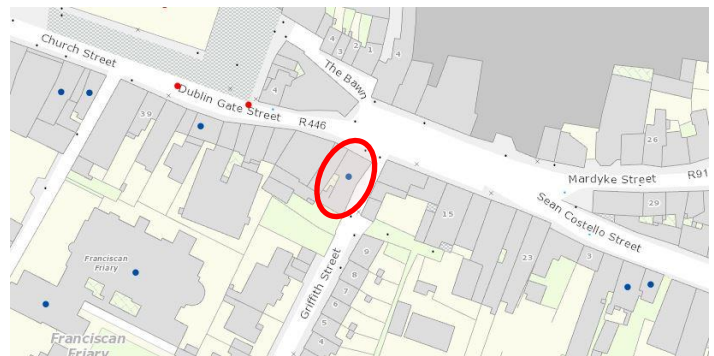
Comment & Observations

Although the shopfront as depicted in the Protected Structure record has been altered, it retains its original character adding to the attractiveness and variety of the street along with the neighbouring buildings.

**Corner House Bistro (previously Macken), 9 Dublin Gate Street, Griffith Street (South side)
Reg. No. 15009181 | Regionally Significant House – Now café**



Corner house Bistro (October 2020)



Location Map on Dublin Gate Street (NTS)

Outline Description from October 2020 survey

End-of-terrace three-bay two-storey house, c.1800, renovated c.1900 with traditional style timber shopfront insert to west end. Steeply pitched natural slate roof with projecting eaves course. Textured rendered walls and rendered chimneys over rubble masonry. Square-headed window openings with two-over-two timber sliding sash windows.

Appraisal

A highly attractive building of late eighteenth-century appearance that retains its early form, character and fabric.

Comment & Observations

The shopfront as depicted in the Protected Structure record has been altered, however contains its original character adding to the attractiveness of the street.

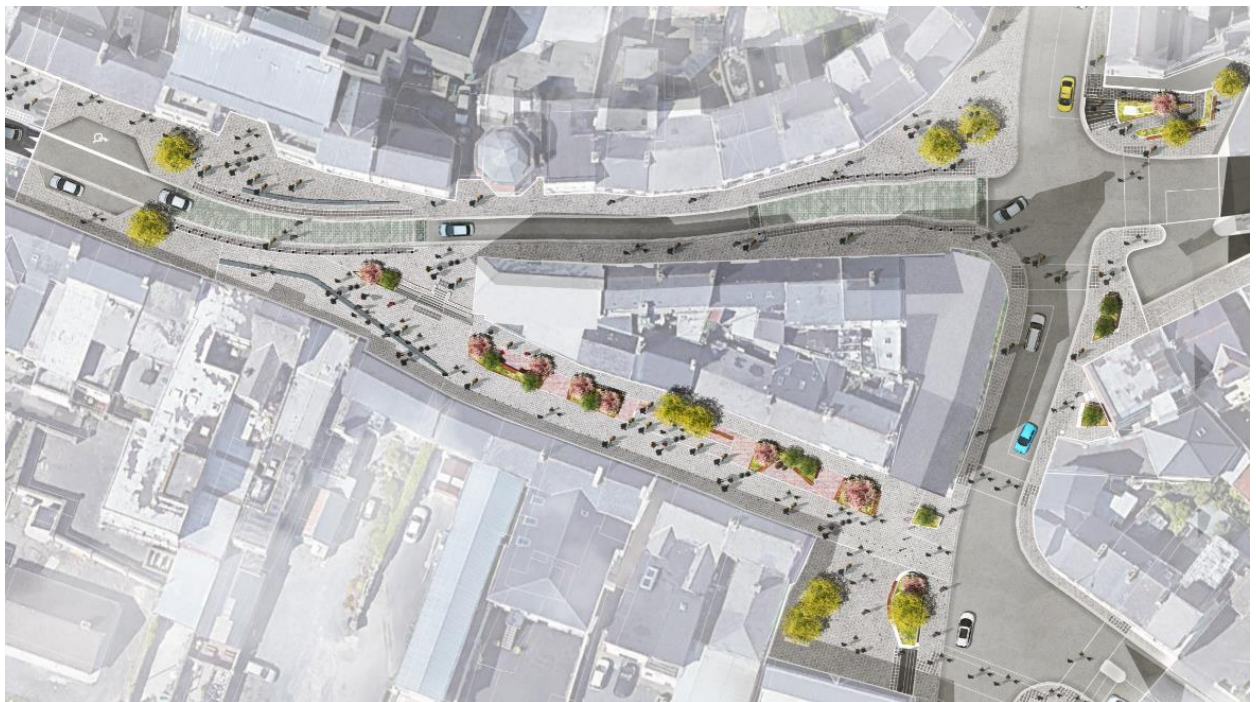
The Public Realm scheme has already been completed in front of this protected structure to Dublin Gate Street, turning the corner to Griffith Street, under an earlier phase.

4.0 SUMMARY OF WORKS & IMPACT ASSESSMENT

4.1 OUTLINE OF DESIGN WORKS

The Design works have been assessed in heritage terms to the following streets within the Public realm Proposal which all lie within the Architectural Conservation Area.

- **Mardyke Street** – Vehicular Traffic Remains with environmental improvements to the street paving improving the setting of the Protected Structures and ACA.
- **Pump Lane** – Including Junctions to Gleeson Street & Sean Costello Street - Vehicular Traffic Remains with environmental improvements to the street paving improving the setting of the Protected Structures and ACA. Redevelopment of the vacant site is not part of this proposal.
- **St Mary's Square** – Largely outside this application, however setting will be improved.
- **Sean Costello Street** - North side & South side & including junction at Pump Lane – Pedestrianisation and street scape improvements will enhance the protected Structures and ACA as a whole.



4.2 OBSERVED SENSITIVITIES

Any areas of sensitivity and specific elements over and above the Protected Structure and within the ACA have been highlighted in the previous Section 3.0.

4.3 RESPONSE TO PROTECTED STRUCTURE POLICY

CPO 14.24

The works is concerned with Public Realm and will enhance the Protected Structure in terms of setting. This work can in turn encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.

CPO 14.25

The identified Protected Structures and Architectural Conservation Area (ACA) have been recognised as documented in this report as they contribute positively to the heritage of the County.

CPO 14.26

Although work is adjacent to rather than concerned with the Protected Structures themselves, the proposals have been sensitively designed, compatible with its special character, and appropriate in terms of layout and materials so that the integrity of the structure and its curtilage is preserved.

CPO 14.27

All Protected Structures are retained as part of the proposed works and the relationship between the Protected Structure and any designed landscape features, or designed views or vistas from or to the structure have been considered.

CPO 14.28

The improvement of the setting with Public Realm seeks to encourage rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that of the area in which they are located.

CPO 14.33

The work will assist in ensuring a sustainable future for Protected Structures and buildings sited within the ACA by encouraging viability in use and be an incentive for investment.

CPO 14.35

The work brings contemporary and innovative designs which are of a sufficient high quality, principally by the use of quality materials, and do not detract from the character of the historic fabric of the Protected Structure. Proposals will enhance the Protected Structures and ACA.

4.4 RESPONSE TO CONSERVATION AREA PRINCIPLES

CPO 14.35

The proposals promote development that positively contributes to the character and appearance of the Architectural Conservation Area.

The proposed alterations to streetscape respect the special character of the ACA and reflect the historic architecture in terms of scale, design and quality materials used.

CPO 14.36

The proposals for the design of Public Realm within the ACA have taken account of the Statements of Character for the area and this has been backed up with the support of the Conservation Architects and their own observations as carried out on site.

CPO 14.38

The proposals ensure that Architectural Conservation Area (ACA), including any significant material within the public realm area, are protected.

The proposals do not include any new development or alteration of buildings within or adjoining the ACA

The Public Realm works will themselves positively enhance the character of the area and are appropriate in terms of proposed design, scale, layout and materials.

CPO 14.39

This report has highlighted significant elements in order that the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of Architectural Conservation Areas has been avoided.

5.0 RECOMMENDATIONS & CONCLUSIONS

- 5.1 As can be seen from the information presented. The proposed works are appropriate for both the setting of the Protected Structures and also the Architectural Conservation Area.
- 5.2 In the opinion of the Conservation Architect and Heritage Consultant, the proposed works will not cause any harm to the Architectural Conservation Area and will in fact serve to enhance it.
- 5.3 The proposed works will not have an adverse effect on any of the Protected Structures and will improve their overall setting and ongoing viability.
- 5.4 In the opinion of the Conservation Architect, the Planning Application should therefore be recommended for approval.

References:

NIAH Website: <https://www.buildingsofireland.ie/>
Westmeath Country Council Planning Documents
Westmeath Country Council Planning Website

Appendix A

Records of Protected Structures

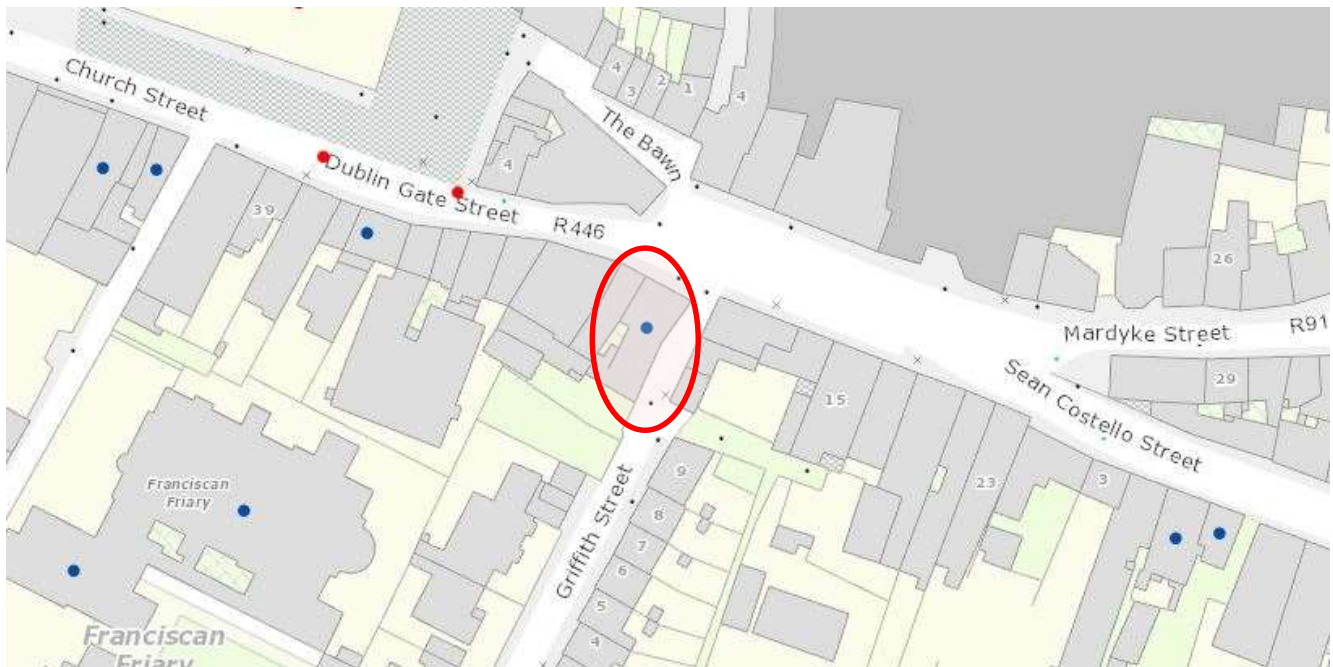
PROTECTED STRUCTURE | BUILDING RECORD

NB: See main report for Updated Images and Descriptions

Macken, Dublin Gate Street, Griffith Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009181

Survey Data

Reg No	15009181
Rating	Regional
Categories of Special Interest	Architectural Artistic Technical
Original Use	House
In Use As	House
Date	1780 - 1820
Coordinates	204243, 241422
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

End-of-terrace three-bay two-storey house, c.1800, renovated c.1900 with traditional timber shopfront insert to west end. Steeply pitched slate roof with projecting eaves course, rendered chimneystack to east end and shared rendered chimneystack to west. Ruled-and-lined rendered walls over rubble masonry with slight base batter and raised quoins to corners. Partially slate-hung to rear (south). Square-headed window openings with two-over-two pane timber sliding sash windows, paired window to east end of ground floor. Traditional timber shopfront to west end with fixed pane display window and timber glazed double doors, flanked by timber pilasters (with Doric capitals) with timber fascia over. Timber counter and fittings to interior. Road-fronted.

Appraisal

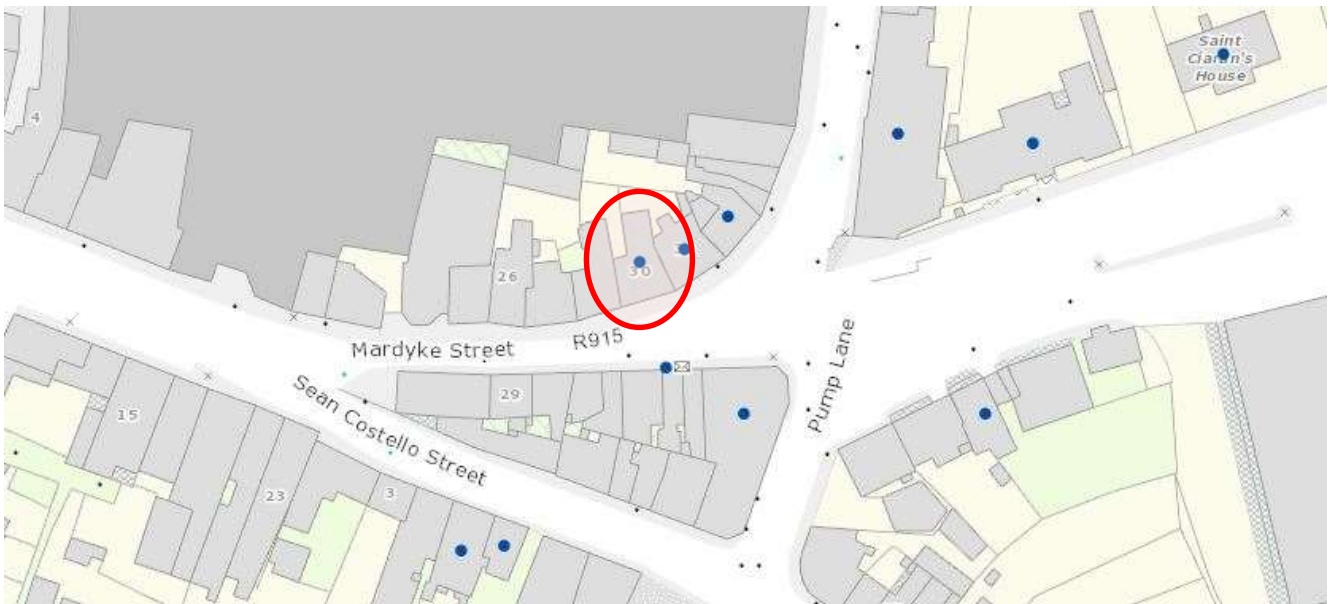
A highly attractive building of late eighteenth-century appearance that retains its early form, character and fabric. The steeply pitched roof suggests that this building may have been thatched. The timber shopfront is a noteworthy feature of artistic merit. The attractive lettering to the fascia enhances the building, which contributes immensely to the character of the streetscape.

PROTECTED STRUCTURE | BUILDING RECORD

Noel Ryan, Mardyke Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009364

Survey Data

Reg No	15009364
Rating	Local
Categories of Special Interest	Architectural
Original Use	House
In Use As	Office
Date	1840 - 1860
Coordinates	204359, 241435
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Terraced three-bay three-storey house, c.1850. Now with commercial offices to ground floor and living accommodation over. Pitched natural slate roof with rendered chimneystacks to either end and cast-iron rainwater goods. Cement rendered walls with square-headed window openings with replacement windows. Recessed modern shopfront to ground floor. Road-fronted.

Appraisal

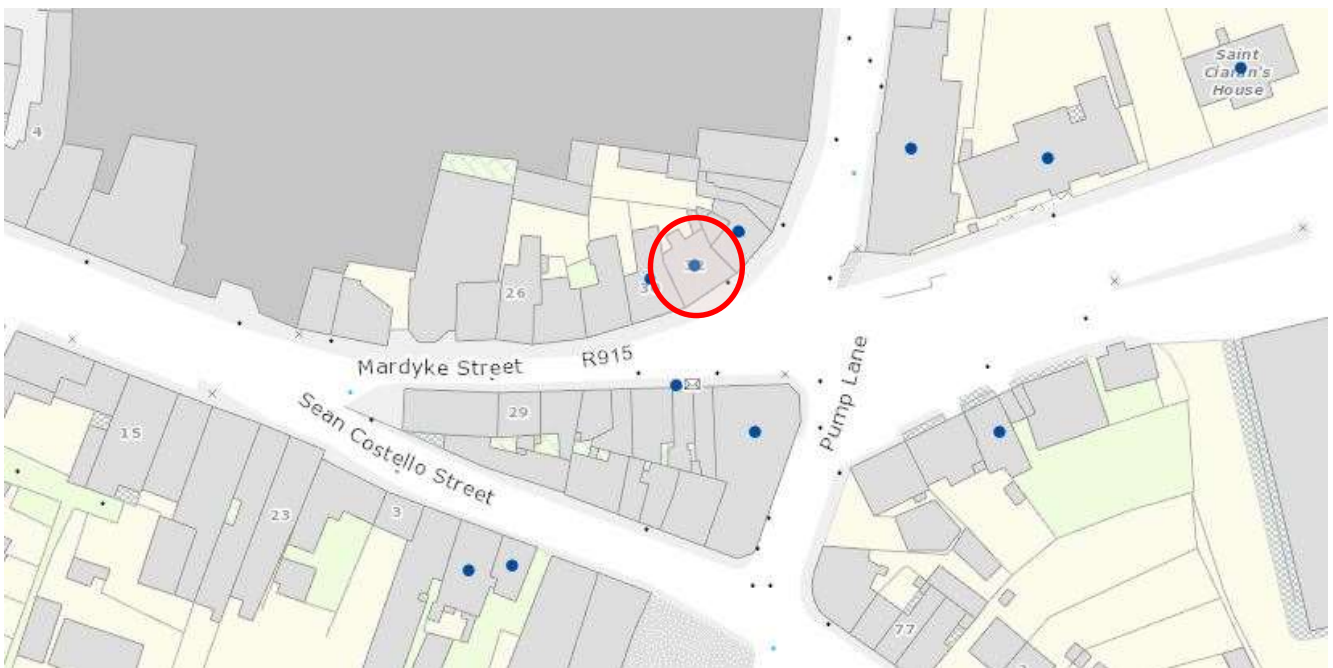
An attractive building which retains its importance to the streetscape despite recent renovations.

PROTECTED STRUCTURE | BUILDING RECORD

O'Meara Property Advisers, Mardyke Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009365

Survey Data

Reg No	15009365
Rating	Local
Categories of Special Interest	Architectural
Original Use	House
In Use As	Office
Date	1922 - 1930
Coordinates	204366, 241437
Date Recorded	25/11/2005
Date Updated	--/--/--



Description

Terraced three-bay three-storey house, rebuilt c.1925. Now with commercial offices to ground floor and apartments over. Pitched slate roof with rendered chimneystacks to either end. Smooth rendered to ground floor, pebbledashed over with raised block quoins to corners. Square-headed window openings with two-over-two pane timber sliding sash windows with horizontal glazing bars. Central square-headed doorcase to ground floor with timber door and plain overlight above. Road-fronted.

Appraisal

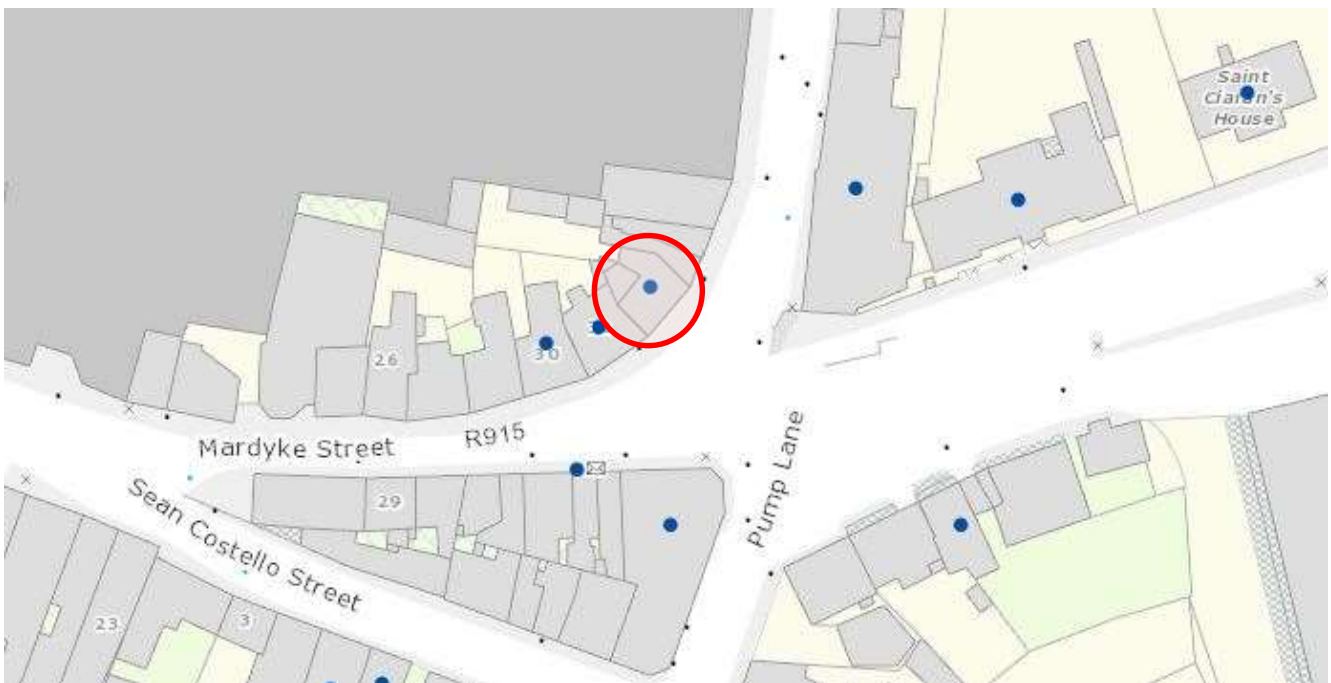
An attractive structure which was rebuilt in a mid nineteenth-century style after fire in during the Civil War in 1922. This building probably contains earlier fabric and fits in well with the surrounding buildings.

PROTECTED STRUCTURE | BUILDING RECORD

Carey's, Mardyke Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009366

Survey Data

Reg No	15009366
Rating	Local
Categories of Special Interest	Architectural
Original Use	House
In Use As	Public House
Date	1780 – 1820
Coordinates	204374, 241443
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Terraced three-bay three-storey house, built c.1800. Now in use as a public house with accommodation over. Pitched natural slate roof with rendered chimneystacks with brick coping to either end. Smooth rendered walls with raised block quoins to corners. Square-headed window openings with replacement windows and cut-stone sills. Modern shopfront to ground floor with square-headed doorcases with replacement doors and simple overlights. Road-fronted on sloping site.

Appraisal

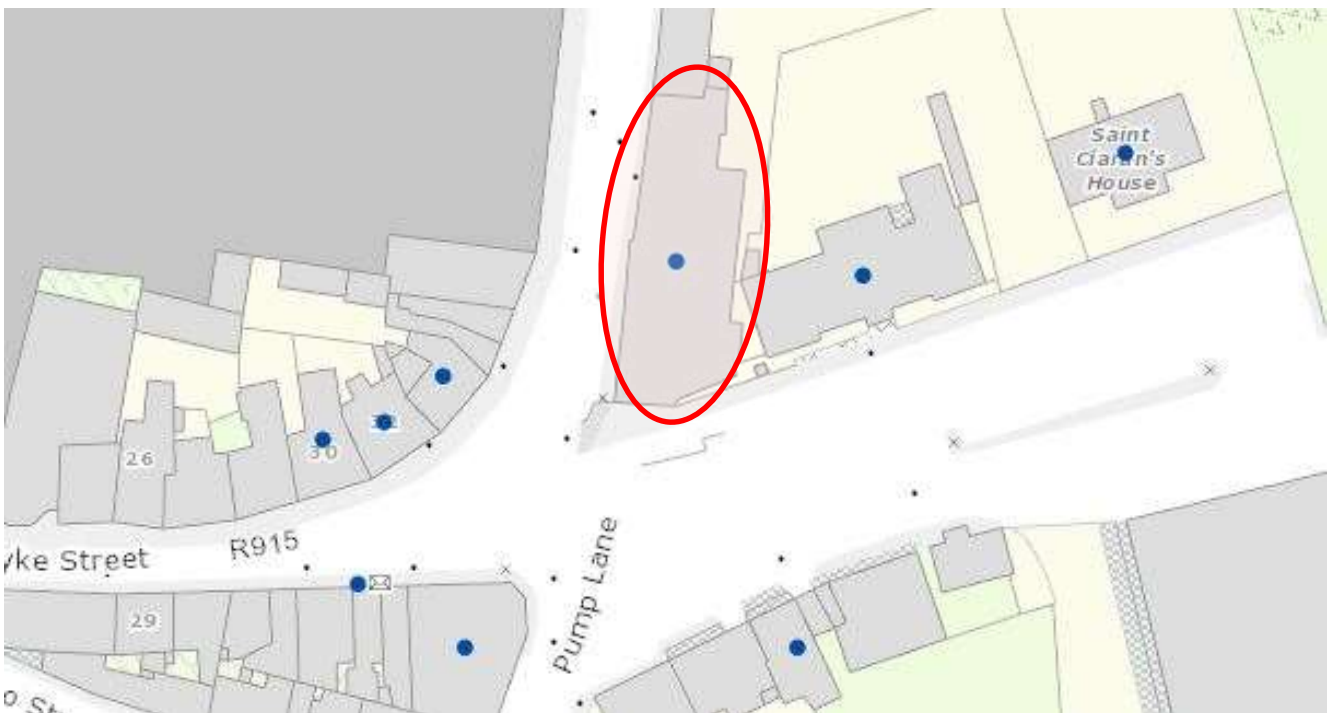
A prominent commercial building that retains its early character despite recent renovations. The small windows on the top floor suggest a late eighteenth-century date. This building makes a positive contribution to the streetscape of Athlone.

PROTECTED STRUCTURE | BUILDING RECORD

Campagnet House, Gleeson Street, St. Mary's Place, LOUGHNASKIN, Athlone, County Westmeath -
Reg. No. 15009032

Survey Data

Reg No	15009032
Rating	Regional
Categories of Special Interest	Architectural
Original Use	Convent/nunnery
In Use As	Hotel
Date	1860 – 1880
Coordinates	204402, 241457
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

End-of-terrace nine-bay three-storey former school, built c.1870, with three-bay two-storey section to north. In use as hotel c.1900 and as Marist Brothers residence c.1920. Pitched slate roof with rendered chimneystacks and cast-iron rainwater goods. Cement rendered walls. Segmental-headed window openings to ground and first floors, square-headed above, all with replacement fittings. Moulded surrounds to ground floor openings. Central segmental-headed doorcase to centre set in segmental-headed recessed porch. Road-fronted.

Appraisal

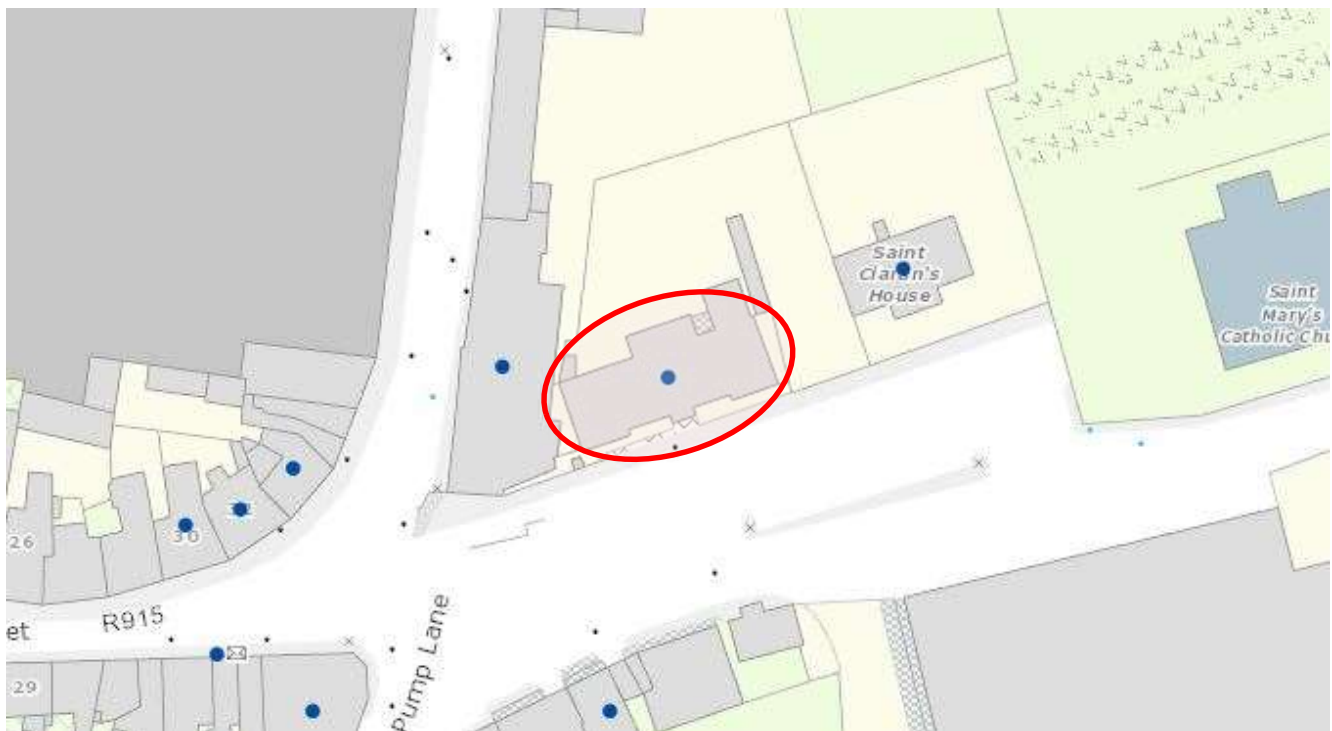
A large late nineteenth-century school building with the bare minimum of decoration. It has a rather bleak and imposing appearance and has suffered from recent alterations. The top storey may be a later addition. It forms part of a large group of late nineteenth-century Roman Catholic buildings in the St. Mary's Place area to the north of Athlone.

PROTECTED STRUCTURE | BUILDING RECORD

St. Mary's Place, LOUGHNASKIN, Athlone, County Westmeath - Reg. No. 15009031

Survey Data

Reg No	15009031
Rating	Regional
Categories of Special Interest	Architectural Historical
Original Use	School
In Use As	Shop/retail outlet
Date	1890 – 1910
Coordinates	204424, 241455
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Detached nine-bay three-storey former school building with projecting single-bay single-storey porch to centre and advanced two-bay gabled end bays, built c.1900. Now in use as commercial units with four modern shopfronts to ground floor with offices over. Pitched artificial slate roofs with raised verges cast-iron rainwater goods. Empty niches to advanced gables. Smooth rendered walls with raised rendered quoins to corners and a moulded string course at first floor level. Square-headed window openings with moulded surrounds to first floor, segmental-headed openings above with hoodmouldings above to second floor, all windows now replacement. Round-headed doorcase to central porch with timber double doors with plain fanlight over. Road-fronted.

Appraisal

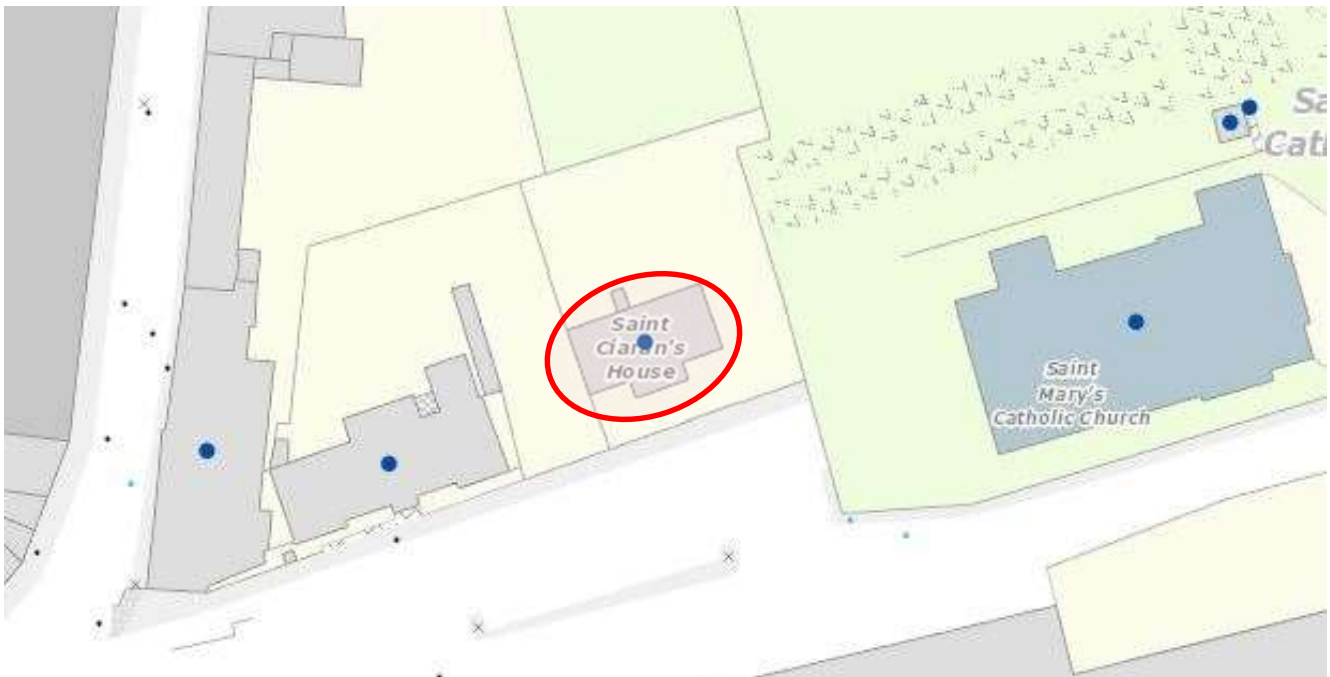
A well-appointed, imposing building in a pared-down Gothic style, which retains much of its original form and massing despite recent alterations and change of use. It occupies a prominent position to the north of Athlone and forms part of an important group of late nineteenth-century Roman Catholic buildings with St Mary's Church, the parochial house and the school to the east.

PROTECTED STRUCTURE | BUILDING RECORD

St. Ciaran's House, St. Mary's Place, LOUGHNASKIN, Athlone, County Westmeath - Reg. No. 15009031

Survey Data

Reg No	15009031
Rating	Regional
Categories of Special Interest	Architectural Artistic Historical Scientific
Original Use	School
In Use As	Building misc
Date	1880 – 1890
Coordinates	204456, 241470
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Detached five-bay two-storey over basement former school house with central breakfront, built in 1886. Renovated c.1985 to house Knights of Columbanus. Pitched natural slate roof with raised verges and wrought-iron finial to breakfront. Empty niche below to gable. Ruled-and-lined rendered walls with rendered quoins to corners and moulded string course at first floor level. Segmental-headed window openings to ground floor with hood mouldings above, square-headed windows to first floor with drip mouldings, all with replacement fittings. Square-headed doorcase with replacement metal-sheeted doors. Set back from street behind low rendered wall with cut-stone coping with decorative cast-iron railings over.

Appraisal

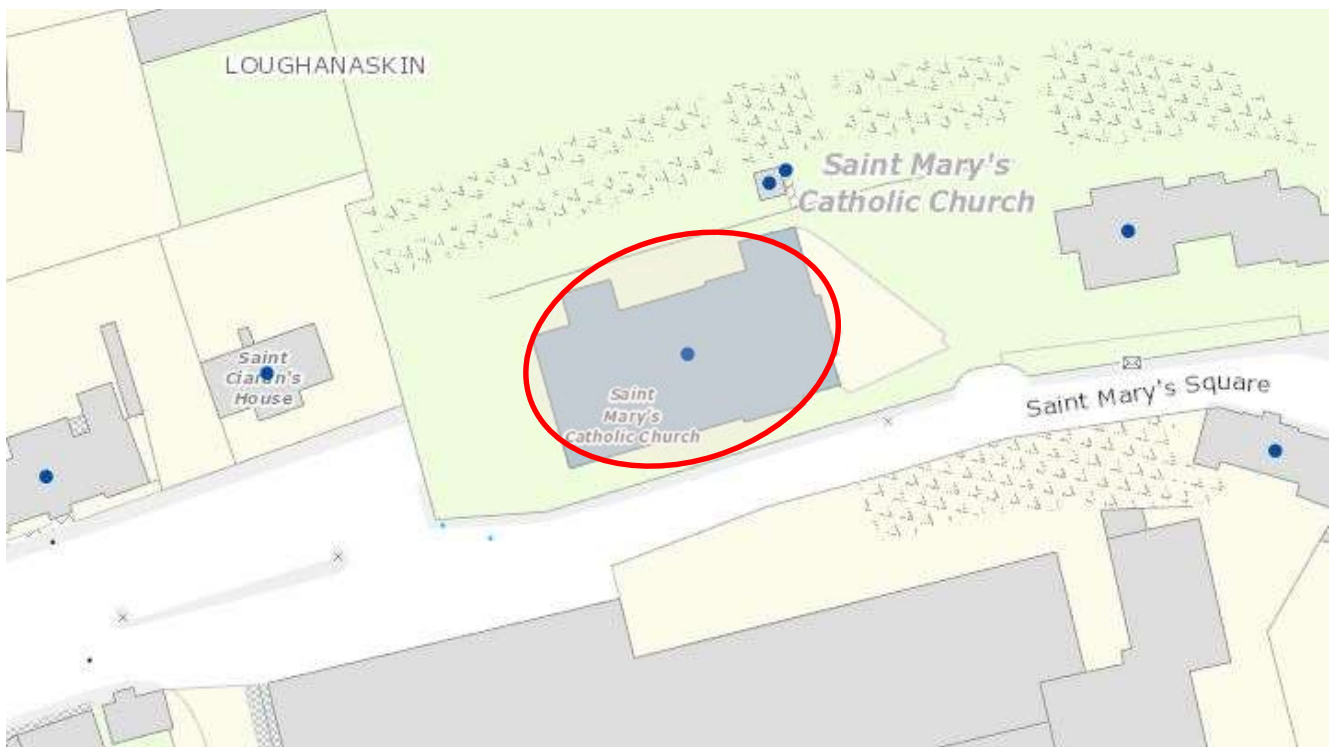
A substantial late nineteenth-century school building, built in a somber and imposing Gothic Revival-style. It retains its early form and character despite recent alterations and a change of use. The high gables and hoodmouldings are typical of the institutional architecture of the time and are noteworthy features. It remains an integral part of a cluster of important late nineteenth-century Roman Catholic structures along with the St. Mary's Church and the parochial house to the east.

PROTECTED STRUCTURE | BUILDING RECORD

St. Mary's Roman Catholic church, St. Mary's Place, LOUGHNASKIN, Athlone, County Westmeath -
Reg. No. 15009029

Survey Data

Reg No	15009029
Rating	Regional
Categories of Special Interest	Architectural Artistic Social Technical
Original Use	Church/chapel
In Use As	Church/chapel
Date	1855 - 1865
Coordinates	204517, 241473 Date Recorded
	08/09/2004
Date Updated	--/--/--



Description

Freestanding four-bay gable-fronted Gothic Revival-style church with side aisles with clerestory above and four-stage tower with broached spire to entrance front (west), built between 1857-61. Pitched natural slate roofs with cast-iron ridge cresting and raised limestone verges with cast-iron cross finials. Constructed of squared dressed limestone rubble with ashlar limestone dressings and detailing. Paired lancet openings to nave (separated by clasping buttresses) and to clerestory above, five light window to chancel gable with geometric tracery, five paired lancets to east gable. Central pointed-arched opening with timber double doors with limestone colonnettes and ashlar hoodmouldings above. Interesting interior with cross braced timber roof, stained glass windows, white marble stations on the cross and marble memorials. Set back from road in own grounds and bounded by cast-iron railings with fleur de lis finials and buttressed and gabled limestone gate piers with cast-iron gates. Located in elevated site to northeast of Athlone.

Appraisal

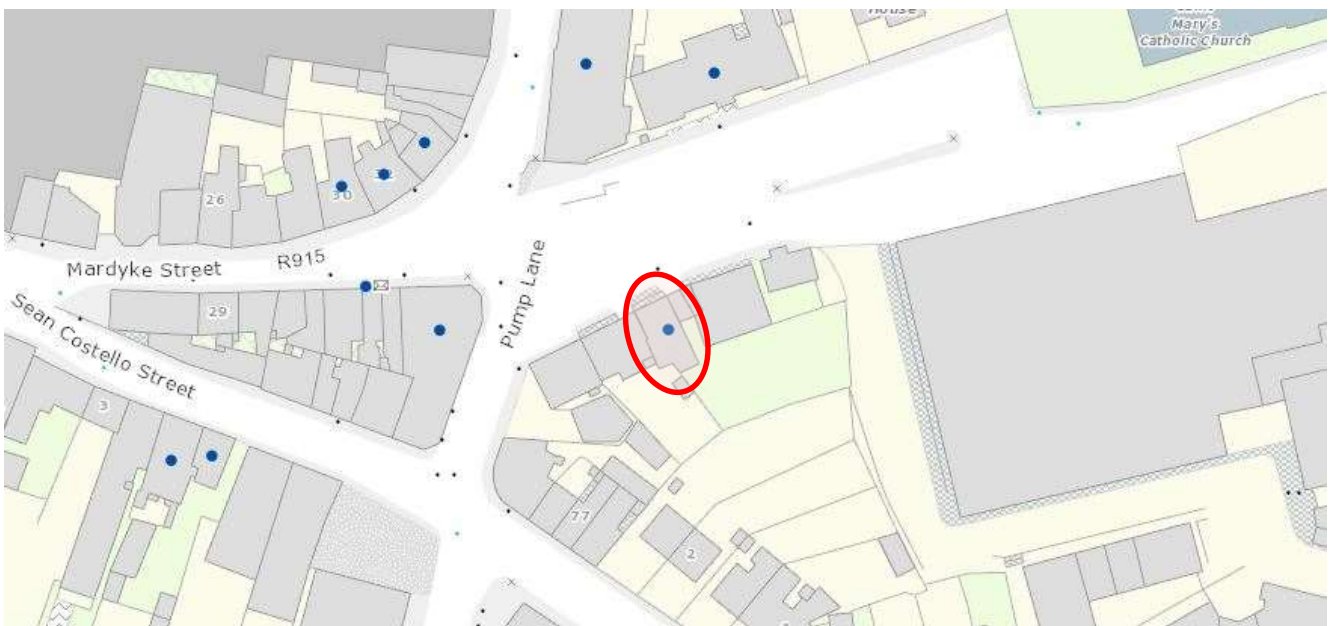
A monumental church, located in an elevated position, that dominates the north side of Athlone. It was built in an Early English Gothic-style to designs by John Bourke (died 1871), a prominent church architect of the time. It is the original post-Emancipation church in Athlone and replaced a number of earlier chapels in the town. This attractive church is very well detailed and proportioned, with a slender spire and very fine tracery to the windows. The construction of the church attests to high quality stone masonry and craftsmanship, particularly evident in the fine carved detailing throughout. The white marble 'stations of the cross', by George Collie and the white granite Renaissance-style monument to builder of the church, a Canon Kieran Kilroe, are noteworthy features to the interior. The cast-iron railings to the exterior and the fine gate piers complete the composition.

PROTECTED STRUCTURE | BUILDING RECORD

Giff Gallery, St. Mary's Place, ATHLONE, Athlone, County Westmeath - Reg. No. 15009063

Survey Data

Reg No	15009063
Rating	Regional
Categories of Special Interest	Architectural Artistic
Original Use	House
In Use As	Shop/retail outlet
Date	1880 – 1900
Coordinates	204416, 241410
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Attached three-bay two-storey house, built c.1890, with former integral carriage arch to centre now remodeled as door. Now in use as commercial premises. Pitched natural slate roof with moulded brick eaves cornice and brick chimneystacks to either end. Constructed of rubble limestone to ground floor (originally rendered) and brick to first floor with red brick quoins to corners, brick string course at first floor level and brick block-and-start surrounds to openings. Square-headed window openings with two-over-two timber sliding sash windows to first floor, plate glass to ground floor. Original square-headed doorcase now in use as window. Carriage arch to centre has been changed into a doorcase with inset, fluted, Tuscan columns and a segmental-headed fanlight above. Set back from footpath behind cast-iron railings on low plinth.

Appraisal

An inventive late nineteenth-century house, which uses polychromatic brickwork to striking effect. It may have been built by the same architect responsible for Gainsborough House on Northgate Street, which has a similar ornate brick façade. It remains an attractive component of the streetscape.

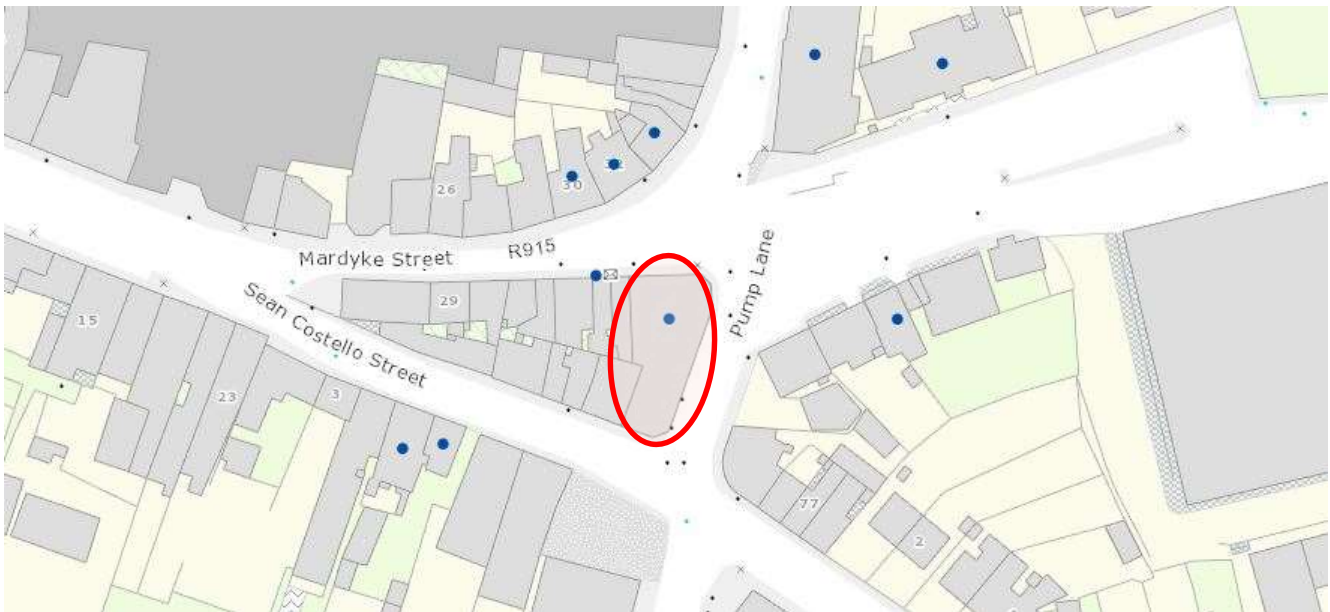
PROTECTED STRUCTURE | BUILDING RECORD

NB: This Protected Structure has now been demolished.

O'Neill's Bar, Mardyke Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009390

Survey Data

Reg No	15009143
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
In Use As	Public house
Date	1840 - 1860
Coordinates	204329, 241387
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Corner-sited five-bay two-storey late Victorian public house with oriel window above chamfered corner at street junction, built c.1900. Hipped natural slate roof with terracotta ridge tiles, moulded brick eaves cornice, cast-iron rainwater goods and brick chimneystacks. Constructed of brick over rendered plinth with ashlar surrounds to windows, ashlar relieving arches above first floor windows and a flush ashlar string course at first floor level. Segmental-headed window openings to ground floor, square-headed above to first floor, all with replacement windows. Modern shopfront to west end of Mardyke Street elevation with replica traditional shopfront. Road-fronted.

Appraisal

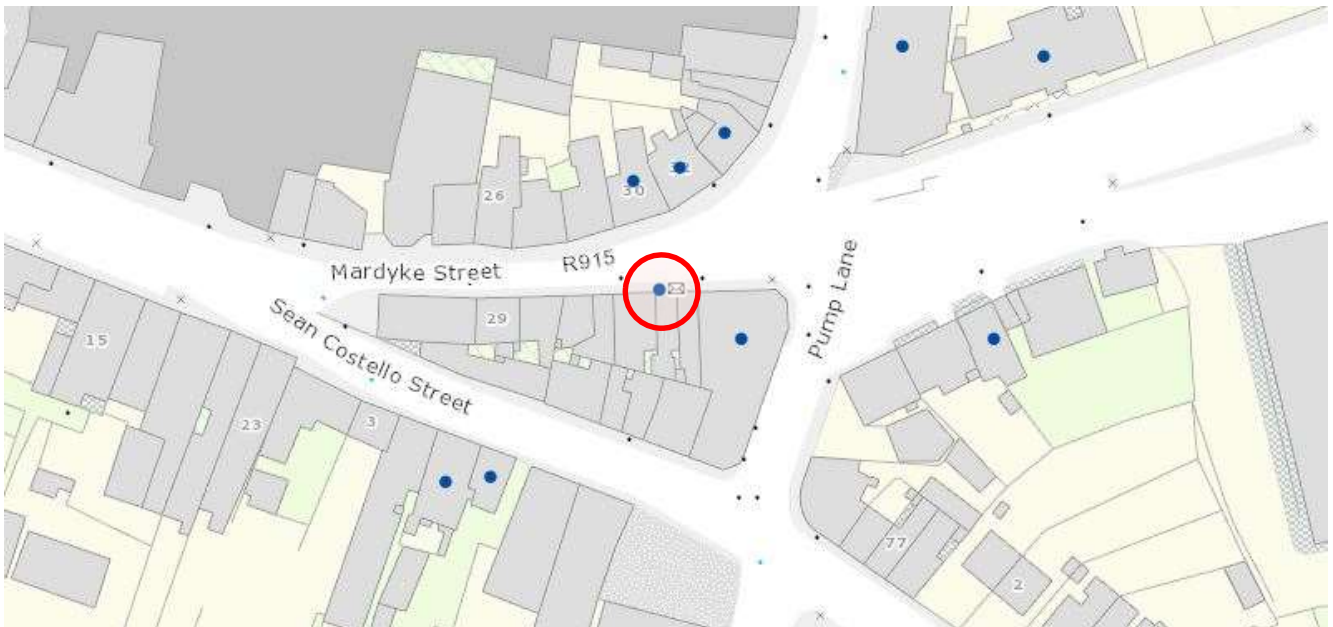
A complex public house, purpose-built with typical late-Victorian exuberance. It retains its early character and occupies a very prominent and important location on the main approach into Athlone from the east. This building originally had three storeys but was reduced in size following a major fire in 1921. It remains an attractive landmark in the historic streetscape of Athlone. It was reputedly built to designs by the architect W.A. Tanner.

PROTECTED STRUCTURE | BUILDING RECORD

Mardyke Street, Mardyke Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009392

Survey Data

Reg No	15009392
Rating	Regional
Categories of Special Interest	Social Technical
Original Use	Post box
In Use As	Post box
Date	1930 - 1950
Coordinates	204363, 241418
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Wall-mounted cast-iron post box, c.1940, with raised 'P&T' monogram. Set into wall of former post office on Mardyke Street.

Appraisal

An attractive piece of mass produced early twentieth-century cast-iron. Well-maintained and still in use, this modest artifact is a subtle addition to the streetscape. The raised 'P&T' insignia in Gaelic script attests to the promotion of a national identity upon the establishment of the independent State.

PROTECTED STRUCTURE | BUILDING RECORD

Moran's Bar, Dublin Gate Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009142

Survey Data

Reg No	15009142
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
In Use As	Public house
Date	1840 - 1860
Coordinates	204336, 241388
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

End-of-terrace three-bay two-storey house, built c.1850, with shopfront, c.1920 to ground floor. One of a terrace of four. Pitched artificial slate roof with brick chimneystacks, cast-iron rainwater goods and projecting eaves course. Ruled and lined rendered walls with raised quoins to corners at first floor level. Square-headed window openings to first floor with one-over-one pane timber sliding sash windows and cut-stone sills. Shopfront to ground floor with plate glass window with three casement windows over, glazed timber double doors with overlight and timber fascia with raised lettering over. Round-headed doorcase to western bay with timber panelled door with radial fanlight over. Road-fronted.

Appraisal

An attractive, if modest, mid nineteenth-century house with an early twentieth-century shopfront. It retains its early character and form and makes a positive contribution to the streetscape.

PROTECTED STRUCTURE | BUILDING RECORD

Moran's Bar, Dublin Gate Street, ATHLONE, Athlone, County Westmeath - Reg. No. 15009143

Survey Data

Reg No	15009143
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
In Use As	Public house
Date	1840 - 1860
Coordinates	204329, 241387
Date Recorded	08/09/2004
Date Updated	--/--/--



Description

Terraced three-bay two-storey house, built c.1850, with ground floor converted to public house, c.1970. One of a terrace of four. Pitched artificial slate roof with brick chimneystacks, cast-iron rainwater goods and projecting eaves course. Ruled and lined rendered walls with raised quoins to corners at first floor level. Square-headed window openings to first floor with one-over-one pane timber sliding sash windows and cut-stone sills. Square-headed doorcase to ground floor with timber door flanked by square-headed plate glass windows. Road-fronted.

Appraisal

An attractive building which continues to add character to the streetscape despite the loss of much of its original fabric when converted to a public house.

Appendix B

Proposed Site Layout



NOTES

1. All measurements shown are in metres, and all levels are to ordnance datum unless otherwise indicated
2. All Coordinates are to ITM, unless otherwise noted.

LEGEND

Red Line Boundary
 Area = 5740m² = 0.574 Ha
 Site Location = 604265, 741440 (ITM)

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Rev	Date	Description	App
P02	24.02.21	Red Line Amended	KOS
P01	09.02.21	First Issue	KOS

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Client
 Project Status: **STAGE 2 - CONCEPT DESIGN**
 Project: **Athlone Public Realm**

Drawing: **LOCATION PLAN**

Scale: **1:1000 @ A1**

Drawn	Checked	Approved
DSA	CM	KOS
Date: 09.02.21	Date: 09.02.21	Date: 09.02.21

Project	Organisation	Zone	Level	Type	Role	Number	Revision
ATPR	MCA	Z1	XX	DR	CE	1000	P02

Project Number: **E2251**
 Status code & Description: -

All dimensions are in metres. Figured dimensions to be taken in preference to scaled dimensions. Dimensions to be checked on site. © 2021 McAdam Design Ltd.

Appendix C

Recommended Scenario

