

Appendix C

Statement of Character

for Kildare Town

Architectural Conservation Area



The Kildare Town Local Area Plan 2023-2029 was adopted by the Elected Members of the Kildare Newbridge Municipal District on the 26th of October and is effective from the 6th December 2023.



**Planning Department,
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KILDARE TOWN
ARCHITECTURAL CONSERVATION AREA
STATEMENT OF CHARACTER

March 2023

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Kildare Town

Architectural Conservation Area Statement Of Character, 2023

Based on original work prepared by Sheridan Woods
Architects + Urban Planners in 2012
On Behalf of Kildare County Council & County Kildare Heritage Forum

Updated by Kildare County Council's Planning Department and Architectural Conservation Officer
In January 2023
to inform the Kildare Town Local Area Plan 2023-2029

An Chomhairle Oidhreachta
The Heritage Council



Kildare County Council
COMHAIRLE CHONDAE CHILL DARA

An action of the County Kildare Heritage Plan 2019-2025
Supported by Kildare County Council and the Heritage
Council

Foreword

In 2019 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 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 objective of the Heritage Plan to establish Architectural Conservation Area's (ACA's) throughout the County

The ACA boundary for Kildare Town was initially defined in the Kildare Historic Landscape Characterisation Plan 2011. It was subsequently extended during the preparation of the Kildare County Development Plan 2023 -2029 to include two additional areas. It is an objective of the County Development Plan 2023-2029 to prepare a character statement 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 the Kildare Town ACA and has informed area specific policy contained in the Local Area Plan. It is also a useful guide for the public and the local authority.

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NOTE: Appendix C (Building Inventory) of the 2012 Statement of Character has not been updated for this document, however it is available to view at www.kildarecoco.ie

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 Areas (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 neighbouring 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 centred 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 initially 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. Brigid's Square and the National Stud to the south, Grey Abbey to the west, and the Barracks and Curragh to the east.

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 northwest 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 ACA was extended during the Kildare County Development Plan 2023-2029 process to include two additional areas located at White Abbey Road and Monasterevin Road junction and at Bride Street. It is evident from early cartographic sources that a number of buildings at the corner of White Abbey Street and Monasterevin Road formed a definitive edge to early 18th century Kildare Town. The form and surviving historic fabric of the present buildings and outbuildings greatly contribute to the historic character of the town. De La Salles National School, Bride Street, is a late 19th century purpose built school building. The school is set back from the streetfront with the original entrance walls and gates fronting Bride Street. It is an attractive 19th century landmark and greatly contributes to the historic streetscape of Bride street. The boundaries of the ACA are clearly delineated on the accompanying Figure 1.

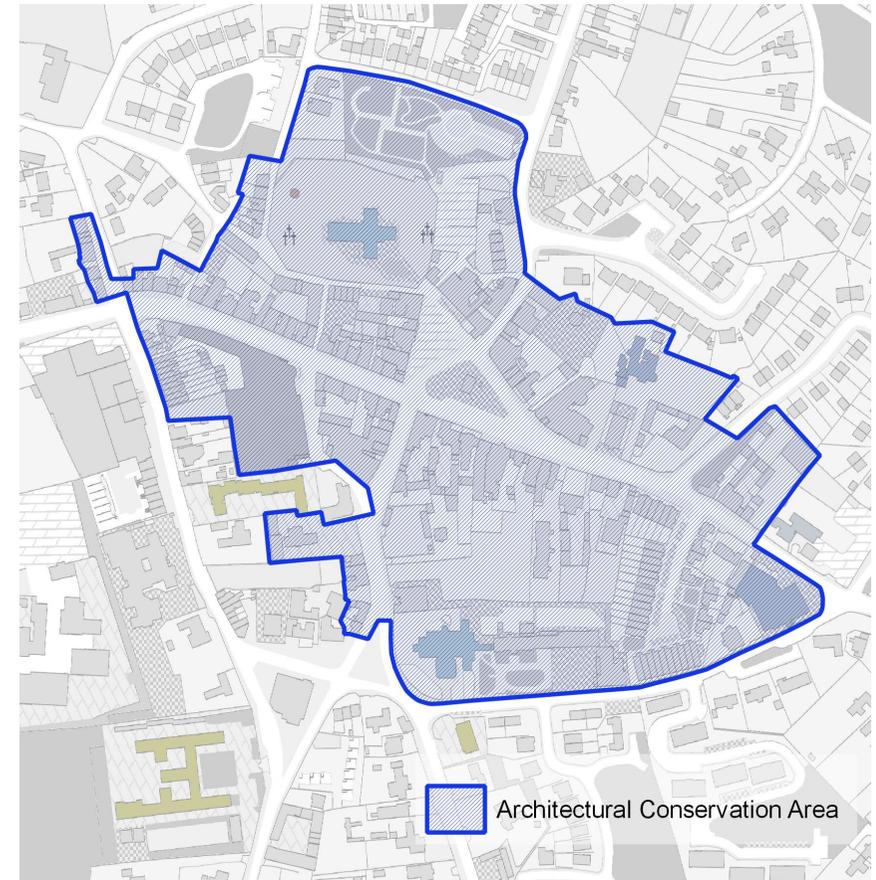


Fig. 1 - Kildare Town Architectural Conservation Area as contained in Kildare County Development Plan 2023 – 2029.

3.0 Schedule of Protected Structures & Recorded Monuments

There are twenty-four protected structures within the boundary of the Kildare ACA. These are protected under Part IV of the Planning & Development Act 2000 (as amended). 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 Appendix 6 of the Kildare County Development Plan 2023 -2029.

There are also fifty-eight structures listed in the National Inventory of Architectural Heritage (NIAH) survey within the ACA, some of which 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.

All of these structures and references are listed in Appendix A (Table A1.0) and their locations are illustrated in Fig 2. The protected structures within the boundary of the Kildare ACA comprise land-mark 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 3) 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 Appendix 5 of the Kildare County Development Plan 2023 – 2029. 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.

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 but there are none within the jurisdiction of Kildare ACA.

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.

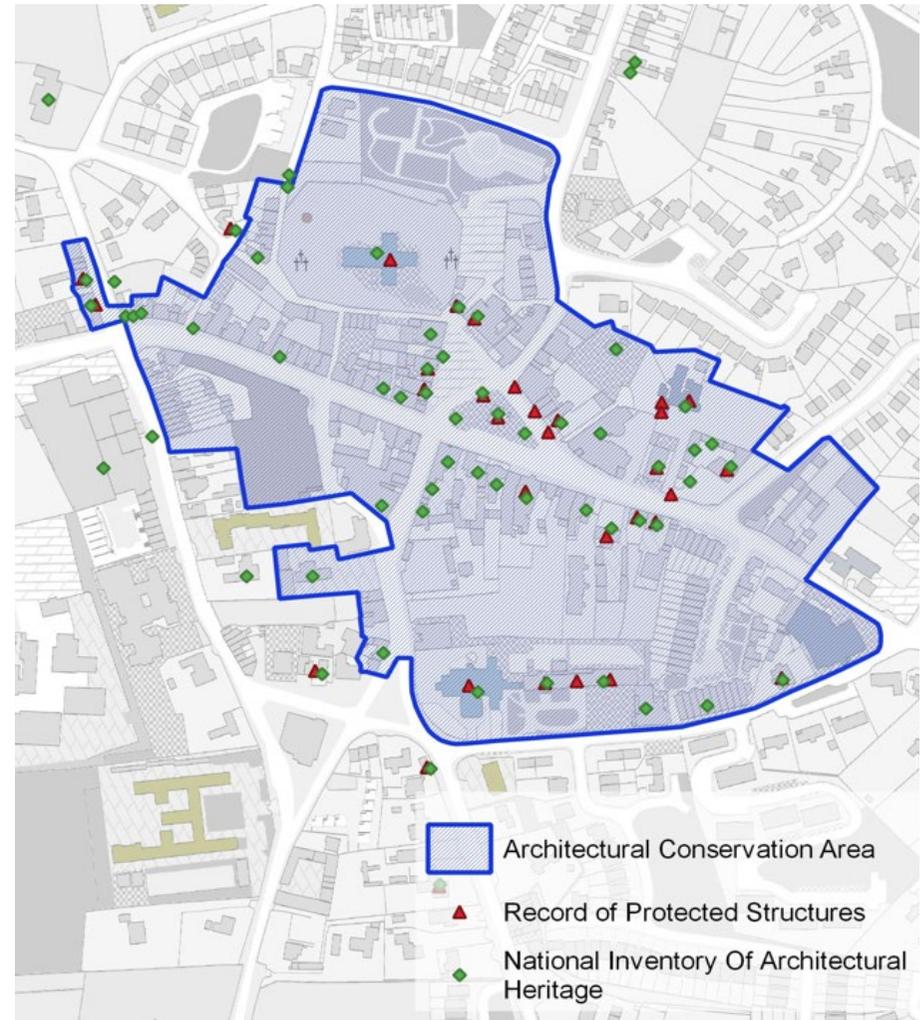


Fig. 2 – Protected Structures and NIAH Structures located within the ACA

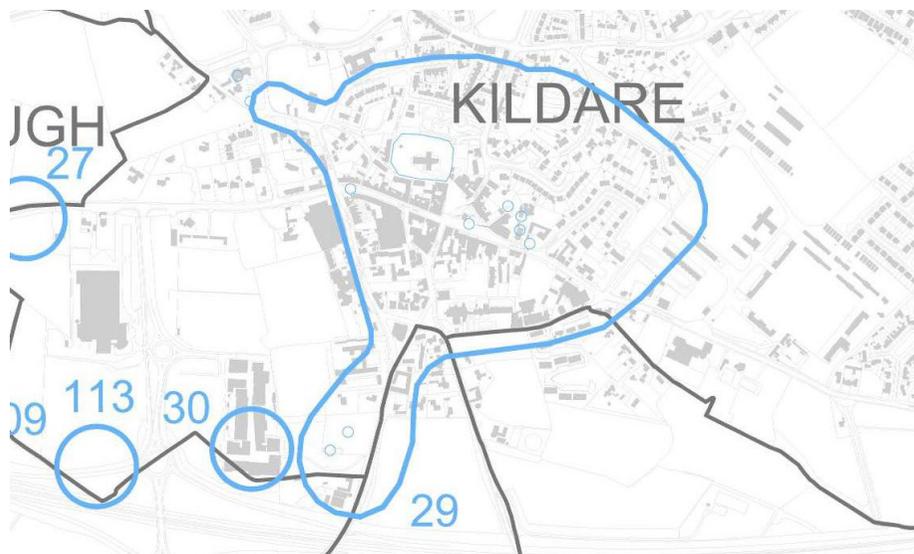


Fig. 3 – Zones of Archaeological Potential

4.0 Local Planning Policy 2023 - 2029

The relevant development plans are the Kildare County Development Plan 2023 – 2029 (CDP) and the draft Kildare Town Local Area Plan 2023-29 (LAP).

Detailed policies and objectives are prescribed in the aforementioned plans. In considering new development within this ACA the policies and objectives prescribed in the CDP and the LAP are particularly relevant.

The CDP includes policies in relation to protected structures, vernacular architecture, and Architectural Conservation Areas. In relation to ACAs it is an objective 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 and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA (Objective AH O60 Chapter 11)*. It is also an action of the Council to *'Prepare a character statement appraisal and area specific policy for each ACA within the county and to preserve, protect and enhance the character of these areas'*. (Action AH A22 Chapter 11).

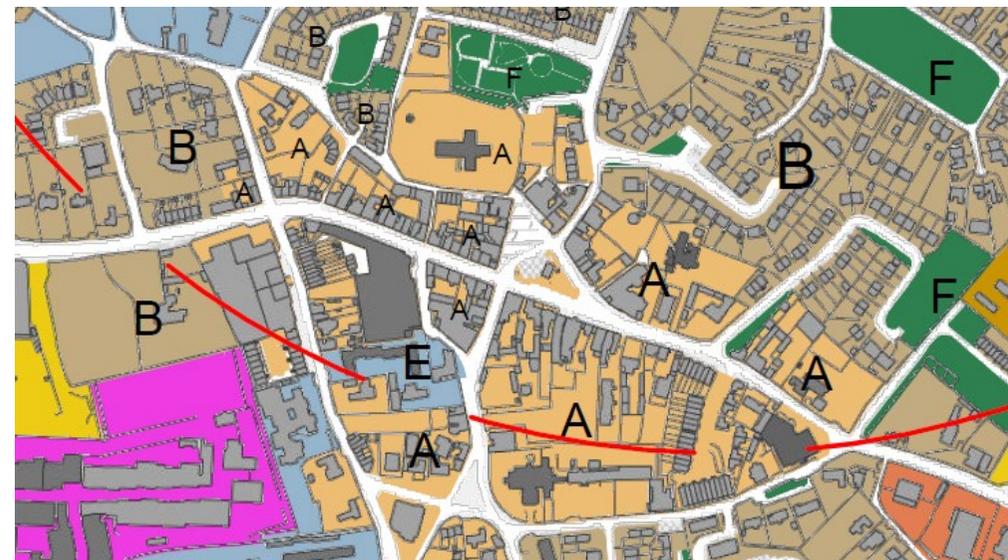


Fig. 4 – Extract from Land Use Zoning Map

The LAP includes the zoning objectives for land within the ACA. There are three land use zoning objectives within the ACA boundary in the Kildare Town Local Area Plan:

The ACA is primarily Zoned Objective A 'Town Centre'. This objective is *'To protect, improve and provide for the future development of the town centre'*.

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

St. Brigid's Primary School on Bride Street is zoned objective E 'Community and Education'. This objective is *'To provide for education, recreation, community and health'*.

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 analyst'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 Vesci. 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.

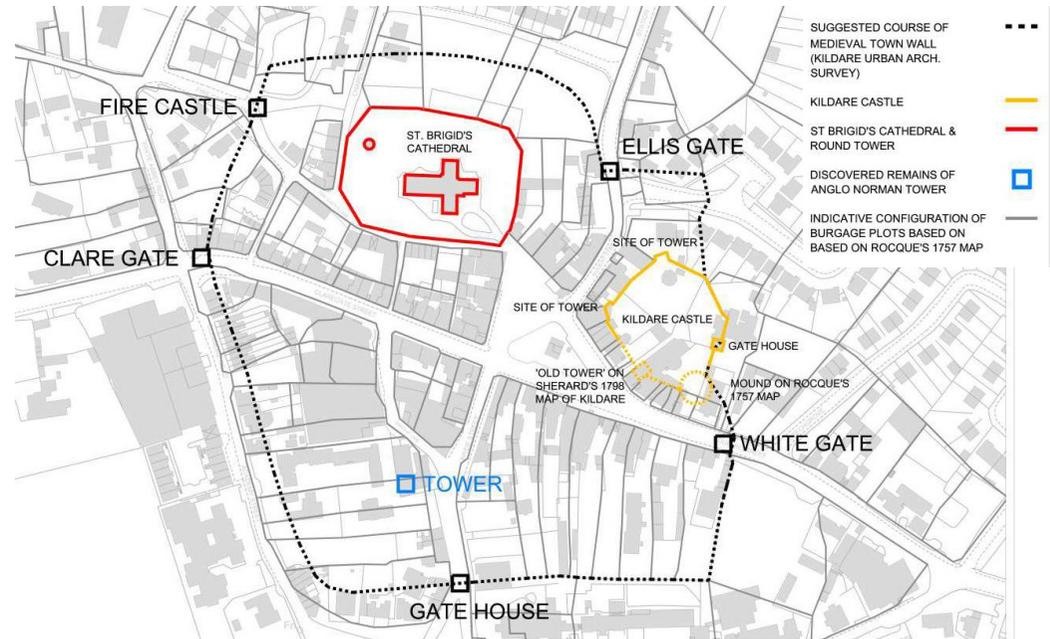


Fig. 5 - Medieval Borough



Fig. 6 - Rocque'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). 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 dis-inhabited' in 1600. The town was later garrisoned during the Confederate Wars, during which time the cathedral was totally ruined, reputedly bombarded 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. 6) 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.



Fig. 7 - 1837 First Edition Ordnance Survey Map

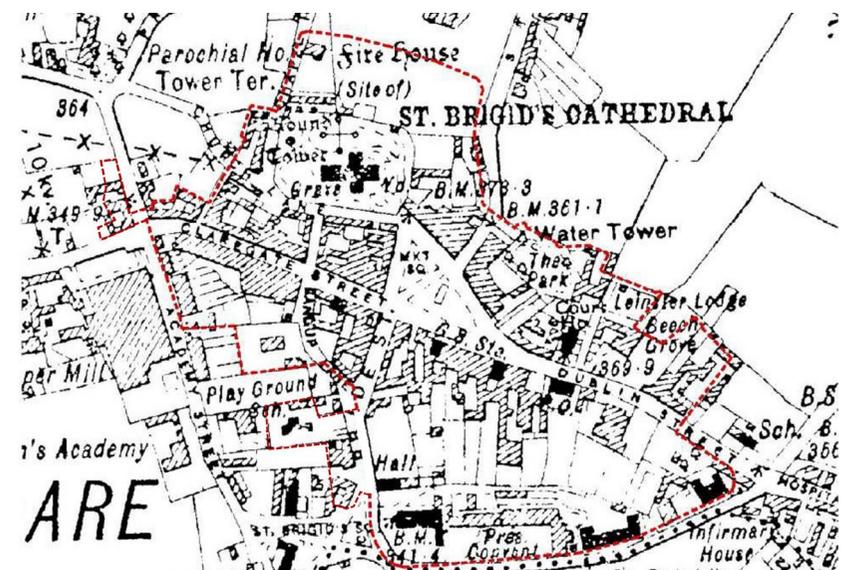


Fig. 8 - 1939 Ordnance Survey Map

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. 11).

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 Kildare's economy is primarily attributed to its military and equestrian associations, new industries began to emerge in the mid twentieth century including a wallpaper 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. 9 - 1837 Figure Ground



Fig. 10 - 1935 Figure Ground



Fig. 11 - 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 northwest 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 Nolan's 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 southwestern end of Claregate Street was redeveloped in recent years with modern apartments and a town centre development.



Fig. 12 - 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 storeys 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 'Boland's' 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 'Boland's' 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 (Kildare House 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 landmark buildings, the former Infirmary (Kildare House 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.

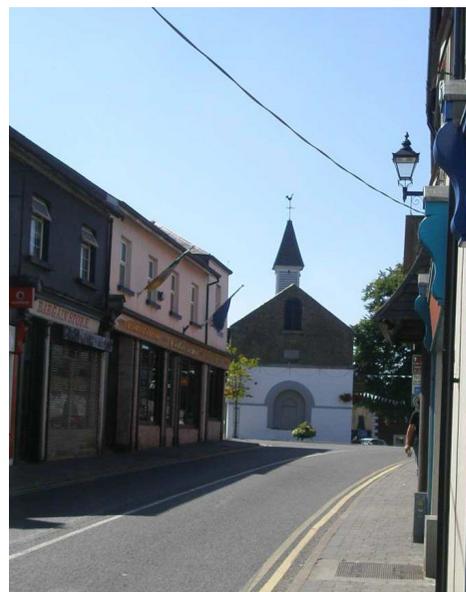


Fig. 13 - Nugent Street, Kildare



Fig. 14 - Bride Street, Kildare



Fig. 15 - Market Building, Kildare



Fig. 16 - 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 (Fig. 17). The Market Square was originally used as a public space and until recently this area was dominated by car parking. As part of Kildare County Council's Covid-19 response a hard surfaced open space was reinstated in this location and some planting and street furniture were added to encourage outdoor gathering and dining. This space surrounded by restaurants, cafes and public houses is widely frequented and used as a small Market place on Fridays for a limited number of 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 and contains a children's playground. 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 footpath by a small forecourt area separated by boundary walls and railings.

6.3 Socio Economic Functions / Land Use

The socio-economic functions within the ACA are illustrated in Fig. 18. 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 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.

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.



Fig. 17 - Urban Spaces and Nodes

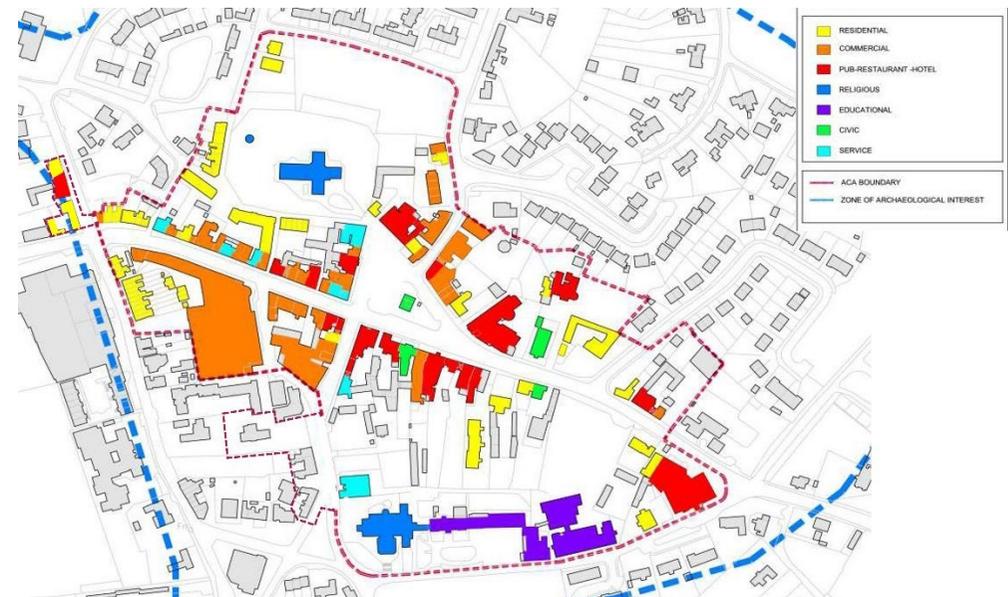


Fig. 18 - Socio Economic Functions

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 predominates with incidental appearance of brick chimneys. There are a number of distinctive chimneys appearing on the terraces at the north and southeast 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 of 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 panelled 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. 19 - Brick and Decorative Render



Fig. 20 - Render Chimneys



Fig. 21 - Render, Slate and Timber Windows

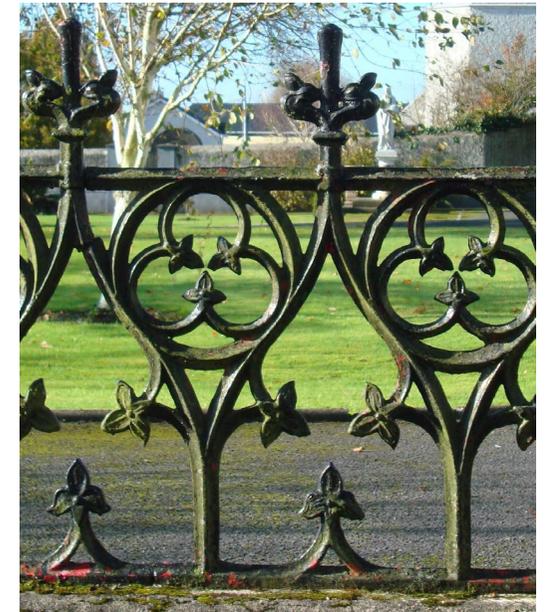


Fig. 22 - Cast Iron Railings

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 and White Abbey Road
- Cleamore Road

The streets are described under the following headings:

Architectural Character

This include 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.

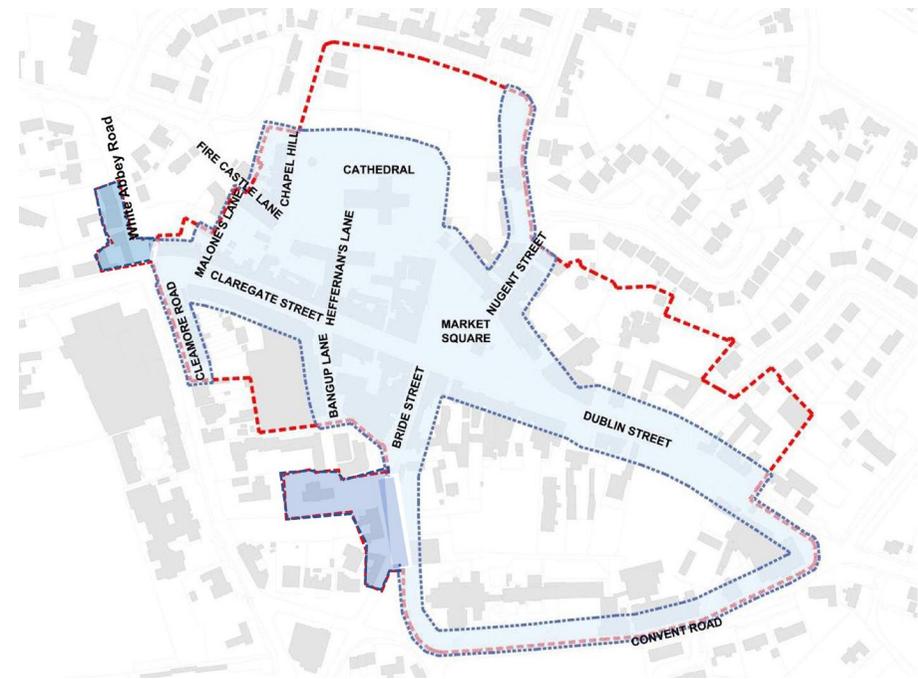


Fig. 23 - Map Indicating Streets within the Kildare Town ACA boundary

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 Square. 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 storeys. Higher buildings of three-storey are located to the south of the space, and two storey buildings to the northwest and northeast of the space. The building typologies are in principle 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 a 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.

Bank of Ireland 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.

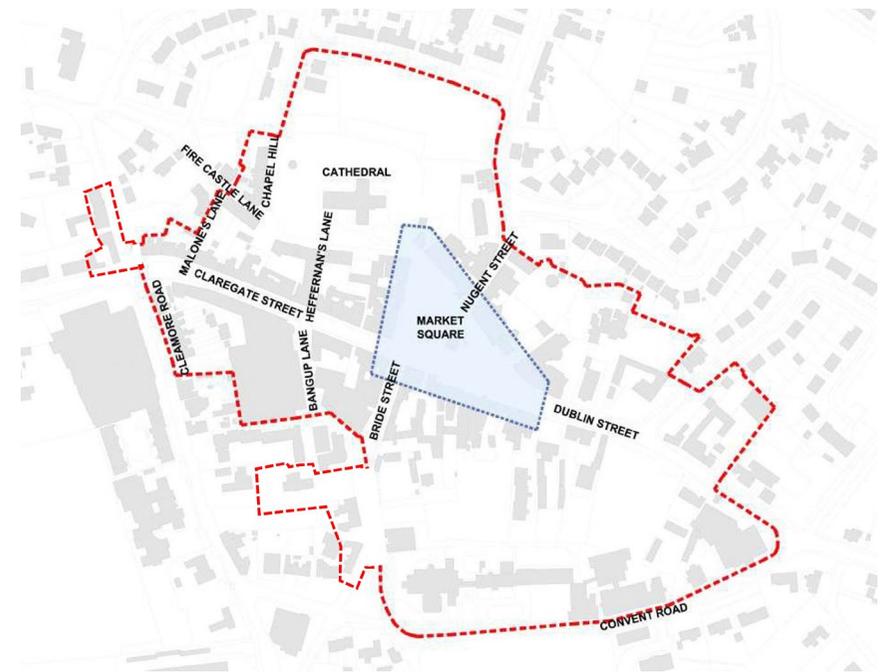


Fig. 24 - Map Locating Market Square, Kildare Town



Fig. 25 - Market Building Kildare Town



Fig. 26 - Former Hibernian Bank Market Square

Brick has also been used on Nolan's 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 built 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 moulding 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 northeast 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.

Barrett House 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 remodelled to accommodate 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', 'Boyle's' and 'M. Cunningham' public house 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 northwest 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 located 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 shop 'Flanagan Harhen Expect Hardware' adjoining the Restaurant 'O'Dooles' whose window opening, and lack of pitched roof contrast 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 storeys 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.



Fig. 27 - 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 marketplace has been found to lie east or southeast 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 northeast 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 northeast 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 view that defines Kildare, that is the view toward the Cathedral enclosure. The topography of the space ascends gently from the southeast, in a north-westwards 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 Nolan's 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

As part of Kildare County Council's Covid-19 response a tarmac open space was implemented in the western section of the Square with planting and street furniture to encourage outdoor gathering and dining. There are steel bollards to the south of the Market House, and various memorials, plaques, statues and tourist information surrounding it including an ancient well, a memorial cross to local men killed during the War of Independence, a bronze bust of Lord Edward Fitzgerald, a stone statue of St. Brigid commemorating those having died at Gibbet Rath and a statue of Bill 'Squires' Gannon, captain of the 1928 Kildare football team and first to raise the Sam Maguire Cup. 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.

Boundary Treatment

Almost all the buildings on the Square are street fronted, except a stone plinth and rail to the front of 'Boyle's' and the Bank of Ireland 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 northeast 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 restaurant uses, cafes, hotels and public houses. The Southwells building that fronts onto the Square is currently vacant, however the façade retains many original elements including shopfront fascia dimensions, fan light and first floor window opes which contribute to the character of the Square. The use of inappropriate modern signage on some properties can detract from the historic character of the square. Notwithstanding this, the land uses contribute to the vibrancy of the space and contribute to the overall character of this part of the town centre.



Fig. 28 - Street Furniture market Square

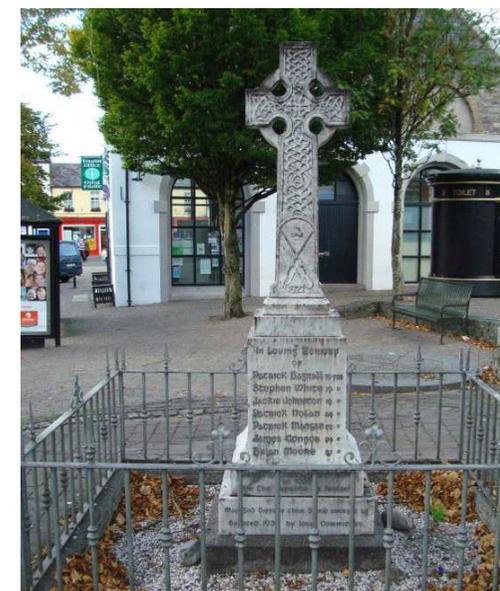


Fig. 29 - Street Furniture Market Square



Fig. 30 - View of Market Square South Eastward



Fig. 31 - View from South towards Complex / Comparative Historical Photo



Fig. 32 - View of Market Square North Westward



Fig. 32(a) - Comparative Historical Photo



Fig. 33 - View of Market Square North Westward



Fig. 34 - View of Market Square North Westward

7.2 The Cathedral Enclosure

Architectural Character

The Cathedral enclosure is located to the northeast 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 southeast, that opens to the Market Square. The gateway 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 south-eastwards 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 southeast 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 northeast 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.

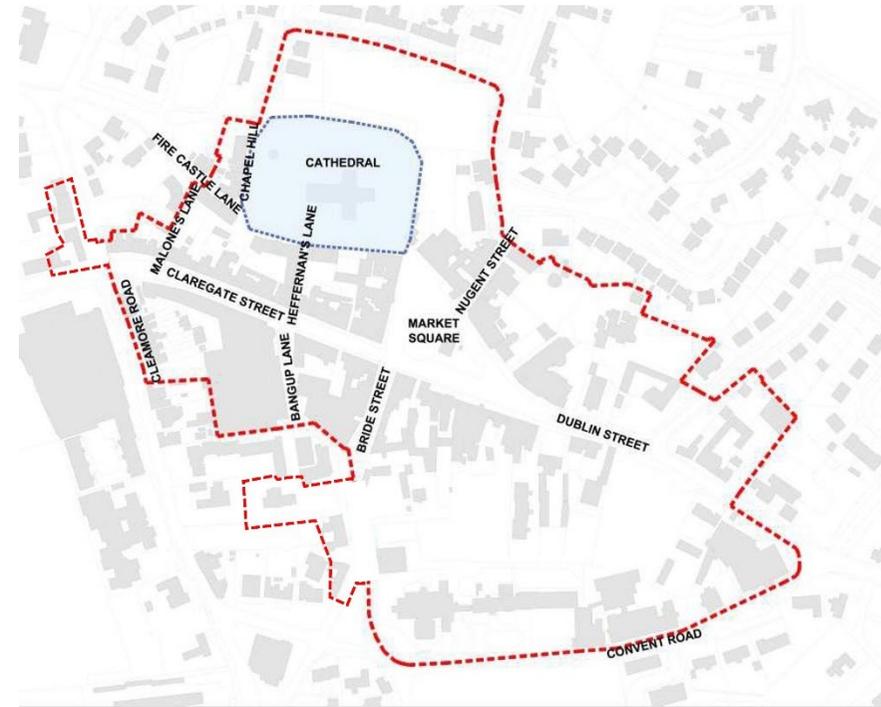


Fig. 35 - Map Locating The Cathedral Enclosure, Kildare



Fig. 36 - Entrance Forecourt To Cathedral

Monuments included in the cathedral, the chapter house and on the monastic site 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 centres, 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 storeys in height from the street level and approximately 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. 37 - Entrance Gates To Cathedral



Fig. 38 - Round Tower



Fig. 39 - St. Brigid's Cathedral

7.3 Dublin Street

Architectural Character

Dublin Street starts to the southeast 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. Chaplin's Lane at the junction with the Courthouse leads to Leinster Lodge and the remnants of the Kildare Castle, and a new street southward at the junction with Lislee house leads to new backland development that has occurred within the historic burgage plots. Recently an infill residential scheme has been completed on the southern side of Dublin Street. This development called Leinster Square contains a row of gable-ended three storey redbrick terrace buildings addressing the streetscape with numerous two storey pitched roofed terrace dwellings located to the rear.

Building forms comprise of stand-alone buildings including the imposing Kildare House 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 buildings reflect the historic evolution of the street as an enclave for Gentlemen's 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 Kildare House Hotel is an imposing five bay three storey double fronted structure, which was originally the Kildare Infirmary. The footprint was extended to the current form and has significantly been modified on the ground floor, losing its original character, however the proportions of the window openings 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.

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, these three bay houses are 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.

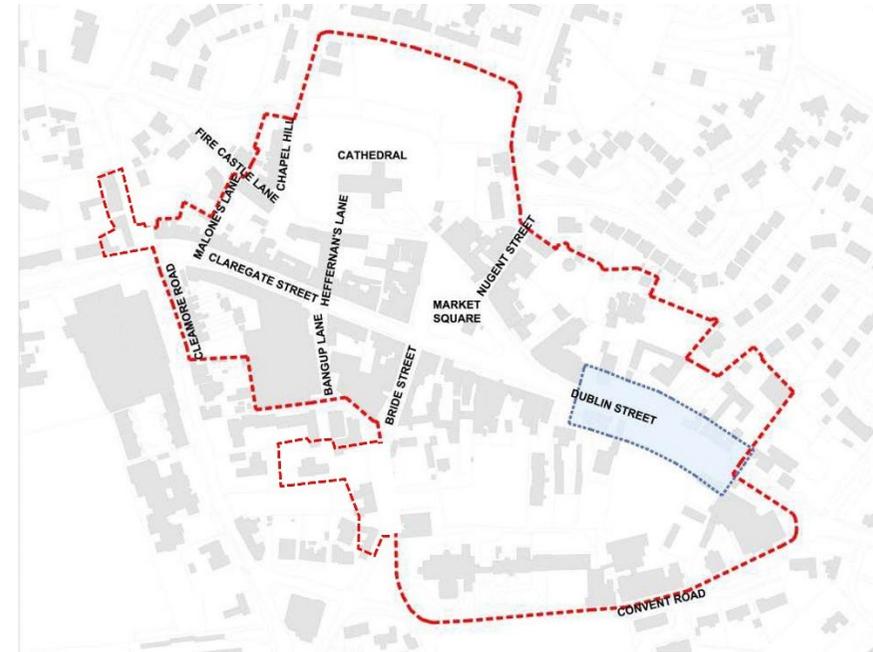


Fig. 40 - Map Locating Dublin Street, Kildare

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 northeastern 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 define 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 Round tower 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 been reinforced but the new high quality Leinster Square development which boldly addresses the street while also widening and improving the footpath on the southern side of Dublin Street. The setback of this development also allows for better views west towards the Market Square. However, the boundary treatment around Beechgrove House on the northern side of Dublin Street is unattractive in appearance as it is particularly weathered. 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 Kildare 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 Kildare House Hotel, and all boundaries have been removed to the front of the Kildare 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.

Land Use

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



Fig. 41 - Dublin Street, View towards Market Square



Fig. 42 - View From Market Square To Dublin Street

7.4 Claregate Street

Architectural Character

Claregate Street starts from the southwestern 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 storeys, except at the junction with Market Square where the building step up to three storeys, 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.

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. The fascia signage and poorly weathered appearance of this building currently detract from the character of the Architectural Conservation Area in this location.

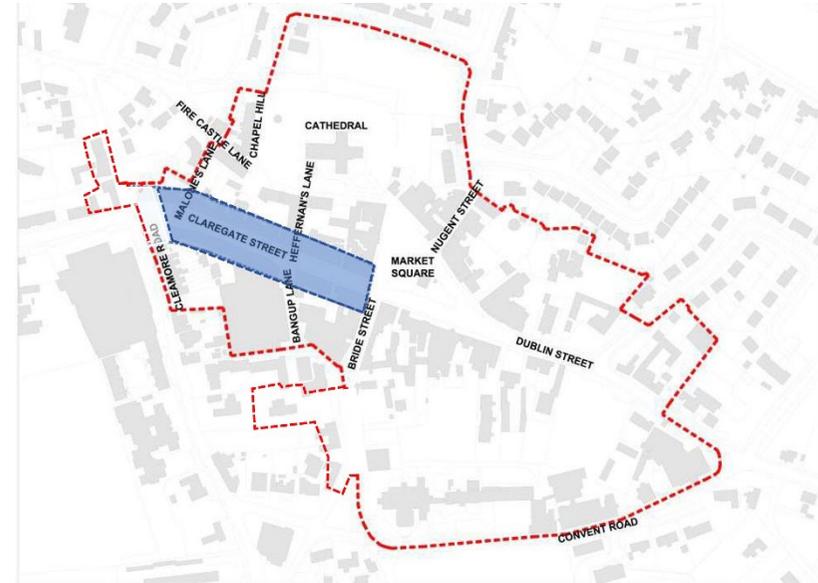


Fig. 43 - Map Locating Claregate Street



Fig. 44 - 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 over- all 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. 46 - Claregate Street From Market Square



Fig. 45 - Claregate Street From midway Along Street, View Westwards



Fig. 47 - 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 'Croí na Folláine' 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 molded 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 centre 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.

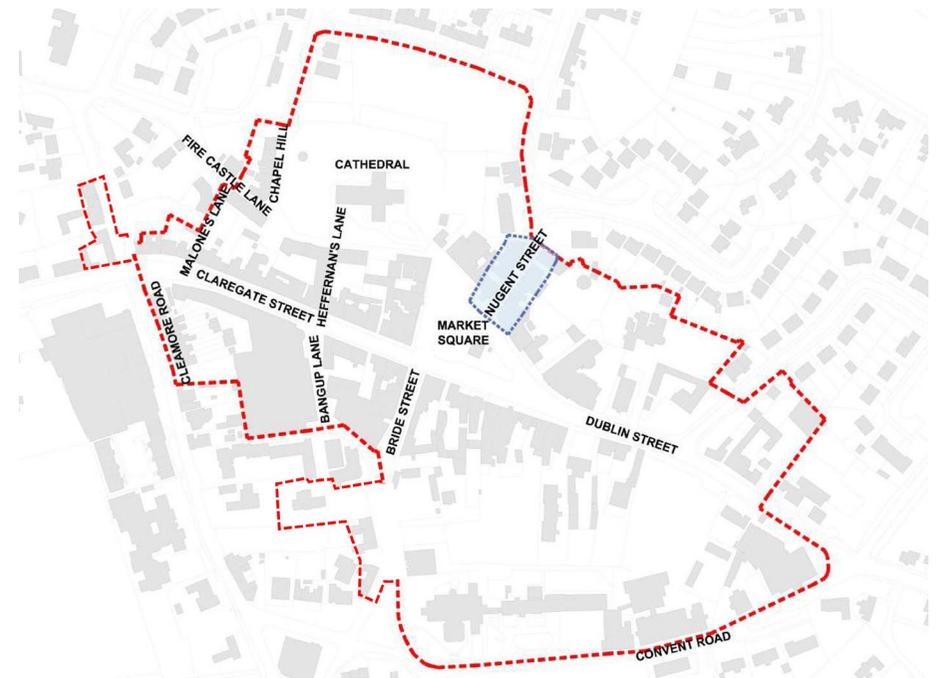


Fig. 48 - Map Locating Nugent Street, Kildare



Fig. 49 - 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 town's 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 northwest 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. 52 - View Towards Market Square from Nugent Street



Fig. 50 - Property on Eastern side of street



Fig. 51 - View Of Water Tower From Nugent Street



Fig. 53 - 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 southwestern 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 shopfronts are replacement or new shopfronts, and window openings which detract from their original form and 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 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 to 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 southeast elevation which reads 'Kildare Chilling Co. Ltd'. A central arched opening on the centre of the southwest 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.

Further South along Bride Street on the west side is De La Salles National School, a 19th century purpose-built school building set back from the road, with low stone wall railing and entrance gates fronting Bride Street adjoining a 19th century terrace of 3no. houses. Further south along Bride Street on the same side is what appears to be an 18th century terrace of houses displaying some contemporary modifications.

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 standalone community buildings including Aras Chill Bhríde and the day care centre opposite creates a minor space along the street.

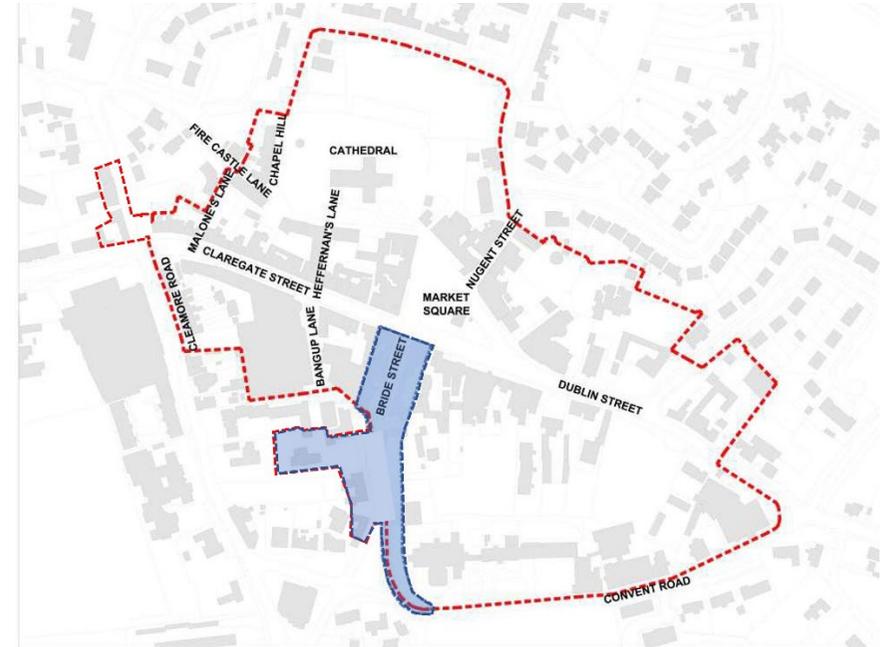


Fig. 54 - Map Locating Bride Street, Kildare



Fig. 55 - St. Brigid's Church, Bride Street, Kildare



Fig. 56 - St. Brigid's Church, Bride Street, 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. Brigid's 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, community, educational and religious uses at the southern end of the street.



Fig. 58 - View From the Market Square southwards to Bride Street



Fig. 57 - View from Bride Street Towards the Market Square



Fig. 59 - 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 an intimate 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. Unfortunately, this development currently detracts from the character of the Architecture Conservation Area as it has weathered poorly and is cluttered with plastic signage.

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. 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. 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 northwest at the junction with Claregate Street. The Chilling Factory is vacant.

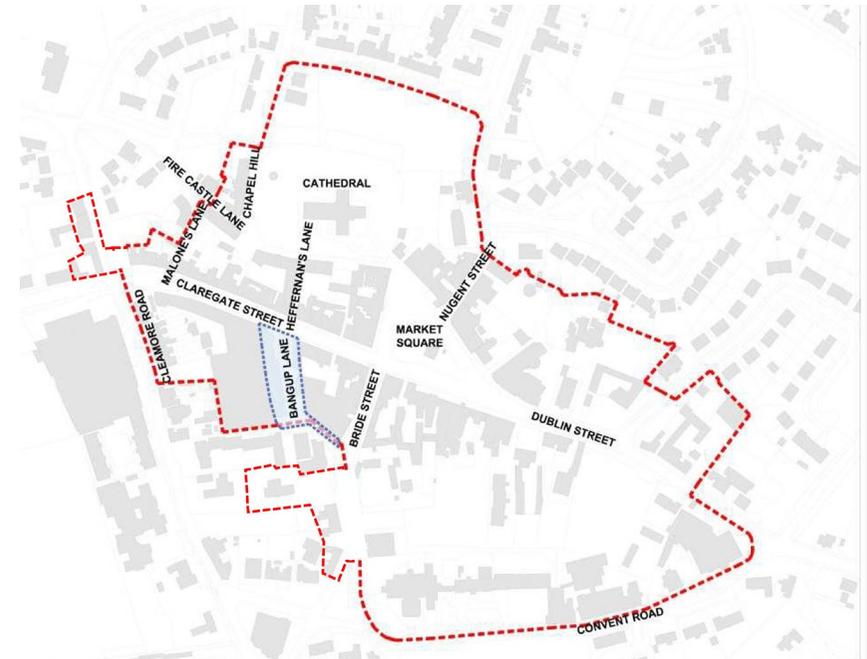


Fig. 60 - Map Locating Bangup Lane, Kildare



Fig. 61 - View Towards Claregate Street from Bangup Lane



Fig. 62 - 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 Heffernan’s 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 remodelled. However, the form of the dwellings and alignment on the lane contribute positively to the character of the Laneway. The redevelopment of ‘Firecastle’ restaurant, café, grocery and bed and breakfast facing onto Market Square on the corner of Firecastle Lane is a particularly fine example of building refurbishment in an ACA. Its use of quality materials and contemporary window opens form an acceptable contrast to the backdrop of St. Brigid’s Cathedral and Round Tower.

A new apartment development dominates the block between Malones lane and Heffernan’s 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 Heffernan’s Lane. These are finished in channelled 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 Fitzpatrick’s 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 finish adjoining the apartment block facing Heffernan’s 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.

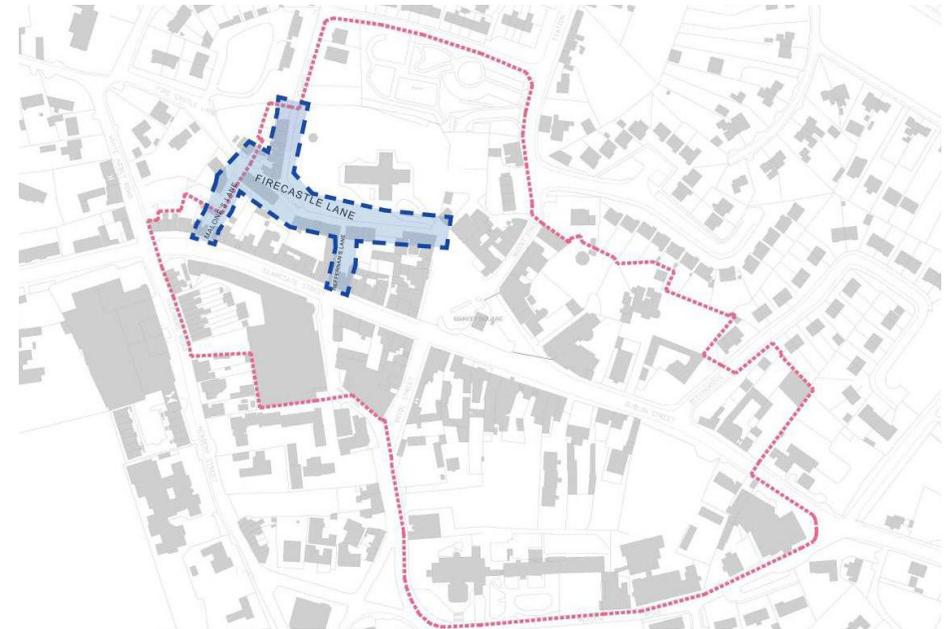


Fig. 63 - Map Locating Laneways - Malones Lane, Heffernan Lane & Firecastle Lane, Kildare



Fig. 64 – Firecastle Restaurant



Fig. 65 - 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 presents as an imposing Classical style. The adjoining convent building represents the continued expansion of the presentation convent and comprised of a central block and gable advanced 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.

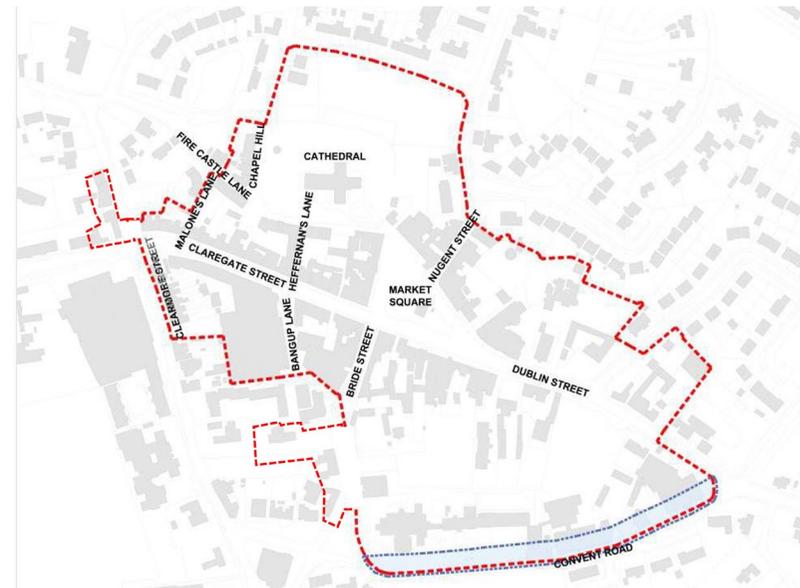


Fig. 66 - Map Locating Convent Road, Kildare



Fig. 67 - The Nuns School, Presentation College, Kildare

the Nuns School designed by Francis Bergin is positioned perpendicular to the nunnery 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 Kildare 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 rein- forces 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 Kildare 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 nunnery is set back but the school wall defines the street. The setback creates a sense of openness, and the garden creates a formal character.

Land Use

The land uses are characterised by the commercial hotel use of the Kildare 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. 68 - View To Convent Road From Dublin Road



Fig. 69 - View Along Convent Road Towards St. Brigid's Square

7.10 Cleamore Road / White Abbey 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.

To the north of Cleamore Road, across Monasterevin Road is White Abbey Road. The extent of White Abbey Road within the ACA relates to the buildings and associated out buildings to the southwest end of the street, at the corner Monasterevin Road and White Abbey Street. 18th century maps demonstrate a cluster of buildings which consists of a terrace of 2no. houses and associated outbuildings at the corner of White Abbey Street and Monasterevin Road. Further north along White Abbey Road an 18th century building, originally a 2-storey thatched house, forms part of a second terrace. The composition of the stepped terrace to the south side of White Abbey Street, including their associated outbuildings greatly contribute to the character of Kildare town.

Spatial Quality

The dwellings define the street edge to the east of Cleamore Street, and the edge definition deteriorates somewhat at the junction with Claregate Street, where there is a poor boundary wall and dereliction. The buildings at the junction of Monasterevin Road and White Abbey Street define the edge to the 18th century town.

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. A narrow concrete footpath is located to the forefront of the historic buildings to the west with on street car parking to the east of White Abbey Road.

Boundary Treatment

The boundary treatment to Cleamore Road comprises low brick walls with pedestrian entrance demarcated with piers. The three terraced dwelling at the junction with Claregate Street and across Claregate Street the stepped terraces on White Abbey Street are street fronted which creates a strong built edge and define the western fringe of 18th century Kildare town.

Land Use

The land use along Cleamore street and White Abbey Road consists of residential, except for the Harp Bar on White Abbey Road. There is some vacancy at the northern end of the Cleamore street.

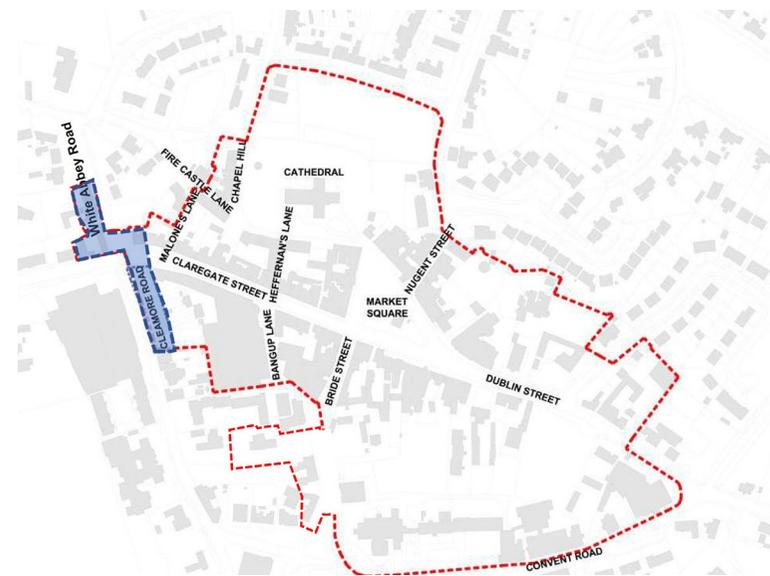


Fig. 70 - Map Locating Cleamore Road, Kildare



Fig. 71 - Cleamore Road from Claregate St.

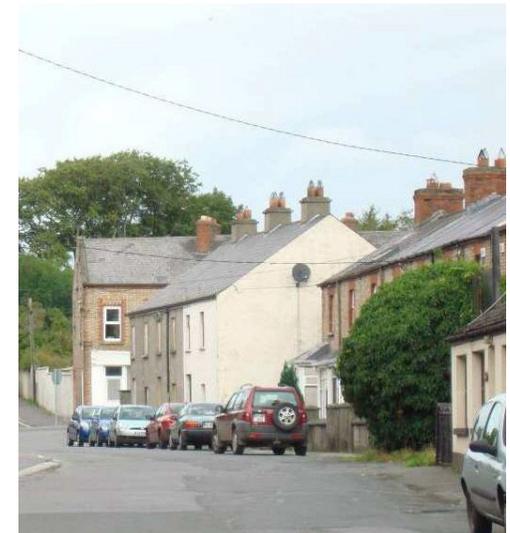


Fig. 72 - View towards Claregate Street from Cleamore Road

8.0 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:

View Reference	Description
1	Views of St Brigid's Church from Cleamore Road
2	Views of the Cathedral and round tower from the junction of Bride Street /Meadow Road
3	Views of the Cathedral and round tower from the south-eastern corner of Market Square.
4	Views into Market Square from the junction of Bride Street and Dublin Street
5	Views from within Market Square at the junction of Bride Street and Claregate Street towards Dublin Street
6	Views of St Brigid's Church from Bride Street at Market Square
7	Views from Bride Street towards Claregate Street
8	Views from the northern approach to Market Square from Bride Street
9	Views towards the Cathedral and round tower from the corner of Lourdesville and Station Road
10	Views towards the Cathedral and round tower from Chapel Lane
11	Views towards the Cathedral and round tower from the corner of Firecastle Lane and White Abbey Road
12	Views from the western approach to Market Square from Claregate Street.

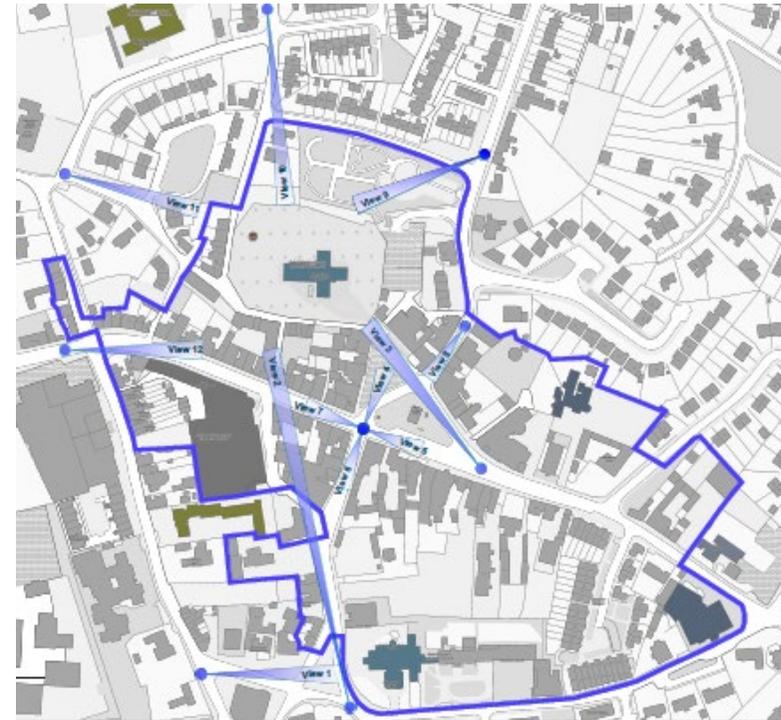


Fig. 74 - Map of Significant Views and Vistas

9.0 Summary of Special Character and Statement of Significance

Summary of Special Character

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

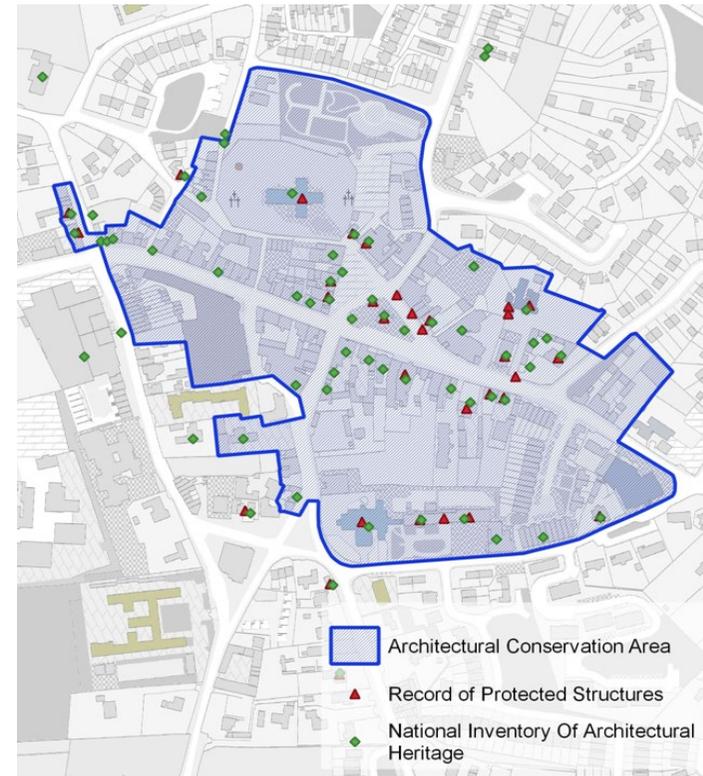
- The topographical setting of the town with The Square and Cathedral located on high ground relative to the surrounding countryside.
- The roughly triangular layout of the Square, and the alignment of the main street to the south of the triangle, with minor roads entering the space from the north and 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 roofscape 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 Town 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.



10. Implications for Planning and Development

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

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or 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 be required to be carried out to structures in ACAs are outlined in the attached table. Some of these works require planning permission irrespective of whether the area is protected or not, and indicates in general terms whether permission is required or not. A Declaration should be sought in any event. 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 legislation. It is a guide only. The Planning and Development Act 2000 (as amended) and Planning and Development Regulations 2001 (as amended) should be consulted in advance of carrying out any works.

Elements	Works Requiring Permission	Works Not Requiring Permission
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1. Roof Form & Cladding

The roofscape is an integral part of Kildare's 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 installation of roof lights or dormer windows on the front or prominent elevations of a structure. The installation of solar panels on the front or prominent elevations of a structure.

- The reinstatement or replacement of inappropriate roof coverings with historically appropriate materials
- The reinstatement or replacement of inappropriate rain water goods with cast iron or cast aluminium (painted) rainwater goods
- Repairs to fabric works using historically appropriate materials

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 inclusion of external insulation on the front or prominent elevations of a structure.

- 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 with historical appropriate mortar

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 panelled 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 with historical appropriate mortar

Elements **Works Requiring Permission** **Works Not Requiring Permission**

4. Street Boundary

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.

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.



Removal of historic paving or alterations to existing landscape on the front enclosure of a structure. Removal of architectural features on the front enclosure of a structure.

Permission is not required for the repair and maintenance of boundary walls with historically appropriate materials.

5. Street Clutter

A problem common to many of Kildare's commercial premises include the extent of clutter on facades. This includes arrays of cabling lighting, alarm boxes and signage. 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 overall character.



Planning Permission is required for TV Aerials, Satellite Dishes, Solar Panels, Electric Vehicle Charge Points, Gas and Electricity Meters.

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

6. Internal Alterations

The ACA designation does not prevent internal changes or re-arrangements to structures not listed as protected structure 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 therefore 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.

11.0 Recommendations and Guidance

The built heritage of Kildare is a critically important physical asset and should be valued as such. The buildings and the spaces between them 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 purpose of these recommendations is to promote the protection of the built heritage within the ACA, and to also facilitate the appropriate development of the area. The recommendations 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 three¹ action areas, where key threats to the protection of the built heritage are identified, and recommendations and guidance is provided for each area. The three Action areas are as follows:

- Historic Building Facades
- Shop Fronts and Façade Maintenance
- 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 of such strategies and will liaise and support the landowners in their preparation.

¹ The 2012 Statement of Character included recommendations in relation to Public Realm and Medieval Laneways which have subsequently been considered in the Town Renewal Masterplan.



Fig. 76 - View Of Southwells, Market Square, Kildare



Fig. 77 - Historic View Of Market Square, c 1920's (Permission Requirement)

11.1 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.

11.1.2 Building Facade Guidance / Recommendations

- Initiate a 'Beautiful Street Initiative', encouraging the formation of Terrace / Street partners to carry out analysis and prepare 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 11.2.1).
 - 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.

11.2 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 aluminium 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 discussed here is 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.



Fig. 78 – Front Façade of Five Star Kebab Pizza

Shopfront – Potential 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 pro- posed 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 complement each other.



Fig. 79 – Example of potential Front Façade of Five Star Kebab Pizza

Shopfront - Façade 2022

Rationalisation has occurred and the front façade now looks more appropriate for a heritage building in a prominent location with an ACA. The use of a more neutral palette is also more in keeping with surrounding buildings. These alterations came about part of a discussion to regularise unauthorized signage (planning application reference No. 12/482). However, this current palette pictured in Figure 80 is not as neutral as that in Figure 79, which has an ideal colour palette for this location.



Fig. 80 – Potential Front Façade of Five Star Kebab Pizza

11.2.1 Shop Front Guidance

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 long term 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. 81 - Ideal Configuration of Shop Front, Signage and Security Shutters



Fig. 82 - Shop Front Terminology

Fig. 83 - Boots Grafton Street, Dublin
Example of Corporate Shopfront with discreet signage.

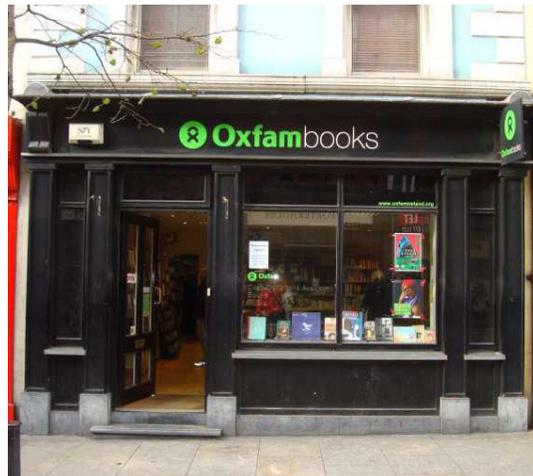


Fig. 84 - Oxfam Parliament Street, Dublin
Example of Contemporary shop front in traditional style,
representing an appropriate approach for potential replacement
of modern shop fronts such as on Market Square.

Fig. 85 - 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. 86 - 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.
- Alternative means of protection to be considered are removable railings to the front building line of recessed doorways.



Fig. 86 - Inappropriate example of negative impact of signage placed on location of original shop fronts



Fig. 87 - Inappropriate example of negative impact of signs on windows

11.3 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 recognise 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. 90 - View of new opening in boundaries from Bride Street to rear of properties on Market St and Dublin St.



Fig. 91 - View of boundary to rear of Dublin Street illustrating break in boundary

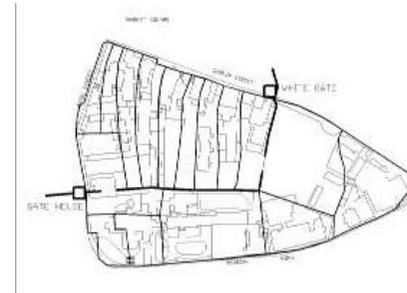


Fig 12.26 Illustration of alignment of Plot Boundaries during the medieval Period

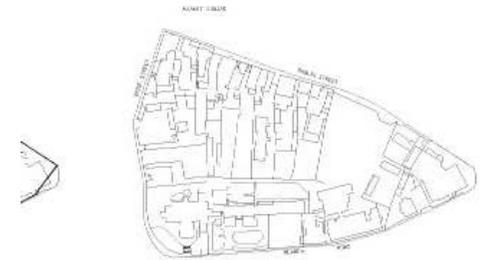


Fig 12.27 Illustration of alignment of contemporary plot boundaries prior to removal of boundaries to the rear of Graces

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 'Conyngham's'. 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.

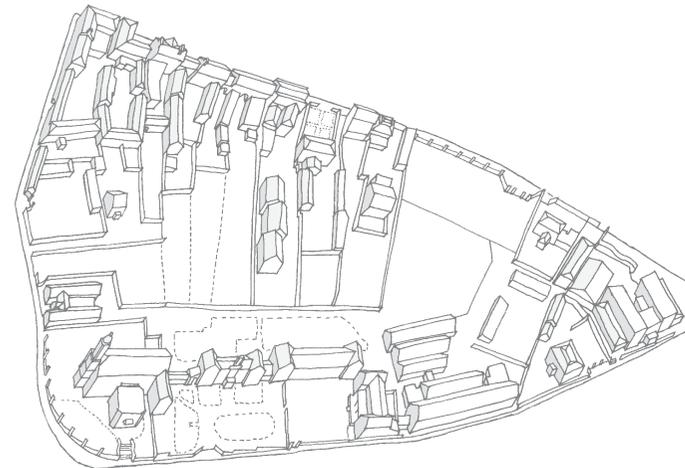


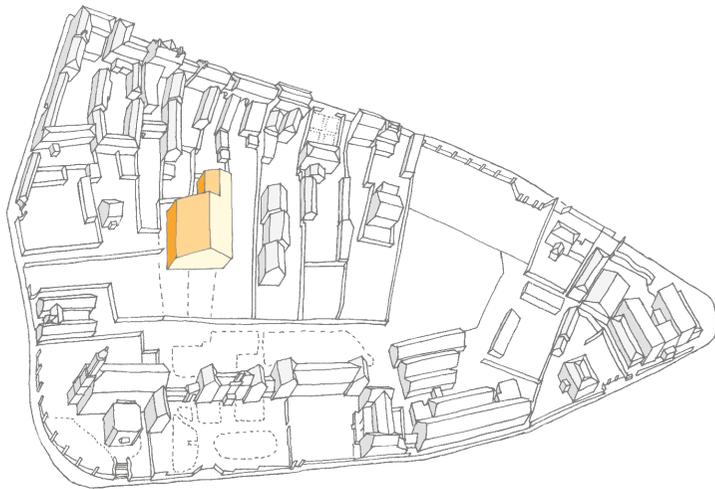
Fig. 92 - Three-dimensional View of Existing Plots and Buildings Illustrating Location of Boundaries removed

11.5.1 Burgage Plot Guidance

- 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 to a high quality, consistent throughout the area and including surface treatment and lighting. This should coordinate 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. 93 - Illustration of inappropriate urban form that detracts from the character, setting and historic character of the area.

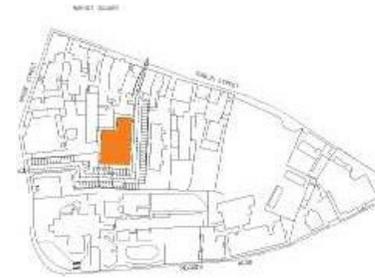


Fig 12.30 Plan of Inappropriate Urban Form

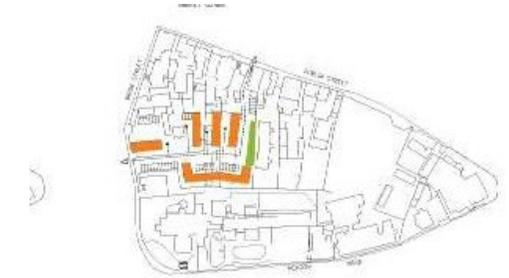
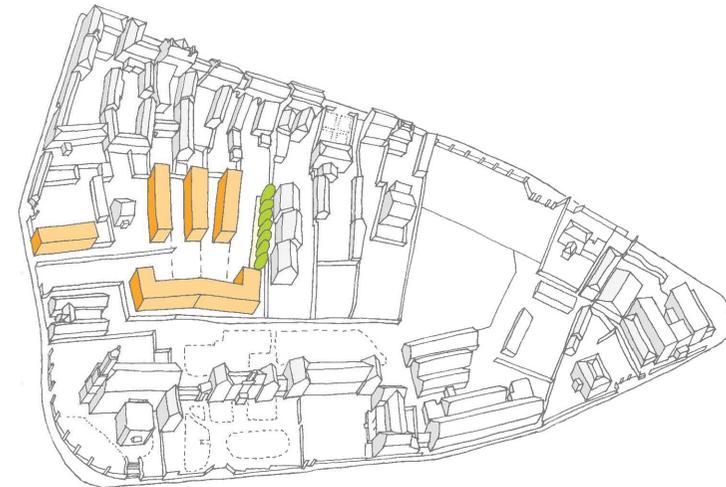


Fig 12.31 Plan of Appropriate Urban Form

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. 94 - 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 from Kildare County Council Development Plan 2023-2029 Structures in
NIAH

Appendix B
List Of Monuments

Appendix A

RPS No. According To Kildare County Council Development Plan 2023-2029	NIAH No.	Structure Name	Description
B22-18	11817102	Leinster Lodge, Chaplin's Ln	House
B22-19	11817100	Virginia Lodge, Market Sq	House
B22-21	11817089	No. 19 Fairview Cottages	House
B22-26	11817053	Aisling House, Dublin Rd	House
B22-28	11817029	White Abbey Rd	House
B22-30	11817006	Vergers House, Market Sq	House
B22-38	11817059	Beech Grove House, Dublin	House
B22-38A	-	Beech Grove House, Dublin	Gates / Railings / Walls
B22-39	11817052	Lislee House, Dublin St	House
B22-41	11817028	M.J. McEnerney, White Abbey Rd.	House with Public House
B22-42	11817003	Kildare Market Hse, (Former), Market Square	Market House, (Former)
B22-43	11817004	Market Square	Lamp Standard
B22-44	11817005	Nolan's / Seeta, Market Sq	Public Hse
B22-45	11817007	St. Brigid's Cathedral, Church Lane	Cathedral
B22-47	11817016	The Vatican, Market Square	Public House
B22-48	11817017	Southwells, Market Sq	Shop
B22-49	11817034	St. Brigid's Catholic Church,	Church
B22-50	11817035	Presentation Convent, Convent Rd	Convent
B22-51	11817036	Kildare Convent' National School, Convent Rd	School
B22-52	11817038	Kilgowan Lodge, Convent Rd	House
B22-53	11817054	Kildare Post Office, Dublin St	Post Office
B22-54	11817055	Kildare Courthouse, Dublin St	Courthouse
B22-60	11817108	Presentation Convent	Convent
PPS 5	11817048	Grace's Public House, Market Square	House /Former pub
-	11817008	Chapel Hill	Water Pump
-	11817009	Fire Castle Lane	House
-	11817010	Firecastle Lane	House
-	11817019	Claregate St	Public House
-	11817107	Claregate St	House
-	11817026	Claregate St	House
-	11817027	White Abbey Rd	Pair of Cottages
-	11817024	Claregate St	Plaque
-	11817025	Claregate St, White Abbey Rd	Shop
-	11817021	The Candy Store Claregate St	Shop
-	11817031	Academy St	Water hydrant
-	11817032	De La Salle National School, Bride St	House
-	11817033	Abbey View House, Saint Brigid's Square	House
-	11817037	Saint Brigid's National School, Meadow Road	School
-	11817039	Bride St	House
-	11817042	De La Salle National School, Bride St	School
-	11817043	Kildare Chilling Company, Bangup Lane	Shop
-	11817044	Vogue Hair Studio, Bride Street	Shop
-	11817109	Bride St	Shop

-	11817051	Roundtower House, Dublin St	Public House
-	11817047	Bank, Dublin St / Market Sq	Bank
-	11817046	J DoYLES / Next Door, Dublin St / Market Sq	Public House
-	11817045	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	Fitzpatricks 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
-	11817073	Chapel Hill	Rubble Stone Wall
-	11817099	Water Tower, Dublin St	Water Tower

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)

Number	Class	Townland / Location
KD022-029002	Ecclesiastical site	Kildare (Cathedral Complex)
KD022-029003	Graveyard	
KD022-029005	Cathedral	
KD022-029020	Round tower	
KD022-029021	High cross	
KD022-029022	Cross	
KD022-029023	Graveslab	
KD022-029026	Building	
KD022-029027	Cross-slab	
KD022-029028	Cross-slab	
KD022-029029	Cross-slab	
KD022-029030	Effigy	
KD022-029031	Cross-slab	
KD022-029032	Effigy	
KD022-029033	Cross-slab	
KD022-029034	Tomb – effigial	
KD022-029035	Effigy	
KD022-029036	Tomb	
KD022-029037	Tomb	
KD022-029038	Tomb	
KD022-029039	Tomb	
KD022-029040	Tomb	
KD022-029041	Graveslab	
KD022-029042	Cross-slab	
KD022-029043	Cross-slab	
KD022-029044	Inscribed stone	
KD022-029045	Inscribed stone	
KD022-029046	Inscribed stone	
KD022-029047	Inscribed slab	
KD022-029048	Graveslab	
KD022-029049	Graveslab	
KD022-029050	Graveslab	
KD022-029051	Cross	
KD022-029052	Graveslab	
KD022-029053	Memorial stone	
KD022-029054	Memorial stone	
KD022-029055	Memorial stone	
KD022-029056	Memorial stone	
KD022-029057	Cross-inscribed stone	
KD022-029058	Ecclesiastical enclosure	
KD022-029059	Building	
KD022-029060	Architectural fragment	