

DCDP - 16

Sheila Healy

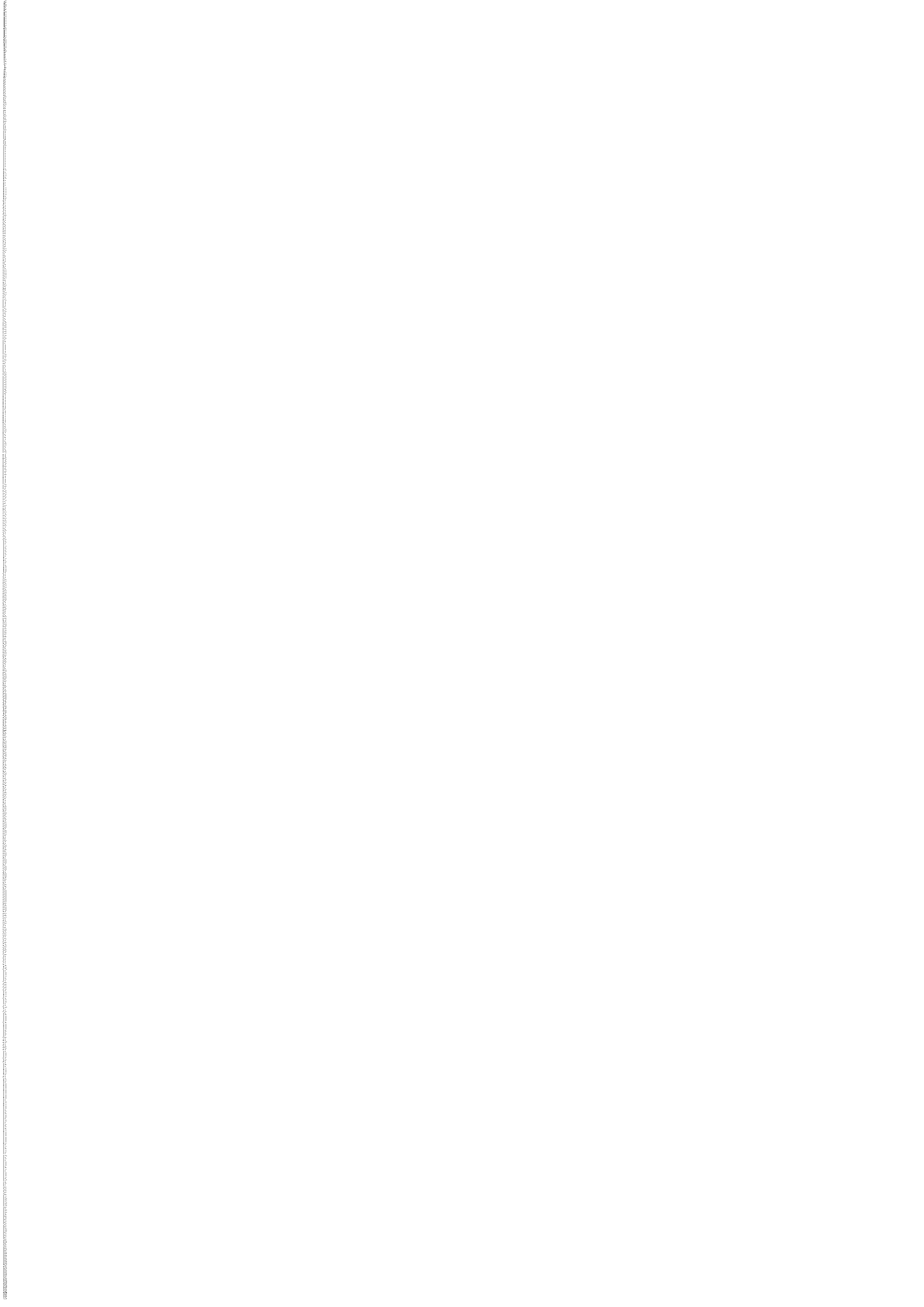
From: PJ Flanagan [REDACTED]
Sent: Monday 11 January 2021 19:07
To: cdp
Subject: Submission to Draft County Development Plan 2021/2027
Attachments: Keenagh Proposal 11.01.pdf

Dear Sir / Madam,

Please see attached submission regarding the removal of my property from the Protected Structures Listing.

If you have any questions or require any further information, please do not hesitate to contact me.

Kind regards,
P.J. Flanagan



Submission in relation to Public
Consultation onstage 3 Draft of the
County Development Plan for Longford
County Council 2021 – 2027.

Proposal regarding Record of Protected
Structure at N39E261, Keenagh, Co.
Longford

Reference: 137-179 and 179/214



Submission prepared by P.J. Flanagan (homeowner), January 2021.

Introduction

As part of the ongoing preparation of the County Development Plan 2021 – 2027, I would appreciate if the description of my property on the Record of Protected Structures is rectified and the designation itself to be revisited. I propose this based on the information provided herein and I would like to see my property removed from the Record of Protected Structures. As set out in the following letter and supporting evidence, there as there are some inaccuracies in the understanding of the features of this structure as follows:

- The original structure differs from the present structure due to the extension added in approximately 1912.
- Essential renovation works (including works to the roof, windows, gutters, plastering etc.) that was carried out during the 1980s has not been considered and reflected accordingly in the description of the structure.
- The [OS maps](#) are incorrect as follows:
 - Historic 25" 1888-1913 and Historic 6" First Edition Black and White illustrate that the structure was a court house, however the house across the road was actually the court house rather than my property.
 - The Historic 6" First Edition Black and White and Colour maps have the incorrect boundary of the structure highlighted as the extension was not yet constructed.

On 14 November 2007, a proposal was sent to Ms Christina Flanagan regarding the preservation of her home. This proposal stated the year of construction of the address as 1820. The original house, as per photo dated 1909 from family records – provided in appendix 1) was built in the 1800s. This consisted of a two-storey detached house with entrance door. I would emphasise that the boundary of this structure has been misrepresented in some of the historic OS mapping as earlier maps appear to include the subsequent extension.

Thereafter, further correspondence was evident as dated March 2008. At this time, Ms. Flanagan was 92 and no follow up was conducted by Ms. Flanagan at this time due to her age. The letters were not found by the current homeowner until after her death in 2012 and as such, I do not feel appropriate consultation has occurred given the absence of some fundamental knowledge on the property which has been misrepresented in the description on the Record of Protected Structures and National Inventory of Architectural Heritage.

The property and current structure at the address on Main Street, Keenagh now consists of:

- The original house from the **1800s**
- An extension which was added to the house, in approx. **1912** (see photo of construction – appendix 2). This extension was to facilitate the opening of a tailors (P. Flanagan and Sons Merchant Tailors) by Patrick Flanagan (died 1967) and an extension to the living space at the rear.

In the 1980's, essential renovations were carried out to the house which included:

- Replacement of roof on the original house, using ThruTone slates.
- PVC doors and windows on ground floor.
- Re-design of interior rooms and dry-lining in all areas of the house.
- PVC gutters and downpipes fitted.
- House re-plastered externally with the exclusion of the front elevation.
- Hardwood windows fitted to select windows at rear of house.

I would also take the opportunity to emphasise that there is no record of any communication about the inclusion of the house on the National Inventory of Architectural Heritage. Again, I would emphasise the inaccuracies in the description on the NIAH, likely based on those misunderstandings as per the Record of Protected Structures. Subject to your feedback, I can separately follow up with Department of Culture, Heritage and the Gaeltacht in that regard but would ask that your conservation office please flags this information and correspondence with them.

Justification for Proposal

The address at Main Street, Keenagh, which I am now the owner of, following the death of my mother, now requires additional renovations and improvements in order to preserve the house, as outlined below.

- The external render to the front elevation is decaying, in particular in the area beneath the soffit. The sole reason the render is holding is due to the paint and is now disintegrating. **I would propose to remove this plaster, exposing the original stone in order to repoint and seal it.**
- The windows in the upper level of the house were not replaced during the renovations in the 1980's. These windows are not functional and are creating ventilation issues in the upstairs bedrooms, causing dampness on the interior walls. **I would propose to replace the windows on the upper level, to match the existing windows on the ground level. The size of these PVC windows would be equivalent to the size of the original windows, maintaining the visual appearance from buildings of this time.**
- The 3 stone built chimneys are currently not structurally sound. **I would propose replacing the chimneys and new flue liners installed.**
- The roof on the 1912 extension to side and rear of the house are now in need of repair. There are also structural defects in the roof timbers which require repair. **I would propose the repair of these sections using felt and slates to match the repairs carried out to the roof original house in the 1980s.**

- Separately, the internal house requires a large amount of improvements. This includes the replacement of the majority of the timber floors and the installation of damp proofing.

Due to the scale of work required and cost involved, it is inevitable that these improvements are carried out on a phased basis. Given my experience in the construction industry, the employment of conservation architects and appointment of specialist sub-contractors would not be within my means at present. My concerns due to the scale of the issues outlined above is that if work is not carried out, major deterioration could occur.

Whilst I appreciate that there is funding available, I am unclear as to whether my proposed renovations and improvements would be allowed and how any proposed phasing of such works would be supported by Longford County Council.

Further to the above, given the timing of this consultation period on the County Development Plan and your upcoming deadline for the Built Heritage Investment Scheme and Historic Structures Fund (end of January) along with COVID restrictions and associated impacts on the construction sector, I would not be confident in timely delivery of such works during this calendar year even if I were to receive funding. As such, I would appreciate confirmation based on the current designation, that Longford County Council will issue a declaration regarding the structure and its curtilage which indicate the types of works that could be carried out without affecting the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social and technical interest, and those which cannot. I would ask that Longford County Council considers this with respect to the inaccuracies on the description of the property.

Taking the points outlined in my proposal in to account, I would request that the Protected Structures division of Longford County Council reconsiders their position regarding this order. I would welcome further dialogue with regard to any opportunity to remove this designation from this property as part of the forthcoming County Development Plan 2021 – 2027 on the basis of the inaccuracies

I would appreciate confirmation of receipt and appropriate feedback on those points that I have raised herein at your earliest convenience.

PJ Flanagan,

A large black rectangular redaction box covers the signature and name of PJ Flanagan.

21/11/21
21/11/21

Appendix 1 – Original House (1909)



Appendix 2 – Construction of extension (dated 1912)



