

JOHN CRONIN & ASSOCIATES

ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

Architectural Heritage Impact Assessment

Proposed residential development at former convent, New Street, Rathangan, County Kildare



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1. Introduction

John Cronin & Associates have been commissioned by Sophia Housing c/o Walsh Associates to prepare an Architectural Impact Assessment of the proposed residential development of a site on New Street, Rathangan. The site is currently occupied by a former convent/school and a series of outbuildings which have not been in use since 2017. There are no protected structures within the proposed development site; the site is not located in an architectural conservation area (ACA).



Figure 1: General location of subject site outlined in red (Source: Government of Ireland, Historic Environment Viewer)

This assessment was prepared by John Cronin with historical research undertaken by Dr Caroline McGrath; it is based on programme of background research and detailed site inspection.

The assessment has had regard to commentary issued during pre-planning consultation by Kildare County Council. The photographic record of the existing building has been to this report, for information purposes.

2. Methodology

This report is based on a programme of desktop research, site inspection and desk-based assessment. The following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the 1:10,560 Ordnance Survey map (1837-42), the 1:2500 Ordnance Survey map (1888-1913) and the 1:10,560 Ordnance Survey Cassini map (1940s).
- *Aerial photography* – In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.
- *Development Plans* - The local authority development plans relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation Areas (ACAs). The relevant development plan for the study area is the *Kildare County Development Plan 2023 – 2029*.
- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.
- *Dictionary of Irish Architects* - The Dictionary of Irish Architects is an online database which contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. The Dictionary of Irish Architects was created and compiled in the Irish Architectural Archive over a period of thirty years. It was made publicly available online in January 2009. It remains a work-in-progress with new data added on a regular basis.

John Cronin carried out an inspection of the proposed development site on 08/12/2021. The results of the site inspection are detailed in Section 4 and extracts from the photographic record are presented in **Appendix 1**. The background research, assessment of impact and report preparation was undertaken by Caroline McGrath and John Cronin.

3. Context

Location

The proposed redevelopment site is located within the town of Rathangan, approximately c. 400m to the east-northeast of its centre (see **Figure 2**). The site encompasses approximately 0.7 ha and is contained within the townland of Rathangan. The subject site is bound to the north by greenfield sites, to the south by New Street (R414), to the west by residential and mixed development and to the east by St. John's Convent (former) (Ref. 11810039/RPS Ref. B17-37) and the Catholic Church of the Assumption of Saint Patrick (Ref. 11810040). For this assessment, a 200m study area was taken extending from the red line boundary surrounding the proposed development site. There are no built heritage sites or protected structures located within the subject site.



Figure 2: Location of subject site outlined in red (Source: Government of Ireland, Historic Environment Viewer)

Legal & Policy Framework

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a

Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

There are no protected structures or NIAH structures within the proposed development site; the site is not located in an ACA.

However, Saint John’s Convent (Former) is located to the immediate east of the subject site. Saint John’s Convent is a protected structure (RPS Ref. B17-37) as designated by Kildare County Council. It is also listed as a building of regional significance by the National Inventory of Architectural Heritage (NIAH) (Reg. No. 11810039). The building is currently occupied and in use by ‘Noone Engineering Ltd.’ The NIAH have appraised the building as follows:

Saint John’s Convent (former) is a fine and imposing Classical-style building presenting an almost symmetrical front (south-east) elevation of graceful, balanced proportions. The convent is of social and historic interest, representing the expansion of the Catholic presence in the locality in the late nineteenth century. Although converted to an alternative use in the late twentieth century, the building retains most of its original form and fabric. Early salient features remain intact, including timber sash fenestration, a decorative doorcase with original fittings, together with a slate roof having cast-iron rainwater goods. Render is used throughout to decorative effect, including string/sill courses, while red brick forms a subtle feature to the eaves. The retention of an early external aspect suggests that the former convent may retain early or original features and fittings of significance to the interior. The convent is an imposing and attractive feature on the streetscape of New Street, forming a neat group with the Catholic church to north-east (11810040/KD-17-10-40).

The National Inventory of Architectural Heritage (NIAH) has recorded thirteen buildings of architectural merit within c. 200 metres of the proposed development site. Of these, nine are designated Recorded Protected Structures (RPS) by Kildare County Council (see **Figure 3** and **Table 1** for further details on these NIAH sites). There are nine designated Recorded Protected Structures (RPS) within the 200m study area.

Table 1: NIAH sites within the 200m study area.

Reg. No.	RPS Ref.	Name	Class
11810039	B17-37	St. John’s Convent (former), New Street, Rathangan	Convent (former)
11810001	B17-18	D & T Dillon, Market Square, Chapel Street, Rathangan	Public House
11810002	B17-19	D & T Dillon, Market Square, Chapel Street, Rathangan	Public House
11810006	B17-21	Rathangan Parochial Hall, Chapel Street, Rathangan	Parish Hall
11810019	B17-28	New Street, Rathangan, Co. Kildare	Foot bridge
11810048	B17-41	Sally Corn Mill (former), New Street (off), Rathangan	Corn Mill (former)
11810049	B17-42	Sally Corn Mill (former), New Street (off), Rathangan	House
11810040		Catholic Church of the Assumption and Saint Patrick	church/chapel
11810041		Bunscoil Bhríde	School
11810057		Saint Patrick’s Catholic Church	School
11810005		Saint Patrick’s Catholic Church	School
11810056		Water pump	Water pump
11810004		Gates/railings/walls	Gates/railings/walls



Figure 3: Development site (red outline) with 200m study area (yellow shaded area) and NIAH sites (blue dots) (Source: Government of Ireland, Historic Environment Viewer)

The *Kildare County Development Plan 2023 – 2029* presents a number of policies and objectives to ensure the protection of the architectural heritage resource within the County and these include:

AH P6 *Protect, conserve and manage the archaeological and architectural heritage of the county and to encourage sensitive sustainable development in order to ensure its survival, protection and maintenance for future generations.*

AH O21 *Protect the curtilage of protected structures or proposed protected structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a protected structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire built heritage complex and contributes positively to that aim.*

AH O23 *Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works.*

AH O32 *Ensure that new development will not adversely impact on the setting of a protected structure or obscure established views of its principal elevations.*

Historical background

The town of Rathangan is located within the ancient parish of Rathangan, Co. Kildare. The town of Rathangan is located on the Slate River, 8km from Kildare town. The settlement's name derives from the Irish Ráth Iomghain. This translates as Iomghain's fort or Rath Iomghain. The rath referenced adjoins the territory of the Church of Ireland. During the 19th century, Rathangan strived with the opening of the Grand Canal and many of the present-day sites on Main Street date from this century. However, the canal's importance declined as the railways were developed and the town saw little new development until the early 20th century. The modern town layout reflects its historical development and the natural boundaries created by the River Slate and Grand Canal. More recently there have been new housing developments as a response to housing demands from within and outside of the settlement.

Samuel Lewis' Topographical Dictionary of Ireland (1837) describes the town of Rathangan as:

'RATHANGAN, a market and post-town, and a parish, partly in the barony of EAST OPHALY, but chiefly in that of WEST OPHALY, county of KILDARE, and province of LEINSTER, 14 3/4 miles (W.) from Naas, and 30 (S. W. by W.) from Dublin, on the road from Kildare to Edenderry; containing 2911 inhabitants, of which number, 1165 are in the town, which is entirely in the barony of West Ophaly, and near the Grand Canal, and in 1831 contained 215 houses. It is a chief station of the constabulary police, and has a market on Monday, fairs in June, and on Aug. 26th and Nov. 12th.

The parish comprises 8872 statute acres, as apportioned under the tithe act: the principal seat within its limits is Tottenham Green, that of George Tottenham, Esq.

The living is a rectory and vicarage, in the diocese of Kildare, being the corps of the prebend of Rathangan in the cathedral of Kildare, and in the patronage of the Duke of Leinster and the Bishop, of whom the former has the right of presentation for two turns and the latter for one: the tithes amount to £553.16.11. The glebe-house was erected in 1810, by aid of a loan of £625 and a gift of £100 from the late Board of First Fruits; and there is a glebe comprising 29a. 2r. 26p. The church is a neat edifice with a handsome towers; the whole is in excellent order.

In the R.C. divisions the parish forms part of the union or district of Kildare. The chapel is a spacious building; there is also a meeting-house for the Society of Friends. In a school under the National Board, and one supported by Lord Harberton, about 200 children are educated; and there are three private schools, in which are about 120 children. There is a dispensary in the town, supported in the usual manner.'

The opening of the Catholic Church is described on the *Kildare Library* website as being 'One of the greatest days in the history of Rathangan'. The construction of new Catholic churches in Ireland peaked following catholic emancipation. Therefore, the construction of these churches in the west of Kildare during the 20th century was seen as unusual. The church is attributed to Mr. Andrew Cross who was also responsible for the construction of the churches seen at Caragh and Allenwood. These churches demonstrate the transition from using stone for church construction to the use of concrete, thus leaving behind the 19th century construction techniques and adopting the modern 20th century approach. St. John's Convent (Convent of Mercy) was established in 1875 to house the arrival of five Mary Sisters that arrived from Alton, England. The convent closed in 2017 as admission numbers had significantly fallen, (Foley 2017). Following the arrival of the Mary Sisters in 1875, a school for girls was opened. A new convent was erected in 1879 with the renovation of the former convent into classrooms, along with its outhouses. The school remained in use as a primary school until 1955 when a new school was built on the grounds of St' John's

Convent. From then, the former school building was used for post primary education until 1986 (Foley 2017).

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the 1:10,560 Ordnance Survey map (1837-42), the 1:2500 Ordnance Survey map (1888-1913) and the 1:10,560 Ordnance Survey Cassini map (1940s).



Figure 4: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)

The 1:10,560 Ordnance Survey map (see **Figure 4**) shows the lands within the subject site as developed within the central portion. The lands to its immediate east comprise an irregularly shaped agricultural field bordered by a deciduous treeline. The western portion of New Street has a series of mixed-use developments fronting the street. A corn mill is depicted to the south of Slate River. A 'Quaker's Meet Ho.' is labelled to the west of the subject site, beyond the townland boundary for Rathangan, in Newtown.

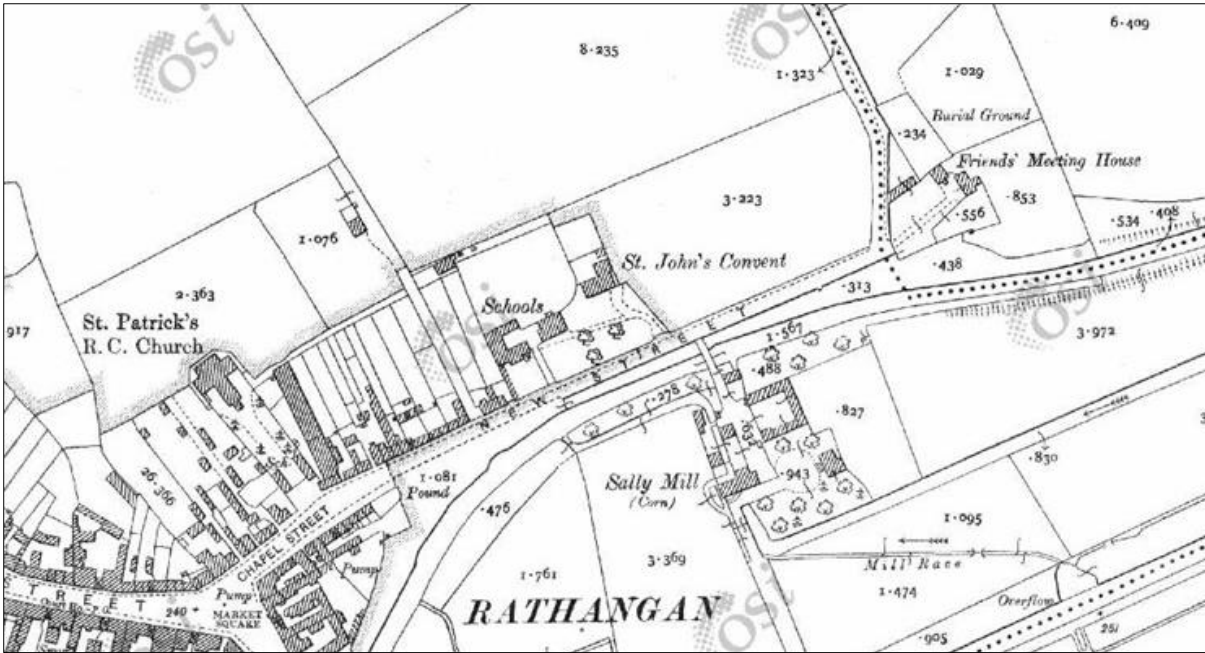


Figure 5: Extract from 1:2500 Ordnance Survey map (1888-1913) (Source: Government of Ireland, Historic Environment Viewer)

The 1:2500 Ordnance Survey map (see **Figure 5**) shows alterations to the building within the subject site. St. John's Convent has been erected to its immediate east. The formerly labelled 'corn mill' is now labelled as 'Sally Mill'. The Quaker's Meet House has been renamed as 'Friends' Meeting House' with a burial ground depicted to its north.

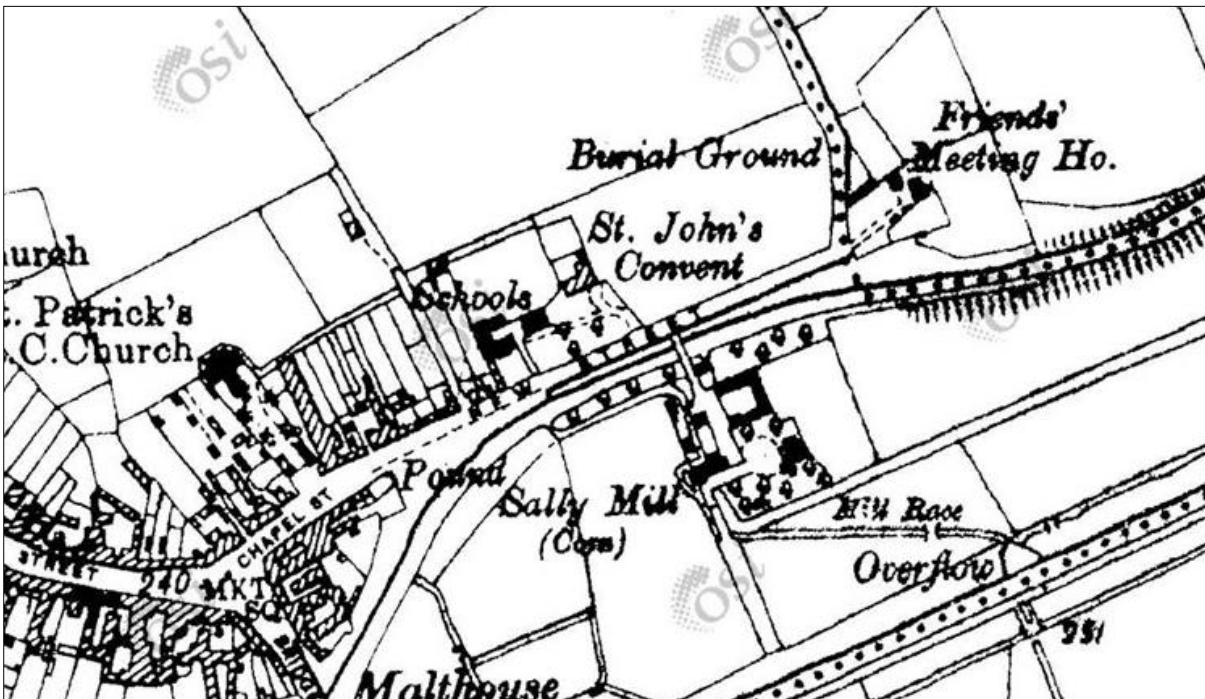


Figure 6: Extract from the Cassini map c. 1950s (Source: Government of Ireland, Historic Environment Viewer)

By the time of the 1:10,560 Ordnance Survey Cassini map (1940s), there are few changes to the subject site. The buildings are now labelled as 'schools'.

4. Description of the site

The proposed redevelopment site is located on New Street in the townland of Rathangan and approximately c.400m to the east-northeast of the Medieval centre of Rathangan town, County Kildare. The subject site is bound to the north by greenfield sites, to the south by New Street (R414), to the west by residential and mixed development and to the east by St. John's Convent (former) (Ref. 11810039/RPS Ref. B17-37) and the Catholic Church of the Assumption of Saint Patrick (Ref. 11810040). For this assessment, a 200m study area was taken extending from the red line boundary surrounding the proposed development site which comprised of thirteen NIAH sites, of which nine are recorded protected structures by Kildare County Council. There are no built heritage sites or protected structures located within the subject site.

The site is currently occupied by a former convent/school, gardens and associated outbuildings and a greenfield site to the northern portion. A photographic record is included in **Appendix 1** of this report.

The former convent (see **Appendix 1: Plates 1 – 6**) is set back from the road. It consists of a U-shape plan with the original single-storey-with-attic structure facing to the south. The front block has a gable-fronted annex to the west. The annexes to the rear are much altered and devoid of fabric of note.

Internally, it is obvious that the convent has been much altered over the course of many decades. All joinery, wall surfaces, floors and windows are modern (late-twentieth century) in date. The only noteworthy features are two marble fireplaces that appear to date from the late nineteenth- or early twentieth centuries (see **Plates 9 and 11**); these fireplaces are not original fabric and, in fact, are quite robust and gaudy. In summary, there is nothing of heritage significance within the former convent.

To the north and rear of the site is an enclosed garden (see **Plate 15 & 16**) and a small, enclosed graveyard (that does not form part of the development) (see **Plates 17 – 19**). The graveyard is accessible on two sides: to the west, from the public road through a pedestrian gate and to the east, from the rear garden of the former convent.

To the north of the rear garden is a single-storey, gabled-ended outbuilding (see **Plates 20 & 21**) which was built in the twentieth century (it does not appear on the original 1:10,560 OS map or the later 1:2500 map edition). The structure is no architectural heritage significance.

5. Assessment of impact

The former convent is a much-altered structure that incorporates the partial remains of a nineteenth-century single-storey structure at its core. The building has been extensively modified and extended. It is not of any architectural heritage significance.

The gardens to the rear are pleasant but are not of high quality – there are consistent with enclosed gardens maintained by religious orders in the nineteenth and twentieth centuries. Nevertheless, the proposed development will retain key mature trees and a large part of the existing garden as public amenity space for the proposed development.



Figure 7: Extract from the Proposed Site Layout Plan (Source: Walsh Associates)

The proposed development will not have a negative impact on neighbouring protected structures and the historic streetscape of Rathangan. The project architects have taken full account of site setting. Existing views of the adjoining church (to the east) are largely obscured by mature trees approaching the church from Rathangan town centre. The proposed Block 'A' will only further obscure 1.5m of the Protected Structure, which in any case is already fully obscured by the existing mature trees.

The setting back of the building line from New Street is appropriate and is complimentary to the setting of structures to the east of the former convent.

6. Conclusions

The former convent is a much-altered structure that incorporates, at its core, partial remains of a nineteenth-century single-storey structure. The building has been extensively modified and extended. The former convent and associated outbuildings are not of any architectural heritage significance.

The proposed development ***will not give rise to significant impacts*** on protected structures or historic streetscape. The project architect has given careful consideration to the siting of the proposed new buildings which will not have a negative impact on the setting of the adjoining protected structure, Saint John's Convent, which is located to the east of the subject site.

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Appendix 1: Photographic record



Plate 1: View of the entrance way to the former convent



Plate 2: View towards Saint John's Convent which is located to the east of the proposed development site



Plate 3: View of the front elevation of the former convent



Plate 4: View of the rear elevation of the original single-storey element of the former convent. The dormer extension to the rear (on the left of the photograph) is a later twentieth-century addition.



Plate 5: View of the garage annex of the former convent building. This is an entirely modern structure. The dormer extension adjacent to the garage (on the right of the photograph) is a later twentieth-century addition.



Plate 6: View of the rear elevation of the former convent. The building form in this photograph is entirely late twentieth century in date.



Plate 7: Entrance hall of the former convent – the hallway entirely modern and devoid of authentic fabric of heritage significance. is much modernised.

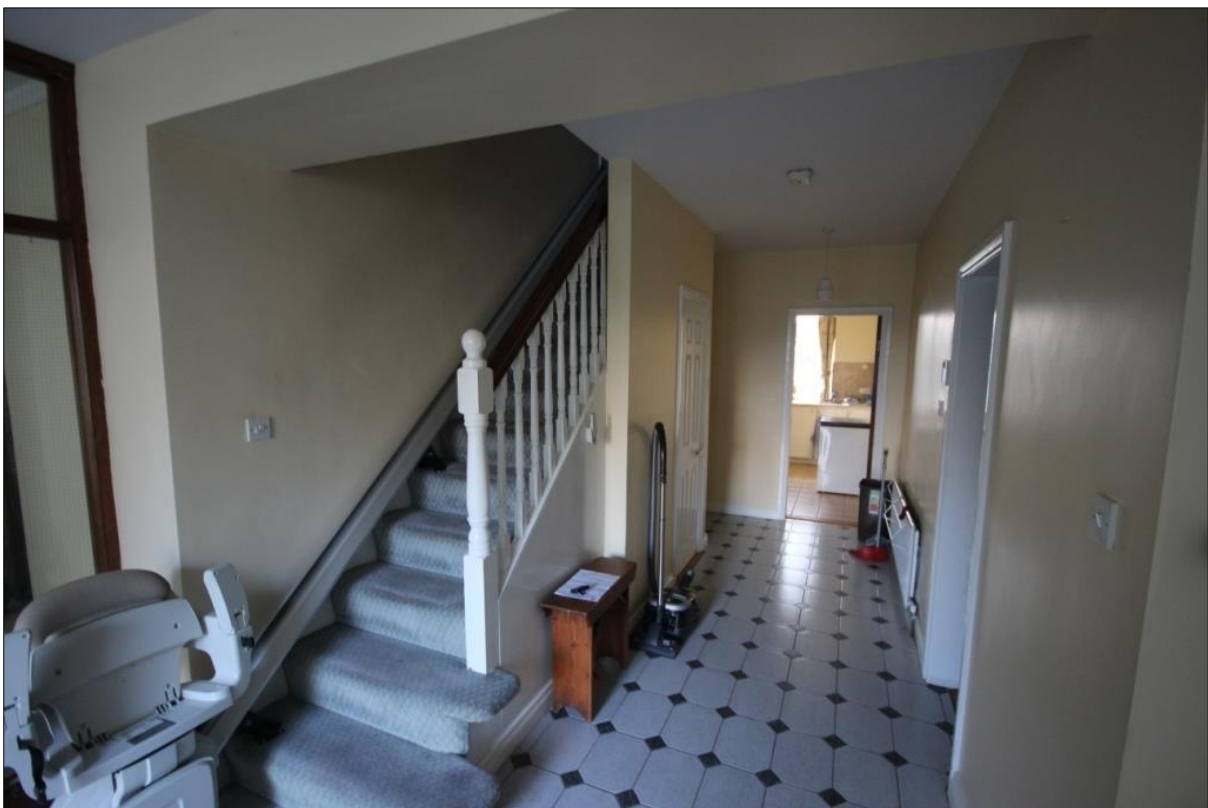


Plate 8: Entrance and stair hall of the former convent – the building is much modernised. The staircase is a accommodated in a modern annex and the staircase, doors, architraves and skirting boards are entirely modern.



Plate 9: Living room to the east of the entrance hall. The ceilings, wall surfaces and floor have been modernised. The fireplace is late insertion.



Plate 10: Former study within the ground floor of the former convent. The room is devoid of authentic fabric of interest.



Plate 11: Living room to the west of the entrance hall. The ceilings, wall surfaces and floor have been modernised. The fireplace is late insertion.



Plate 12: Kitchen within the former convent – entirely modern.



Plate 13: Example of a bedroom on the first-floor level of the former convent.



Plate 14: Attic level of the single-storey front block of the former convent.



Plate 15: View of the rear garden of the former convent (looking north)



Plate 16: Detail of the footpaths that traverse the garden area.



Plate 17: Gateway leading from garden towards the Nun's Graveyard.



Plate 18: Interior of the enclosed Nun's Graveyard.



Plate 19: Gated entrance from the public roadway, on the western side of the Nun's Graveyard.



Plate 20: View of the early twentieth-century outbuilding located to the north of the enclosed garden.



Plate 21: View south of the outbuilding and rear wall of the convent garden. The outbuilding is a late addition (it does not appear on the first or last edition of the 1:10,560 OS map for the town).

Appendix 2: Relevant NIAH entries

Registration No. 11810039

Class: Saint John's Convent (former)

Townland: Rathangan

Description: Detached nine-bay two-storey former convent, c.1890, on an almost-symmetrical plan retaining early aspect comprising five-bay two-storey central block with segmental-headed door opening to centre, two-bay two-storey gabled advanced end bays, three-bay two-storey side elevations to north-east and to south-west having two-bay single-storey bowed projecting bay to north-east (probably incorporating chapel) and four-bay two-storey return to rear to north-west. Now in use as offices. Gable-ended roofs with slate (gable-fronted to advanced end bays; half-conical to bowed projecting bay). Clay ridge tiles. Rendered chimney stacks. Cut-stone coping to gables with cross finials. Cast-iron rainwater goods. Rendered walls. Ruled and lined. Painted. Rendered quoins to corners. Moulded rendered string/sill course to both floors. Rendered band to eaves with moulded red brick course over. Square-headed window openings (round-headed to bowed projecting bay). Rendered sills (forming continuous sill course). Rendered surrounds with keystones. 2/2 timber sash windows. Segmental-headed door opening. Rendered surround with keystone having hood moulding over. Timber pilaster doorcase with consoles. Timber panelled door approached by flight of steps. Sidelights. Decorative fanlight. Set back from road in own grounds. Tarmacadam forecourt/carpark to front.

Registration No. 11810040

Class: Church/Chapel

Catholic Church of the Assumption and Saint Patrick

Townland: Rathangan

Description: Detached twelve-bay double-height Catholic church, c.1960, with round-headed window openings, two-bay double-height chancel to north-west having two-bay single-storey flat-roofed projecting bay to north-west, six-bay single-storey flat-roofed sacristy projection to north-east, and five-bay entrance front to south-east with single-bay four-stage entrance tower to centre on a circular plan with conical roof. Gable-ended roof with artificial slate. Concrete ridge tiles. Rendered coping to gable to chancel with cross finial to apex. Timber bargeboards to gables to north-west. Replacement uPVC rainwater goods, c.1990. Flat-roofed to projecting bay to north-west and to sacristy projection to north-east. Materials not visible. Conical roof to tower with artificial slate. Cross finial to apex. Lead flashing to eaves on rendered corbelled eaves course. Rendered walls. Unpainted. Rendered dressings including diagonal corner piers to entrance (south-east) front having pyramidal capping and crow-stepped parapet wall. Rendered diagonal buttresses to tower with render strips to top stage on moulded stringcourse. Round-headed window openings. Concrete sills. Fixed-pane stained glass windows (no fittings to top stage to tower). Round-headed door openings to entrance (south-east) front with decorative two-storey gabled doorcase to tower having hood moulding over door opening and round-headed recessed niche over. Timber panelled double doors. Overlights. Full-height interior. Tiled floor. Timber pews. Timber panelled gallery to first floor to south-east on columns. Ribbed ceiling with coving and barrel-vaulted section to centre. Set back from road in own grounds. Tarmacadam forecourt/carpark to site.

Registration No. 11810041

Class: School (Bun Scoil Bride)

Townland: Rathangan

Description: Detached six-bay double-height national school, dated 1955, on an irregular plan on a corner site comprising four-bay double-height wing with single-bay double-height gabled advanced end bay to right (north-east) having six-bay double-height side elevation to north-east and four-bay double-height return to rear to north-west having four-bay double-height perpendicular wing to north-east with four-bay single-storey flat-roofed parallel range along south-east elevation. Refenestrated, c.1995. Gable-ended roofs on a complex plan with artificial slate. Clay ridge tiles. Timber eaves and bargeboards. Aluminium rainwater goods. Flat-roofed to parallel range. Bitumen felt. Roughcast walls. Painted. Red brick dressings including plinth. Cut-stone feature to side (north-east) elevation of projecting bay to north-east. Cut-stone date stone/plaque. Square-headed window openings (round-headed to front (south-east) elevation of projecting end bay to north-east). Concrete sills. Replacement uPVC casement windows, c.1995. Square-headed door opening approached by flight of steps. Red brick surround. Replacement glazed timber panelled double doors, c.1995, with sidelights. Set back from road in own grounds on a corner site. Tarmacadam yard to site. Roughcast boundary wall to boundary.

Registration No. 11810019

Class: Foot bridge

Townland: Rathangan

Description: Single-arch yellow brick hump back footbridge over river, c.1820, with brick voussoirs and rubble stone flanking walls. Yellow brick Running bond walls. Cut-stone coping. Random rubble stone flanking walls. Single segmental arch. Yellow brick dressings. Rubble stone soffits with render over. Sited spanning Slate River with grass banks to river.

Registration No. 11810048

Class: Mill (water)

Townland: Rathangan

Description: Detached six-bay two-storey rubble stone corn mill, c.1795, on a T-shaped plan with six-bay two-storey lower return to rear to north-west. Now disused and derelict with main block partly in ruins. Gable-ended roofs on a T-shaped plan with slate (pitch to south-east now roofless with roof to return now partly collapsed). Red clay ridge tiles. Fragments of cast-iron rainwater goods on cut-stone eaves course. Random rubble stone walls with traces of lime render over to sections. Brick sections including gable to north-east to return. Chute to east with iron tie plates over. Square-headed window openings. No sills. Brick surrounds. Remains of 4/4 timber sash and fixed-pane iron windows with most fittings now gone. Shallow segmental-headed door opening. Red brick dressings. Timber boarded door. Series of elliptical-headed integral carriageways to ground floor. Brick dressings. Fittings now gone. Set back from line of road in own grounds accessed over footbridge to north-east (11810019/KD-17-10-19). Part overgrown grounds to site.

Distance from PDS (c.): 90m south east

Registration No. 11810057

Class: School

Townland: Rathangan

Description: Detached single-bay single-storey gable-fronted former national school, dated 1830, with five-bay single-storey side elevation to south-west. Reroofed and extended, c.1970, comprising two-bay single-storey flat-roofed bay to north-west. Refenestrated, c.1995, to accommodate use as medical centre. Gable-ended (gable-fronted) roof. Replacement artificial slate, c.1970. Concrete ridge tiles. Timber eaves and bargeboards. Replacement plastic rainwater goods, c.1970. Flat-roof to additional bay. Bitumen felt. Timber eaves. Rendered walls (painted to front (south-east) elevation). Cut-stone date stone/plaque to gable. Square-headed openings (possibly remodelled, c.1995, with door opening to front (south-east) elevation relocated to right). Replacement concrete sills, c.1995. Replacement timber casement windows, c.1995. Replacement tongue-and-groove timber panelled doors, c.1995. Set back from line of road in grounds shared with former Catholic church.

Registration No. 11810006

Class: Church/chapel

Townland: Rathangan

Description: Detached five-bay double-height Catholic church, c.1825, originally on a T-shaped plan comprising three-bay double-height nave with single-bay double-height transepts to north-east and to south-west, single-bay double-height chancel to north-west and single-bay three-stage Italianate entrance tower to south-east on a square plan. Extended, c.1960, comprising single-bay single-storey flat-roofed flanking bay to south-west to accommodate use as hall. Extensively renovated and extended, c.1990, following fire comprising single-bay single-storey flat-roofed flanking bay to north-east. Gable-ended roofs on a T-shaped plan. Replacement artificial slate, c.1990. Concrete ridge tiles. Timber eaves and bargeboards. Replacement uPVC rainwater goods. Shallow pyramidal roof to tower. Replacement artificial slate, c.1990. Overhanging timber eaves. Flat-roofed to additional flanking bays. Bitumen felt. Timber eaves. Rendered walls to nave and to transepts. Ruled and lined. Unpainted. Rendered quoins to corners. Coursed cut-stone walls to tower. Cut-stone dressings including quoins to corners, stringcourses to each stage and consoled frieze to eaves. Rendered walls to additional flanking bays. Unpainted. Lancet-arch openings to nave remodeled, c.1990, to accommodate square-headed openings. Stone sills. Rendered surrounds. Replacement timber casement windows, c.1990. Round-headed openings to tower in recessed panels to first and to second stages (tripartite arrangement to top stage with stringcourse to spring of arches). Stone sills and yellow brick dressings to upper stages. Openings to second stage now blocked-up. Round-headed

door opening. Moulded cut-limestone doorcase. Replacement timber paneled double doors, c.1960, with tongue-and-groove timber paneled overpanel. Square-headed openings to additional flanking bays. Timber fittings, c.1990. Full-height interior to nave remodeled, c.1960, with stage inserted to former chancel having transepts in use as wings. Set back from road in own grounds. Tarmacadam forecourt/carpark to front. Gateway, c.1825, to south-east comprising pair of cut-stone piers with profiled cut-stone capping having cast-iron double gates and rendered flanking plinth walls with cast-iron railings over having finials.

Registration No. 11810049

Class: Corn Mill

Townland: Rathangan

Description: Detached three-bay two-storey over part-raised basement mill owner's house, c.1795, on an L-shaped retaining early fenestration with round-headed door opening to centre approached by flight of steps and single-bay two-storey return to rear to east. Mostly refenestrated, c.1900. Now disused. Hipped roof on an L-shaped plan with slate. Clay ridge tiles. Red brick chimney stack on axis with ridge. Rainwater goods now gone. Roughcast walls. Unpainted. Section of yellow brick construction to rear elevation to east. Cut-stone course to eaves. Square-headed window openings (round-headed window opening to side elevation to north). Stone sills. Replacement 1/1 timber sash windows, c.1900. Original 6/6 timber sash window to side elevation to south. Original 9/9 timber sash window to round-headed opening with fanlight over. Round-headed door opening approached by flight of stone steps having iron railings. Moulded cut-stone surround with moulded lintel and archivolt over. Timber panelled door. Overlight. Remains of iron gas lamp holder over. Set back from road in grounds shared with Sally Corn Mill. Overgrown grounds to site.

Registration No. 11810002

Class: House

Townland: Rathangan

Description: Terraced three-bay three-storey house, c.1800, with round-headed door opening to right ground floor. Extensively renovated and amalgamated with building to north-east, c.1980, to accommodate commercial use to ground floor. Gable-ended roof. Replacement artificial slate, c.1980. Concrete ridge tiles. Rendered coping to gables. Cast-iron rainwater goods on eaves course. Rendered walls. Ruled and lined. Painted. Channelled piers to ends. Square-headed window openings (window opening to left ground floor remodelled, c.1980, to accommodate use as door opening). Stone sills. Replacement timber casement windows, c.1980. Replacement glazed timber panelled door, c.1980, to left ground floor with timber fascia over having consoles. Round-headed door opening to right ground floor approached by flight of steps. Cut-limestone block-and-start surround with keystone. Replacement timber panelled door, c.1980. Spoked fanlight. Road fronted. Concrete brick cobbled footpath to front.

Registration No. 11810001

Class: House

Townland: Rathangan

Description: Terraced four-bay two-storey house, c.1800, on an L-shaped plan on a corner site with three-bay side elevation to north-west. Extensively renovated, c.1980, with openings remodelled to ground floor to accommodate commercial use having fascia over. Hipped and gable-ended roof on an L-shaped plan. Replacement artificial slate, c.1980. Decorative iron ridge tiles. Rendered chimney stacks. Rendered coping to gable. Cast-iron rainwater goods on rendered eaves course. Rendered walls. Painted. Channelled piers to corners. Square-headed openings (remodelled, c.1980, to ground floor). Stone sills (replacement concrete sills, c.1980, to ground floor). Replacement timber casement windows, c.1980. Replacement fixed-pane timber windows, c.1980, to ground floor with replacement glazed timber panelled door, c.1980, having overlight. Timber fascia, c.1980, over openings to ground floor on both elevations supported by timber pilasters. Square-headed door opening to side elevation to north-west approached by flight of steps. Replacement timber panelled door, c.1980. Decorative overlight. Road fronted on a corner site. Concrete brick cobbled footpath to front. Attached three-bay two-storey outbuilding with half-attic, c.1800, to north-east with segmental-headed integral carriageway. Reroofed and renovated, c.1980, with additional window opening inserted. Gable-ended roof (shared with building to north-east). Replacement artificial slate, c.1980. Concrete ridge tiles. Replacement aluminium rainwater goods on eaves course. Rendered walls. Painted. Iron tie plates. Square-headed slit-style window openings. No sills. Square-headed window opening, c.1980, to right with concrete sill and timber casement window. Segmental-headed integral carriageway to left. Timber boarded doors with timber overpanel.

Registration No. 11810005

Class: School

Townland: Rathangan

Description: Detached single-bay single-storey gable-fronted rubble stone former national school, dated 1826, with five-bay single-storey side elevation to north-west. Extensively renovated and extended, c.1995, comprising three-bay single-storey half-bowed bay to rear to north-west to accommodate use as hall. Gable-ended (gable-fronted) roof (quarter conical to bowed section to north-west). Replacement artificial slate, c.1995. Concrete ridge tiles. Rendered coping to gable. Replacement uPVC rainwater goods, c.1995. Random rubble stone walls (probably originally rendered). Rendered dressings including band to eaves. Cut-stone date stone/plaque to gable. Square-headed openings (possibly remodelled, c.1995). Replacement concrete sills, c.1995. Rendered surrounds. Replacement timber casement windows, c.1995. Replacement tongue-and-groove timber panelled doors, c.1995. Set back from line of road in grounds shared with former Catholic church.

Reg. No. 11810057

Class: School

Townland: Rathangan

Description: Detached single-bay single-storey gable-fronted former national school, dated 1830, with five-bay single-storey side elevation to south-west. Reroofed and extended, c.1970, comprising two-bay single-storey flat-roofed bay to north-west. Refenestrated, c.1995, to accommodate use as medical centre. Gable-ended (gable-fronted) roof. Replacement artificial slate, c.1970. Concrete ridge tiles. Timber eaves and bargeboards. Replacement plastic rainwater goods, c.1970. Flat-roof to additional bay. Bitumen felt. Timber eaves. Rendered walls (painted to front (south-east) elevation). Cut-stone date stone/plaque to gable. Square-headed openings (possibly remodelled, c.1995, with door opening to front (south-east) elevation relocated to right). Replacement concrete sills, c.1995. Replacement timber casement windows, c.1995. Replacement tongue-and-groove timber panelled doors, c.1995. Set back from line of road in grounds shared with former Catholic church.

Reg. No. 11810001

Class: House

Townland: Rathangan

Description: Terraced four-bay two-storey house, c.1800, on an L-shaped plan on a corner site with three-bay side elevation to north-west. Extensively renovated, c.1980, with openings remodelled to ground floor to accommodate commercial use having fascia over. Hipped and gable-ended roof on an L-shaped plan. Replacement artificial slate, c.1980. Decorative iron ridge tiles. Rendered chimney stacks. Rendered coping to gable. Cast-iron rainwater goods on rendered eaves course. Rendered walls. Painted. Channelled piers to corners. Square-headed openings (remodelled, c.1980, to ground floor). Stone sills (replacement concrete sills, c.1980, to ground floor). Replacement timber casement windows, c.1980. Replacement fixed-pane timber windows, c.1980, to ground floor with replacement glazed timber panelled door, c.1980, having overlight. Timber fascia, c.1980, over openings to ground floor on both elevations supported by timber pilasters. Square-headed door opening to side elevation to north-west approached by flight of steps. Replacement timber panelled door, c.1980. Decorative overlight. Road fronted on a corner site. Concrete brick cobbled footpath to front. Attached three-bay two-storey outbuilding with half-attic, c.1800, to north-east with segmental-headed integral carriageway. Reroofed and renovated, c.1980, with additional window opening inserted. Gable-ended roof (shared with building to north-east). Replacement artificial slate, c.1980. Concrete ridge tiles. Replacement aluminium rainwater goods on eaves course. Rendered walls. Painted. Iron tie plates. Square-headed slit-style window openings. No sills. Square-headed window opening, c.1980, to right with concrete sill and timber casement window. Segmental-headed integral carriageway to left. Timber boarded doors with timber overpanel.

Reg. No. 11810002

Class: House

Townland: Rathangan

Description: Terraced four-bay two-storey house, c.1800, on an L-shaped plan on a corner site with three-bay side elevation to north-west. Extensively renovated, c.1980, with openings remodelled to ground floor to accommodate commercial use having fascia over. Hipped and gable-ended roof on an L-shaped plan. Replacement artificial slate, c.1980. Decorative iron ridge tiles. Rendered chimney stacks. Rendered coping to gable. Cast-iron rainwater goods on rendered eaves course. Rendered walls. Painted. Channelled piers to corners. Square-headed openings (remodelled, c.1980, to ground floor). Stone sills (replacement

concrete sills, c.1980, to ground floor). Replacement timber casement windows, c.1980. Replacement fixed-pane timber windows, c.1980, to ground floor with replacement glazed timber panelled door, c.1980, having overlight. Timber fascia, c.1980, over openings to ground floor on both elevations supported by timber pilasters. Square-headed door opening to side elevation to north-west approached by flight of steps. Replacement timber panelled door, c.1980. Decorative overlight. Road fronted on a corner site. Concrete brick cobbled footpath to front. Attached three-bay two-storey outbuilding with half-attic, c.1800, to north-east with segmental-headed integral carriageway. Reroofed and renovated, c.1980, with additional window opening inserted. Gable-ended roof (shared with building to north-east). Replacement artificial slate, c.1980. Concrete ridge tiles. Replacement aluminium rainwater goods on eaves course. Rendered walls. Painted. Iron tie plates. Square-headed slit-style window openings. No sills. Square-headed window opening, c.1980, to right with concrete sill and timber casement window. Segmental-headed integral carriageway to left. Timber boarded doors with timber overpanel.