



Longwood

Architectural Conservation Area
statement Of Character
December 2009

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Longwood

Architectural Conservation Area

Statement of Character

Lotts Architecture and Urbanism with Michael O'Neill

On behalf of
Meath County Council and
County Meath Heritage Forum

An Chomhairle Oidhreachta
The Heritage Council



An action of the County Meath Heritage Plan 2007-2011
supported by Meath County Council and the Heritage Council

Foreword

In 2007 Meath County Council adopted the County Meath Heritage Plan 2007-2011, prepared by the County Heritage Forum, following extensive consultation with stakeholders and the public. The Heritage Forum is a partnership between local and central government, state agencies, heritage and community groups, NGOs local business and development, the farming sector, educational institutions and heritage professionals. The Heritage plan is a cross-agency strategic plan which aims to identify, promote, enhance and conservation Meath's rich heritage. It is an action of the Heritage Plan to evaluate the character of Architectural Conservation Areas (ACAs) in the county.

It is an objective of the county Meath Development Plan 2007-2013 to carry out an appraisal of existing and proposed Architectural Conservation Areas (ACAs) during the lifetime of the plan. This publication describes the special character of Longwood ACA and will be a useful guide for the public and local authority. We would sincerely like to thank all those who contributed to this project and to the Heritage Council for providing funding.

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Introduction

1.0 Introduction

Several of the towns and villages of county Meath contain areas of architectural, historical and cultural interest, which have a distinct character and inherent qualities. Their character is derived from the typology of buildings within the area and their setting in the landscape. These areas may develop and change with time but their special character is considered of great value and worthy of protection. Current planning legislation allows a planning authority to include objectives in the County Development Plan to preserve the character of a place, area, group of structures or townscapes (taking account of building lines and heights) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contribute to the appreciation of protected structures, and whose character it is an objective of a development plan to preserve. These places form *Architectural Conservation Areas* or as here abbreviated, *ACAs*. The legislation governing ACAs is used to protect the following:

- groups of structures of distinctiveness or visual richness or historical importance.
- the setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit special protection.
- the setting of a protected structure where this is more extensive than its curtilage.
- designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains.
- groups of structures which form dispersed but unified entities but which are not within the curtilage of a single dominant protected structure.

Therefore an ACA could include a terrace of houses, an entire streetscape, a town centre or a smaller ensemble related to a specific building type, such as a mill or a country house. The

significance of structures within an ACA lies in their positive contribution to the streetscape and the character of an area and their protection relates to the external appearance of such areas or structures. The objective of the ACA designation is to guide change within an area and ensure that future development is carried out in a manner sympathetic to the special character of this historic place.

The carrying out of works to the exterior of a structure in an ACA shall only be considered as exempted development as long as the works do not affect the character of the exterior of the structure or that of neighbouring structures or areas. Alterations, extensions and new build are allowed within an ACA but any new development should respect or enhance the special character of the area and should be carried out in consultation with the Planning Department of Meath County Council and the Conservation Officer, following the usual planning application process.

There are currently eighteen ACAs designated in county Meath. This document is one in a series which identifies the special character of individual ACAs and gives advice and guidance to those seeking planning permission, such as homeowners, developers and planning professionals, on the type of works that would be acceptable within that particular ACA to avoid loss or negative impact to its special character.

Location & Boundary of the Architectural Conservation Area

2.0 Location & Boundary of the Architectural Conservation Area

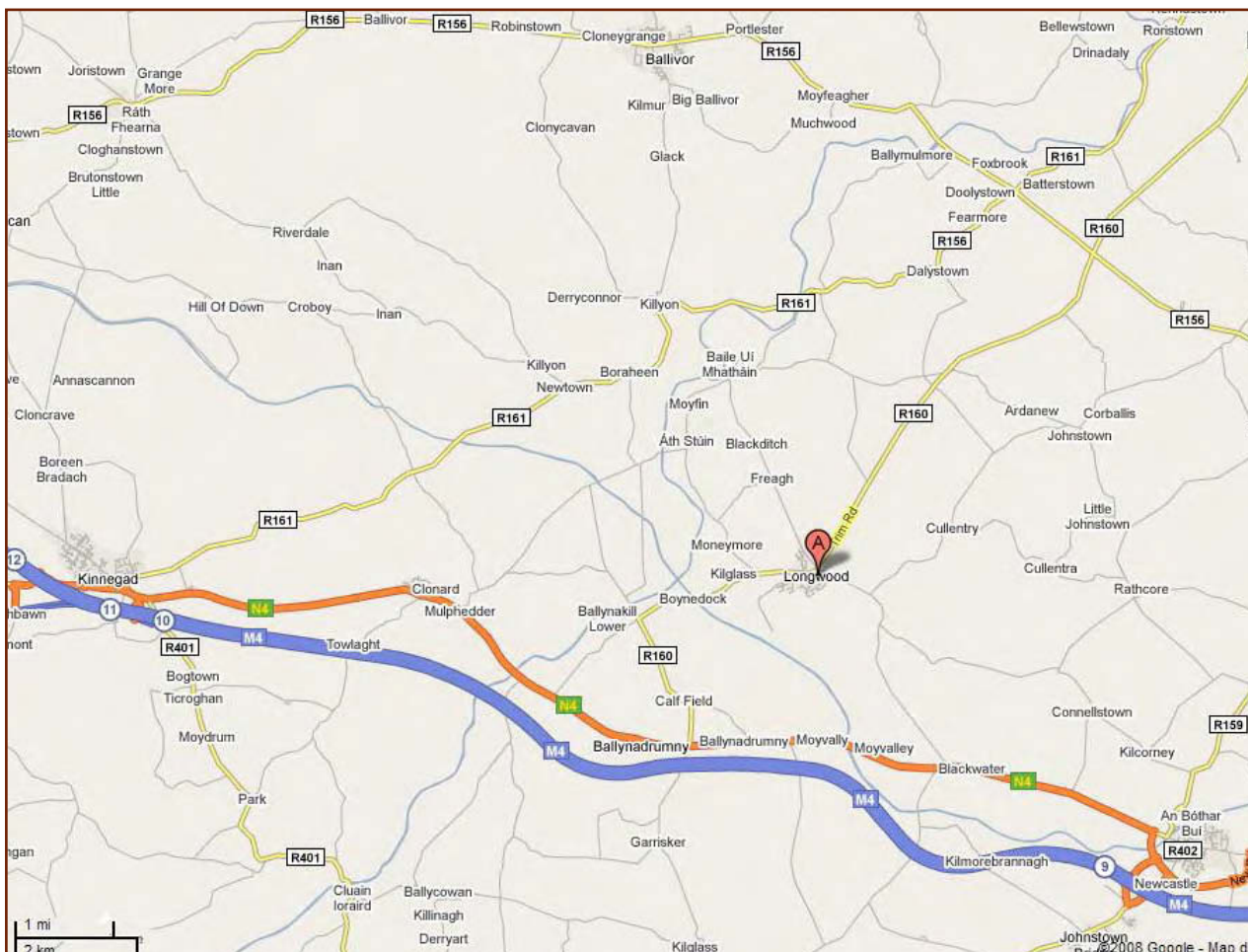


Fig. 1: The location of Longwood in the local context (from Google maps)

Longwood is located near the south-west part of County Meath some 50km north-west of Dublin city centre. It lies 8km south-west of Trim, 10km east of Kinnegad and 6km north-west of Newcastle. The M4 passes Newcastle and Kinnegad in and east-west direction to the south. The R160 Regional Road passes through Longwood, a third class road also passes through and four other minor local roads radiate from the village. The village is located 2km east of the Boyne and 1km west of the Blackwater rivers which run on parallel north-south courses before joining some 5km due north of Longwood. 2km to the south-west is the Boyne aqueduct at the junction with the Royal Canal. Longwood is in the civil parish of Castlerickard in the barony of Moyfenrath.

Longwood evolved as a market town and serves a broadly rural hinterland, the village has seen recent developments so often seen in other villages and towns throughout Ireland. The historic main street is orientated roughly east-west with a large triangular shaped village green to the western end and a graveyard to the eastern end.

The landscape character assessment (LCA) of the setting for Longwood is one of 'Central Lowlands'. The landscape is described as rolling hills and lowland with interspersed estate landscapes. It is less populated in the west of the county with concentrations of residential dwellings along arterial routes within the vicinity of villages

Location & Boundary of the Architectural Conservation Area

such as Longwood and Ballivor which have expanded significantly and inappropriately due to development pressure. The landscape around settlements is described as a patchwork of well managed small pastoral field, hedgerows and small areas of woodland. Its value is rated as high, its importance as regional and sensitivity as medium.



Fig. 2: Aerial view of Longwood village, village green and church graveyard

2.1 ACA Boundary

The ACA boundary for Longwood encompasses the main street of the village that lies in a roughly east west direction. The western end includes the Garda station that frames the view with roads leading off to either side. The eastern end stops short of the Church Graveyard and includes parts of roads branching off to the north and south. The boundaries either side of the green are set according to the depth of individual plots. The boundaries of the ACA are delineated on the accompanying Figure 3.

The following streets and thoroughfares are located partly or wholly within the boundaries of the ACA:

Trim Road (part of),
St Oliver's Road,
Main Street,
Enfield Road (part of),
Road to Kilglass (part of)
Ribbon Tale Close (part of)

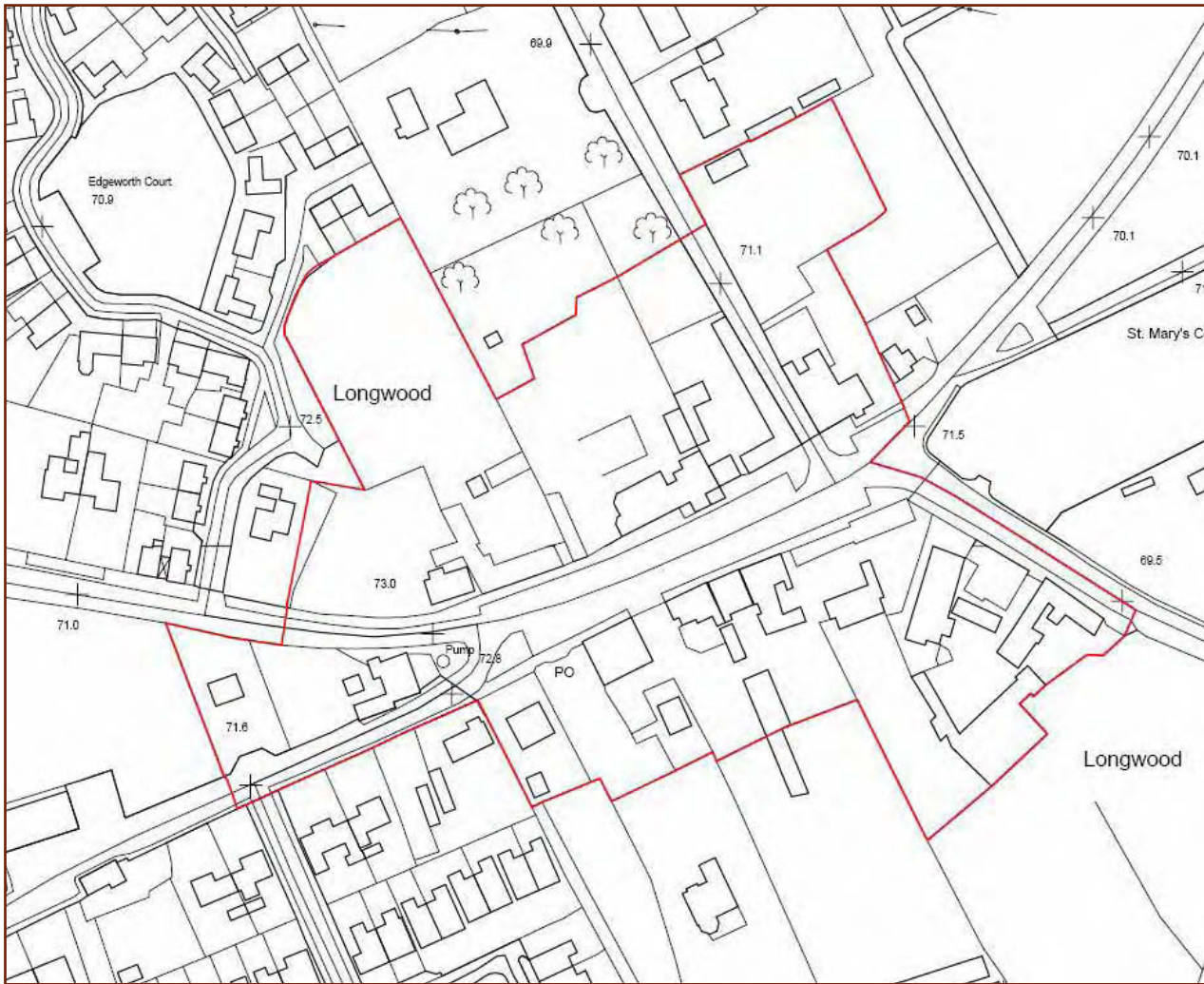


Fig.3: Boundary of Longwood ACA

Schedule of Protected Structures & Recorded Monuments

3.0 Schedule of Protected Structures & Recorded Monuments

There are a number of protected structures within the boundaries of Longwood ACA that are protected under Part IV of the Planning & Development Act 2000. A protected structure is a structure or part of a structure that a Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The full extent of a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The concept of curtilage is not defined by legislation, but is understood to be the parcel of land immediately associated with that structure and which is or was in use for the purposes of the structure. The Record of Protected Structures (RPS) is contained in the Meath County Development Plan 2007-2013, Appendix V.

The Record of Monuments and Places lists structures and sites of archaeological heritage. The schedule is available to the public at the Planning Office of Meath County Council, Teagasc Offices and Town Councils and on the internet on the website of the National Monuments Services, Department of Environment, Heritage and Local Government (www.archaeology.ie).

Schedule of Protected Structures & Recorded Monuments

3.1 Protected Structures

Within the boundary of the Longwood ACA there are seven protected structures comprising: a 19th century church, terraced and detached 19th century two storey residential houses and a detached 20th century residential house.

• RPS No. MH047- 207:	Detached 3-bay, 2 storey house (Garda station), Main Street
• RPS No. MH047- 208:	Former pair houses, 2 storey, Main Street (this structure is not listed on the NIAH Buildings of Ireland survey)
• RPS No. MH047- 209:	Detached 3-bay, 2 storey house, Main Street
• RPS No. MH047- 210:	No longer exists. Demolished.
• RPS No. MH047- 211:	Detached 4-bay, 2 storey house, Main Street
• RPS No. MH047- 212:	Detached 4-bay, 2 storey house, Main Street and St Oliver's Road
• RPS No. MH047- 213:	Former pair 3 and 2-bay, 2 storey houses, Main Street
• RPS No. MH047- 214:	Detached gable fronted church, Clonguiffin Road

Outside the ACA a Roman Catholic Cemetery, c.1725, lies to the west of the Village along the route to Kilglass and St Mary's Cemetery, c.1920, lies at the eastern end of the ACA on the Main Street. Although outside the ACA, the latter has a significant presence from within the ACA.

3.2 Recorded Monuments

No archaeological sites, features and artefacts are recorded within the ACA for Longwood.

Development Plan Zoning & Objectives

4.0 Development Plan Zoning & Objectives

The Meath County Development Plan 2001-2007 has been superseded by the Meath County Development Plan 2007-2013. The Longwood Local Area Plan was adopted on the 28th of April 2009. Detailed policies and objectives are prescribed in the aforementioned plans. In considering new development within this LAP area the policies and objectives prescribed in the Meath County Development Plan 2007-2013 and the Longwood Local Area Plan 2009-2015 are of relevance.

Historical development of the area

5.0 Historical development of the area

Medieval and early modern history.

Longwood is recorded as a possession of the Hospital of Crutched Friars of St. John the Baptist, at Newtown Trim, at the dissolution of the monasteries in 1540. The jurors recorded that at Longwood alias Modarvy there was a castle, six houses, 40 acres arable, 60 acres pasture, moor and underwood, valued at 40 shillings sterling.

In 1611-1612 James I granted to Christopher Plunkett, knight, a castle, six houses, 40 acres arable land, 60 acres pasture, bog and underwood in Longwood, otherwise called Mordervie or Moydervy. This grant is remarkably consistent with the description of Longwood some seventy years earlier. As important for the development of Longwood is the fact that James Ist also granted a fair by patent in 1611. Only the fairs at Athboy, Duleek, Ballyboggan, Kells, Navan, Trim and Ratoath are older, some eighteen in Meath are later in date of grant.

The Down Survey barony map of Moyfenrath outlines the townland of Longwood but does not depict any buildings or features. The Civil Survey, however, mentions a castle, a mill and a wier, and that Longwood is in the possession of Nicholas Plunkett, a Catholic, and presumably a descendent of Christopher Plunkett mentioned above.

Edward Tyrrell of Lynn Co. Westmeath, was created a Baronet in 1680. Edward married Eleanor Loftus, the granddaughter of Sir James Ware, auditor-general of Ireland and famous historian. Their only child Catherine married Robert Edgeworth of Longwood. Robert Edgeworth was in possession of Longwood from the 1680s if not before. The estates of Edward Tyrrell who was attained in 1688 were later restored to Robert Edgeworth of Longwood. Edgeworthstown Co. Longford is also associated with this family and perhaps received more attention and patronage than did Longwood.

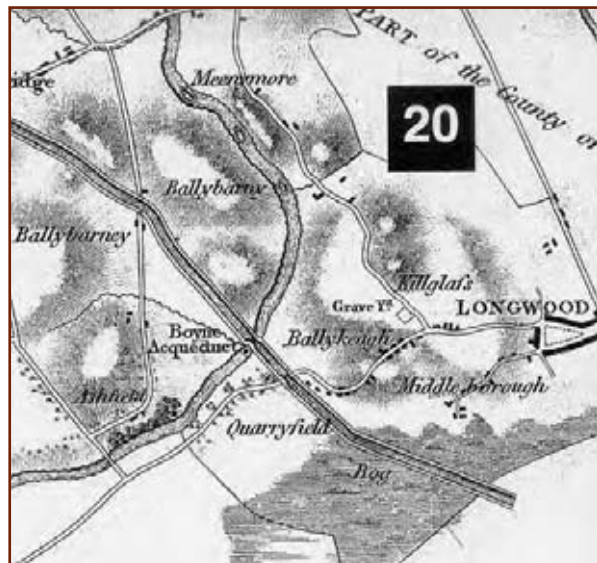


Fig.4. Longwood from William Larkin's Map of County Meath 1812. Reproduced from Arnold Horner, Mapping Meath in the early nineteenth century

The location of a fair at Longwood is immediately apparent from its depiction in Larkin's map of 1812. It depicts housing around each side of a triangular green and a wide road leading off the green to the east. The fair green function is confirmed by Carlisle writing in 1810: 'The fairs are held 1st July, Whit-Tuesday, 12th July and 11 December. The population of Longwood was 398 in 1813, dropping to 300 in 1821. This suggests a large population of agriculture labourers in Longwood in the early nineteenth century, a demand for their skills dropped sharply following the end of hostilities between England and France. By 1837 the population, according to Lewis, had risen again to 425 souls, occupying 83 houses.

The OS 1st edition map, 1837, depicts a large number of houses around the triangular green, the majority on the west and south sides without garden plots to the rear. This suggests a large number of cabins, a fact confirmed by the large number of 4th class housing recorded at Longwood in 1843. Sixty-nine percent of the housing at Longwood consisted of conglomerations of mud cabins inhabited by agricultural and rural labourers. Places like Stamullen (73%) and Bohermeen (67%), by comparison, fared no better.

Historical development of the area

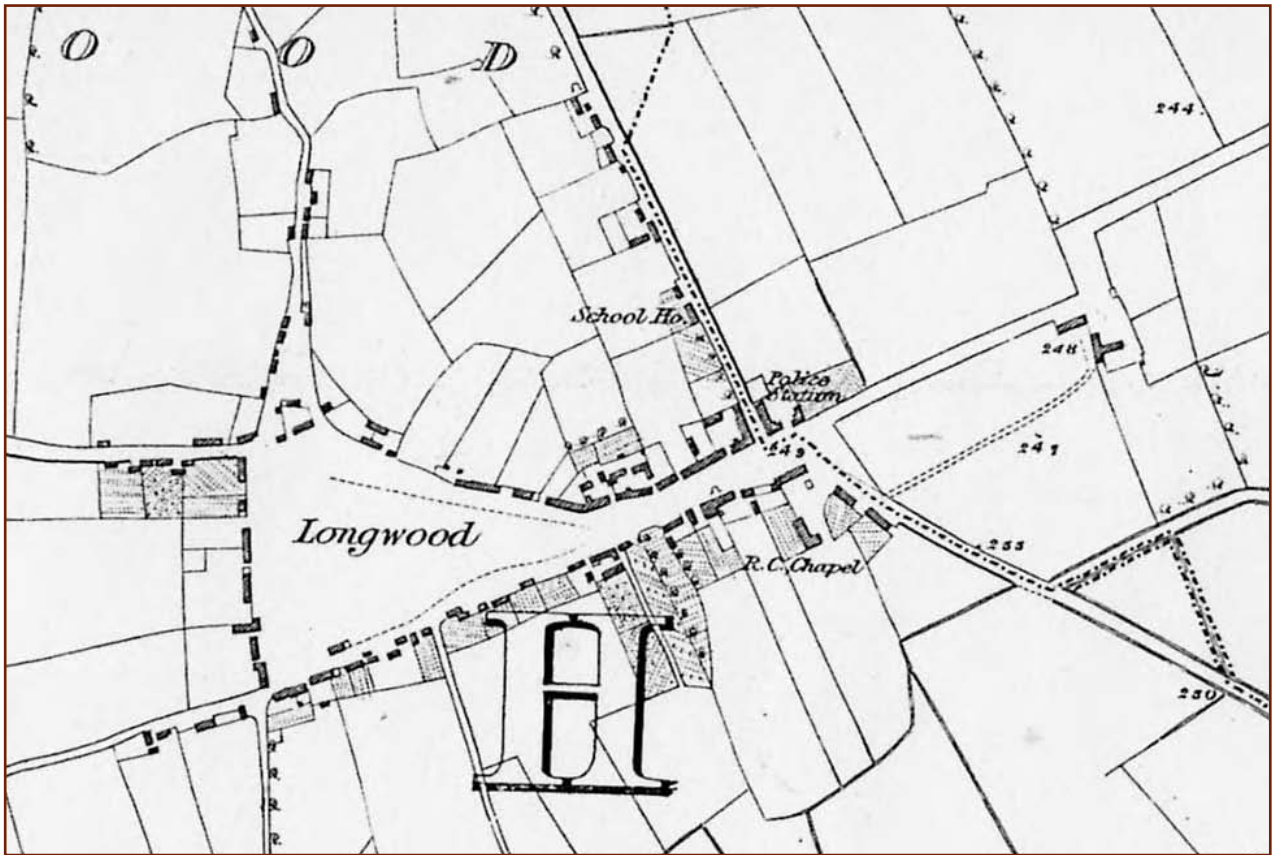


Fig.5: Ordnance Survey 1st edition, 1836-1837

There was more substantial housing along the south side of the street leading to the green – formal plots behind these houses indicates this. In 1837 the Police Station was located at the east end of the village, at the junction of the Trim to Enfield road with the village. Hidden away on the opposite corner was the Catholic church, well back from the street, and an unusual L-shaped plan. Lewis described this church as ‘a large plain edifice’. In 1824 there were two schools in Longwood (one is indicated on the OS 1ed map, north of the police station). Those in Longwood were held in mud-walled thatched houses and were attended by 79 Catholics and 10 Protestants in 1824.

The present Catholic church was built in 1841 and has been renovated several times since. Unlike the previous building it faces onto the road behind railings and gates in a north-east south-west orientation. Built in a late-Gothic

style, the western bellcote is treated as a buttress – like many medieval churches of the pale – but with the addition of a porch and has fenestration at ground and clerestory level. Battlements adorn the gables, these are an interesting use of late medieval motifs, built before Puginian righteousness.

The former parochial house dates to or was remodelled in 1845, when the property was leased from the Edgeworths by the parish priest. It has three bays and two storeys with an advanced central two-bay porch. It is rendered with raised quoins and window surrounds. Raised quoins either in limestone or painted stucco are a feature of several other substantial two-storey hipped-roofed houses in the village.

Historical development of the area

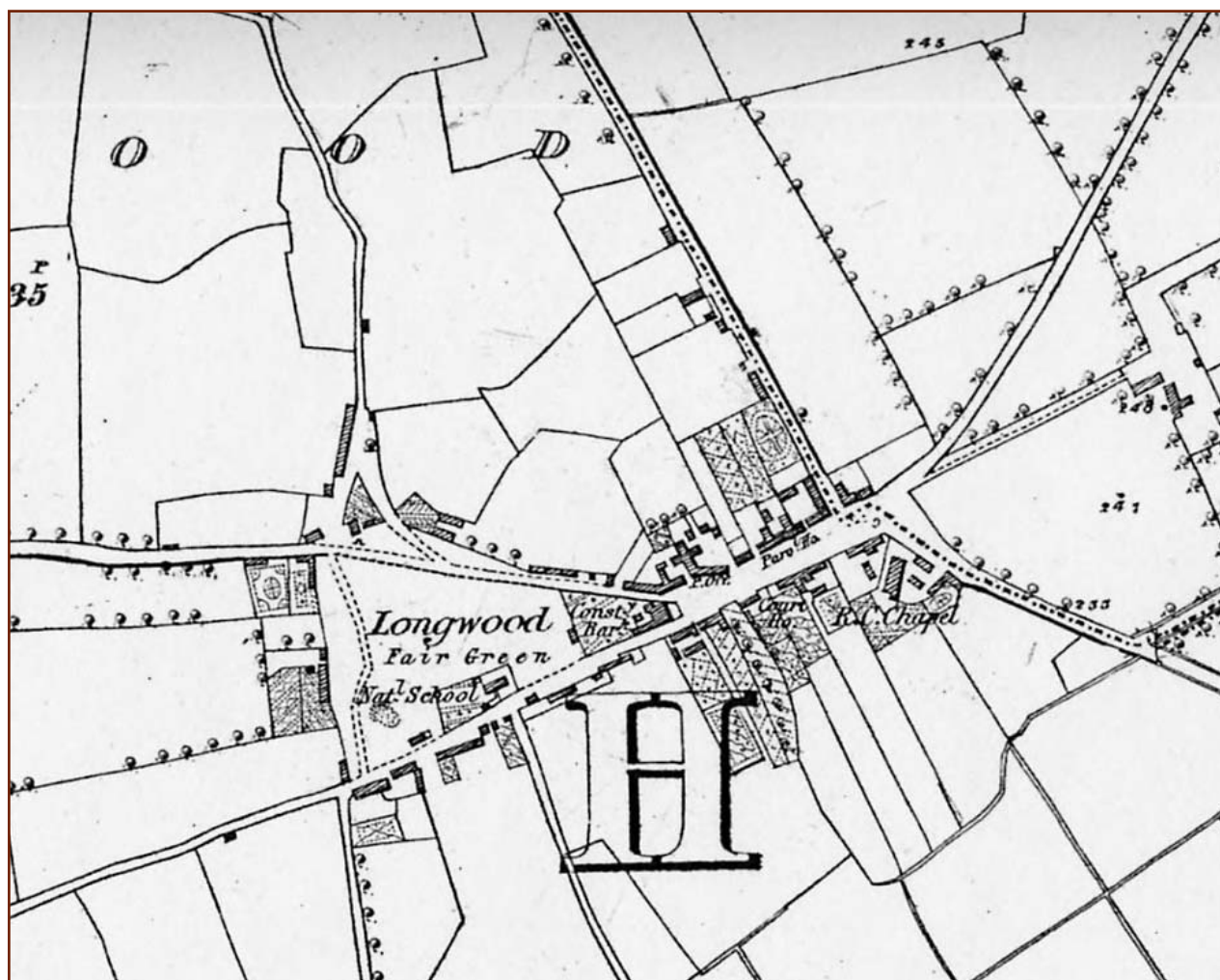


Fig.6: Ordnance Survey 2nd edition, 1883-1884

The 2nd edition OS map captures many of the changes in the village between 1837 and 1884, nearly half a century.

What is immediately noticeable is the disappearance of the mud-walled houses lining the triangular green. The main street has become more formal not least by the addition and the location of the Constabulary Barracks at the apex of the triangular green. This has the effect of closing off the wide street at its west end. The national school house was now located on the south side of the green. The present school dates from 1925. The constabulary barracks is of three bays and two storeys with a hipped roof and a large central stack, not unlike many glebe houses built by Francis Johnston several decades earlier. Rendered and raised on a limestone plinth

course, it is an impressively formal structure now unfortunately boarded up with the Garda station in the grounds behind. (note NIAH dates this building to the 1920s)

The grotto at the other end of the street dates to 1988 with the cemetery (opened 1920s) behind. It should be noted that the photos used in NIAH show several of the buildings in Longwood in much better condition than in August 2008. This includes the Garda station and the two-storey house next to the former parochial house. This is a worrying fact.

Character overview of Longwood ACA

6.0 Character overview of Longwood ACA

This section provides a brief description of the designated ACA under the following headings: layout; socio-economic functions; building types and materials.

6.1 Layout

The street pattern within Longwood reflects a simple layout arranged around a main street with connections to three routes to the east end and two to the west. A St Mary's Cemetery concludes the main street to the east and a Garda station concludes the view and space of the main street to the west. Behind the Garda station is a large impressive Fair Green with mature trees. The main street is more or less level and the Fair Green is lower with sloping roads to either side of the Garda station that further increase its significance at the end of the street.

The Main Street has wide and generous proportions that with its two-storey buildings give an air of importance that is well balanced with its rural village function. It is of note that the only church, a large Catholic church, is not located on the Main Street but around the corner on the Enfield Road.

The largely two-storey buildings access directly to the street space with little or no set-backs or front gardens. The routes leading from the east end of the Main Street still have a strong rural character, this is less so to the east because of recent development.

Housing estates have been constructed to the north and south of the Fair Green and back onto the western boundary of the ACA. These are suburban in character and contribute nothing to the rural character of the Village.

6.2 Socio-Economic Functions

The village of Longwood provides commercial and community services to a rural hinterland and its own fast growing population. The village has a church, police station, schools and a parochial

hall. The Fair Green provides green open space for recreation. The commercial services include small shops and pubs.

6.3 Building types and Materials

There are four common building typologies found in Longwood ACA.

- Early Twentieth-century detached residences
- Nineteenth-century detached residences
- The Catholic Church building

The prevailing building materials are rendered and painted facades with hipped and pitched slate roofs. Timber was originally used for windows and doors and as such forms standard elements of the archetypal shop-fronts. Some buildings within the ACA retain these which add to the visual richness of the area.

Street by street appraisal

7.0 Street by street appraisal

All of the streets included within the boundary of the ACA contain buildings and other elements that are a positive contribution to the character of Longwood. This section provides a brief description of each street and open area within the ACA boundary under the following headings:

- **Architectural Character and Building Uses**

This is an appraisal of various buildings along a street, in a laneway or courtyard and within private grounds. Its character is identified through historical use, design, scale and building materials. It also refers to the use of the buildings on the street and how they influence the special character of that area.

- **Quality and Treatment of Open Space**

Spatial quality is defined by the relationship between buildings and the street, how each street relates to each other and the open space within the area. Included in this section is an inventory of extant street furniture and historic street surface treatment. It also refers to the manner in which a site is enclosed; for example, walls, hedges, railings and gates.

Street by street appraisal

7.1 The Main Street

7.1.1 Architectural Character and Building Uses

The architectural quality of buildings in Longwood is one of simplicity and modesty. Structures repeat the use of two-storey volume, are often detached with hipped roofs with similar materials, rhythm of openings and scale. Their architectural character is well balanced between formality on one hand and a rural village character on the other.

to either rear corner of the building, they also project slightly into the street space. A larger two-storey pitched slate gabled roofed structure stands detached and parallel with the main structure and closes a courtyard space to the rear. On the south sided a narrow one storey out building projects from one of the corner 'wings' and runs some distance along the line of the road. Stone walls with upright coarse stone copings continue from the outbuildings to both road sides and conclude at the open space of the Fair Green. The rear elevation repeats the format of openings found on the front elevation



Fig.7: Former Garda Station to the west end of the Main Street

The most prominent building in the village is the Garda station at the west end of the Main Street. Here the Main Street branches off to either side of this structure to the west with the Fair Green located between the diverging routes. The building is almost free standing with a number of outbuildings to the rear around a small courtyard. Ribbon Tale Close to the south slopes down from a level at the front of the Garda station as does the Road to Kilglass to the north. Therefore the side elevations of the Garda station appear more dramatic on approaching from the west, underlying its institutional importance in the village and the locality. Two single-storey 'wings' with pitched slate gabled roofs are attached

in an unsymmetrical layout. The pyramid-like-roof underscores the architectural function of addressing the building to all sides.

The Garda station has a complexity of composition of building volumes and extending boundary walls that reflect its public function and its prominent position in the village layout.

Street by street appraisal



Fig.8: Former Garda Station, view from the west (Kilglass road)



Fig.9: Former Garda Station, view from the west (Ribbon Tale Close)

Street by street appraisal



Fig.10a: New development on Kilglass Road



Fig.10b: Stoney's Inn



Fig.11: Streetscape on north side of the Main Street

Street by street appraisal



Fig.12: Former Convent building



Fig.13a: Four-Bay house on north side of Main Street



Fig.13b: Streetscape building on north side of Main Street.

The north side of Main Street commences on the west side opposite the Garda Station with a new two-storey development. To the east of this is a detached public house of 8-bays and two-

storeys with a slate pitched roof with hipped ends. It is likely to have been a terrace of at least two houses, all have been heavily modified though some stone or plaster details remain to the east side entrance doorway. To the east of this is an access lane separating two single-storey outbuildings with a gated entrance in a wall between the two. The western outbuilding has a gable onto the street and is in use as commercial premises. The elevation has been modified for modern shop frontage. The eastern outbuilding is parallel to the road and is attached to the parochial hall to the eastern side. It has a galvanised metal roof with a hip to the west end. The façade to Main Street has been modified to allow modern shop frontages. This type of long single-storey outbuilding is found again to the east of the former parochial house, to the west of Dargan's Pub on the south side of Main Street and to the south of the Garda Station on Ribbon Tale Close. It is an important typology that forms the character of the Main Street. The other examples mentioned have managed to retain their blank elevations to the public space.

Street by street appraisal

The former parochial house presents an eccentric face to Main Street with its projecting gabled two-storey porch and oval windows. The cross on top of the gable underlines its religious function. The areas with railings to either side of the entrance reflect the use of railings to the Catholic church and graveyard to the east end on the town. As mentioned above the outbuilding the east is single-storey and presents a blank façade to the public realm.

A small separation exists between the outbuilding east of the former parochial house and a two-storey detached house at the corner of St Oliver's Road. This is a fine house with original windows and shutters and gradations of plasterwork to the main elevation with plaster quoin blocks to the corners. The scheme of outbuildings attached to a main building and parallel to it and the road is repeated here with two-storey outbuilding to the rear along the west side of St Oliver's Road.

East of the St Oliver's Road junction is a terrace of two houses, the house to the west on the corner is a modified original house, the house to the east is a modern addition. The corner house has a substantial two-storey return to the rear along St Oliver's Road. These houses conclude the north east side of Main Street and also end the view on approaching along the Enfield Road. A dense belt of trees separates the east end of the terrace from gabled single-storey outbuilding that faces the road. From this terrace the level drops to the east along the Trim Road and to the south along the Enfield Road and this echoes the topographical situation to the east of the Garda Station on Main Street.



Fig.14: Main Street, P.J.Dargan Pub at south east corner

Street by street appraisal



Fig.15: Main Street, P.J.Dargan, south side



Fig.16: Main Street, new buildings, south side



Fig.17: Main Street, houses at south west side



Street by street appraisal



Fig.18: Main Street, view from the Enfield Road



Fig.19: Main Street, view from St Oliver's Road



Fig.20 & Fig.21 Main Street, courtyard to the rear of Dargan Pub looking east



Fig.22 Main Street, Dargans Pub seen from the Trim Road

Street by street appraisal

The south side of Main Street is less intact than the north side. At the eastern end Dargan's Pub is a two-storey former terrace of three houses that marks the end of the street. The western end of the structure is visible on approaching along St Oliver's Road from the north. The long single-storey outbuilding to the west belongs to a pattern found in Longwood, it forms one side of a courtyard to the rear with two other similar outbuildings. All the outbuildings have galvanised metal pitched roofs. The entrance to the courtyard is at the west gable of the outbuilding, to the other side of this is a two-storey structure called Dargan's and also a public house. It is detached with a slate hipped pitched roof and its scale and architectural expression reflects the Dargan building to the east. This structure is important as it is highly visible when approaching Longwood from the east on the Trim Road. It is particular to the view as the outbuilding to the east has a blank elevation. Unfortunately a new building to the west has replaced an early 20th century building in a manner unsympathetic in scale to the Dargan building. It is higher, it has a larger roof and a large shop front opening to the street that is out of keeping with the existing rural village character of the existing architecture.

To the west of the new building is another new one storey house, also with an over-scaled roof. This stands at the corner of a small road that leads off Main Street to the south. All the structures on this road are new and most are two-storey in height with gables presented to the street space. The road manages to retain an urban sense not alien to the village character of Longwood by being relatively narrow. This is helped by the space being closed to the south by large existing trees. The new terrace of two buildings defining the west corner of the side road is two-storey with retro type shop fronts and an otherwise suburban type architectural expression. The building is deep and as a consequence has a large hipped roof out of scale with the roofscape of Longwood.

The remaining stretch of the Main Street up to the Garda station is defined by a stone wall

and gated entrance to a suburban house that is set back far from the street and a single-storey suburban bungalow that presents a gabled elevation to the road. The latter building also has a front garden set back. Both of these houses are suburban in character and alien to the rural village character of Longwood.



Fig.23: Main Street, view into side street on south side

Street by street appraisal

7.1.2 Quality and Treatment of Open Space

The space of the Main Street is impressive in its scale for such a small village. It is clearly defined by the mixture of single and two-storey buildings along its sides and by the topography, it is flat along its length with drops in level from either end.



Fig.24: Main Street, south side paving



Fig.25: Main Street, north side paving



Fig.26: Main Street

There is no evidence of remaining historic paving. The present pathways in front of the buildings have a practical function but they detract from the high quality architectural and landscape expression of the ensemble. Provision has been made for parking at ninety degrees to the south side of Main Street and parallel parking to the north side. The former always appears like a traffic lane when empty and creates a deep barrier of vehicles that detracts from the architectural setting when fully occupied. The provision of a wide depth for parking on the south side and a narrow depth of parking on the north also shifts the centre of the street to the south from the mid distance between the buildings in a manner not originally intended.

Only the former parochial house has any boundary railings to the street space and though the spaces it marks are hard landscaped, the railings are of high quality and an important remnant of the historic streetscape.

Apart from a water pump located in front of the Garda Station, no other historic street furniture remains. The existing street lighting has a practical function but detracts from the high quality architectural and landscape expression of the ensemble.

Street by street appraisal

7.2 The Fair Green

7.2.1 Architectural Character and Building Uses

A small part of the western end of the ACA borders onto the Fair Green. The Green marks a boundary with the ACA by a row of mature trees. A small contemporary Garda Station stands between these and the original disused Garda Station. It has a large setback from the road and therefore plays a much less public role in the life of the village than its predecessor. Its small scale architectural expression is also alien to the historic character of Longwood.

The south side of Ribbon Tale Close that faces the old and new police stations and the Green is defined by suburban type houses. These have set back front gardens and have nothing to do with the historic character of Longwood. This is relieved by a pre-war national school that stands on the south side of the Green. The single storey hipped roofed school gives an air of public address to the Green and this can be seen from the ACA.

Quality and Treatment of Open Space

There is no evidence of remaining historic paving. The present pathways in front of the buildings have a practical function but they detract from the high quality architectural and landscape expression of the ensemble. This also applies to the street lighting.

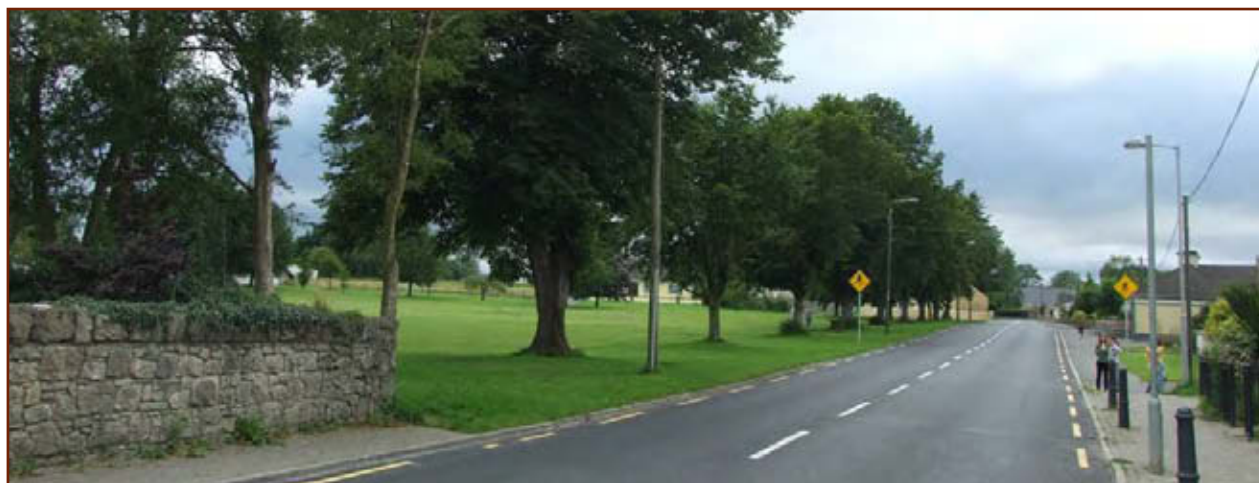


Fig.27: Stone demesne wall at the gate lodge on the Kilcock Road

The northern side of the Green is also poorly defined by suburban type houses. The rows of trees to the north and west sides of the Green give best definition to the views from the ACA.

Street by street appraisal

7.3 St Oliver's Road

7.3.1 Architectural Character and Building Uses

The character of St Oliver's road is defined by the narrow opening made by the buildings on Main Street that is continued by their outbuildings and returns that are close to the roadside. Thereafter the road takes on a rural character supported by a large bank of trees to the north west of the Main Street properties. Further along the road to the west beyond the trees (both are beyond the ACA boundary) is a fine two-storey house located on the road side. This forms an important part of the view seen when looking north from the ACA.

The houses located on the east of St Oliver's road are suburban in character and are alien to the rural character of the road.



Fig 28: St Oliver's Road, entrance from Main Street



Fig 29: St Oliver's Road, two-storey house north west of the ACA

7.3.2 Quality and Treatment of Open Space

There is presently no paving or any other urban facilities on this road. The grass verges and hedge planting are typical for a rural road setting.

7.4 The Enfield Road

Architectural Character and Building Uses



Fig 30: Enfield Road, view of St Mary's Church of the Assumption



Fig 31: Enfield Road, view from the south towards Main Street

The west side of the Enfield Road within the border of the ACA is defined by buildings that continue the built up street edge of the Main Street. This is broken by a set back near the junction to Main Street for the Catholic Church which seems less interested in making any relationship to the village proper than with the graveyard opposite. The ornate gate to the graveyard and its main path lie directly opposite the gated entrance to the church.

Street by street appraisal

The two-storey building south of the church, though a newer construction, mirrors the Dargan pub at the east end of Main Street in terms of scale and architectural expression. South of this is a single-storey building in commercial use with a gable facing onto to the Enfield Road. Further to the south is a single storey vernacular house with a painted galvanised metal roof.

This row of buildings makes a picturesque ensemble of elevations and roofs, especially from the south where one can see the bellcote of the church. This is only marred by a large dormer window rises above a return to the rear of the two-storey building south of the church.

7.4.2 Quality and Treatment of Open Space.

The east side of the Enfield Road opposite the ACA is occupied by the Catholic graveyard at the junction with the Trim Road and the grounds of a school south of the graveyard. The street space is defined by the boundary treatment of both. The graveyard has ornate metal railings, stone gate piers, metal gates and a metal arch above. The entrance is marked by a fine mature tree. The corner of the graveyard boundary at the end of Main Street intrudes into the latter and is marked by a high stone pier and metal cross. Behind this is a large shrine with a statue of the Blessed Virgin set in an arched niche in a stone screen wall. Large mature trees located further to the east act as a backdrop to the shrine. This ensemble is an important focus in the view along Main Street facing east.



Fig 32: Enfield Road, view from the front of St Mary's to the graveyard opposite



Fig 33: Enfield Road, detail of railings to the graveyard

Street by street appraisal



Fig 34: View to St Mary's Graveyard from Main Street



Fig 35: North end of the Village Green landscaped area

The boundary treatment of the school also faces the ACA and echoes that of the graveyard in scale. It is an important part of the character of the view out of the ACA along the Enfield Road looking south. The ACA marks the end of the village to the west. Beyond this the road takes on a rural character with dense planting and hedges.

Summary of significant views & vistas

8.0 Summary of significant views & vistas

The important views in Longwood ACA are along the Main Street with its flat topography and wide generous space and along the entry routes to this space to either end. The space is Main Street is contained by the peripheral buildings that stand directly at the path edges. Views to courtyards behind these buildings are mostly restricted by high closed gates. A side road has been developed to the south of Main Street that is short and narrow and does not compete with the larger space or cause it to 'leak' away.

The space to either end is marked by the former police station in the west and the churchyard with trees in the east. This is typical of such institutions in Irish village layouts, surprising however is the modest presence of the church in the village layout which is only at its most dramatic when seen from the graveyard.

The Fair Green was historically combined with the Main Street and this was restricted by the building of the former police station. It still signals its presence in views from the Main Street to either side of that building and with the large backdrop of mature trees further to the west.

The significant views and vistas are:

- The view to the west towards the Garda Station along Main Street.
- The view to the east towards St Mary's cemetery along Main Street.
- The view into and out of the Main Street from the Trim Road.
- The view into and out of the Main Street from St Oliver's Road.
- The view into and out of the Main Street from the Enfield Road.
- The view into and out of the Main Street from the road to Kilglass.

- The view into and out of the Main Street from Ribbon Tale Road.

Local views of significance are to the yard spaces behind the buildings on Main Street through the gated openings to these spaces.

Summary of Special Character

9.0 Summary of Special Character

There are a number of interrelated elements which contribute to the special character of Longwood ACA. These are:

1. The long and wide elegant proportion of the Main Street.
2. The routes to either end of the Main Street going in different directions and the special relationship to the former Fair Green in the west that lies between two of the routes.
3. The flat topography of the Main Street with a slope down at the east and west ends.
4. The long views offered along the approach roads into and out of the ACA
5. The enclosure of the west end of the Main Street by the former Garda Station balanced by the location of the graveyard to the east end.
6. The absence of a strong presence of the church in the Main Street and its situation in a modest location around the corner from Main Street on the Enfield Road.
7. The strong relationship between the church and the graveyard on the opposite side of the Enfield Road.
8. The enclosure of Main Street by elongated single and two-storey buildings that stand directly on the street edge with little or no setbacks or front gardens.
9. The typology of buildings on Main Street with elongated outbuildings arranged around courtyard spaces to the side and rear of the main building.
10. The blank facades of outbuildings around the courtyards to the public space with gateways and other boundary walls.
11. The simple elongated volumes of the buildings, their shallow depth and pitched roofs, the latter are often with hipped ends.
12. The modest architectural expression of the buildings with simple rhythms of window and door openings and simple timber doors and sash windows.
13. The simple materials used for the building facades (painted stucco) and natural slate for roofs.
14. The restricted use of boundary treatment by elaborate railings to the church, the graveyard opposite and the former parochial house.
15. The backdrop of mature trees to the north, west and east of the ACA in views of the buildings and open spaces.

Summary of Special Character



Fig 36: Longwood ACA, Character Plan

Implications for Planning and Development

10.0 Implications for Planning and Development

The objective of Architectural Conservation Area designation is to protect the special character of an area through rigorous control and positive management of any changes made to the built environment. Under the Planning & Development Act 2000 there is a requirement to obtain planning permission for all development works which do not constitute exempted development. Section 4 of the Planning & Development Act 2000 lists developments which are constituted as exempt, for the purposes of the Act. With regard to Architectural Conservation Areas it is important to take into account Section 4(1)(h) of the Act which states that the following shall be exempted development:

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

Protected structures:

Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Under Section 57 of the Planning & Development Act 2000 an owner/occupier may request a declaration from Meath County Council as to whether any works they propose require planning permission. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements thereof, which contributes to its special interest.

Non-protected structures:

Owners and occupiers of non-protected structures located within the Longwood Village

Architectural Conservation Area should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) of the Planning & Development Act 2000.

10.1 Works requiring planning permission

10.1.1 External walls

The majority of building facades in Longwood have a render or stucco finish with stone and stucco details. None of the existing facades have had their original lime mortar pointing removed and replaced with an unsuitable cement based mortar. Repointing in a style or manner other than the existing style would be deemed unacceptable by the Planning Authority and the restoration of suitable render will be encouraged. The painting of natural stone, brick or unpainted render-finished structures can damage the special character of the ACA and would not be deemed acceptable. Use of modern paints which can be detrimental to the building's fabric, or the sand blasting of external surfaces which may lead to porosity and water ingress are also unacceptable. Dramatic use of colour for facades and façade details should be avoided in order to allow buildings to act harmoniously with one another, this is especially important in terrace situations.

10.1.2 Roofs

The roofscape of the Longwood Village ACA is significant and is part of its integral special character. Original elements should be retained where possible, and repaired and reused rather than replaced. The following works require planning permission:

- The removal of the original roofing material such as natural slate and ridge tiles. Their replacement with modern materials like fibre-cement tiles will not be deemed suitable by the local authority

Implications for Planning and Development

- The removal of existing chimney-stacks and early terra-cotta or clay pots or other features of the roofscape such as cast-iron gutters and down-pipes.
- The removal of timber bargeboards and other eaves details and their replacement in a material other than the existing.
- The installation of roof lights or dormer windows on the front or prominent elevation of a structure, visible from the public realm. There is no tradition of dormer windows within the Longwood Village ACA and their installation into other structures will not be deemed appropriate by the local authority.
- The erection of, or alterations to, externally mounted signs and advertisements at roof level, including banners.
- The provision of awnings, canopies, flags and flagpoles.
- The erection of solar panels, TV satellite dishes, communication antennae or support structures for same. These are considered to have a highly negative impact on the character of the area and should be avoided when visible from the public realm. Where existing aerials have become redundant they should be removed.

10.1.3 Window and door openings

The buildings within the ACA of Longwood Village retain some original window and doors, a large number of windows have been replaced with uPVC or timber windows of inappropriate design. Original elements should be retained where possible, and repaired and reused rather than replaced. The following works require planning permission:

- The alteration or enlargement of original openings.
- The removal of original timber and metal windows, and their replacement with modern, artificial materials such as uPVC and aluminium.

- The removal of stone sills and doorsteps.
- The removal of fanlights and original timber doors, and their replacement with modern, artificial materials such as uPVC and aluminium.
- Repairs to historic windows and doors should be carried out following consultation with the conservation officer of Meath County Council.

10.1.4 Commercial frontage

Planning permission is required for the alteration of commercial frontages whether the structure is within an ACA or not. However alterations within the ACA boundaries will be assessed on the impact of the proposed design on its adjoining and surrounding structures, having regard to scale proportion, material and details. The overall aim in the design of new shop fronts should be to reinforce the unity and integrity of the whole elevation. The following guidance should be adhered to:

- High quality, durable materials should be used, such as stone, brick, timber, vitrolite tile and glass, rather than artificial contemporary materials.
- Fascia boards should be in proportion to the shop front and colours should be complementary to those of the building and adjoining structures.
- New and extended shop fronts should never obscure architectural details of the original structure, such as sills, stringcourses, eaves details, windows and doorways.
- The windows to the main façade of the shop front should be of clear glass and not used as a surface for advertisements or other coloured signage.
- While outdoor advertising is necessary for commercial activity, new signage must not detract from the special character and visual amenity of the ACA. Endeavours should be made by other owners and occupiers of commercial premises to maintain an

Implications for Planning and Development

appropriate style, which complements extant historic structures. This practice should continue where possible and hand painted signs will be encouraged. The use of corporate signage will depend on its compatibility with adjoining buildings, but plastic box signs and the use of incompatible colours on shop fronts is strongly discouraged by the Planning Authority. This is most pertinent in the case of certain commercial premises such as fast-food outlets, bookmakers, amusement arcades and phone call centres.

- Planning permission will be required for external vending machines, ATMS, newspaper receptacles, and storage boxes and bays. All commercial premises should endeavour to limit the clutter of temporary external retail furniture such as, external heaters, various bins, menu-boards, seating and tables and ensure that these elements do not detract from the special character of the ACA.
- Awnings should be traditional in style and retractable, and made of a heavy duty natural material rather than plastic.
- Where security is an issue, the design of security shutters and grilles should complement rather than negatively impact on the structure. Metal roller blinds with visible boxes are not acceptable within the ACA boundaries. Shutters can be positioned discreetly behind the fascia board or lattice grilles may be positioned behind the shop window. Security shutters should never cover the whole commercial frontage but only the vulnerable glazed areas and should be painted or finished in colour to complement the rest of the exterior. Where external security screens are deemed acceptable they should be of transparent open chain-link grille design rather solid or perforated shutters, which are not transparent when viewed obliquely.
- Separate access to the upper floors of the buildings should be maintained where existing and commercial uses that bring vitality to upper floor areas will be encouraged.

10.1.5 New build

New development within the ACA of Longwood Village such as extensions, including porch extensions to the front of buildings, infill sites and all new build that impacts on the street facing elevations of buildings that are visible from the public realm and that impact on the curtilage of existing protected structures, including those not visible from the public realm. Designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. The following guidance regarding new development should be adhered to:

- The concept of the direct imitation of earlier styles is not always appropriate but if this model is to be followed then the elevation treatment of the new development should be well-proportioned and built with respect for its context. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the respective streets and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability. Features which are not found amongst the historic buildings of the town should be avoided. These include projecting eaves, fascia and soffit boards, dormer windows and roof windows, standard-issue concrete cills or copings, top-hung casement windows, pressed aluminium gutters or uPVC features of any kind. Roofs should be covered with natural slate, terra-cotta decorative elements, lead or other roofing which enhances the character of the ACA.
- High quality contemporary architectural design that is complimentary to the character of the ACA is acceptable but the development of any infill sites within the ACA, particularly of part of a street terrace, will require a very sensitive design approach and should positively contribute to the character of the area. A design impact statement

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providing justification for the proposal in terms of design concept, scale, materials and proportions should accompany such an application.

- New buildings should take into account existing building lines and plots in order to retain the existing grain and character of the ACA. See also the following section (10.1.6) on the amalgamation of sites.
- Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable materials and finishes. Ridge lines to buildings should not be exceeded or broken by rear extensions. Extensions to the side or front of street-front structures within the ACA, will not be encouraged by the local authority as these could be particularly detrimental to the character of Longwood Village.

10.1.6 Amalgamation of structures, properties and sites

The amalgamation of structures requires planning permission regardless of whether they are located in an ACA or not, unless it involves reversing the subdivision of what had originally been a single dwelling. Proposals for the amalgamation of properties within the ACA should take into consideration the impact of changing or extending the existing plot sizes on the streetscape. Original entrances should remain in use. The amalgamation of sites within the ACA, especially with an increased density should respect the scale, mass, height and design of not just the adjoining buildings but of the entire streetscape. This will require sensitive planning and design treatment in order to complement the fine grain of the established streetscape. A design impact statement providing justification for the proposal should accompany such applications.

10.1.7 Demolition works

Proposals to demolish structures of architectural merit within the ACA, whether it is a protected structure or not will require planning permission. Demolition will normally only be permitted

where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining structures that make a positive contribution to the character of the area. Where permission is sought for demolition on the ground of structural defects or failure, a report containing annotated photographs and drawings will be required. The report is to be produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

10.1.8 Boundary Treatments

Removal of original railings, gates, gate piers and boundary walls, whether visible from the public realm or not, require planning permission. Most buildings with the Longwood Village ACA have street frontages, the former Parochial house on the north side of Main Street are bounded by railings either side of the entrance, which add to the special character of the village. Where these still exist they should be retained. In the instance where a section of a boundary wall has been removed in order to provide a new entrance to a property or site, the broken edges of the original wall piece should be finished appropriately and never left in a ruinous state.

Removal of mature trees and planting of significance will require planning permission.

10.1.9 External Lighting

Proposals for the illumination during night-time hours of certain buildings and landmark features within Longwood Village ACA should be agreed beforehand with Meath County Council. The method of lighting, i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission and should be designed so that it does not result in light pollution or negatively impact on other structures in the ACA.

Implications for Planning and Development

10.1.11 Preservation of views

The significant views are outlined in this document. It is vital to the special character of the village that these views are preserved and any works within the ACA should not adversely impact or block these views.

10.2 Works not requiring planning permission

10.2.1 Internal Alterations

The ACA designation does not prevent internal changes or re-arrangements to structures which are not listed as protected structures within the ACA, provided that these changes do not impact on the exterior of the structure. However, all internal changes must comply with current building regulations.

10.2.2 Works to the public realm

Generally, works to the public realm will be carried out by Meath County Council or major utility and service providers, and may be exempt from planning permission. However, prior to commencement of the works, consultation with the Conservation Office of Meath County Council will be required, to ensure that these works enhance and improve the special character of the ACA and do not negatively impact on it. The following areas will require careful consideration:

- Works to public footpaths, including the preservation of historical street surfaces such as original kerbing. New pavements should not be of poured concrete or tarmacadam with reconstituted stone kerbing, but should reflect the natural materials of the village. When cobble-lock style paving is used it should be of an appropriate scale, colour and detail to complement the character of the village. The choice of material for paving should compliment other paved areas to avoid a patchwork effect. Service ducts and manhole covers should be kept to a minimum and be integrated with an appropriate paving system as much as possible.
- The installation and location of utility boxes, such as large ESB metre boxes, should be given careful consideration with regard to their position within the ACA and the impact of its colour and massing on the adjoining boundary treatment and surrounding buildings. Painted finishes of muted colour rather than galvanised finish should be considered.
- Retention and preservation of all surviving items of street furniture, which contribute to the special character of the ACA, such as original lamp standards, cast-iron water pumps and post boxes. New street furniture when provided will be of high quality reflecting the character of the ACA.
- Changes to traffic management and parking within the ACA. This should take into account its ACA designation and seek to preserve and enhance the character of the area in the design and provision of parking meter machines, signage, ramps, renewed surface treatment and pavement layout. Suitable design of public signage, in particular tourist information will be encouraged. A traffic study should be considered for the Square to reduce the number of parked cars directly in the square and along footpaths. Vehicles clutter the space and create significant pedestrian and visual barriers between the north and south side of the Square. Street parking at right angles in front of buildings within the ACA should be discouraged as these form considerable visual and pedestrian barriers. Long parking bays should be kept to a minimum in order to allow footpaths to have good defining lines. Entrances to parking areas and side roads should be clearly defined to avoid vehicles driving across paths at will or degrading corners.
- New street-lighting should be in a manner which enhances the village. The lighting should not obstruct the significant views within the ACA
- The removal of redundant distribution poles, wires and services which hang across the

Implications for Planning and Development

streets or deface commercial frontages and residential terraces should be promoted. Equally, initiatives to place overhead service underground will be supported and facilitated where possible.

- Landscaping should be respectful of the simplicity and scale of the space in the ACA. Fussy and small scale planting should be avoided. Replacement trees should be of an appropriate size and existing trees well maintained and monitored for decay.

10.2.3 Maintenance & repairs to non-protected structures only

Planning permission is not required for regular maintenance works and genuine repairs within this ACA (such as roof, rainwater goods or window repairs) as long as original materials are retained where they exist, or where replacement is necessary that it is on a like-for like basis.

Please note that some of the works listed in Section 10.0 and all its subsections above require planning permission irrespective of whether the area is protected or not, but are included to highlight the need for careful consideration of the design of the proposed works. This is to ensure that they do not impact negatively on the special character of the area. The list is not in itself a comprehensive list of all works, in all circumstances that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2006 and Planning Regulations. The area planner and conservation officer of Meath County Council can be consulted if there is any doubt as to whether planning permission is required or not.

An Chomhairle Oidhreachta
The Heritage Council



comhairle chontae na mí
meath county council