

REPORT ON THE ARCHITECTURAL/HISTORIC SIGNIFICANCE  
OF DERELICT COTTAGES ON STATION ROAD, KILDARE,  
COUNTY KILDARE AND ASSOCIATED LANDS TO THE REAR

&

OBSERVATIONS ON THE IMPACT OF CURRENT DEVELOPMENT  
PROPOSALS



APRIL 2024



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**Report On The Architectural/Historic Significance Of Derelict Cottages On Station Road, Kildare, County Kildare And Associated Lands To The Rear & Observations On The Heritage Value Of The Existing Roadside Structures**

**1. Introduction**

This report has been completed on instruction from Shane Fitzpatrick of Shay Cleary Architects on behalf of their Client Kildare County Council. It provides an assessment of the significance of the cottages and associated development site at Station Road, Kildare, Co. Kildare, its setting and context, identifies any associated special architectural and historic character also any other features which are of note. An evaluation of the chronology of the site is also included. The report outlines the scope of the proposed development and assesses the potential impact on the significance of the site. In the preparation of this report the site was evaluated and photographically recorded internally and externally. These photographs are appended to the report. The impact of the proposal on the significance and character of the site has been assessed in accordance with the 2000 Planning Act and the DoHLGH Guidelines on Architectural Heritage.

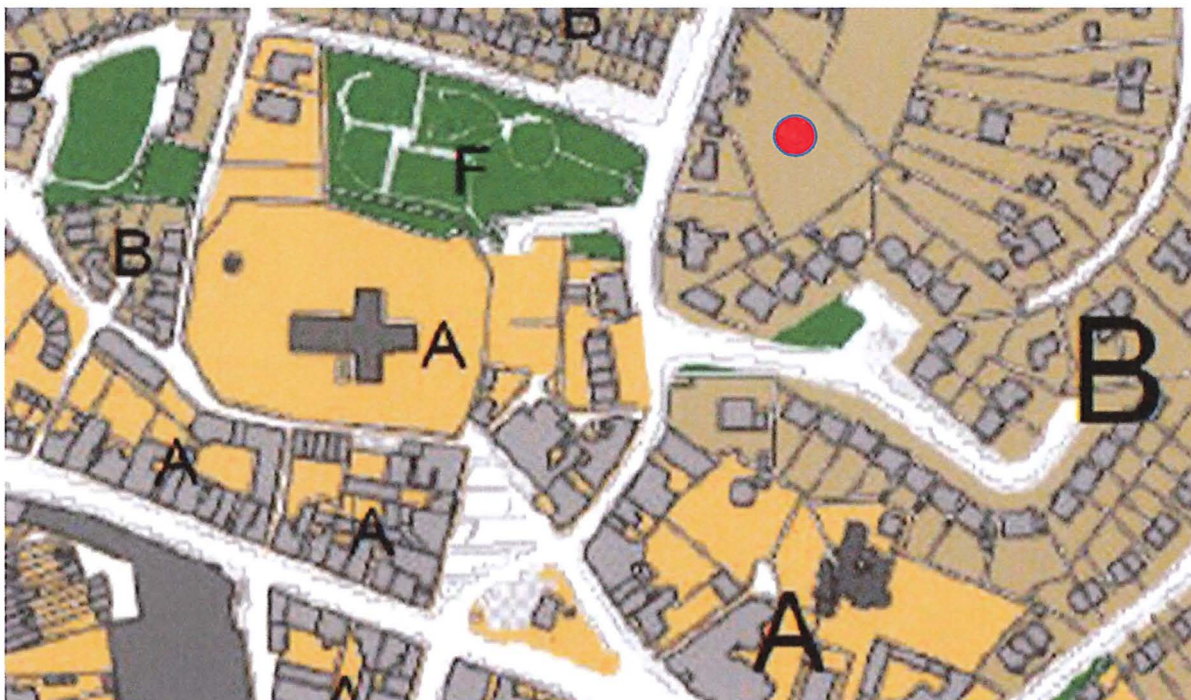
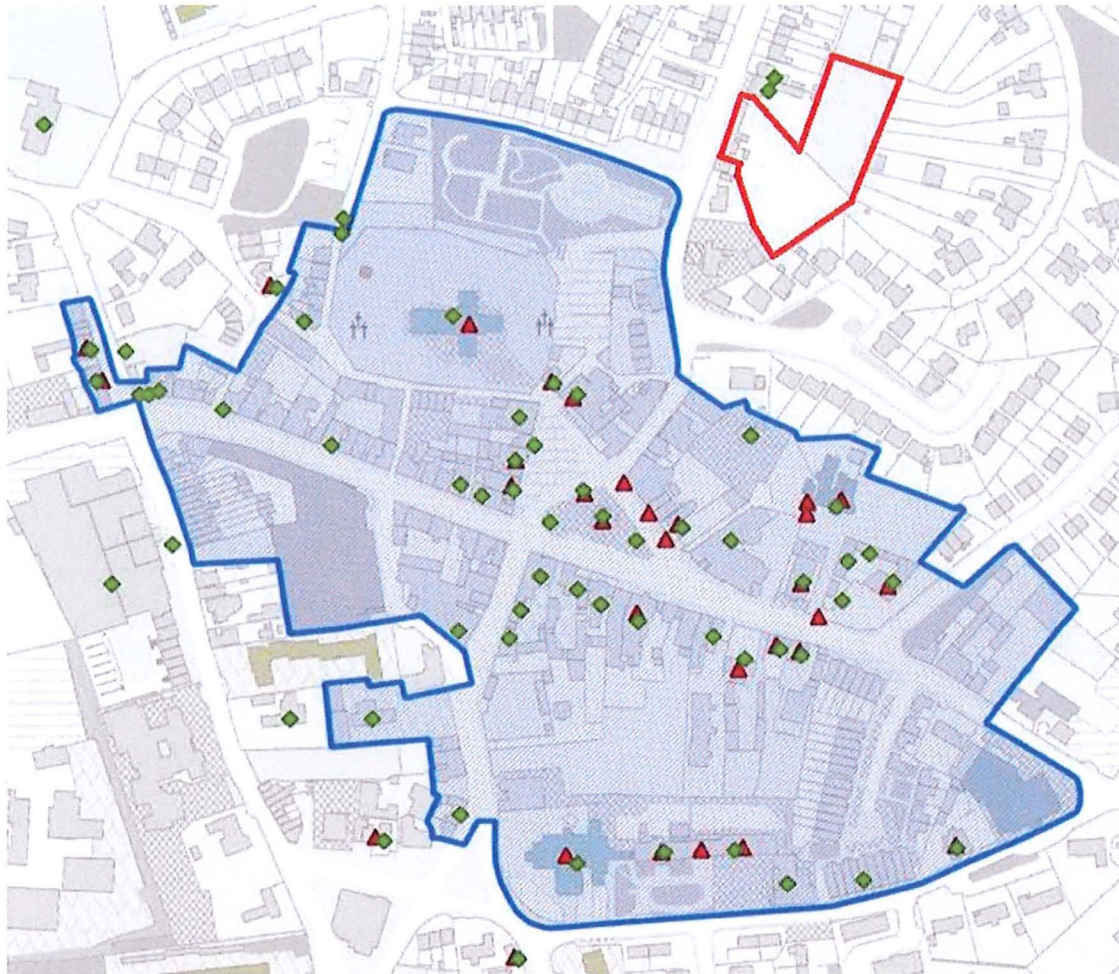


Figure 1: Extract from Kildare Town ACA Appraisal Document 2023 Kildare County Council. Red dot indicates location of the site.

The subject site is zoned – B – Existing Residential/ Infill within the LAP but on the periphery of the ACA covering the town centre.



*Figure 2: Extract from Kildare town Architectural Conservation Area Statement of Character. Red outline shows the development site. Green diamonds indicate NIAH structures and red triangles indicate Protected Structures. Blue outline encompasses the Architectural Conservation Area.*

The subject site is located at the northeast of the Kildare Architectural Conservation Area, Station Road, R51Y540. A c. 1900 pair of red brick semi-detached houses borders the development site to the northeast. They are recorded in the National Inventory of Architectural Heritage with a 'Regional' rating (Reg. no. 11817098 & 11817117). The site is also included in the Kildare Town area of archaeological interest.

The subject site does not include Protected Structures. It encompasses a terrace of 'vernacular' type single-storey cottages along Station Road that are mapped on the 1838 1<sup>st</sup> Ordnance Survey Map, a first half mid-20<sup>th</sup> century and mid-20<sup>th</sup> century extensions at the back and a post 1975 shed to the north, an end- 19<sup>th</sup> century rubble stone boundary wall section. The significance of those cottages and boundary wall will be discussed in this report.

## **2. Context, Setting, Typology, Chronology**

The subject site is located to the northeast of Kildare town centre on Station Road, R51 Y540. The road starts at the junction of Bride Street and Marquet Square and leads to Kildare train station to the north to become Rathbride Road.

There is a section on the historical development of Kildare in Appendix C of the Kildare Local Development Plan:

*Kildare dates from the 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 [...] 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.*

### **2.1 Previous planning History**

No previous planning history.

### **2.2 Cartographic analysis**

The cartographic analysis indicates that the subject site contains the remains of a number of cottages which predate the expansion of Kildare town to the north in the second half of the mid-19<sup>th</sup> century. It also indicates significant alteration to the original range of buildings beyond what is visible in terms of the decaying condition visible on site.

Rocque's 1757 Survey Map of Kildare indicates a building footprint which corresponds roughly with that of the cottages on the subject site.

The 1838 OS map indicates that this building range was extended by this time. The subject cottages include the present Sherry Fitzgerald office which is outside of the subject development site and a narrow building to the north in the present location of the shed in the 1838 OS map. The narrow building which is noted as a forge on the 1874 OS revision appears to have been removed and replaced with the existing shed in this location after 1975.

The 1939 OS map shows that an extension was built at the back of the cottages in the first half of the 20<sup>th</sup> century. This was the cobbler's workshop.

The 1975 OS map indicates that the kitchen and bathroom extensions were built in the mid-20<sup>th</sup> century and that the 3 cottages were amalgamated between 1939 and 1975.

In order to determine the chronology of the buildings on the subject site, a number of historic maps and images were consulted (the relevant plates are appended to the report and should be referred to). These are as follows –

### 2.3.1 Rocque's 1757 Survey Map of Kildare

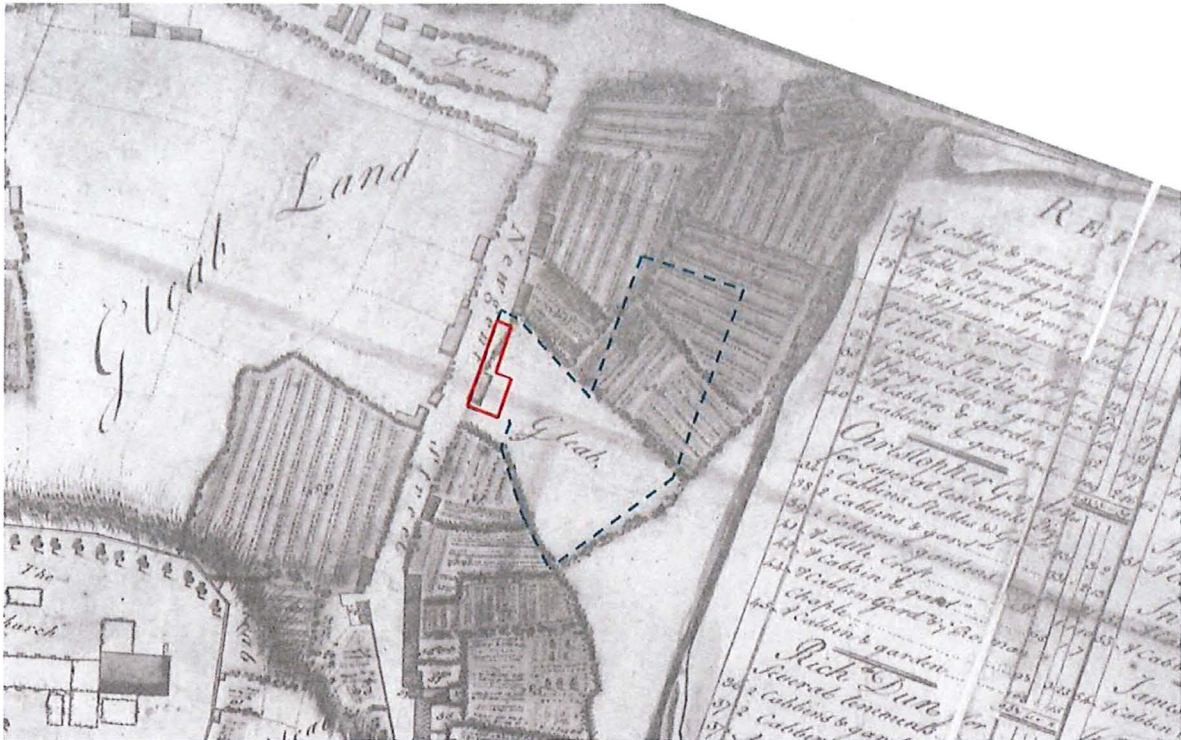


Figure 3: Extract from Rocque's 1757 Survey Map of Kildare. The blue dashed line outline indicates the approximate subject site. The red line indicates the approximate subject cottages.

This map shows a building where the subject cottages are located today. It suggests that a range of cottages may have existed in some form here in the mid-18<sup>th</sup> century.

There is a glebe land to the east and fields to the north and south of the subject site. The south side of the subject site development correlates with the glebe land. The street of the subject cottages is called Newgent Street. There are other buildings on the west side of the street.

### 2.3.2 1838 1<sup>st</sup> Edition Ordnance Survey Map

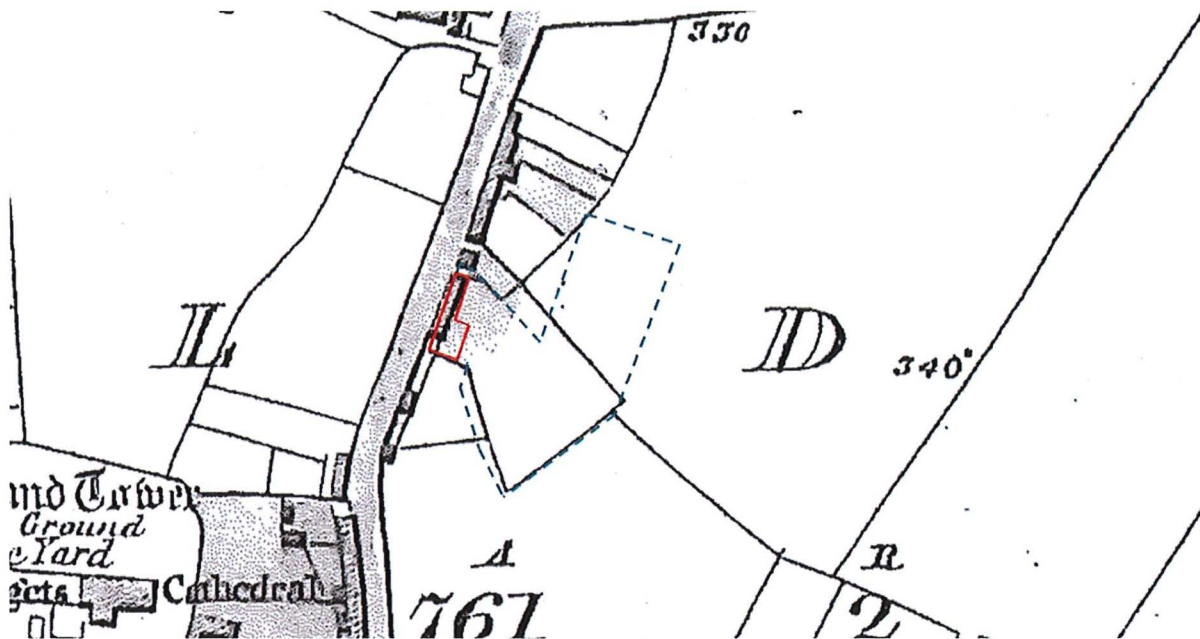


Figure 4: Extract from 1838-1839 1<sup>st</sup> Edition Survey Map. The blue dashed line outline indicates the approximate subject site. The red line indicates the approximate subject cottages.

This map shows that the building drawn on the previous map in the location of the subject cottages has stretched. It likely correlates with the subject cottages including the present Sherry Fitzgerald office.

A standalone building is shown to the north of the subject cottages where the c. 1900 pair of semi-detached red-brick houses are located today. Another range of cottages appear along the same side of the street further north. The overall plot on which the cottages sit roughly correlates with the south section of the current subject site development. The building on the west side of the street has been demolished as it does not appear on this map.

### 2.3.3 1872 Ordnance Survey Map

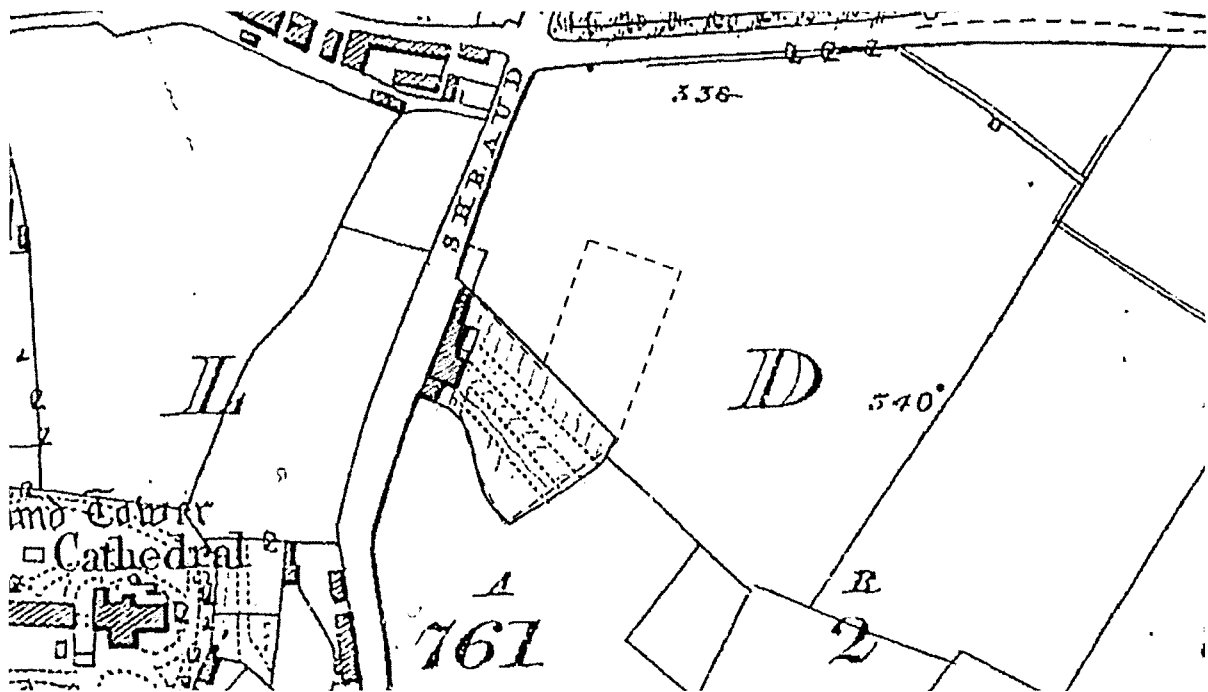
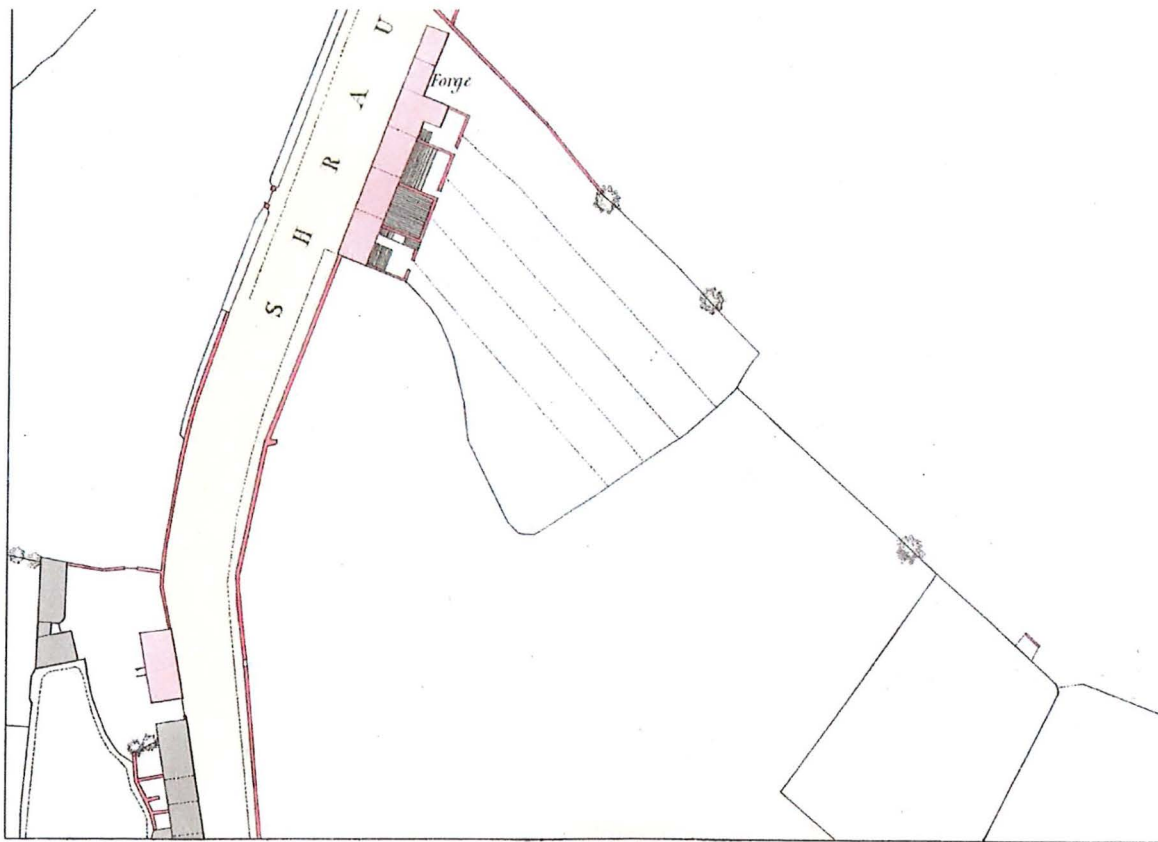


Figure 5: Extract from 1872 Survey Map. The Blue dashed line outline indicates the approximate subject site. The red line indicates the subject cottages.

This map shows an extension to the rear and the north of the subject cottages. The standalone building with the range of cottages to the north of the subject cottages has been demolished as they do not appear on this map.

### 2.3.4 1874 Ordnance Survey Map



This map shows clearly the subject cottages with outbuildings at the rear and a forge to the north. The forge here is narrower than the subject cottages and the present shed which is in the same location. There is a boundary wall to the north which correlates with a section of the present one.



### 2.3.5 1908 3<sup>rd</sup> Edition Survey Map

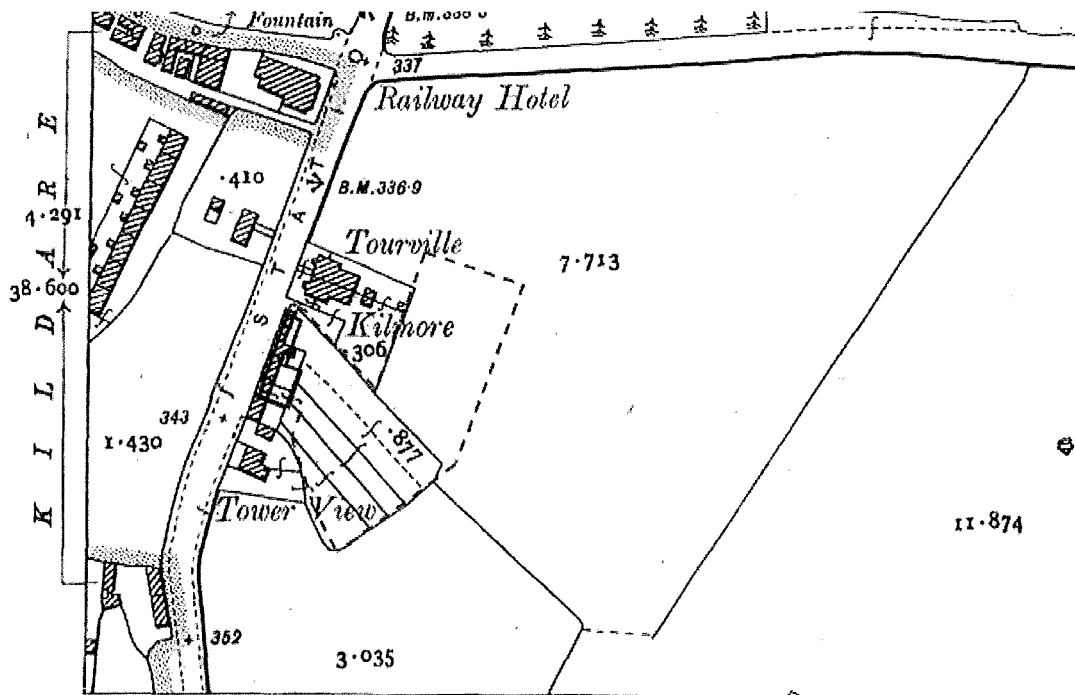


Figure 6: 1908 3<sup>rd</sup> Edition Survey Map. The Blue dashed line outline indicates the approximate subject site. The red line indicates the approximate subject cottages.

The standalone building to the north which is shown in the 1838 1<sup>st</sup> Ordnance Survey Map is replaced here by the c. 1900 pair of semi-detached red-brick houses. Those semi-detached houses are emblematic of the development of the outskirts of Kildare town due to the construction of the railway station in the north of the town in 1846. The street is called Station Road.

### 2.3.6 1939 Last Edition Survey Map

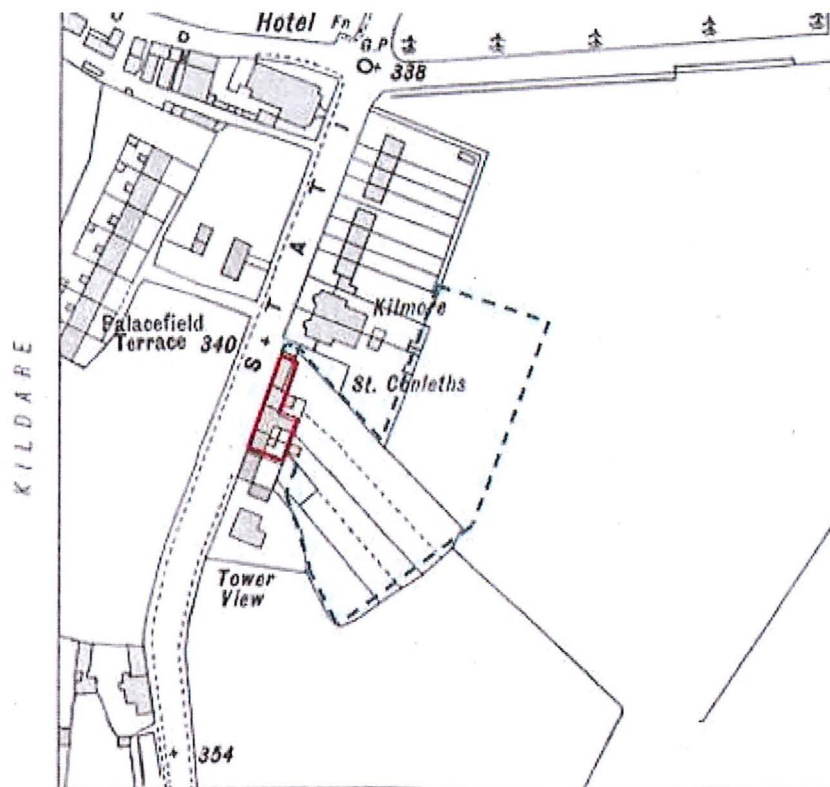


Figure 7: 1939 Last edition Survey Map. The Blue dashed line outline indicates the approximate subject site. The red line indicates the approximate subject cottages.

The back of the subject cottages shown here is extended. The evolution of the housing typology is shown through the terraced houses which are drawn here to the north of the c. 1900 pair of semi-detached red-brick houses. There are buildings shown to the back of the c. 1900 pair of semi-detached red-brick houses.

### 2.3.7 1975 Survey Map

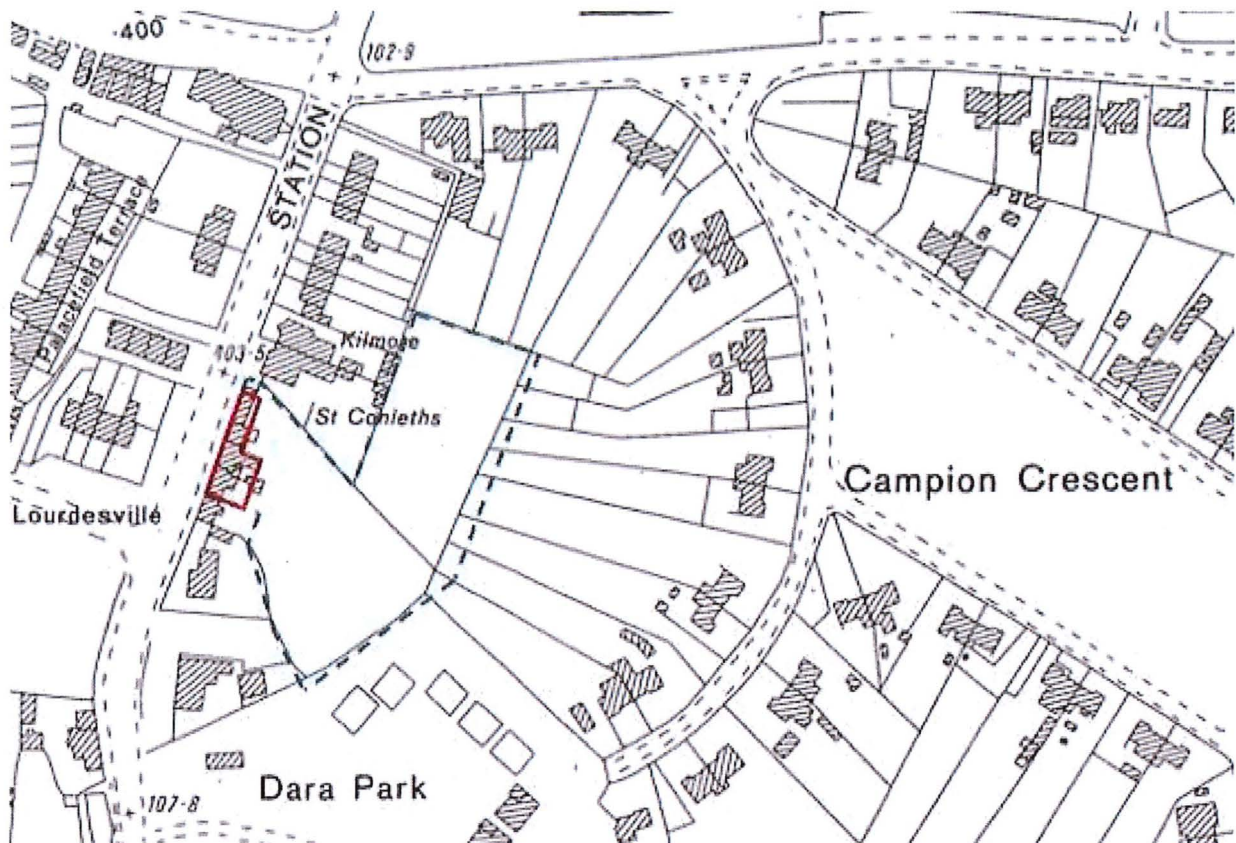


Figure 8: 1975 Survey Map. The Blue dashed line outline indicates the approximate subject site. The red line indicates the approximate subject cottages.

This map shows the bathroom and kitchen extensions to the rear of the subject cottages. The subject site appears here with its present shape. Semi-detached housing with rear gardens is drawn here to the east of the subject development site. The west side of Station Road is also developed here.

### 2.3.8 Current OS Map



Figure 9: Current OS Map. Red outline indicates the subject site. Source: Shay Cleary Architects.

This map shows that the c. 1900 pair of semi-detached red-brick houses have been extended to the rear. The forge to the north of the cottages which is shown in the 1874 OS map has been altered or replaced with the present shed here.

### 3. Description of subject site

In the preparation of this report the site was evaluated and photographically recorded internally and externally. These photographs are appended below and should be read alongside this section.

#### 3.1 Site

The site forms a "V" shape. It is bounded by rear gardens of surrounding properties. Two of the properties to the north of the site are c.1900 pair of semi-detached red brick houses which are recorded in the NIAH (Reg. no. 11817098 & 11817117). They are described in section 4.1 National Inventory of Architectural Heritage. The rear of the site is a small field area, with no noted map evidence of previous development.

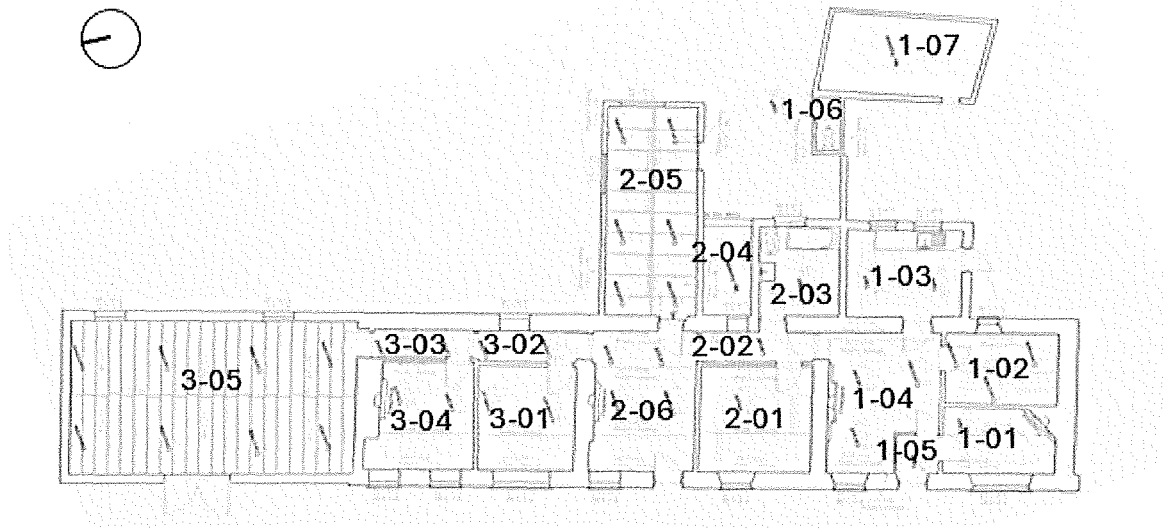


Figure 10: The cottages. Ground Floor key plan with added room numbers. Source: Shay Cleary Architects & Apex surveys.

The site includes:

- 3 no. vernacular type single-storey cottages which are shown in the 1838 1<sup>st</sup> Ordnance Survey Map
- Post 1975 shed which is attached to the subject cottages to the north, room no. 3-05
- First half mid-20<sup>th</sup> century cobbler's workshop extension extension to the back of the cottages, rooms no. 2-05
- Mid-20<sup>th</sup> century kitchen and bathroom extension to the back of the cottages, rooms no. 1-03, 1-06, 1-07, 2-03, 2.04.
- End-19<sup>th</sup> century rubble stone section of boundary wall to the north which section indicates a previous entry point from the southside of the c.1900 pair of red-brick houses to the to the rear of the cottages
- Concrete block boundary wall and metal sheeting fences



*Figure 11: View northwest on Station Road. The subject cottages form a range of cottages with the Sherry Fitzgerald office to the south (outside of the subject development site). C. 1900 pair of semi-detached red brick houses to the north.*



*Figure 12: View north. End 19<sup>th</sup>-century rubble stone wall section.*

### **3.2 The Former Cottages**

The former cottages are shown on the 1838 1<sup>st</sup> Ordnance Survey Map. The ground floor plan shows that there were originally 3 no. cottages. They have been amalgamated to form one range. Extensions were built to the back in the 1<sup>st</sup> half of 20<sup>th</sup> century and mid-20<sup>th</sup> century and to the north after 1975. See Refurbishment Feasibility Study Report assessing the feasibility of refurbishing the derelict cottages.

#### **The cottages - External**

The cottages have a cementitious roughcast render. The pitched roof is made of asbestos slates. The gutter and downpipes are uPVC. The post-1975 shed extension to the north is covered with a flat bitumen roof. Windows openings are not original as the window sills and surrounds are made of concrete. The windows are uPVC. The doors are not original. Photographs of the cottage are included in the appendices which demonstrate the poor condition of the subject cottages.



*Figure 13: The cottages viewed from Station Road. West elevation, south section.*



*Figure 14: The cottages viewed from Station Road. West elevation, central section.*



*Figure 15: The cottages viewed from Station Road. West elevation, north section.*





*Figure 16: Post-1975 shed extension to the north of the cottages viewed from Station Road. West elevation, north section.*



*Figure 17: Rear of the cottages with mod-20<sup>th</sup> century extension at the back.*



*Figure 18: Rear of the cottages with modern extension at the back.*



Figure 19: Rear of cottages with modern extension to the north.

### **The cottages - Internal**

The original arrangement layout of the cottages has been amended after 1975 to form one range of housing. The floor, wall and ceiling finishes are not original. Floor finishes encompass modern carpet finish, floor tiles, linoleum and timber boards. Corridor 3-03 and Bedroom 3-04 show a concrete slab below the modern carpet finish. Wall finishes include modern paint and wall paper finishes. The ceiling finishes are flat plasterboards and timber boards. The joinery is not original.

#### **Bedroom 1-01:**

There is a timber floorboard finish. The room encompasses a simple timber fireplace surround in a split corner. The top section of the chimney breast was removed. There is a uPVC window. The room is in poor condition.

#### **Bedroom 1-02:**

The ceiling is sloped and has a timber board finish. There is a linoleum finish floor. The window is uPVC. The room is in poor condition. There is sign of moisture. The plaster is crumbling underneath the wall paper finish.

#### **Kitchen 1-03 (Rear Projection):**

This kitchen room is part of a mid-20<sup>th</sup> century extension. There is a flat plasterboard ceiling finish with a modern tiled finish floor. There is a non-original timber window. The room is in poor condition. A section of the ceiling is missing. The tiled floor shows signs of moisture.

#### Sitting Room 1-04:

The ceiling has a flat plaster finish below the timber rafters. The fireplace is a later addition. There is a timber floorboard finish floor. The room is in poor condition. A section of the ceiling is missing.

#### Entrance hall 1-05:

The timber entrance door is a later addition. The room is in poor condition.

#### Toilets 1-06 (Outbuilding):

This outbuilding is a mid-20th-century addition. It is in a state of dereliction.

#### 1-07 (Outbuilding):

This outbuilding is a mid-20th-century addition. There is a concrete slab with concrete blockwork. It is covered with corrugated sheets above timber joists.

#### Bedroom 2-01:

The ceiling is sloped and has a plaster finish. There is a timber floorboard finish. The room is in poor condition. There is a sign of moisture above the entrance door.

#### Corridor 2-02:

There is a timber floorboard finish. Modern wall paper finish covers the wall and partition. The room is in poor condition. A section of the timber floorboard finish is missing.

#### Bathroom 2-03 (Rear Projection):

This bathroom is part of a mid-20<sup>th</sup> century extension. There is a modern ceiling tiled floor finish. There is a modern flat plasterboard ceiling finish. The ceiling shows signs of fungi due to moisture.

#### Room 2-04 (Rear Projection):

This room was inaccessible at the time of the survey and has no roof. This extension is in a derelict state.

#### Cobbler's workshop 2-05 (Rear Projection):

The walls are exposed concrete blockworks.

#### Sitting Room 2-06:

The ceiling is sloped and has a timber board finish. There is a tiled floor finish. The timber door is a later addition. The window is uPVC. This room is in a poor condition. The wall paper finish is detached from the walls due to moisture.

#### Bedroom 3-01:

The window is uPVC. There is a timber floorboard finish. Wall paper covers the walls. The room is in poor condition.

#### Corridor 3-02:

The ceiling has a flat plasterboard finish. There is a modern tiled floor finish. The room is in poor condition. Ivy is developing from the window.

#### Corridor 3-03:

The ceiling is sloped and has a plasterboard finish. There is a carpet floor finish under the concrete slab. The corridor is in poor condition.

#### Bedroom 3-04:

The ceiling is sloped and has a plasterboard finish. There is a carpet floor finish under the concrete slab. There is a modern paint finish on the walls. The fireplace is a later addition. The room is in poor condition. There are signs of moisture on the carpet and walls.

#### Shed 3-05:

The shed is part of a post 1975 extension. The ceiling encompasses MDF finish above timber rafters. The walls have a cementitious plaster. There is a concrete slab. This room is in poor condition. The walls show signs of moisture.

## **4. Assessment of Cultural Significance of Site and Context**

The subject site encompasses the remnants of 3 no. former cottages, 1<sup>st</sup> half of the 20<sup>th</sup>-century and mid-20<sup>th</sup> century with post 1975 extensions. It also includes a end-19<sup>th</sup> century rubble stone wall section.

Adjacent to the site there are also a c.1900 pair of semi-detached red-brick houses to the north of the subject site.

### **4.1 Architectural Significance**

#### **4.1.1 Adjacent Houses to the North East of Subject Site**

There are two structures recorded by the NIAH (not the former cottages) at the northeast of the development site (Reg. no. 11817098 & 11817117) referred to previously in the cartographic analysis. They are semi-detached, two-bay two-storey red brick house built as one pair c. 1900.



Figure 20: Semi-detached red brick houses. To the north (on the left): NIAH Reg no. 11817098. To the south (on the right): 11817117

Survey Data	Reg No 11817098		
Rating	Regional		
Categories of Special Interest	Architectural, Artistic, Historical, Social		
Previous name:	Tourville		
Original Use	House	In Use As: House	Date: 1880 – 1920

#### Description

*Semi-detached two-bay two-storey red brick house, c.1900, retaining original aspect with round-headed open internal porch to right ground floor and single-bay two-storey canted bay window to left. One of a pair. Hipped gabled roof (shared) with slate. Red clay ridge tiles. Red brick chimney stack. Cast-iron rainwater goods on eaves course. Red brick English bond walls. Red brick stringcourse to first floor. Round-headed recessed panel to side elevation to north-east. Shallow segmental-headed widow openings. Granite sills. 1/1 timber sash windows. Round-headed open internal porch. Clay tiled floor. Square-headed door opening. Timber panelled door. Sidelights. Overlights. Set back from line of road. Red brick boundary wall to front with sections of wrought iron railings over and red brick piers having wrought iron double gates.*

#### Appraisal

*Kilmore (House), built as one of a pair, is an attractive middle-size dwelling that has been well maintained to present an early aspect. The house is of social and historical significance, representing the continued development of the outskirts of Kildare town, probably as a result of the establishment of the railway station in the north of the town. The construction in red brick attests to the developments made in the manufacturing industry that allowed for the mass-production of economic building materials. The house retains many early or original salient features and materials, including timber sash fenestration, timber fittings to the door opening and a slate roof having cast-iron rainwater goods. The tiled floor to the open internal porch, and the wrought iron railings to the boundary wall, are of some artistic merit. The*

house, together with the second in the pair (11817117/KD-22-17-117), is an attractive feature on the streetscape of Station Road.

Survey Data	Reg No 11817117		
Rating	Regional		
Categories of Special Interest	Architectural, Historical, Social		
Previous name:	Kilmore		
Original Use	House	In Use As: House	Date: 1880 – 1920

#### *Description*

*Semi-detached two-bay two-storey red brick house, c.1900, originally with round-headed open internal porch to left ground floor and single-bay two-storey canted bay window to right. Extensively renovated and extended, c.1990, comprising single-bay single-storey end bay to right (south-west) with timber shopfront to ground floor and openings remodelled to ground floor canted bay window. One of a pair. Hipped gabled roof (shared). Replacement artificial slate, c.1990. Clay ridge tiles. Red brick chimney stack. Cast-iron rainwater goods on eaves course. Hipped roof to end bay. Artificial slate, c.1990. Clay ridge tiles. Red brick English bond walls. Red brick stringcourse to first floor. Round-headed recessed panel to side elevation to south-west. Shallow segmental-headed widow openings (remodelled, c.1990, to ground floor canted bay window to accommodate use as door opening with flanking openings blocked-up). Granite sills. Replacement 1/1 uPVC sash windows, c.1990 (replacement glazed timber panelled door, c.1990, to ground floor canted bay window with overlight). Round-headed door opening (originally open internal porch). Replacement timber panelled door, c.1990, with sidelights and overlight. Timber shopfront, c.1990, to end bay to right (south-west) with timber pilasters, fixed-pane timber display windows and timber fascia over having decorative consoles and moulded cornice. Set back from line of road. Tarmacadam verge to front.*

#### *Appraisal*

*This house, built as one of a pair, is an attractive middle-size dwelling that has been extensively renovated in the late twentieth century leading to the loss of some of the original form and much of the original fabric. The house is of social and historical significance, representing the continued development of the outskirts of Kildare town, probably as a result of the establishment of the railway station in the north of the town. The construction in red brick attests to the developments made in the manufacturing industry that allowed for the mass-production of economic building materials. The house retains little of its original fabric, and the re-instatement of traditional-style timber fenestration would benefit the appearance of the composition – the original form might easily be restored to the remodelled openings to ground floor. The house, together with the second in the pair (11817098/KD-22-17-98), remains an attractive feature on the streetscape of Station Road.*

These buildings clearly have some architectural significance but are NOT listed on the Kildare County Council RPS.

#### **4.1.2 Former Cottages**

The subject site encompasses cottages with later extensions described above and a section of stone wall which may date to the 19<sup>th</sup> Century.

The subject cottages are shown on the 1838 1<sup>st</sup> Ordnance Survey Map and do not retain much of their original fabric. There may have been an original thatch roof that has been replaced with the present asbestos slate roof. The external window and door openings have been altered. Extensions were built to the north and to the east in the first half of the 20<sup>th</sup> century, mid-20<sup>th</sup> century and after 1975. The internal layout has been amended to form a single housing. Internal finishes and joinery are not original. The cottages are in poor condition and whilst they may have had vernacular qualities these are no longer apparent. They do not possess architectural qualities and they do not meet the DoHLGH's own criteria for protection.

These criteria set against the subject structures are included below.

1. *Whether the structure is a generally agreed exemplar of good quality Architectural design;*

Comment: The structure is not an exemplar of good quality design.

2. *Whether the structure is a work of a known and distinguished architect, engineer, designer or craftsman;*

Comment: The structure is not the work of a known and distinguished architect, engineer, designer or craftsman.

3. *Whether the structure is an exemplar of a building type, plan-form, style or styles of any period but also the harmonious interrelationship of differing styles within one structure;*

Comment: The building is not an exemplar of a building type, plan-form, style or style of any period nor is it the harmonious interrelationship of differing styles within one structure.

4. *Whether the structure makes a positive contribution to its setting, such as a streetscape or a group of structures in an urban area, or the landscape in a rural area.*

Comment: The Rocque's 1757 Survey Map of Kildare shows that the subject cottages are a remnant of a former rural setting. They predate the expansion of Kildare town to the north with the construction of the tren station in the second half of the mid-19<sup>th</sup> century. However, they were so significantly altered over time that they do not retain much of their vernacular features and do not contribute to what is a transformed streetscape with the later red brick buildings to the north adding some interest to it.

5. *Whether the structure has an interior that is well designed, rich in decoration, complex or spatially pleasing."*

Comment: The structure has no interiors of note.



Clearly the buildings, on the basis of the DoHLGH's own criteria for assessment, do not merit protection.

The end-19<sup>th</sup> century boundary wall between the cottages and the c.1900 pair of red-brick semi-detached houses comprises historic fabric and the limestone (maybe Ross quarry) adds some character on the streetscape. It should be retained if possible.

#### **4.2 Historic Significance**

The subject site is a remnant of the rural setting before the development of the town towards the north due to the construction of the Kildare railway station in 1846. The end-19<sup>th</sup> century rubble stone boundary wall section is significant as part of the expansion of the town.

#### **4.3 Technical Significance**

The former cottages and the end-19<sup>th</sup>-century rubble stone boundary wall section are not of any technical significance.

#### **4.4 Vernacular Significance**

The subject cottages have no architectural significance and, quite correctly, have not been included as protected structures within the Kildare Development Plan. They are remnants and have no elements of vernacular interest remaining (refer to photographic record). Window openings are not original as they were widened. The former door opening in the cottage to the north may have been blocked to accommodate a window opening. The cottages were originally 3. No cottages next to a former forge. The forge was replaced with a shed after 1975 and the internal arrangement of the cottages was amalgamated to form one housing. The original floor was replaced with concrete slabs. The first half of the mid-20<sup>th</sup> century and mid-20<sup>th</sup> century extensions were built at the back of the cottages. In addition, the roof may have been originally a thatch roof which is covered today with asbestos slates.

The DoHLGH's notes the following on vernacular structures:

*" 2.5.18 A structure may display vernacular traditions of construction and may be set in a group or area which illustrates the social organisation of the inhabitants. Most obviously this would include thatched cottages. In vernacular buildings, elements of the plan-form (for example, direct-entry, lobby-entry, doors opposite one another, bed out-shots etc.), as well as the roofing material of otherwise ordinary structures may be distinctive and have special social interest."*

The remnants of the cottages lack any sense of their original form, plan or indeed detail and materiality and what remains of the structures cannot be considered to display any vernacular traditions or qualities in their current form.

#### **4.5 Group Significance**

The cottages have no group significance.

#### **4.6 Personal Association**

There are no known personal associations.

#### **4.7 Unique/Rarity**

The remnants of the cottages an intact example of a common typology and could not be considered rare or unique.

#### **4.8 Detail/Design**

The remnants of the cottages comprise fabric from different periods which is of no particular interest.

#### **4.9 Archaeological Significance**

This report does not address archaeological issues.

#### **4.10 Materials**

The use of materials in the cottages and end-19<sup>th</sup> century rubble stone boundary wall section are standard for the time of construction, and could not be considered to be significant.

#### **4.11 Setting**

The original setting of the subject cottages with ranges of cottages to the north and fields at the back has been lost as Kildare town expanded to the north in the mid-19<sup>th</sup> century. At present the setting to the rear is somewhat suburban with housing development surrounding it. To the front, the setting is a roadway with suburban housing on it, at a remove from the ACA.

## 5. Assessment of the Impact of the Proposals

The detail of the proposals is clearly illustrated in the accompanying comprehensive documentation prepared by Shay Cleary Architects.

### 5.1 Demolition of the Remains of the Former Cottages

What remains of the cottages will be demolished as part of the proposals.

As noted above it is considered that the subject cottages have no architectural significance and lack vernacular qualities due to the level of alteration and fabric loss. Indeed, they present an anomalous, derelict face to the streetscape in this location which is detrimental to the character of the street.

The window openings are not original as they were widened. The former door opening in the cottage to the north may have been blocked to accommodate a window opening. The cottages were originally 3. No cottages next to a former forge. The forge was replaced with a shed after 1975 and the internal arrangement of the cottages was amalgamated to form one housing. The original floor was replaced with concrete slabs. First half of mid-20<sup>th</sup> century and mid-20<sup>th</sup> century extensions were built at the back of the cottages. In addition, the roof may have been originally a thatch roof which is covered today with asbestos slates.

The cottage structures clearly would require very considerable alteration and upgrading to achieve current standards of construction and safety as demonstrated in the *Refurbishment Feasibility Study Report* which was prepared by Shay Cleary Architects. The report indicates that the refurbishment of the cottages cannot offer good quality housing design.

### 5.2 Impact on Station Road arising out of the Replacement Buildings



Figure 21: Proposed view on Station Road. Looking south with the significant Edwardian houses in foreground. Source: Shay Cleary Architects.



Figure 22: Proposed Station Road elevation. Source: Shay Cleary Architects.

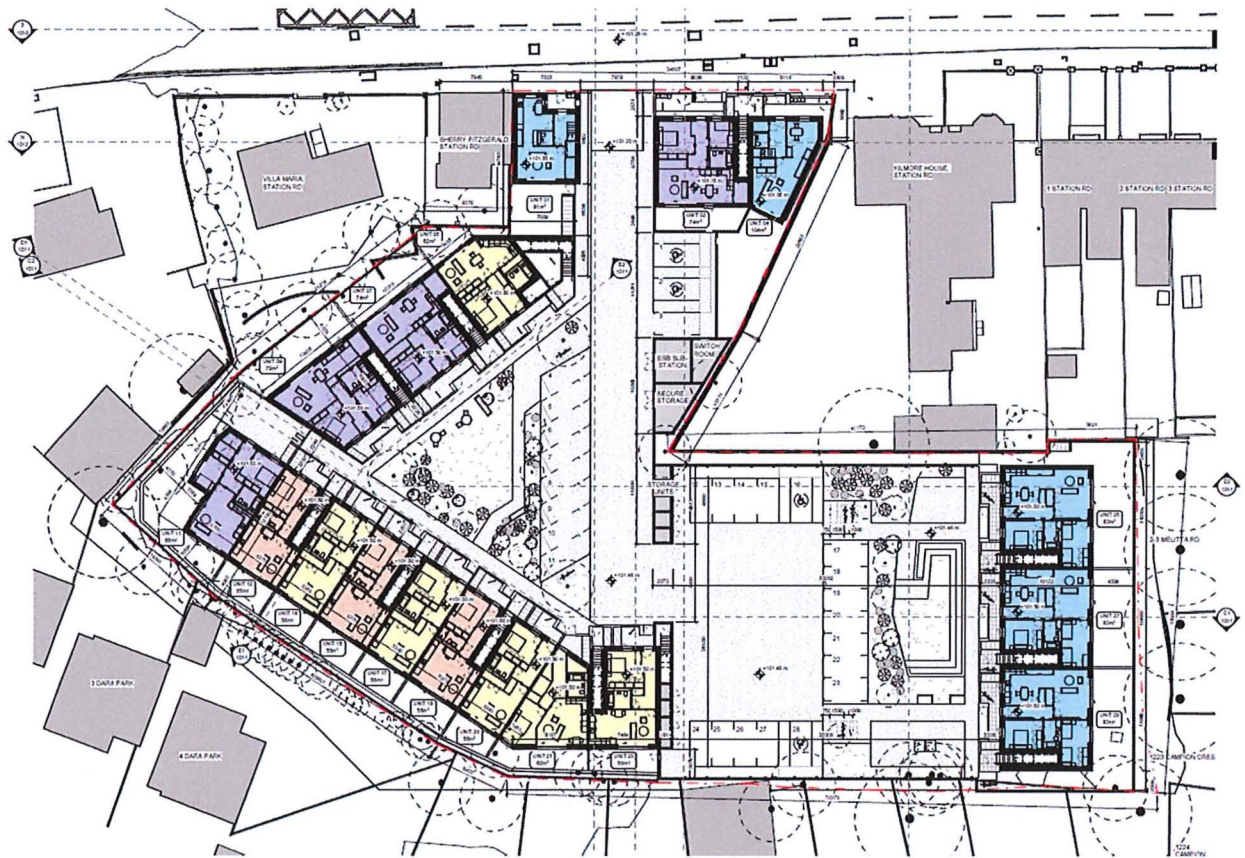


Figure 23: Proposed ground floor plan. Source: Shay Cleary Architects.

The subject development will reconcile the variation of form and height along Station Road. The proposed elevations and CGIs show that the subject development will respect the heights of the surrounding buildings. The choice of exposed brick and colour-matched render is drawn from the neighbouring housing and will enhance the character of the streetscape.

### 5.3 View in the development and impact on the end 19<sup>th</sup> century boundary wall



Figure 24: Proposed view within the subject development. Looking south. Source: Shay Cleary Architects.

## 6. Conclusion

The proposed loss of fabric is of minor significance and neither be considered a loss or architectural or vernacular character. The proposed new development will have a transformative and positive impact on the character of the area as set out above - profoundly enhancing the residential amenity of Station Road adding architectural interest where it is currently lacking. It shows manners to the existing form and heights along Station Road as well as through its materiality and texture. The subject will provide exemplary medium-density residential architecture close to the Kildare town centre and add to the architectural significance of the site. In this light, the proposals should be welcomed.

## 7. Bibliography

Appendix A - Maps, Kildare Town Area Plan 2023-2029

Appendix 6 - Record of Protected Structures, Kildare County Development Plan 2023-2029

Appendix C - Kildare Town Architectural Conservation Area, Statement of character

## 8. Appendices

1. Historic Maps
2. External Photographic Record
3. Internal Photographic Record
4. CVs

## APPENDIX 1: Historic Maps



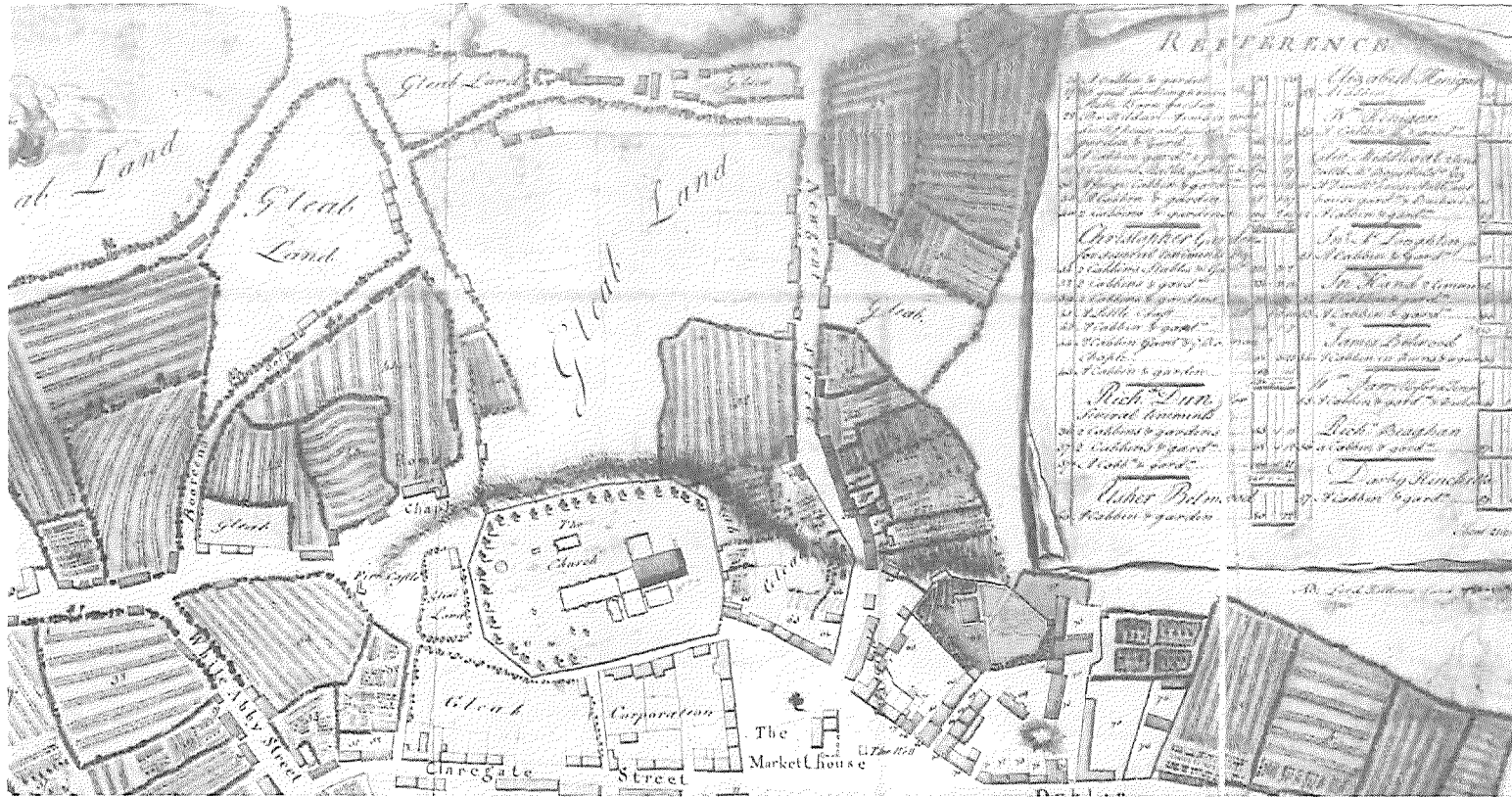


Fig. 1 – St. Roque’s 1757 Survey map of Kildare





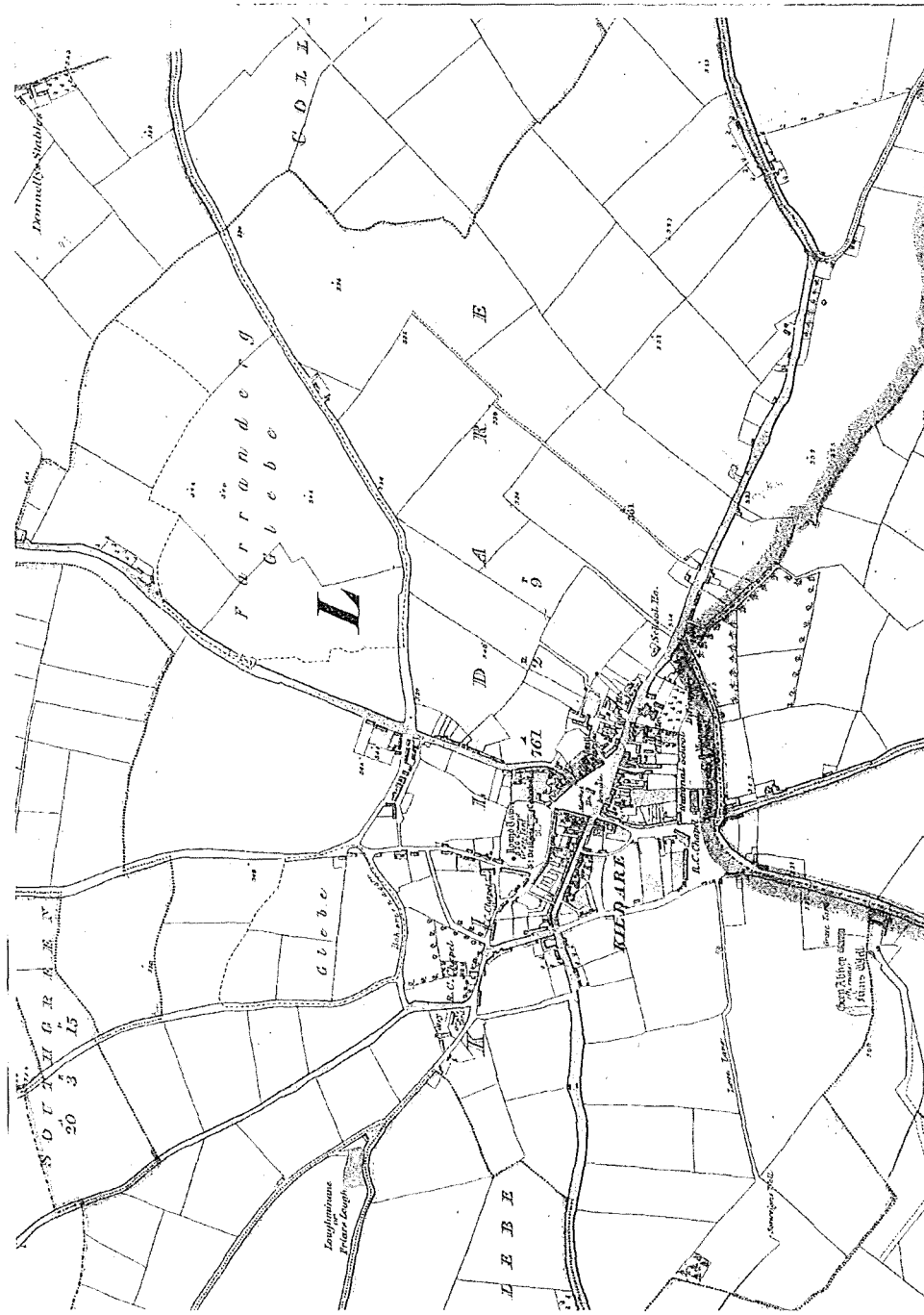


Fig. 2 - 1837 1<sup>st</sup> Edition OS Map-Kildare-Scale 1:10,560-Sheet 22-Published 1838



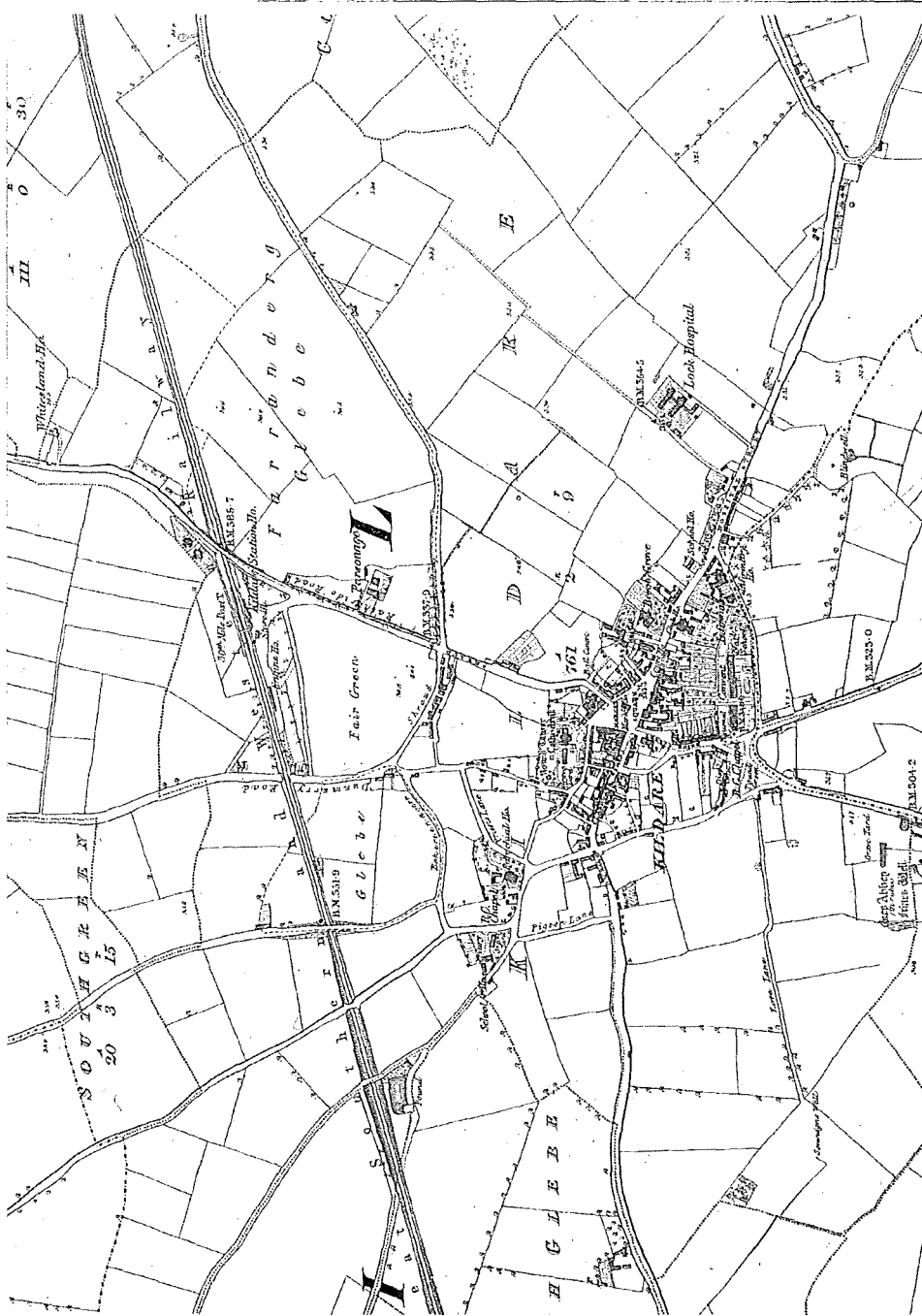


Fig. 3 — 1872 OS Map—Kildare—Scale 1:10,560—Sheet 22



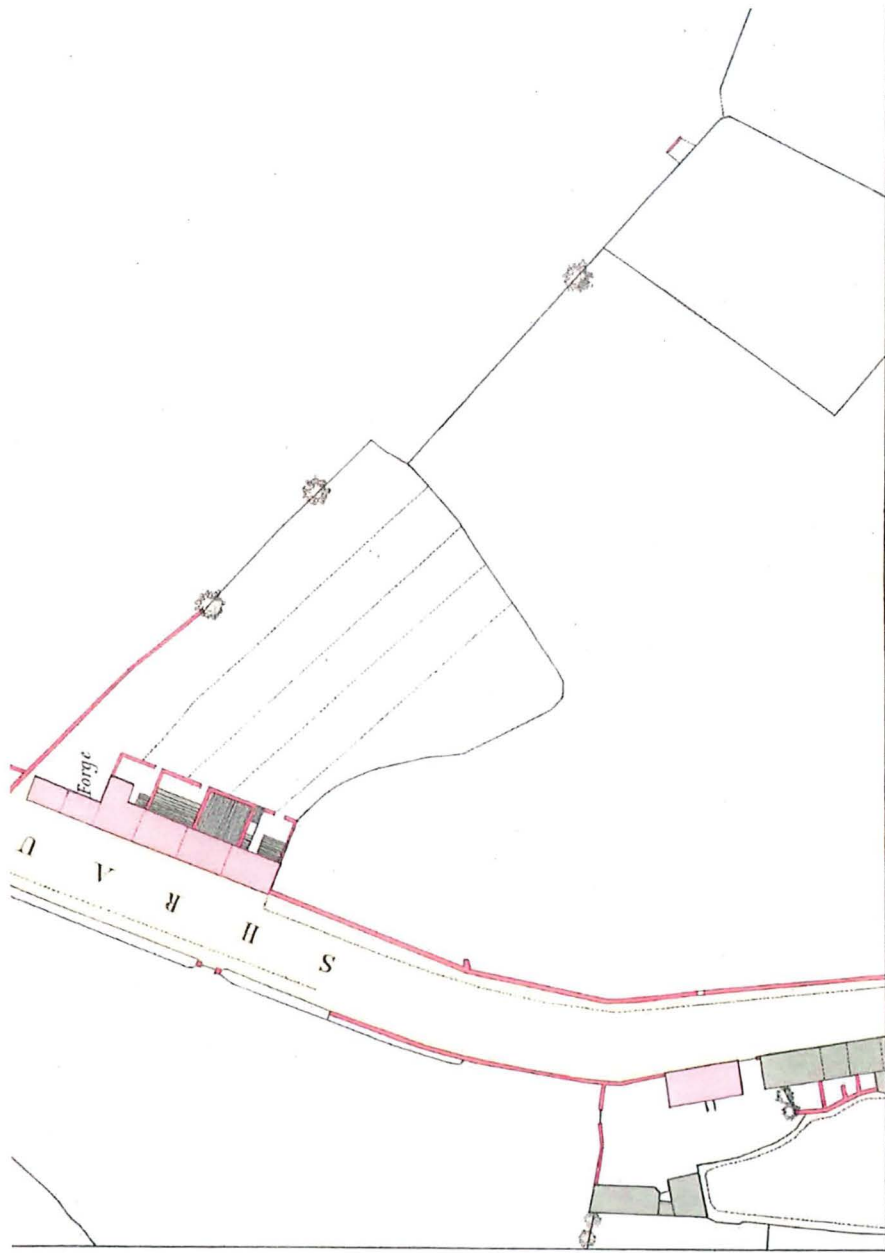


Fig. 4 — 1872 OS Map-Kildare-Scale 1:500-Sheet 04-Published 1874



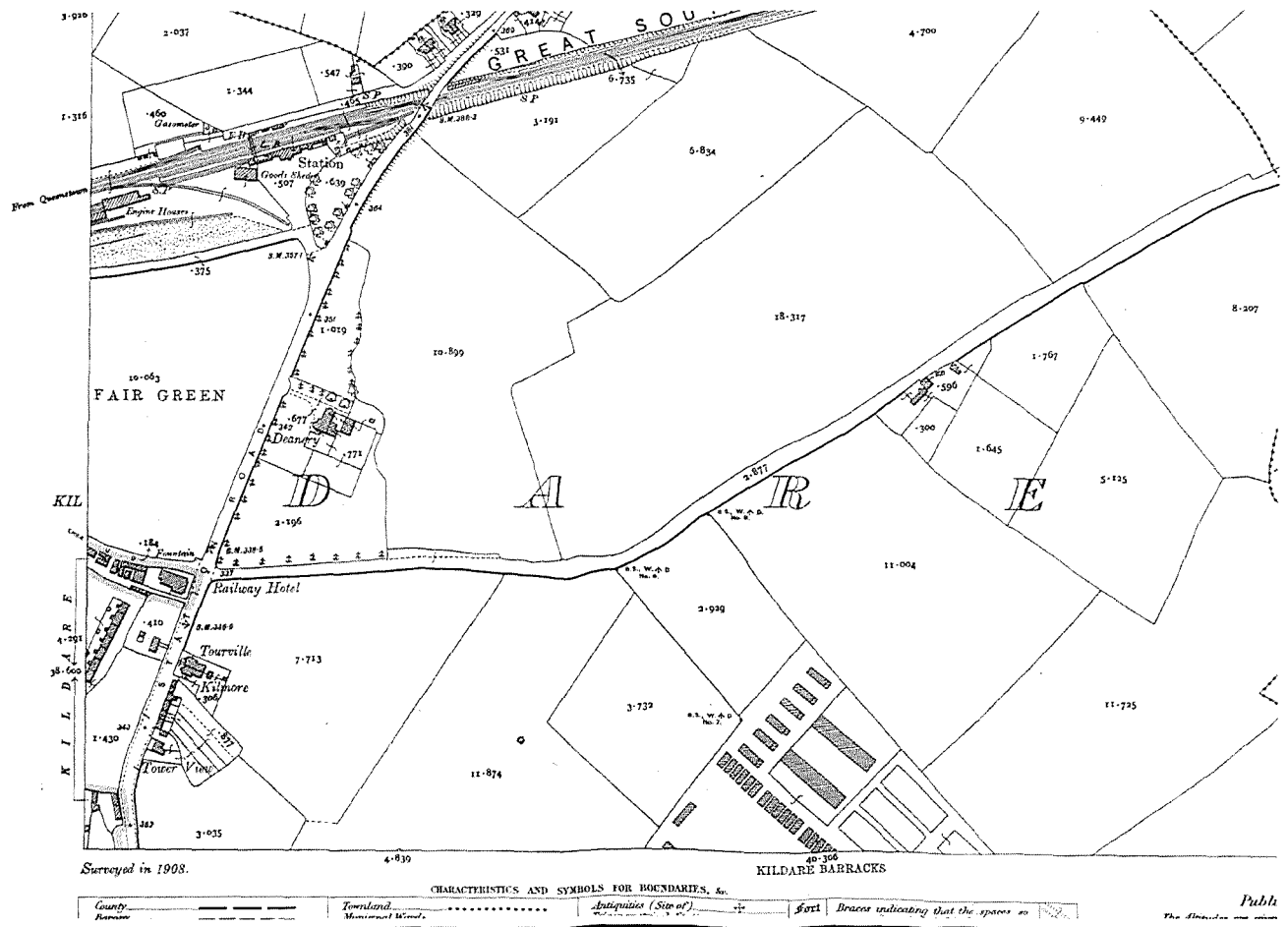


Fig. 5 – 1908 3<sup>rd</sup> Edition OS Map-Kildare-Scale 1:2500 -Sheet 22-12-Published 1909





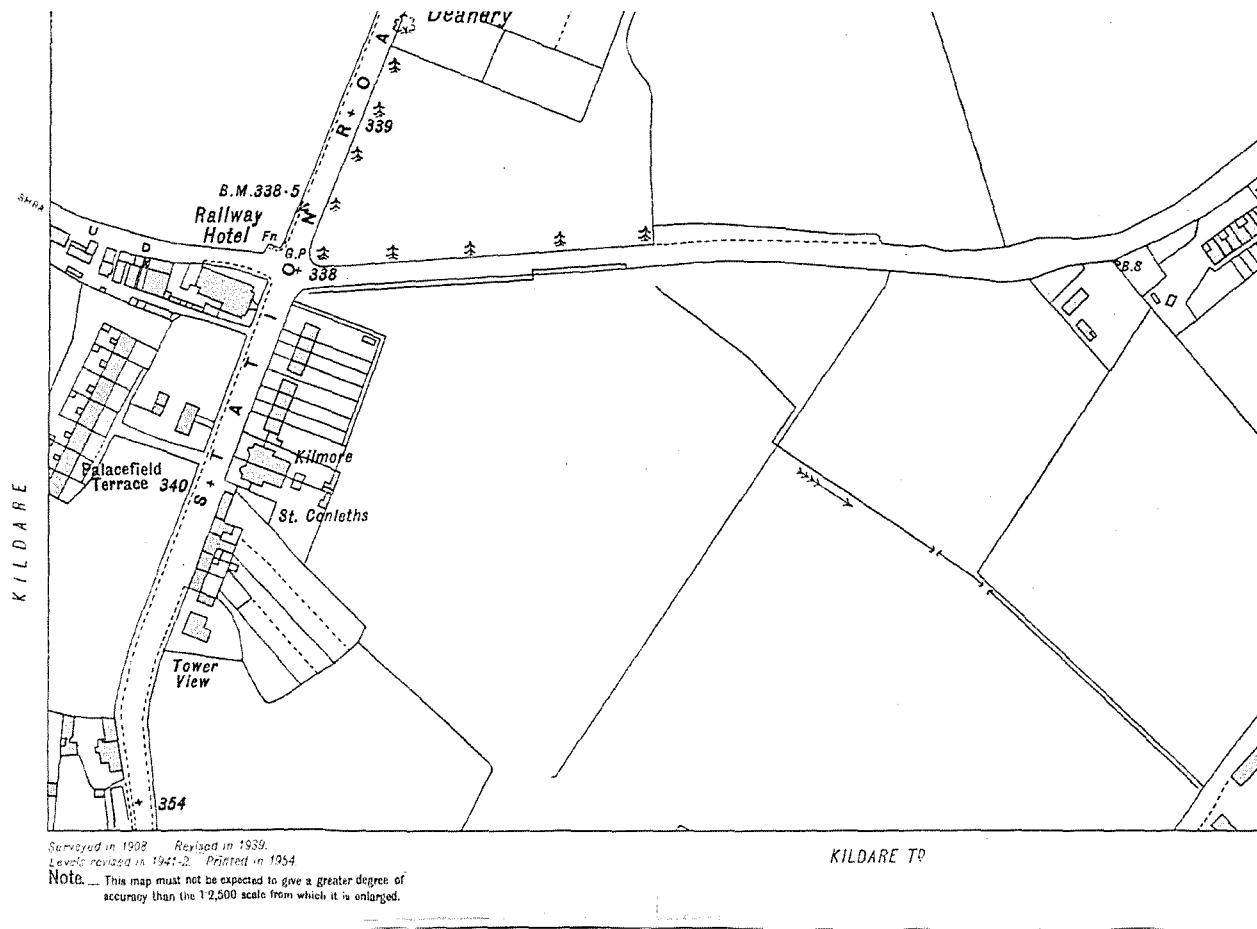


Fig. 6 – 1908 OS Map-Kildare-Scale 1:1250 -Sheet 22-12c-(Revised 1939)-Published 1954



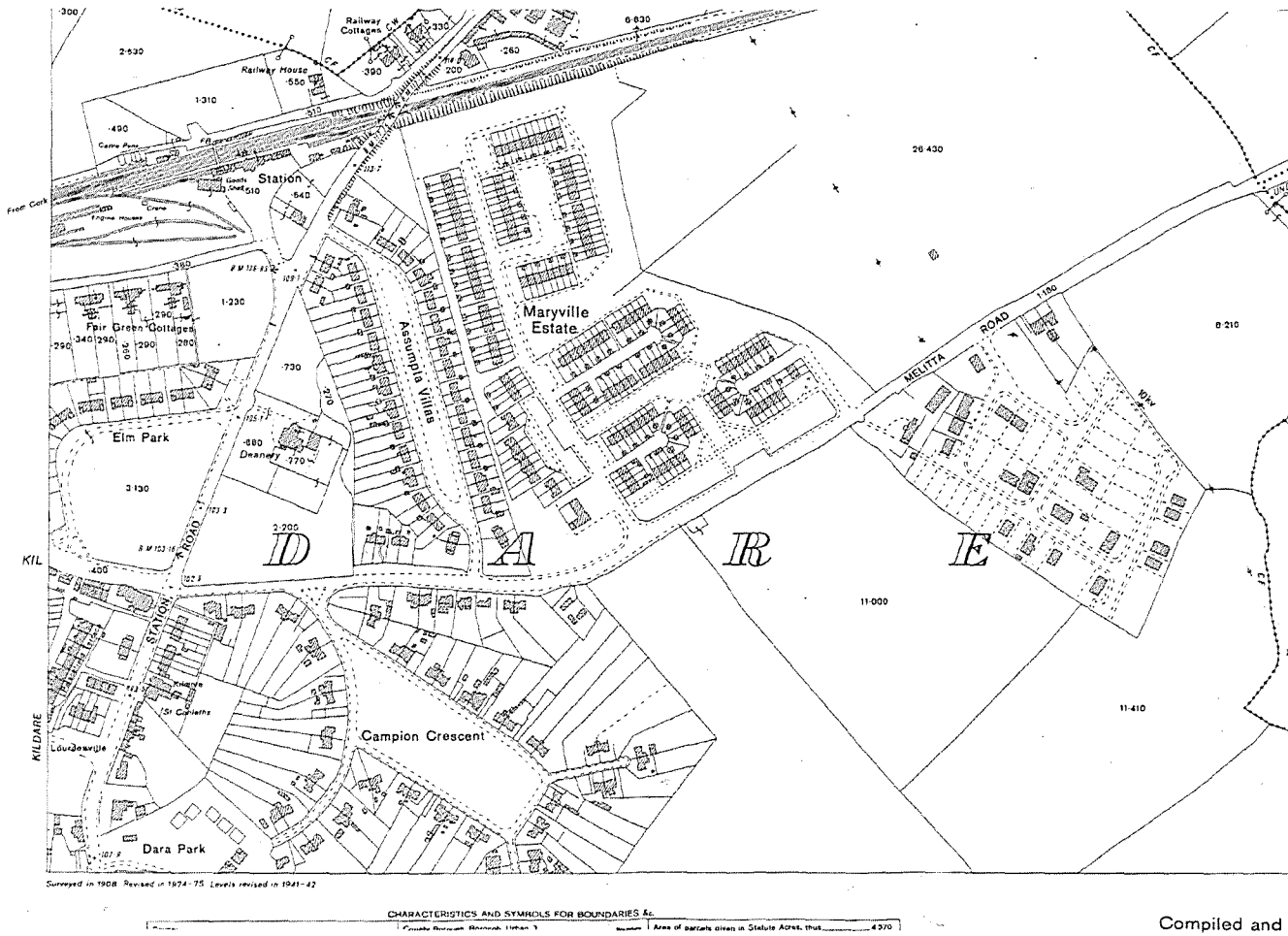


Fig. 7 – 1908 OS Map-Kildare-Scale 1:2500 -Sheet 22-(Revised 1974-75)-Published 1977



## APPENDIX 2 – External Photographic Record

Site external – Surrounding environment



Fig. 1 – View southeast on Station Road – Post-1975 shed to the north of the cottages. Boundary wall with white render is not part the development site.



Fig. 2 – View northeast on Station Road – Subject cottages forming a range with Sherry Fitzgerald offices. C. pair of semi-detached red brick houses to the north.





Fig. 3 – View north on Station Road – Subject cottages to the east and terraced houses built between 1939 and 1975 to the west.



Fig. 4 – View south on Station Road – Terraced houses built between 1939 and 1975 to the west.



Fig. 5– View east on Station Road – Sherry Fitzgerald office to the end of the range of cottages and detached house which was built between 1939 and 1975 to the south.



Fig. 6 – View east on Station Road – Detached house built between 1939 and 1975 next to Sherry Fitzgerald office to the south.



Fig. 7 – View east on Station Road –Sherry Fitzgerald office to the south of the subject cottages.



Fig. 8 – View east on Station Road –Subject cottages, south section.



Fig. 9 – View east on Station Road –Subject cottages, central section.



Fig. 10 – View east on Station Road –Subject cottages, north section.



Fig. 11 – View east on Station Road – Post-1975 shed to the north of the subject cottages.



Fig. 12 – View east on Station Road –Access to the subject development site between post-1975 shed and c. 1900 pair of semi-detached red-brick houses.



Fig. 13 – View east on Station Road – C. 1900 pair of semi-detached red-brick houses with a shop which was built between 1939 and 1975, c.1990 shopfront.



Fig. 14&15 – View east on Station Road – C. 1900 pair of semi-detached red-brick houses and terraced houses which were built between 1908 and 1939.



Fig. 14&15 – View northeast on Station Road – C. 1900 pair of semi-detached red-brick houses and terraced houses which were built between 1908 and 1939.



Fig. 16 – View southeast on Station Road – Subject cottages and Sherry Fitzgerald office.

Site external –Subject site development





Fig. 17 – View south – Concrete block boundary wall and corrugated fence.



Fig. 18 – View northwest – Post-1975 shed and end-19<sup>th</sup> century rubble stone wall section which is covered with ivy with former entrance to the subject site development.



Fig. 19 – View northwest –End-19<sup>th</sup> century rubble stone wall section.



Fig. 20 – View west – C. 1900 pair of red-brick semi-detached houses boundary wall which encompasses the end-19<sup>th</sup> century rubble stone wall section to the right.



Fig. 21 – View northwest – C. 1900 pair of red-brick semi-detached houses concrete boundary wall.



Fig. 22 – View southwest – C. 1900 pair of red-brick semi-detached houses concrete boundary wall.



Fig. 23 – View northwest – Concrete blocks boundary wall and corrugated fence.

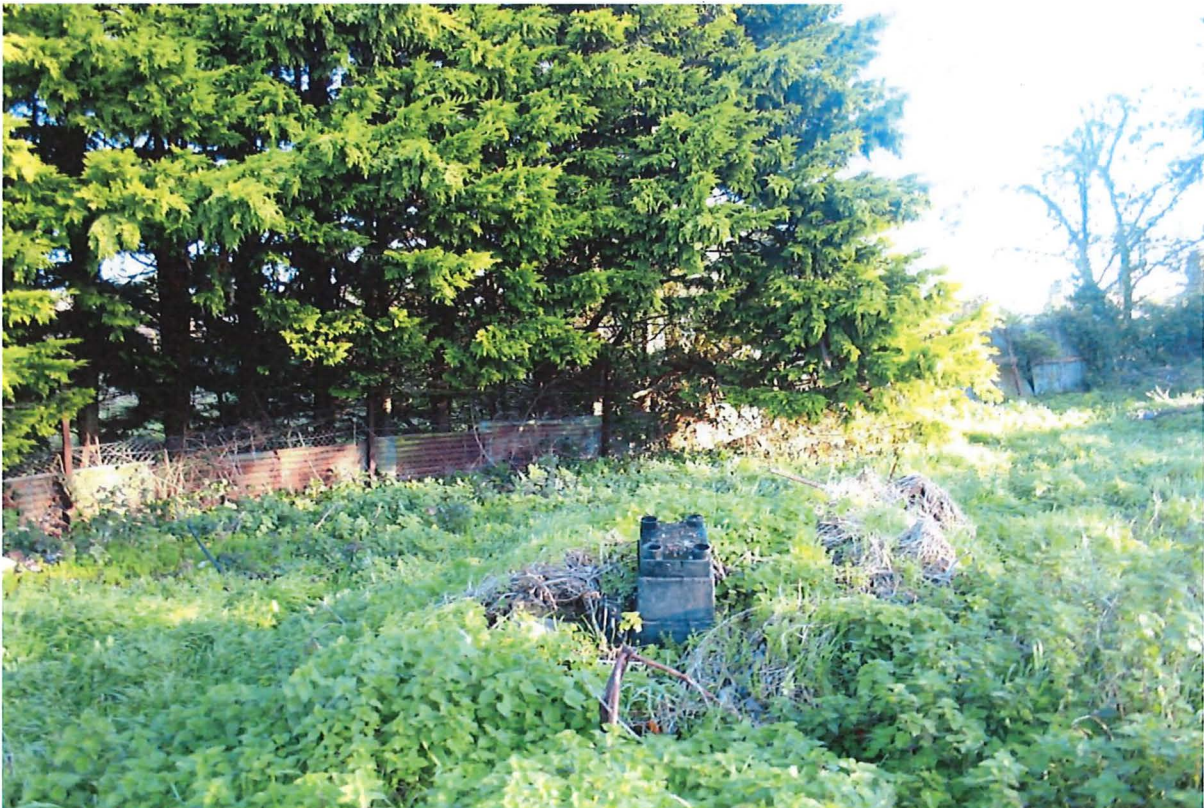


Fig. 24 – View northeast – North boundary with corrugated fence.



Fig. 25 – View northeast – North and east boundaries.



Fig. 26 –



Fig. 27 –.



Fig. 28 –.



Fig. 28 –



Fig. 29 – View southwest. South boundary.



Fig. 30 – View north. End-19<sup>th</sup> century rubble stone wall section.



Site external - Cottages

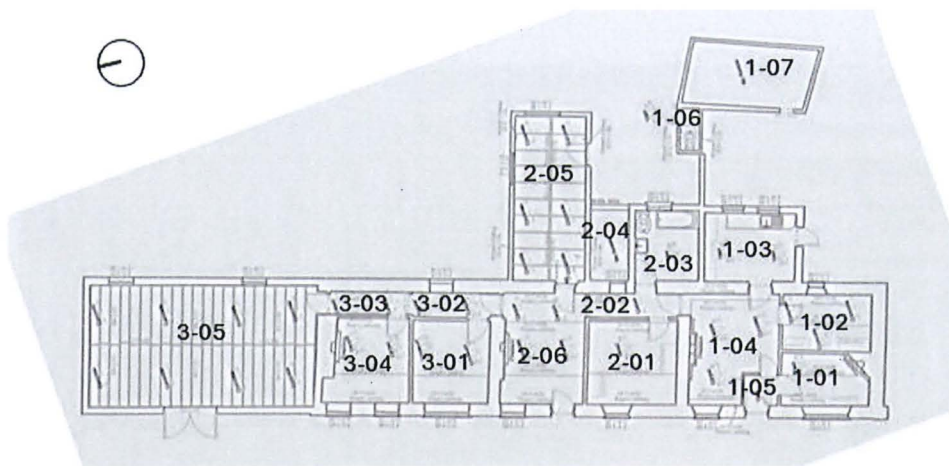


Fig. 31 – Ground floor key plan.



Fig. 32 – Cobbler's workshop, room 2-05.



Fig. 33 – Mid-20<sup>th</sup> century outbuilding extension, room 1-06.



Fig. 34 – Looking at the mid-20<sup>th</sup> century bathroom extension, rooms 2-03, 2-04.



Fig. 35 – Mid-20<sup>th</sup> century bathroom extension, rooms 2-03, 2-04 and first half mid-20<sup>th</sup> cobbler's workshop, room 2-05 with outbuildings, rooms 1-06 and 1-07.



Fig. 36 – First half mid-20<sup>th</sup> century cobbler's workshop, room 2-05



Fig. 37 – Mid-20<sup>th</sup> outbuilding, rooms 1-06 and 1-07



Fig. 38 –Mid-20<sup>th</sup> outbuilding and kitchen and bathroom extensions



Fig. 39 – Cottages, east elevation, south section and mid-20<sup>th</sup> kitchen extension.



Fig. 40 – View north, mid-20<sup>th</sup> kitchen extension (room 1-03) to the west and outbuilding (room 1-07) to the west.



Fig. 41 – East elevation, subject cottages.



## APPENDIX 3 – Internal Photographic Record





Fig. 1 – Room 1-01, looking south. Timber fireplace in split corner.

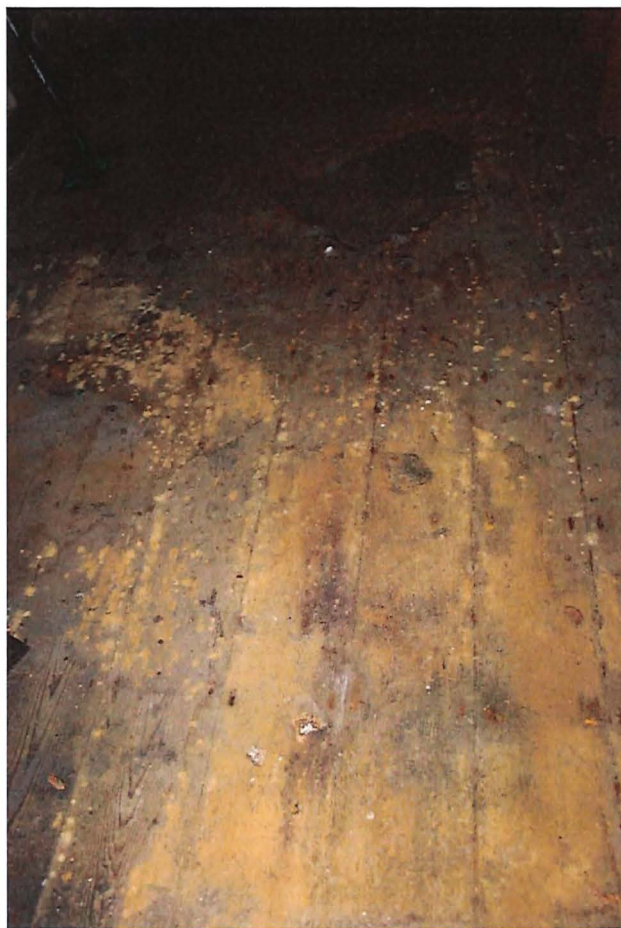


Fig. 2 – Room 1-01, timber floorboards.



Fig. 3 – Room 1-01, top section of chimney breast was removed.



Fig. 4 – Room 1-02, looking south. Linoleum floor finish and wall paper finish.



Fig. 5 – Room 1-02, looking south. Wall paper is detached from the wall and the plaster is crumbling (to the right) due to moisture.

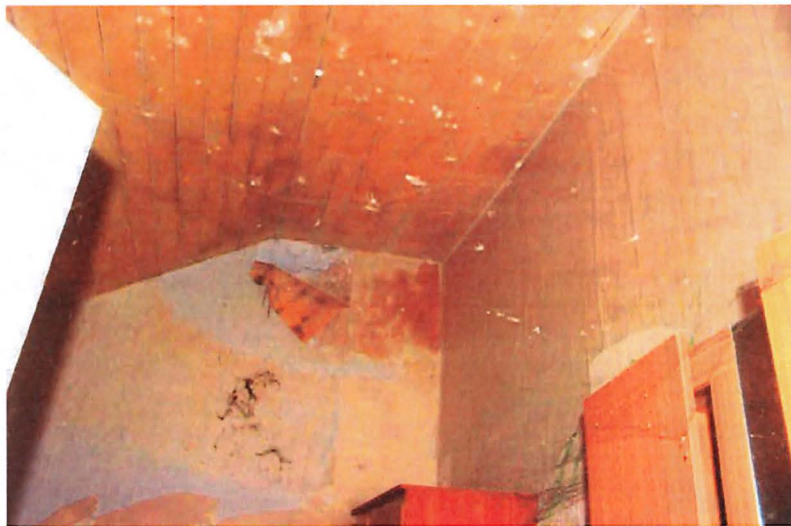


Fig. 6 – Room 1-02, looking south. The ceiling is sloped and has a timber board finish.



Fig. 7 – Room 1-02, looking east. uPVC window.



Fig. 6 & 7 & 8 – Room 1-03, looking east. Mid-20<sup>th</sup> century extension. The ceiling timber joist is disassembled and the ceiling plaster collapsed due to moisture.



Fig. 9 – Room 1-04, looking east. Non-original timber door.



Fig. 10 – Room 1-04, looking northeast. The ceiling plasterboard finish collapsed. The wool insulation is exposed.

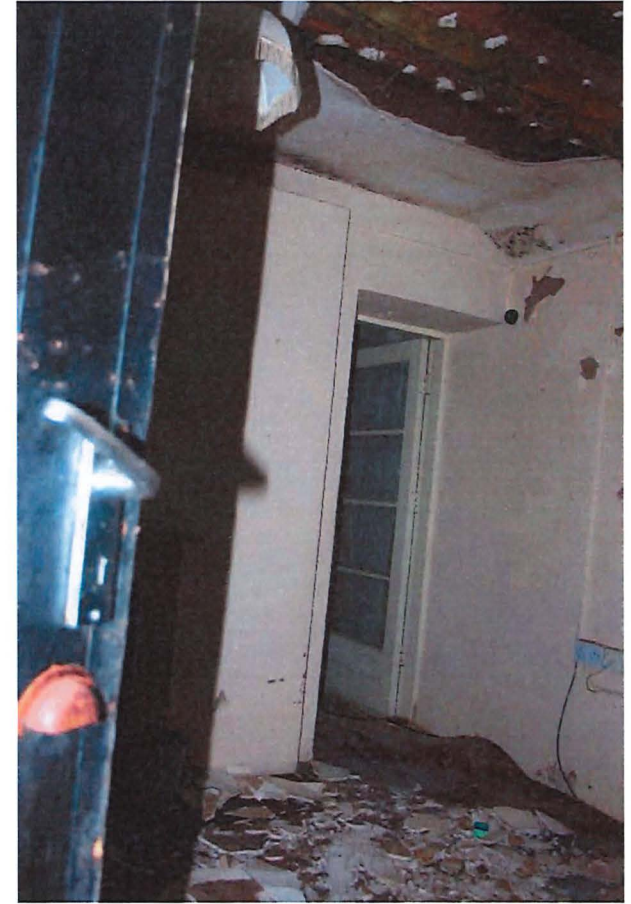


Fig. 11 – Room 1-04, looking northeast. Non-original timber door with glazed panels.



Fig. 12 – Room 1-04, looking north. Non-original fireplace.



Fig. 13 – Room 1-04, looking west.

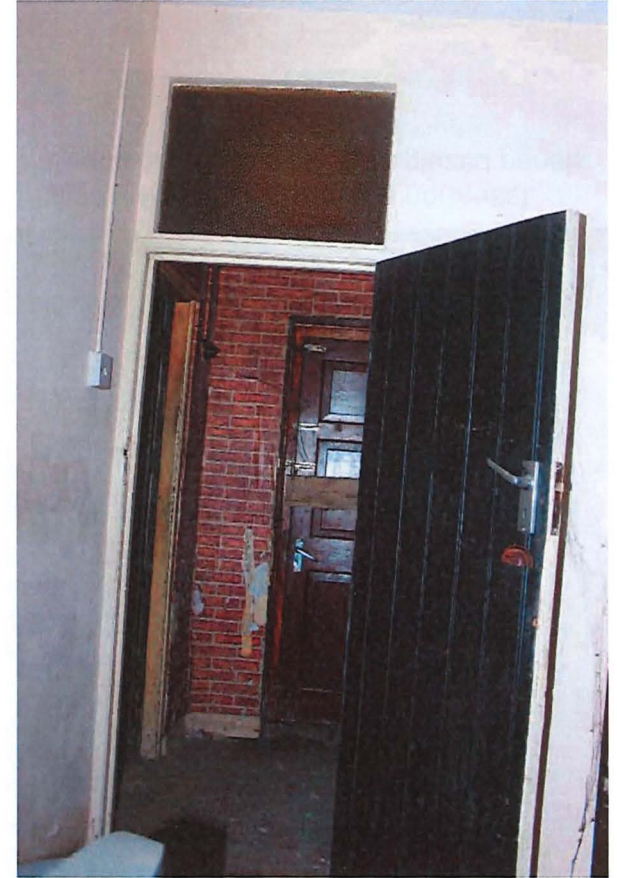


Fig. 14 – Room 1-04, looking west to room 1-05.



Fig. 15 – Room 1-04, non-original fireplace.



Fig. 16 – Room 1-04, the ceiling plasterboard finish collapsed. The wool insulation is exposed.



Fig. 17 – Room 1-05, non-original timber entrance door.



Fig. 18 – Room 1-06, mid-20<sup>th</sup> century outbuilding.



Fig. 19 – Room 1-07, mid-20<sup>th</sup> century outbuilding.



Fig. 20 & 21 & 22 – Room 2-01, looking west. Wall paper finish on the walls, timber floorboard finish floor with plasterboard ceiling.





Fig. 23 & 24 & 25 – Room 2-01, looking north and northeast. Wall paper finish is detached from the walls and there are black staining due to moisture.



Fig. 26– Room 2-02, looking north. Section of timber floorboards is missing, wall paper finish is detached from the walls due to moisture.



Fig. 27– Room 2-02, looking north. Plasterboard ceiling finish shows signs of moisture.



Fig. 28— Room 2-02, looking east. Non-original timber window.



Fig. 29— Room 2-02, section of timber floorboards is missing.



Fig. 30– Room 2-03, looking east, mid-20<sup>th</sup> century extension bathroom, tiles on the floor and the bottom section of the walls.



Fig. 30– Room 2-03, looking east, mid-20<sup>th</sup> century extension bathroom, black stains on the plasterboard ceiling due to moisture.



Fig. 31– Room 2-03, looking west to room 2-02, non-original timber door.



Fig. 32– Room 2-05, looking east, first-half of mid-20<sup>th</sup> century cobbler workshop. Concrete slabs and concrete blockwork walls.



Fig. 33– Room 2-05, looking east, first-half of mid-20<sup>th</sup> century cobbler workshop. Wood turning lathe.



Fig. 34— Room 2-05, looking north, first-half of mid-20<sup>th</sup> century cobbler workshop. Rolling machine to dry clothes.



Fig. 35— Room 2-05, looking north, first-half of mid-20<sup>th</sup> century cobbler workshop. Sewing machine.

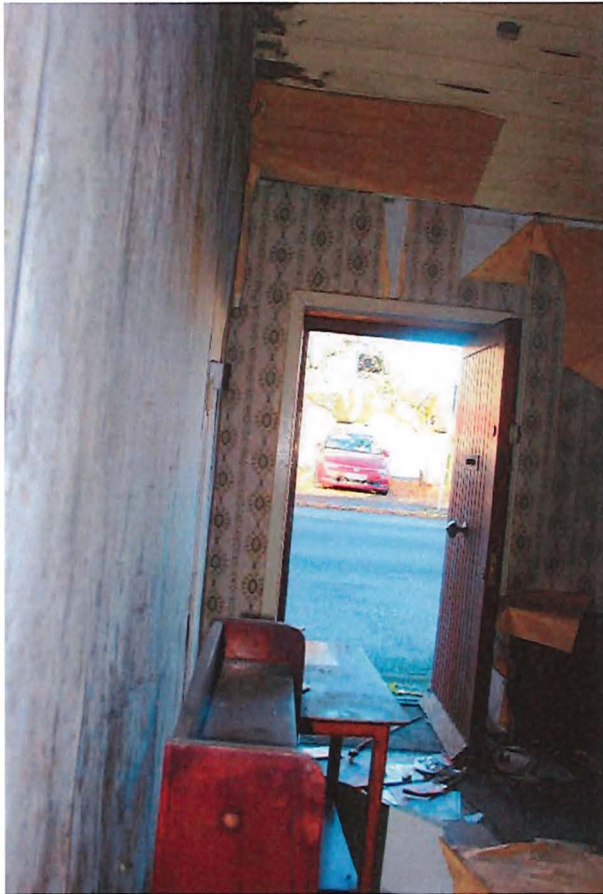


Fig. 36– Room 2-06, looking west, non-original entrance door.



Fig. 37– Room 2-06, looking west, wall paper is detached from walls due to moisture.



Fig. 38 & 39– Room 2-06, looking north, wall paper is detached from ceiling due to moisture.





Fig. 40– Room 2-06, looking north, painting is detached from ceiling timber boards.



Fig. 41 – Room 2-06, tiled floor finish.

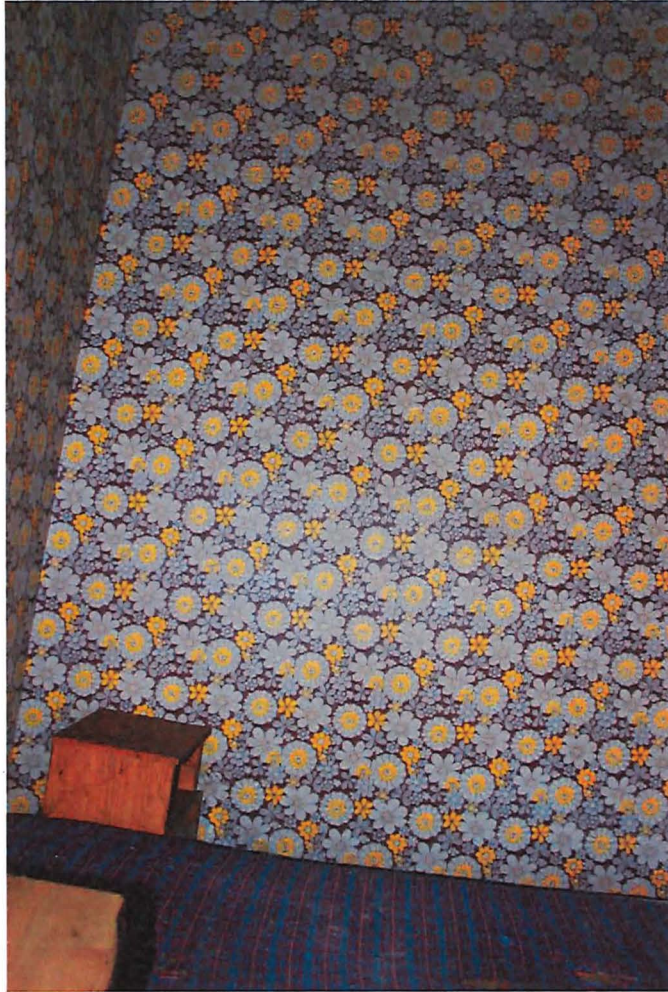


Fig. 42 & 43 – Room 3-01, looking east, wall paper finish and ceiling timberboard finish.



Fig. 44 & 45 – Room 3-02, looking north, the wall paper is detached from the walls, ivy is developing inside the cottage, tiled floor finish.



Fig. 46 – Rooms 3-02 & 3-03, concrete floor slab.



Fig. 47 & 48 – Room 3-03, paint finish on walls and plasterboard ceiling finish, concrete floor slab.



Fig. 49 & 50 – Room 3-04, looking west and northwest. Wallpaper finish on the walls and carpet floor finish. Non-original fireplace.



Fig. 51– Room 3-04, looking northwest. The carpet finish floor shows signs of moisture



Fig. 52– Room 3-04, looking southeast. Non-original timber door.

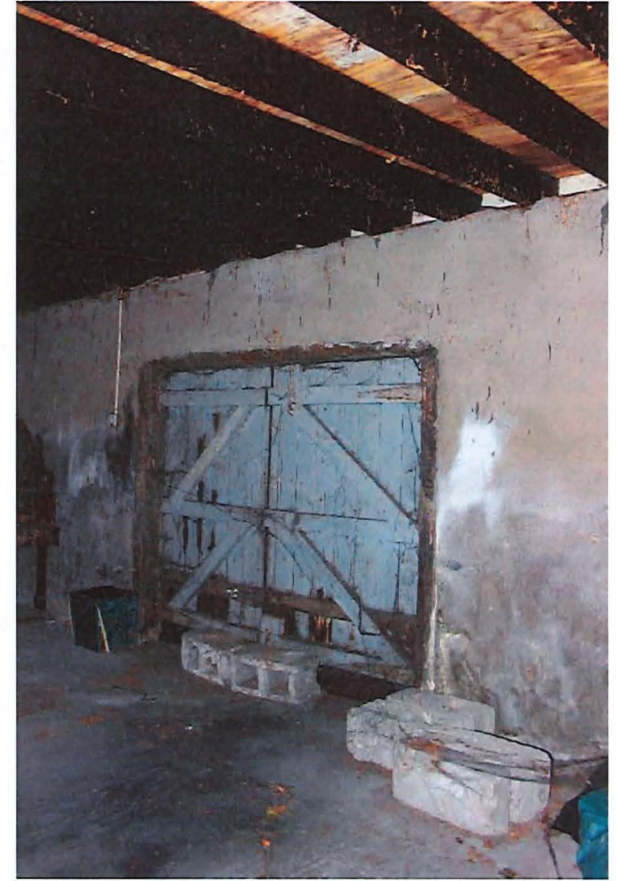


Fig. 53 & 54 & 55– Room 3-05, looking south and southwest. Post 1975 shed with concrete floor slab and cementitious plaster.



Fig. 57 – Room 3-05, looking north.



Fig. 56 – Room 3-05, looking west, non-original doors are dismantled.





## APPENDIX 4 – Curriculum's Vitae



**CURRICULUM VITAE - JAMES SLATTERY**





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Name: James Slattery, B Arch MRIAI DiplABRCons.  
Position: Principal  
Profession: Conservation Architect, Historic Buildings Consultant.

Professional Affiliations:

- \* BArch Degree in Architecture, UCD-1995-2001.
- \* Member of the Royal Institute of the Architects of Ireland.
- \* Diploma in Applied Building Repair and Conservation from Trinity College, Dublin, 2007-2008.

Brief Summary of Experience:

- 2001-2006 BCDH/BDA Architects  
2004-2006 U2 Tower-Competition Winning Scheme & Design up to Tender Stage for DDDA.
- 2005-2006 Lead designer on the 2nd placed design for the Irish World Performing Arts Village at UL and on shortlisted scheme for Anthony Fokker Park, Schiphol, Holland.
- 2001-2005 Residential Development to Protected Structure (Regional Significance) at 30-32 S.J.R.Q., Dublin 2 up to Planning Stage
- 2006- David Slattery Conservation Architects Ltd.  
2006-2012 Conservation Architect for Restoration of the National Maritime Museum Protected Structure (National Significance), Haigh Terrace Dun Laoghaire within the former Mariner' Church including roofworks, restoration of stonework, stained glass repairs and protection, interior restorations and new interventions to improve functionality. Lead sketch, planning, tender, construction phases.
- 2007-2009 Protected Structure (Regional Significance) at No. 13 Stephen's Green, Dublin 2-Conservation Architect for Restoration of external fabric (decorative stucco, sash windows and slate roof) and interior alterations. Lead sketch, planning, tender, construction phases.
- 2007-2008 Redevelopment of the Humewood Castle Protected Structure (National Significance), Co. Wicklow- Conservation Consulatant to successful

planning for redevelopment of the gothic revival estate which was recently completed.

- 2008-2012 Kent Station (Protected Structure of National Significance) Redevelopment Masterplan, Horgan's Quay, Cork - Conservation Consultant up to planning stage.
- 2008- Dartry House (Protected Structure of National/Regional Significance), Rathmines-Restoration - Conservation Consultant though planning, tender and on site stage of a number of phases of work to main house and to Dartry road.
- 2008-2009 65 Fitzwilliam Sq, Dublin 2 (Protected Structure of National/Regional Significance) – Conservation Consultant to planning stage for conversion of former house in offices back to a single family dwelling.
- 2008-2010 Ardeevin, Otranto Place, Sandycove (Protected Structure Regional Significance) - Conservation Architect for Extension and Restoration of detached Victorian House by the sea. Sketch, Planning, Tender and Construction stages.
- 2009-2014 Redevelopment of Ballroom and Stables at K-Club, Straffan House (Protected Structure of Regional Significance)-Conservation Consultant
- 2008-2012 Works to Railway Stations at Newbridge, Kildare, Sallins, Ballinasloe, Tullamore and Drogheda- (all Regionally Significant Protected Structures) Conservation Consultant.
- 2008-2012 Dart Underground-Conservation-Consultant for Design, EIS Preparation etc. to successful Railway Order.
- 2008-2012 Luas Line BXD-Conservation Consultant for Design, EIS Preparation etc. to successful Railway Order for works affecting numerous Nationally and Regionally significant Protected Structures and National Monuments within ACA and CAs in Dublin City.
- 2009-2012 Redevelopment of interior to Powerscourt Townhouse (Protected Structure of National/Regional Significance) and Restoration Works to Front Setting, Sth William St, Dublin 2 - Conservation Consultant and Architect.
- 2009-2012 Redevelopment of Doyles/Times Hostel, Fleet Street, Dublin 2 (including Regionally Significant Protected Structures) - Conservation Consultant.
- 2010-2014 NUI Galway – Reroofing Quadrangle Building – Protected Structure and Refurbishments to Aula Maxima – Conservation Architect for planning, tender and construction.

- 2010- Redevelopment of RTE Campus, Dublin 4 (including assessments of Protected Structures of Montrose and Mt Errol and the STW campus itself) - Conservation Consultant to Planning and Tender for Restoration Works to Montrose House redevelopment.
- 2010-2015 Redevelopment of Irish Distiller's Site, Smithfield - Conservation Consultant.
- 2010-2012 Redevelopment and Restoration of CWU Headquarters, NCR, Dublin 3- Conservation Consultant for planning, tender and construction phases of works to former early Georgian house (Protected Structure of Regional Significance).
- 2010-2012 Restoration of Seatown Road Parochial House Swords - Conservation Consultant for planning, tender and construction phases of works (Protected Structure of Regional Significance).
- 2010-2012 Restoration to Interiors of St. Francis Xavier's Church (Protected Structure of National/Regional Significance), Gardiner Street, Dublin 1-Conservation Consultant
- 2011-2013 Redevelopment of Former Ford Factory Site (Protected Structure of National Significance), Marina Park, Cork-Conservation Consultant. Sketch and planning stage.
- 2011-2013 Restoration Works to Macroom, Carrig, & Kildare Bridges-Conservation Consultant. Planning and Tender Stages.
- 2011- Restoration of Leinster House External Fabric (Protected Structure of National Significance) - Conservation Architect to Tender Stage.
- 2011-2012 Restoration of Fire Damaged Church, Ballinroad, Waterford (Protected Structure Regional) – Conservation Consultant. Tender and Construction stages.
- 2011-2015 Restoration of Olympia Roof and Interiors, Dublin 2 (Protected Structure Regional) – Conservation Consultant. Tender and construction stages.
- 2011-2012 Redevelopment of former Dutch Billy at No. 50 Mary Street, Dublin 3 (Regionally Significant Protected Structure) - Conservation Architect. Planning and Tender stages.
- 2011-2013 Restoration of Stonework and Copper Lamps and Standards to Sarsfield Bridge, Limerick (Regionally Significant Protected Structure)- Conservation Consultant. Planning, tender and construction stages.



- 2012- Belvedere House – Belvedere College – Conservation Architect planning tender and construction stage.
- 2012- Restoration and protection of Apse Roofs to Pugin Chapel, Slate Roofs to Apple Store and Redevelopment of Stoyte House and Kitchen Courtyard all at St. Patrick’s College Maynooth including a number of Nationally Significant Protected Structures. Conservation Architect for planning, tender and construction stages.
- 2012-2013 Restoration & Redevelopment of Marley Grange, Rathfarnham (Regionally Significant Protected Structure) - Conservation Consultant for planning and tender stages.
- 2012-2016 Redevelopment of former Georgian Houses at Nos. 18-20 Merrion Street, Dublin 2 (Protected Structures of Regional Significance) - Conservation-Architect for planning, tender and construction stages.
- 2012- Restoration of Glendruid House, Cabinteely (Protected Structure of Regional Significance) - Conservation Architect for planning, tender and construction stages. Conservation consultant for redevelopment of estate.
- 2012- Restoration and Redevelopment of Ashbourne Church and Parish House (two Regionally Significant Protected Structures), Ashbourne, Co Meath-Conservation Consultant for planning consents, tender and construction stages of restoration and extension works.
- 2013 Redevelopment of Site of Former Celbridge Workhouse, Co. Kildare (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2013- Restoration of the Church of Our Lady and St. David, Co. Kildare (Regionally Significant Protected Structure) -Conservation Architect for planning, tender and construction stages of restoration.
- 2013-2014 Tyrconnell Bridge Reconstruction, Donegal, Co. Donegal (Regionally Significant Protected Structure) - Conservation Consultant to planning and tender stages.
- 2013- Redevelopment of Former Late-Georgian Terraced Houses at Camden Street Upper to Camden Street Hotel, Dublin 8 (Protected Structures of Regional Significance) - Conservation Consultant to Planning stage.
- 2013 Garryduff Bridge in BNM Land - Conservation Consultant in Relation to Proposed Inclusion on RPS.

- 2013-2016 Restoration of No. 70 Blessington Street, Dublin-Conservation Consultant for planning, tender and construction stages of work to restore a mixed surgery and apartment use to the former Georgian House.
- 2013- Redevelopment of Regionally Significant (not on RPS) Ormond Hotel and adjoining Protected Structures, Ormond Quay, Dublin 1 - Conservation Consultant planning stage.
- 2013-2016 Redevelopment of Fleet Street Hotel, Westmoreland Street, Dublin 2 above former Bewleys premises (Protected Structure Regional) - Conservation Consultant for planning, tender and construction stages.
- 2013-2014 Redevelopment of Molesworth Street to South Frederick Street Block, Dublin 2-Conservation Consultant planning stage.
- 2014-2015 Redevelopment of Chatham House, Chatham Street, Dublin 2-Conservation Consultant planning stage.
- 2014- Boland's Mills Redevelopment – Conservation Architect for planning, tender and construction stages.
- 2014- Spire Restoration at Pro-Cathedral of Saints Peter and Paul, O'Connell Street, Ennis, Co. Clare (Protected Structure Regional) - Conservation Architect tender stage.
- 2014-2015 Former Dowager House (Now BOI) Restoration, Westport, Co. Mayo (Protected Structure Regional) -Conservation Consultant planning stage.
- 2014-2016 Works to Trinity Hotel, Dublin 2 Site of Former Tara St Fire Station (including Regionally Significant Protected Structures) - Conservation Consultant planning stage.
- 2015- Trinity College Business School including Restoration and Adaptation of former houses on Pearse Street - Conservation Architect for Planning, Tender and Construction stages.
- 2015- Restoration of Gate of Justice, Dublin Castle, Dublin 2 (National/Regional Significance Protected Structure) - Conservation Architect for Tender and construction stages.
- 2015- Extension and Restoration of Regionally Significant Arts and Crafts Protected Structure at "Seaside", Burrow Road-Conservation Architect for Planning, Tender and Construction stages.

- 2015- Restoration and Redevelopment of Irish Stock Exchange and Armoury Building, Anglesea Street/College Green (National/Regional Significance) - Conservation Consultant for planning, tender and construction stages.
- 2016- Restoration of single family dwelling to former Georgian house at No. 5 Mount Street Crescent, Dublin 2 (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2016- Restoration and redevelopment of former Clerys Site, Dublin 1 – Nationally Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) National/Regional Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of site of former Hampton Carmelite Convent and Pugin Chapel, Drumcondra, Dublin 3 (Regionally Significant Protected Structure). Conservation consultant planning and tender stage.
- 2016- Works to original Fitzgerald airport terminal for DAA (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and redevelopment of former 19<sup>th</sup> Century Hotel at Crofton Hall, Crofton Road, Dun Laoghaire (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and reinstatement of residential use to no. 61 Merrion Square, Dublin 2 (Regionally Significant Protected Structure) – Conservation Consultant planning and tender stage.
- 2016- Restoration and redevelopment of former Central Bank Site Dame/College Street including one National/Regional Significant Protected Structure (No. 9 College Street) - Conservation Consultant for planning stage.
- 2017- Redevelopment at Howth Castle Masterplanning – Conservation Consultant.
- 2017- Restoration and Extension to No.16 St. Stephen's Green – Nationally Significant Protected Structure - Conservation Consultant for planning stage.
- 2017- Restoration and Extension to former Ardmore House within the UCD Estate – Nationally Significant Protected Structure - Conservation Consultant for planning stage.

**PRACTICE DESCRIPTION.**





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### DESCRIPTION OF PRACTICE

The practice was established in 1990 office location No. 8 Vergemount, Clonskeagh, Dublin 6. The works and projects undertaken are solely of a conservation nature.

In addition to completing major projects for clients, the practice provides specialist consultancy services to other architectural practices. The repair and conservation of historic stonework, brickwork and metalwork; the preparation and use of historic materials such as lime and the conservation and repair of decorative plasterwork, joinery and statuary are areas where the practice has a particular expertise and substantial experience. In addition, the practice has completed a substantial number of assessments of historic buildings and has provided consultancy services for the historic fabric aspects of a number of larger mixed developments.

The practice has seven permanent members of staff and carries Professional Indemnity Insurance.

The practice has worked jointly and in a consultancy role on complex new design and conservation projects on many occasions. It has a proven ability to work as part of a design team.

The practice was part of the Design Team and advising on conservation issues regarding the proposed Terminal 2 at Dublin Airport and conservation architects to the Railway Procurement Agency on Metro North and LUAS Line BXD and to C.I.E./Iarnrod Eireann on the DART Underground Project. The practice was commissioned to act as Conservation Advisors to the E.S.B. on their proposal to redevelop their premises at Lower Fitzwilliam Street. The practice provided advice on the restoration and redevelopment of the former Central Bank Site Dame/College Street now under construction. The practice was also engaged as Conservation Consultants on conservation and repair works carried out on St. Muredach's Cathedral, Ballina, Leinster House, Belvedere College and on the Irish Stock Exchange at Foster Place/College Green.

The Practice is providing ongoing conservation advice on the Bolands Mills Project in the Docklands and on the restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) on the Grand Canal as well as the works to the Tropical Fruit Warehouse on Sir John Rogerson's Quay.

