



KILDARE TOWN

ARCHITECTURAL CONSERVATION AREA

STATEMENT OF CHARACTER

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Kildare Town

Architectural Conservation Area Statement Of Character

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On Behalf Of
Kildare County Council
County Kildare Heritage Forum

An Chomhairle Oidhreachta
The Heritage Council



Kildare County Council
COMHAIRLE CHONDAE CHILL DARAE

An action of the County Kildare Heritage Plan 2007 – 2011
Supported by Kildare County Council and the Heritage Council

Foreword

In 2005 Kildare County Council adopted the County Kildare Heritage Plan, which was prepared by the Kildare Heritage Forum following consultation with stakeholders and the public. The County Kildare Heritage Forum includes representatives from local government, government departments and agencies, community and voluntary groups, local history groups, the farming community, local development organisations and the education sector. The Heritage Plan is a cross-agency strategic plan which aims to identify, preserve and conserve the built, natural and cultural heritage of the County. It is an action of the Heritage Plan to establish Architectural Conservation Area's throughout the County

It is a policy of the Kildare County Development Plan 2011 – 2017 to investigate the designation of further ACAs at appropriate locations throughout the county including Kildare Town. The ACA boundary for Kildare was defined in the Kildare Historic Landscape Characterisation Plan 2011. It is an objective of the Kildare County Development Plan 2011 – 2017 to prepare a character appraisal and area specific policy for each ACA to preserve, protect and enhance the character of these areas.

This publication describes the special character of Kildare ACA and will be a useful guide for the public and local authority.

The Kildare ACA has been prepared during the lifetime of the Kildare Local Area Plan 2002, and in advance of the proposed new Kildare Local Area Plan.

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1.0 Introduction

Planning legislation allows a planning authority to include objectives in its Development Plan to preserve the character of a place, area, group of structures or townscapes that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contribute to the appreciation of protected structures. Such areas are known as Architectural Conservation Area's (ACAs) and may include the following:

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

An ACA could therefore include a terrace of houses, a streetscape, a town centre or an ensemble of buildings related to a specific building type such as a school. The significance of buildings within an ACA lies in their positive contribution to the character and cultural importance of the group and their protection relates to their external appearance and associated external spaces. The objective of the ACA designation is to guide change within an area and to ensure that future development is carried out in a manner sympathetic to the special character of the historic place.

Works to the exterior of a structure within an ACA only qualify as exempted development if the works do not affect the character of the exterior or that of neighboring structures or open spaces. Whilst alterations, extensions and new building may be permitted within an ACA, any new development should respect or enhance its special character and should be carried out in consultation with the Planning Department and Conservation Officer of Kildare County Council, following the usual planning application process.

In these areas the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area. ACAs provide an opportunity to build upon an existing character by establishing a high standard of design.

2.0 Location and Boundary of the ACA

Kildare town is centrally located in the County. It is positioned at the crossing of two regional roads, namely the R415 running from north to south between the Bog of Allen to the north and the direction of Athy and Castledermot to the south, and the R445 running east west between Newbridge and Monastervin to the east and west respectively. The Dublin to Galway rail line is to the north of the town, and the M7 motorway bypasses the town to the south.

Kildare town is situated on a ridge higher than the surrounding lowlands. As such the settlement of Kildare and its associated landmarks have historically been a prominent feature in the landscape. In the early stages of development, the settlement would have enjoyed panoramic outward views towards the Hillfort of Dun Ailinne and the Wicklow mountains. The town is defined as an Historic Medieval and Market Town Character area in the Kildare Historic Landscape Characterisation Plan 2011 (KHLCP). The urban structure of the town derives from its medieval origin, and its later role as a market town. Development is centered around St. Brigid's Cathedral and the Market Square traversed by a principal east west route with narrow lanes and streets extending north and south.

2.1 ACA Boundary

The ACA boundary was defined in the Kildare Town Historic Landscape Characterisation Plan. The boundary incorporates the key character areas that define the historic town core, namely the Cathedral, Market Square, the principal east west route and laneways. This incorporates most of the eighteenth and nineteenth century building fabric. The boundaries generally terminate where post war twentieth century developments begins. Character areas outside the boundary of the ACA include the Railway Quarter to the north, St. Bridget's Square and the National Study to the south, Grey Abbey to the west, the Barracks and Curragh to the east, and the Racing Lodges.

To the north the ACA boundary follows the southern side of Lourdes Street along the Town Park until it meets Chapel Hill where it extends south to the side boundary of the dwellings on the west side of Chapel Hill. The boundary extends across Fire Castle lane southwards to the northern face of dwellings facing Malones Lane, and steps southwards and eastwards to White Abbey Road along the rear boundary of dwellings facing Claregate Street.

To the west the boundary extends south across Claregate Street, along Cleamore Road and extends eastwards to the rear of properties on Claregate Street to the junction with Bangup Lane along the face of the 'Kildare Chilling Company' across Bride Street and along the eastern side of Bride Street, where it follows southwards to the junction with Convent Road.

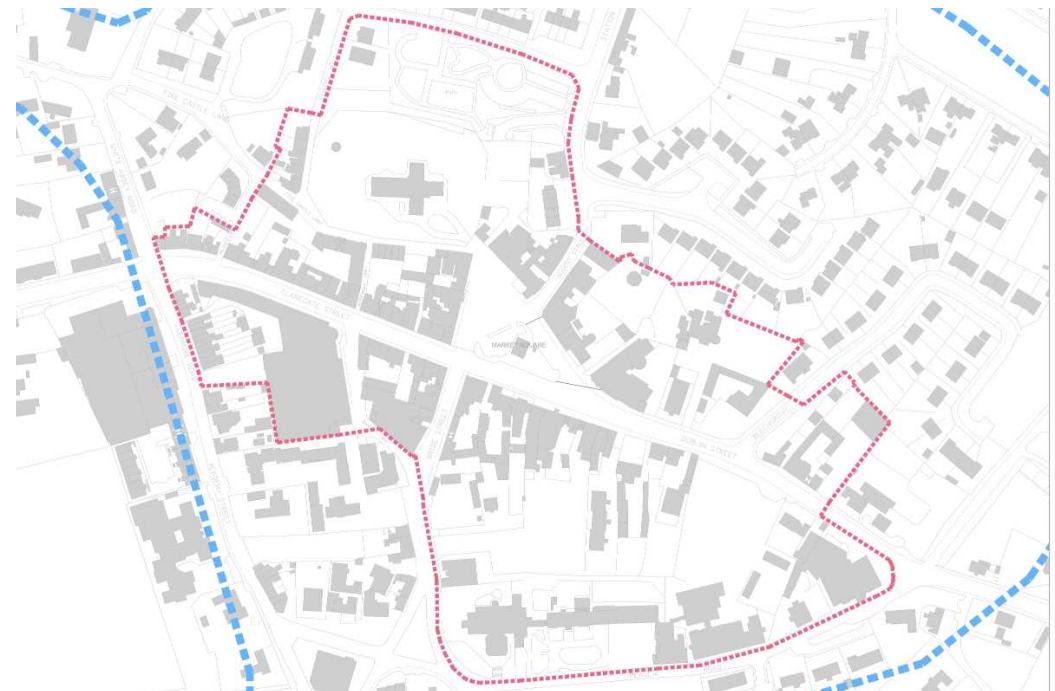
The southern boundary is along the northern edge of Convent Road and extends eastwards to Dublin Street and follows north west along Dublin Street to the shop 'Albany' where it follows the eastern side boundary and rear gardens extending north westwards to the junction with Beechgrove. The boundary crosses Beechgrove to the side gardens to the rear of Beechgrove House and eastwards to include the Leinster Lodge and the lines of the historic castle wall extending to Nugent Street. The boundary continues northwards along Nugent Street to connect again with the boundary of the Town Park and Lourdes Street to the north. The boundaries of the ACA are clearly delineated on the accompanying Figure 2.2.



Fig. 2.1_Kildare County

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

- Market Square
- The Cathedral
- Dublin Street
- Claregate Street
- Nugent Street
- Bride Street
- Bangup Lane
- Laneways
(Heffernans Lane, Malones Lane, Chapel Hill, Firecastle Lane)
- Convent Road
- Cleamore Road



Map. 2.1_Kildare Town Architectural Conservation Area Boundary Outlined In Red

3.0 Schedule of Protected Structures & Recorded Monuments

There are twenty one of protected structures within the boundaries of the Kildare ACA. These are protected under Part IV of the Planning & Development Act 2000. A protected structure is a structure or part of a structure that a Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The full extent of a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The concept of curtilage is not defined by legislation, but is understood to be the parcel of land immediately associated with that structure and which is or was in use for the purposes of the structure. The Record of Protected Structures (RPS) is contained in the Kildare County Development Plan 2011-2017 (Chapter 12 Architectural & Archaeological Heritage)

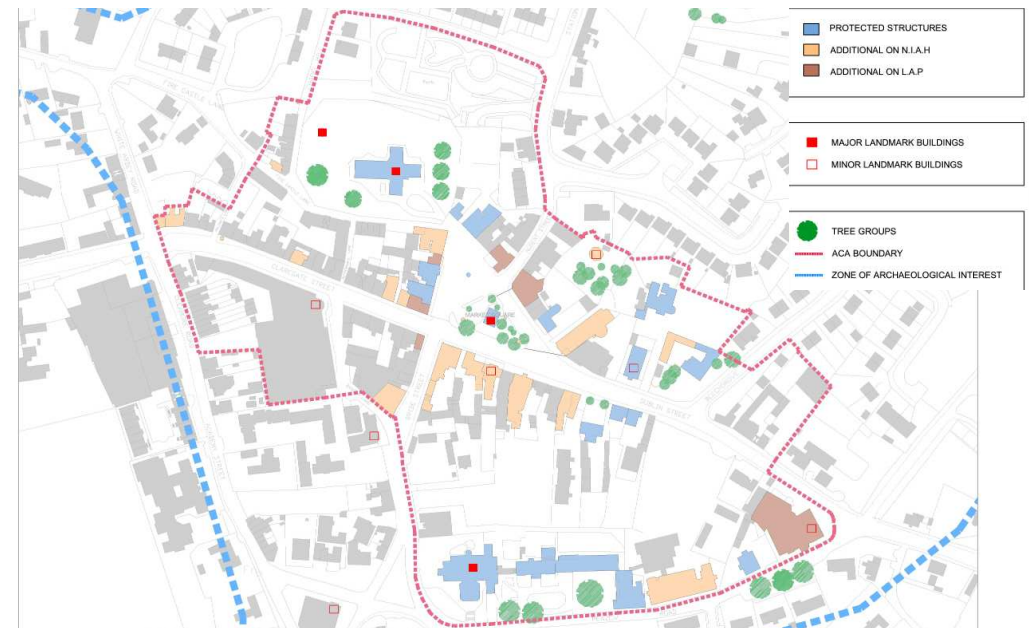
There are also forty five structures listed in the National Inventory of Architectural Heritage (NIAH) survey within the ACA. A number of these are also Protected Structures. The objective of the NIAH survey is to highlight a representative sample of the architectural heritage of a place, and to raise awareness of the wealth of architectural heritage. There are also Proposed Protected Structures listed in the Kildare Local Area Plan 2002, some of these are protected, and listed in the NIAH.

All of these structures and references are listed in Appendix A (Table A1.0). The location of the structures is illustrated on Fig 3.1. The protected structures within the boundary of the Kildare ACA comprise landmark Ecclesiastical structures, 19th century civic buildings, 19th and 20th century schools, residences with private gardens; uniform terraces of 18th and 19th century houses of various scale; terraces of 19th century residential and commercial buildings; and early twentieth century buildings. A number of these structures form focal points for views into and out of the area, with the remainder contributing to the overall character of the town.

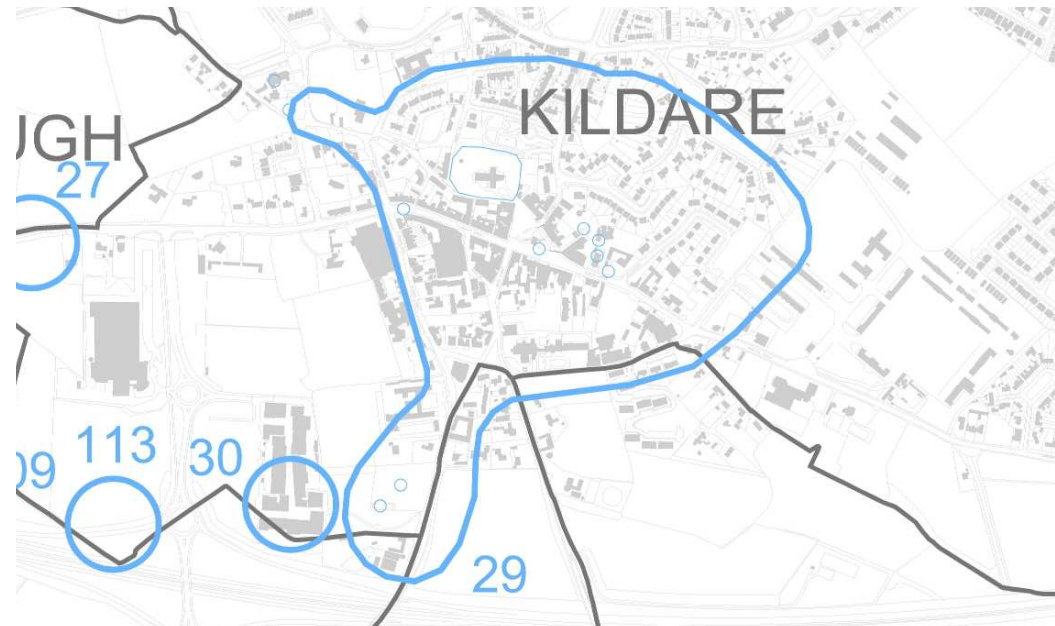
In 1986 an Urban Archaeological Survey of Kildare was conducted. A number of medieval / early modern towns with known archaeological potential were surveyed and zones of potentially significant archaeology were identified. Kildare is identified as a settlement with a zone of Archaeological Potential (Fig 2.2) The ACA falls within this zone. These areas are designated under the National Monuments Acts as recorded monuments and are listed on the Record of Monuments and Places (RMP). The RMP is available in the Kildare County Development Plan 2011 - 2017 Architectural and Archaeological Heritage Chapter 12, Table 12.6. Kildare is listed as Ref No: KD022-029. Grey Abbey is also listed as a monument, Ref KD022-030 but is located outside the ACA boundary. Monuments currently protected under Section 12 of the National Monuments (Amendment) Act, 1994 (i.e. monuments and places where it is believed there is a monument which are included in the Record of Monuments and Places) are listed in Appendix B, Table B.1.

The monuments are principally located within the Cathedral Enclosure, comprising the Cathedral and Round Tower, High Crosses, Graveslabs, Effigies, Inscribed Stones, Memorial Stones, and Architectural Fragments. Other elements are located in the Market Square, to the west of Claregate Street and to the north of Dublin Street comprising of gatehouses, remnants of the former castle, effigies, architectural features, and armorial plaque. A small section of National Monuments are in state ownership and care but there are none within the jurisdiction of Kildare ACA.

The development recognises that in urban settings trees or groups of trees can contribute significantly to the local landscape or townscape and to the successful integration of new buildings into the landscape. There are a number of existing Tree Preservation Orders in the County but none recorded in Kildare town. Significant trees that contribute to the character of the ACA are identified in the report.



Map 3.1_Kildare's Protected Structures NIAH Structures and Proposed Protected Structures



Map 3.2_Kildare's Monuments

4.0 Development Plan Zoning and Objectives

The relevant development plans are the Kildare County Development Plan 2011-2017, and the Kildare Local Area Plan 2002. The Local Area Plan is currently under review. Detailed policies and objectives are prescribed in the aforementioned plans. In considering new development within this ACA the policies and objectives prescribed in the Kildare County Development Plan 2011-2017 and the Kildare Local Area Plan 2002 are of relevance.

Kildare County Development Plan 2011 – 2017 includes relevant general policy on protected structures, vernacular architecture, and Architectural Conservation Areas, (Chapter 12, Paragraph 12.8.1, 12.8.2 and 12.8.3).

It is the policy of the Council *‘To ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA’* (Policy ACA 2 KCDP 2011 – 2017 Para 12.8.3 Architectural Conservation Areas (ACAs)).

The Architectural and Archaeological Objectives for ACAs is *‘To prepare a character appraisal and area specific policy for each ACA to preserve, protect and enhance the character of these areas.’* (Architectural and Archaeological Objectives AAO 7 KCDP 2011 – 2017 Chapter 12.9 Architectural and Archaeological Objectives)

There are two land use zoning within the ACA boundary. The ACA is primarily Zoned Objective A ‘Town Centre’ in the Kildare Local Area Plan 2002. This objective is *‘To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use. The purpose of this zone is to protect and enhance the special character of Kildare Town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. Generally two and three storey buildings will be preferred. Warehousing and other new industrial uses will not be permitted in the town centre.’*

The area of land to the north of the Cathedral, which comprises the town park is zoned Objective E ‘Open Space and Amenity’. This zoning objective is *‘To protect and provide for recreation, open space and amenity provision.’*

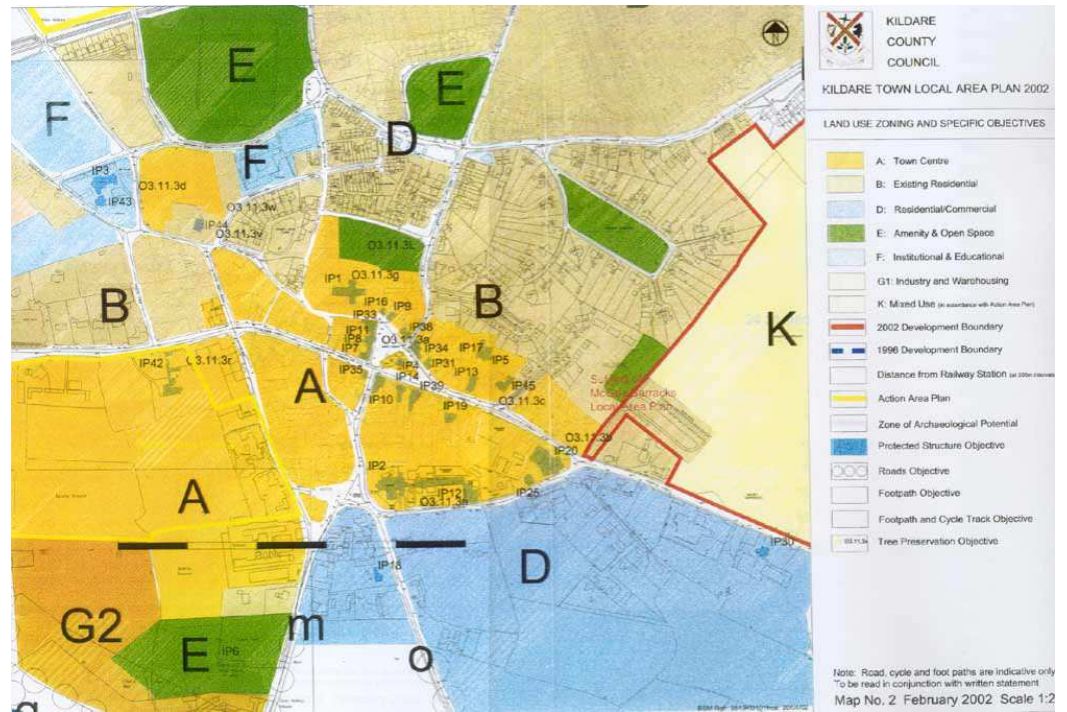


Fig. 4.1_Extract From Kildare Local Area Plan 2002

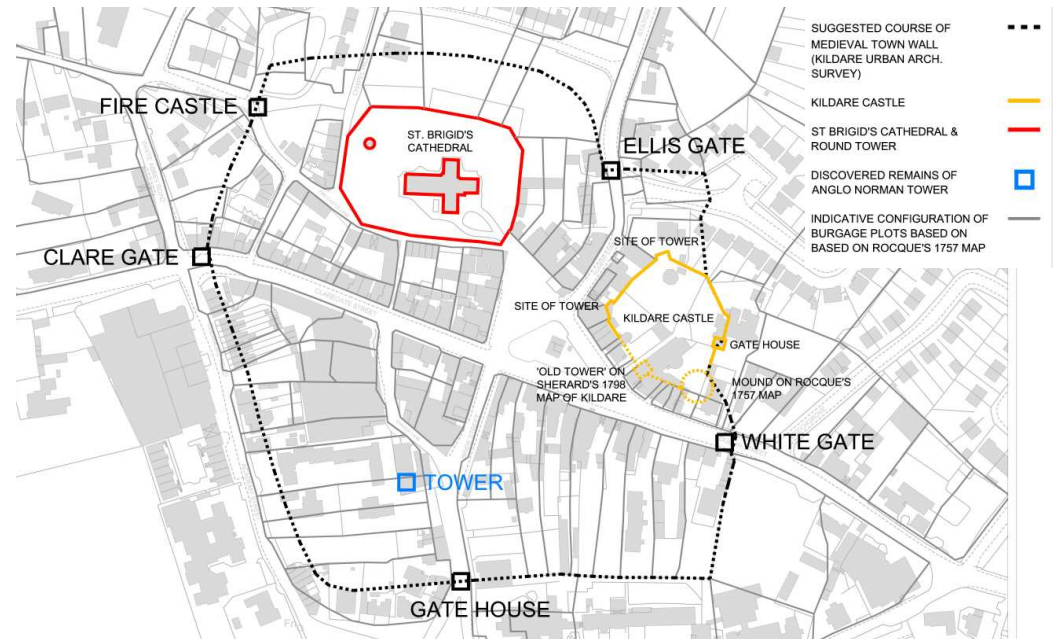
5.0 Historical Development Of The Area

Kildare is centrally situated in Kildare County. The Curragh plains are located to the east of the town, pastoral landscapes to the north, south and west and bogland further south. It is situated on a ridge higher than surrounding lowlands. Kildare is an excellent example of the progression of a settlement from perhaps a pre historic habitation, into the 5th century and on up to the 13th century 'This transition from monastic town to a chartered incorporated town is significant because Kildare is one of the fewer sites which possess undisputed evidence for this process' (Urban Arch. Survey).

Kildare is one of the oldest towns in Ireland. It originated in pre-Christian times when it was the site of a shrine to the Celtic Goddess Brigid. St. Brigid founded her church in the 5th century at Cruim Craig – meaning ridge of clay – beside an ancient oak believed to have been a pagan shrine to the Celtic Goddess Brigid, from whom the Saint takes her name. The name Cell Dara (church of the oak tree) was recorded in an annalist's entry for AD 520, the oak thought to have marked a pagan shrine, from which we get the modern name of Kildare. This was a unique Christian foundation, which flourished from the early 7th century onwards. Kildare became a centre of learning. As the foundation grew, requirements for artisans, traders, and tillers of the soil also grew until Kildare became at least a proto-town. Evidence of this period is visible in the Cathedral enclosure and surrounding lanes and curvature of streets outside the walls of the Cathedral.

Following the Norman invasion of 1169, the settlement at Kildare, owing to its strategic hilltop location and access to the rich plains of east central Ireland, became the centre of Strongbow's campaign to conquer Leinster. In developing his military base, Strongbow constructed a castle, which is likely to have comprised a motte and bailey located on a site to the east of Market Square and immediately north of Dublin Street, as suggested by a mound indicated on Rocque's Map of 1757.

A stone castle was built in the thirteenth century by William Marshall, Earl of Pembroke and Lord of Leinster, during which time Kildare established itself as both manor and borough. Marshall resided in Kildare for a brief period only, after which time the lordship of Kildare eventually passed to William De Vesce. The castle was subsequently conquered by Calvagh O' Connor and later retaken by the Normans. Evidence of this period are the three sides of the curtain wall of the castle, the gate house and two courses of the two of the towers.



Map 5.1_Medieval Borough



Map. 5.2_Roque's 1757 Survey Map of Kildare

In the early fourteenth century the earldom of Kildare was created by King Edward II and awarded to the FitzGerald family in recognition of their services during the Bruce Invasion. Although the FitzGerald's were to establish their seat of power in Maynooth, Kildare Town, for the greatest part, remained in their ownership right up until the early twentieth century. Kildare Castle, positioned on elevated lands to the east of St. Brigid's monastery, comprised four towers with various out-offices surrounded by a bawn (Fig 5.1). To the south of the castle an east west axis served tenements associated with long narrow 'burgage' plots located to the south of Dublin Street and both sides of Claregate Street. Evidence of the burgage plots can be seen today in the garden boundaries of the properties to the south of the Market Square, and Dublin Street.

Although once an important Christian centre and a prosperous medieval town, post medieval Kildare paints a bleak picture in the context of past glories. Following the reformation of the sixteenth century, the monastic houses of Kildare fell into decay. St. Brigid's Cathedral now catered for a small protestant community which formed a fraction of both the diocese and parish population. Post reformation bishops were all absentees, as were most of the other clergy attached to the cathedral. Equally, the earls of Kildare had removed themselves from the town, establishing their seat of power in Maynooth.

Having suffered badly during Queen Elizabeth's Wars, the town of Kildare was described as being 'altogether disinhabited' in 1600. The town was later garrisoned during the Confederate Wars, during which time the cathedral was totally ruined, reputedly bombed by Lord Castlehaven. Paradoxically, a settlement that had once been an important Christian centre and strategically positioned medieval borough now found itself being bypassed by travellers bound for the Munster plantations, who preferred to pass through Naas and Kilcullen, both of which were located within the Pale.

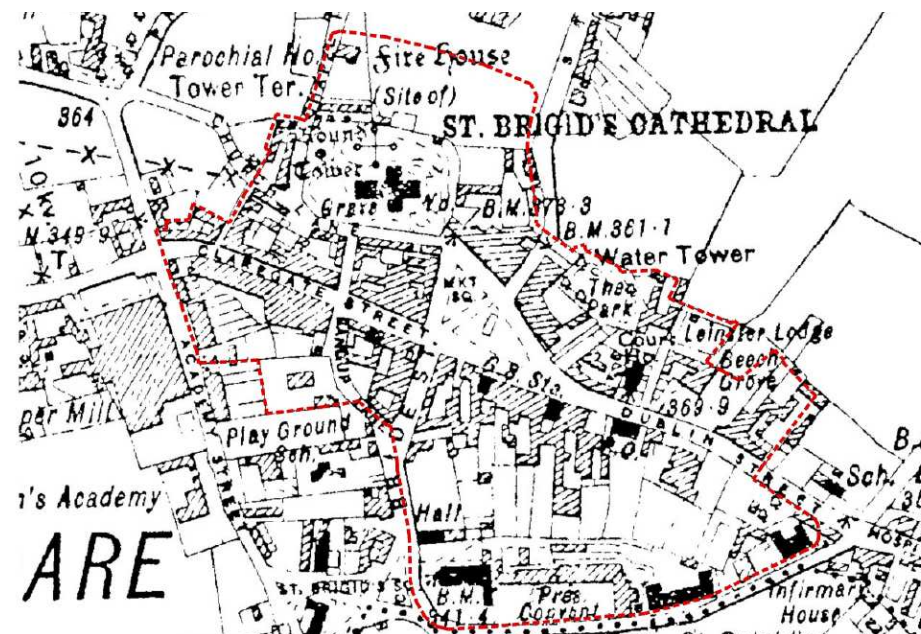
The administrative functions of shire town subsequently passed from Kildare to Naas but this in itself was not the sole reason for the town's demise. Being removed from a river, the town did not lend itself to industrial development, particularly in the context of the eighteenth century expansion of Ireland's milling industries.

The development of Kildare in the eighteenth century was relieved somewhat by the introduction of a toll on the road from Naas to Maryborough, placing the town on the main route between Dublin and the south-west. Toward the end of the century Kildare had established itself as a post town, benefiting from the passing trade generated by mail coaches and other traffic. The development of the town's military and market functions in the 1700's and 1800's are also important periods from which much of the present day settlement derives its character and historic significance.

Rocque's Map of 1757 (Fig. 5.2) gives us some insight into the extent of eighteenth century Kildare. The structure of the historic town centre is almost identical to that of the present day, the Market Square being its focus with buildings fronting onto all three sides as well as sections of Dublin Street and Claregate Street.



Map 5.3_1837 First Edition Ordnance Survey Map



Map 5.4_1939 Ordnance Survey Map

A notable change in the character of the town was brought about by the construction of private and public buildings in the late eighteenth and nineteenth centuries. The result of increased trade in the town in the late eighteenth century followed with the intensification of the Dublin Street – Claregate Street axis, and the construction of out houses and offices to the rear of the principal dwellings. In 1760 the 'Curragh Coffee House' and later with the headquarters of the Turf Club of Ireland on the site in Dublin Street. Rocque's map of 1757 indicates a large free standing house within the bawn of Kildare Castle, Leinster Lodge, which later became the residence of Lord Edward Fitzgerald, leader of the United Irishmen. To the east and south of the castle, Beechgrove House and Lislee House, both attractive detached Georgian dwellings, added to the superior residential character of Dublin Street, all visible in the 1837 First Edition Ordnance Survey (Fig 5.3).

Notable public buildings of the eighteenth and nineteenth century included the construction of the new Catholic Church and subsequent schools to the south of the town, the construction of the Market House and the Court House, as well as the Infirmary. The Church of Ireland school and the new Carmelite Gothic church at White Abbey were also constructed during this period, both outside the ACA boundary. Street widening occurred in the late nineteenth century on Dublin Street, Claregate Street, and the junction of Bride Street and the Market Square which would have seen the replacement of earlier buildings with improved building stock.

The Great Southern and Western Railway was one of the main railway operations in Ireland in the Nineteenth and early twentieth century. The Dublin to Cork route opened in 1846 – 47, passing through the Curragh and calling at Kildare station, which was constructed within half a mile north of the town centre. Although having little impact on the economy of Kildare Town, the railway line strengthened links with Dublin and subsequently induced a northward shift in the expansion of the settlement. Most notably, the fair green, which had previously been located at St. Brigid's Square, repositioned itself at a more strategic location north of the town, between Market Square and the Railway Station.

The resurgence of the Kildares' economy is primarily attributed to its military and equestrian associations, new industries began to emerge in the mid twentieth century included a wall paper factory to the west of the town and a chilling factory, initially located at Bride Street, and later on the Dublin Road, to the east of the town.

In the 1980's Kildare saw both the closure of the wallpaper factory and the arrival of Modus Media, also located on the Monasterevin Road. Another boost to the economy of the town came in the beginning of the twenty first century with the construction of the Kildare Village Outlet Centre, taking full advantage of the town's location on the M7 motorway. Within the town centre itself, the most significant change to occur in recent time was the redevelopment of the southern side of Claregate Street, extending from Bangup Lane almost as far as Cleamore Road, and comprising a single mixed use building.

Notwithstanding the expansion of the town itself, the construction of the M7 motorway is the most significant change to have occurred in the landscape surrounding Kildare Town since the turn of the century. Skirting its southern periphery, the bypass and associated junction is now the principal point of access to Kildare.



Fig. 5.1_1837 Figure Ground

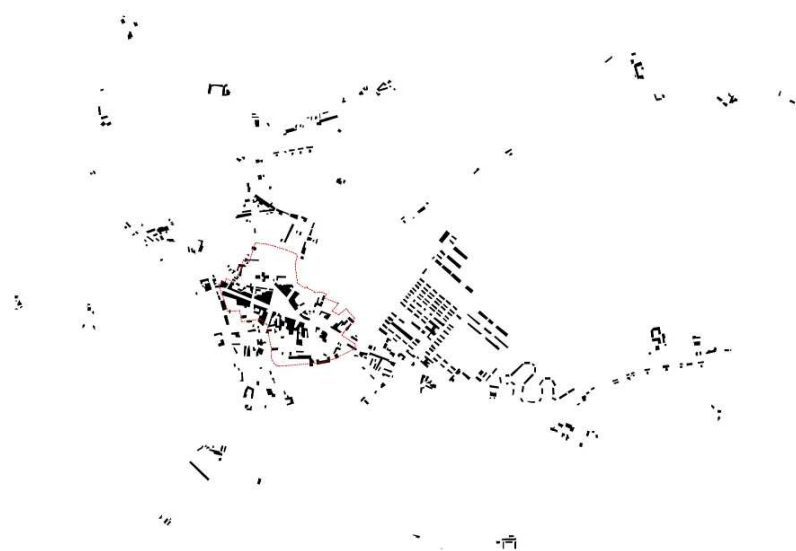


Fig. 5.2_1935 Figure Ground



Fig. 5.3_2010 Figure Ground

6.0 Character Overview of Kildare ACA

This section provides a brief description of the designated ACA under the following headings; street pattern and materials, form and arrangement of public spaces, socio-economic functions, building types and palette of materials.

6.1 Street Pattern

The street pattern of Kildare reflects the pattern of growth of the town since the 1700's as evidenced in Rocque's 1757 Survey Map of Kildare. A limited number of extant structures date from this period, however, primarily nineteenth century structures have replaced the original buildings, and building plots have been intensified. The town is also punctuated with twentieth century structures which add diversity to the overall pattern of development.

Central to the town is the Market Square and Cathedral enclosure. The Market Square is of an irregular triangular form. It is traversed along its southern edge by the principal east west route through the town. This road marks the Main Street of the town, and extends to the east as Dublin Street, and to the West as Claregate Street. The secondary roads entering the square are Nugent street to the north, which provides access from the Station Road and Kildare Railway Station, and Bride Street to the south. The Market Square is bisected to the east and west by a north south route that aligns with the entrances of Nugent Street and Bride Street to the Market Square. Bangup lane connects Bride Street to Claregate Street, and a series of laneways occur along the southern boundary of the Cathedral enclosure and north south lanes connecting the edges of the Cathedral enclosure to Claregate Street and to Chapel Hill. Cleamore Road and Convent Road form the western and southern boundaries of the ACA respectively.

The Market Square is a well defined space to the Cathedral enclosure, the heart of early Christian Kildare. The Cathedral complex sits to the north west of the Market Square, the entrance pinched to a narrow entrance point. This reflects the early relationship of commercial activity to the ecclesiastical centre. This is an important relationship and its existing form and arrangement distinctive. The Market Square is defined by terraces of two and three storey buildings with incidental standalone landmark buildings. It presents an understated backdrop to the dramatic Cathedral enclosure. The landmark buildings, such as the Bank of Ireland and Nolans are later additions to the fabric, and their brick finish and distinctive forms distinguish them in the context of adjoining simple render finishes.

Dublin Street is characterised by stand alone 'Lodges' in large gardens, Leinster Lodge, Beechgrove and Lislee, and the presence of civic buildings, including the former Courthouse set back from the Street. This gives the street an open and formal character. The street opens gradually to the Market Square. This is in contrast to the well defined entrance to Claregate Street from the Market Square. The character of Claregate Street is distinctive presenting a well defined and strong building line with a compact and fine plot grain. There is a subtle change in the character of the terraces along the street, stepping down from three to two storey. The building height and detail and design of the buildings simplify from east to west. The topography of Claregate Street, sloping away from the Market Square goes hand in hand with the change in scale of buildings. The slope is demarcated in the building forms in the stepping of roofs and chimneys along the length of the street. The south western end of Claregate Street was redeveloped in recent years with modern apartments and a town centre development.



Fig. 6.1_Market Square, St. Brigid's Cathedral, Kildare

Nugent Street is narrow and curving which reflects the medieval influence in its evolution. The topography rises when approaching the Square, which creates a strong sense of anticipation. The buildings are two storey in height, and terraced. These include a number of nineteenth century buildings, but a predominance of twentieth century buildings to the east at the entrance to the Square, along the street, and along the western side of the street. The views to the Square are punctuated by the gable of the Market building, and 'Bolands' public house in the distance.

Bride Street is well defined at the entrance to the Square, and extends southwards to the junction with Bangup Lane. It becomes more open in character further south and opens to St. Brigid's Square. The street is characterised by the landmark St. Brigid's Church, and by more modest buildings, including 19th century terraces to the rear of 'Bolands' public house, and the twentieth century former 'Chilling Factory'. High boundary walls to the east of the street are also a distinctive characteristic.

Bangup lane to the south of Claregate Street connects Bride Street from the south to Claregate Street. The buildings on Bangup lane are principally contemporary structures, however the street alignment is the distinctive characteristic of this street, with a rise in the topography to arrive at Claregate Street with dramatic views of the round tower in the distance to the rear of Claregate Street.

The narrow lanes surrounding the Cathedral enclosure to the south and west and the interconnecting lanes to Claregate street to the south are of particular significance. The scale and building height along these lanes, the rubble boundary walls to the side gardens, and their close proximity to the Cathedral boundary wall, together with the narrowness of the entrances to the lanes creates a strong medieval character. The building heights are single and two storey. The closeness in the relationship of the entrance from the lane to Market Square is a key characteristic that retains the medieval character of this area in Kildare.

Convent Road defines the ACA to the south and it is distinctly formal in character defined by the former infirmary (Darby Hotel), Killgowan Lodge, the school walls and institutional educational buildings set back within their own grounds creating formal areas of semi private open space facing the street. Existing mature trees contribute to this character which are aligned to the south of the street. The entrance to the street is defined by land mark buildings, the former Infirmary (Darby Hotel) to the east and St. Brigid's Church to the west.

Cleamore Road defines the ACA boundary to the west. The stretch of the street within the ACA is characterised by two storey terraced dwellings, that give strong definition to the entrance to Claregate Street and the entrance to the historic town from the west. The Town Park defines the northern boundary of the ACA, and this creates an open landscape and open setting for the Cathedral enclosure.



Fig. 6.2_Nugent Street, Kildare



Fig. 6.3_Bride Street, Kildare



Fig. 6.4_Market Building, Kildare



Fig. 6.5_Market Square, Kildare

6.2 Form and Arrangement of Urban Spaces

There are two public spaces within the ACA boundary, the Market Square and the Town Park. St. Brigid's Square to the south is outside the ACA boundary (Map 6.1). The Market Square was originally used as a public space, now comprises a small pedestrianised area adjoining the Market Building. It is traversed and bisected by roadways and used principally for carparking. The space however is used as a Market place on Fridays when car parking is limited and the space is occupied by stalls. The Square is well defined and provides a strong sense of place. The town park is located to the north of the ACA adjoining the Cathedral. It is divided into two zones, a children's playground, and a Town Park. The space is well defined as it adjoins the Cathedral, and is bounded by Nugent Street to the east and Lourdes Road to the north. St. Brigid's Square is located outside the ACA to the south. It is poorly defined by a loose arrangement of buildings, and comprises a road junction and car parking uses. Historically St. Brigid's Square was defined as the Fair Green, however, this use was relocated to the existing Town Park location following the arrival of the railway.

The streets principally comprise of narrow footpaths, with street fronted buildings and boundary walls and railings, with the exception of Dublin Street where the paths are marginally wider, along the southern side of the Market Square, and a few incidental buildings in Market Square which are separated from the foot path by a small forecourt area separated by boundary walls and railings.

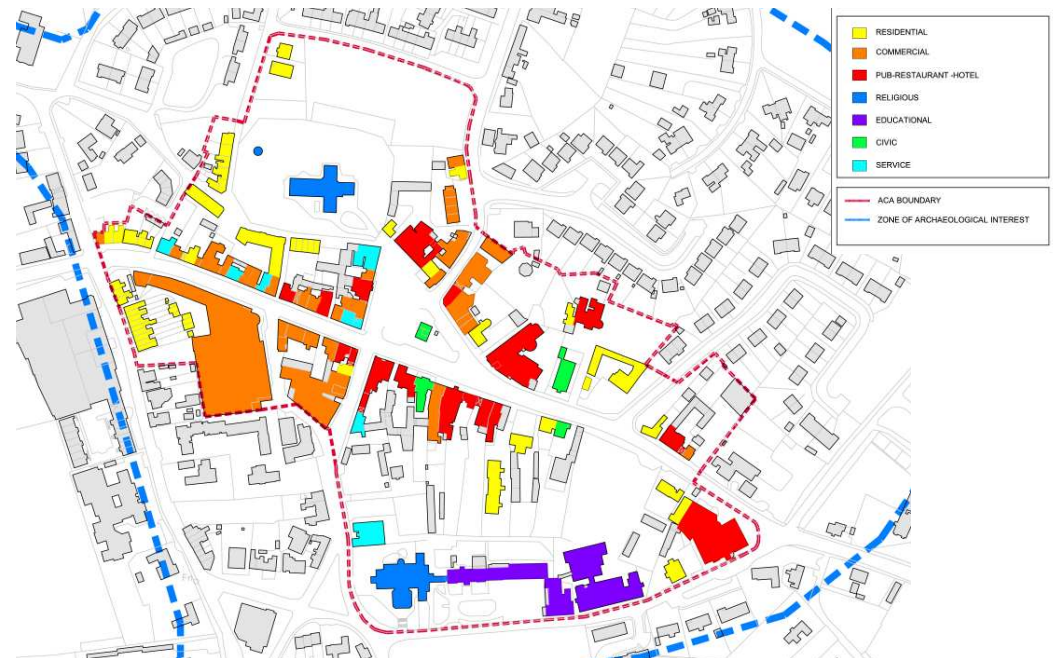
6.3 Socio Economic Functions

The socio economic functions are illustrated (Map 6.2). Once an important ecclesiastical centre and later a market town, Kildare continues to provide important services to the population of the town. As noted the Market Square still retains a market function on a weekly basis. There is a varied mix of uses within the ACA, including residential, commercial, ecclesiastical, educational and administrative functions. The former Market building provides a tourist function. Ecclesiastical functions are located to the north at the Cathedral and at St. Brigid's church to the south. Educational functions adjoin St. Brigid's Church to the south of the ACA. Retail and commercial functions are located on Claregate Street, the Market Square and Nugent Street. There is a predominance of public houses, restaurants and fast food outlets in the Market Square, and the eastern end of Claregate Street, where it adjoins the Market Square. Many of the original residential dwellings continue to be in residential use on the edge of the ACA on Cleamore Road, the western end of Claregate Street, and the narrow lanes that surround the south eastern end of the Cathedral enclosure. There is a highlevel of commercial vacancy on Claregate Street, and Bride Street.

Car parking dominates the backlands. This has resulted in the removal of original plot boundaries, to the east of the Cathedral, to the rear of the Courthouse, and to the south of the main street (Fig 6.3). This has resulted in the loss of sections of the medieval 'burgage' plot grain to the south of Dublin Street and Market Square. The removal of original plot boundaries has a negative visual impact and a negative impact on the character of the town.



Map 6.1_Urban Spaces and Nodes



Map 6.1_Socio Economic Functions

6.4 Building Types

There are seven common building typologies in the conservation area:

- Eighteenth century Ecclesiastical buildings
- Eighteenth century residential lodges
- Nineteenth century public buildings, Courthouse and Market Building and infirmary
- Nineteenth century residential and commercial buildings / Market Square and Claregate Street
- Nineteenth century ecclesiastical and educational buildings Convent Road
- Twentieth century factory, Bride Street
- Twentieth century commercial buildings

6.5 Palette of Materials

The predominant historic building roofing materials are natural slate with clay ridge tiles and cast-iron water goods. Much of the original roofing materials have been replaced with new slates and a predominance of PVC rainwater goods. Render chimney predominate with incidental appearance of brick chimneys. There are a number of distinctive chimneys appearing on the terraces at the north and south east of Claregate Street.

The prevailing surface finish is smooth rendered walls, with a small amount of decorative stucco work. This finish is likely to have originally comprised lime render. Brick makes an appearance as the entire finish including the Bank of Ireland and 'Nolans' public house to the north of the Market Square and the former post office on Dublin Street, and residential terraces on Cleamore Road. Rubble Stone wall occurs in a number locations as the principal building finish, or as a boundary wall to the curtilage of properties, as in the boundary to the Cathedral enclosure, and the boundaries to larger dwellings, and historic 'burgage' plots, and along the laneways. Decorative plasterwork is notable in the town, including quoins, moulded window and door surrounds, and raised lettering being a distinctive feature in the ACA, occurring in residential and commercial properties and developments from the late nineteenth century to more contemporary structures. Timbered sliding sash windows are the standard mode of fenestration, many of which have been replaced, and painted timber paneled doors and timber shop fronts are still in use. Good cast-iron railings and gates can be observed in the Market Square, to the front of Lislee House, the entrance to the Cathedral, and an extensive variety and quality of iron work in the grounds of the Presentation Convent.



Fig. 6.6_Brick and Decorative Render



Fig. 6.7_Render Chimneys



Fig. 6.8_Render, Slate and Timber Windows



Fig. 6.9_Cast Iron Railings

7.0 Street By Street Appraisal

This section provides a brief description of each street and defined spaces within the ACA boundary. These streets and spaces are as follows:

- The Market Square
- Cathedral Enclosure
- Dublin Street
- Claregate Street
- Nugent Street
- Bride Street
- Bangup Lane
- Laneways_Malones Lane, Heffernans Lane, Firecastle Lane, Chapel Hill
- Convent Road
- Cleamore Road

The streets are described under the following headings:

Architectural Character

This includes an appraisal of various buildings along a street, in a laneway or courtyard and within private grounds. Its character is identified through historical use, design, scale and building materials.

Spatial Quality

Spatial quality is defined by the relationship between buildings and the street. This section outlines how each street relates to each other and the open space within the area.

Street Surface Treatment and Street Furniture

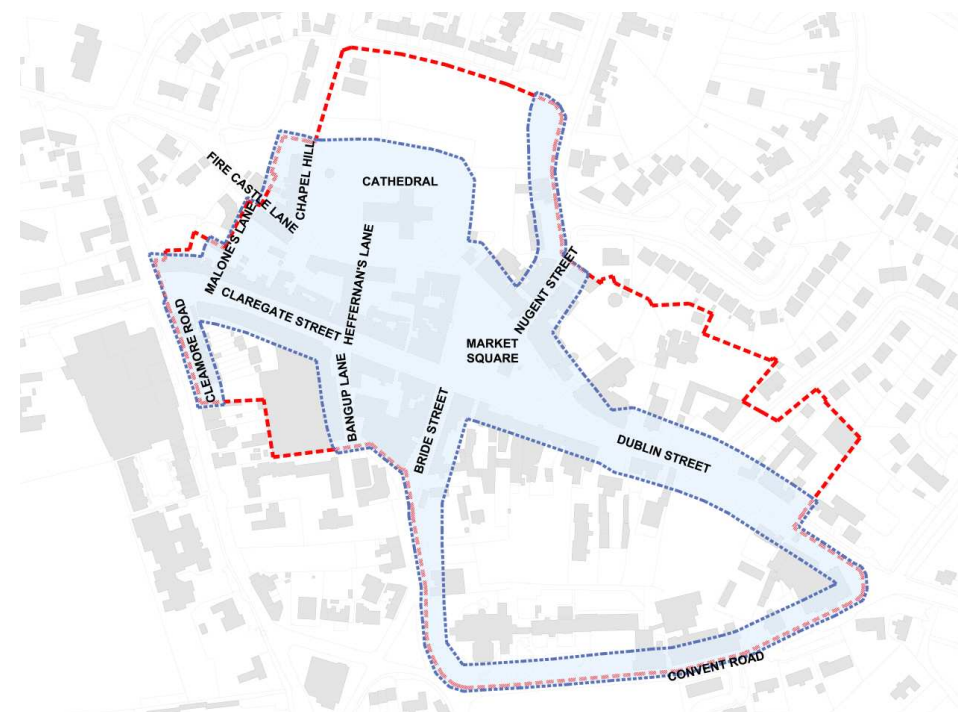
Included in this section is an outline of street surface treatment, identifying any historic finish, and extant street furniture.

Boundary Treatment

This refers to the manner in which a site is enclosed; for example, walls, railings and gates.

Land Use

This outlines the uses of the buildings on the street and how they influence the special character of that area.



Map 7.1_Map Indicating Streets within the Kildare Town ACA boundary

7.1 Market Square

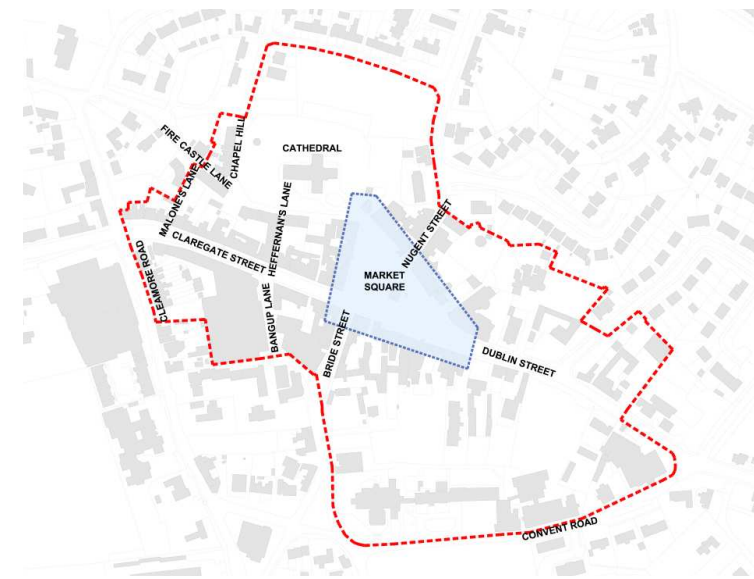
Architectural Character

The Market Square is located in a prominent position adjoining the Cathedral, it is triangular in form, and it is the traditional commercial centre of Kildare. The Market Square is defined to the west, north and south by continuous rows of buildings. The space is subdivided by the Market building, which defines two spaces within the space. The buildings forming the edge of the Square are configured in narrow plot widths, creating a fine urban grain. Building heights comprise of two to three storey. Higher buildings of three storey are located to the south of the space, and two storey buildings to the north west and north east of the space. The building typologies are in principal traditional retail and commercial buildings with over the shop accommodation, town houses, and the market building. Buildings generally date from the eighteenth and nineteenth centuries, and their overall design and arrangement around the space reflect a period when attempts were made to formalize the appearance of the space. The addition of prominent buildings, including the Hibernian Bank would have contributed to this attempt in the early twentieth century to enhance the overall aesthetic of the space. Although personalisation has occurred to most buildings there is in general formal and simple Georgian architectural character and proportions that still prevail. Traditional craftsmanship in the use of decorative plasterwork is displayed in a number of the buildings in the space, and the use of brick introduced in the early 20th century reflect the use of a new building materials.

Character is defined by the following building typologies:

The Market Building is major landmark, with its central position in the Square. It is a single storey three bay former market house built in 1817 with a symmetrical plan originally with a round headed open arcade, with a gable ended roof with slate. A distinctive louvered cupola centrally positioned on the roof, square in plan with an elongated pyramidal roof and iron weathervane to the apex. The walls are finished with cut stone coping to the gables, and cut stone surrounds with block and start detailing to the ground floor arches, with a rendered string course, brick English Garden Wall bond to the walls to the first floor side elevations to the north and south, and lunette openings to the first floor, with cast iron rainwater goods. The building has undergone refurbishment, and is now finished in a replacement cement render to the ground floor. Original windows have been replaced with fixed glazed timber windows and doors. The building was described by Lewis as a 'Neat Building'. It is now used as a tourist information point. The structure divides the Square, and terminates the views into the square when approached from Nugent Street.

The Hibernian Bank to the south of the Square is distinctive and forms a minor landmark, arising from its prominent building height of three storey adjoining two storey structures, and the use of red brick distinguishing it from the dominant render finish of the square. The bank was designed by Francis Bergin Architect, and built in 1903. Francis Bergin lived in Kildare, and was the architect for many buildings in Kildare, including the former Post Office on Dublin St, the 'Nun's School' for the Presentation nuns, a number of houses, hotel, and works in relation to Water Supply. The building was originally built as the Hibernian Bank. It comprises of a four bay three storey structure with a distinctive gabled breakfront, and a terracotta panel, with cut stone detailing on copings to the gable, fascia over openings to the first floor and stone sills. The building is set back from the line of the footpath, and includes iron railings to the front on a cut stone plinth.



Map 7.2_Map Locating Market Square, Kildare Town



Fig. 7.1_Market Building Kildare Town



Fig. 7.2_Former Hibernian Bank Market Square

Brick has also been used on Nolans Public House and adjoining Restaurant to the north of the square. It is a two storey four bay structure with a gable ended bay. This building terminates the views into the Square when approached from Bride Street. It flanks the entrance to the Cathedral, and is prominent in the Square. It was building in circa 1885, and reflects the Victorian taste for polychromatic designs, which is a rare feature in Kildare. It is constructed with yellow brick walls and chimney, with red brick dressings, enriched with stone cills, and cut stone hood molding over the pointed arch door opening. It also includes a timber shop front to the right, and a contemporary addition of a fascia to distinguish the existing restaurant.

A number of distinctive dwellings include the Vicerage built in the 1860 – 1865 at the entrance to the Cathedral. It is a modest three bay symmetrical dwelling, of coursed squared rubble limestone wall to the front, cut stone quoins to the corners, stone sills and yellow brick block and start surrounds, with attractive details include an inset boot scraper, and the ordnance survey marker on the lower right quoin. Many original elements have been replaced, including original doors and fanlight, and windows, rainwater goods. The dwelling provides an important part of the assembly of buildings that mark the entrance to the Cathedral. Another distinctive dwelling is ‘Virginia Lodge’ to the north east of the Square. This is a five bay two storey dwelling, set back from the street by a stone plinth and railing, not original. The mid sized dwelling was built c. 1800, and presents an attractive façade, with graceful proportions. It reflects the continued growth of the historic core of Kildare town in the late eighteenth early nineteenth century.

Graces Hotel to the south of the square represents the early consolidation of the streetscape, and was probably constructed in the 1700’s. This is an attractive substantial building, which has been remodeled to the right of the ground floor to accommodate part commercial use and the addition of the front porch. It nevertheless retains much of its original character. Window openings are diminutive set into solid wall masses, which distinguishes the building. This building is an integral and important component of the streetscape, and contributes to the richness in variety of architectural styles of the square.

The square is further characterised by a number of fine commercial properties, including ‘Bolands’, ‘Next Door’ and ‘Five Star Pizza’ to the south of the street, Southwells, Hartes public house, and the former Library to the west of the Square and the pharmacy to the north of the Square. These properties display well composed first and second floor windows, where there are three storeys, and some original shop front architectural details and plasterwork detailing around windows and doors, quoins that are attractive features and characteristic of the town. These properties continue to evolve, and a number display a significant level of clutter that detracts from the overall character. Future works to these dwellings should aim to remove elements that have been added over time reinstatement where possible of original or more appropriate window proportion, and to return to a more simplified overall presentation that was a characteristic of the towns commercial properties. This in order to enhance the collective attractiveness of the market square.

Modifications to the original structures at Fitzpatricks to the north west of the Square adjoining the entrance to the Cathedral enclosure display the distinguishing use of render to decorative effect. It is likely that these works were carried out in the 1930’s – 1950’s. This building is location in a prominent position, and the arrangement and scale of the structure are important in the assembly of buildings marking the entrance to the Cathedral enclosure. The architectural expression here reflects the introduction of a twentieth century modern expression to the town that is strongly echoed in the other buildings such as the Horse and Jockey public house, and the adjoining dwelling on Claregate Street all which contribute to the range of architectural styles of Kildare.

Contemporary structures in the Square include the DIY shop adjoining Graces, whose window opening, and lack of pitched roof detract from the overall aesthetic of the Square. New structures have also been constructed to the north western side of the square at the junction with Nugent Street. These are two storey in height and are evocative of original terraced dwellings in the Square. The scale and proportions of these buildings retain the scale and character of the square. The use of materials are incongruous, such as the shop façade to the existing restaurant.



Fig 7.3 Virginia Lodge, Market Square

Spatial Character

The Square is the centre and focal point of Kildare. As noted in the RIA Atlas of Kildare, the modern market place has been found to lie east or south east of the ancient church in several Irish towns originating as pre Norman ecclesiastical communities. This doubtless reflects a similar tendency in the location of church yard entrances. Kildare reflects this pattern, the Market Square providing an entrance to the Cathedral enclosure to the north east of the space. The assembly of buildings and building alignments contribute to creating an entrance space to the Cathedral.

Routes through the space contribute to the spatial character of the space. The southern side of the Square being more active coincident with the main route through the town, in contrast to the quieter character of the north east of the Square at the entrance to the Cathedral.

The entrance to the space from Dublin Street widens to reveal the overall space. This presents perhaps the most attractive and view that defines Kildare, that is the view toward the Cathedral enclosure. The topography of the space ascends gently from the south east, in a northwestwards direction to the entrance of the Cathedral enclosure. The Cathedral and Round Tower provide the focal point of this view, while the building in the Market Square provide an appropriate setting to the entrance of the Cathedral enclosure.

Views to the space from Claregate Street are constrained by strong building lines to the north and south. Given the continuous alignment of the buildings on Claregate Street. Views from here are directed to the distant views towards Dublin Street. The entrance to the space from Bride Street is similarly defined by strong building lines to the east and west. Views to the space are dominated by the view towards Nolans the prominent two storey yellow brick building along the northern boundary of the space. The entrance to the space from Nugent Street is punctuated by the Market Building. There is a sense of intrigue established with this entrance to the space, arising from the rise in topography from the north, the slight curve in the street, and limiting views to the space by the alignment of the buildings and the Market building.

Street Surface Treatment / Street Furniture

The Market Square comprise of primarily block paving, with areas of cobblestone to the east of the Square. There are steel bollards to the south of the Market House, and various memorials, plaques, statues and tourist information surrounding Market House. Surrounding the Market house, an ancient well, a memorial cross to local men killed during the War of Independence, a bronze bust of Lord Edward Fitzgerald and a stone statue of St. Brigid commemorating those having died at Gibbet Rath. A bus shelter is located to the south of the Square, Toilet kiosk to the east of the market house and various litter bins throughout. There is no coordination in the use of materials for street furniture. The space would benefit from an overall review and master plan.

Boundary Treatment

Almost all the buildings on the Square are street fronted, except a stone plinth and rail to the front of 'Next Door' and the former Hibernian Bank to the south of the square, to the front of the former library to the east of the square. These railings are original and contribute to the character of the space. Replacement rails occur to the front of the dwelling adjoining the pharmacy at the junction with Nugent Street to the north east of the square, and a replacement railing to the front of Virginia Lodge to the north west of the square.

Land Use

Land use on Market Square is predominantly commercial on all three sides, comprising retail uses, and a number of public houses, a hotel, and restaurant uses. Some residential use may exist on the upper floors of some of the commercial buildings. The predominant land use is food outlets, restaurants and public houses. The use of inappropriate modern signage on a number of these properties, and the cumulative impact of this on the square detracts from the historic character of the square. Notwithstanding this the land uses contribute to the vibrancy of the space, and have the potential to contribute to its overall character.



Fig. 7.4_Street Furniture market Square



Fig. 7.5_Street Furniture Market Square



Fig. 7.6_View of Market Square South Eastward



Fig. 7.6.1_View from South towards Complex / Comparative Historical Photo (Permission To Use)



Fig. 7.7_View of Market Square North Westward



Fig. 7.7.1_Comparative Historical Photo (Permission To Use)



Fig. 7.8_View of Market Square North Westward



Fig. 7.8.1_View of Market Square North Westward (Permission To Use)

7.2 The Cathedral Enclosure

Architectural Character

The Cathedral enclosure is located to the north east of the Market Square. It is located at the most elevated position of the town. It is oval in form, and is defined by a two storey rubble stone wall that forms the entire enclosure. The wall defines the northern and western sides of the adjoining laneways. The high walls create a strong sense of enclosure along the laneways to the south and west, and provide a distinctive backdrop to the town park to the north of the complex.

The wall is punctuated by a single entrance to the south east, that opens to the Market Square. The gate way comprises a pair of cut stone piers and capping, with cast iron double gates, spear head finials, iron gas lamp holder, pair of square headed flanking pedestrian gateways with iron gates and random rubble stone flanking boundary wall. It is probable that the piers date from 1885. The wall and gateway are good examples of the quality of stone masonry practiced in Kildare town, and the gateway retains good examples of early surviving iron work to the gates and gas lamp holder.

The Cathedral is positioned southeastwards from the centre of the enclosure. It is an imposing structure of convoluted architectural history, that is primarily of late nineteenth century construction, and incorporates the fabric of a thirteenth-century church and subsequent reconstructions. It is of considerable archaeological, social and historical significance as the diocesan centre for the Church of Ireland population in the region, while continuing the long-standing ecclesiastical presence on the site. It is built in the late Gothic Revival style. It successfully incorporates the earlier fabric of the building, to such an extent that it is difficult to distinguish between the various phases of construction. The construction of the Cathedral in rubble stone with cut-stone dressings is a fine example of the high quality of stone masonry traditionally practiced in the locality, which is especially evident in the carved detailing, including surrounds to opening and decorative motifs such as gargoyles to the parapet walls, that have retained a crisp intricacy.

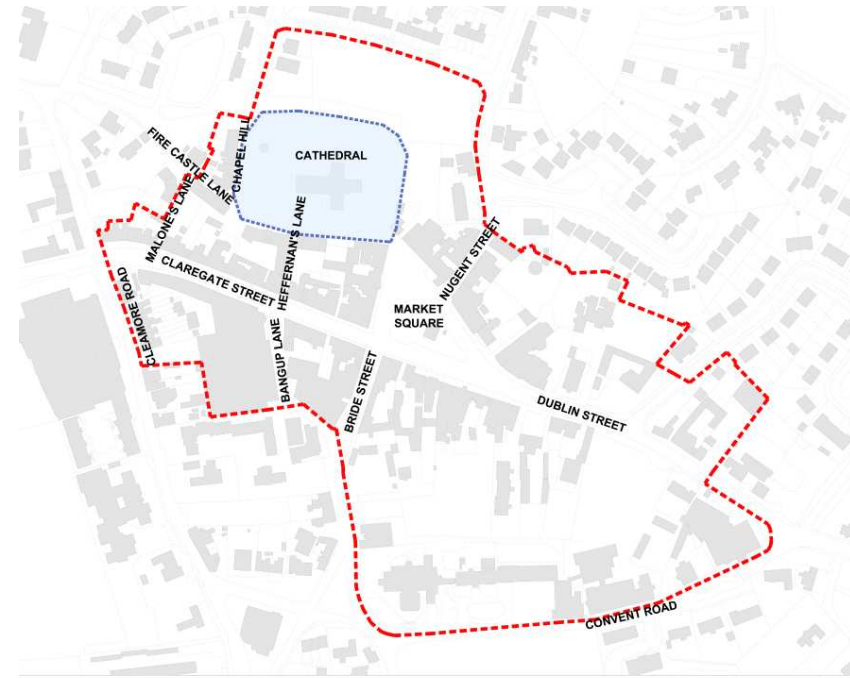
The Round tower dates to the twelfth century and remains almost unaltered and attests to the earliest settlement on the grounds. The tower is 32.6m high and 5.35m wide above the base. It has seven floors all of which are supported on corbels, except for the third floor which is slightly offset and has no corbels. The door of red sandstone is the most striking feature of the tower. It faces south east and is set 4.67m above the external ground level. It is a Romanesque door of four orders with a tangent gable above, and has in effect a double porch. The battlements were added in the 18th century.

There is a small barrel-vaulted underground form orientated north south, which lies immediately east of the Cathedral. The presence of a flat-lintelled window, with internal spay, in the south wall shows that it was originally over ground. It is now entered from the west through a rectangular opening reached by steps from modern ground level.

A stone roofed chamber at the east end of the cathedral and north of the cell is a small stone roofed chamber measuring 1.4m x 1.5m. The roof of this structure is 0.7m above present ground level. It is probably part of a burial vault.

To the north east of the cathedral are the footings of two walls which may have been the mortuary chapel for the Leigh family.

There are a number of architectural fragments lying within the monastic grounds including an alter stone, a window spandrel, a window head and a piscine.



Map 7.3_Map Locating The Cathedral Enclosure, Kildare



Fig. 7.9_Entrance Forecourt To Cathedral

Monuments included in the cathedral, the chapter house and on the monastic site comprise are listed in the appendix B.

Various monument in the grounds comprise of a high cross, grave slabs, Cross-slabs, inscribed stones, effigies, tombs, memorial stones, and architectural fragments, all which are individually of artistic interest. A number of mature trees define a former boundary between the eastern side of the Cathedral and the adjoining buildings to the east.

The overall enclosure, Cathedral, Round Tower, and artifacts within the enclosure are an invaluable component of the architectural character of Kildare.

Spatial Character

The position of the entrance to the Cathedral Complex and the Market Square reflects a traditional relationship between ecclesiastical centers, and market spaces as previously referred. The relationship of the buildings to the northeast of the square, and the alignment of the gateway creates a pinched entrance space before entering the Cathedral enclosure, and provides a transitional space between the Market Square and the Cathedral enclosure.

The Cathedrals position within the enclosure, together with the landscaping of gravel and finely clipped grass creates a unique and distinctive forecourt space. The north eastern and western sides of the cathedral are outward looking benefiting from its elevated position. There is a strong visual relationship between the enclosed space and the roof tops over Kildare. The adjoining rooftops maintain a height which is appropriate. The Tower and Cathedral are the dominant features within this space. The tower presenting a slender counterpoint to the mass and weight of the Cathedral building. Any developments within the ACA should be reviewed in the context of the views from the Cathedral enclosure to ensure that the current roof line height is not exceeded.

Street Surface Treatment & Street Furniture

The forecourt space is landscaped with loose pea gravel. The area immediately adjoining the Cathedral is grassed, with a path surrounding the cathedral and a path to the entrance of the round tower. The grassed area is dotted with artifacts, which comprise of monuments as listed in the Record of Monuments.

Boundary Treatment

The boundary of the Cathedral enclosure comprises the rubble stone wall that surrounds the overall enclosure. The boundary wall is two storey in height from the street level, and approximates one and a half storey height within the enclosure arising from the changes in topography. The wall has deteriorated and collapsed to the north. It is a matter of urgency to repair this and to ensure that no further erosion of the wall occurs in order to retain this unique character.

Land Use

The cathedral is used by the Church of Ireland and offers services and so continues to have an ecclesiastical use. Private tours are provided of the Cathedral and Round Tower, which combines the use of the Cathedral for tourism purposes



Fig. 7.10_Entrance Gates To Cathedral



Fig. 7.11_Round Tower



Fig. 7.12_St. Brigid's Cathedral

7.3 Dublin Street

Architectural Character

Dublin Street starts to the south east of the Market Square, as a wide street that narrows at the Courthouse. It widens again eastwards with garden walls and set back building lines, returning again to strong building frontages at the entrance to the street from the east. It provides access to the backlands to the north and south of the Street. Chaplins Lane at the junction with the Courthouse leads to Leinster Lodge and the remnants of the Kildare Castle, and a new street southwards at the junction with Lislee house leads to new backland development that has occurred within the historic burgage plots.

Building forms comprise of stand alone buildings including the imposing Darby Hotel at the approach to the street from the east, buildings set back with a surrounding boundary wall such as Beechgrove House, Lislee House and the Courthouse. Leinster Lodge is located to the rear of the Courthouse and Beechgrove House, and the former turf club was located to the south, opposite Beechgrove House. These stand alone building reflect the historic evolution of the street as an enclave for Gentlemans Lodges in the early 1800's. There are short stretches of terraces to the north and south of the street, which are examples of early nineteenth century modest dwellings, and commercial properties, with ground floor shop and over the shop residential use, which reflect the continued growth and consolidation of the town. The single storey post office, a purpose built structure adjoins an existing townhouse to the south, and a contemporary detached dwelling is located to the south of the street to the rear off an attractive rubble wall.

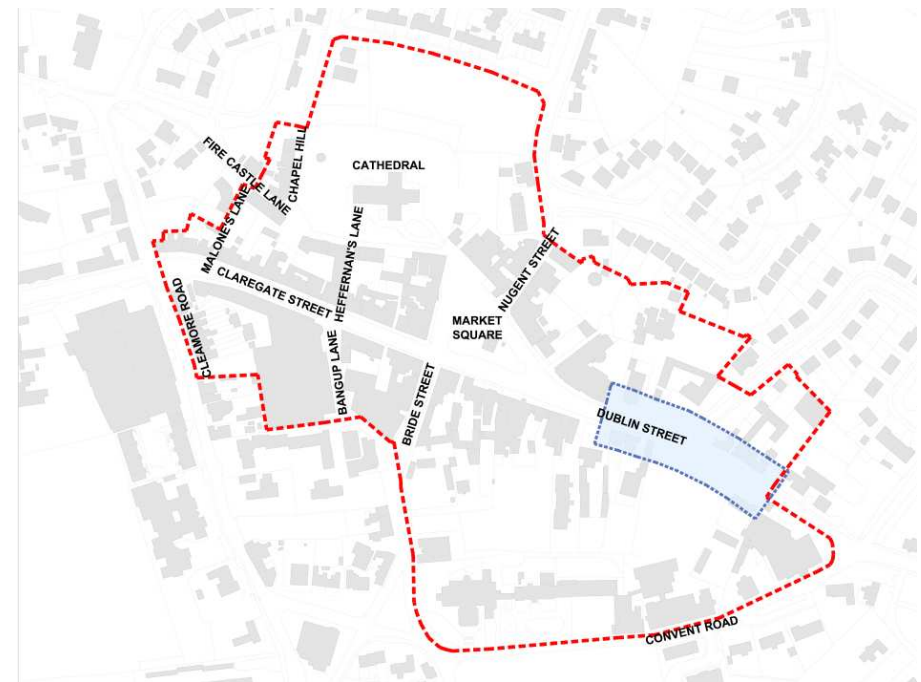
The plot configurations vary comprising narrow long plots to the south, at Lislee house, and the adjoining dwelling and former Post Office, to large wide and deep plots to the north at Silken Thomas, the Courthouse and Beechgrove House.

The building typologies are an eclectic mix of styles. The Darby Hotel is an imposing five bay three storey double fronted structure. It originally comprise the Kildare Infirmary. The foot print was extended to the current form. The building has been significantly been modified on the ground floor, and lost its original character, however the proportions of the window opens retain the original form and character.

Beechgrove House is a substantial two storey three-bay dwelling constructed in the mid eighteenth century and extended in the late nineteenth century. Constructed for a Richard Heatherington, one of the principal tenants of the Earl of Kildare, and noted as the home of architect Francis Bergin who designed a number of buildings in the town. This house is a focal point on the north side of Dublin Street, onto which it faces. Originally comprising a symmetrical plan, the classical proportions, finishes and detailing that are characteristic of Georgian architecture are well represented here. A reduction in the curtilage of the house which resulted from the provision of a new access road along its eastern boundary in the late twentieth century coupled with the construction of a replacement rendered boundary wall with rubble stone piers detracts from the setting of this house somewhat. A mature beech tree is located in the grounds which contributes to the character of the street.

Leinster Lodge located to the rear of the courthouse adjoins the tower house, included in the record of monuments. The Lodge has been altered significantly and has lost some of its original character. It is however of social and historic significance given its age, and that it represents an early component of the development of the historic core of Kildare town.

Lislee House is an attractive two storey over basement detached house located on the south side of the Dublin Road. Constructed in the late eighteenth century, the scale and detailing of the house suggests it was built for a patron of considerable status in the locality. Comprising a symmetrical plan and graceful Georgian proportions, this three bay house is characterised by an attractive door case with fanlight and pediment. The house is set back from the road with a front garden demarcated by cast iron railings and rendered walls. Two semi-mature trees frame the house from the street, the character of which is significantly enhanced by its presence.



Map 7.4_Map Locating Dublin Street, Kildare

The Courthouse was constructed in 1829 to the design of John Hargrave. Positioned to the eastern end of Market Square, and fronting onto Dublin Street, the courthouse comprises a three bay, two storey structure with a rectangular plan and single storey flat roofed porch on its front elevation. The austere façade of the courthouse derives its character from its roughcast walls, symmetrical elevation and reserved decoration. The courthouse is stepped back from the street forming a forecourt that is defined on its eastern and western sides by a rubble stone wall. This building is an important landmark on the streetscape, representing one of the earliest civic buildings in the locality.

The Kildare Post office was constructed c1910 and is an attractive, small scale building that is identified on the streetscape of Dublin Street by the construction primarily in red brick. A further distinguishing feature is the glazed lantern to the roof. It is of social and historical interest being the earliest purpose built office in Kildare.

The Roundtower terraced structure is located to the west of Lislee House, and dates from 1810 to 1860. It is an end of terrace three bay two storey house, which may have originally comprised of two properties. It is an attractive building, originally of graceful Georgian proportions, which has been comprehensively renovated in the late twentieth century leading to the loss of some original character. This arises from the addition of unsympathetic replacement timber shopfronts which detract from the original harmony. The building however retains much of its original form at first floor, and incorporates decorative render work and raised lettering that is of some artistic merit, representing the standard of craftsmanship traditionally practiced in the locality.

A modest town house located to the west of Lislee House may have been constructed in the same era as The Roundtower. It retains modest and attractive proportions. It has lost much of its original fabric, but it retains its original form.

The terrace and detached brick dwelling to the north eastern end of the street define the street edge. These buildings are distinctive on the streetscape enclosing the views from the Market Square. The redbrick dwelling is identified by its material finish, and the traditional commercial property presents overall attractive building form. The dwellings have been amalgamated, and the opening modified, but the first floor retains the original character.

The historic boundary walls to the south of the street contribute to defining the street edge with the terrace opposite. This definition of the street deteriorates with the inappropriate boundary to the school grounds. Twentieth century architectural design is evident in the design of the former cinema at the junction of Dublin Street and Market Square. This is an imposing building in a muted modern style, representing the form and design of cinemas for rural Irish cinemas, originally comprising a barn style structure fronted with a façade of modern aspirations, with a stepped parapet wall that is a characteristic shared with many other cinema buildings throughout the country. This building forms an attractive feature in the Market Square, and demarcates Dublin Street. Its stepped parapet adds to the variety to the roofline of the street and Square. Now the Silken Thomas public house, inappropriate modifications to the front elevation include the addition of a timber pub front which is not in keeping with the muted modern architecture of the original structure.

Spatial Quality

Dublin Street very gradually descends from the Silken Thomas public house and the Roundtower building eastwards. The spatial character of the street is defined by the boundary walls, and set back buildings that are positioned along the street to the north and south. The setting of these buildings with forecourts and front gardens create an open character that contrasts with the dense and strongly defined form of the Market Square. It reflects the historical evolution of the street as an enclave of Gentleman Lodges as previously noted, and retains a civic quality by the presence of distinctive civic buildings along the street, and substantial building forms.

The terraces at the junction with the Market Square provide an important function in defining the street edge. The edge of the street has deteriorated through the development of an unattractive boundary to the school grounds, and an inappropriate boundary to the side of Beechgrove House, although this has benefited from years of weathering. The terraces to the north of the street, at the eastern end of the street, also terminate the views from the Market Square.

Significant trees at Beechgrove House and Lislee House are an important part of the streetscape and defining element of its special character.

Street Surface Treatment and Street Furniture

There is a variety of path finishes, comprising block paving from Market Square to the former courthouse and post office. Tarmac footpath from the courthouse to the Garda station, and from the former post office to the Darby House Hotel. Street furniture includes steel bollards to the front of Beechgrove House and school yard entrance opposite. Accordingly, the street finish modern and purely functional in character.

Boundary Treatment

There is a varied mix of boundary treatments. A number of boundaries are attractive and contribute to the architectural quality of the street, they include the boundary to Lislee House which include cast iron railing and masonry rendered wall. A low rubble stone wall forms a boundary to the Garda station, which although outside the ACA boundary contributes to the character of the street. There is an attractive section of front wall to Beechgrove House, however, the development of Beechgrove Road to the east of the house saw the removal of the original boundary and replacement with an inappropriate rendered wall, with a poor alignment. There is an attractive boundary wall to the front of the modern detached dwelling to the east of The Darby House Hotel, and all boundaries have been removed to the front of the Darby House Hotel, which detracts from the original character of the street. The utilitarian boundary walls to the school grounds to the south of the street also detract from the character of the street.



Fig. 7.13_Dublin Street, View towards Market Square

Land Use

Landuses on Dublin Street include retail and commercial uses, over the shop and townhouse residential accommodation, the former Courthouse, school yard and the hotel.



Fig. 7.14_View From Market Square To Dublin Street

7.4 Claregate Street

Architectural Character

Claregate Street starts from the south western end of the Market Square. The entrance to the street from the square is strongly defined by three and two storey buildings to the north and south respectively. The street maintains a consistent width, and descends gradually westwards. The northern side of the street is punctuated with two lanes that lead up to the walls of the Cathedral Enclosure. This creates intermittent and dramatic visual connections with the Cathedral enclosure to the north from Claregate Street. The southern side of the street is punctuated with Bangup Lane, a wider lane that connects southwards and down to Bride Street.

The building forms comprise of terraces, with a strong building line on both sides of the street. The building heights are generally two storey, except at the junction with Market Square where the building step up to three storey, and the new Kildare town centre complex which comprises of three storeys on the southern side of the street. The plot configuration is generally narrow shallow plots and the urban grain is fine on the north and south side of the street, with the exception of the large site associated with the mixed use development on the south side of the street.

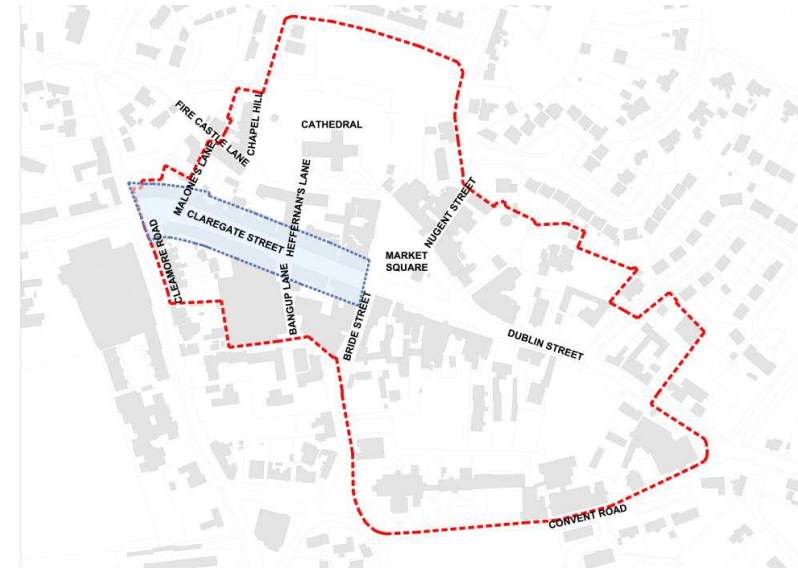
The building typologies generally comprise of modest two storey dwellings which in their original form may date from the early 1800's. These are located on the northern side of the street. Many have undergone significant alterations to their window proportions, the position of window openings and many have lost original features, including their original roof covering and chimney stacks and windows and doors. A few dwellings are reminiscent of their probable visual appearance, noted as P404, P403, P402 and P401 in the Building Inventory Study (Section 8.0. A number of the dwellings in Parcel 6 also reflect this traditional form, namely P607.

Three yellow brick with red brick dressings Victorian terraced dwellings present a distinctive character at the entrance to the street from the west, and are an attractive small group that retain most of their original form and character. These contrast in finish to the traditional use of render on the street, and in Kildare town.

Modifications to the original terraces include the amalgamation of the original dwellings, and the use of inappropriate replacement or new shop fronts. These properties in general would benefit from a more simplified shopfront approach. Shopfronts of contemporary expression that are more successful on the street include the shopfront at the junction with Malones Lane, which includes decorative plasterwork and a horizontal canopy. The Five Jockeys and the two storey dwelling at the opposite side of the lane also display interesting plasterwork detail which contributes to the eclectic mix of architectural character.

The southern terrace between Bangup Lane and Market Square are representative of original commercial properties, and these dwellings have maintained their original first floor window proportions. A number of original doorways are maintained, however, in some instances the dwellings have been amalgamated, and openings omitted and relocated, which has resulted in a poorly composed ground floor. Notwithstanding these modifications a number of these properties include positive contemporary additions including the signage at McCormacks Brothers, and the use of tile finish at the adjoining public house. The inclusion of a canopy and balconettes at this location seriously detracts from the proportions of the building and the character of street.

The contemporary Town Centre building comprises a glazed cylindrical form at the junction with Bangup Lane. The building is otherwise predominantly render finished and the window proportions contemporary. This is a landmark structure that characterises the street today.



Map 7.5_Map Locating Claregate Street



Fig. 7.15_Historic View Of Claregate Street_(Permission To Use)

Spatial Quality

The building alignment, and building height of Claregate Street creates a strong sense of enclosure on the street. The approach from the west towards the square slowly reveals the Market Square. The change in topography is reflected in the streetscape where the eaves and roof ridges gradually step up reflecting the changes in topography. The distinction between building plots are demarcated in the roof scape by chimneys, although, a number have been lost over time. There are strong visual connections from the street to the Cathedral with views through narrow gaps between the terraces. This contributes to the spatial character of the street, and enriches the overall experience.

Street Surface Treatment and Street Furniture

The footpaths are predominately brick paving, with areas of concrete to the west end of Claregate Street (southside). The street furniture comprises of concrete bollards to the front of Boyles Sports and stainless steel bollards to the front of the new mixed use development to the south of the street. There are damaged steel railings at the junction of Bangup Lane and Claregate Street, and standard litter bins at various locations.

Boundary Treatment

Buildings front onto the street, which creates a strong and positive boundary with the street. However, there is an unattractive boundary wall at the junction of Cleamore Road and Claregate Street to disused and boarded up dwellings on Cleamore Road.

Land Use

The land uses on the street are primarily retail and commercial uses with over the shop, apartment and terraced residential accommodation.



Fig. 7.17_Claregate Street From Market Square



Fig. 7.16_Claregate Street From Mid Way Along Street, View Westwards



Fig. 7.18_Claregate Street From Cleamore Road Junction

7.5 Nugent Street

Architectural Character

The southern end of Nugent Street is included in the ACA boundary, and the western side of the street is included from midway along the street to the junction with Lourdes Terrace. Nugent Street is centrally positioned along the northern face of the Square. It is a narrow street, with two storey buildings defining the entrance from the Market Square. This street is located between the two highest points in the town, the historic ecclesiastical high point to the west, and the former castle to the east. The street curves and gradually descends northwards. The street commences as a narrow and enclosed street, and then widens as it continues northwards to open to the Town Park. It reflects the historic street curvature from Medieval times.

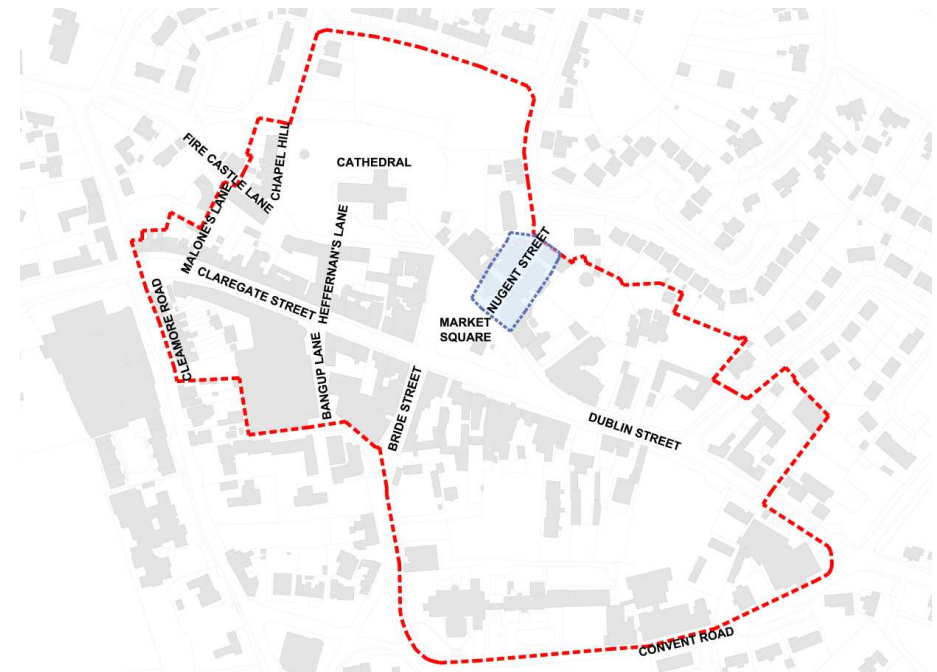
The approach from the north affords views across the Town Park, with the backdrop of the Cathedral and the Cathedral enclosure. The curve in the street and rise in topography creates a strong sense of enclosure, and creates a sense of intrigue as the market square is approached. The market house, and Boland's public house in the distance terminate the views from the street into the square, and there are short distant views through the buildings to the water tower to the west.

The plots are narrow shallow plots generally, with a fine urban grain. The buildings on the street are modest buildings of traditional form generally. New terraces located to the eastern side of the street emulate historic forms with some of success. Buildings are generally two storey, with a number of single storey structures on the eastern side of the street.

There are a number of noteworthy historic buildings, Paddy Byrne Butchers and associated dwelling to the north the western side of the street which comprises a three bay house, and two bay end of terrace dwelling. The shop front is an attractive replacement shop front. Although there is a loss of architectural features, the building retains its historic form. A commercial townhouse on the eastern side of the street displays remnants of historic features around the centrally position hall door, which suggests that there may be original element extant. McHugh's pharmacy gables onto the street which contributes to the character of the street.

The 'O'Reilly' shop to the east of the street reflects a more modern expression, that is echoed elsewhere in the town. It is reminiscent of the earlier garage structures with a stepped parapet fronting an industrial structure to the rear. This adds to the roof line and character of the street. Glimpses of the Water Tower are also afforded from Nugent Street. This freestanding cast concrete tower was constructed in the latter half of the twentieth within the Bawn of Kildare Castle. The tower has a polygonal plan comprising eight reinforced concrete piers with supporting ring supporting a cast-concrete panelled drum / basing supported on corbels with moulded plinth and coping. The water tower reflects the challenges which have historically faced Kildare Town in terms of providing a water supply. It is of technical and engineering interest and adds to the streetscape of Nugent Street.

New developments constructed in the twentieth century to the east of the street comprise a two storey form that is street fronted, and referencing traditional shop front and window proportions. An earlier adjoining terrace set back from the street edge is less successful with a horizontal emphasis at ground floor that detracts from the character of the street. The new development to the south of the street adjoining Market Square also mimics traditional form and proportions. The horizontal emphasis at ground floor and use of material do not reflect the traditional character of the town.



Map 7.6_Map Locating Nugent Street, Kildare



Fig. 7.19_Paddy Byrne Butchers, Nugent Street, Kildare

Spatial Quality

There is a strong building line to the south of the street, and strong sense of enclosure. A set back in the building line and forecourt area creates nodal space midway along the street. The boundary to the town park defines an edge to the street from the north. The boundary comprises a railing and allows views through across the park which creates an attractive view to the Cathedral.

The curved nature of the street, the rise in topography and opening of views to the square creates a sense of intrigue as previously noted and gives a sense of the towns medieval past. There is a potentially interesting connection to the side of the terraces along the western side of the street, with potential rear laneway connections to the north west of the market square and pedestrian access to the car park. This could be more positively developed.

Street Surface Treatment and Street Furniture

The foot path is wide at the northern end of the street and narrows towards the market square. It is predominately block paving, with areas of tarmac and brick paving to the west side of the street. There are a number of heritage lamps fixed to the side of the retail terrace on the western side of the street.

Boundary Treatment

Buildings front onto the street which creates a strong and positive boundary with the street. Buildings are set back to the west of the street, which creates a potential urban space. This area is dominated by cars, which detract from its spatial quality.

Land Use

The uses on the street are primarily retail and commercial uses, residential and amenity use at the town park.



Fig. 7.22_View Towards Market Square From Nugent Street



Fig. 7.20_Property on Eastern side of street



Fig. 7.21_View Of Water Tower From Nugent Street

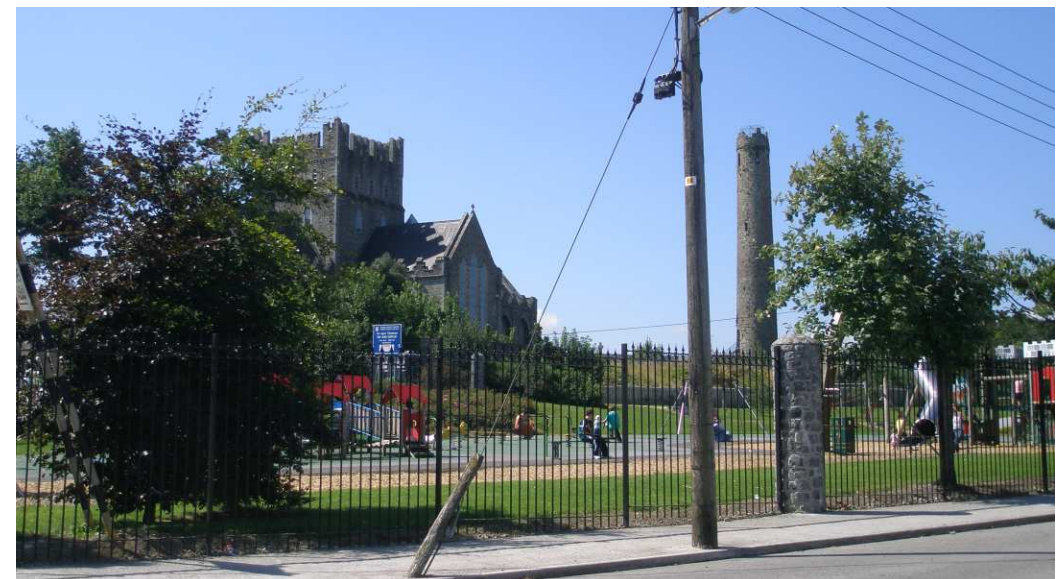


Fig. 7.23_Town Park, Nugent Street

7.6 Bride Street

Architectural Character

The northern end of Bride Street falls entirely within the ACA boundary, and the eastern side of the street is included from the junction with Bang Up Lane to the junction at St. Brigid's Church and Convent Road. The approach to Bride Street is from the south western end of the Market Square. It is defined by two strong corner buildings, Boland's to the east, and O'Connell Pharmacy to the west. The character of both buildings are nineteenth century mixed commercial buildings, which retain their original form but which have been modified with the addition of replacement shopfronts that are more ornate than would have been original to the properties.

The terraces adjoining Boland's, and facing Bride Street are likely to have been outhouses associated with Boland's, and include a distinctive and attractive elliptical arched gateway. The shop fronts are replacement or new shopfronts, and window openings which detract from their original form, but which is in response to accommodate commercial use. Nevertheless the original form remains intact to the first floor.

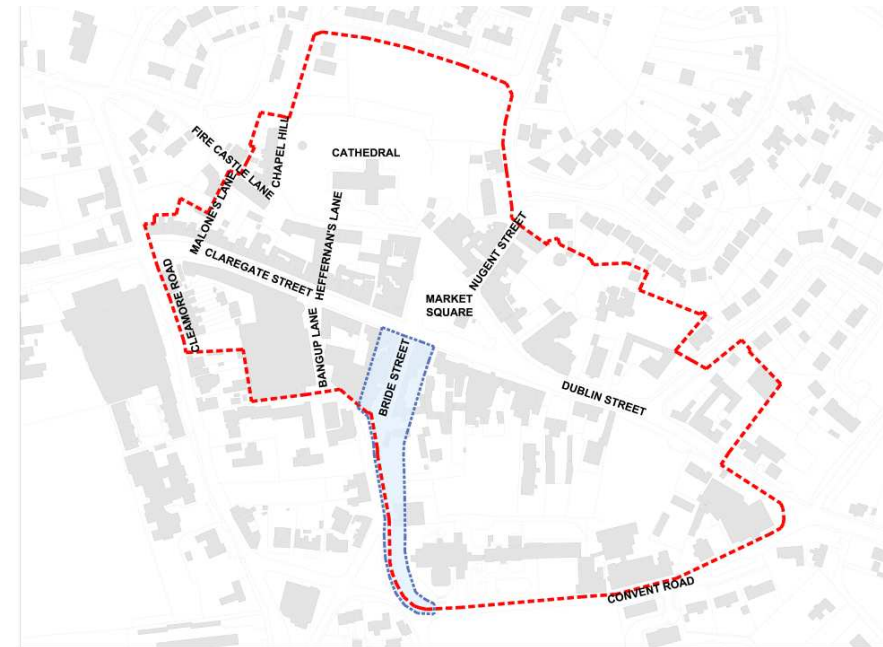
The terraces adjoining O'Connells Pharmacy, facing Bride Street displays modifications that would have occurred during various eras. The original detailed use of plasterwork around the doors are intact in a number of the dwellings, modification to the window proportions reflect the style of particular era which contribute the eclectic character of the terrace.

The Chilling Factory adjoining these terraces creates a strong presence and landmark in the street. It expresses the twentieth century modern aspect to the architectural expression of the town, that is echoed elsewhere. This factory is a double height building that was constructed in the 1950's for the purposes of meat chilling. The building is austere in character comprising blank elevations relieved only by the use of rendered piers forming panels to the roughcast walls. The roof comprises a hipped corrugated asbestos covering. An attractive feature of this building is the raised lettering to the south east elevation which reads 'Kildare Chilling Co. Ltd'. A central arched opening on the centre of the south west elevation has been blocked up. This factory is of historical and architectural interest, having been an important source of employment in the town as well as contributing the towns portfolio of modernist architecture. The building is a prominent feature in the streetscape of both Bangup Lane and Bride street.

St. Brigid's Catholic Church is located to the south of the street. The church tower signals the church on the Kildare skyline and is particularly prominent when approaching the town from the south. The church site is defined by a roughcast boundary wall with iron railings. Aras Chill Bride adjoining the church is a modest single storey building that integrates with the adjoining boundary walls that characterise the eastern side of the street.

Spatial Quality

The entrance to the street from Market Square is well defined and creates a sense of enclosure, with distant views south. The approach to the south is defined by the nodal space at the junction of Convent Road, and Bride Street. This is the site of the historic Fairgreen, which was relocated to the north of the town. The clustering of stand alone community buildings including Aras Chill Bhríde and the day care center opposite creates a minor space along the street.



Map 7.7_Map Locating Bride Street, Kildare



Fig. 7.24_St. Brigid's Church, Bride Street, Kildare



Fig. 7.25_View From St. Brigid's Square, Kildare

Street Surface Treatment and Street Furniture

Footpaths are generally block paving, with some areas of tarmac and concrete. There are no elements of street furniture.

Boundary Treatment

The boundary treatment comprises of street front buildings at the northern end of the street, strong boundary walls along the eastern side of the street comprising attractive rubble stone boundary walls, and a wall and rail surrounding the grounds of St. Brigids church. This is a high wall and defines the edge of the street.

Land Use

The land uses include Retail and Commercial uses, over the shop, and terraced residential accommodation at the northern end, and comunity and religious uses at the southern end of the street.



Fig. 7.27_View From the Market Square southwards to Bride Street



Fig. 7.26_View from Bride Street Towards the Market Square



Fig. 7.28_View From Bride Street Towards Market Square

7.7 Bangup Lane

Architectural Character

Bangup Lane connects Bride Street from the former Chilling Factory, to Claregate Street. The northern part of Bangup Lane is located entirely within the ACA boundary. The southern part of the lane includes the buildings to the north of the street only. The character of this street relies on the street alignment and topography. Buildings are street fronted, and there is a path on the southern and western side of the street only. It is a narrow street, and building heights range from the single storey former Chilling Factory, two storey commercial building from the twentieth century and a dominant four storey Town Centre development with roof level, comprising mixed use commercial and residential and library uses. The buildings create a strong sense of enclosure within the street. The curved nature of the street leading gradually upwards towards Claregate Street, together with the building heights evoke a medieval character.

Historic structures to the west of the street were demolished and the existing mixed use development was constructed. It displays twentieth central architectural detailing and design, and its proportions evoke a narrow plot grain. It presents a distinctive roof profile, which has become a characteristic of the town, and a landmark curved glazed form at the junction with Claregate Street. This building block forms the entire western side of the street. A set back in the building opens to the County Library.

The eastern side of the street reflects a backlands quality, with an ad hoc arrangement of extensions to existing structures, and the distinctive single storey curving boundary wall to the former Chilling factory. The Chilling Factory fronts both Bangup Lane and Bride Street. Other structures include a shed that displays a modern expression, constructed of concrete.

Spatial Quality

The curved alignment of the street the rise in topography and the scale of the buildings give the street its intimate character and evokes its medieval past. The arrival and revelation of the round tower is a dramatic punctuation in the skyline beyond Claregate Street.

Street Surface Treatment and Street Furniture

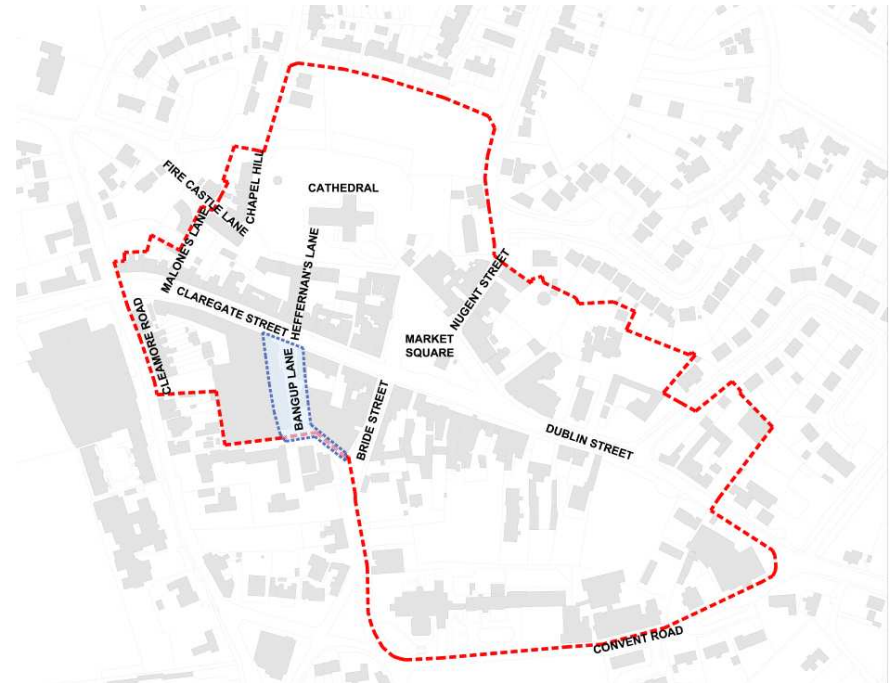
There is a single footpath to the south and eastern side of the street that is not continuous. The remainder of the street is tarmac shared surface. There is no street furniture.

Boundary Treatment

The boundaries of the street comprise the built form which is well defined to the east of the street along the new commercial development. The boundaries to the south with the credit union is poor, and the boundaries to the western and northern side of the street is well defined along the Chilling Factory site, and stepped and jagged along the western side of the street. This is distinctive to this street, and contributes to its character.

Land Use

There are a mix of uses on the street, including the County Library, the entrance to the town centre, and a number of commercial premises to the north west at the junction with Claregate Street. The Chilling Factory is vacant.



Map 7.8_Map Locating Bangup Lane, Kildare



Fig. 7.29_View of Bangup Lane From Bride Street



Fig. 7.30_View Towards Claregate Street from Bangup Lane



Fig. 7.31_View towards Bangup Lane from Claregate Street

7.8 Laneways—Malone’s Lane, Heffernan’s Lane, Firecastle Lane, Chapel Hill

Architectural Character

The Laneways include Firecastle Lane, Malones Lane and Heffernans Lane and the southern end of Chapel Hill. The laneways interconnect. Firecastle lane is aligned along the southern boundary of the Cathedral enclosure boundary, Malones Lane and Heffernan’s Lane connect Firecastle Lane to Claregate Street, and Chapel Hill extends from Firecastle northwards. The southern end of Chapel Hill is located within the ACA boundary.

The architectural character of the lanes is dominated by the cathedral boundary wall, and the dramatic glimpses of the round tower and cathedral that occur. The buildings on the lane are characterised by single storey and two storey residential buildings. There are modest two storey dwellings, at the junction of Firecastle Lane and Chapel Hill. The dwellings are rendered with render cills, and in some instances unpainted. Original features have been lost including original sash windows and rainwater goods, some doorways have been remodeled. However the form of the dwellings and alignment on the lane contribute positively to the character of the Laneway.

A new apartment development dominates the block between Malones lane and Heffernans lane. These comprise of two blocks with ground floor stone finish and brick detailing around windows and quoins, with first floor render, entrances to the complex demarcated by a gabled breakfront. The scale of the properties are appropriate, however, the architectural character is contrary to the overall simple architectural expression of the other buildings on the laneways.

A single storey continuous rectangular block comprising five two bay dwellings is located at the junction of Firecastle Lane and Heffernans Lane. These are finished in channeled decorative plaster finish, and recently refurbished with new slates. The scale of these dwellings and proportion of opening to wall are appropriate and contribute to the overall architectural character of the lane. The junction of Firecastle Lane to the Market Square is well defined with the gable buildings to Fitzpatricks the end of terrace dwelling facing the Market Square. The backlands to the properties deteriorate to the rear, and the recent development of new boundary walls, kerbing, and new gateways to the rear of the properties on Market Square erode the character of the lane.

Spatial Quality

The narrow width of the lanes and their curved alignment creates a strong medieval character. The sense of enclosure is also very strong created by the height of the Cathedral Wall, and close relationship of the existing single and two storey developments. This is relieved by glimpses to the exits of the laneways, towards the Market Square, and eastwards along Firecastle lane, also glimpses southwards to Claregate Street. Within the laneway there is a sense of space created at the junction of Firecastle Lane and Chapel Hill at the location of the new apartment developments, however, it is dominated by cars and poorly defined.

Street Surface Treatment

The laneways are a shared surface comprising tarmac of varying quality of finish. There is some brick paving adjoining the apartment block facing Heffernans lane. The laneways would benefit from a good quality and consistent ground finish. A water hydrant is located on Church Hill dating from the late nineteenth century of historic and technical interest.

Boundary Treatment

Rubble stone wall boundaries dominate, around the cathedral and the boundaries to the side gardens of Malone’s, and Heffernan’s Lane. The boundaries are otherwise defined by the single and two storey buildings.

Land Use

The land uses are Residential, with access to commercial properties to the rear of Market Square and Claregate from the western end of Firecastle Lane.



Map 7.9_Map Locating Laneways - Malones Lane, Heffernan Lane & Firecastle Lane, Kildare



Fig. 7.32_Chapel Hill



Fig. 7.33_Firecastle Lane

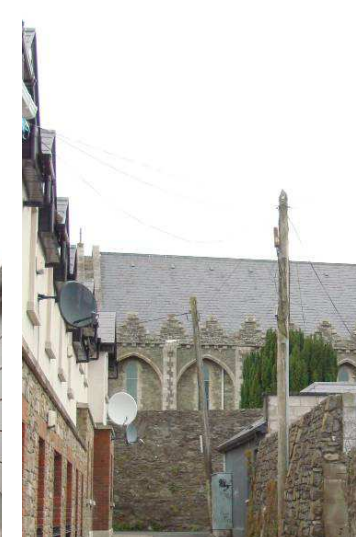


Fig. 7.34_Heffernans Lane

7.9 Convent Road

Architectural Character

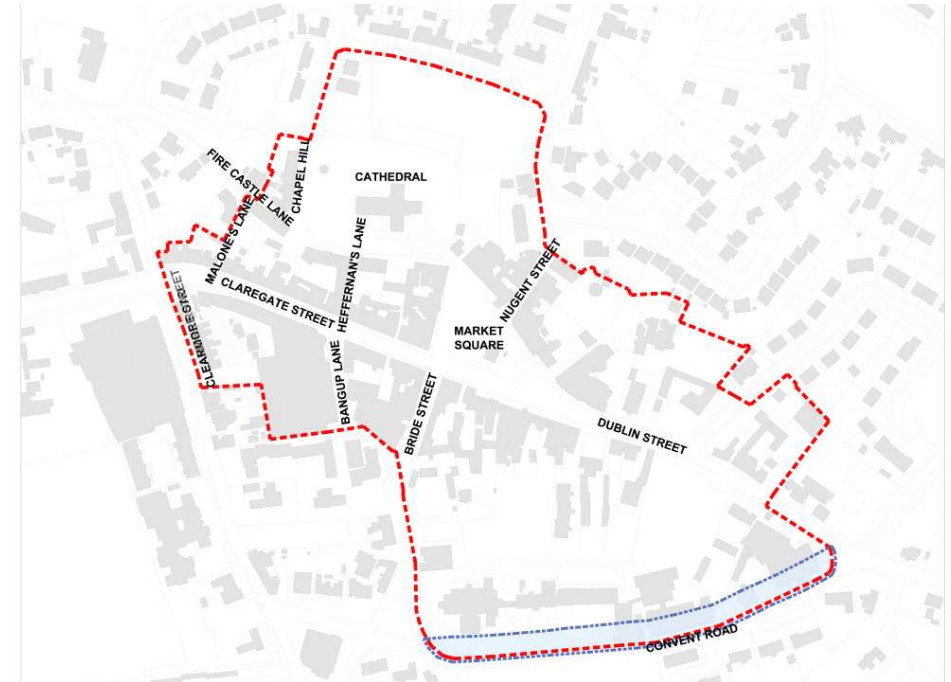
Convent Road forms the southern boundary of the ACA. The buildings to the north of the street are within the ACA only. This is a unique and distinctive area of Kildare town, which is defined by the character of the structures that define the street. These reflect the historic evolution of the street. They include the former Infirmary which was extended and its use changed to a hotel use, and the Infirmary Lodge, the educational buildings of the Presentation college and St. Brigid's Church.

The original Infirmary was constructed in 1866, it was extended in the 1920's, to a design attributed to John Rourke. The existing building comprises a double fronted imposing building form, which has been modified extensively at ground floor level but retains element of its original form and character.

The medical officer house was built in 1866, known as Kilgowan Lodge, presenting a fine three bay two storey double pile over part raised basement. Kilgowan Lodge was originally the Kildare infirmary house, it is a fine attractive house with a symmetrical plan, comprised of graceful, balanced proportions. The building retains most of its original form and character, with some modifications. It is a fine example of high quality stone masonry practiced in the locality. It is set perpendicular to the street, with a boundary wall and early surviving iron railings that are of some artistic merit. The Presentation school includes a grouping of buildings from various eras, St. Brigid's church constructed in 1833, marking Catholic Emancipation in 1829, the nunnery constructed in 1825 – 1830, an addition to the nunnery in 1865 – 1870, the Nuns school in 1900 – 1905, and the National School constructed in 1935 – 1940. Each building reflects their era of construction, and the overall complex presents a unique character to Kildare.

St. Brigid's Catholic Church, was constructed in 1833, soon after the Catholic Emancipation, and marks an important period of social change in Ireland. The church is unusual insofar as it has been constructed in a muted classical style when a form of gothic revival would have been the preferred choice of the Roman Catholic Church. The church originally had a T-shaped plan comprising double height transepts. The church was renovated in 1851 when a five stage square tower with entrance door and domed roof was added to the west elevation. The plan of the church was significantly modified in the 1970's following the Second Vatican Council to include a flat roofed transept to the south constructed in the modern style. Both the original church and later extensions are rendered, the former comprising cut stone quoins and string courses with limestone ashlar to the upper stages of the tower. The interior of the church was also significantly altered in the 1970's although some important features of the original church including decorative plaster work and stained glass panels survive.

There are two linear buildings forming the northern edge of the amenity space to the south of the school complex. The earlier structure adjoining the church comprises a more elaborate building form including a central two storey block with breakfront and bellcote over, porch with a flight of steps and flanked with two gable ended flanking bays. The detailing is restrained comprising rendered walls, ruled and lines, rendered quoins and string course, with cut stone coping and bellcote, cast iron bell and cross finial. It presenting an imposing Classical style. The adjoining convent building represents the continued expansion of the presentation convent, and comprised of a central block and gableadvanced flanking end bays. The building is rendered, painted, with rendered dressings including quoins to corners. Cut stone is used as coping to the gables. Although original windows have been replaced, the building retains its essential character.



Map 7.10_Map Locating Convent Road, Kildare



Fig. 7.35_The Nuns School, Presentation College, Kildare

the Nuns School designed by Francis Bergin is positioned perpendicular to the nunnary buildings. This building is a fine and attractive building, and reflects one of the earliest purpose built educational facilities in Kildare town. The building is distinguished by the plan form comprising a U-shaped plan with a lean to cast iron arcaded veranda along the front elevation. It includes cast iron detailing including rainwater goods, a fine cast iron veranda and railings. The building is rendered ruled and lined and unpainted. The building is set in the grounds shared with the presentation convent and is an integral component of the convent complex.

The National School located to the east of the Nuns school is a fine and imposing long, substantial building that retains much of its original form and character, comprising six bay double height building with pitched roof, clay tiles and ridge tiles, rendered walls, ruled and lined. The render is unpainted. The windows are square headed, and in groups comprising tripartite arrangement with single sidelights. The building includes attractive modest chamfered corner, with original lighting. The building is distinct creating a pattern and rhythm of development that is particular to the era of construction.

Spatial Quality

The Darby House Hotel and St. Brigid's Church are strong landmark buildings to the east and west of the street. The curve in the street and sloping topography, together with the mature trees to the south outside the ACA, and in the grounds of the school within the ACA create a strong sense of enclosure along the road and a formal quality. The high wall and railing along the boundary of the school retains a sense of enclosure where the buildings step back. The position of the pavilion buildings, set back from the street edge and forming a garden and reinforces the formal quality to the road. The spatial quality is distinctive, and an essential component of the town.

Street Surface Treatment

These is a path on one side of the street only adjoining the school, which deteriorates and is poorly defined at the Darby Hotel.

Boundary Treatment

The Darby House Hotel to the east of the street are street fronted, although it is likely that it would have originally comprised a boundary wall and rail. The Infirmary lodge, or Kilgowan Lodge is set behind a wall and rail, although it is positioned gable onto the road, proximate to the boundary, and creates a sense of street frontage. The educational uses are bounded by a high wall and railing, and the Nuns School and later National School are positioned close to the boundary, also creating a sense of street frontage. The nunnary is set back but the school wall defines the street. The set back creates a sense of openness and the garden creates a formal character.

Land Use

The landuses are characterised by the commercial hotel use of the Darby House Hotel, a former residence at the Lodge, which is currently disused, and educational and religious uses at the eastern end of the road.



Fig. 7.36_View To Convent Road From Dublin Road



Fig. 7.37_View Along Convent Road Towards St. Brigid's Square

7.10 Cleamore Road

Architectural Character

The extent of Cleamore Road within the ACA relates to the terrace to the north eastern end of the street. This presents a strong building form that defines a positive entrance to the ACA from the west. In the late nineteenth and early twentieth century Victorian terraces were constructed at various locations throughout the town and include those at Cleamore Terrace, Fairview Cottages and Magee Terrace. The latter two outside the ACA. Several notable terraces are also located on the Curragh Camp. Victorian terraces reflect a departure from the traditional Georgian architecture of the town centre and the availability of mass produced building materials such as brick.

Cleamore Terrace comprises nine two storey two-bay houses constructed in the late nineteenth century. The terrace is constructed in yellow brick with red brick detailing to window and door jambs and head. Replacement uPVC and timber windows and doors of various compositions and the addition of glazed entrance porches with artificial slate hip roofs significantly detract from the character of this terrace. A roughcast rendered boundary wall demarcates a shallow strip garden to the front of the terrace.

Three terraced dwellings step forward of Cleamore Terrace at the junction with Claregate Street. These are rendered, and retain original window proportions. They have lost many original features and are currently derelict.

Spatial Quality

The dwellings define the street edge to the east, and the edge definition deteriorates somewhat at the junction with Claregate Street, where there is a poor boundary wall and dereliction.

Street Surface Treatment and Street Furniture

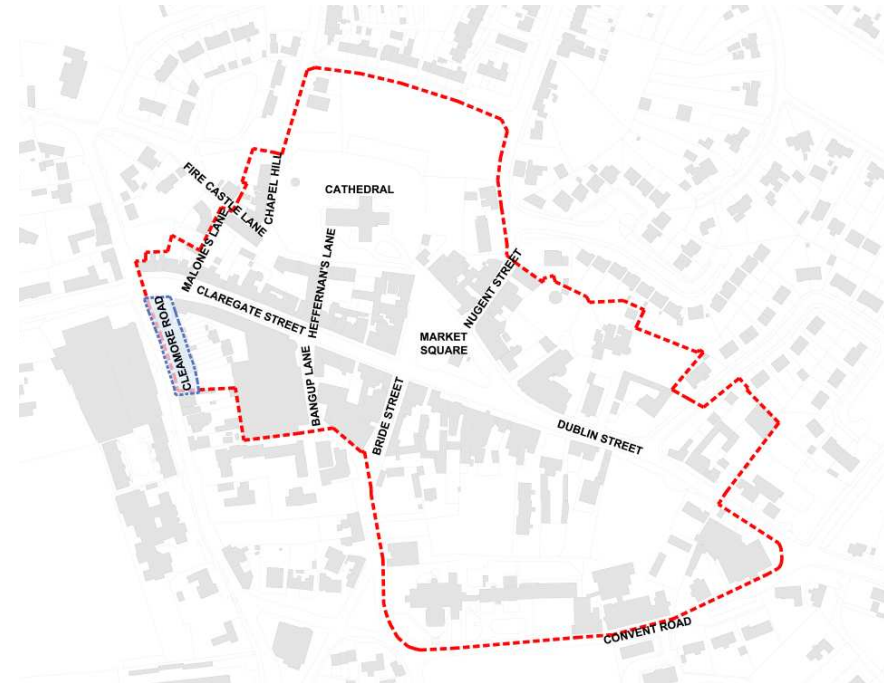
There is a narrow path at the junction with Claregate Street, and a shared surface with the road along the front garden wall to Cleamore terrace. The finish comprises a concrete path, and tarmac shared surface.

Boundary Treatment

The boundary treatment comprises low brick walls with pedestrian entrance demarcated with piers. The three terraced dwelling at the junction with Claregate Street are street fronted, which creates a strong built edge.

Land Use

The land use along the street is residential, with vacant use at the northern end of the street.



Map 7.11_Map Locating Cleamore Road, Kildare



Fig. 7.38_Cleamore Road from Claregate St.



Fig. 7.39_View towards Claregate Street From Cleamore Road

8.0 Building Inventory

This section outlines the current condition of the building facades of the properties located in the ACA. It includes a property description, identifies the location of the property, and assesses its contribution to the character of the ACA. The building inventory for each parcel is appended, Appendix C.

The Council recognises that the special qualities of the town can be eroded through buildings falling into disrepair and incremental alterations which can cumulatively lead to a deterioration in townscape character. The individual inventory provides the background information required by the Council to offer technical assistance to properties owners or tenants seeking to renovate or restore their building facades. The inventory also provides a snapshot of the present appearance of all the buildings within the ACA which may be of interest to future generations.

The buildings are listed based on the unique parcel number and building number assigned to each building in each parcel, as assigned in the Historic Landscape Characterisation Study, Townscape analysis. The location of the parcel is indicated at the beginning of each section.

Each building is described in the context of common criteria outlined here.

Property Description:

General description of whether the building is a protected structure in the Kildare County Development Plan or a proposed protected structure in the Local Area Plan 2002, or whether a structure is listed in the National Inventory of Architectural Heritage (NIAH); the form of the building (number of floors, relationship to adjoining building); the current use of the building; and the approximate period of construction.

Elements:

Visual identification of windows, doors, roofs, gutters, elevation and wires

Contribution to Character Of ACA:

Subjective judgement based on the presence of the facade on a street and its relative importance in relation to the appreciation of character of the ACA - rated as making a Major, Moderate or Minor contribution.

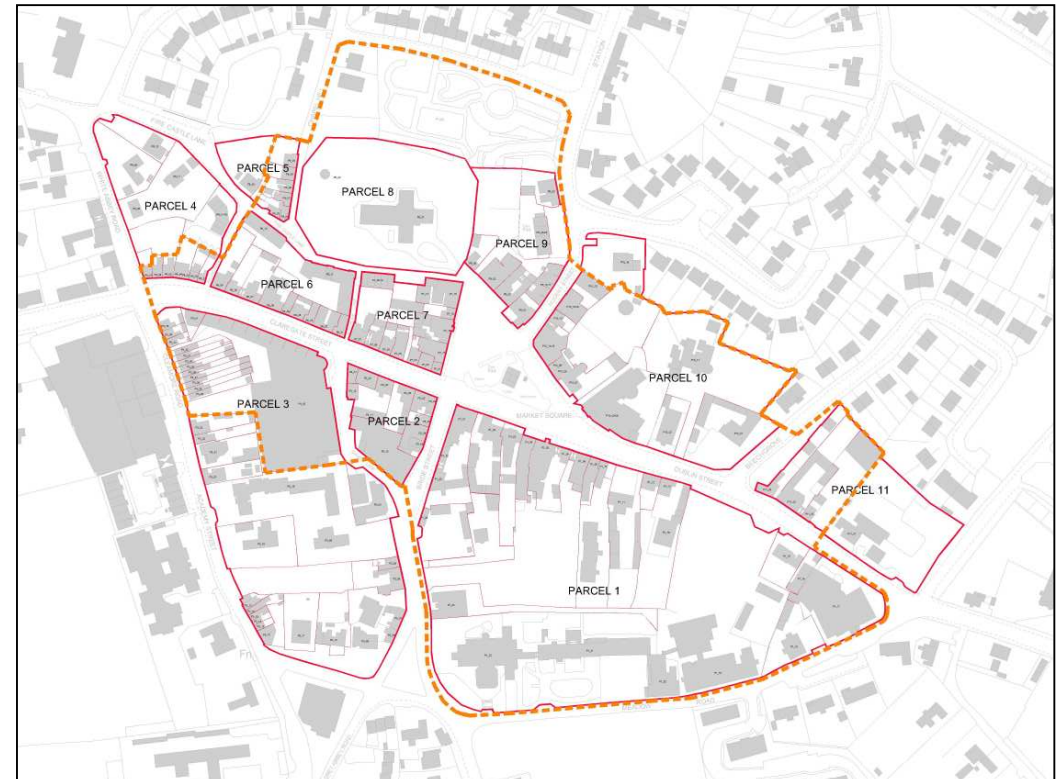
Major Contribution: Building is an integral part of the streetscape, it is in a prominent position, and visible from many directions, and has a major positive contribution to the character of the street and ACA

Moderate Contribution: Building is an integral part of the streetscape, and moderately contributes to the character of the street and ACA

Minor Contribution: Building is set back from the building line, or it is in a minor position in the streetscape, and contributes to the character of the street and ACA in a minor way.

Overall Facade

A brief description of features of the façade that should be retained or improved for the benefit of improving the townscape character.



Map 8.1 Map Illustrating Lane Parcels And ACA Boundary

9.0 Significant Views & Vistas

Significant Views and Vistas

The important views in Kildare ACA are along the approach roads into and out of the town. The alignment of road's building height and topography subtly alter the views along the routes. An important feature of views along the streets is the elevated position of the Market Square that conceals itself on approach from the lower lying landscape, particular from the north, south and west. Shorter significant views are in the intimate space of the Square as the focus of the main roads. Laneway views from Claregate Street are also significant offering glimpses of the imposing and dramatic forms of the Cathedral, and the views within the laneways, enclosing and revealing along the route.

Kildare town comprises a collection of landmark buildings that are defining features of the views and which make the place legible.

The significant views and vistas are as follows:

- Particularly memorable views the Cathedral and round tower can be obtained from the south eastern corner of Market Square, Station Road and Chapel Hill. Incidental views of these landmarks can also be obtained from various locations such as Bride Street, Bangup Lane and Firecastle Lane, and the glimpses from Heffernans Lane off Claregate Street.
- Views from within the Square at the junction of Bride Street and Claregate Street. These are attractive views of the townscape, and give a strong sense of place.
- The view into the Square from Nugent Street evokes a medieval character with the curved road alignment, rising topography, and arrival into the Market Square, punctuated by the Market Building.
- The view from the southern approach to the Market Square from Claregate Street, where the varying character and era of terraces on Claregate Street can be appreciated.
- The view into Convent Road from the north, and the view from St. Brigid's Square
- The views of St. Brigids Church From Bride Street
- The view along Cleamore Road northwards from the south.
- The views over the rooftops from the Cathedral Enclosure



Map 9,1 Significant Views and Vistas (Map To be Updated)

10.0 Summary Of Special Character

Summary of Special Character

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

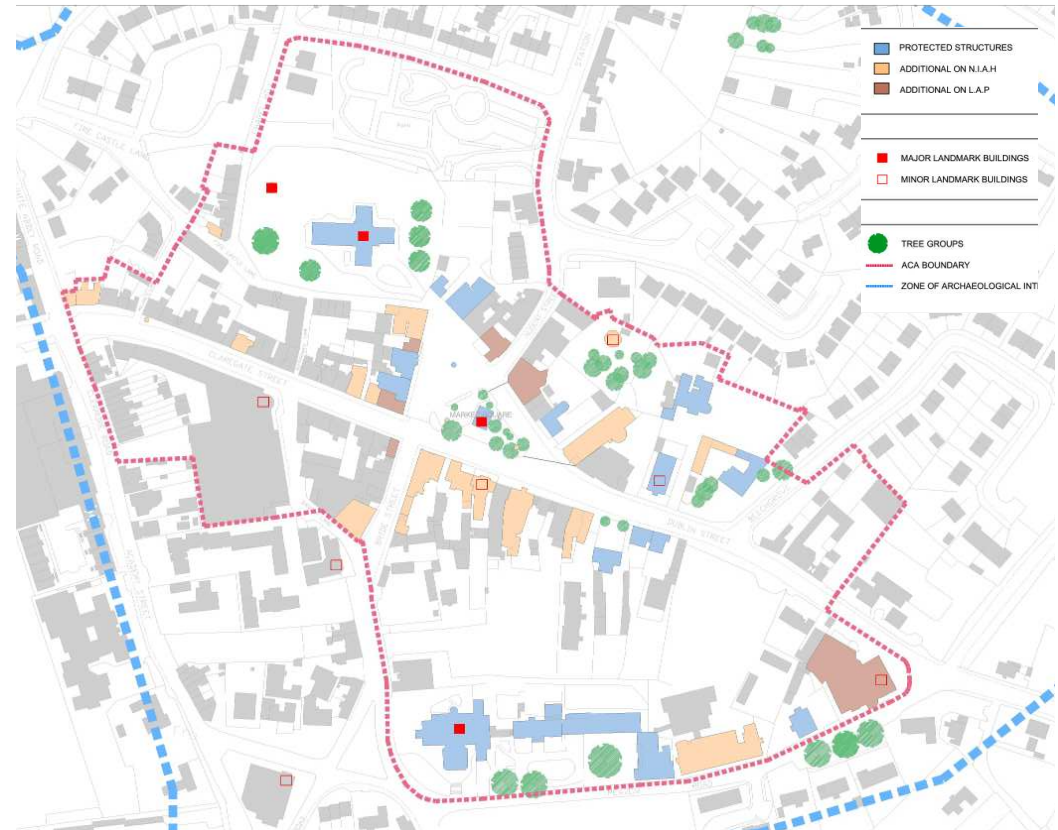
- The topographical setting of the town with The Square and Cathedral located on high ground relative to the surrounding countryside.
- The roughly triangular layout of the Square, and the alignment of the main street to the south of the triangle, with minor roads entering the space from the north and south
- The irregular and picturesque space of the Square made by the alignment of buildings, the position and configuration of buildings at the entrance to the Cathedral enclosure, and the position of the Market Building in the square dividing the space east to west.
- The strong definition given to the market space by terraces and two and three storey houses
- The direct access to buildings from the public footpath with little or no setbacks
- The relatively narrow and long plots to the south of the town, contrasted with wide and shallow plots to the north. Both generating a lot of variety and life to the street elevations.
- The roovescape of pitched slate roofs and chimney stacks.
- The predominance of rendered and painted elevations with particular plaster detail work reflecting local craftsmanship, and brick and stone craftsmanship.
- The existence of historic functions expressed architecturally such as the church, educational, hotel, and retail functions that are evidence of the importance Kildare plays in serving the larger region
- The presence of ornate details with decorative window and door features on commercial properties that highlight the regional role of the town
- The strong presence of quality modern buildings from the mid twentieth century such as a cinema, former garages, water tower, and contemporary modifications to nineteenth century fabric of the town, that contributes to the eighteenth and nineteenth century fabric of the town.

Statement of Significance

Kildare is significant due to its early Christian origin, its medieval growth, and its Anglo Norman expansion, and despite its decline in intervening years, its emergence, retention and consolidation of its early morphology.

Traces of a concentric plan are legible, which may pre-date the Anglo-Norman invasion. Within this area, the street plan is linear. The main axis of the medieval street plan is the present-day east west route formed by Claregate Street and Dublin Street. The relationship of the Market Space to the ecclesiastical centre are clearly legible. Historic laneways are retained, as are the alignments of the historic Burgage Plots to the south of Dublin Street and Market Square. The town retains an eclectic and varied building stock ranging from formal Gentleman Lodges, Georgian townhouses, modest artisan dwellings, to formal civic and educational buildings, and ecclesiastical structures.

The character of the town is also defined by its topographical setting sitting on a ridge, the Cathedral located on the western ridge, and the Castle on the eastern side. The topography and street alignment contribute to the existence of important and significant views and vistas into and out of the town, which contribute to the character of the overall town.



Map 10.1 Protected Structures, Proposed Protected Structures & Major and Minor Landmark Buildings

11.0 Implications for Planning & Development

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

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

Protected Structures:

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

Proposed Protected Structures

A 'proposed Protected Structures' is a structure whose owner or occupier has received notification of the intention of the planning authority to include it in the Record Of Protected Structures. Once a planning authority notifies an owner or occupier of the proposals to add a particular structure to the RPS, protection applies to that proposed protected structure during the consultation period, pending the final decision of the planning authority. Most of the protective mechanisms under the Act apply equally to protected structures and proposed protected structures. However, An owner or occupier of a proposed protected structure cannot apply for a declaration under Section 57 of the Planning & Development Act 2000.

Non-Protected Structures:

Owners and occupiers of non-protected structures located within Kildare Architectural Conservation Area should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82 (1) of the Planning & Development Act 2000.

Works Requiring Planning Permission and Works Not Requiring Planning Permission

The type of works that may occur are outlined in the attached table. This indicates the Council policy, and indicates whether permission is required or whether planning permission is not required. Some of these works require planning permission irrespective of whether the area is protected or not, but are included here to highlight the need for careful consideration of the design of the proposed works. This list is not exhaustive, but identifies works that would impact on the character of Kildare ACA.

It is noted that the list is not an interpretation of the Planning and Development Acts, and Planning and Development Regulations. It is a guide only. The Planning and Development Act and Planning and Development Regulations should be consulted in advance of carrying out any works.

Elements Works Requiring Permission Works Not Requiring Permission

1. Roof Form & Cladding

The roofscape is an integral part of Kildares special character. Original elements should be retained where possible, and repaired and reused rather than replaced. The majority of the roofs in Kildare ACA are pitched and covered with slate. With the town core there is a range of differing building height. Chimneys are principally rendered and there are a number of brick chimneys. Original rainwater goods are of cast iron. A significant proportion of original slates, and cast iron rain water goods and timber bargeboards have been removed and replaced. The replacement of roofing materials with modern materials like fibre cement tiles, uPVC rainwater goods, and the removal of chimneys will not be deemed suitable by the Local Authority



- The removal of original roofing material such as natural slate and ridge tiles and their replacement with modern material other than original
- The removal of existing chimneystacks and early terracotta or clay pots or other features of the roofscape such as cast iron gutter drainpipes or decorative cresting and their replacement with modern materials other than original
- The removal of timber bargeboards and other eaves details and their replacement in material other than the original
- The installation of roof lights or dormer windows on the front or prominent elevation of a structure visible from the public realm. There is no tradition of dormer windows in the town.
- The erection of or alterations to externally mounted signs and advertisements at roof level, including banners.
- The provision of awnings canopies, flags and flagpoles

- The reinstatement or replacement of inappropriate roof coverings with natural slates
- The reinstatement or replacement of inappropriate rain water goods with cast iron or cast aluminium (painted) rainwater goods

2. External Walls

The majority of buildings in Kildare are finished in render with stone and brick making an appearance. The use of brick in Kildare is limited to a number of late Victorian and Edwardian periods. The stripping of render to expose underlying stone is not acceptable. In historic buildings, render must allow for flexibility and the evaporation of water. Most buildings have had their original lime mortar pointing or lime render removed and replaced with cementitious materials. This type of render would be deemed unacceptable by the Planning Authority and the restoration of suitable render will be encouraged.



- Removal of render
- Replacement of render
- Painting of natural stone, brick or unpainted render finished structures, particularly with modern paints which can be detrimental to the building fabric
- Sand-blasting of external surfaces which may lead to porosity and water ingress.
- Whole scale repointing of brickwork

- The removal of inappropriate coverings to facades, such as paint over original brickwork
- Repairing areas of plastering with lime render
- Repointing areas of pointing to brickwork

3. Window & Door Openings

There is a high degree of loss of original windows and doors in the town. A large number of windows have been replaced with uPVC frames or with timber frames having inappropriate glazing bars. There are a variety of traditional window types

varying from multi plane sliding sash to artisan casement windows.

There is a small range of traditional doors including formal paneled doors. Original elements should be retained where possible, and repaired and reused rather than replaced.

The replacement of windows and doors with materials like uPVC will not be deemed suitable by the Local Authority.



- The alteration of original fenestration and external doors, namely the enlargement of original openings.
- The removal of original timber or metal windows and their replacement with materials other than original
- The removal of stone sills and doorsteps and thresholds, and their replacement with modern materials other than original
- The removal of fanlights and original timber doors, and their replacement with modern materials other than original

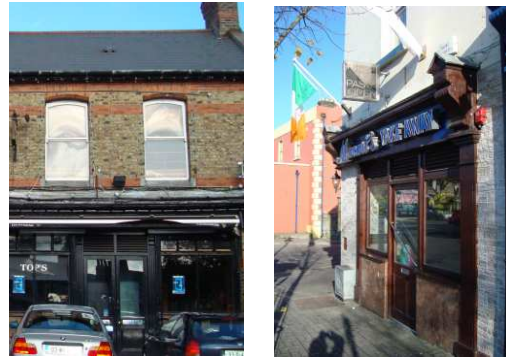
- The removal of inappropriate coverings to facades, such as paint over original brickwork
- Repairing areas of plastering with lime render
- Repointing areas of pointing to brickwork

Elements **Works Requiring PI. Permission** **Works Not Requiring PI Permission**

4. Shop Fronts

Many original shop fronts have been replaced or modified with replacement shop fronts which are not consistent with the reserved detailing, or use of materials that would have originally characterised shop fronts in the town.

Alterations to Shop Fronts within the ACA boundary will be assessed on the impact of the proposed design on its adjoining and surrounding structure, having regard to the scale, proportion, materials and detailing. The overall aim in the design of new shop fronts, and overall facades should be to reinforce the unity and integrity of the whole elevation. Guidelines are outlined in Section 12.



- Planning Permission is required for the alteration of commercial frontages whether the structure is within an ACA or not.
- Permission is required for external vending machine, ATMs newspaper receptacles, and storage boxes and bays.
- Permission is required for awnings, lighting proposals and security design.

5. Domestic Rear Extensions

Domestic rear extensions which are within the limits set out in the Planning and Development Regulations, would not materially affect the character of the ACA and consequently would be considered to be exempt development. This does not apply to the protected structures within the ACA. In considering proposals for extension or alteration of properties within the ACA the Planning Authority will have regard to the following:

Character or appearance of the original property in relation to its height, scale, bulk, massing, density and orientation which should relate to any building line or footprint of the existing property.

The quality and type of materials to be used should complement those of the original property



Permission is required for all new development to Protected structures and Proposed Protected Structures

A design statement will be required to accompany such applications

Permission is not required for domestic rear extension, which are within the limits set out in the Planning and Development Regulations.

6. Amalgamation of Structures

Amalgamation of properties have occurred, on Claregate Street, Market Square and Dublin Street where groups of terraces have been amalgamated to create larger commercial premises.

Proposals for the amalgamation of properties within the ACA should take into consideration the impact of changing or extending the existing plot size on the streetscape.


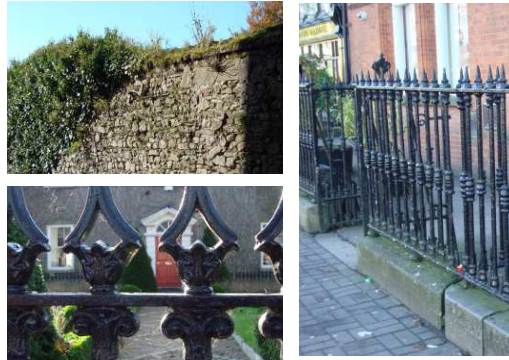

Original entrance should remain in use. Sensitive planning and design treatment is required in order to complement the fine grain of the established streetscape.



Planning permission is required for the amalgamation of structures (this is required regardless of whether they are located in an ACA or not)

A design impact statement providing justification for the proposal should accompany such applications.

Permission is not required to reverse the subdivision of what had originally been a single dwelling or premises.

Elements	Works Requiring PI. Permission	Works Not Requiring PI Permission
<p>7. Plot Boundaries - Amalgamation Of Sites</p> <p>Kildare is characterised by the existence of original plot boundaries, particularly the medieval Burgage plot boundaries to the rear of Dublin Street and Market Square, and plot boundaries to the north of the Market Square and Dublin Street.</p> <p>Some of these boundaries have been demolished to the rear of market Square, openings made in boundaries of properties to the rear of the former Courthouse, and to the rear of the Vicarage. This detracts from the original character of these backland areas.</p> <p>Traditional plot boundaries should be retained.</p>	 <p>Planning Permission is required for the amalgamation of sites, and the removal of rear plot boundaries, and making new opening in plot boundaries</p>	<p>Where a section of a boundary wall has been removed, permission is not required to reinstate the wall as original.</p>
<p>8. Street Boundary</p> <p>Many buildings in Kildare ACA are street fronted, but some structures have cast iron railings, limestone plinths and piers and rubblestone walls. Where these exist they should be maintained and retained.</p> <p>Where a section of a boundary wall have been removed in order to provide a new entrance, the breaks should be sensitively repaired and finished</p>	 <p>Removal of original railings, gates, gate piers and boundary walls, whether visible from the public realm or not, require planning permission.</p>	<p>Permission is not required for the repair and maintenance of boundary walls.</p>
<p>9. New Buildings</p> <p>New development with the ACA of Kildare constitutes extensions, including porch extensions to the front of buildings, infill sites and all new building that impact on the street facing elevations of buildings that are visible from the public realm and that impact on the cartilage of existing protected structure, including those not visible form the public realm.</p> <p>Designation as an ACA puts an obligation of prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character.</p>	 <p>Planning Permission is required for all new buildings. The planning authority will have regard to the following criteria and the impact of any development on the immediate surrounding of the site, the broader townscape or its landscape setting:</p> <ul style="list-style-type: none"> a The height, scale and orientation of the proposed development b The bulk, massing and density of the proposed development and its layout in relation to any building line and the surrounding plan form c The quality and type of materials to be used in the construction of the development, any boundary treatment and landscaping d The design and detail of the proposed development d The retention of the traditional plot boundaries of the town the retention and maintenance of historic surfaces and boundary treatments. 	

Elements **Works Requiring PI. Permission** **Works Not Requiring PI Permission**

10. External Lighting

Proposals for the illumination during night-time hours of certain buildings and landmark features within Kildare ACA should be first agreed with Kildare County Council.



10. External Lighting

Planning permission is required for all external lighting.

The method and type of lighting must be specified by the applicant when seeking permission and should be designed so as not to result in light pollution or negatively impact on other structures in the ACA.

11. Preservation of View

The most important views outlined in this document are principally those of the approach roads to the town and directed towards the Cathedral and Market Square. It is vital to the special character of the town that these views are not obstructed by development within our outside the ACA



Where planning applications are being made, detailed consideration should be given to the potential impact on the views outlined in this document.

12. Clutter

A problem common to many of Kildares commercial premises include the extent of clutter on facades. This includes arrays of cabling lighting, alarm boxes and signages. Other potential elements include tv aerials, satellite dishes and solar panels

These elements detract from the often finely detailed upper floors of historic buildings and spoil the wider streetscape. More subtly invasive electrical and television cabling strung down façades or trunked above shop fronts.

Cumulatively, these elements have an untidy and cluttering impact on the streetscape and detract from the over all character.



Planning Permission is required for TV Aerials, Satellite Dishes and Solar Panels.

Permission will not normally be permitted on the front elevations, front slopes, front chimney stacks or above the ridge line of buildings.

Planning Permission is not required for essential utilities such as cabling, and alarm boxes. Where these are fixed to facades, their impact on the facade should be minimised. Redundant and unused wiring should be carefully removed Where unavoidable, such services should follow logical routes along architectural detailing to minimise their visual impact.

All external fixtures, such as alarm boxes should be located so as to minimise their visual impact.

Elements **Works Requiring PI. Permission** **Works Not Requiring PI Permission**

13. Internal Alterations

The ACA designation does not prevent internal changes or re-arrangements to structures not listed as protected structures within the ACA, provided that these changes do not impact on the exterior of the structure

The scope of this study has not extended to the interior of structures, it is noted that while interiors are not accessible to the public, interiors may nonetheless be essential to the character and special interest of that buildings and are therefor protected.



Permission is required for internal works to structures listed as protected structures and proposed protected structures whether the structure is within an ACA or not.

Permission is not required for internal works to structures not listed as protected structures within the ACA, provided that these changes do not impact on the exterior of the structure.

14. Public Realm

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

- Public Footpaths
- Street Furniture
- Utility Boxes
- Traffic Management and Parking
- Street Lighting
- Distribution poles and wires
- Planting



15. Maintenance & Repairs to Non Protected Structures

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

16. Demolition

There is a presumption in favour of retaining structures that make a positive contribution to the character of the area.

Planning permission is required for demolition Where demolition is sought on grounds of structural defects or failure, a detailed report is required from a suitably qualified and experience professional regarding the existing condition and justification for demolition.

12.0 Recommendations

The built heritage of Kildare is among its most important physical assets and should be valued as such. The buildings create a distinctive character in the ACA. Improvements to historic buildings will consolidate and protect this asset. The spaces between the building, the public realm has a parallel role in contributing to the distinctive character of the ACA.

The objective of these guidelines is to promote the protection of the built heritage within the ACA, but to also facilitate the appropriate development of the Area. The guidelines and recommendation promote a vision and approach for the continued development and evolution of the conservation area, while allowing for its overall unified enhancement in a coordinated and coherent manner, that protects and consolidates the architectural heritage of the conservation Area.

This section details five action areas, where key threats to the protection of the built heritage are identified, and recommendations and guidelines are made for each area. The Five Action areas are as follows:

- Building Facade - Commercialisation
- Shop Fronts - Fast Food Outlets / Corporate Branding / Examples of Best Practice
- Public Realm
- Medieval Laneways
- Burgage Plots

There are three key sites within the town that would benefit from the preparation of a management or conservation strategy; The Cathedral, The Castle, and The Presentation Convent. The Council will encourage the preparation such strategies and will liase and support to the landowners in their preparation.



Fig 12.1 View Of Southwells, Market Square, Kildare, 2011



Fig 12.2 Historic View Of Market Square, c 1920's (Permission Requirement)

12.1 Historic Building Facades

There are a number of instances where the commercialisation of original residential buildings has had a negative impact on the visual appearance of the original structures, in particular the loss of original features, the proportion of the building, and architectural details. A case study was carried out on a typical terrace in Kildare.

This study traced the evolution of the building fabric identifying its change from residential to retail use and the amalgamation of the properties into one unit. It demonstrates the detrimental effect of the desire for increased commercial visibility on the street to the visual appearance of the building. In particular to the proportion and architectural detail of the building. Historic photographs of the facades of the buildings were used to identify the change that has occurred. Proposals have been prepared that illustrate suggested minor modification and alterations that would ameliorate some of the negative aspects of the evolution of the buildings.



Analysis of Facade 1920's as interpreted from historic photographs

The facades chosen are of two separate properties a shop with a residence over and a residence with an archway to a rear yard. The first floor of both properties and the ground floor of the residence have timber up and down sash windows. The timber shop front includes the entrance to the upstairs residence and has vertical mullions giving a strong vertical emphasis. The facade is unpainted lime rendered with ashlar coursed render to the ground floor facade of the building.

12.1.2 Building Facade Guidelines / Recommendations

- Initiate a 'Beautiful Street Initiative', encouraging the formation of Terrace / Street partners to carry out analysis and proposals for works to cumulatively enhance their section of the streetscape. Proposals should include:
 - The rationalisation of Building Facades, including removal of unnecessary clutter, wires, alarm boxes, signage and lighting.
 - The reinstatement of historic features, such as up and down sash windows and cast iron rain water goods.
 - The repair or enhancement of existing shop fronts or the replacement of inappropriate shopfronts in accordance with the guidelines below (Para 12.2.1).
 - The removal of inappropriate shop fronts in buildings of original residential use, adopting a modest shop front approach, relying on the use of window and door openings, rendered walls and signage only (Para 12.2.1).
 - The differentiation of original building plots in the use of colour on facades and through the use of alternate but complimentary colours between building plots.



Analysis of the Facade 2011

The two properties have been amalgamated into one, with the entrance door and staircase having been removed to facilitate a larger ground floor retail space including the ground floor rooms of the residence. Also the gateway has also been converted to retail use. A new shopfront has been positioned to extend across the entire facade of both properties. It conceals the quoined surround to the entrance door of the residence. The signboard is shallow and wall mounted lighting brackets have been positioned over.



Recommendation

The suggested modifications include different paint colours on each building to reflect the origins of the building plots, a modification to the shop front increasing the signboard and including concealed illumination in the fascia. The fascia and signboard are removed over the entrance door to reinstate its importance and the shop windows are altered to include vertical mullions to reintroduce a greater vertical emphasis to the facade.

12.2 Shopfront Design and Facade Maintenance

Business success is often dependant on the presentation of the business to the public. The success of a street or group of businesses depends on a harmonious relationship between their shop fronts and their buildings. The appearance of retail frontage creates an ambience and character of a place. The importance of attention to detail to doors, windows, ironmongery and materials used is essential when replacing or refurbishing frontages. The encroachment of the standardised high street shop front and poorly designed reproduction fronts, which are often out of proportion to the façade of a building, with oversized fascia boards and brash corporate colours, significantly diminishes the overall character and quality of a street.

Shop fronts are a critical part of architectural expression on a commercial street like the commercial premises on Market Square and the eastern section of Claregate Street. While very few historic shop fronts survive today, the principle of good quality, well proportioned design that acts in harmony with upper floor façades is equally applicable to modern retail outlets and businesses.

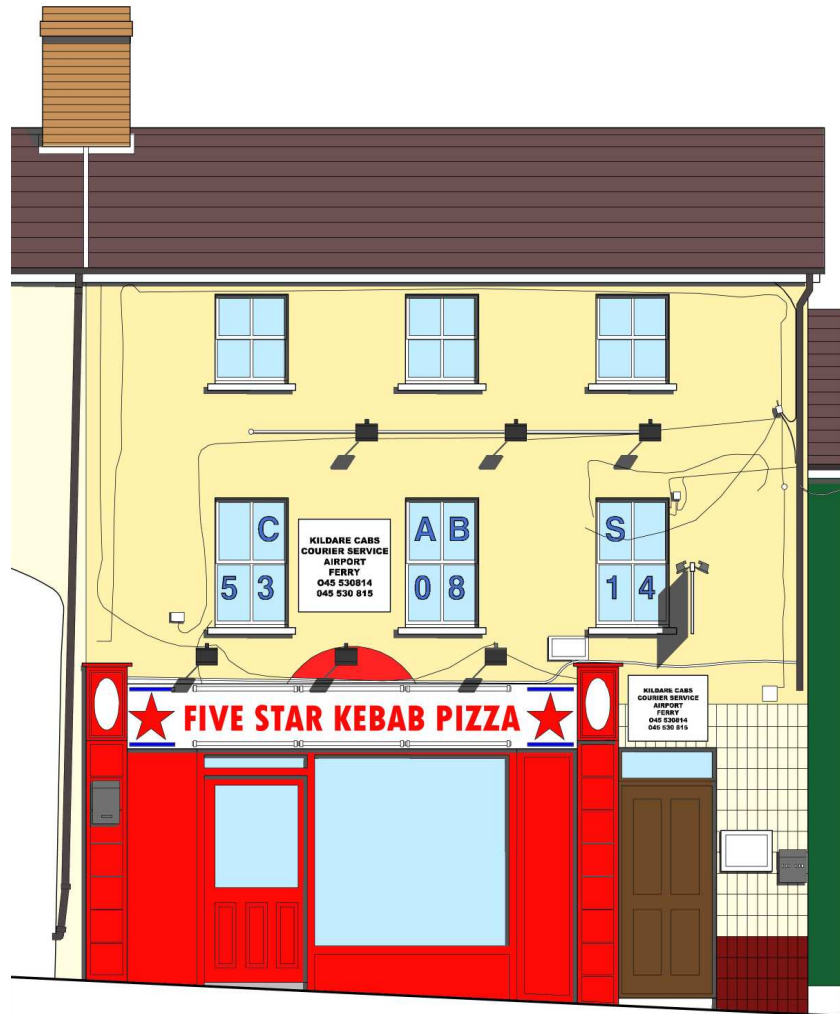
Traditionally, timber was used as a shop front facing material in Kildare in the 18th and 19th centuries, although most of these quality shop fronts were lost in a wave of change in the 20th century. In latter years a number of properties have replaced shop fronts with new shopfront that adopt a traditional approach in the use of timber, although to a greater detail than would have been original to the property. Other retailers have installed shop fronts with little consideration for the choice of materials or design and which are out of harmony with the context of neighbouring shops. A good many shop fronts are poorly maintained, and have used inappropriate materials, such as random stone facing, large tiles, polished stone, and others that suffer from the use of materials such as plastic and alluminum that age poorly. Many shop fronts ignore the upper facade of the building, and the proportion of the original openings. In addition, a profusion of projecting signage and oversized fascias further clutters the streetscape and degrades the visual appearance of buildings.

The case study here analysis one example of a shop front that has evolved. This property includes a commercial ground floor and first floor use on the Market Square. The case study makes a recommendation to rationalise the overall facade, and to respond to and enhance the existing features of the property.



Shopfront 2011

The shopfront extends wider than the shop window to the boundary of the property, and to the edge of the hall door access to the first floor accommodation. This has been done to maximise the visibility of the commercial frontage. The pilasters are contemporary in style and painted. The fascia has neon / fluorescent tubes top and bottom. Tiling is used to the right of the hall door. Numerous signs are positioned advertising the commercial use at first floor, with signage on windows cluttering the facade. Lighting is projecting from the facade at ground and first floor. A series of wires are draped across the facade.



Shopfront - Proposed Modifications

Rationalisation of the shopfront is proposed. The shop front is reduced in width to match the width of the existing openings. A deeper colour is proposed. Lighting is incorporated in the fascia. The first floor access door is demarcated by a door surround / architrave to the doorway to place emphasis on it. A small notice board is proposed to the right hand side. Two discreet hanging sign boards with discreet illumination, at a consistent height are proposed. Wires are removed from the facade. More muted colours are proposed. The colours compliment each other.



12.2.1 Shop Front Guidelines

Kildare has a number of traditional pub and shop fronts, and frontages with elements of historic details which reinforce the character of the town, and the ACA. It is important that these traditional pub and shop fronts and architectural elements are retained, maintained, and restored where elements of a good traditional pub or shop front survive. The removal, or alteration of a pub or shop front from buildings in the ACA will require planning permission. It is recommended that inappropriate pub or shop fronts are replaced. The following provides guidance for replacement pub and shop fronts and is also applicable for new public houses and shops or where an existing contemporary front is being altered or repaired.

Design

- A traditional approach to the design and / or materials of new pub and shop fronts should be taken. Care should be taken that the shop front is not over detailed, and that a simple and modest aesthetic is adopted.
- Where a contemporary approach is proposed the proportions, scale, materials and decoration of the original building is to be respected. Contemporary approach is only acceptable where it can be demonstrated that the shop front design is of a high standard
- Inaccurate or inappropriate replicas of traditional styles will not be permitted.
- A modest approach to design is promoted in premises that were traditionally in residential use and have evolved to commercial uses, such as the properties at the eastern end of Claregate Street. The simple use of window and door openings, and a simple sign is recommended to create an understated and subtle aesthetic (Fig X example of simple commercial frontage to original residential property)

Signage / Advertising / Stickers

- Signs (both fascia and hanging) and their illumination should always be designed for the specific building, with corporate images adapted to suit different types of building and location.
- In general signs should not destroy the proportions or architectural features of the building and the materials should respect those of the original building
- Hanging signs should be of a similar character to the fascia sign and no more than one hanging sign on each shopfront elevation will be permitted.
- Where a first floor use is being advertised, a hanging sign will be considered over the entrance to the first floor. It should be positioned and coordinated with the hanging sign if any of the ground floor use.
- Illuminated box signs will not be acceptable
- Individual mounted or applied lettering will be acceptable, unless an existing timber fascia exists, in which case, sign writing directly onto it will be appropriate.
- Freestanding external signs will be discouraged as they are an obstruction, especially to disabled and elderly groups.
- In those cases where shops do not display goods, such as building societies, estate agents, banks and book-makers, an imaginative approach will assist in avoiding the deadening effect these premises can have on the character of the street scene in these areas.
- A proliferation of window stickers can detract from the character of the street scene. If such stickers are used, they should be preferably grouped together and generally cover no more than 10% of the total window area.

Lighting

- Illumination of signs should be concealed discreet and relatively subdued.
- On hanging signs, the illumination should be discreetly attached to the bracket.
- Illumination of fascias should be concealed and restricted to two or three (on wide frontages) slim, elegant spot lights or discreet individually halo-lit lettering.
- strip lights which fit within the cornice or architrave, individually lit lettering, or a small number of slim, elegant spotlights are acceptable on fascia signs.
- A well designed display will often be more eye catching than a window crammed with goods. A sympathetic and sensitively lit display, especially after closing, can make an attractive contribution to the street scene and should be considered as a preferred option to illuminated external signs.
- Small neon signs may be considered internally, a minimum of 300mm behind the glass of the shopfront.

Materials

- The choice of materials and finishes is a major factor in determining the longterm attractiveness and integrity of a shop front. Materials and finishes should be carefully chosen on the basis of their appropriateness to the character of the area; their visual sympathy with the building in which they sit, their long term durability and



Fig 12.3 Ideal Configuration of Shop Front, Signage and Security Shutters



Fig 12.4 Shop Front Terminology

Fig 12.5 Boots Grafton Street, Dublin
Example of Corporate Shopfront with discreet signage.



Fig 12.6 Oxfam Parliament Street, Dublin
Example of Contemporary shop front in traditional style, representing an appropriate approach for potential replacement of modern shop fronts such as on Market Square.

Fig 12.7 Examples of contemporary shop front, well proportioned windows, and the simple use of render as the shop front, render fascia and signage over, and use of subtle colour palette. This example is an appropriate approach for commercial uses on Bride Street and Claregate Street, between the Market Square and Bang Up Lane. This approach is also suitable for a number of properties on Market Square.



Fig 12.8 Examples of Modest shop front approach in Dingle Co. Kerry, utilising window and door openings positioned with consideration to the existing first floor windows, and their proportions, with simple signage demarcating the commercial activity. This example is an appropriate approach for commercial uses on the northern side, and at the western end of Claregate Street.

their environmental sustainability.

- The use of man-made wooden materials such as plywood with applied mouldings is not acceptable, so the selection of materials needs careful consideration. For traditional timber shopfronts, well seasoned softwood or hardwood should be used. Use of the correct timber with the right moisture content for the use will prevent splits and shrinkage in the shopfront.
- Modern shopfronts should be constructed out of high quality natural materials wherever possible. Reconstituted materials, such as stone amalgams will only be accepted if of the best of their type
- Fascia signs should be constructed of the same materials as the rest of the shop front but plastics, modern cladding materials and aluminium will very rarely be acceptable.

Colour / Painting

- It is recognised the colour of the shopfront may need to reflect a corporate style or brand. However this approach will not be allowed to dominate the shopfront, particularly if there is a strong corporate colour that is incompatible with the surrounding shopfronts and area. In these cases the branding is to be developed by use of signage and limited use of the corporate colour scheme in conjunction with other colours that will provide a harmonious shopfront in the street.
- The buildings in Kildare Town are typically render finished, often with ashlar lines incised into the render finish, with painted surfaces, and with quoin stones defining the building plot. Some buildings incorporate attractive architectural detailing in plaster around windows and over doors. These details where they are present should be accentuated in a complimentary colour to the main body of the façade.
- The shopfront colour serves to distinguish one business from another, but also serves to harmonise a building or group of similar buildings, particularly at an upper level.
- There is no typical range of colours in Kildare Town, with each building expressing its own personality. The use muted natural stone greys or sandstone yellows for walls, and the use of vivid or vibrant colours for shop fronts is to be encouraged, and should be considered by owners when redecorating or when establishing their business. Harsh primary colours such as Canary yellow, Signal red and Royal Blue should be resisted in preference for more subtle warm but still vibrant colours.
- Sign painting on the upper building fabric will not generally be permitted.

Security

- Provision of a solid external shutter and exposed shutter box will not be permitted.
- Ideally shutters or grilles should be positioned at the rear of the entrance door and front window, and incorporated internally, either by using the space behind the fascia, or within the ceiling void.
- Grilles are preferable where displays and lighting enlivens the streetscape during the evening.
- With recessed entrance doors, providing continuous protection is difficult, an alternative solution is to put the shutter or grille at the rear of the entrance door to protect the shop and only have display items within the intervening space between the shopfront and the shutter as illustrated (Fig X)
- Alternative means of protection to be considered are removable railings to the front building line of recessed doorways.



Fig 12.9 Inappropriate - Example of Negative Impact of Signage Placed on Location of Original Shop Fronts



Fig 12.10 Inappropriate - Example of Negative Impact of Stickers On Windows

12.3 Public Realm

The public realm encompasses everything from pavements, street lighting, street furniture (such as bollards, benches, litter bins, etc) municipal signage and greening features such as street trees and planters. Signage and advertising on building are also part of the public realm, which is addressed in more detail under Shop Fronts (12.2).

A problem common to Kildare's streets, Claregate Street and Bride Street, and spaces Market Square includes variety and discordant positioning of street furniture, variety in ground finishes, arrays of cabling, lighting, alarm boxes and variety signage scarring the façades of historic buildings. Much of this is redundant or no longer in use. These elements detract from the often finely detailed upper floors of historic buildings and spoil the wider streetscape. More subtly invasive is electrical and television cabling strung down façades or trunked above shop fronts, while projecting floodlighting and fascia lighting is often bulky and cumbersome. Furthermore, extensive areas of car parking, and minimal pedestrian zones lessen the potential for pedestrians to linger and enjoy the architectural quality of the existing streets and spaces.

Care and attention is required when adding new utilities or when undertaking refurbishment that might allow for the removal of redundant elements. A process of rationalisation is required, so that the elements of the public realm are provided in a controlled and in a coordinated manner. Careful consideration should be given to the balance of pedestrian and vehicular zones.

The following provides guidelines for the Public Realm:

Fig 12.11 illustration Of Elements that contribute to clutter, Signage, Wirescape, Bins, Lighting Poles etc



Typical Street View - Existing Levels of Signage / Clutter



Fig 12.12 Typical Street View and Illustration of existing accumulated clutter.

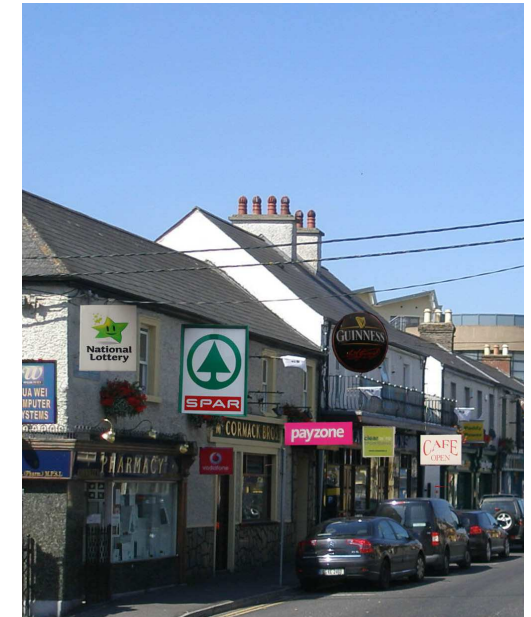


Fig 12.13 Vision of further continued accumulation of signage and clutter.

12.3.1 Public Realm Guidelines

Public Realm Strategy

- A detailed Public Realm Strategy of the ACA is recommended which would evaluate the width of footpaths, the space allocated to roads and car parking, the extent of on street parking, public car parks and walking times between car parking area and commercial uses, with a view to evaluating the potential increase in width of footpaths, particularly along Claregate Street, Bride Street and around Market Square.

Pedestrian Space

- Pedestrian areas, particularly those where the pathways are confined, should be kept as free as possible from street clutter, thus facilitating movement and access.
- Many shops and cafes have the potential to use their pavements in summer for tables and chairs. Such activity, within reason, should be encouraged where sufficient space exists to enable pedestrians to pass by safely. Where this is not possible, the possibility of widening footpaths should be examined as proposed in the Public Realm Strategy.

Paving Material

- It is recommended that a detailed analysis of the street pavings is carried out as part of the Public Realm Strategy, and an overall unified street paving approach is adopted for the overall Architectural Conservation Area. Generally, a consistency of material is required, and the use of high quality materials. In specific historic areas, such as the laneways, and the Market Square potential exists to introduce a higher quality of surfacing such as natural stone.



Fig 12.14 Market Square View towards the Cathedral - Predominance of car parking

Street Furniture

- The location of streetscape elements such as bins, bollards, benches, signs, lighting columns, and telephone junction boxes must be carefully planned with street clutter minimised through the use of wall mounted fittings and combined use poles. An overall street furniture strategy should be proposed as part of the Public Realm Strategy.

Signage

- A minimalist approach to fascia lighting, signage and utilities should be considered at all times to maintain the visual integrity of the streetscape. This is outlined in more detail in the Shop Front Design Guidelines (Para 12.2)
- Kildare County Council, in consultation with owners and utility companies, should consider a strategy for the reduction of existing cabling. This is especially pertinent during any repaving works on the street. This should be coordinated through the proposed Public Realm Strategy.
- A coordinated interpretative strategy is recommended as part of the Public Realm Strategy, through the use of consistent signage for street names within the ACA, the potential use of interpretative plaques for the streets and lanes, and the use of plaques for prominent buildings, such as that recommended in the Laneways strategy.

Lighting

- The perception of the Town at night is an important dimension of the character of the conservation area and the night time economy contributes to its vitality and viability. It is recommended that appropriate lighting of the streets, spaces and landmarks is provided to ensure that they remain visible and safe for night-time users of the Conservation Area.
- Consideration is to be given to a discreet lighting strategy of the Cathedral, prominent buildings, and the Cathedral walls and laneways. Lighting proposals should be prepared as part of the Public Realm Strategy.

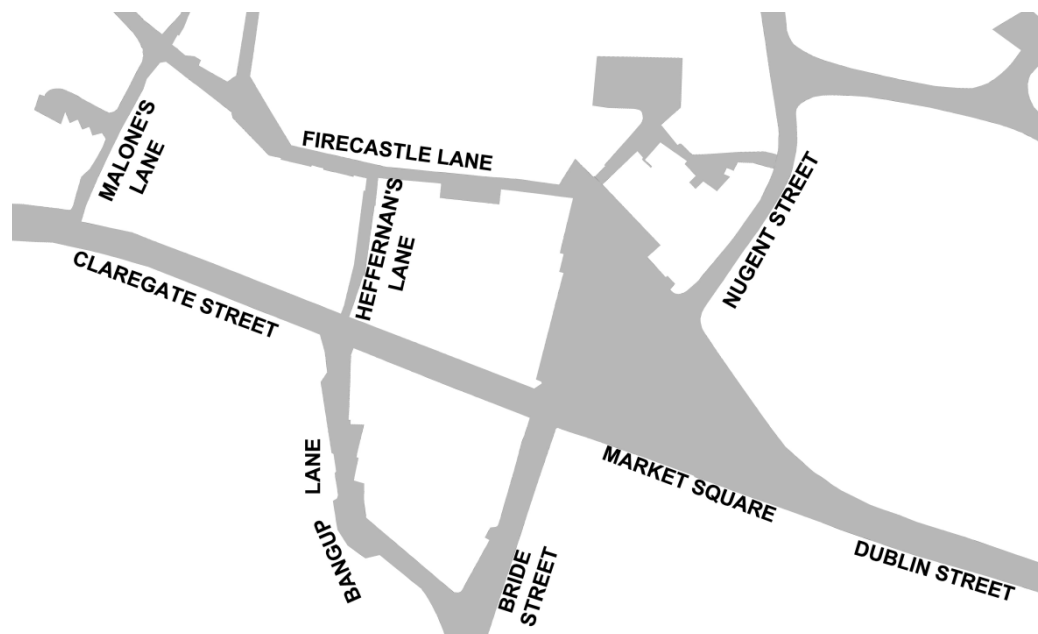


Fig 12.15 Extent of Public Realm Strategy Proposals within the ACA

12.4 Laneways

Kildare has a unique street pattern that reveals its medieval past, particularly evidenced in the lane ways that surround the Cathedral Enclosure. The laneways provide a continuous route around the boundary of the Cathedral Enclosure, with the potential to connect to the town park to the north, and they connect to Claregate Street and the Market Square. Firecastle Lane connects Priests Lane to the Market Square and Malones Lane and Heffernans Lane connect Claregate Street to Firecastle Lane. A minor lane connects the public car park to the north of the Market Square which also interconnects to Nugent Street.

These narrow and attractively proportioned laneways provide important pedestrian linkages and are also the location of a number of residences. They give a strong connection to the Cathedral Enclosure from the business streets, and are an appropriate transition between the bustle of the main shopping street, and the calm of the Cathedral. The lanes are characterised by the stone wall enclosure to the Cathedral and contribute significantly to the architectural character of the town. They are an integral element in explaining the evolution and history of the town. Protecting and enhancing the heritage value of the laneways is seen as a key element in securing and protecting the overall architectural heritage of the town. Their enhancement in tandem with the overall enhancement of the Architectural Conservation Area would create an overall coherence to the legibility of the Architectural Conservation Area.

It is recommended that the scale and form of the laneways are protected, and that the public realm is enhanced to include upgrading its street surface and the provision of lighting. The provision of appropriate lighting would improve the safety and attractiveness of the Laneways for local residents, and would also help to encourage the further use of the the laneways by visitors to the Cathedral. Appropriate interpretation of the laneways as part of an overall interpretative signage strategy as proposed in the Public Realm Strategy is also recommended to integrate the laneways as part of the overall heritage package offer by Kildare.

The guidelines here suggest management and enhancement guidelines for the laneways.



Fig 12.18 Malones Lane

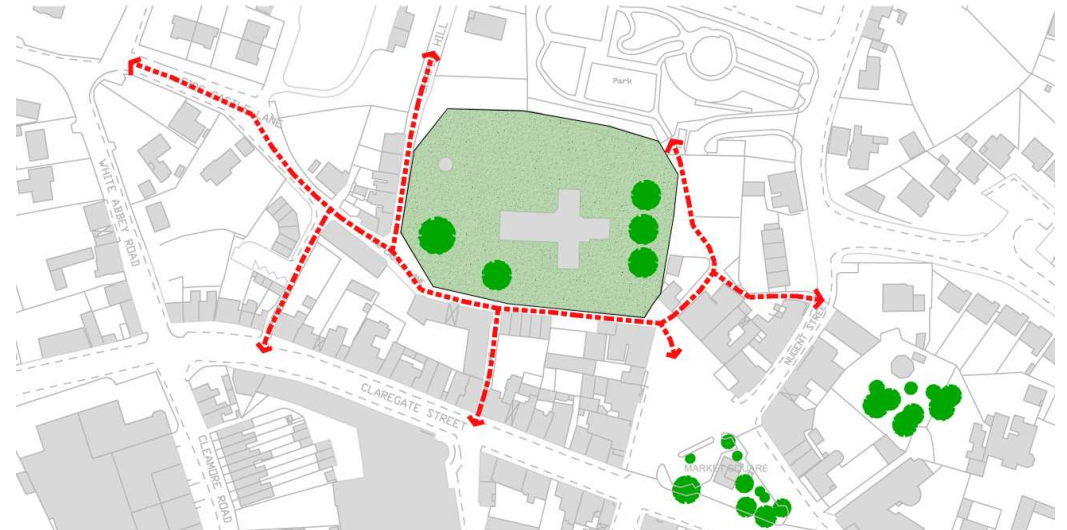


Fig 12.19 Extent of proposed Laneway Strategy, including Firecastle Lane, Heffernans Lane, Malones Lane, Chapel Hill, and the existing laneways that connect from the Market Square to the public car park, town park, and connection to Nugent Street.

12.4.1 Laneways Guidelines

- Lighting and paving proposals could form part of the proposed Public Realm Strategy (Para 12.3)
- Upgrading the surfacing and lighting for the the laneways is recommended. Materials should be of high quality to compliment the historic Cathedral Enclosure.
- Lighting should sensitively light the laneway without impacting on the narrow space on the lane.
- Scope exists to attractively light the stone wall of the Cathedral Enclosure with up-lighters set into paving below.
- The narrow width of this street means that street furniture and other potentially obstructive objects should be kept to a minimum.
- New buildings must respect the existing domestic scale of development.
- The close grained character of the Laneways must be retained.
- Historic stone boundaries, including the cathedral enclosure, and garden boundaries on Heffernans lane and Malones lane are to be protected.
- The reinstatement of historic building line along Firecastle Lane to the rear of the Market Square should be explored.
- The space at the junction of Firecastle Lane and Chapel Hill from the north should be evaluated, the extent of use of the laneway for car parking assessed, and the potential for the creation of a more pedestrian dominant environment.
- Some active public uses should be encouraged, such as small scale shops, or cafes, that are compatible with the existing residential use along the lanes.
- The provision of 'interpretation' of the lanes is recommended, such as the provision of laneway names at the entrance to each laneway. Signage should be consistent or compliment signage for the town, with descriptive interpretative plaques and where relevant building plaques for specifically important buildings.



Fig 12.20 View along Firecastle Lane towards The Market Square, and from the Market Square. Illustration of potential enhancement of the laneways through resurfacing



Fig 12.21 View along Malones lane toward Firecastle lane. Illustration of potential enhancement of the laneways through resurfacing



Fig 12.22 Examples of Street Names and Interpretive Plaques used in Norwich Lanes, Norwich, United Kingdom



Fig 12.23 Examples of Interpretive Building Plaques used by Dublin and East Tourism, demarcating a particular building. Bronze material.

12.5 Plot Boundaries - Burgage Plots

The alignment of the historic 'Burgage' Plots of the fourteenth century are still evident in the existing plot boundaries of the properties to the south of Dublin Street, and the Market Square. The medieval borough 'burgage' plots are illustrated in the context of the existing building in Figure X and illustrate long narrow plots extending from Dublin Street and Market Square to the rear of the Presentation Convent Lands.

The existing plots today comprise uncoursed rubble stone walls, and the boundaries between existing buildings. A significant extent of the boundaries have been removed to the rear of a three properties in particular. This has created a large site, that has access to both Bride Street, and Market Square. Access to the Market Square is through an existing archway.

The site is currently being used as a car park. The lands are visible through the archway from Market Square and also from Bride Street. The destruction of the plots detracts significantly from the visual character of the area, it detracts from the setting of each of the individual properties facing Market Square, and their removal represent a significant loss in the historic interest of the area.

Notwithstanding this, the lands have development potential. This study reviews the site, identifies an inappropriate urban form that will not be acceptable to the local Authority, and proposes an urban form that recognises the plot boundaries, and comprises a form of development that is acceptable in principal subject to detailed design with the Local Authority.

Development Guidelines give recommendations for the achievement of appropriate development for the area.

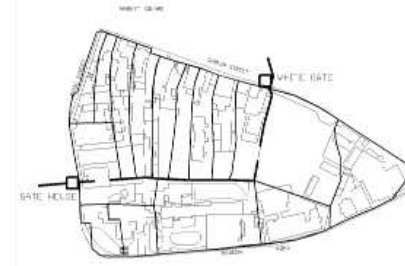


Fig 12.26 Illustration of alignment of Plot Boundaries during the medieval Period

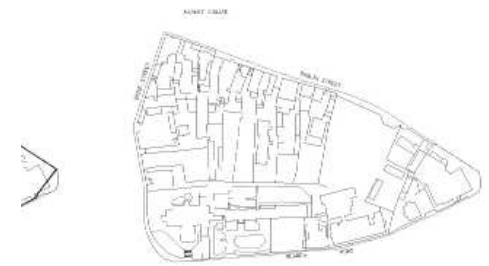


Fig 12.27 Illustration of alignment of contemporary plot boundaries prior to removal of boundaries to the rear of Graces

Analysis of Existing Site Context

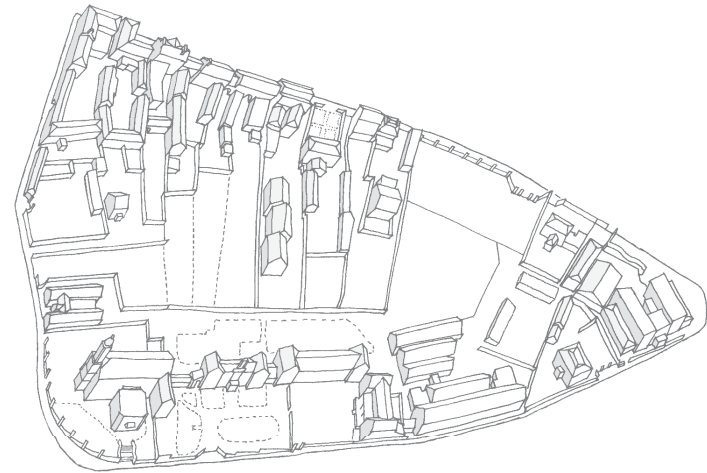
The alignment of the burgage plots have remained intact in the form of the boundaries of the buildings, and garden boundaries. Development that have occurred are in the form of lower scale out houses, such as the development to the rear of 'Bolands' public house and 'Next Door' public house. These create courtyard spaces between the principal property to the front and the out buildings to the rear. The building form is two storey with traditional pitched roofs, hipped roofs. Linear annexes have also occurred to the rear of the AIB, Graces and the commercial properties to Lislee House. A contemporary linear development has occurred to the rear of 'Conynghams'. this form of development mimic the traditional linear form. it has retained the existing boundaries, which assist in integrating the development to its context, and goes some what to retain the character of the area. 'Lislee House' is set back from the road, but benefits from smaller scale linear properties to the rear, creating courtyard space.



Fig 12.24 View of new opening in boundaries from Bride Street to rear of properties on Market St and Dublin St.



Fig 12.25 View of boundary to rear of Dublin Street illustrating break in boundary



EXISTING

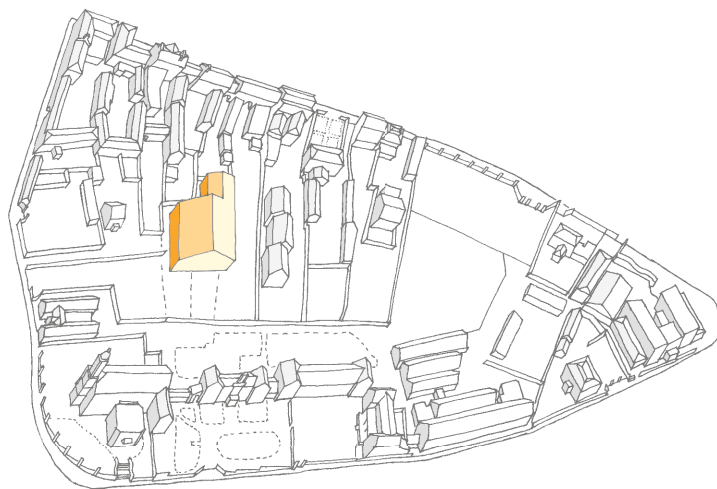
Fig 12.28 Three dimensional View of Plots and Buildings Illustrating Location of Boundaries removed

12.5.1 Burgage Plot Guidelines

- The area should develop as a 'Concept' area promoting its Burgage history, such as 'The Burgage Plots'. A master plan for the area is to be prepared, which would allow for the incremental development of the area in a coordinated manner.
- New buildings should respect the existing scale and form of development to the rear of the existing properties, comprising single and two storey developments.
- Buildings should be aligned to reflect the original plot boundaries, such as north-south orientation from the rear of the existing properties.
- Scope exists to provide a linear development to the south to create a courtyard entrance space to the 'Burgage Plots' area.
- A close-grained character that is represented by the existing courtyard development should be promoted.
- The provision of public spaces is to be promoted with minimal car parking, but predominately pedestrian priority.
- Landscaping is to be of a high quality, consistent throughout the area and including surface treatment and lighting. This should coordinate with the overall Public Realm Strategy (Para 12.2).
- Remaining historic stone boundaries are to be protected.
- Active public uses should be encouraged, such as small-scale shops, or cafes, that are compatible with the existing residential uses within the area.
- The provision of 'interpretation' of the area is recommended as proposed in the Public Realm Strategy, and the proposed Laneways Strategy.

Inappropriate Development Form

The site to the rear of the properties on Dublin Street and the Market Square has resulted in an amalgamation of the plots to the rear of three properties. A potential development form that is likely to be considered is a large single floor plate, for ease of construction, and achievement of one floor plate. This type of development would be detrimental to the urban grain and scale of the fine-grained urban context, and should not be permitted.



INAPPROPRIATE

Fig 12.29 Illustration of Inappropriate Urban Form that detracts from the character, setting and historic character of the area.

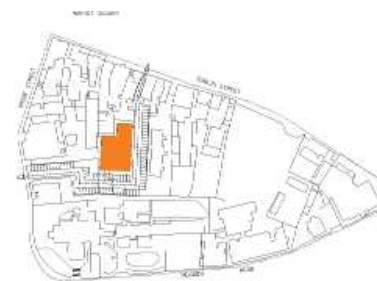


Fig 12.30 Plan of Inappropriate Urban Form



Fig 12.31 Plan of Appropriate Urban Form

Appropriate Development Form

Recent development to the rear of Conyngham's commercial premises has occurred in a linear form that has retained the original plot boundaries. Although contemporary in expression, the buildings do not detract from the overall character of the original boundaries. Having reviewed the traditional development forms that have occurred to the rear of the existing properties, the scale of development considered appropriate reflects the two-storey scale of development that traditionally occurred. The proposed buildings are positioned along the original plot boundaries, and a new development is suggested to the rear perpendicular to the new building forms, parallel to the southern boundary. This allows for the reinstatement of the alignment of the original boundaries, and the creation of courtyard spaces to the south. The benefit of this is that visually the scale of development is consistent with the scale of development that characterises the area, the boundaries are reinstated, which reflect their historic past, and spaces are created that would contribute to the enrichment of the overall built fabric. Interconnections between Bride Street and the Market Square through the Burgage Plot Area is recommended. Mixed-use development is promoted, to include a living and working environment, to include shopping, cafes, and potentially own-door dwellings / apartments.



APPROPRIATE

Fig 12.32 Illustration of appropriate form of development that reinstates plot boundaries, and complements and contributes to setting of existing properties, and enriches the built fabric, allowing for the creation of new spaces.

Appendices

Appendix A
List Of Protected Structures accordingly to Kildare County Council Development Plan 2011 - 2017 –
Proposed Protected Structure in Kildare LAP 2002 - Structures in NIAH

Appendix B
List Of Monuments

Appendix C
Building Inventory

Appendix A

RPS No. According To Kildare County Council Development Plan 2011 - 2017	NIAH No.	Structures Listed as Proposed Protected Structures in Kildare LAP 2002 (IP's)	Structure Name	Description
B22-18	11817102	IP5	Leinster Lodge, Chaplin's Ln	House
B22-19	11817100	IP31	Virginia Lodge, Market Sq	House
B22-21	11817089	-	No. 19 Fairview Cottages	House
B22-26	11817053	-	Aisling House, Dublin Rd	House
B22-30	11817006	IP16	Vergers House, Market Sq	House
B22-38	11817059	IP15	Beech Grove House, Dublin St	House
B22-38A	-	-	Beech Grove House, Dublin St	Gates / Railings / Walls
B22-39	11817052	-	Lislee House, Dublin St	House
B22-42	11817003	IP4	Kildare Market Hse (Former), Market Square	Market House (Former)
B22-43	11817004	-	Market Square	Lamp Standard
B22-44	11817005	IP9	Nolan's / Seeta, Market Sq	Public Hse
B22-45	11817007	IP1	St. Brigid's Cathedral, Church Lane	Cathedral
B22-47	11817016	IP8	The Vatican, Market Square	Public House
B22-48	11817017	-	Southwells, Market Sq	Shop
B22-49	11817034	IP2	St. Brigid's Catholic Church, St. Brigid's Square, Convent Rd	Church
B22-50	11817035	IP12	Presentation Convent, Convent Rd	Convent
B22-51	11817036	-	Kildare Convent National School, Convent Rd	School
B22-52	11817038	IP25	Kilgowan Lodge, Convent Rd	House
B22-53	11817054	IP19	Kildare Post Office, Dublin St	Post Office
B22-54	11817055	IP13	Kildare Courthouse, Dublin St	Courthouse
B22-60	11817108	-	Presentation Convent	Convent
-	11817008	-	Chapel Hill	Water Pump
-	11817010	-	Firecastle Lane	House
-	11817107	-	Claregate St	House
-	11817026	-	Claregate St	House
-	11817024	-	Claregate St	Plaque
-	11817021	-	The Candy Store Claregate St	Shop
-	11817043	-	Kildare Chilling Company, Bangup Lane	Shop

RPS No. According To Kildare County Council Development Plan 2011 - 2017	NIAH No.	Structures Listed as Proposed Protected Structures in Kildare LAP 2002 (IP's)	Structure Name	Description
-	11817044	-	Vogue Hair Studio, Bride Street	Shop
-	11817109	-	Bride St	Shop
-	11817051	-	Roundtower House, Dublin St	Public House
-	11817048	IP36	Graces, Dublin St/ Market Sq	Shop
-	11817047	IP14	Bank, Dublin St / Market Sq	Bank
-	11817046	-	J Doyles / Next Door, Dublin St / Market Sq	Public House
-	11817045	IP10	Daniel Boland, Dublin St / Market St	Public House
-	11817002	-	Statue, Market St	Statue
-	11817001	-	Memorial Cross, Market Square	Cross
-	11717019	-	Dixie Darcy, Claregate St	Public House
-	11817018	-	House, Claregate St	House
-	11817015	-	Railings, Market Sq	Railings
-	11817014	IP33	Fitzpatrick's Auctioneers, Market Sq	Shop
-	11817101	-	Silken Thomas, Market Square	Public House
-	11817056	-	Rubble Stone Building (in Ruins) Dublin St	Ruins
-	11817057	-	Stable Building, Dublin St	Stable
-	11817058	-	Rubble Stone Building Wall, Dublin St	Wall
-	11817099	-	Water Tower, Dublin St	Water Tower
-	-	IP20	Curragh Lodge Hotel, Dublin Rd	Hotel
-	-	IP35	Connollys Pharmacy, Market Square	Shop
-	-	IP7	VIVO Market Square	Shop
-	-	IP11	Library, Market Square	Library
-	-	IP34	Mccarry's, Market Square / Station Road	Building / Shop
-	-	IP17	Castle Walls, Market Square	Walls
-	-	IP38	Mc Hugh Pharmacy, Market Sq	Building
-	-	IP39	Ryans, (red brick building), Claregate St	Building

Appendix B

Number	Class	Townland / Location
KD022-029016	Gatehouse	Kildare (Claregate Street)
KD022-029069	Architectural feature	Kildare (Beechgrove Hse Dublin St)
KD022-029025	Castle - motte	Kildare (Rear Courthouse)
KD022-029024 KD022-029004	Gatehouse Castle - Anglo-Norman masonry castle	Kildare (North of Dublin St)
KD022-029070 KD022-029071 KD022-029072 KD022-029073	Effigy Architectural feature Armorial plaque Effigy (present location)	Kildare (Market Square)
KD022-029002 KD022-029003 KD022-029005 KD022-029020 KD022-029021 KD022-029022 KD022-029023 KD022-029026 KD022-029027 KD022-029028 KD022-029029 KD022-029030 KD022-029031 KD022-029032 KD022-029033 KD022-029034 KD022-029035 KD022-029036 KD022-029037 KD022-029038 KD022-029039 KD022-029040 KD022-029041 KD022-029042 KD022-029043 KD022-029044 KD022-029045 KD022-029046 KD022-029047 KD022-029048 KD022-029049 KD022-029050 KD022-029051 KD022-029052 KD022-029053 KD022-029054 KD022-029055 KD022-029056 KD022-029057 KD022-029058 KD022-029059 KD022-029060	Ecclesiastical site Graveyard Cathedral Round tower High cross Cross Graveslab Building Cross-slab Cross-slab Cross-slab Effigy Cross-slab Effigy Cross-slab Tomb – effigial Effigy Tomb Tomb Tomb Tomb Tomb Graveslab Cross-slab Cross-slab Inscribed stone Inscribed stone Inscribed stone Inscribed slab Graveslab Graveslab Graveslab Cross Graveslab Memorial stone Memorial stone Memorial stone Memorial stone Cross-inscribed stone Ecclesiastical enclosure Building Architectural fragment	Kildare (Cathedral Complex)

Appendix C