

# Strokestown Heritage Led Regeneration Plan

April 2025





CONTENTS

PART 01—Understanding Strokestown 3

PART 02—Regeneration Strategy 19

PART 03—Implementation Action Plan 44

Appendix

A1 Stakeholder engagement

A2 Baseline Inventory

A3 Heritage Protection

NOTE All layouts in this document are indicative only and for illustrative purposes. They do not confer that a positive outcome in the event of planning permission being sought. Compliance with County Development Plan standards and objectives are required as well as the statutory planning process.

Extract from Weld, I (1832) A Statistical Survey of the County Roscommon

“Strokestown consists of two streets, one of them of immense breadth, which intersect each other, agreeing in their direction nearly with the cardinal points of the compass. The one running east and west, commences at Lord Hartland’s demesne, the grant entrance to which forms a barrier quite across it at the lower or eastern end; thence it rises with a moderate slope, to the new church, situated at the extreme opposite end, on the highest ground in the town. This street is no less than forty-nine yards wide. The other, likewise on a slope, ascends from south to north, and though not equally broad, is nevertheless spacious, being twenty-one yards across; so that in reference to the alignment, few places can compete with Strokestown for the airiness and imposing effect of its streets. Whether, however, the plan is the most commodious which could have been devised, may admit of doubt; and left as the spaces are at present, on each side of the central carriage way in the larger street, in a state of waste, the general appearance of the place displays the want of order and neatness.

Had the spaces been laid out in little gardens, with a path of approach to every two or three houses, some benefit might have been derived from the ground, and neatness preserved. The persons who seem to have any advantage from the wastes in front of the houses, were such as had to do with wood or timber, such as wheelwrights, coopers & c., but the very circumstance of their trades being exercised in the open streets, was productive of confusion and disorder. That the airiness, however, contributes essentially to the health of the inhabitants can be well imagined; and I was informed that a very marked difference is observable between the salubrity of Strokestown, and that of towns and villages, where, as too but commonly seen, the houses are crowded on each other, in narrow lanes and alleys, half filled with mud and dunghills. Still the place would not be less healthy if gardens now occupied the spaces which are now waste and profitless.

Streets disproportionately wide have invariably the effect of reducing the importance of the houses, built on their lines, so that those of Strokestown look comparatively diminutive, although several amongst them, especially near Lord Hartland’s gates, are much larger than usually seen in towns of the same extent”

Samuel Lewis A Topographical Dictionary of Ireland 1837

STROKESTOWN, a market and post-town, in the parish of BUMLIN, barony and county of ROSCOMMON, and province of CONNAUGHT, on the new road from Dublin to Ballina, 12 miles (W. by N.) from Longford, and 74 ½ (W.N.W.) from Dublin; containing 1547 inhabitants. It consists of two streets intersecting each other at right angles; one is 49 yards wide, and the other 21: there are 261 houses, of which 100 are above the rank of cabins, some of them being very good houses of stone, covered with Welsh slate brought by land carriage from Sligo. The main street is terminated by the grand entrance to Lord Hartland’s noble demesne, a new church being at the other end, on the highest ground in the town. The market is held weekly and is very numerously attended, giving a bustling appearance to the place.

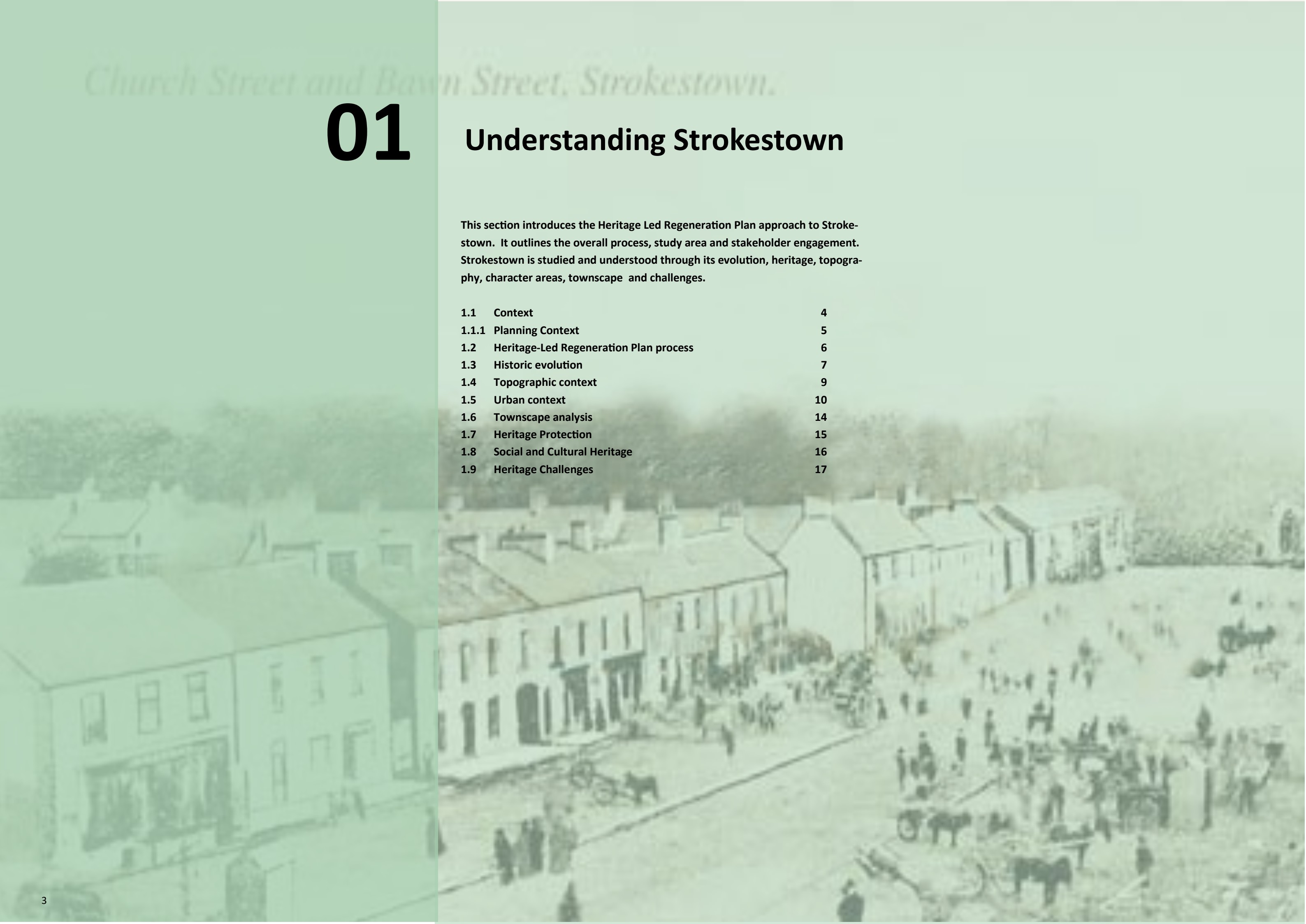
The country people, besides the ordinary articles of provision, bring a small quantity of linen, linen yarn, and tow, besides woollen stockings, webs of flannel, and a peculiar sort of stuff made with a thread somewhat between the texture of woollen yarn and worsted: these stuffs are dyed and dressed in the town.

Abundance of eels and river fish, salt-water fish, and laver, a preparation of sea-weed, from Sligo, are brought to this market. About seven thousand barrels of wheat are sold here in the year, the surrounding lands being reckoned peculiarly favourable for its production. It is chiefly purchased for the flour-mills of Sligo; much grain is also sent to Richmond Harbour, at the head of the Royal Canal, about seven miles distant, for the Dublin market, or for exportation. Fairs are held on the first Tuesday in May, June, October, and November.

In the town is a brewery. Races, supported by private subscription, take place on the course of Ballynafad, at the base of Slievebawn, between three and four miles to the south of the town. Quarter sessions are held here once a year for the northern half of the county; a sessions house and a bridewell on the new plan have been recently erected, the latter containing apartments for the keeper, a day-room, and cells for the prisoners. This is a constabulary police station; petty sessions are held on alternate Thursdays; and there is a dispensary.

Bawn House, the noble mansion of Lord Hartland, is situated to the east of the town, in a demesne of more than 1000 acres: it consists of a centre with an Ionic portico, having a flat roof guarded by a balustrade, and heavy advancing wings, showing the original character of the whole edifice. Within a grove at a short distance from the front are the roofless ruins of an old church, some of the windows of which retain their ancient mullions, and in others some of modern workmanship have been supplied; the enclosed area has been selected for the site of a family mausoleum; the surrounding grounds are very beautiful. The church forms a regular octagon, and is a handsome building of limestone, with a tower and spire, in the Gothic style. A school is about to be established under the Board of Education. A bequest of £800 was made by the late B. Mahan for the poor of the parishes of the union. Chalybeate springs abound in the neighbourhood.





*Church Street and Bawn Street, Strokestown.*

# 01

## Understanding Strokestown

This section introduces the Heritage Led Regeneration Plan approach to Strokestown. It outlines the overall process, study area and stakeholder engagement. Strokestown is studied and understood through its evolution, heritage, topography, character areas, townscape and challenges.

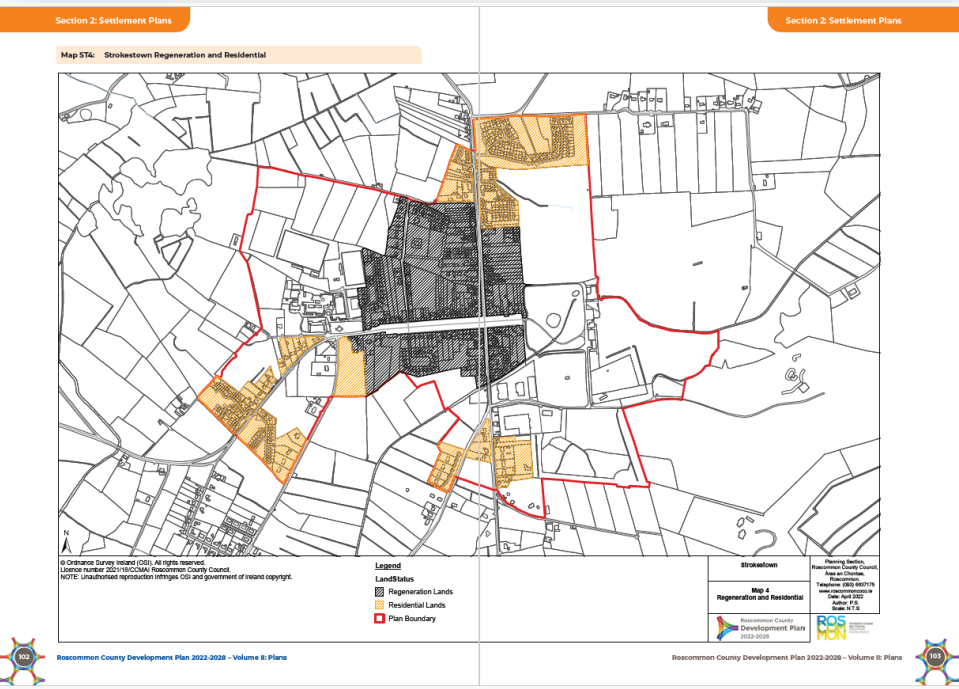
1.1	Context	4
1.1.1	Planning Context	5
1.2	Heritage-Led Regeneration Plan process	6
1.3	Historic evolution	7
1.4	Topographic context	9
1.5	Urban context	10
1.6	Townscape analysis	14
1.7	Heritage Protection	15
1.8	Social and Cultural Heritage	16
1.9	Heritage Challenges	17



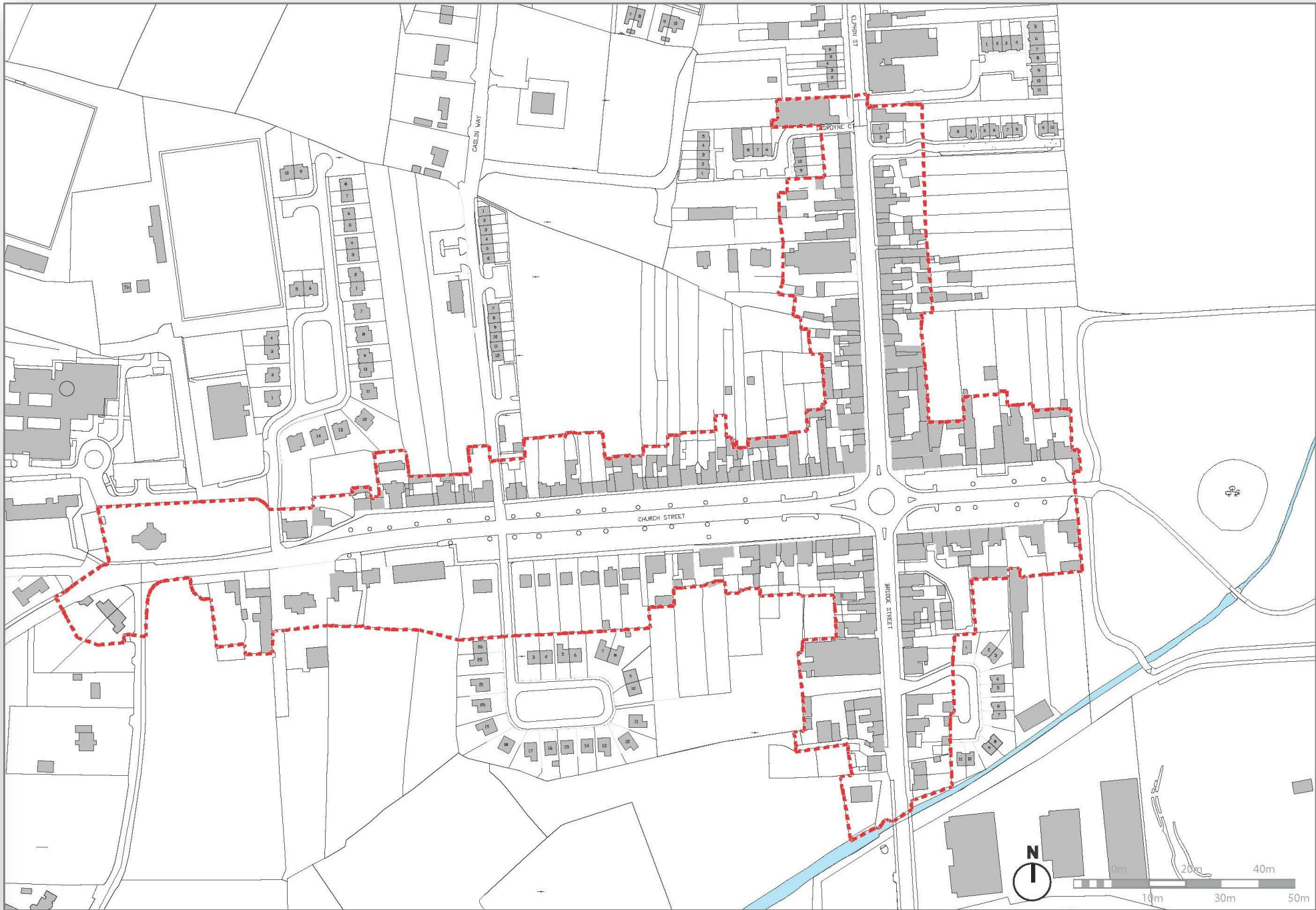
# 1.1 Context

Strokestown lies in the heart of Roscommon in a mature landscape setting which contains many small lakes and turloughs within a rolling drumlin topography. The town is regarded as one of the early ‘planned towns’ within the region. The distinctive formal axial plan of the town provides a clear link from Church Street and Bawn Street to Strokestown house, one of the finest examples in the country of an intact Palladian mansion. The town lays claim to having the second widest street layout (Church Street and Bawn Street) in Ireland, after O’Connell Street in Dublin.

Strokestown is one of the 27 designated Heritage Towns in Ireland: a planned town within ‘Irelands Hidden Heartlands’ with formally aligned streets and prominent buildings. The town centre lies within an Architectural Conservation Area (ACA) with many historic buildings adding character and identity to the town. The focus of this plan is the ACA boundary while also taking into account the immediate backland regeneration area as defined in the Roscommon County Development Plan 2022-2028



Extract from Roscommon County Development Plan 2022—2028—Volume II: Plans—Section 2 Settlement Plans—Map ST4 Strokestown Regeneration and Residential.



Strokestown Heritage Led Regeneration Plan Boundary—Strokestown ACA outlined in Red



# 1.1.1 Planning Context

## Statutory Planning Context

**The National Planning Framework – Project Ireland 2040** The vision set out under the National Planning Framework (NPF) is based on a set of values that will ensure Ireland’s long term economic, environmental and social progress for all parts of our country. The NPF sets out the overarching policy and planning framework for the social, economic and cultural development of our country.

**Regional Planning Policy – Northern & Western Regional Assembly Regional Spatial and Economic Strategy 2020 – 2032 (RSES)** Roscommon is part of the Northern and Western Region, which is led by the Northern and Western Regional Assembly (NWRA). The NWRA Regional Spatial and Economic Strategy for 2020-2032 (RSES) is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives.

The objective of a RSES is to support the implementation of the National Planning Framework (NPF), as part of Project Ireland 2040, and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Region. The RSES is of critical importance for the delivery of Project Ireland 2040, given that it is the succeeding tier of policy delivery in Ireland. The RSES plays a strategic role in urban and rural design and protection of our natural and built heritage and the region’s unique sense of place.

## Local Planning Policy – Roscommon County Development Plan 2022 – 2028

Strokestown is identified as a ‘Self-Sustaining Growth Town <2000 population’ in the Settlement Hierarchy for Co. Roscommon in the County Development Plan 2022-2028. The Roscommon County Development Plan sets out a vision and an overall strategy for the proper planning and sustainable development of County Roscommon for a six-year period. It also sets out guiding policies and objectives for the development of County Roscommon in terms of physical growth and renewal, economic, social and cultural activity, and environmental protection and enhancement. It aligns with the NPF and the RSES.

The Strokestown Heritage Led Regeneration Plan has had regard to the statutory policy documents. The Strokestown Heritage Led Regeneration Plan is fully consistent with the policies and objectives outlined in these documents.

## Non Statutory Plans and Studies

### Strokestown 2040 – A Town Centre First Plan

The Strokestown 2040 Town Centre First Plan is a non statutory plan. The Strokestown 2040 plan sets out a strategy for the town to develop and identifies key transformational proposals that will support the regeneration of the town. Since the adoption of the Town Centre First Plan, the Strokestown Public Realm plan was adopted by the Council. It has been designed to reorganise the layout of Bawn St and Church Street with a focus on pedestrian movements and spaces and to offer a functional and enhanced environment to move around, shop and interact.

This Heritage Led Regeneration Plan is a further progression of the key actions identified in the Town Centre First Plan, to support regeneration in the town. The Strokestown Heritage-Led Regeneration Plan focuses on a heritage led approach to address vacant buildings, dereliction and underutilisation of the back lands of the historic properties to create an overall connected and living town centre that celebrates its heritage.

## Shaffrey & Associates Urban Appraisal Study (2016)

The Shaffrey & Associates Urban Appraisal Study provides a comprehensive description of the town, and a succinct Statement of Significance. It states as follows:

*‘In terms of its urban and architectural characteristics, the distinctive plan form and axial relationship between the town’s primary street layout and the historic Strokestown Park House is somewhat unique in the context of Irish Towns. The breadth of the main east-west street and the town’s strong cruciform shape, almost perfectly aligned with the cardinal points, creates a memorable impression on the visitor. There are few towns in Ireland where there is such a strong architectural relationship between the ‘big house’ and the town. Castletown and Celbridge; Carton and Maynooth; King House and Boyle; Damer House and Roscrea are other examples, however none have the clarity and balanced scale found at Strokestown. Strokestown house, by virtue of its architectural significance and through its famine museum and collection is of national importance. Through its evolving conferences and programmes Strokestown House and Museum has an international relevance which engages history and contemporary life.*

*On a more local scale, Strokestown is an architecturally fine town with buildings of restrained urban classicism. It accommodates a range of commercial and civic amenities and facilities and, in the context of its wider hinterland, the wonderful amenity of Strokestown Park, presents a very attractive place in which to live’*

## Strokestown Public Realm Built Heritage Audit & Impact Assessment (2023)

The Strokestown Public Realm Built Heritage Audit & Impact Assessment (2023) of the Public Realm Part 8 application prepared by Dedalus Architecture provide further elaboration on the significance of the town.

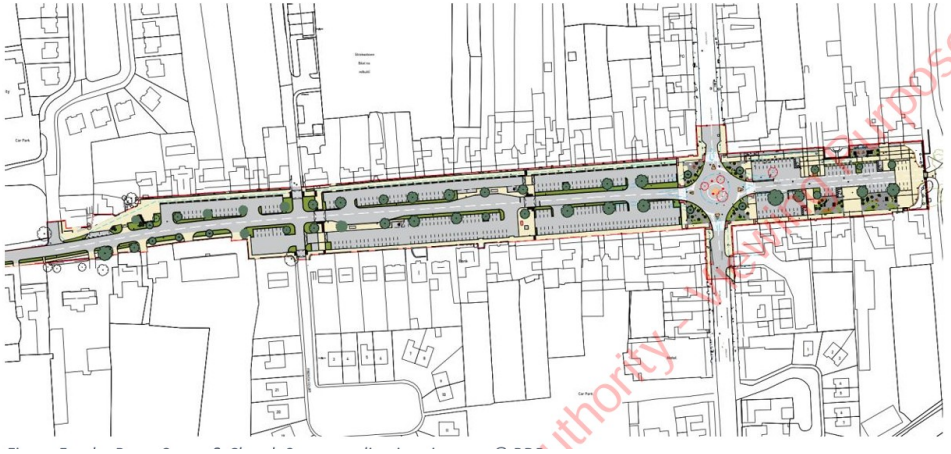
*“Architectural Significance – there are a number of protected historic buildings that are recognised individually for their architectural importance; in addition, several streets are significant for the collective form that the buildings provide. Whilst the importance of these individual buildings and their streetscape settings have been recognised for some time, their formal protection is relatively new and a cultural shift is only now beginning to take place to respect the buildings and their setting in future plans for regeneration and new development within the town. The character of the towns streets and urban spaces not only relates to its form but also the colour and texture of its enclosing material. In those areas closest to the town centre, there is a palette of materials which collectively present a strong 18<sup>th</sup> & 19<sup>th</sup> century character comprising dressed local stones, painted render & timber. Individual buildings have been deliberately located to terminate views and provide focal points within the wider urban landscape. In addition to this wider townscape character; there are a small number of buildings which, whilst not individually protected, have been identified as being significant and included in the Strokestown ACA. On the whole this character relates to the spatial enclosure of the street although the state of preservation of historic fabric, including retention of original joinery features, is considered significant.*

*Historical Significance – the layout of the study area relates closely to underlying landscape and topography, which in turn relates closely to the historical development of the town. The current layout of the town is thought to most closely reflect the post Plantation period and later 18<sup>th</sup> century settlement. Although the architectural character, whilst in possession of mid-18<sup>th</sup> century houses and mid-19<sup>th</sup> century commercial buildings, is strongly evocative of the Regency period with the two most important vistas terminated by delicate gothic buildings and associated tree planting that map a shift from the 18<sup>th</sup> century enlightenment to the romantic period of the early 19<sup>th</sup> century.”*

The Dedalus Architecture report notes that individual buildings are also significant. Any individual loss of structures is significant and any loss as part of a group of structures impacts on the setting of the whole area. The individual and groups of structures individually and collectively make up the fabric of Strokestown.

(Left) Strokestown Town Centre First Plan

(Below) Strokestown Public Realm enhancement Scheme 2023—Extract from Part 8 Application Roscommon County Council Reference 23374





# 1.2 Heritage Led Regeneration Plan process

Roscommon County Council (RCC) received funding support from the Heritage Council and the Department of Housing, Local Government and Heritage (DHLGH) through the Historic Towns Initiative (HTI) 2024 grant scheme to undertake a Heritage Led Regeneration Plan for Strokestown.

This document outlines the process, research and stakeholder engagement which forms the basis for the resultant Regeneration Strategy set out in Part 2 of this document. The plan was undertaken by Sheridan Woods Architects + Urban Planners, conservation architects, in collaboration with Venture International on behalf of and in collaboration with Roscommon County Council and informed by engagement with the community.

The research and development of this plan has brought together a wide range of residents and stakeholders to shape the future direction of the town. It is evident that Strokestown’s residents and stakeholders are proud and committed to ensure the heritage of the town is valued as an asset that can enhance the social, cultural, economic and environmental quality of the town for existing and future generations.

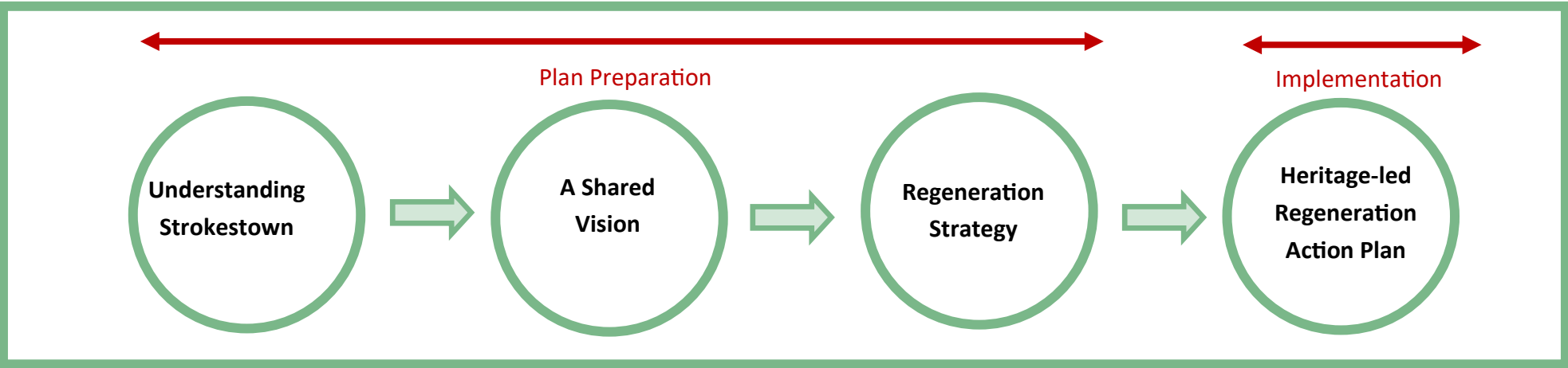
The process recognises the need to take a holistic and collaborative approach to regeneration, informed by Strokestown’s history, character assets and challenges. The plan is just the starting point for the future heritage led regeneration of the town. There are four stages in the plan preparation, and the heritage-led regeneration implementation stage as follows:

1. Understanding Strokestown
  2. A shared vision for Strokestown
  3. Development of themes, actions and enabling projects for the future of Strokestown to agree a Regeneration Strategy
  4. Heritage Led Regeneration Implementation Action Plan.

### Why a Heritage Led Regeneration Plan?

*“Regeneration is the process of bringing social, cultural, economic and environmental life back into an area. A heritage-led regeneration strategy recognises that it is the cultural heritage of a town that gives it a unique identity and which is central to the creation of a high quality of life for its inhabitants. Capitalising on the potential of the town's heritage to create an attractive, sustainable living environment requires an integrated approach that recognises the evolving needs of the town and its people now and into the future... Placing heritage at the forefront of the regeneration of our towns ensures that the local distinctiveness, community spirit, values and traditions are retained and enhanced while allowing new interventions to take place. Townspeople are an essential component of what makes the place special and their participation in the process of regeneration is critical to its success.”*

*Historic Towns Initiative,  
Framework for the Pilot Phase, 2022*



This Heritage Led Regeneration Plan seeks to celebrate the significance of Strokestown’s past while acknowledging the issues and challenges to be addressed, through imagining a heritage led sustainable and resilient future for the town centre.

The plan recognises the unique opportunities of the natural and built heritage and sets out a vision to ensure that Strokestown values its heritage and cultivates new legacies for future generations. The Heritage Led Regeneration Plan sets out a strategy for heritage led regeneration that will support a high quality of life for the citizens and visitors to the town now and into the future.

The Heritage—Led Regeneration Plan is a starting point to recognise, appreciate and build on Strokestown’s rich past and to help guide its future.

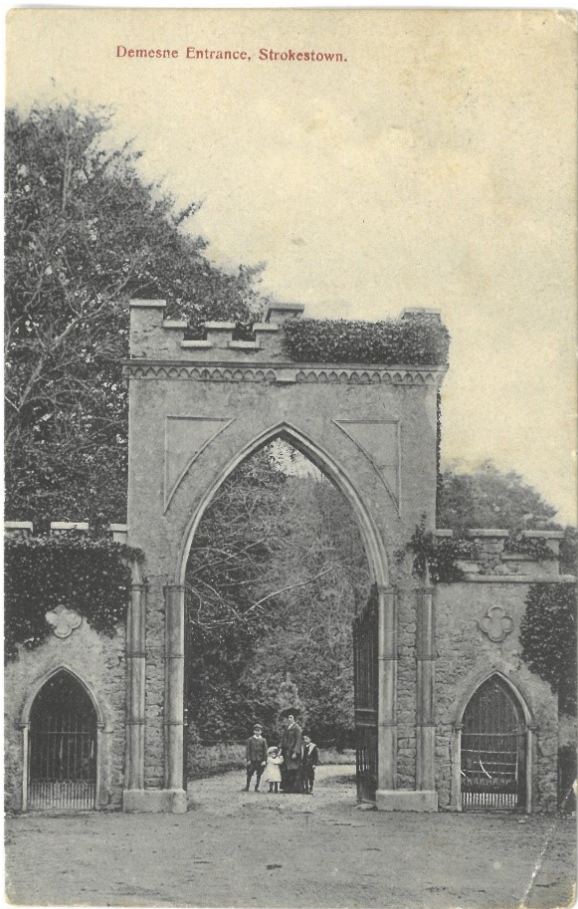


# 1.3 Historic Evolution

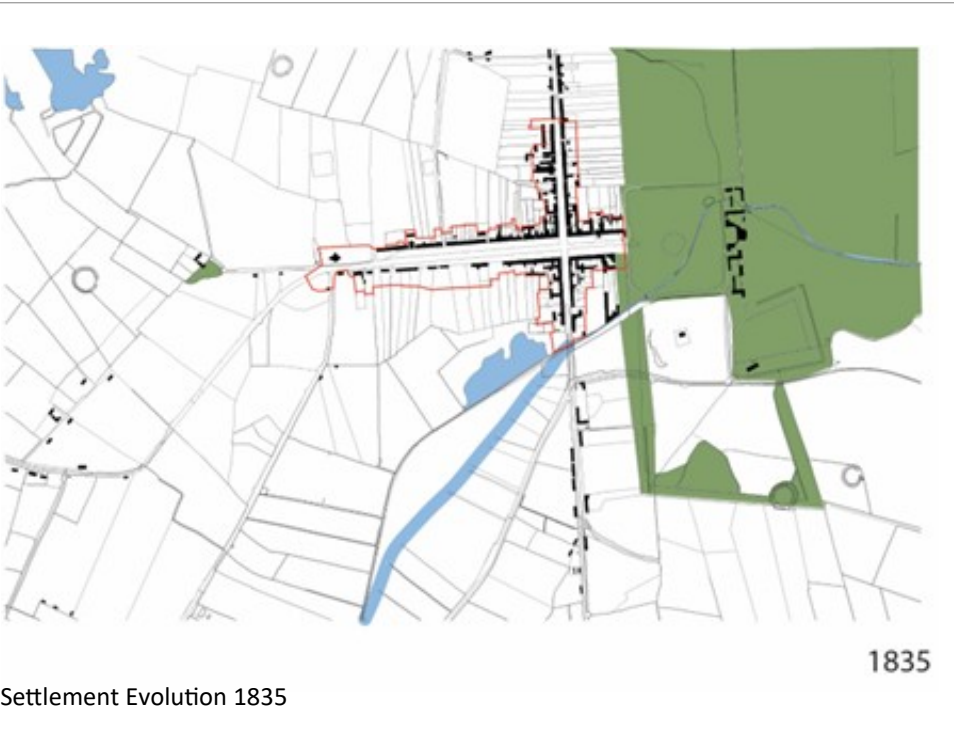
Strokestown dates from the 17<sup>th</sup> century and was formally established by the Mahon family, who continued to be associated with the town right up until the later 20<sup>th</sup> century. Strokestown Park House was expanded to designs by Richard Cassels in the 18<sup>th</sup> century. Mapping from this period show the dominant axial arrangement between the house and the town. The great street extends from the church to the east, to the gates of the park to the west that continues along an avenue and terminates with a view of the house at the end.

In the early 19<sup>th</sup> century, the house was screened by a gothic gateway at the eastern end of the street, and the axial avenue replaced with a fish pond and a large tree stand which also formed a backdrop to the entrance gate when viewed from the street. The house was no longer directly visible, and instead it was approached via a curving drive gradually revealing itself in profile on rounding the corner. This change in presentation followed the fashion of the romantic movement at that time.

The effect of this was to make the position of the landlord appear less important. However, the landlord was still represented in the design of the street and in the form of the castellated gateway announcing the entrance to the estate. In addition, the landlord’s authority was still on display in the form of the debt collector’s house, that presented a defensible railed front and an observation post over the entrance porch with a commanding view of the street. At the same time of the completion of the castellated gateway and lodge to the house, the vista along the main street was closed by the gothic design of St. John’s church to the west. This new arrangement gave a greater sense of enclosure to the street, giving the street a sense of autonomy and a space for the citizens



Strokestown Park historic photo—Demesne Entrance, Strokestown — Source: [www.strokestownpark](http://www.strokestownpark)



Settlement Evolution 1835



Settlement Evolution 1908



Settlement Evolution 2024



# 1.3 Historic Evolution

There are a number of descriptions of Strokestown from the 1800’s which describe the town features that are clearly recognisable today:

**Extract from Weld, I (1832) A Statistical Survey of the County Roscommon**

*“Strokestown consists of two streets, one of them of immense breadth, which intersect each other, agreeing in their direction nearly with the cardinal points of the compass. The one running east and west, commences at Lord Hartland’s demesne, the grant entrance to which forms a barrier quite across it at the lower or eastern end; thence it rises with a moderate slope, to the new church, situated at the extreme opposite end, on the highest ground in the town. This street is no less than forty-nine yards wide. The other, likewise on a slope, ascends from south to north, and though not equally broad, is nevertheless spacious, being twenty-one yards across; so that in reference to the alignment, few places can compete with Strokestown for the airiness and imposing effect of its streets. Whether, however, the plan is the most commodious which could have been devised, may admit of doubt; and left as the spaces are at present, on each side of the central carriage way in the larger street, in a state of waste, the general appearance of the place displays the want of order and neatness.*

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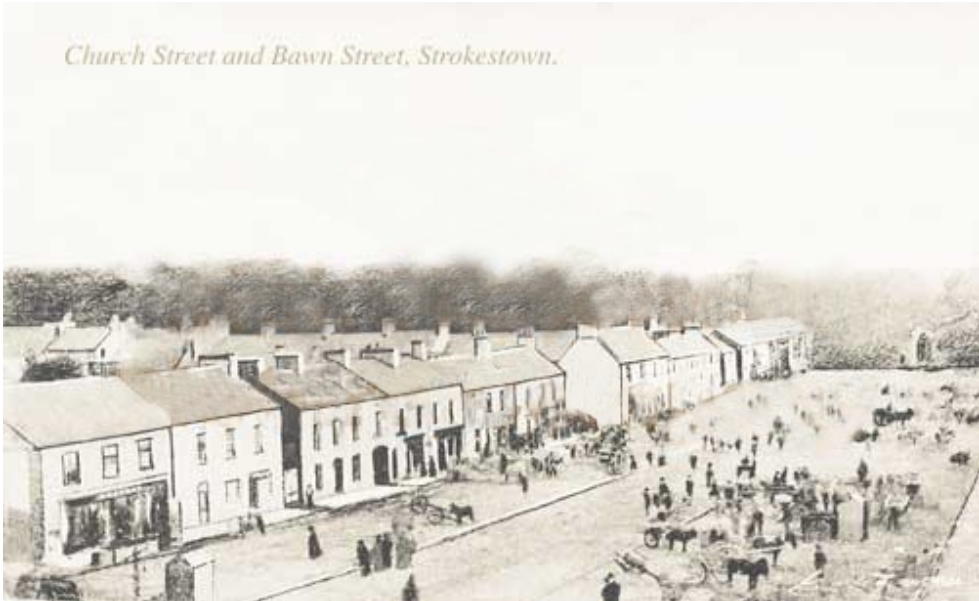
**Extract from A Topographical Dictionary of Ireland 1837 – Samuel Lewis**

*STROKESTOWN, a market and post-town, in the parish of BUMLIN, barony and county of ROSCOMMON, and province of CONNAUGHT, on the new road from Dublin to Ballina, 12 miles (W. by N.) from Longford, and 74 ½ (W.N.W.) from Dublin; containing 1547 inhabitants. It consists of two streets intersecting each other at right angles; one is 49 yards wide, and the other 21: there are 261 houses, of which 100 are above the rank of cabins, some of them being very good houses of stone, covered with Welsh slate brought by land carriage from Sligo. The main street is terminated by the grand entrance to Lord Hartland’s noble demesne, a new church being at the other end, on the highest ground in the town. The market is held weekly and is very numerously attended, giving a bustling appearance to the place.*

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Historic Photo from Church Street towards Bawn Street and entrance to the estate



Historic Photo from the junction of Church Street/Bawn Street towards Bridge Street

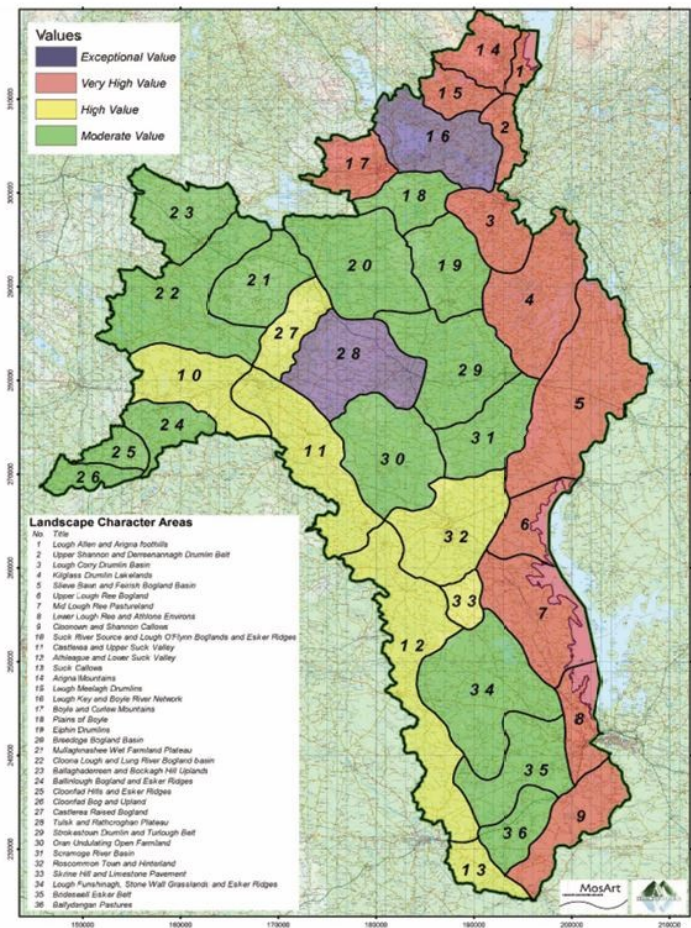


Historic Photo from the entrance to the estate of Bawn Street and Church Street

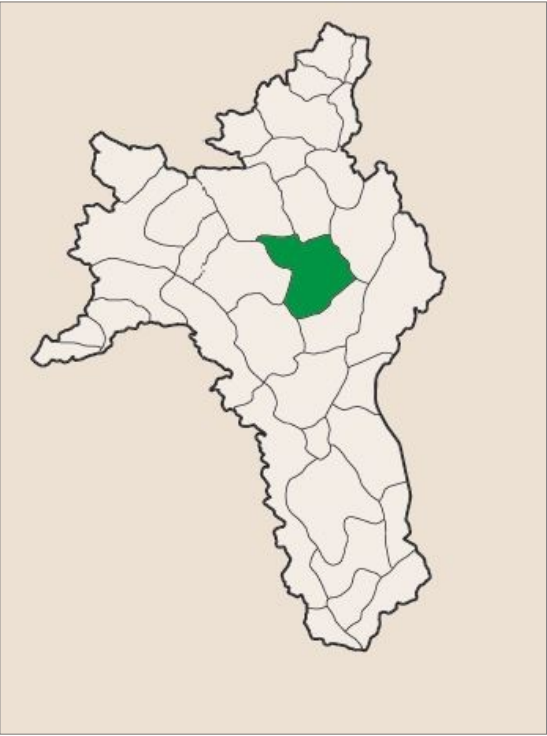


# 1.4 Topographic context

The landscape surrounding Strokestown include distinct rolling drumlin hills and lakelands, with more elevated landscape character to the north, and the ridge of high ground to the south east of the town. Slieve Bawn forms a backdrop to the south east of the town. Strokestown Park House creates the immediate backdrop to the town to the east, comprising mature designed landscape with significant stands of trees inside the entrance gates and demesne wall.



Extract from Roscommon Landscape Character Assessment— Figure 8 Landscape Values Map— Strokestown Drumlin and Turlough is identified as Landscape Character Area LCA 29—Tulsk and Tulsk and Rathcroghan Plateau is identified as Landscape Character Area 28



Extract from Roscommon Landscape Character Assessment— LCA 29 Strokestown Drumlin and Turlough Belt

This Landscape Character of Strokestown is described in the Landscape Character Assessment of County Roscommon as part of Roscommon County Development Plan 2022 – 2028. Strokestown is located in *Landscape Character Area 29 Strokestown Drumlin and Turlough Belt*. It adjoins the *Landscape Character Areas 4 Kilglass Drumlin Lakelands* to the north east, and *Landscape Character area 31 Scramoge River Basin* to the south east.

*The Landscape Character Assessment identifies thirteen historic land-use types in the county. The town of Strokestown is within the Towns//Villages (Post-Medieval – Modern) historic landscape character type, along with Frenchpark which also developed in the 18<sup>th</sup> century. Strokestown house and park are within the Demesnes (18<sup>th</sup>-19<sup>th</sup> Centuries), landscape character comprising land held by a large house incorporating farmland, gardens, woods and buildings. The town is surrounded by the landscape character of Rectilinear Fields – Hedgerow (18<sup>th</sup> – 19<sup>th</sup> Century), and Rectilinear Fields – Hedgerows, Reclaimed Raised Bog (19<sup>th</sup> – 20<sup>th</sup> Century).*

*The variety of landscape types are identified as character areas of Moderate Value, while the lands to the north east being of very high value (RCDP, LCA, Nature Designations with Landscape Value of Character Areas, Fig 3). The landscape value of the area is classified as moderate. Strokestown adjoins a very high landscape value to the east, characterised by the Shannon System, and the area of exceptional value to the west, characterised by the Tulsk and Rathcroghan Plateau. This classification is greatly influenced by the cultural heritage significance of Rathcroghan. Rathcroghan is located to the west of the town.*

Below: Extract from Roscommon Landscape Character Assessment—View from LCA 28 of the inauguration site for Kings of Connaught, the main Rathcroghan archaeological site .



Below: Extract from Roscommon Landscape Character Assessment—View of the LCA 29 Strokestown Drowned Drumlin Landscape



Below: Extract from Roscommon Landscape Character Assessment—View from LCA 28 overlooking the Carns archaeological site towards Slieve Bawn in the distance





## 1.5 Urban context

The urban character of Strokestown is defined by the distinctive formal axial plan that sits in contrast with the rolling drumlin topography. This contrast creates a strong sense of arrival to a place of importance at the crossing of the streets. The principal street is positioned perpendicular to the big house in an east west arrangement. The western end known as Church street is associated with the church, and the eastern end known as Bawn Street creating the formal entrance to Strokestown House and Park from the town. The street gradually ascends from the entrance gate of the house to the church. The southern street named Bridge Street extends from the bridge crossing the river to the south to Elphin Street to the north.

### The House and The Town

The link between the principal street and the house is clearly seen on the 18th century town plan, which shows the main avenue to the house extending the Church Street / Bawn Street axis. The axis continues from the gate along a tree-line avenue extending from the entrance gate to the front forecourt of the house. This map suggests that the development of the town and street crossings were emerging during the development of the house and as part of an overall planned layout.

By 1847 the entrance avenue was altered, to create a prolonged arrival experience, to reveal the main object of the journey, the house. A number of landscape experiences were introduced including the lakes, bridge, and folies as well as carefully placed specimen trees. The trees have matured and the relationship to the house is no longer discernible from the street view.

### Streets and Architecture

The buildings in Strokestown present the typical restrained classicism found in the planned towns of Ireland. Characteristically they comprise of painted stucco / rendered facades with slated and pitch roofs. While the prevailing scale of structure is two-storey, the more prominent buildings are three storey, some with raised ground floors reached by limestone steps.

Bawn Street presents the most uniform architectural treatment in the town, and creates immense townscape character and value. It includes the regency gothic castellated gateway and screen which is both defensible and welcoming. This elevation along with the wall, and backdrop of trees is the focus of the street at the lower end of the town.



Strokestown House , front façade and side wings.

The buildings along the north side of Bawn Street form a consistent street frontage, with the exception of the historic landlord's agent's house that breaks the frontage with a spear topped railing, a defensible porch and an observation post at first floor level providing a viewing point for the landlord to observe all of the activities immediately outside the Strokestown park walls. The other buildings in Bawn Street are understated, elegantly proportioned and contribute to the overall setting of the street.

Similarly structures on Church Street, Bridge Street and Elphin Street are understated and elegantly proportioned. They respond to the topography, stepping up as the street ascends. The street is characterised with gateways to the backlands, and some gaps in the street. The landmark structures, including the market house, the two former banks, the courthouse, as well as the churches, St. John's on Church Street, and the Roman Catholic Church on Elphin Street.



Historic aerial view of Strokestown from the west illustrating axial connection to the town



St John's Church located to the west of the town the determination of the axial route



Aerial Sketch View of Strokestown with the Axial Connection between Strokestown House & St Johns Church Illustrated in Red



Urban context Cont'd

Backlands

The two main streets of Strokestown are the principal routes, there are connections to the backlands through archways, and a limited extent of lanes that open up the backlands to the main streets.

The backlands are characterised by long rear gardens, many benefiting from attractive stone boundaries, and out buildings / historic barns and stables. The out buildings are aligned along plot boundaries and some are positioned parallel to the main house creating courtyard spaces between the principal house and the outbuildings. In recent years some of these have been converted to residential or commercial uses. In most situations one archway access have rights of way to a number of adjacent plots either side.



Aerial View of Strokestown Long Narrow Plot with Courtyard and Outbuilding

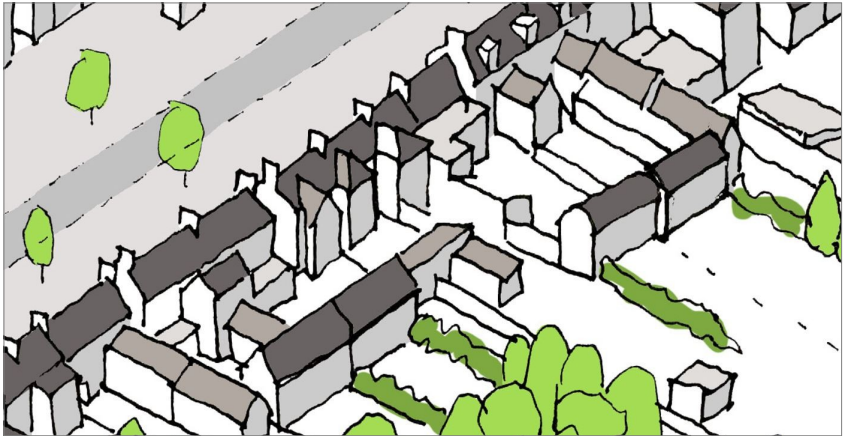
The connections to the backlands are through archways and some gaps in the street between terraces. Caslin Way, and French Court which extend off Church Street north and south provide connections to the depth of the town plan to the northwest, and south east. New streets off Elphin street include Lisroyne Court to the west and Parkgate to the east. These streets open opportunities to make connections to the northern backlands and create opportunities to enhance the permeability and to make connections to the backlands that will support heritage led regeneration.



View to Parkgate Backland Development



View of Backland Lane from Caslin Way



Aerial Sketch of Courtyards with Barns / Outbuildings Parallel to Main Street



Archways from Main St. sometimes shared lead to Back lands



Back land Outbuildings / Barns viewed from Rear Garden plots



Rear Laneways with connections to Backland Properties



Significant Historic Stone Wall Plot Boundaries



Loss of historic Stone Outbuilding



Rear Courtyards with Stone Outbuildings, Stone Boundaries with Archway Access to Long Rear Gardens Plots



Derelict Outbuildings to Rear Courtyards Accessed by Archways from the Main Streets



Aerial Sketch of Urban Form illustrating Backland Structure of Outbuildings & Courtyards



View of Rear Courtyards with Masonry and Corrugated Steel Outbuilding.



Urban context Cont'd

Land use

The pattern of land use in the town is consistent with most small towns, where uses are clustered around the town core. The commercial and civic centre of Strokestown is located along Bridge Street and Elphin Street, and extends somewhat from the central crossroads along Bawn Street and Church Street. Two banks were located on Church Street, in a form and setting that reflected their civic status and located adjacent to the weighbridge and Market House. The former banks have public banking rooms as well as residential accommodation at ground and first floor for the bank manager and their family.

Historically there were two hotels on Bawn Street, today the hotel is located on Bridge Street. The Roscommon branch library and Council offices are located on the corner of Bawn Street and Elphin Street in a two-structure constructed in the 1970's that replaced a previous structure that is visible in historic photos and remembered by people consulted during the preparation of this plan. The busy main convenience store wraps around the rear of the library, with frontage to both streets. Strokestown Hardware is located to the rear of the southern side of Bawn St. The post office is located along the western side of Elphin Street as well as the Roman Catholic Church. North of the church is the former Magnet Ballroom, built in 1936, and now vacant and derelict. The church is a landmark structure along the street, and the former Magnet Ballroom, a minor landmark.

The west of the town is characterised by educational uses including the former convent and the main primary and secondary school. The County Roscommon Heritage and Genealogy Centre occupies the landmark St. Johns Church of Ireland. The west end of Church Street also includes the Courthouse and historic Bridewell to the rear. A former cinema is discretely located nearby with an entrance porch that would suggest a former commercial use. It is understood from consultations that the original screening room is intact.



Library & Council Offices Bawn St.



Supermarket accessed from Bawn & Elphin St.

Building Use—Heritage Led Regeneration Plan boundary outlined in red



Strokestown Hardware Bawn St



The Sportsman Bar Elphin St.



The Post Office Elphin Street



Flower & Health Food Shop Elphin St.



Percy French Hotel Bridge Street.



Mc Donnell's Pharmacy Bridge Street.



Urban context Cont'd

Traditionally residential uses comprise living adjoining and over the shop within the commercial centre that extend to residential use along the four main streets. The historic houses are two, three and four bay wide of two and three storeys. The floor to ceiling heights and floor areas exceeds contemporary dwelling standards in addition to substantial plots and long back gardens extending back from the main street. Many dwellings are occupied, however, there high levels of vacancy at upper floors in the commercial area, and general residential vacancy has been identified on all streets (Appendix A2 Baseline Inventory).

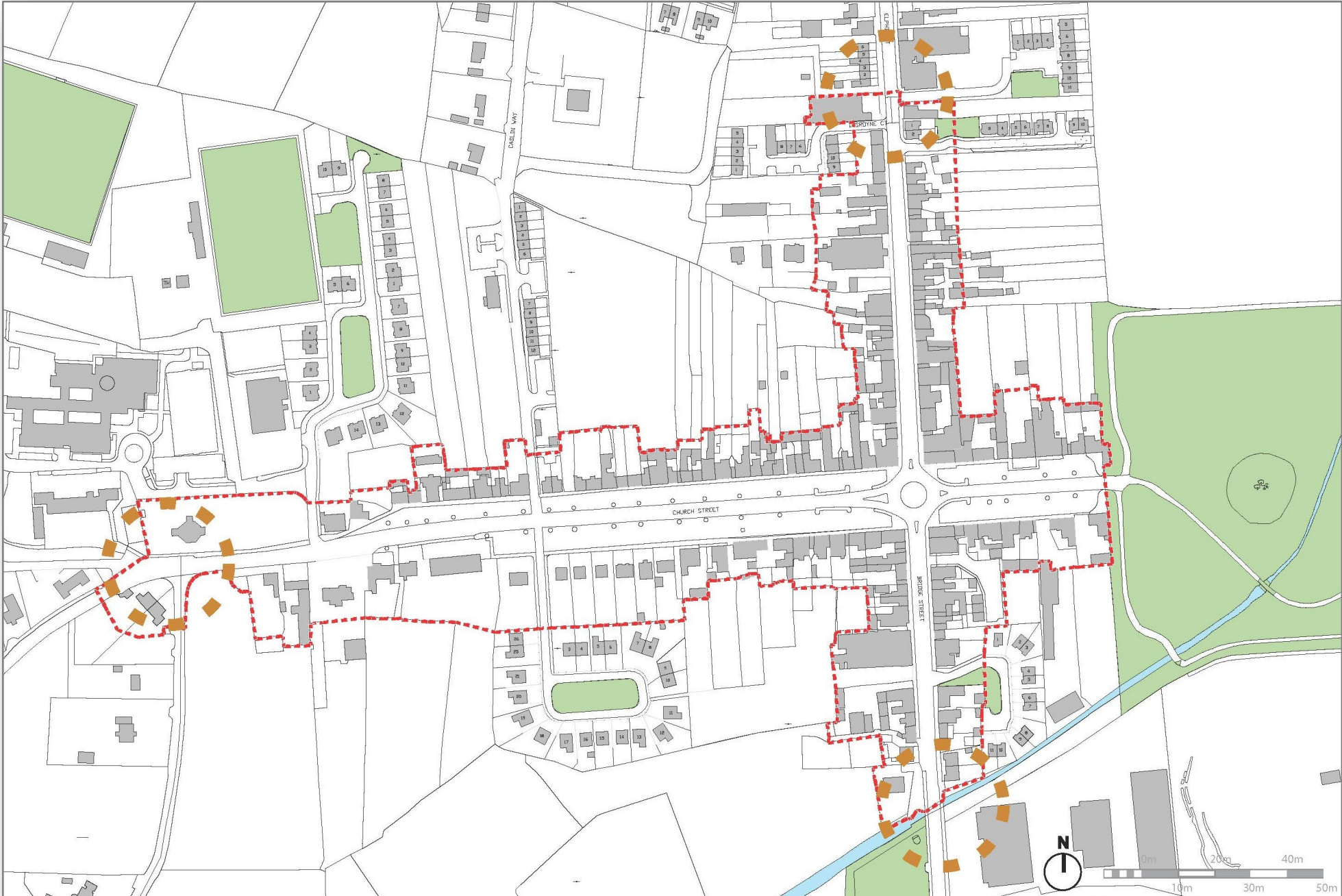
Entrances

The entrance to the historic core from the south is at the bridge. This area comprises a mix of industrial uses including a heavy goods vehicle sales and repair and service station. This presents a vast extent of tarmac surface with almost not front boundaries and a minimal footpaths. This is both unsafe for pedestrians and a visually discordant entrance to the town. Also, the vacant car show room presents a very poor boundary and entrance sequence to the historic town centre. The historic entrance follows the community grotto comprising the bridge and the location of the former breweries in the town. There is evidence of an historic horse pond leading down to the river from the bridge.



Southern entrance has poor character and definition with extensive tarmac surface

The entrance to the historic core from the west of the town is characterised by St Johns’s Church , but also, a farm and plant machinery use, which is visually incongruous, while it creates valued business in the centre of the town. In time the town may regenerate to intensify its residential and recreational and tourism related functions, consideration may be given to the presentation as well as the visual appropriateness of this use at this location in the longer term.



Entrances to the historic core highlighted with yellow circle



Northern Entrance from Elphin Street



The Magnet Ballroom Inner Entrance at Historic Urban Core



Western Entrance at St John’s Church & Road Junction



Farm Machinery Service & Sales Premise is visually incongruous



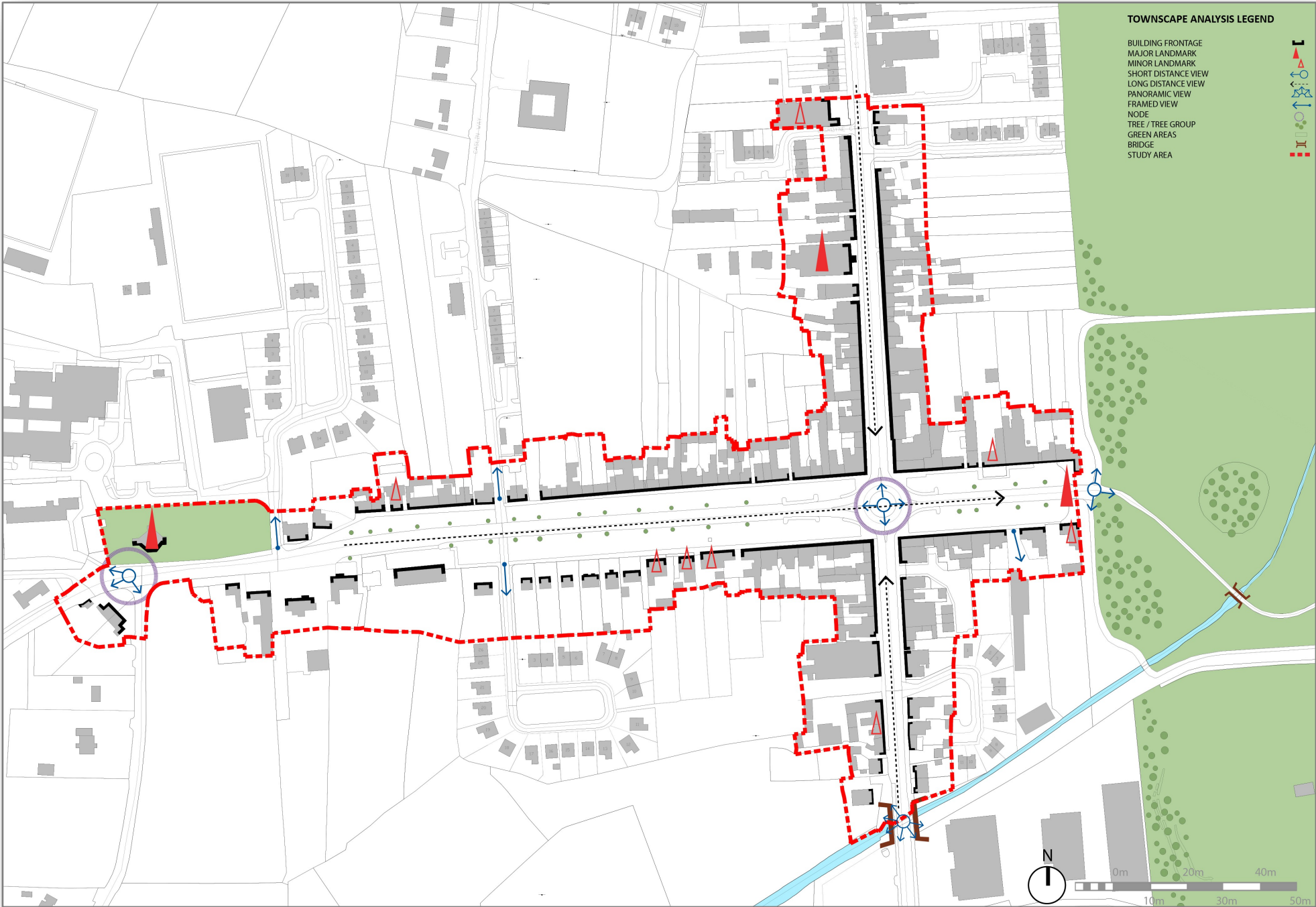
# 1.6 Townscape analysis

The built elements within the town centre that define the townscape include the following:

- The overall composition of the main street is defined by existing two and three storey structures, and two major landmarks comprising the Gothic entrance gates to Strokestown Park and St. John’s Church.
- The elegantly proportioned structures on Bawn Street significantly contribute to the architectural quality of the town.
- Other major landmarks along the street include the Roman Catholic Church.
- Minor landmarks along the streetscapes include the former banks, market house, and constabulary barracks. In addition, there are number of high-quality town houses and terraces and outbuildings to the rear of the main streets.
- The former banks comprise the Ulster Bank which s an imposing three storey detached structure. The former Bank of Ireland is a red brick two storey detached structures. Both presenting a different and distinctive character. Both would have previously accommodated commercial and a residential use.
- Short distance and panoramic views from within the town centre are important to the townscape quality..
- Nodes comprising focal points around the historic core, at the cross-roads, from within Bawn Street, at the market house, the entrances to the historic core at St. Johns Church, the bridge, and the Magnet Ball-room are defining features.

The street pattern comprises the principle streets, and new laneways and streets

- The principal streets comprising Bridge Street, Bawn Street, Church street and Elphin Street
- The backland streets including French Court, Caslin Street and new streets off Elphin Street.



Townscape Analysis—Heritage Led Regeneration Plan boundary outlined in red



St, John’s Church



St Mary’s Church



Former National Irish Bank

Former bank of Ireland



Axial junction, at centre of Strokestown



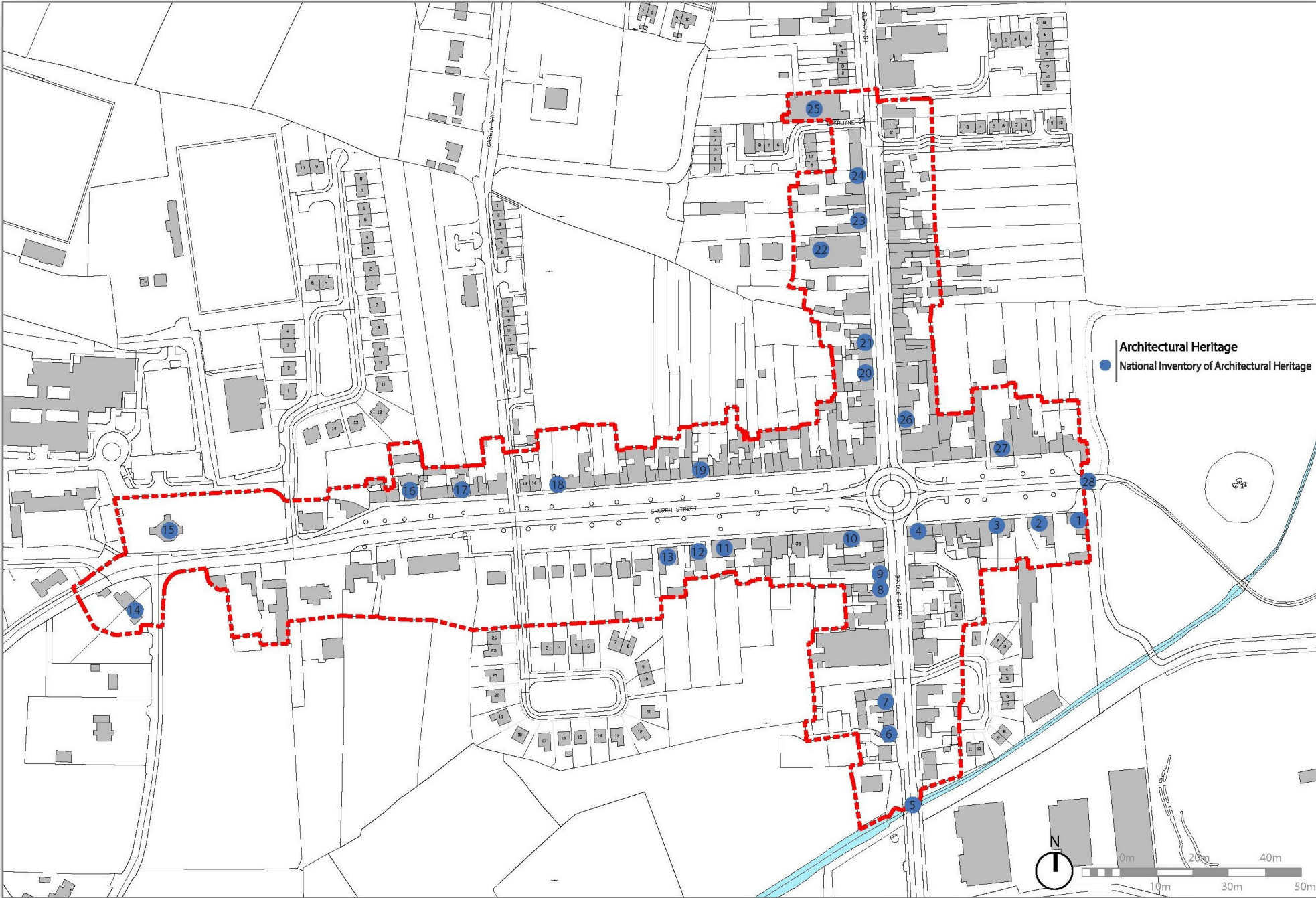
Gateway to Strokestown House on Main Axis from St John’s Church



# 1.7 Heritage protection

The rich heritage of the town centre is evident in the number of protected structures, and structures listed on the Record of Protected Structures (RPS), structures identified in the National Inventory of Architectural Heritage (NIAH) and Record of Sites and Monuments. The town centre is also designated an Architectural Conservation Area (ACA). All of the buildings and their settings are protected by virtue of their inclusion within the ACA. All buildings within the regeneration plan area are considered to be of importance. The structures included in the RPS and ACA are listed and identified on the accompanying map. Heritage protection legislation is appended, and Roscommon County Development Plan 2022-2028 includes the county policies and objectives in relation to conservation and heritage protection (Appendix A2).

Map Ref	SW Ref	Structures	RPS	NIAH	SMR
1	1	House	02900147	31811031	RO029-012
2	2	Hotel	02900418	31811032	
3	3	House	02900419	31811033	
4	10	House	02900420	31811034	
5	-	Bridge	02900421	31811035	
6	25	House		31811036	
7	26	J Beirne: house	02900423	31811037	
8	30	Sheehan: house		31811038	
9	31	Corcoran Brothers: house		31811039	
10	33/34	House	02900146	31811041	
11	40	Market House	02900411	31811013	
12	41	Bank / Financial Institution	02900410	31811012	
13	42	Bank of Ireland: bank/financial institution	02900409	31811011	
14	-	House	02900345	31811004	
15	-	St. John's Church-Arch. Fragment	02900144	31811003	
		Convent of Mercy Graveyard.		31811002	
16	52	Strokestown Courthouse	02300406	31811005	
17	56	House		31811007	
18	61	House		31811009	
19	72	Forde and Sons: house		31811014	
20	88/89	House	02300149	31811016	
21	91	Lawless: house		31811017	
22	96	Catholic Church of immaculate Conception: church/chapel	02300143	31811018	
23	97	House	02300414	31811019	
24	100	House		31811020	
25	103	Ballroom/Dance Hall/ Disco		31811022	
26	122/123	House	02300417	31811024	
27	129	Hartland House: house	02300148	31811025	
28	-	Strokestown Park House: gate lodge		31811026	



Recorded Monuments and Structures on the Record of Protected Structures and National Inventory of Architectural Heritage NIAH  
(Heritage Led Regeneration Plan boundary outlined in red) - Also refer to the Roscommon County Development Plan

There has been some development in the town centre, where vacant properties have been brought back into use. In some instances, there is evidence of loss of original historic fabric, including loss of historic joinery including historic gates, doors and windows. There has also been loss of historic garden boundaries, and outhouses, which are a defining feature of the historic property holdings. These works diminish the quality of the existing streetscape and the overall architectural integrity of the historic town core.

However, there is evidence of modest heritage led regeneration in the town, where buildings are repaired and historic features retained and refurbished. From community engagement it is apparent that stakeholders have an appreciation of the value of the built heritage and opportunities that it presents. The heritage led regeneration plan also creates an opportunity to provide direction and examples for other stakeholders to follow.



# 1.8 Social and cultural heritage

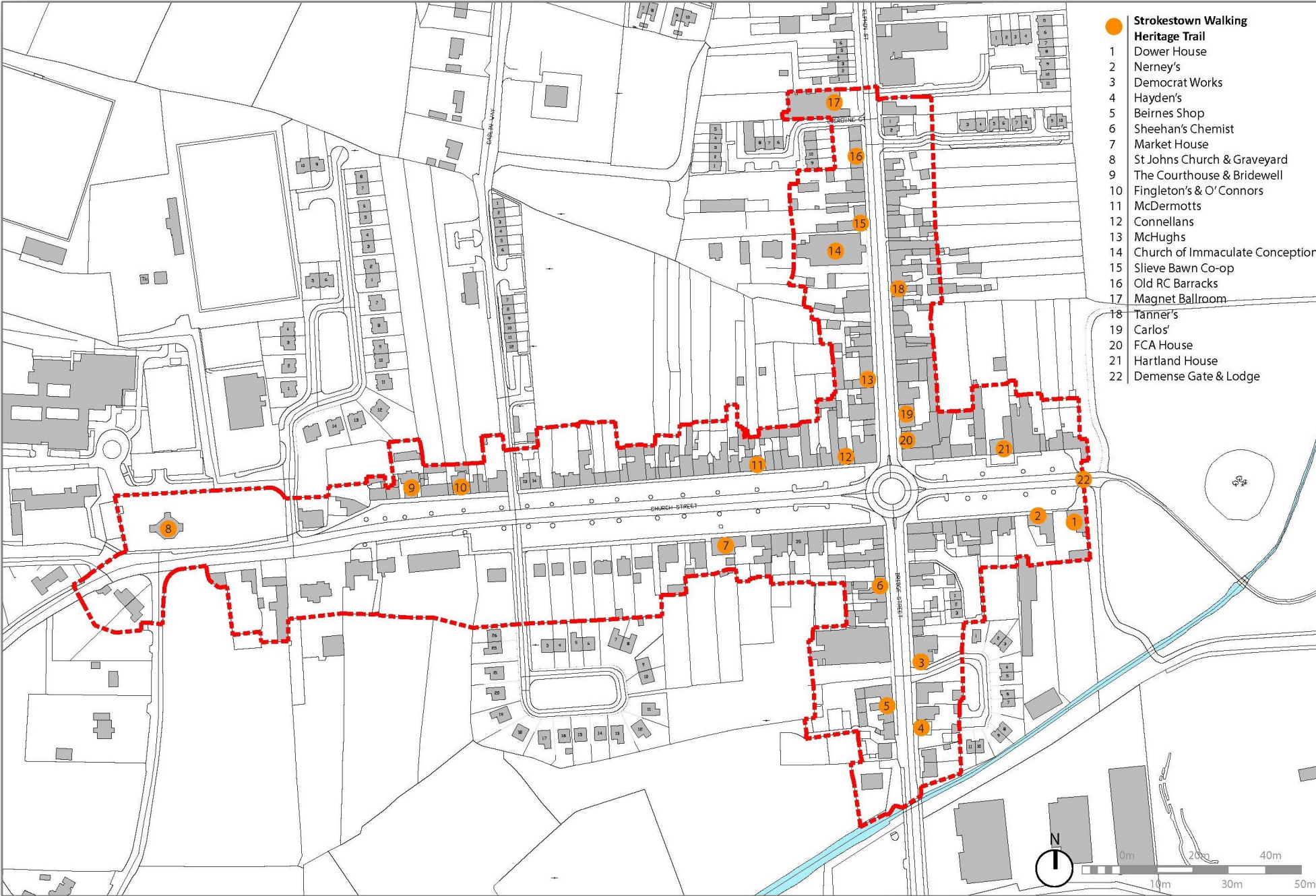
Strokestown benefits from social and cultural events and activities throughout the year enhance the heritage and appreciation and understanding of the town.

The town provides the backdrop to these activities. The Strokestown heritage trail provides a permanent cultural activity within the historic core developed by the Strokestown Community Development Association. Strokestown Park House and the National Famine Museum is a key visitor and tourist attraction. The National Famine Way commencing at Strokestown Park House connecting the town to the Ronan Gillespie’s Famine memorial on Custom House Quay. The grounds of Strokestown Park House provide significant space for the local community to access outdoor recreation activity within the town centre.

Strokestown supports a number of significant events, including the Strokestown Poetry Festival, Strokestown Famine Summer School/Conference, Feile Strokestown and the Strokestown Show. Festivals can contribute positively to a town regeneration, and the quality of the event is key to success and longevity. The festivals also offer potential for partnership between the town and Strokestown Park, which can add to the attractiveness and distinction of the events themselves. There are opportunities through the festivals to encourage the re-use of empty buildings as well as engaging with the local community.

Strokestown weekly market contributes to the animation of the public realm, which also supports appreciation of the built heritage and attractiveness of Strokestown as a place to live and visit. The proposed public realm works should support the further enhancement and diversification of the weekly market.

The public realm plan will enhance the opportunities to create a more walkable town centre, and space to support day to day community interaction as well as outdoor social events at the heart of the town. This will significantly enhance the spaces for outdoor seating, social areas and safe public space that can bring people together. The public realm works will also further enhance the setting for the built heritage and the attractiveness of Strokestown as a place to live and visit.



Strokestown Walking Heritage Trail —Heritage Led Regeneration Plan boundary outlined in red



21. Demense Gate Lodge  
16



2. Nerneys



5. Beirnes Shop



6. Sheehan's (Mc Donnell) Chemist



13. Mc Hughs The Post Office



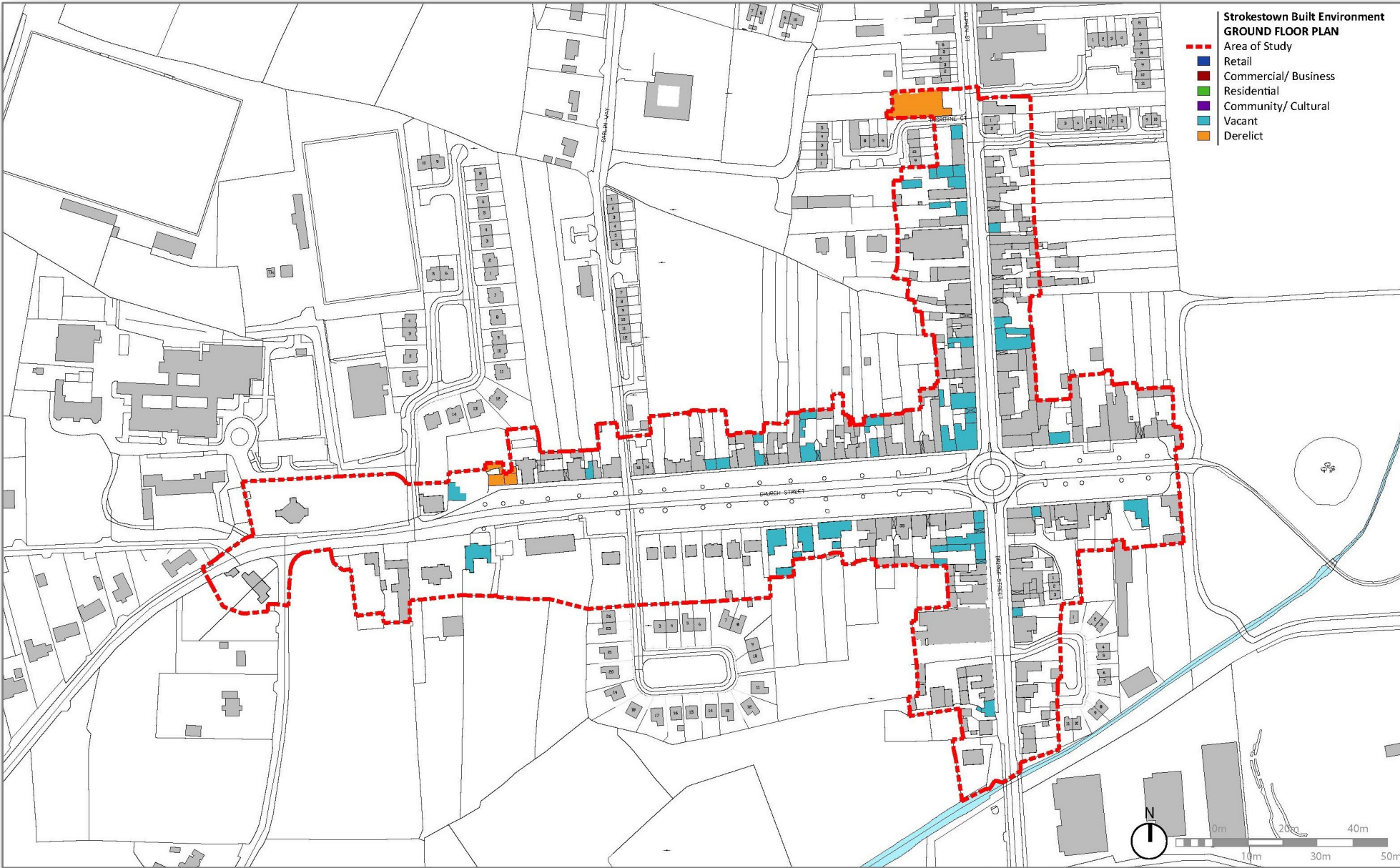
16. Old RUC Barracks



# 1.9 Heritage Challenges

There is a rich and plentiful supply of natural, cultural and built heritage in Strokestown. Despite this rich heritage, there is clear evidence of it being underutilised and undermined.

- There is a poor sense of arrival to the historic core arising from the treatment of the public realm, and poor definition of boundaries along the approach roads and entrances to the historic town centre. The proposed public realm works will enhance the legibility of Bawn Street and Church Street. The entrance to the town at Bridge Street and Elphin Street will require both public realm and built heritage enhancement to clearly delineate the historic core.
- Strokestown suffers from building vacancy and underuse in the historic centre. The pattern of vacancy in small towns has significant detrimental physical, social and cultural implications. Where buildings are not being used, this can lead to gradual decline in the condition and fabric of the historic structure resulting in a cycle of further deterioration.
- Underutilisation and vacancy also lead to a restriction in the number of people living and working in the town centre and loss of vibrancy. Reduced footfall further impacts on local businesses diminishing the attractiveness of the town as a place to live and visit.
- There is evidence of heritage led regeneration in the town, where vacant properties have been brought back into use and historic features are retained and refurbished. However, there is also evidence of loss of original historic fabric, including historic gates, doors and windows, ironmongery, plasterwork and masonry details. There has also been loss of historic garden boundaries and outhouses to the rear of the principal streets, which is a loss of key defining features of the historic properties.



Plan of Strokestown with Derelict Properties Coloured Yellow and Vacant Properties Coloured Blue



Bridge Street (Vacant )



Bawn Street Ground and upper level vacancy)



Church Street (Derelict)



Elphin St / Church Street (Vacant Renovation Required)



## Heritage Challenges Cont'd

- The historic town centre backlands are underutilised, some of which have accessibility issues. These areas present an opportunity for new residential, mixed uses and community spaces in the core of the town centre. The regeneration of backlands has the potential to support the heritage led use of the historic structures facing the principal streets to meet contemporary residential and commercial needs.
- There is poor connectivity and permeability between the principal streets, and between the residential educational and commercial uses. This results in reduced pedestrian movement, car dependence and physical and social disconnect within the town core. This undermines the achievement of an integrated and sustainable community and attractiveness of Strokestown as a place to live and visit. Enhancing connections can create a more integrated town core, with increased active travel, while also supporting backland regeneration that will enhance the vibrancy and attractiveness of the historic core as a place to live and visit.
- There is poor visual connectivity between the town centre and Strokestown House and Park and underdeveloped integration of activities and uses. Enhancing the visual connection and integration of walking trails as well as the provision of places to stay, eat and linger in the town has the potential to create a stronger destination profile for the overall town. This in turn has the potential to enhance the social and economic growth of the overall town, and revitalisation of the heritage of the overall town.

Visual connection from Strokestown Town Centre to Strokestown House is obscured by existing tree planting discouraging the integration of activities for residents and visitors.



Backlands to Rear Of Bawn Street / Elphin Street NE

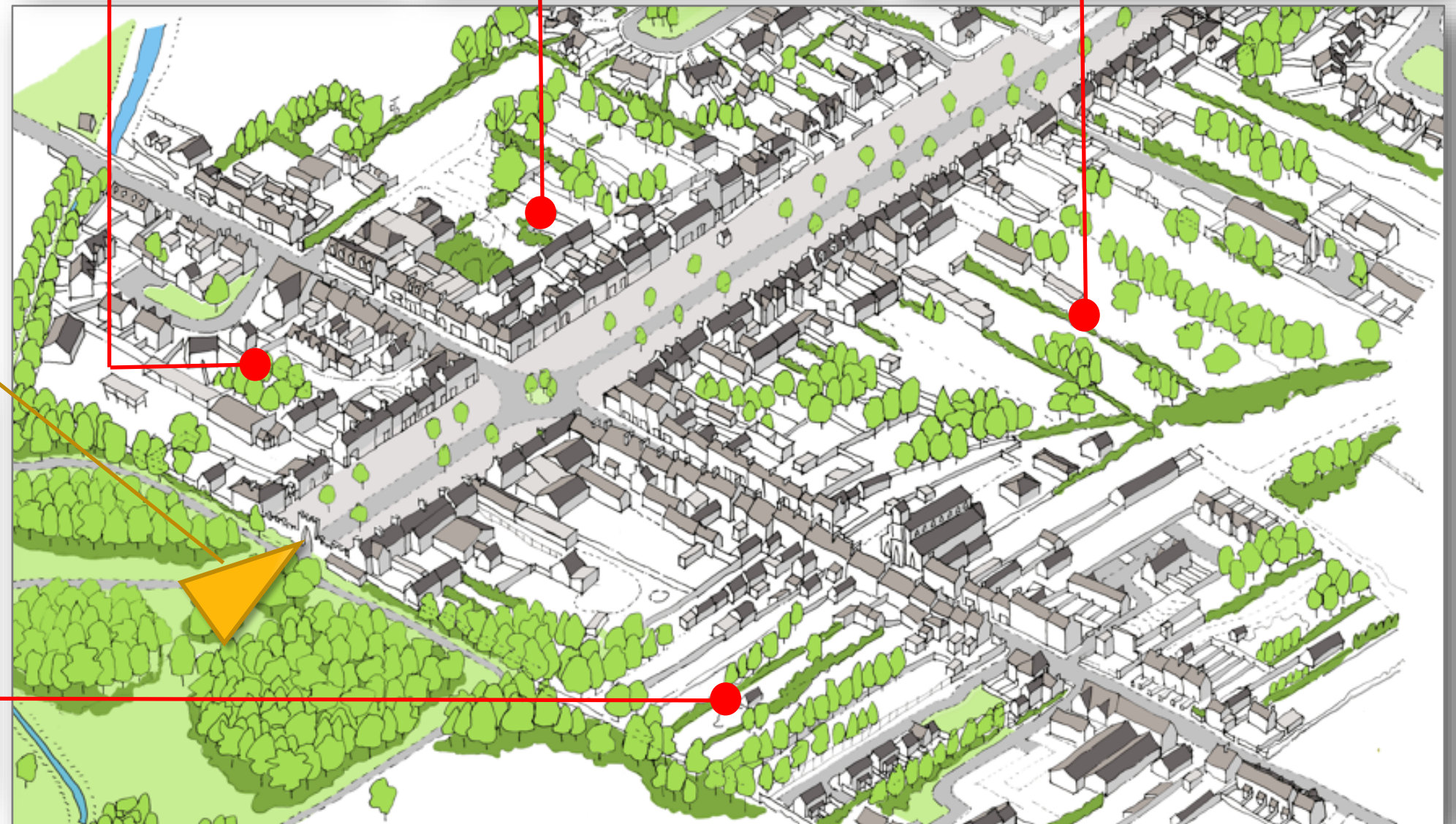
Backlands to Bawn St. / Bridge St. SE



Backlands to Church St. / Bridge St. SW



Backlands to Church St. / Elphin St. NW





*Church Street and Bawn Street, Strokestown.*

# Part 02

## Regeneration Strategy

This section summarises Strokestown’s character, identity, historical significance and cultural heritage. It sets out a high level strategy which identifies specific projects that will support the heritage led regeneration of Strokestown.

2.1	Strengths, challenges, opportunities and threats (S.C.O.T)	20
2.2	Key Themes	21
2.3	The Vision	21
2.4	Heritage Led Regeneration Strategy	22
	Theme A— Celebrating our heritage	23
	Theme B— Defining our historic town centre – entrances and streetscape	27
	Theme C – Regenerate our heritage - bringing back homes through reuse and adaptation	35
	Theme D – Connecting our heritage with new streets and places to live	38
	Theme E – Governance	42



## 2.1 Strengths, challenges, opportunities and Threats (S.C.O.T.)

There is a rich natural, cultural and built heritage in Strokestown. Despite Strokestown's rich heritage offer, there is evidence of where this resource is being underutilised and undermined. These issues are apparent in the general physical appearance of historic structures, levels of vacancy, small extent of dereliction, underutilisation of backlands, poor connections between the principal streets and connection between the town and Strokestown House and Park. It is clear that the community value the potential of a Heritage Led Regeneration Plan for Strokestown, and the opportunity that it presents to enhance the quality of life in the town for the community who live and visit the town. There is an appetite to identify key projects that the community can work towards achieving individually and in collaboration with Roscommon County Council.

### Strengths

- Strong leadership and active community groups, including the Strokestown Town Team.
- Rich architectural heritage, vernacular and civic structures from the 1700's to present.
- Rich local cultural heritage from the medieval period to the present day.
- Rich local natural heritage at Strokestown Park and the River Scramogue within the town centre, Sliabh Bawn and network of lakes and rivers including the River Shannon.
- Significant architectural and cultural heritage including the axial planned street, the formal relationship between the town and the big house, the Strokestown House gate and St. John's Church, and restrained classical streetscape.
- Strategic location at the start of the 'Gateway to the west'.
- Backland potential to create enhanced connections within the town, opportunities for infill and mixed uses to support the heritage led adaptive use of historic structures.
- National and international destination status associated with the House, Famine Museum, Famine Walk and built heritage value as a planned town of national importance.

### Challenges

- High levels of town centre residential and commercial vacancy.
- Streetscape dereliction at prominent locations at the entrance to the town centre.
- Underutilisation of landmark historic structures, including the Courthouse and Bridewell, the Market House and former Banks.
- Erosion of the built heritage through commercialisation.
- Loss of historic fabric and streetscape clutter.
- Poor connections and permeability between principal streets and town centre uses, residential, educational, sporting and commercial uses leading to physical and social isolation and undermining the attractiveness of the town centre as a place to live and visit.
- Underutilisation of backland sites and their potential to support the sustainable and viable heritage led use of historic structure.
- Challenge of town centre delivery of new streets that require agreements between many property owners.
- Poor visual and physical connection between the town and the demesne, that undermines the potential synergy between both to support the identity of the whole of Strokestown as a destination.

### Opportunities

- Heritage led adaptive reuse of vacant properties as high quality residential, commercial and community uses.
- Potential to create a new networks of backland streets interconnecting the principal streets that will enhance the permeability of the town core, and an integrated and walkable community.
- Opportunities to create new residential and mixed uses in the historic backland areas, through reuse of historic outbuilding and boundaries, creating new places to live, work and recreate. Also creating the opportunity to reinvest and support the existing and new services within the town.
- Potential to enhance the viability of heritage led adaptive reuse of historic structures through development of backland areas.
- Potential to enhance the relationship between the town and the demesne that support the identity of the whole of Strokestown as a destination.
- Potential to enhance connectivity to Strokestown Park for residents as part of an integrated network of active travel routes between the town and the park.
- Maximise the benefit of the Scramogue River to provide recreation and leisure opportunities that complement the built heritage.
- Coordinate annual programme of events and festivals to extend the opportunities for social engagements within the town centre and Strokestown House.
- Implementation of the N5 Strokestown / Tusk Bypass and the Strokestown public realm works offers the opportunity to reduce the negative impact of heavy goods vehicles passing through the town
- Definition of the entrances to the historic town centre to create a sense of arrival, to reduce in traffic speeds approaching the town centre and to enhance an understanding and appreciation of the planned town.

### Threats

- Delayed delivery of the bypass and public realm works, resulting in continued vehicular dominance and through traffic that undermines the enjoyment and appreciation of the built heritage.
- Lack of integration and development of opportunities for synergy between Strokestown House and Park and the historic town centre.
- Continued incremental erosion of the rich built heritage, through vacancy, inertia and dereliction, removal of historic outbuildings, and boundaries, and commercialisation.
- Lack of consensus between stakeholders to develop a planned approach to backland regeneration.



## 2.2 Key Themes

### Key themes, strategic priorities and proposed interventions

Based on the findings from research, fieldwork and stakeholder engagement, and overall shared heritage-led strategy has been developed to reflect where Strokestown can make best use of its natural, cultural and built heritage resource now and into the future. The objective is develop a coherent and integrated heritage-led regeneration strategy to guide the renewal and regeneration of the historic core Strokestown with a particular focus on the built heritage.

Five overarching themes have emerged and heritage-led actions are proposed within each of the themes, which outline the key priorities and interventions that will support the heritage led regeneration of the historic town centre. The underlying aim of the projects are to reuse and revive the town centre so that it supports a sustainable community, promotes town centre living, supports business and enterprise, and improvise the quality of the town centres general sense of well being and confidence in the historic town centre through investment in heritage regeneration.



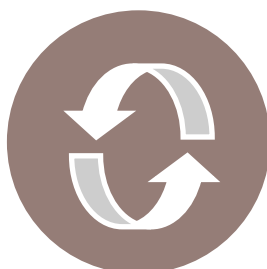
#### Theme A Celebrating our heritage

This theme is aims to build on the potential for Strokestown as one of the most important/ emerging destinations in both County Roscommon and the wider Ireland’s Hidden Heartlands regional offering with a focus on the built and natural heritage of the town. It includes proposals to increase the identity of the whole of Strokestown as a destination, as well as consolidating the residents and visitors understanding and interpretation of the heritage of Strokestown in context.



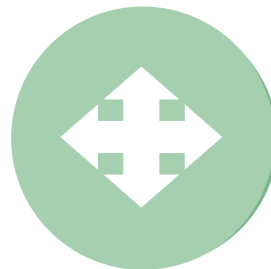
#### Theme B Defining our historic town centre Entrances and streetscapes

This theme is proposed to enhance and clearly define the entrance to the historic town centre at Bridge Street, Elphin Street and Church Street at St. John’s Church. It also includes streetscape enhancement that will reinstate the historic character of the historic core, to allow a better understanding and appreciation of the heritage of the historic centre.



#### Theme C Regenerate our heritage – bringing back homes through reuse and adaption

This theme is proposed to promote the reuse and repurposing of vacant, underutilised and derelict buildings in the town centre, as well as the historic outbuildings, barns and stores to the rear of the principal streets. This will enhance and secure the heritage of the town, while also bringing vibrancy and life back in to the heart of the town centre.



#### THEME D Connecting our heritage with new streets and places to live

This theme is proposed to progress ‘Unlocking the backlands’ and identifies potential locations for new streets and opportunities for mixed uses, to include places to live, work, places for community uses that will support the regeneration of the historic structures to the principal streets.



#### THEME E Governance

This theme is proposed to ensure that the necessary leadership is developed within the community to lead the heritage led regeneration of the historic core. The successful delivery and implementation of the plan is intrinsically tied to collaborative involvement and contribution.

## 2.3 The Vision

### Strokestown

#### Heritage-led Regeneration Vision

*To fulfil the future potential of Strokestown as an over- all integrated and sustainable vibrant place to live, work and recreate, celebrating the rich architectural, social and cultural significance of its past for the benefit of all now and for future generations.*



# 2.4 Heritage-led Regeneration Strategy

## A Celebrating our heritage

- A1 – Connection with our regional and local area
  - Project A1.1 Presentation, interpretation and communication
  - Project A1.2 Connecting local looped and linear walks
- A2 – Heritage Trail – Interpret and animate our unique history for locals and visitors
  - Project A2.1 Heritage Trail maintenance
  - Project A2.2 Heritage Trail enhancement
  - Project A2.3 Heritage Trail expansion
- A3 – Improve our built and natural heritage awareness
  - Project A3.1 Built and natural heritage awareness initiatives
  - Project A3.2 Built and natural heritage in schools
  - Project A3.3 Built and natural heritage mentoring plan



## B Defining our Historic Centre - Entrances and Streetscapes

- B1 – Defining the entrances to our town
  - Project B1.1 Bridge Street
  - Project B1.2 Elphin Street
  - Project B1.3 Church Street – St. John’s Church
- B2 – Historic streetscape enhancement
  - Project B2.1 Streetscape enhancement



## C Regenerate our heritage bringing back homes through adaptive re-use

- C1 – Reuse and adaptation of vacant and underutilised properties
  - Project C1.1 Baseline Inventory
  - Project C1.2 One Stop Shop
  - Project C1.3 Heritage led Adaptive Reuse



## D Connecting our heritage with new streets and places to live

- D1 – Reimagining our backlands
  - Project D1.1 Creating new streets and quarters- Bawn Street / Elphin Street NE
  - Project D1.2 Creating new streets and quarters Bawn Street / Bridge Street SE
  - Project D1.3 Creating new streets and quarters Church Street / Bridge Street SW
  - Project D1.4 Creating new streets and quarters Church Street / Elphin Street NW



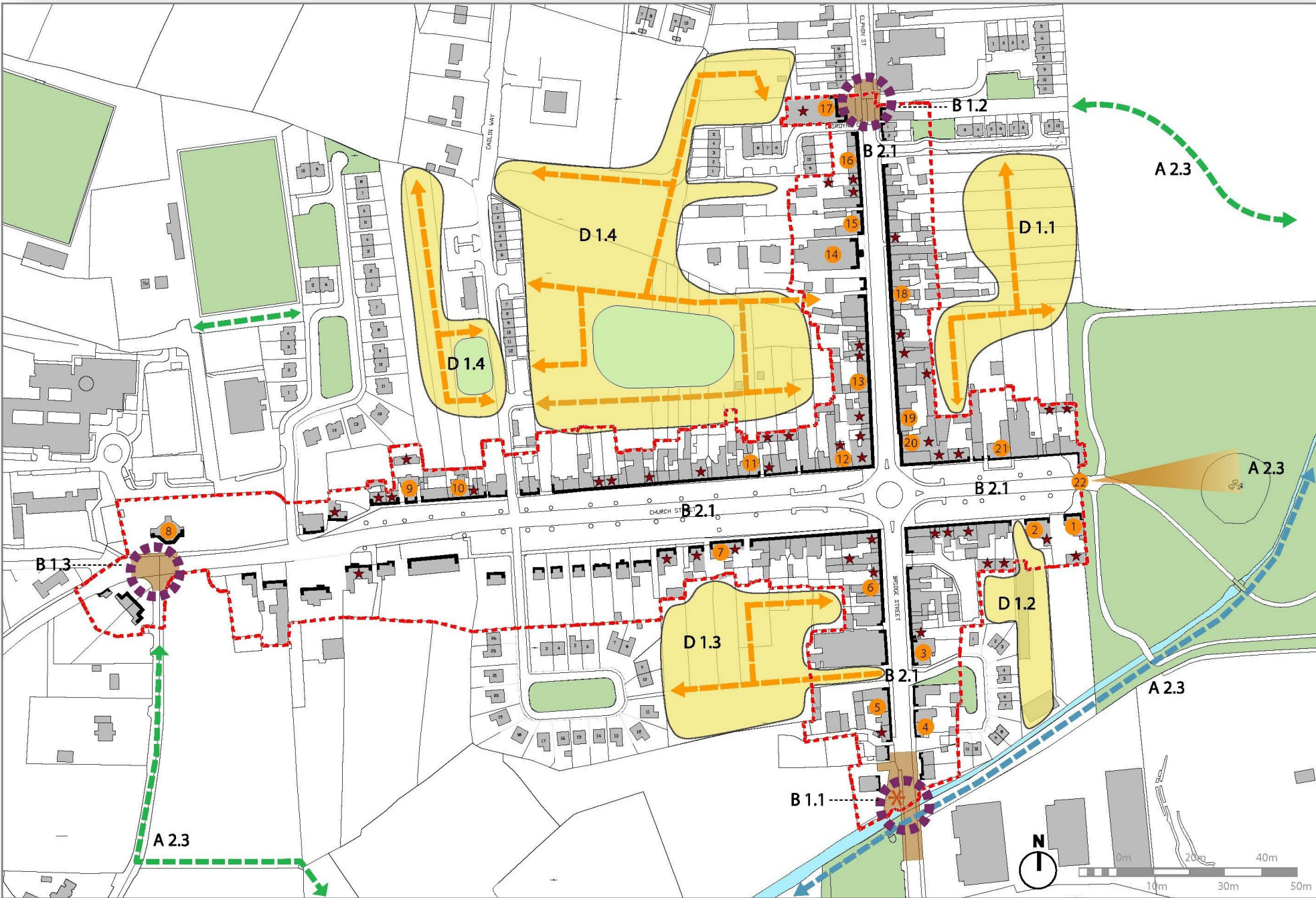
## E Governance

- E1 – Community training and capacity building in heritage led regeneration
  - Project E1.1 – Training and Capacity Building



The overall Heritage-led Regeneration Strategy include Actions under each of the themes to support the delivery of the Vision. The map illustrates an indicative layout of where these actions are located subject to detailed design. Governance is an overarching action to support the delivery of the Heritage-led Regeneration Strategy. Each Action and sub projects are explored in greater detail in the following pages.

All design proposals are indicative for illustrative purposes only to give flavour of what could potentially be developed and would be subject to detailed design assessments and statutory approvals.





## A

## Celebrating our heritage



## Introduction

Strokestown is identified as the gateway to the west, it is strategically located adjoining the new N5 bypass, which will enhance its potential as a destination. The aim of the proposals under this theme, is to enhance Strokestown as a destination, and starting point for local areas of interest that are within driving, cycling and walking distance. This proposal will build on local identity, fostering a sense of place and connection to Strokestown and the wider region. There are four key actions under this theme, with enabling subprojects.

## Actions and Enabling Projects

**A1 – Connection with our regional and local area**

Project A1.1 Presentation, interpretation and communication

Project A1.2 Connecting local looped and linear walks

**A2 – Heritage Trail – Interpret and animate our unique history for locals and visitors**

**Project A2.1** Heritage Trail maintenance

**Project A2.2** Heritage Trail enhancement

**Project A2.3** Heritage Trail expansion

**A3 – Improve our built and natural heritage awareness**

**Project A3.1** Built and natural heritage awareness initiatives

**Project A3.2** Built and natural heritage in schools **Actions A**

**Action A1 Connecting with our regional and local area**

This theme is aimed to build on the potential for Strokestown as one of the most important/emerging destinations in both County Roscommon and the wider Ireland's Hidden Heartlands regional offering. It includes proposals to increase the identity of the whole of Strokestown as a destination, as well as consolidating the residents and visitors understanding and interpretation of the heritage of Strokestown in context. Two enabling projects are proposed under Action A1:

**Project A1.1 Presentation, interpretation and communication**

Progress the Town Centre First Plan Transformational Proposal 4 – Strokestown Identity and Marketing – to adopt a strategic integrated and focused approach to the identity and marketing of the whole of Strokestown that includes the town, and Strokestown House and Park.

**Project A1.1 Cont'd**

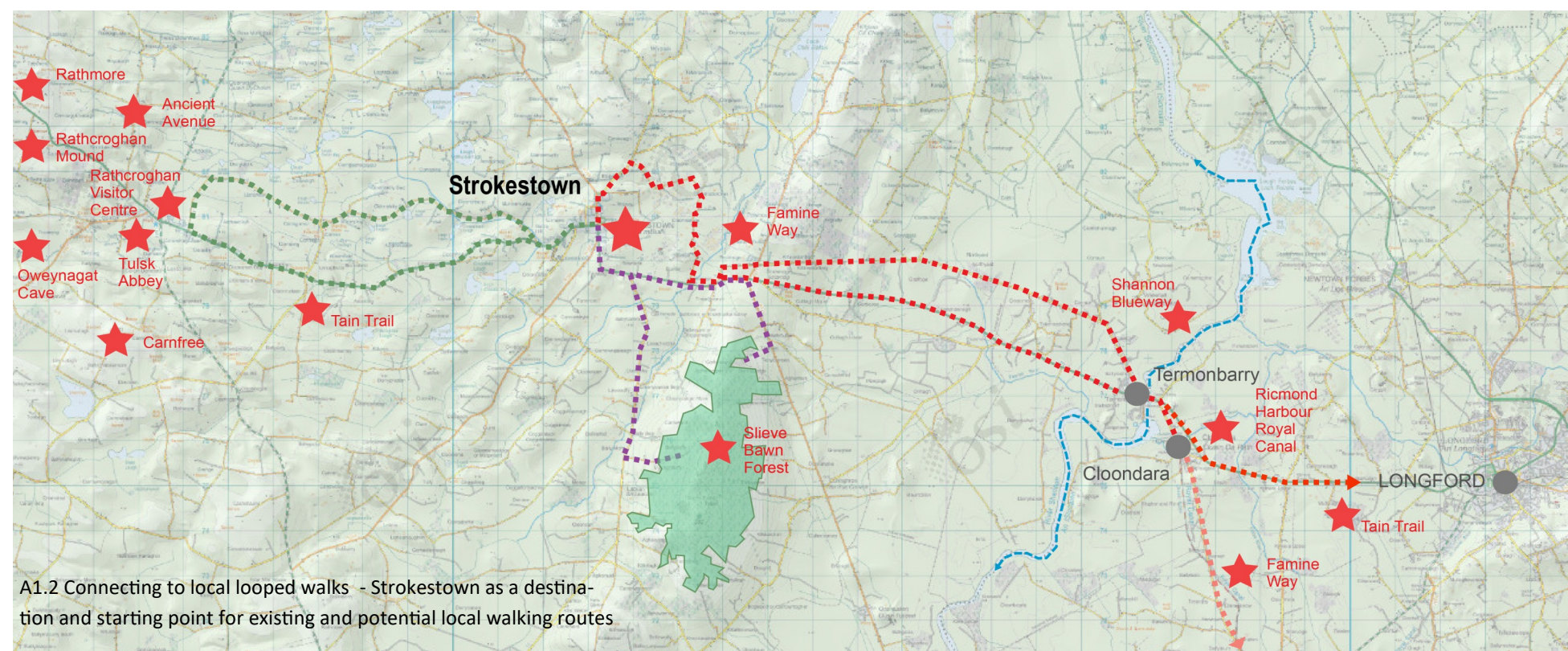
Strokestown is a planned town of national significance and there is an opportunity to develop the theme of the planned town and interpretation for residents and visitors. There is potential to develop links with other planned towns in the Hidden Heartland region and in the country, such as Boyle, Roscrea and Celbridge. Consideration may also be given to the development of a dedicated exhibition located in a venue in the town centre that tells the story of Strokestown as a planned town. There are a number of potential locations where this could be developed in conjunction with the reuse of vacant heritage properties, such as the Bridewell to the rear of the Court-house or the former Market building, Church Street.

**Project A1.2 Connecting to local looped and linear walks**

This project aims to increase the attractiveness of Strokestown as a destination and starting point to connect with the region, and to build on existing walks and proposed linear and looped walks. Strokestown is the start of the Famine Walk, there is potential to connect this walk with the town Heritage Trail. There is also potential to connect with the Strokestown Park, and the Woodlands and Garden Walk. Other established walks and destinations can also be readily accessed from the town including Doughill Forest, Slieve Bawn, Cloondara, the National Famine way and the Tain Trail, and potential



A1.21 Connecting with our regional and local area—Ireland's Hidden Heartland—Strokestown and planned towns of Boyle, Roscrea and Celbridge



A1.2 Connecting to local looped walks - Strokestown as a destination and starting point for existing and potential local walking routes



## A

## Celebrating Our Heritage



## Actions A—Cont'd

**Action A2 – Heritage Trail – Interpret and animate Strokestown unique history for locals and visitors**

Strokestown benefits from the heritage trail interpretation developed by the Strokestown Community Development Association (SCDA). The aim of this action ensures that the regeneration plan actions and enabling projects integrate, complement and enhance the existing heritage trail experience.

**Project A2.1 Heritage Trail maintenance**

It is proposed to support the maintenance of the Strokestown Walking Heritage Trail as required, and to enhance the trail experience through the development of complementary digital interpretation online. There is potential to develop an App or links to a QR code from the site location. In addition, there is also potential to expand the trail to include additional physical markers within the plan area, and to update the online information.

**Project A2.2 Heritage Trail enhancement**

The proposed public realm works will enhance the setting of the built heritage of Bawn Street and Church Street. Further public realm works to Bridge Street and Elphin Street should also aim to enhance the setting of the built heritage of both these streets. Evening time heritage enhancement should also be considered including evening time illumination of the heritage properties, which would complement the overall public realm enhancements.

**Project A2.3 Heritage Trail expansion**

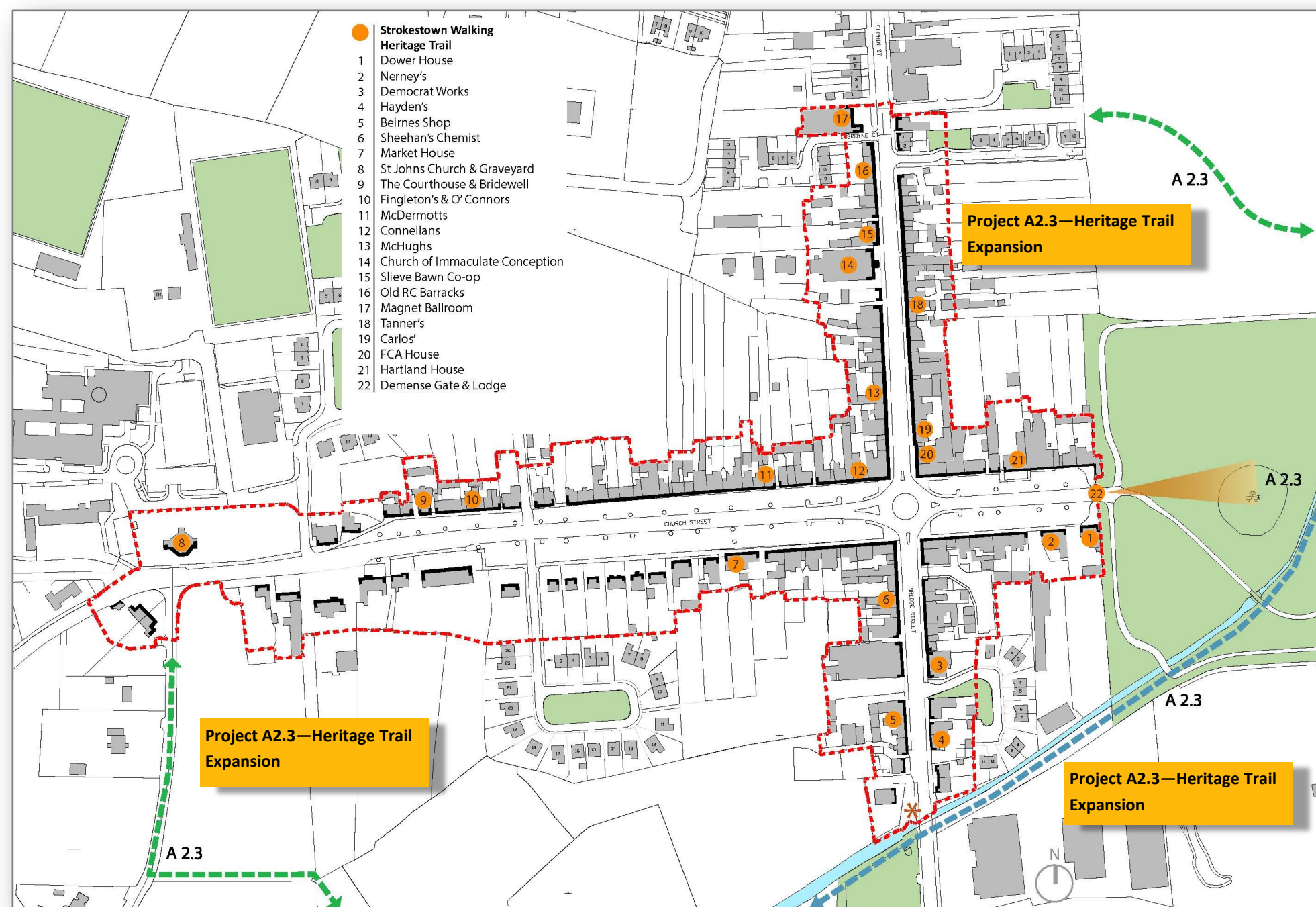
An extension of the heritage trail can be explored to include the grounds of Strokestown Park gardens that are accessible to the public.

Consideration may be given to liaise with Strokestown Park to examine the potential to create a visual link or path through the mature woodlands to Strokestown House from Bawn Street.

Consideration may be given to the use of consistent signage in the heritage trail to further integrate the experience of the town with the house and park.

It is proposed that a review is carried out to expand the heritage trail to incorporate additional historic structures and places that are of social importance.

Consideration may also be given to connection with river walks, and further connections to the wider loop walks.



Strokestown Heritage Trail Map and Proposed Expansion and Connection Strokestown park House

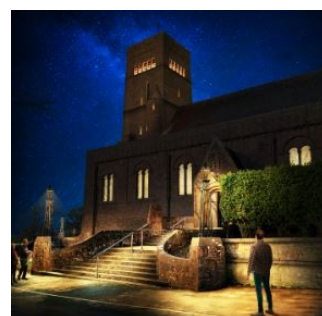


Image source: Mayo Co Co

Project A2 2 Consideration may be given to Architectural Heritage lighting, such as the approach adopted in Newport, County Mayo Lighting Project, led by the Friends of Mayo Dark Skies Community Group, funded by DRCD under the CLÁR Programme with Mayo County Council, which reconsidered lighting in the context of supporting Dark Skies.

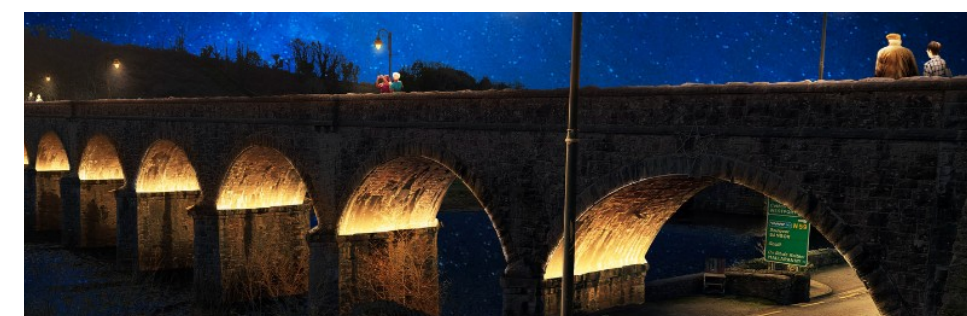


Image source: Mayo Co Co



## A

## Celebrating Our Heritage



## Actions A—Cont'd

## Action A2 – Heritage Trail – Interpret and animate Stroketown unique history for locals and visitors

## Project A2.3 Heritage Trail expansion Cont'd

- An extension of the heritage trail can be explored to include the grounds of Stroketown Park gardens that are accessible to the public.
- Consideration may be given to liaise with Stroketown Park to examine the potential to create a visual link or path through the mature woodlands to Stroketown House from Bawn Street.
- Consideration may be given to the use of consistent signage in the heritage trail to further integrate the experience of the town with the house and park.
- It is proposed that a review is carried out to expand the heritage trail to incorporate additional historic structures and places that are of social importance.
- Consideration may also be given to connection with river walks, and further connections to the wider loop walks.



Consideration may be given to use of similar signage and way finding as used at the Stroketown Park and National Famine Museum in the town.



Stroketown Aerial View of proposed heritage led regeneration, indicating suggested visual connection between Bawn Street and Stroketown House through the trees, potential new pedestrian connections from the new streets in the backlands and connection from Bridge Street along a new river walk



## A

## Celebrating Our Heritage



## Action A Cont'd

## Action A3—Improve Built and natural heritage awareness

There is good awareness of the built and natural heritage in Strokestown among the community, as evidenced by the levels of participation in the community event and stakeholder engagement. There is an opportunity to enhance the awareness to a wider audience, including the younger population. There are a number of existing built and natural heritage awareness initiatives that could be used as a means to enhance the built heritage awareness in the town.

## Project A3.1 Built and natural heritage awareness Initiatives

It is proposed to increase awareness and appreciation of the local built and natural heritage through participation in the Heritage Council initiative to include the Heritage in Schools initiative, the Adopt a Monument, Tidy Towns Heritage Awards Schemes, the RIAI Tidy Towns Challenge, the Irish Architecture Foundation Reimagine programme, and Heritage Week events and activities.

It is recommended that there is a critical appraisal of the Tidy Towns Adjudication Reports for Strokestown and based on the recommendation in the reports to establish an annual programme of works and improvements for each scoring category.

It is recommended to incorporate Biodiversity Actions to support the local community and landowners to develop projects to record and conserve the local biodiversity of Strokestown, with a view to increasing awareness understanding and appreciation of it among the community. This may also include participating in the National Biodiversity Data collections, and monitoring programmes.

## Project A3.2 Built and natural heritage in schools

It is proposed that the schools initiate a school's programme to record and map built heritage as part of their curricula, developing connections with the town, sense of place, identity and engagement with the built and natural heritage and history of the town. There may be an opportunity for schools to engage with the Green Schools Initiative, the Heritage Council Heritage in Schools programme, and the Architects in Schools national programme delivered by the Irish Architecture Foundation and funded by the Arts Council of Ireland, The Department of Housing, Local Government and Heritage, and The Department of Education.

## Project 3.3—Built and natural heritage mentoring plan

Enhancing local skills through the development of a built heritage mentoring plan.

It is proposed to coordinate a tailored programme of mentor and training supports to assist volunteers to implement best practice in conservation, heritage management, biodiversity, climate adaptation and mitigation. This may include the following initiatives:

- Training for property owners who intend to implement works to their own properties through the Heritage Council Guidance 'Improving your traditional building', and for those already working in the construction through the All Ireland Heritage Skills Programme (a collaboration between The King's Foundation, The Heritage Council and the Department for Communities' Historic Environment Division (HED).)
- Develop awareness on basic building maintenance for Homeowners, such as through the Homeowner Maintenance Advice Series on basic building maintenance produced by the Heritage Council and the Society for the Protection of Ancient Buildings Ireland (SPAB).
- Training for community through the Heritage Council, as well as the National Biodiversity Data Centre, the National Parks and Nature Reserves (National Parks and Wildlife Service), Local Authority Water Programme, Irish Peatland Conservation Council Irish Wildlife Trust and others). Consideration may be given to the delivery of this action in collaboration with Strokestown House and Park.





## B

## Defining Our Historic Town Centre—Entrances and Streetscapes



## Introduction

There is strong sense of arrival to the historic town centre where the principal streets cross however this is an abrupt experience as a consequence of the poor demarcation of the entrances to the town.

Also, incremental loss of historic features and façade clutter within the core undermines the historic town centre streetscapes and character. This theme is proposed to enhance and clearly define the entrances to the historic town centre at Bridge Street, Elphin Street and Church Street at St. John's Church.

It also includes streetscape enhancement proposal that will reinstate the historic character of the historic core, to allow a better understanding and appreciation of the heritage of the historic centre.

## ACTIONS and Enabling Projects

**B1** Defining the entrances to our town

**Project B1.1** Bridge Street

**Project B1.2** Elphin Street

**Project B1.3** Church Street – St. John's Church

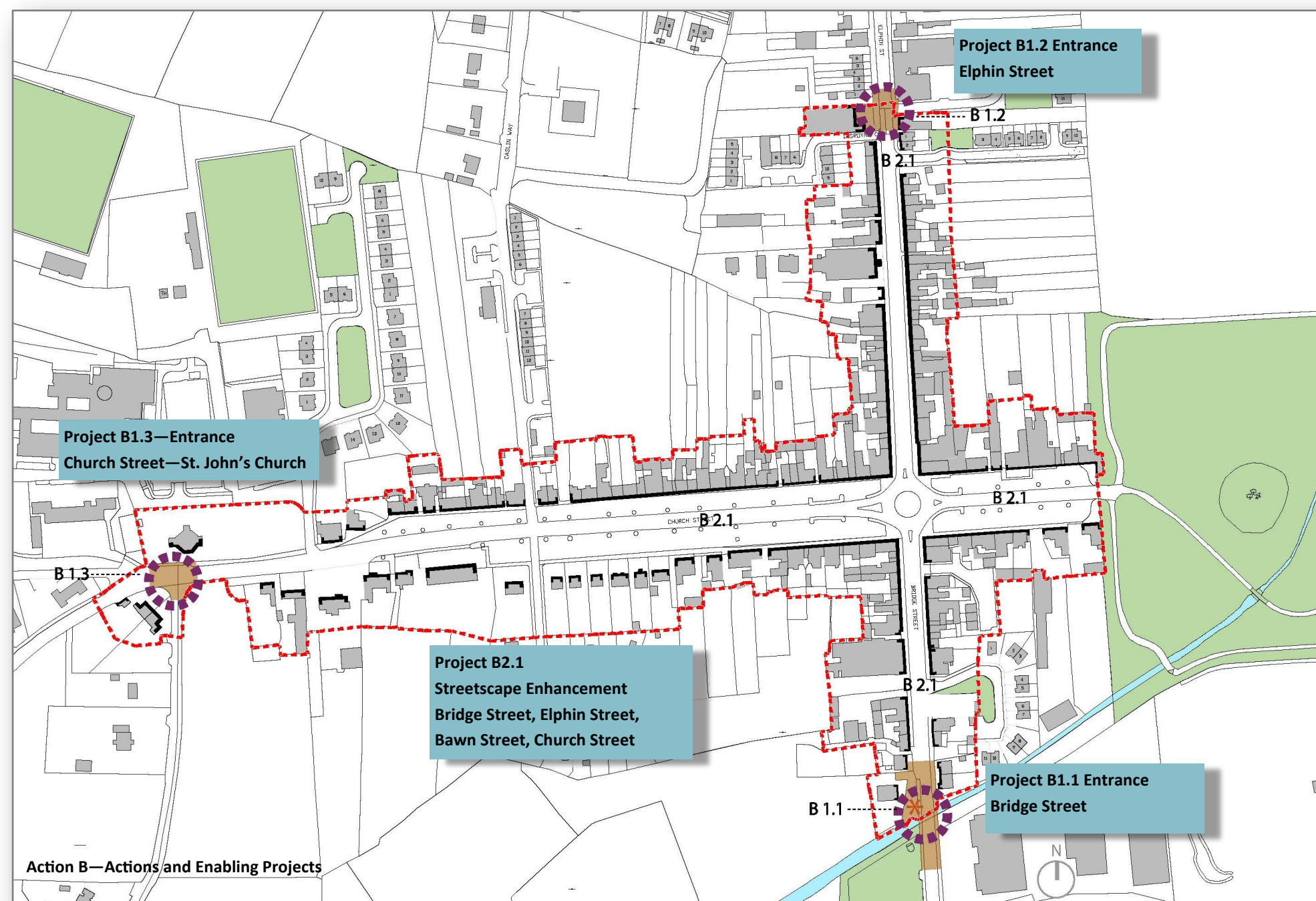
**B2** Historic streetscape enhancement

**Project B2.1** Streetscape enhancement / Enhancement Scheme

## Actions B

## Action B1 Defining the entrance to Strokestown

This Action aims to enhance and define the entrances to Strokestown historic town centre from the south, north and west. Historic fabric that defined the historic entrances is still evident today, however the entrances they have lost definition though loss of fabric, and eroded street edges. The historic character is evident in historic photos and maps. The design approach may be informed by historic evidence.



Bridge Street Entrance



Elphin Street Entrance



Church Street / St. John's Church Entrance



# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd

### Enabling Project B1.1 Bridge Street

- The bridge defines the entrance to the historic centre from the south. The bridge is diminutive and understated comprising a low wall. A well-defined street edge with gables follow, clearly marking the urbanised historic core.
- There is potential to widen the footpaths at the bridge and to reduce the road width. This will slow traffic and enhance the pedestrian environment allowing people to pause, and to allow a greater appreciation of the historic bridge and the entrance to the historic urban core. Consideration should be given to the use of an appropriate stone surface, that extends across the street to clearly demarcate the extent of the bridge.
- There is also evidence of an historic horse pond along the western edge of this bridge, including a ramped area from the street to the water edge. This should be investigated, and consideration given to interpret it and adopt a heritage led approach in its overall appearance.
- The public realm treatment should be redesigned at the existing heavy goods vehicle sales and repair service station to enhance the boundary treatment, continuous footpaths and measures to slow traffic speed.



Above: Existing Bridge at Entrance to Strokestown—Potential to enhance appreciation of the bridge



Above: Example of Restored Horse Pond at Glaslough, Co. Monaghan



Aerial View of Strokestown highlighting the Bridge Street. Entrance to the town in context.

**Left Top:** Historic View of Bridge Street

**Left Bottom:** Contemporary View of Bridge Street  
Evidence of loss of character, and existing features that can be enhanced through public realm improvements



Left: Suggested Public Realm enhancement of bridge at entrance to Strokestown from Bridge Street, to include appropriate use of quality materials providing a variety of texture and colour that is appropriate to the historic context.



# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd

### Enabling Project B1.2 Elphin Street

- The approach from Elphin Street is characterised by views southwards, the fall and rise in topography, and well defined street edges that demarcate the historic urban core. Elphin Street is characterised by more substantial structures than those on Bridge Street, and is punctuated with landmark structures along the streetscape including, the former Magnet Ballroom, the former Constabulary Barracks and the RC Church. There are fine townhouses along the streets dating from the early development of the town, displaying fine craftsmanship and stonework.
- There is potential to enhance the setting of the important structures along the street to include enhanced street finishes, widened footpaths and narrow carriageways to reduce traffic speed, to enhance the pedestrian environment and to allow residents and visitors the opportunity to appreciate the architecture of the street. The former Magnet Ballroom location may be an appropriate entrance node.



Above: Elphin Street today. Below Suggested Public Realm enhancement approach implemented in Manorhamilton Co. Leitrim, using high quality materials, reduced carriageway, and street furniture.



Right —Suggested Public Realm Enhancement approach implemented at the Waterford Viking Triangle / Cathedral Square—Use of a variety of high quality materials, including hoggins, natural stone, shared surfaced areas, and creation of spaces for ease of pedestrian movement, pedestrian priority, spaces to play and sit. The overall approach enhances the historic setting and creates a usable and com-



Aerial View of Strokestown highlighting the Elphin Street. Entrance to the town in context.

*Elphin Street: Enhanced public realm, to enhance the setting of important structures along the street. Potential to define an entrance to the street at the Magnet Ballroom, through the use of high quality materials, narrowed carriageway, and varied materials to reduce traffic speed to allow residents and visitors to appreciate the architecture of the street.*



# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd

### Enabling Project B1.3 Church Street – St. John's Church

- The approach from the west is defined by the St. John's Church and Roscommon Genealogical centre, front boundary railing and walls and sculptural cherry blossom tree to the north. The 20th century semi-detached dwellings dating from the 1930's – 1950s and low rendered walls and piers define the southern edge of this location. This location also provides long elevated views across the landscape southwards towards Slieve Bawn and views down towards Strokestown, and the Demesne beyond.
- There is potential to increase the width of the pedestrian path at this location and to slow traffic using a change of materials in the road surface. High quality natural materials will complement the setting and give an opportunity to pause and enjoy the moment and sense of arrival to the historic town centre.

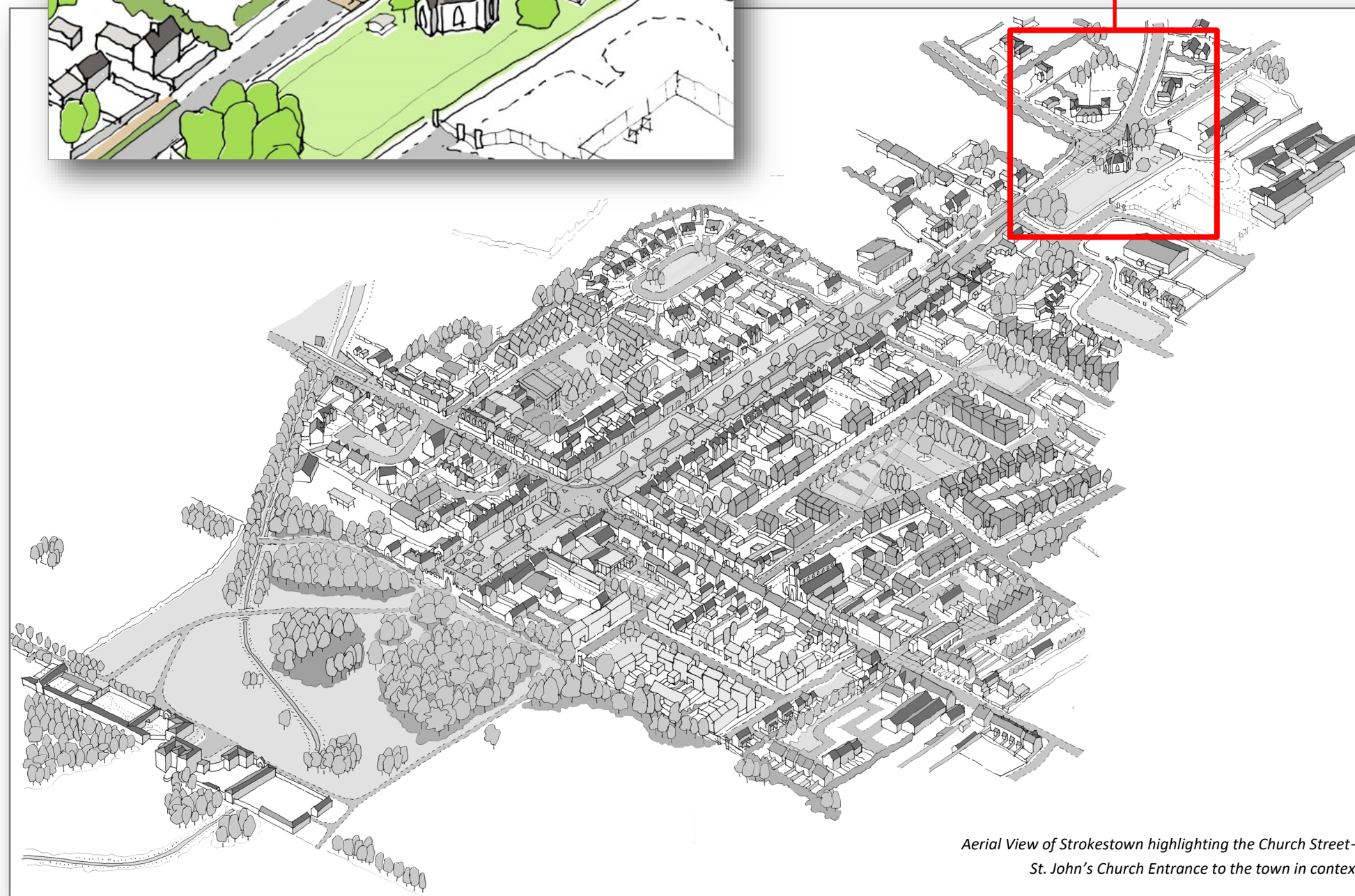


Above: Entrance to Strokestown today.

Below: Suggested Public Realm enhancement using high quality enhanced pedestrian environment and enhance setting for landmark structures.



Church Street—St. John's Church: Potential to define an entrance to the street at St. John's Church, also enhanced public realm, to enhance the setting of St. John's Church, through the use of high quality materials, narrowed carriage-way, and varied materials to reduce traffic speed to allow residents and visitors to appreciate the architecture of the street.



Aerial View of Strokestown highlighting the Church Street—St. John's Church Entrance to the town in context.



# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd

### Action B2 Historic Streetscapes

Strokestown's streetscape contributes significantly to its historic character. Over the years, there has been incremental loss of character arising from personalisation, commercialisation and the loss of historic fabric, joinery, ironmongery and stonework. It is proposed to reinstate the historic character of the town through streetscape enhancement.

#### Enabling Project B2.1 Streetscape enhancement

- There are many examples of recent streetscape enhancement in the town that demonstrates the value and benefit of reinstatement and celebration of the historic character of the structure. There a number of location where modifications have been made to facades, including adjustments to window proportions, removal of shop fronts, and installation of new shop fronts. Many historic features have been lost including historic windows, and doors. Also there has been a loss of historic lime render to expose stonework, or where lime render has been replaced with concrete render finishes. In addition, façades have become cluttered with the installation of signs, external lighting, cables, and build-up of redundant services. There is evidence of loss of historic ironmongery, rain water down pipes and gutters. All of these losses incrementally result in a significant loss of character and overall deterioration of the visual amenity of the streetscape and the historic integrity.



Left: Former National Irish Bank— Vacant Landmark structure, would benefit from heritage led refurbishment to support it reuse and adaptation.



Below: Landmark structures on Church St., Market House, and former banks (National Irish Bank and Bank Of Ireland)

#### Enabling Project B2.1 Streetscape enhancement Cont'd

- There is potential to reinstate the historic streetscape character, through removal of redundant cables and unnecessary signage, and reinstatement of historic features.
- It is recommended that a streetscape enhancement scheme is developed in consultation with the community / property owners with a view to adopting a unified approach to enhance their facades. Examples of potential enhancements are suggested for illustrative purposes. These projects can be achieved in short timescales and show how small change can have a positive impact.
- There is also potential to agree a lighting strategy to illuminate selective buildings of civic or architectural note.

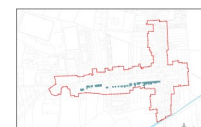


Landmark Courthouse (and Bridewell to the rear) and derelict properties on Church St.

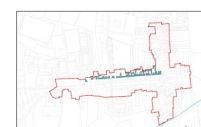
## Church Street



Church Street—North Facing Façade— There are a number of landmark properties along the street, and fine town houses that would benefit from streetscape enhancement improvements. A number of these properties are also vacant, and their enhancement would support their adaptive reuse as contemporary homes or places to work. Notable vacant properties include the **Market House**, the former **National Irish Bank**, and the former **Bank of Ireland**.



Church Street—South Facing Façade— There are a number of landmark properties along the street, and fine town houses that would benefit from streetscape enhancement improvements. A number of these properties are also vacant, or under utilised and the enhancement would support their adaptive reuse as contemporary homes or places to work. Notable properties include the **Courthouse** and **Bridewell**. The reuse of the former Bridewall should be explored as a potential cultural venue. The former Cinema should be explored for its potential social and cultural interest. **Derelict properties** adjoining the Courthouse significantly detract from the streetscape, bringing these properties back into use should be explored.





# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd

### Action B2 Historic Streetscapes

#### Enabling Project B2.1—Streetscape enhancement Cont'd

Examples of potential streetscape enhancement is suggested for illustrative purposes. These projects can be achieved in short time-scales and show how small change can have a positive impact.

#### EXISTING

Right: Existing south facing elevation presenting loss of historic fabric, (demolition of original corner building) loss of historic windows, personalisation and signage that detracts from the character of the street.



#### HERITAGE LED APPROACH

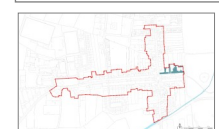
Right: Reimagined south facing elevation, to include alterations to the Library, including revised window proportions, signage, and use of heritage colour. Also alterations to the Eurospar to include rationalisation of signage, and reinstatement of heritage windows. Reinstatement of heritage windows



## Bawn Street



Bawn Street—North Facing Façade— The Dower House is an important landmark, and there are also a number of fine town houses that would benefit from streetscape enhancement improvements. A number of these properties are also vacant, and the enhancement would support their adaptive reuse as contemporary homes or places to work.



Bawn Street—North Facing Façade— The **Dower House** is an important landmark, and there are also a number of fine town houses that would benefit from streetscape enhancement improvements. A number of these properties are also vacant, and the enhancement would support their adaptive reuse as contemporary homes or places to work.

The buildings on Bawn street present the typical restrained classicism found in the planned towns of Ireland. These buildings are understated, elegantly proportioned and contribute to the overall setting of the street. They present the most uniform architectural treatment in the town, and create immense townscape character and value. There has been some loss of character on the south facing elevation, at the junction with Bridge Street. Also, a number of historic structures are vacant, and others require heritage led restoration and refurbishment in order to protect the character of the street and town.

Right: Example of a very fine townhouse dating from the early development of the town, displaying fine craftsmanship and stonework. The property would benefit from heritage repair and restoration to support its continued use as a home, and protect the heritage character of the street.





# B Defining Our Historic Town Centre—Entrances and Streetscapes



## Actions B Cont'd - Action B2 Historic Streetscapes

### EXISTING

Right: Existing south facing elevation presenting loss of historic fabric, (demolition of original corner building) loss of historic windows, personalisation and signage that detracts from the character of the structure and street.

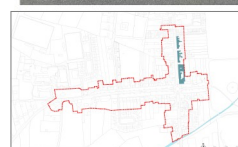


### HERITAGE LED APPROACH

Right: Reimagined south facing elevation, to include alterations to the Library, including revised window proportions, signage, and use of heritage colour. Also alterations to the Eurospar to include rationalisation of signage, and reinstatement of heritage windows. Reinstatement of heritage windows and heritage led shopfront design.



## Elphin Street



**Elphin Street—West Facing Façade**— There are a number fine town house structures along the street, and a number of these on the heritage trail. These contribute significantly to the character of the street. The facades along the street would benefit from reinstatement of historic character and historic features.

Townhouse & Commercial Property



Townhouse, Commercial and Library



Vacant Residential and Commercial



Townhouse & Post Office



Townhouse & Post Office



Townhouse & Commercial Property



Former Constabulary



Magenta Ball Room



**Elphin Street—East Facing Façade**— There are a number fine town house structures along the street, and a number of these on the heritage trail. These contribute significantly to the character of the street., including the post office, town houses adjoining the RC church and the former constabulary. The facades along the street would benefit from reinstatement of historic character and historic features.





# B Defining Our Historic Town Centre—Entrances and Streetscapes

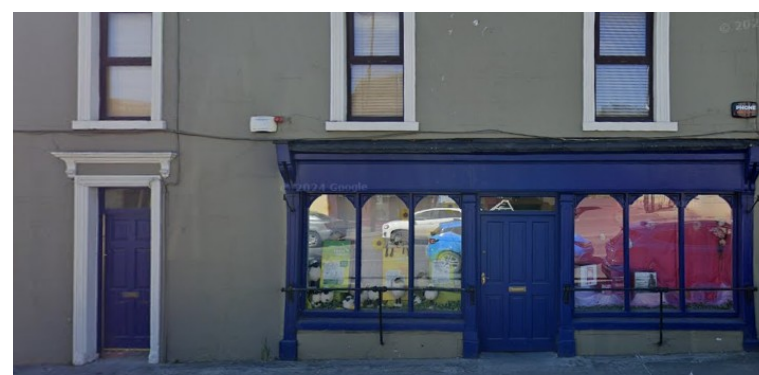


## Actions B Cont'd—Action B2 Historic Streetscapes

Example of Heritage led shop front installation at Ramelton, Co. Donegal by Dedalus Architects funded under the Heritage Council HTI funding—This is a good example of an appropriate design approach where new shop front is being reinstated in an historic context.

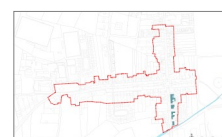


Example of existing shop front on Bridge Street. This is a good example of an original finely detailed historic shop front that should provide inspiration in the design of any new shop fronts in the town.

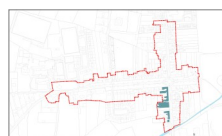


Above: Example of a very fine townhouse and commercial property. In recent years this property has been refurbished and brought back into use as a family home and commercial property. Dating from the early development of the town, it displays fine craftsmanship and stonework. The property would benefit from heritage repair and restoration of the historic shopfront, repair of stonework, refurbishment and reinstatement of historic cast iron ironmongery to protect and consolidate the heritage character of the street. Inspiration may be drawn from existing shopfronts in the town at Bridge Street, or from other successful HTI Projects, such as works in Ramelton, Co. Donegal by Dedalus Architects

## Bridge Street



**Bridge Street—West Facing Façade**— The façades along the street would benefit from reinstatement of historic character such as through the reinstatement of historic joinery, and cast iron rain water goods.



**Bridge Street—East Facing Façade**— There are a number of quality historic shopfronts that are protected under the ACA designation and can inform the design approach for heritage led work to façades in the town. The façades along the street would benefit from reinstatement of historic character such as through the reinstatement of historic joinery, and cast iron rain water goods.



# C Regenerate our heritage—bringing back homes through adaptive reuse



## Introduction

Strokestown town centre has many vacant and underutilised properties that have the potential to provide high quality places to live and work in the heart of the town centre. This theme is proposed to promote the repurposing of vacant, underutilised and derelict buildings in the town centre, as well as the historic outbuildings, barns and stores to the rear of the principal streets. This will enhance and secure the heritage of the town, while also bring vibrancy and life back in to the heart of the town centre.

### Actions and Enabling Projects

#### C1 Reuse and adaptation of vacant and underutilised properties

##### Project C1.1 Baseline Inventory

##### Project C1.2 One Stop Shop

##### Project C1.3 Reuse and adaptation—Vacant and Underutilised properties

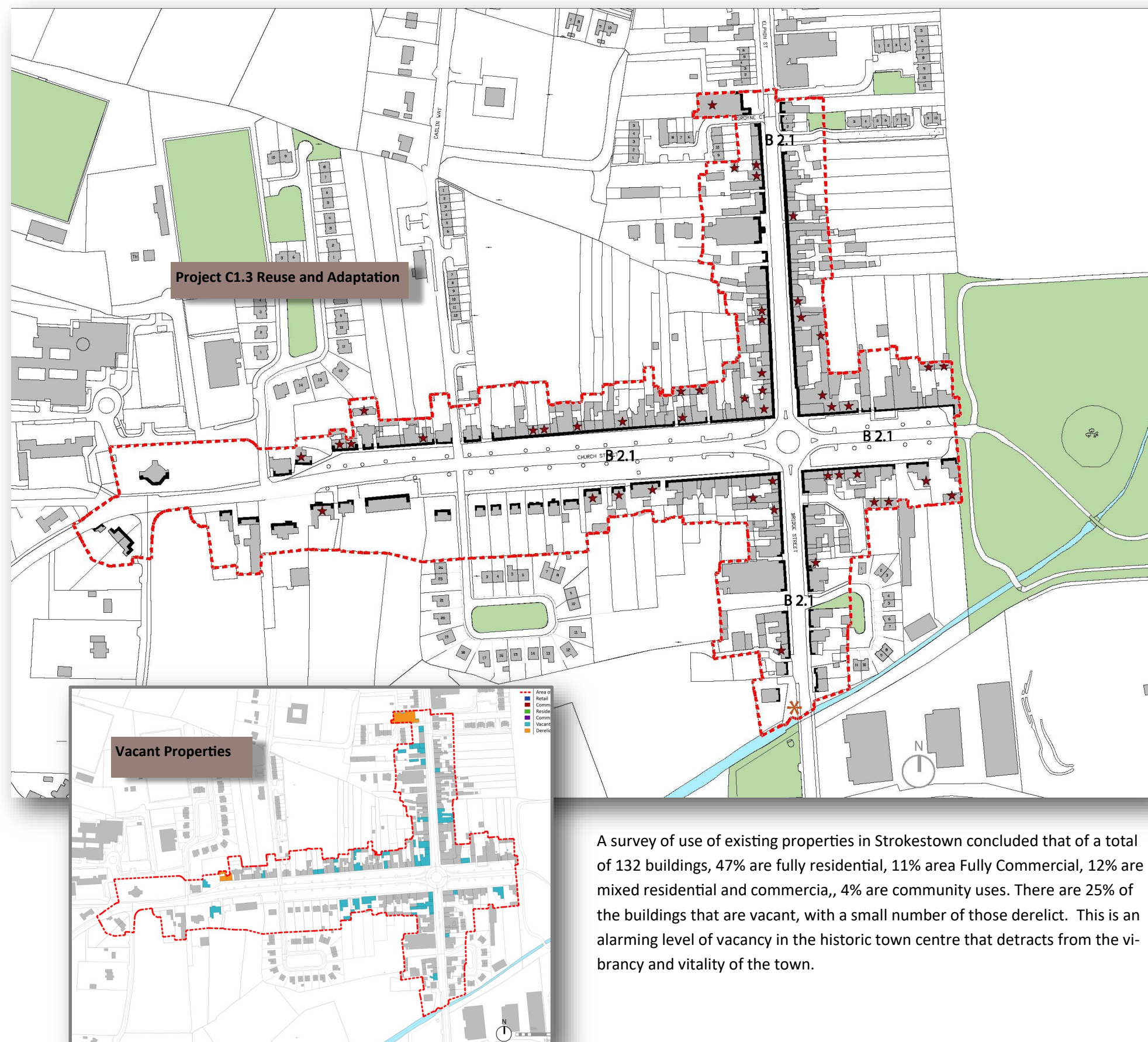
## Actions C

### Action C1 Reuse and adaptation of vacant and underutilised properties

Vacancy and dereliction detract from the attractiveness, presentation and vibrancy of Strokestown historic town centre. This action aims to promote the reuse and adaptation of vacant and underutilised properties in Strokestown town centre.

There are a number vacant public houses, and town house structure that are vacant and underutilised in Strokestown. These structures include town houses dating from the 1830's, and early 1900's, as well as more contemporary structures modified and extended in the early 2000's. These structures readily lend themselves for reuse and adaptation for a number of alternative uses, and arrangements, that can provide homes and businesses that meet contemporary needs and demands. These homes can be revitalised to accommodate the needs of multi generations from those starting out, with growing families as well as homes for people downsizing and the elderly all in the heart of the community.

This plan provides an illustration of the potential options for the reuse and adaptation of a typical town house that is similar to the townhouses in Strokestown.



A survey of use of existing properties in Strokestown concluded that of a total of 132 buildings, 47% are fully residential, 11% area Fully Commercial, 12% are mixed residential and commercia,, 4% are community uses. There are 25% of the buildings that are vacant, with a small number of those derelict. This is an alarming level of vacancy in the historic town centre that detracts from the vibrancy and vitality of the town.



# C Regenerate our heritage—bringing back homes through adaptive reuse



## Actions C—Cont'd

### Enabling Project C1.1 Baseline Inventory

As part of this plan preparation, a base line inventory was prepared identifying the vacant / underutilised properties in the town centre. This should be progressed to confirm details in relation to the property owners, consultation and identification of the barriers to reuse and development of solutions to progress their reuse and repurposing. The base line inventory should be used to measure the outcomes and success of the heritage led approach in time. (Appendix E)

### Enabling Project C1.2 One Stop Shop

It is proposed that 'one stop' consultation opportunities are developed to provide advice to property owners on how to progress reuse and adaptation of existing structures. The consultation can be used to match owners with professional consultants to advise on the appropriate heritage led approach for their properties. It can also be used to direct property owners to current funding opportunities that are available.

### Enabling Project C1.3 Heritage Led Adaptive Reuse Project

It is proposed that a proactive approach is taken to identify potential future funding opportunities and to progress applications for funding and project progress in consultation and in collaboration with all stakeholders to bring properties back into use. Property owners should be advised by professional consultants with skills in heritage and conservation to ensure an appropriate heritage led outcome for the properties.

Consultation with property owners should include discussion on the potential of these properties. Examples of potential reuse and adaptation are illustrated here for information. These examples are very similar to the residential and mixed use town house properties in Strokestown.

There is potential to reconfigure the residential structures to create improved access to open space, in the form of courtyard areas, connecting links to garden rooms. There is also potential to incorporate historic barn buildings as part of the residential accommodation or as independent dwellings.



Elevated view of existing outbuildings to the rear of Church Street with courtyards and rear gardens visible over a number of plots.



Example of Reuse of Outbuildings



Courtyards are sheltered and can provide attractive micro-climates



Example of an existing attractive stone Outbuilding in Strokestown



Derelict outbuilding with planning permission for re-use as a dwelling



Rear Façade of Main Properties on Bawn St .



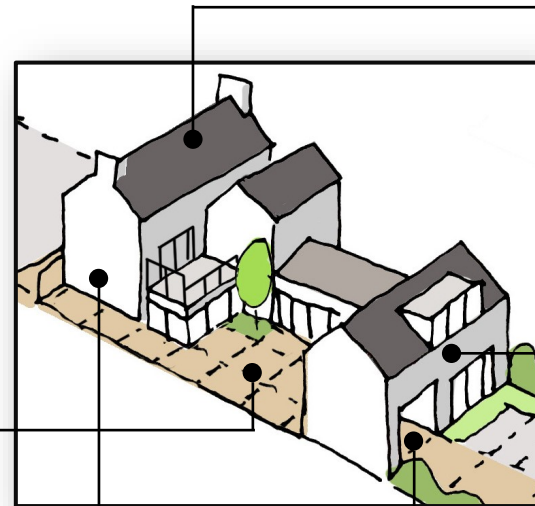
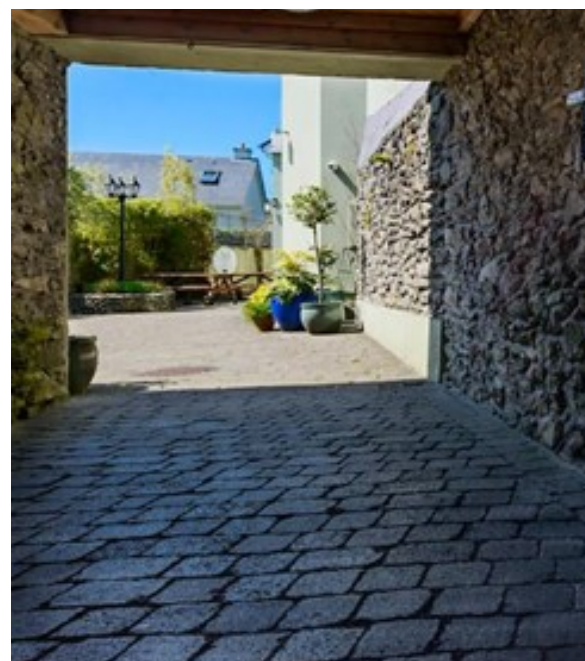
# C Regenerate our heritage—bringing back homes through adaptive reuse



*Project: Former Dwelling and garden  
Location: Dingle  
Use: Shop, Café and self catering accommodation including backland development*



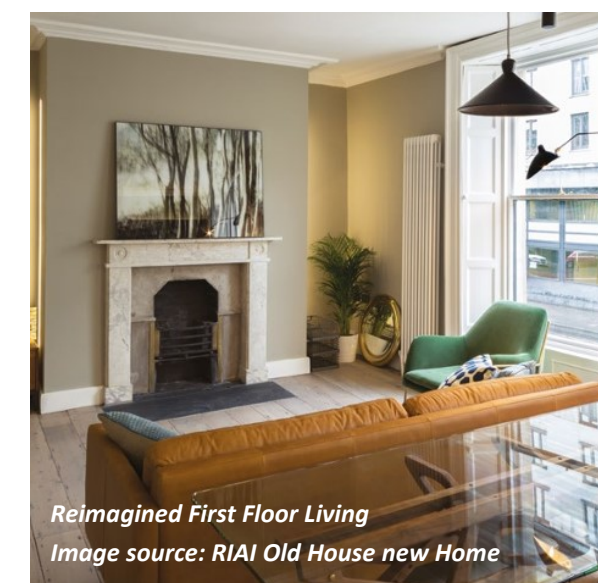
*Reimagined Courtyards  
Image Source: Walton Court, Cork.*



*Project Converted Old Victorian Bank Building  
Location: Stewartstown  
Use: Coffee Shop and self catering accommodation*



*Reimagined Shops  
Image Source: RIAI Old House new Home*



*Reimagined First Floor Living  
Image source: RIAI Old House new Home*



## D

## Connecting our heritage with new streets and places to live



## Introduction

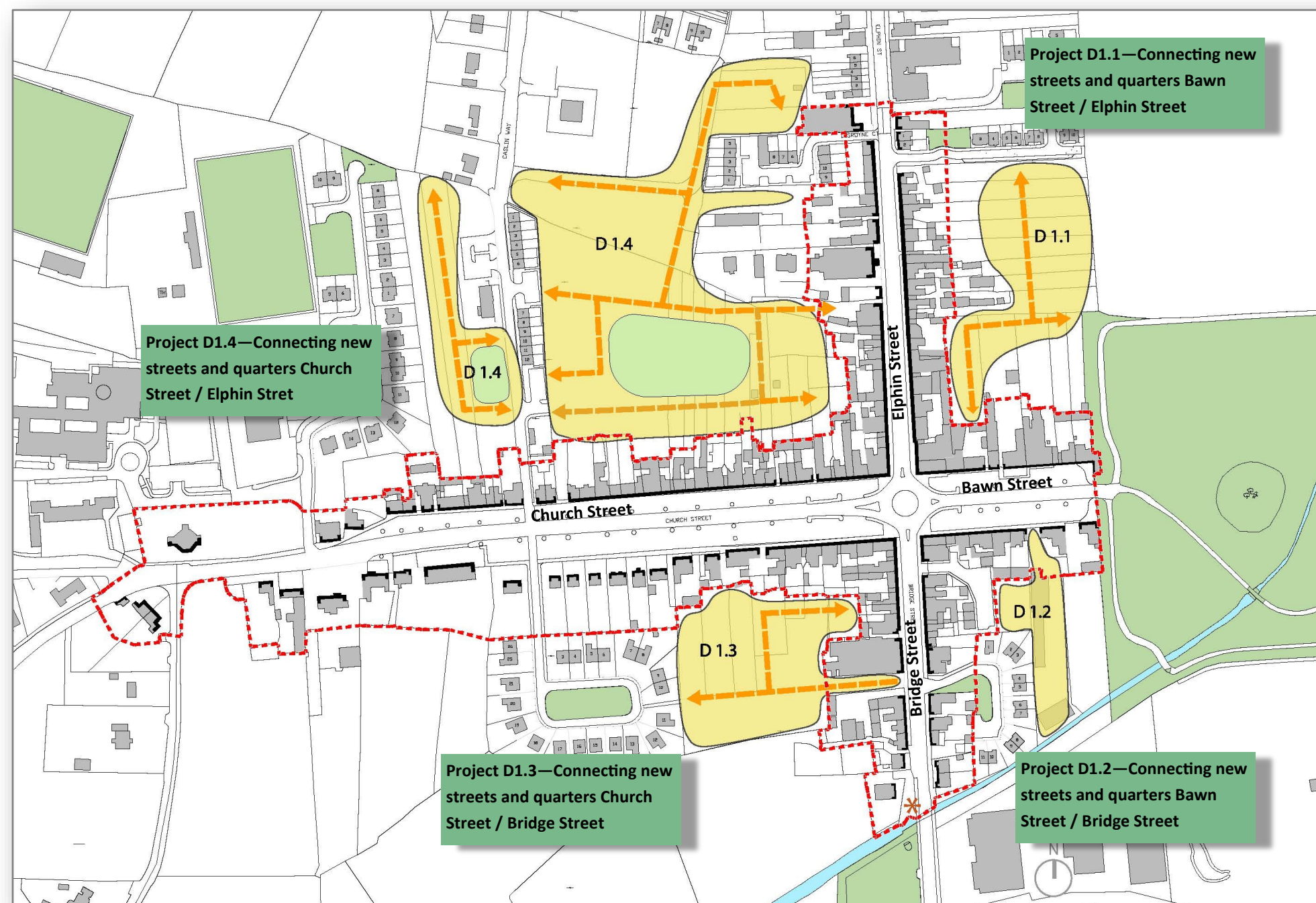
This theme is proposed to progress 'Unlocking the backlands' identified in the Strokestown Town Centre First Plan 2040 and identifies potential locations for new streets and opportunities for mixed uses, to include places to live, work, places for community uses that will support the regeneration of the historic structures to the principal streets.

The progression of this theme can inform the review of the existing County Development Plan (c2026) and the development of a future County Development Plan (2029) with more advanced views on the future use of these lands. It is noted that the backland regeneration is a long term strategy that is subject to detailed development and design.

In progressing the backlands regeneration consideration may be given to the development of a town park as part of an overall land assembly and in coordination with the development of new streets and residential / mews home delivery.

Consideration may also be given to the delivery of homes in a private capacity, developer led, part of a community led initiative / or in collaboration with an Approved Housing Body, or by the Local Authority through the delivery of serviced sites.

Dwelling typologies should be bespoke, place based and respond and enhance the historic context. Infill and backland development should integrate with the existing street network and create integrated street and paths adopting a pedestrian priority approach in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2023.



## Actions and Enabling Projects

## D1 Reimagining our backlands

- **Project D1.1** Creating new streets and quarters - *Bawn Street / Elphin Street NE*
- **Project D1.2** Creating new streets and quarters *Bawn Street / Bridge Street SE*
- **Project D1.3** Creating new streets and quarters *Church Street / Elphin Street NW*
- **Project D1.4** Creating new streets and quarters *Church Street / Bridge Street SW*

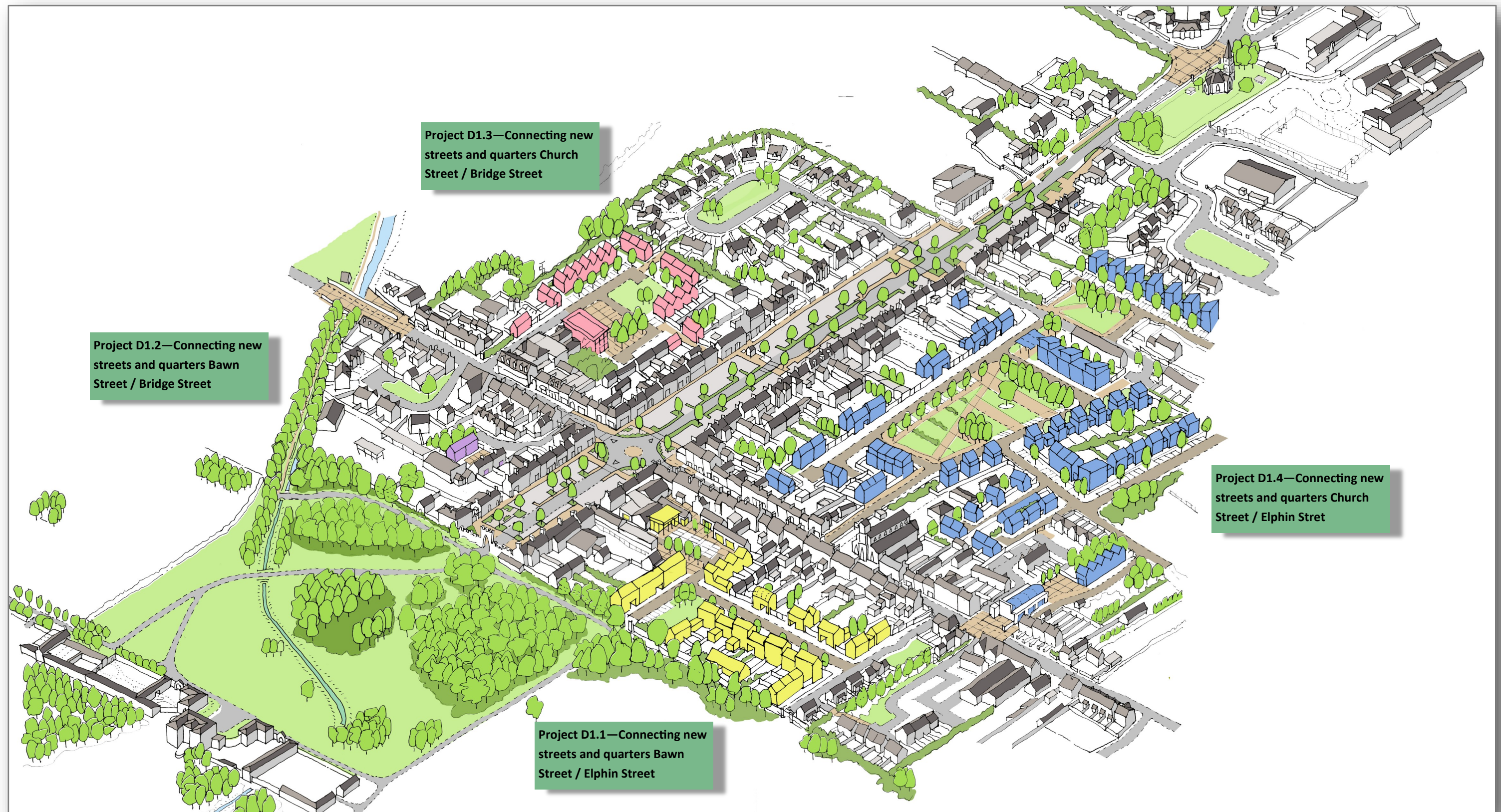


## D

## Connecting our heritage with new streets and places to live



## Action D1 Reimagining our backlands





## D

## Connecting our heritage with new streets and places to live

**Action D1 Reimagining our backlands**

The Town Centre First Plan 2030 proposed the establishment of a 'Unlocking the Backlands' working group. This heritage led regeneration plan carried out an initial review of the existing backlands to explore the potential to create new connections with the principal streets, and visualises the development potential of these areas. This can support the considerations of the 'Unlocking the Backlands' working group to progress the regeneration of these areas while adopting a heritage led approach.

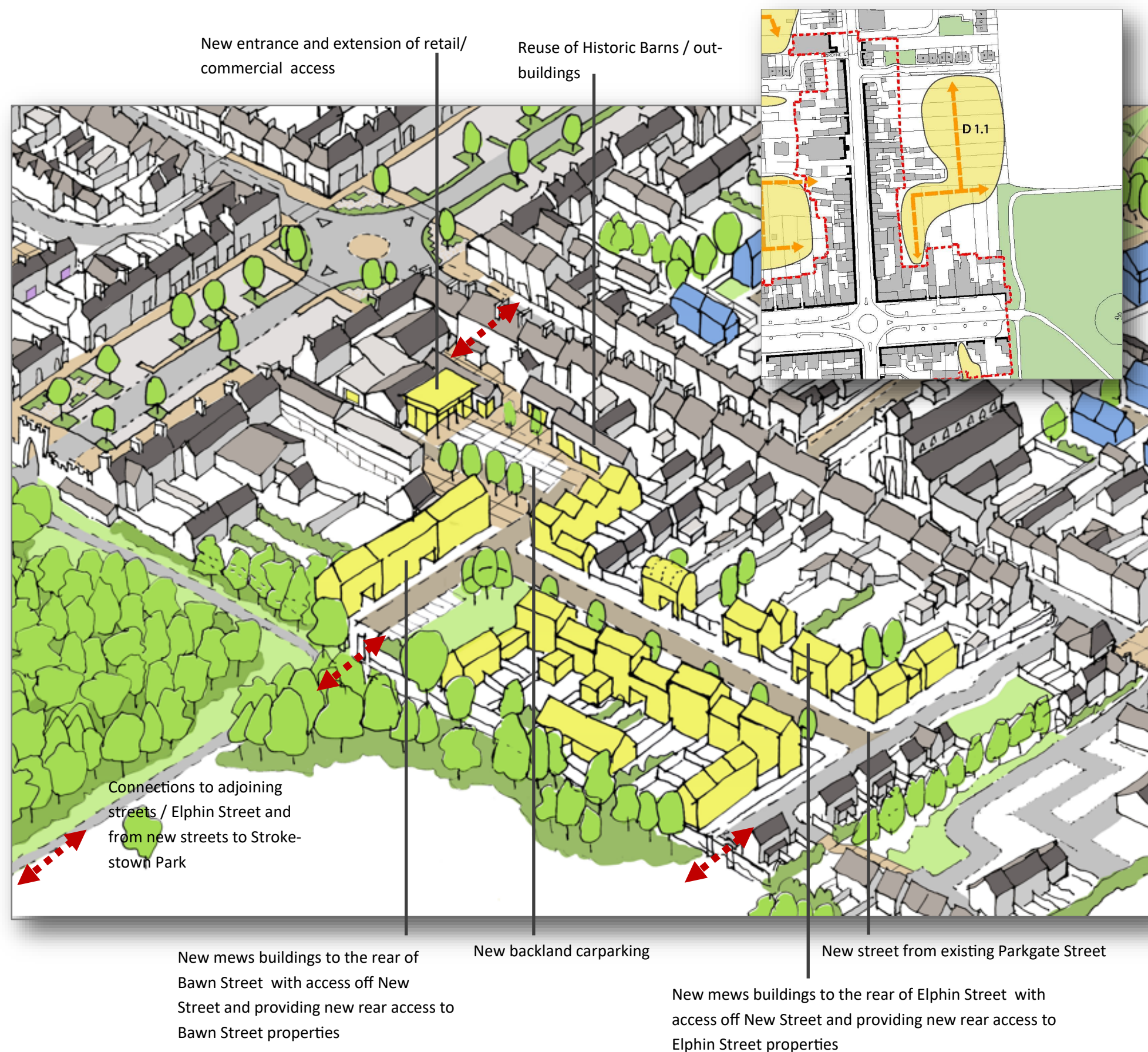
Unlocking the backlands allows for the opportunity to provide individual access to historic properties from the rear. This will support the reuse of existing out-buildings providing independent access, and mews site opportunities that can support the provision of multi-generational living accommodation (accessible housing for the elderly / new starter homes) and opportunities for new back-land site assembly.

This Action proposes a number of projects. The projects present a number of opportunities that can be explored to progress potential land assembly and amalgamation options or opportunities. These are set out as four regeneration quarters for the purpose of illustration; Bawn Street / Elphin Street; Bawn Street / Bridge Street; Church Street / Elphin Street; Church Street / Bridge Street. These opportunities are envisaged along with the opportunities to bring existing vacant and underutilised historic buildings back in to use.

**Enabling Project D1.1 Creating new streets and quarters - Bawn Street / Elphin Street**

The opportunities presented in this proposal include the following:

- A new street to connect from Parkgate street off Elphin Street to properties to the rear of Bawn Street.
- New mews homes /conversion of existing outbuildings to the rear of Elphin Street and parallel with the walls of Strokestown Park.
- Entrances to Strokestown Park from Parkgate Street and the proposed new street.
- Access to a new backland parking spaces and frontage to the existing shops on Bawn Street and Elphin Street, with opportunities for new pedestrian routes through existing laneways
- Adaptive reuse of the historic outbuildings and barns for expansion of existing shops or new shops or places to live. Also allowing the opportunity for secondary entrances and parking to the existing supermarket on Bawn Street / Elphin Street.





## D

## Connecting our heritage with new streets and places to live

**Action D1 Reimagining our backlands****Enabling Project D1.2 Creating new streets and quarters Bawn Street / Bridge Street**

The opportunities presented in this proposal include the following:

- Reuse of existing outbuildings, and new mews homes to the rear of the properties of Bawn Street, with potential access from Bawn Street or the existing backland car parking area to the rear of the properties on Bridge Street and Bawn Street.

**Enabling Project D1.3 Creating new streets and quarters Church Street / Bridge Street**

The opportunities presented in this proposal include the following:

- New street connecting Bridge Street to the rear of French Court.
- New access to existing outbuildings with potential for conversion and new mews dwellings to the rear of Church Street.
- Opportunity for the extension of the Percy French hotel that also defines the new backland street.
- Rationalised off street parking for the quarter.
- New pedestrian connections to Church Street.
- Opportunities for community or commercial uses associated with the historic Market building.



Potential expansion of hotel / commercial use and rationalised backland car parking. Opportunity for new residential areas





# D Connecting our heritage with new streets and places to live

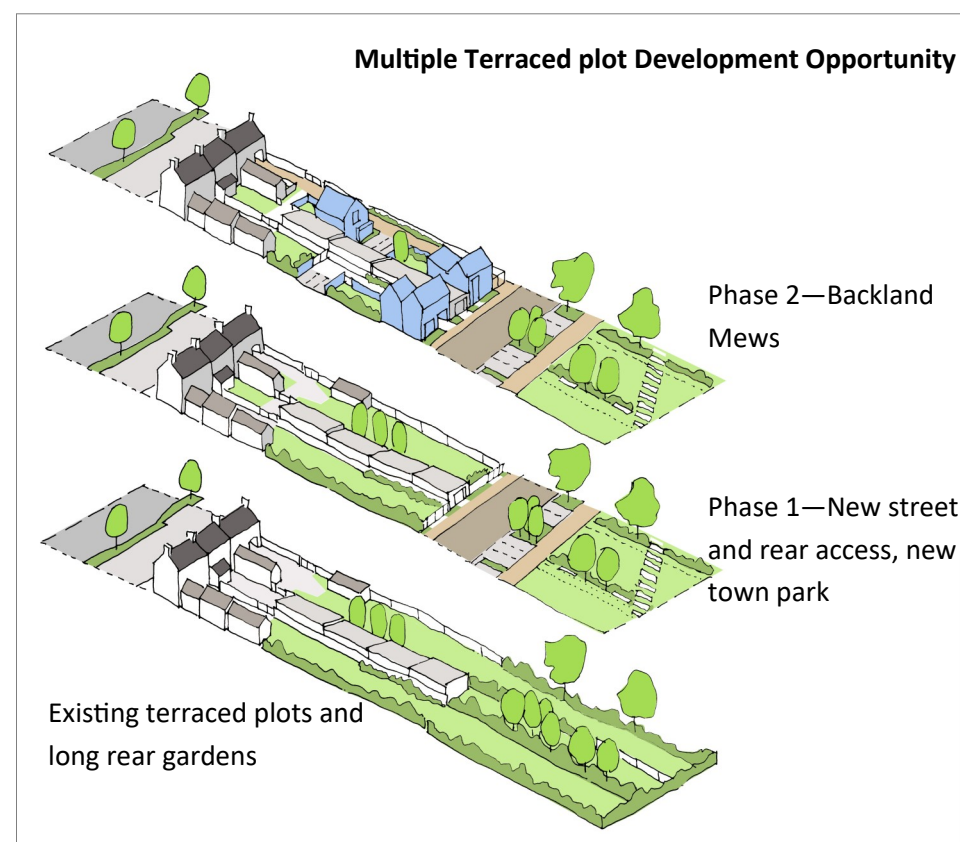


## Action D1 Reimagining our backlands

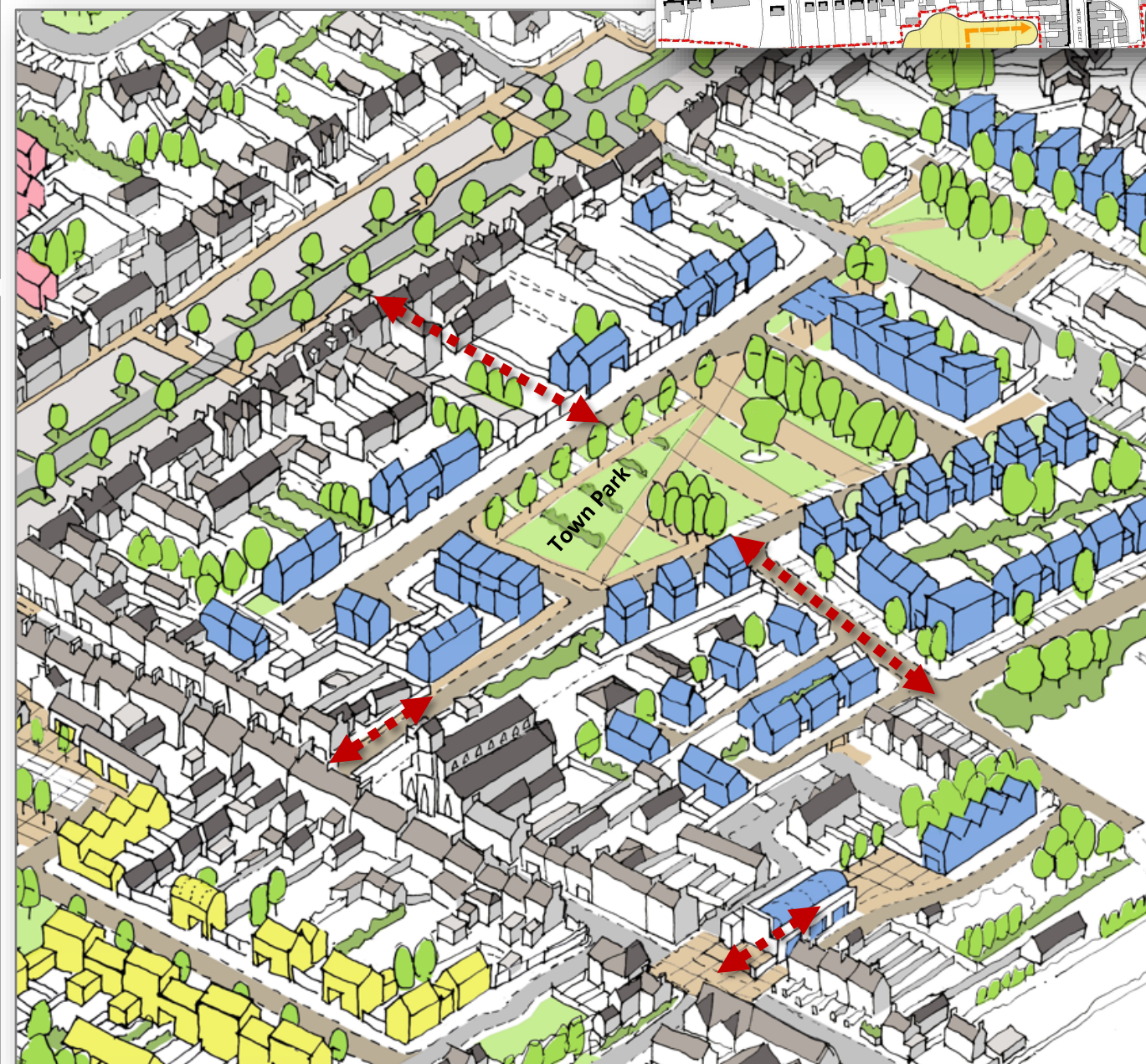
### Enabling Project D1.4 Creating new streets and quarters Church Street / Elphin Street

The opportunities presented in this proposal include the following:

- New streets connecting Caslin Way extending parallel with Church Street to the east and west.
- New mews dwellings to the rear of Lisroyne Elms, Church Street and Elphin Street
- New town park and areas of open space adjoining the creche.
- New streets connecting the quarter with recent backland development at Lisroyne Court and the laneways adjoining the former Magnet Ballroom.
- Assembly of potential development sites.



Potential new streets to the rear of Church Street and Elphin Street, with opportunity for new mews buildings to the rear of Church Street and Elphin Street, town park and new residential areas, that connect to Church Street and Elphin Street





E

Governance



Introduction

There is a strong governance structure in place in Strokestown. This must be supported to progress the implementation of this Heritage led Regeneration Plan. This theme is proposed to ensure that the necessary leadership is further developed within the community to lead the heritage led regeneration of the historic core. Structures should be in place to lead the implementation of the Heritage Led Regeneration Plan Actions. The role will be to:

- Co-ordinate the work of a range of local community organisations.
- Communicate with public bodies to help facilitate or resource the implementation of the Strokestown Heritage Led Regeneration Plan.
- Establish partnerships, where required, to implement projects detailed in the Heritage Led Regeneration Plan.
- Communicate the progress against the action plans to wider Strokestown community and consult and engage on specific projects as required.

Enabling Project E1.1 Capacity Building and Training

This project proposes to identify funding to support the town team, and community groups’ capacity to support or put in place a capacity building programme. This would also support the community and help individuals and groups to apply for funding for heritage led and other funding streams that complements the ambition of this heritage led plan.

Actions and Enabling Projects

- E1 Community training and capacity building in heritage led regeneration
- Project E1.1 – Training and Capacity Building

Actions E

Action E1 – Community training and capacity building in heritage led regeneration

The successful delivery and implementation of the plan is intrinsically tied to collaborative involvement and engagement, and a good understanding of the value that heritage led regeneration can bring to the overall revitalisation of the town.

The Heritage Led Regeneration Plan Champions / Town Centre First Town Team and core steering group should seek to formally adopt the UN Sustainable Development Goals to measure progress. The Sustainable Development Goals should be integrated with all local project developments and initiatives, and progress on implementation and achievements should be reported annually.

SDG symbols  
Image Source: [sdgactioncampaign.org](https://sdgactioncampaign.org)







*Church Street and Bawn Street, Strokestown.*

# 03

## Implementation Action Plan






This section is focussed on the steps to implement the proposals. It is noted that the Implementation of the Strategy is funding dependent. Further studies and detailed plans are required for many of the identified projects, including Part 8 Planning applications, environmental, archaeological assessments and other assessments as required to facilitate the implementation of projects. Collaboration between the Town Team and Council is a key component of this process to advance projects where funding becomes available.

<b>3.1</b>	<b>Process and Delivery</b>	<b>45</b>
<b>3.2</b>	<b>Regeneration Plan Leaders and Partners—Funding Opportunities</b>	<b>51</b>
<b>3.3</b>	<b>Next Steps</b>	<b>52</b>



### 3.1 Process and Delivery

Strokestown has a strong base to help deliver the aim of the Heritage Led Regeneration Plan. The focus should initially be on the formation of Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group to lead the projects as set out under Theme E. Actions, and Enabling Projects are designed to support key stakeholders to progress projects that will lead towards the achievement of the aims, ambition and vision for the sustainable heritage-led regeneration of Strokestown. A summary of the Themes, Actions, and Enabling Projects are set out in the following pages. Further detail elaborates on potential projects, and sub projects, potential lead partners, groups and agencies, as well as suggested timescale and funding streams.

	Themes	Actions	Enabling Projects
	<b>Theme A Celebrating our heritage</b>	<b>A1</b> Connecting with our regional and local area  <b>A2</b> Heritage Trail – Interpret and animate our unique history for locals and visitors  <b>A3</b> Improve our built and natural heritage awareness	<b>A1.1</b> Presentation, interpretation and communication <b>A1.2</b> Connecting local looped and linear walks  <b>A2.1</b> Heritage Trail Maintenance <b>A2.2</b> Heritage Trail Enhancement <b>A2.3</b> Heritage Trail Expansion  <b>A3.1</b> Built and Natural Heritage Awareness Initiatives <b>A3.2</b> Built and Natural Heritage in Schools <b>A3.3</b> Built and Natural Heritage Mentoring Plan
	<b>Theme B Defining our Historic Centre - Entrances and Streetscapes</b>	<b>B1</b> Defining Entrances to Strokestown  <b>B2</b> Historic Streetscape Enhancement	<b>B1.1</b> Bridge Street. <b>B1.2</b> Elphin Street <b>B1.3</b> Church Street—St. John’s Church  <b>B2.1</b> Streetscape Enhancement
	<b>Theme C Regenerate our heritage bringing back homes through adaptive reuse</b>	<b>C1</b> Reuse and adaptation of vacant and underutilised properties	<b>C1.1</b> Baseline Inventory <b>C1.2</b> One Stop Shop <b>C1.3</b> Heritage Led Adaptive Reuse
	<b>Theme D Connecting our heritage with new streets and places to live</b>	<b>D1</b> Reimagining our backlands	<b>D1.1</b> Creating new streets and quarters- <i>Bawn Street / Elphin Street NE</i> <b>D1.2</b> Creating new streets and quarters <i>Bawn Street / Bridge Street SE</i> <b>D1.3</b> Creating new streets and quarters <i>Church Street / Bridge Street SW</i> <b>D1.4</b> Creating new streets and quarters <i>Church Street / Elphin Street NW</i>
	<b>Theme E Governance</b>	<b>E1</b> Community training and capacity building in heritage led regeneration	<b>E1.1</b> Training and Capacity Building

The following section outlines each Theme, Action and Enabling Project, Lead Partner Groups and Agencies, a potential time scale and Potential Funders. These are followed by indicative place based actions. NOTE The implementation of Actions and Enabling Projects are resource and funding dependent. Enabling Projects can be combined as one project in future funding applications or where funding is available. Funding Streams are subject to change.





Celebrating our heritage



Action A Our Heritage—Celebrating our heritage			
Enabling Projects & Sub Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p><b>A1 Connecting with our Regional and Local Area</b></p> <p><b>A1.1 Presentation, interpretation and communication</b></p> <p>Develop the presentation and interpretation of Strokestown as a place to visit in the context of existing activities. Consider the development of the identity of the town and a planned town and interpretation.</p> <p>€ Scoping/Feasibility €€ Design Development €€€ Implementation</p> <p><b>A1.2 Connecting to local looped and linear walks</b></p> <p>Explore the development and enhancement of local walks that begin and end in Strokestown, including walking / cycling routes that connect with the Famine Walk, potential linear and looped routes to Slieve Bawn, Tulsk and Rathcogan Plateau, and the Tain Trail.</p> <p>€ Scoping/Feasibility €€ Design Development €€€ Implementation</p>	<p>TCFTT RCC SP Heritage Officer   Conservation Officer Tidy Towns / Heritage Group Property Owners Failte Ireland / Discover Ireland NTA</p>	<p>Short / Medium / Long</p>	<p>Leader NTA Active Travel Grants Programme Outdoor Recreation Infrastructure Fund (ORIF) Heritage Council Town Centre First Heritage Trust Rural Regeneration Development Fund</p>
<p><b>A2 Interpret and animate Strokestown unique history for locals and visitors</b></p> <p><b>A2.1 Heritage Trail maintenance</b></p> <p>Support the maintenance of the SCSA heritage trail and develop digital interpretation online.</p> <p><b>A2.2 Heritage Trail enhancement</b></p> <p>Enhancement of the heritage trail public realm on Bridge Street and Elphin Street to complement the Bawn Street / Church Street public realm works. Consider evening time illumination of heritage properties.</p> <p><b>A2.3 Heritage Trail expansion</b></p> <p>Review the potential to extend the heritage trail to integrate with Strokestown Park and the National Famine Way. Review potential to create a visual link or path through the existing woodlands to Strokestown house from Bawn Street. Consider the use of consistent signage between Strokestown House and the town. Review the expansion of the heritage trail to include additional historic structures and places of social importance.</p> <p>€ Scoping/Feasibility €€ Design Development</p>	<p>TCFTT RCC SP Tidy Towns Heritage Group Property Owners Failte Ireland NTA</p>	<p>Short / Medium / Long</p>	<p>Rural Regeneration Development Fund Town Centre First Heritage Council Failte Ireland DRCF</p>
<p><b>A3— Improve Built and Natural Heritage Awareness</b></p> <p><b>A3.1 Built and Natural Heritage Awareness Initiatives</b> Increase awareness and appreciation of the local built heritage through participation in the Heritage Council initiative to include the Heritage in Schools initiative, the Adopt a Monument, Tidy Towns Heritage Awards Schemes, RIAI Tidy Towns Challenge. (Critically appraise the Tidy Towns Adjudication Reports for Strokestown and based on the recommendations establish an annual programme of works and improvements for each scoring category.</p> <p><b>A3.2 Built and Natural Heritage in Schools</b> Initiate a school’s programme to record and map built heritage as part of their curricula, developing connections with the town, sense of place, identity and engagement with the built heritage and history of the town.</p> <p>€ Cost Dependent on community voluntary capacity</p> <p><b>A3.3 Built and Natural Heritage Mentoring Plan</b> —Coordinate a tailored programme of mentor and training supports to assist volunteers to implement best practice in conservation, heritage management, biodiversity and climate adaptation and mitigation. The training could also be extended to property owners who intend to implement works to their own properties.</p> <p>€ Cost dependent of community voluntary capacity.</p>	<p>RCC Community Groups Tidy Towns Heritage Group Heritage Officer / Conservation Biodiversity Officer Creative Ireland National Biodiversity Data Centre NPWS Irish Green Schools Initiative Heritage Council Strokestown House and Park</p>	<p>Short</p>	<ul style="list-style-type: none"><li>• Town and Village Renewal</li><li>• Heritage Council</li><li>• Irish Architecture Foundation</li><li>• RIAI</li><li>• Arts Council Funding</li><li>• Culture Ireland</li><li>• Tidy Towns / RIAI</li><li>• LEO</li><li>• Failte Ireland</li><li>• DHLGH—Local Biodiversity Action Fund</li><li>• Architecture Universities</li><li>• Arts Council</li><li>• Failte Ireland</li><li>• Town Centre First</li></ul>

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000



THEME

B

Defining our historic centre—entrances and streetscapes



Action B Defining our historic centre—entrances and streetscapes			
Enabling Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p><b>B1 Defining Entrances to Strokestown</b></p> <p><b>B1.1—Bridge Street</b></p> <p>Public realm enhancement to clearly differentiate the entrance to the historic town from the south, through the use of high quality materials, increased footpath width and reduced carriageway to slow traffic and enhance the visual amenity and setting of the historic centre. Investigate the potential of an historic horse pond, and refurbishment.</p> <p>€ Scoping Feasibility €€ Design €€€€ Implementation</p> <p><b>B1.2 Elphin Street</b></p> <p>Public realm enhancement to clearly differentiate the entrance to the historic town from the north, through the use of high quality materials, increased footpath width and reduced carriageway to slow traffic and enhance the visual amenity and setting of the historic centre. Investigate the potential of works at the former Magenta ballroom.</p> <p>€ Scoping Feasibility €€ Design €€€€ Implementation</p> <p><b>B1.3 Church Street—St. John’s Church</b></p> <p>Public realm enhancement to clearly differentiate the entrance to the historic town from the west, through the use of high quality materials, increased footpath width and reduced carriageway to slow traffic and enhance the visual amenity and setting of the historic centre. Investigate the potential of works at St. John’s Church. € Scoping Feasibility €€ Design €€€ Implementation</p> <p>(Projects B1.1-B1.3 can form one single project or part thereof)</p>	<p>Town Team</p> <p>RCC</p> <p>Heritage Officer / Conservation Officer</p> <p>RCC Active Travel Team</p> <p>Tidy Towns / Heritage Group</p> <p>Property Owners</p> <p>Failte Ireland / Discover Ireland</p> <p>NTA</p> <p>OPW</p>	<p>Short / Medium / Long</p>	<ul style="list-style-type: none"><li>• Leader</li><li>• NTA Active Travel Grants Programme</li><li>• Outdoor Recreation Infrastructure Fund (ORIF)</li><li>• Heritage Council Rural Regeneration Development Fund</li><li>• NTA Active Travel Grants Programme</li><li>• Community Monument Fund DHLGH</li><li>• Town Centre First</li></ul> <p>NOTE Public realm works should also integrate Biodiversity considerations, and nature based solutions.</p> <p>NOTE B1 Enabling Projects can be amalgamated as one overall project in potential future funding applications</p>
<p><b>B2 Historic Streetscapes</b></p> <p><b>B2.1 Streetscape Enhancement</b></p> <p>Church Street, Bawn Street, Elphin Street, Bridge Street – Develop a streetscape enhancement programme for contemporary and historic structures. Consider decluttering facades from redundant wires, and review signage and reinstatement of historic features where lost. Adopt an understated historic colour palette and complementary colours for shop fronts, and hall doors for accent colours to give coherence within the historic core. Given consideration to the development of a lighting strategy for heritage properties.</p> <p>€ Scoping Feasibility €€ Conservation Plan €€€ / €€€€ Implementation</p>	<p>Town Team</p> <p>RCC</p> <p>Tidy Towns /</p> <p>Property Owners</p> <p>Heritage Council</p>	<p>Short / Medium</p>	

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000





# Regenerate our heritage—bringing back homes through adaptive reuse



Action C Regenerate our heritage—bringing back homes through adaptive reuse			
Enabling Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<b>C1 Reuse and adaptation of vacant and underutilised properties</b>	Town Team	Short	<ul style="list-style-type: none"><li>• Leader</li><li>• Town and Village Renewal</li><li>• Heritage Council</li><li>• Outdoor Recreation Scheme</li><li>• RRSF</li><li>• CLÁR</li><li>• Housing For All (Including Croi Coinithe )</li><li>• Irish Architecture Foundation</li><li>• Culture Ireland</li><li>• Failte Ireland</li><li>• RIAI Simon Open Door (Annual)</li><li>• Town Centre First</li></ul>
<b>C1.1 Baseline Inventory</b>	RCC		
A baseline inventory of vacant properties has been prepared as part of the survey work for the Heritage Led Regeneration Plan.	Heritage Officer   Conservation		
This should be progressed to identify owners and through engagement with owners to identify barriers and solutions to adaptation and reuse. The baseline inventory should be regularly reviewed and updated to monitor and measure the outcomes and success of the heritage led approach.	Officer / Vacant Homes Officer		
	Tidy Towns / Heritage Group		
<b>C1.2 One Stop Shop</b>	Property Owners		
Consideration may be given to ‘one stop shop ‘information being provided to property owners regarding the potential of their properties, and to provide guidance on funding and matching owners with professional consultants to advise on the appropriate heritage led approach.	Failte Ireland / Discover Ireland		
	IGBC		
<b>C1.3 Reuse and adaptation—Heritage Led Adaptive Reuse Project</b>			
Adopt a proactive approach to identify potential future funding opportunities and support the preparation of applications for funding to bring properties back into use.			
€ Scoping €€ Detail Design €€€€ Implementation			



THEME

D

# Connecting our heritage with new streets and places to live



Action D Community Spaces For All			
Enabling Projects		Lead Partner Groups and agencies	Potential Funder
<div><div>D1</div><div>Reimagining our backlands</div><div>Establish a ‘Unlocking the Backlands’ working group to progress longer term backland and infill opportunities.</div><div>Consideration may be given to the development of a town park as part of an overall land assembly and in coordination with the development of new streets and residential / mews home delivery.</div><div>Consideration may be given to the delivery of homes in a private capacity, developer led, part of a community led initiative / or in collaboration with an Approved Housing Body, or by the Local Authority through the delivery of serviced sites. Dwelling typologies should be bespoke, place based and respond and enhance the historic context.</div><div>Infill and backland development should integrate with the existing street network and create integrated street and paths in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2023.</div><div>Potential Regeneration Areas</div><div>D1.1 Creating new streets and quarters - Bawn Street / Elphin Street NE</div><div>D1.2 Creating new streets and quarters Bawn Street / Bridge Street SE</div><div>D1.3 Creating new streets and quarters Church Street / Bridge Street SW</div><div>D1.4 Creating new streets and quarters Church Street / Elphin Street NW</div><div>€ Scoping Feasibility €€ Design €€€€ Implementation</div></div>		<div><div>• DHRC/Town Team</div><div>• MCC</div><div>• Heritage Officer  Conservation Officer</div><div>• Tidy Towns / Heritage Group</div><div>• Property Owners</div><div>• Failte Ireland / Discover Ireland</div><div>• NTA</div></div>	<div><div>Short / Medium / Long</div><div>• Rural Regeneration Development Fund</div><div>• CLAR</div><div>• Housing For All (Including town centre funding to support the delivery of serviced sites in towns)</div><div>• Town Centre First</div><div>• NTA Active Travel Grants Programme Outdoor Recreation Infrastructure Fund (ORIF)</div></div>

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000



THEME

E

Governance



Action E Governance—Delivery of Strokestown Heritage Led Regeneration Plan				
Actions		Lead Partner Groups and agencies	Timescale	Potential Funder
E1	Community training and capacity building in heritage led regeneration	Town Team	Short	<ul style="list-style-type: none"><li>LEO</li><li>SICAP</li><li>Town Centre First</li></ul>
E1.1	Training and Capacity Building	RCC		
	The successful delivery and implementation of the plan is intrinsically tied to collaborative involvement and engagement, and a good understanding of the value that heritage led regeneration can bring to the overall revitalisation of the town.	Heritage office / Conservation officer		
	Identify funding to support the town team, and community groups’ capacity to support or put in place a capacity building programme.	LEO		
	This would also support the community and help individuals and groups to apply for funding for heritage led and other funding streams that complements the ambition of this heritage led plan.			
	€ Scoping			



# 3.2 Regeneration Plan Leaders and Partners—Funding Opportunities

Acronyms – Leaders and Partners

TCFTT	Town Centre First Town Team
RCC	Roscommon County Council
SP	Strokestown Park
HT	Heritage Trust
RLCDC	Roscommon Local Community Development Committee
LEO	Local Enterprise Office
PPN	Public Partnership Network
SICAP	Social Inclusion Community Activation Programme
AFI	Age Friendly Ireland
RSP	Roscommon Sports Partnership
CNG	Comhairle na Óg
NTT	Network of Tidy Towns
LCDC	Local Community Development Committee (Leader)
HSE	Health Service Executive
NTA	National Transportation Authority
IGBC	Irish Green Building Council
RIAI	Royal Institute of Architects of Ireland
IAF	Irish Architecture Foundation
OPW	Office of Public Works
DRCD	Department of Rural and Community Development
DHLGH	Department of Housing Local Government and Heritage

Acronyms – Funding

GENERAL Community Funds	
HCHW	Heritage Council Heritage Week
HISS	Heritage in Schools Scheme (Heritage Council)
IPI	Irish Pollinator Initiative (Heritage Council)
AAM	Adopt a Monument (Heritage Council)
TTHA	Tidy Towns Heritage Award
TTC	Tidy Town Challenge—RIAI
SnS	Sli Na Slainte (Irish Heart Walking Routes)
CCEAF	Creative Communities Action Fund
CCI	Connected Community Initiative
SEAI OSS	SEAI One Stop Shop
CEF	SEAI Community Enabling Fund
IAF	Irish Arch Foundation/ Creative Ireland Reimagine Placemaking
ATG	Active Travel Grants—National Transportation Authority
ATGS	An Taisce Green Schools
FIMS	Faillte Ireland Mentoring Support

Acronyms – Funding

DHLGH FUNDING	
LBAFPF	Local Biodiversity Action Fund Project Funding
RVP	Refurbishing Vacant Property
RLS	Repair and Leasing Scheme
VHS	Vacant Homes Schemes
HTI	Heritage Towns Initiatives
DRCD Funding	
RRDF	Rural Regeneration Development Fund
CLÁR	Ceantair Laga Árd Riachtanais Small scale rural projects
TVRS	Town and Village Renewal Scheme
LEADER	In partnership with Action Group
LIS	Local Improvement Scheme
ORF	Outdoor Recreation Facilities
ORF Coillte	Outdoor Recreation Facilities and Coillte
CCIF	Community Centres Investment Fund
CEP	Community Enhancement Programme



# 3.3 Next Steps

## The Heritage Led Regeneration Plan champions and Town Team

As set out under Theme E Governance, it is proposed that the Town Team will assist Roscommon County Council to lead the implementation of the Heritage Led Regeneration.

It is proposed that the Town Team will have a continuous role in overseeing the delivery of projects, communicating with stakeholders and reviewing the implementation of this plan.

## Monitoring the Plan

In order to ensure delivery of the aspirations of this pan, it is imperative that the heritage Led Regeneration Plan Town Team champion regularly assess the progress of the themes, actions and enabling projects. This will be dependent on funding to support the implementation of the actions and enabling projects.

Assessing projects includes measuring outcomes of achievement in progressing proposals set out in the plan.



Appendix

A1	Stakeholder Engagement	54
A2	Baseline Inventory	53
A3	Heritage Protection	54



# A1 Stakeholder engagement

The Heritage Led Regeneration plan represents a partnership between the community, private landowners, the Local Authority and The Heritage Council. In order to co-create this Heritage Led Regeneration Plan, the process included engagements with stakeholders and citizens through a variety of methods during August, September and October 2024. The engagement plan was developed by Sheridan Woods and Venture International with Roscommon County Council to include group and one to one consultations during the plan stages. This included the following activities:

## Steering Group Workshops and Executive and Community Engagements

The project commenced with the project steering group workshop to ensure the involvement of key stakeholders, and to enable discussions to identify the key challenges, opportunities and priorities for the town centre. During the course of the project the team engaged with the regeneration and economic unit, planning, heritage, conservation and transportation teams of Roscommon County Council. The team also met with the representatives of Strokestown Town Team.

## Heritage Week Engagement Presentation

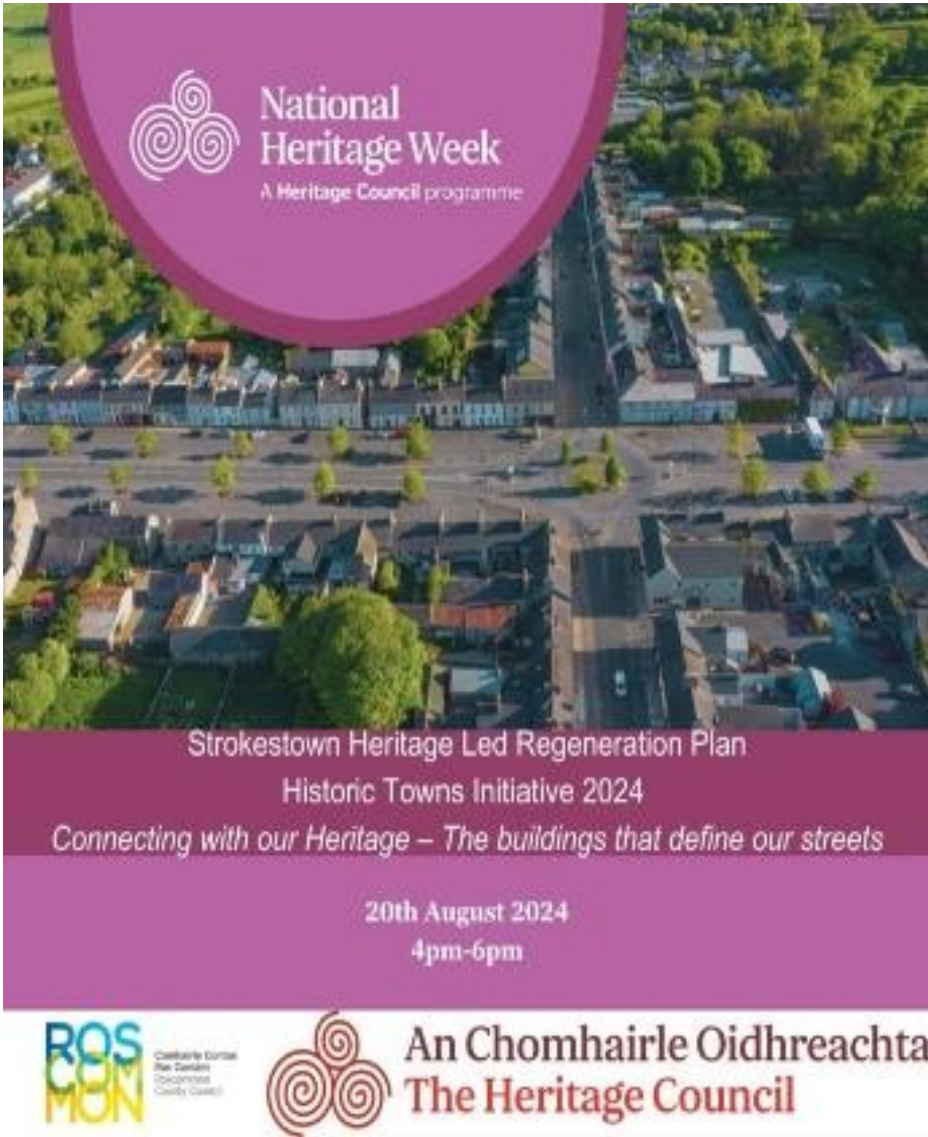
During Heritage week a presentation was made to the community in the Percy French Hotel on Bridge Street on the topic of *Connecting with our Heritage— The buildings that define our streets*. The presentation was an opportunity to inform the community of the Heritage Led Regeneration Plan process and to welcome all to engage in the process during the plan preparation stages. This also provided an opportunity to hear from the community on their ambition for the town, and to gather names and contact details to make early connections with the community to support the process.

## Heritage Week Engagement Walkabout

The Heritage Week presentation followed with a walkabout on the theme of the Buildings of Strokestown, and provided an opportunity to reflect on their past, to understand their present, and to look to their future. The attendees were invited to share their stories about the buildings and the community. This format created an opportunity for the team to get to know the community and to develop an understanding of the buildings, their use and the town.

## Developing the Baseline Inventory Workshop

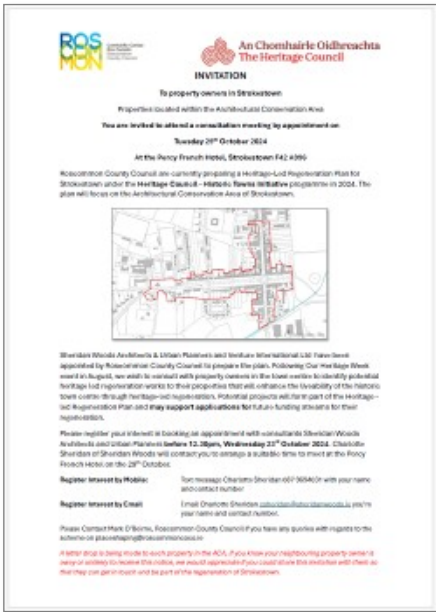
The Strokestown Town Team chairperson, Shane Lynskey engaged in a detailed workshop on each of the buildings identified in the Regeneration Plan area. This provided information on the history of the buildings, their historic and current use, and level of occupation. The findings from this workshop are included in Appendix A2. This was an invaluable exercise providing baseline detail on the properties and their current status.



Heritage Week Engagement Presentation and Discussion Event



Heritage Week Engagement Walkabout Event



## One to One Consultation

A letter drop to each property was made (132 structures) and each property owner was invited to a one to one consultation by appointment to identify potential heritage led regeneration works to their properties to enhance the liveability of the historic town centre. Fourteen property owners showed an interest and each were met by appointment to discuss their properties.





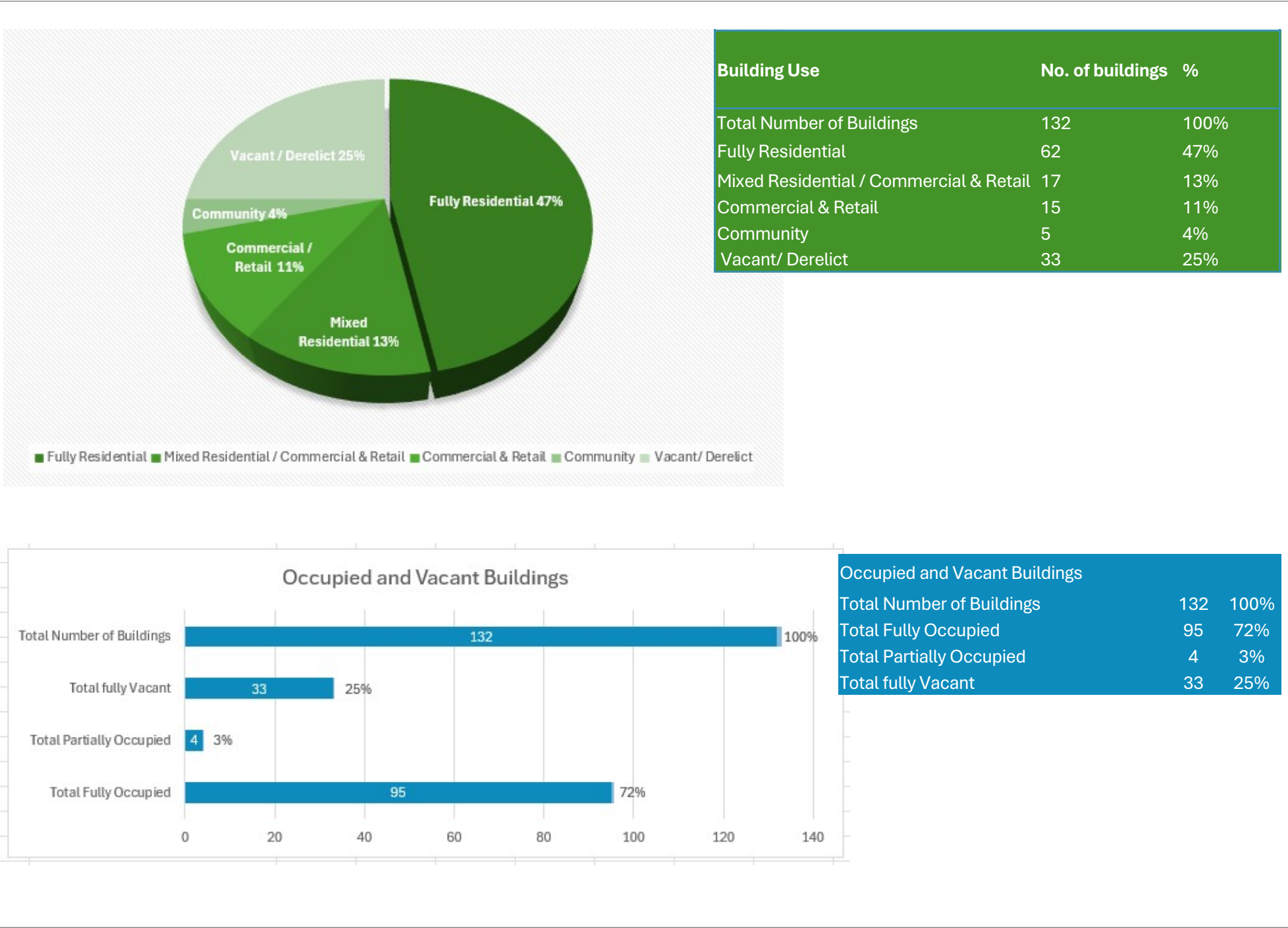
# A2 Baseline Inventory

Each property was identified in the heritage led regeneration plan boundary, numbered, and listed. Shane Lynskey, chairperson of the Strokestown own Team participated in a workshop with Sheridan Woods, Venture International and Roscommon County Council to develop an understanding of the history of each buildings, their historic and current use, and level of occupancy.

The findings from this workshop are documented for background information only, which may be suitable for use in the development of a formal Baseline Inventory of the structures in the town regeneration plan area. This appendix provides the summary findings from this workshop.

Based on these finding, there is a good mix of use in the town centre, comprising residential and commercial and retail uses. There are a number of mixed residential with commercial and retail use. The level of community spaces is limited, it is noted however, that the boundary excludes the existing schools, and may also exclude other community uses outside of the town centre.

There is an alarming level of vacancy comprising 25% vacancy. There is opportunity to support a higher population living in the heart of the town though re-use of the existing structures, and the consolidation of the town centre back land areas to provide more homes in the heart of the town centre. This in turn has the potential to support more commercial and community uses in the town centre which would create a more vibrant and sustainable community.





# A3 Heritage Protection

## Heritage Protection

There are a number of existing measures in place to ensure the protection of Strokestown’s historic structures, sites and places. Varying permissions must be sought, notifications made, and criteria met for consideration of approval of proposals within the heritage area. Potential proposals that would fall under these requirements may include regeneration and conservation efforts, reuse and adaptation, new buildings and services. These need to be reviewed on a case by case basis.

### Record of Monuments and Places (RMP), The National Monuments Act

Strokestown’s sites and monuments listed in the statutory RMP, established under the National Monuments Acts (1930-2004), are legally protected, and generally referred to as ‘Recorded Monuments’.

The National Monuments Acts require that Ministerial Consent be obtained from the Department of Housing, Local Government and Heritage prior to any works to any monument which is in Local Authority ownership. Privately owned structures and other monuments are also subject to this requirement.

Developments are subject to the normal planning process. For those monuments, in Local Authority ownership, Ministerial Consent must also be obtained for repairs and interventions which may normally be classed as exempted development.

### Zone of Notification

The context of an archaeological sites is important and every archaeological monument is surrounded by a Zone of Notification. These zones do not completely exclude the possibility of development, but can indicate areas for particular consideration in relation to possible impacts on the site or monument in question. Any works intended on or close to a recorded monument, or within a Zone of Notification, requires two months prior notice in writing to the Minister of Housing, Local Government and Heritage, even if planning permission is not required. For National Monuments in the ownership or guardianship of the Minister or local authority, or subject to a preservation order under the National Monuments Acts, prior consent of the Minister is required for works at or in proximity to the monument.

### National Policy on the Protection of Archaeological Heritage

National policy emphasises the non-renewable nature of the archaeological heritage and that there needs to be a presumption in favour of its preservation in-situ. .

### Record of Protected Structures (RPS), The Planning and Development Act 2000 (as amended)

Many of Strokestown’s historic buildings are listed for protection in the RPS, as set out in the Roscommon County Development Plan 2022-2028. It is the policy of the Council in general to seek the preservation and protection of structures on the RPS, to safeguard the character of the setting of these structures and to ensure that proposals for new uses are compatible with both the character and the setting of a protected structure.

### The National Inventory of Architectural Heritage (NIAH)

The NIAH is a state initiative under the administration of the Department of Housing, Local Government and Heritage, and established on under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

Each owner and occupier of a Protected Structure must ensure that a protected structure, or any element of a protected structure that contributes to its special interest, is not endangered through harm, decay or damage, or neglect. The protection applies to all parts of the structure that contribute to its character and special interest, including its interior, surrounding land or 'curtilage' any other structures on that land, and interiors. Exempted development provisions are removed in respect of protected structures, apart from minor works that do not materially affect the character of the structure, and unless a declaration is in place to re-exempt such works.

### Architectural Conservation Area (ACA)

Roscommon County Council have designated a number of Architectural Conservation Areas in towns in Roscommon. Strokestown is designated an ACA.

In the assessment of applications for development within an Architectural Conservation Area, primary guidance will be taken from Architectural Heritage Protection Guidelines for Planning Authorities.

Proposals for development within an ACA that involves a new building, reuse or change of use and extensions will generally be required to:

- Conserve and enhance the character and appearance of the ACA;
- Respect the scale, massing, proportions, design and materials of existing structures;

- Retain important exterior architectural features that contribute to the character and appearance of the ACA.

The demolition of a building within an ACA will generally not be permitted unless the Council is satisfied that the structure or building does not contribute positively to the character or appearance of the ACA or the building /structure is beyond viable renewal.

It is particularly important that any new development within the ACA is carefully planned and implemented with a full appreciation and understanding of area’s significance.



