

# Conservation Management Plan

Clane Abbey Community Centre

Main Street



Final Nov 2023

Revision Mar 04 2024

For Kildare County Council

On Behalf of  
Clane Community Council



<b>RIAI</b>	Registered Architect	Conservation Architect	PSDP Accreditation
	2024	G1	P

# Contents

<b>Executive Summary</b>	<b>3</b>
<b>1.0 Introduction</b>	<b>4</b>
<b>2.0 Archaeological Heritage</b>	<b>5</b>
2.1 Introduction	5
2.2 Methodology	5
2.2.1 Paper Survey	5
2.2.2 Field Inspection	5
2.3 General Historical Background	6
2.4 Site Specific History	12
2.5 Statutory Archaeological Protections	14
2.5.1 National Monuments Acts 1930-2014	14
2.5.2 Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023	15
2.5.3 Kildare County Development Plan 2023 - 2029	15
2.6 Archaeological Inventory	17
2.7 Archaeological Appraisal and Mitigation Measures	24
<b>3.0 Timeline</b>	<b>27</b>
3.1 Table of dates from historic to present day	27
3.2 Chronological phasing and Room Ref. drawing	29
<b>4.0 Existing Uses &amp; History from 1985</b>	<b>30</b>
4.1 Establishment of Use	30
<b>5.0 The Garden of Remembrance &amp; Fair green</b>	<b>33</b>
5.1 General Background and Historical Context	33
<b>6.0 Legal Context.</b>	<b>36</b>
6.1 Planning Protections Context / Timelines	36
6.2 Protected Structure Context	36
6.3 Planning Application History	37
6.4 Fire Certificate & DAC requirements	38
6.5 Development Plan	39
6.6 Ownerships and Boundary issues	40
<b>7.0 External Conditions</b>	<b>41</b>
7.1 Public Approach to the Abbey Complex	41
7.2 Graveyard Enclosing Wall	42
7.3 Boundary Conditions Adjoining Uses/ issues	43
7.4 Conditions around Flat roof & surrounding Evergreen Centre	44



7.5	Service Yard and Storage Sheds	46
7.6	Condition of Slated Roofs	47
7.7	Condition of Lower roof ( Flat roof and Rooflight)	48
7.8	Gutters or downpipes, rainwater defects	50
7.9	Condition of Water Services and Drainage runs	51
7.10	Top of the Tower	52
7.11	Condition of Grave Markers & Monuments	54
<b>8.0</b>	<b>Internal Conditions</b>	<b>55</b>
8.1	Conditions of Internals of Tower	55
8.2	Condition of the Porch / Entrance area and rear fire escape corridor.	56
8.3	Moisture Ingress/ Condensation Issues	57
8.4	Condition of Heating Services	58
8.5	Condition of Access Stairs to Wardrobe Storage	59
8.6	Condition Of Kitchens Bathrooms Area	60
8.7	Condition of main hall Area 2 and stage area.	61
8.8	Condition Of Electrical Services	63
<b>9.0</b>	<b>Building Construction Description</b>	<b>64</b>
9.1	General Construction	64
9.2	Historic Masonry Walls	64
9.3	Existing walls to Evergreen section	64
9.4	External Envelope- Flat roof section.	65
9.5	Existing pitched roof-light in the Corridor	65
9.6	Eaves to the flat roof / missing gutters.	65
9.7	Action re main pitched roof structure & Insulation	65
9.8	Windows Opening General Description	66
9.9	Large Windows to Hall	66
9.10	Window Condition	66
9.11	Existing ground floor	67
<b>10.0</b>	<b>Description Tower Construction</b>	<b>68</b>
10.1	General Tower Floor Levels	68
10.2	Structural – integrity, Tower	68
10.3	Crenulations to the top of the tower.	68
10.4	Plant growth to the top of the tower	69
10.5	Lightning protection	69
10.6	Flag pole	69
<b>11.0</b>	<b>Existing services</b>	<b>70</b>

11.1 Maintenance Manuals / Protocols	70
11.2 General Description of the Mechanical and Electrical Services	70
11.3 Heating system	71
11.4 Gas supply	71
11.5 Electrical meters	71
11.6 Fire Alarm/ Certificates	71
11.7 External lighting	71
<b>12.0 Upgrading / Interventions</b>	<b>72</b>
12.1 Setting and Boundary Issues	72
12.2 Improved slope access to the approach path at Entrance	72
12.3 Boundary wall Enclosure general description	72
12.4 Security issues/ public accessibility	73
12.5 Upgrading Thermal Requirements	74
<b>13.0 Conclusion</b>	<b>75</b>
<b>Bibliography</b>	<b>i</b>
<b>Figure List 1</b>	<b>iii</b>
<b>Figure List 2</b>	<b>v</b>
<b>Conservation Action Plan</b>	<b>vii</b>
<b>Appendix A</b>	<b>xi</b>
Measured Survey drawing set (A3)	xi
<b>Appendix B</b>	<b>xxv</b>
Archive Planning drawings from 1985 application marked up.	xxv
<b>Appendix C</b>	<b>xxviii</b>
Archive Planning docs from 1985 application highlighting relevant issues	xxviii
Gas connection mapping surrounding the abbey.	xxviii
<b>Appendix D</b>	<b>xxxiv</b>
Wildlife Assessment	xxxiv

*Reissued with Revisions 04th Mar. 24, incorporating information and clarifications provided by Clane Community in December 2023 including wildlife assessment in new appendix D to the rear.*

## Executive Summary

Following an in-depth investigation on the condition of the Community Centre and its setting there are a number of recurring themes, site access, legal responsibility and site restrictions, but there are also exists future opportunities to address these by a fundamental shift to propose a more radical solution. The existing centre is constrained in its servicing and accessibilities and by the weight of the previous expenditure on the original day care centre now 50 years old and in a very poor location and though well cared for it is in need of a new roof configuration.

The building complex is situated on a historically significant site, which has served as an early Christian religious location since the 6th century, excluding brief intervals following the Reformation. This site laid the foundation for the establishment of the historic town of Clane. The enduring community interest and engagement over the past five decades stand as a testament to the esteemed status of the locale, evolving into a well-utilized and cherished community centre, garden cemetery, and Fair Green within the town.

This conservation management plan aims to address immediate concerns while aligning interventions with a long-term perspective. The report highlights ownership concerns related to the Graveyard/Garden of Remembrance, as well as internal use dynamics within the building. Notably, the Evergreen Centre operates somewhat autonomously but maintains a symbiotic relationship with the community centre creating some areas where there are overlaps in the responsibilities.

The matter of boundary enclosure and the adjacent party walls, along with structures connected to these retaining walls, requires legal attention.

A more extensive restructuring of the roof and floor plan is imperative to effectively address the prevailing issues. The focal point of concern lies in the reconfiguration of the flat-roofed structure, coupled with the unfortunate positioning of the oil tank. The current spatial arrangement not only lacks architectural and cost efficiency but also presents challenges in terms of accessibility, limiting the feasibility of an upgrade. Considering these constraints, the proposition of acquiring the adjacent sites for redevelopment into a new Seniors' Centre emerges as a more viable option. This alternative holds promise in not only enhancing the overall architectural value but also in potentially resolving challenges related to heating service access and drainage. Additionally, it provides a more conducive environment for redevelopment, taking into account the limitations posed by the existing structure sited on a historic graveyard. The funding strategy for this refurbishment initiative centres on emphasizing the restoration of the tower and restoring its setting to the Main Street leveraging its inherent public realm appeal as a more compelling catalyst for garnering support from prospective funders and forward public realm planning.

The Action Plan in the table to the end of this document provides a quick synopsis of the priorities and the order the approach must take, if a holding pattern on refurbishment is required while the legal issues are sorted; there are some aspects that are yet to be confirmed such as the extent and the ability to scaffold the tower without agreement to take the scaffolding to the ground, which has been looked at by a scaffolding specialist for different scenarios. The ability to access the diesel fuel tank for de-sludging and inspection or to developing a methodology for its replacement is also with specialist contractors for quotation. A meeting with National Monuments on site also needs to be arranged when the fundamental approach has been agreed. The Archaeologists will be available to attend along with the conservation architect.

## 1.0 Introduction

This Conservation Management Plan was commissioned by Kildare County Council on behalf of Clane Community Council. The tender required a set of as built drawings and a Conservation Consultant led Team which was awarded in Sept. 2023 to Laura Bowen a Grade One Conservation Architect, with Martin Byrne of Byrne Mullins Archaeology undertaking the Archaeology desktop reports, and Murphy Geospatial providing the specialist measured survey drawings, which were a particular requirement of the brief. The brief requested an assessment and analysis of the conservation needs, and identification of the cultural significance of the site. The site which is identified on both the record of protected structures and the record of monuments and places, is located in the centre of Clane on a height to the southern end of the town and includes both the surrounding retaining enclosure wall and the graveyard itself now in use as a Garden of Remembrance and the historic church building complex which is in use presently as a Community Centre, it's co-ordinates are 687645 , 727500. The roofless church structure and a wayleave for access was purchased in 1973 by Clane Community Council and was a catalyst to its formation. Refurbished by an ANCO youth employment scheme in the early 1980s it was funded on a community basis with fund raising events. Many interventions including the addition of a flat roofed senior day-care centre were completed at the time. The Historic Environment Viewer recognises the adjoining Rectors house and old schoolhouse in the mapping designation as integral to church graveyard site, but this area is not within the ownership of the Community Council or KCC.

A conservation management plan is an evolving document; it relies on providing base information from on-site surveys, historical records and a detailed set of measured drawings. The curtailed nature of the timescale to produce this document will mean that more investigations will be needed to inform the more long term proposals. To date this has been achieved by the gathering of information from the users of the building, a desktop Archaeological report and a photographic condition report. Each of these aspects will be informed by the legal context, management issues and indeed the routes to funding by what is a voluntary community body.

Background information was provided through Paul Carroll chairman of the community group who arranged access for the various site visits, along with John Kennedy who provided access at tendering stage and information on the wildlife assessment. Information was gleaned in particular from the archives of the Le Chéile newsletter which provided the background to the purchase and the various achievements undertaken by the community to the Abbey and graveyard and the history of the fair green. Colm Cosgrove, KCC Executive Architect for Strategic Projects and Public Realm, provided archive legal and planning documentation in KCC's possession. Many thanks to Brendan Cullen of the Clane Historical Society for confirmation on the use of the aerial photos in use on the Website.

## 2.0 Archaeological Heritage

### 2.1 Introduction

Archaeology is the study of past societies through their material remains and the landscapes they lived in. “The archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) and environmental evidence” (DoAHG 1999, p9).

Archaeological heritage comprises all material remains of past societies, with the potential to enhance our understanding of such societies. It includes the remains of features such as settlements, burials, ships and boats and portable objects of all kinds, from the everyday to the very special. It also includes evidence of the environment in which those societies lived. The terms “site” or “monument” are used generally to refer to fixed structures or areas of activity, as opposed to particular moveable objects. Historic wrecks are also part of the archaeological heritage (DHLG&H, 2021, 3).

### 2.2 Methodology

The Archaeological Heritage study comprises the results of a survey and evaluation of selected sites of archaeological interest/potential within, and in the immediate environs of, the subject site. The work consists of the results of a paper survey and field inspection.

#### 2.2.1 Paper Survey

As part of the documentary/cartographic research, the following principal sources were examined from which a list of sites and areas of Archaeological Heritage interest/potential was compiled:

- Record of Monuments and Places – Co. Kildare (RMP)
- Sites and Monuments Record of the Archaeological Survey of Ireland (SMR); National Monuments Register, Register of Historic Monuments (RHM), Lists of Monuments subject to Preservation Orders (PO) and Historic Environment Viewer (HEV) – [www.archaeology.ie](http://www.archaeology.ie)
- Topographical Files of the National Museum of Ireland
- Annual Archaeological Excavations Bulletin – [www.excavations.ie](http://www.excavations.ie)
- Aerial Photographic & Cartographic Archive of the Ordnance Survey of Ireland – [www.osi.ie](http://www.osi.ie)
- National Inventory of Architectural Heritage (NIAH) – [www.buildingsofireland.ie](http://www.buildingsofireland.ie)
- Placenames Commission – [www.logainm.ie](http://www.logainm.ie)
- Documentary and historic cartographic sources (see Bibliography)
- Kildare County Development Plan 2023 – 2029 (KCDP)
- Clane Local Area Plan 2017 – 2023 (CLAP)
- Heritage Council Heritage Database – [www.heritagemaps.ie](http://www.heritagemaps.ie)

#### 2.2.2 Field Inspection

Following completion of the preceding paper survey a reconnaissance survey of the site and immediate environs was undertaken in mid-November 2023.



An attempt was made to identify previously unrecorded sites/features of archaeological heritage interest/potential within, and in the immediate environs of, the subject site.

Sites/features of archaeological heritage interest/potential identified on the basis of the paper survey were inspected in an attempt to confirm their locations on the ground and to determine, if possible, their likely extent.

### **2.3 General Historical Background**

The subject site is located in the townland, civil parish and barony of Clane (O.S. 6-inch map: Kildare Sheet 14. The name Clane derives from the Irish *Clonadh* – sloping or inclining land (Placenames Database – [www.logainm.ie](http://www.logainm.ie); Bradley *et al* (1986, 148 suggests the name is an anglicisation of *Cluain* – a ‘field’ - rendered variously as *Cluain Damh* – ‘field of the ox’ or *Cluain Áth* – ‘field of the ford’. The ford, and possibly the high ground to the north, was probably the areas principal attraction as a settlement site and it has some early mythical associations (Comerford, 1885, ii, 98-9.)

A large bullaun stone located in the village is said, according to Costello (1991, 45, to mark the traditional burial place where *Mesagra*, a first century king of Leinster, was slain in single combat by the champion of Ulster. It is also believed in local tradition that St. Patrick came to Clane to baptise the people in the well which he blessed. Known as Sunday’s Well, it was traditionally visited on that day and patterns were held there until the nineteenth century.

The earliest permanent settlement was an Early Christian church site, located on high ground to the north of the River Liffey. Gwynn and Hadcock (1970, 31 identify Clane as the location of the monastery of *Cluain Damh*, founded by St. Ailbe, of which St. Senchall (d. 549 A.D. was the first abbot. It appears that Clane was an important settlement by the 12th century as it was the venue for a synod, convened by Archbishop Gelasius of Armagh, in 1162.

Following the Anglo-Norman invasions in the later twelfth century, Strongbow conquered the Kingdom of Leinster. Clane at the time was in the Celtic tuatha of Otomy. Much of North Kildare was granted to de Hereford, one of his principal followers. This Norman lord then re-granted much of the area surrounding Clane to his brother Richard de Hereford. A motte, located to the south of the village, was probably constructed in the late 12th century by the de Herefords. Richard de Hereford was created a baron, and he chose Clane as the central settlement of his barony.

The former parish church of St. Michael’s (subject site, located in a sub-circular churchyard in the centre of the village, is the site of a church held by the Knights Hospitallers during the Middle Ages, and first referred to in 1212 in Pope Innocent III’s confirmation of their churches in Ireland. It was first described as a parish church in 1307.

A Franciscan Friary, known locally as Clane Abbey, was established at Clane in c. 1258. It is likely that this friary was founded by Gerald Fitz-Maurice (Fitzgerald, Lord of Offaly and, according to

Gwynn and Hadcock (1970, 245), “he is said to have been buried in the friary on 1287”. In 1345 a general chapter, held at the friary, made important decisions about Irish custodies. In 1433 an indulgence was granted as the establishment was in need of repair. However, following the dissolution of the monasteries, portions of the friary – including the church, chancel and part of the dormitory – were destroyed by order of Lord Leonard Grey, late King’s Deputy, for the purpose of repairing the king’s castle at Maynooth. Fragments of the nave, chancel and south aisle still survive today in a rectangular graveyard south-east of the village, and the mutilated effigy in the remains is said to be of Gerald Fitz-Maurice.

Although Clane had been established as a borough by the end of the 13th century, it was burned in 1310 and this may have led to its temporary abandonment. While the present street pattern may follow medieval lines, there are no clear burgage-plot patterns. Indeed, there are strong indications that the borough was deserted by the end of the Middle Ages. However, according to Bradley (1987, 151), “a reference to the ‘New Town of Clane’ suggests that the borough was re-established during the sixteenth century”. Indeed, the 1659 census of Ireland recorded a population of 58 for Clane. The re-establishment is reflected in the burgage-plot patterns in the broader northern area of the Main Street, where their regularity suggest a 17th or 18th century date.

The Civil Survey (aka Down Survey) Map of 1656-8 (Figure 2.1) illustrates the extent of the parish of Clane (Claine) at that time. The accompanying ‘terrier’ to the map describes the barony of Clane thus: *‘The land arable of ye aforesaid barony of Clane is good dry and fertile for Corne of all sortes. The pasturable ground is good for Cattle of all sortes and ye bog in som parts of the Barony is fitt for fireing. The River of Liffy is ye only River riseing out of or running through ye barony of Clane. There is in the aforesaid Barony of Clane soe Foords in the River of Liffy (viz) the foord of NEwtowne, the Foord of Caselekeely the foord of Cashunskealy, the ffoord of Aghglasshefae, Blackffoord and a Foord cald Aghvoddeveryren. There is in the said barony of Clane two mannors (vizt) the mannor of CLane and the Mannor of Tymachoe’.*

The Civil Survey ([www.downsurvey.tcd.ie](http://www.downsurvey.tcd.ie)) notes that ‘Clane’ was owned in 1641 by James Eustace of Confey, James Rochford and Garrett Sutton, while Patrick Sarsfield, Sir John Dungan and Humphrey Baggerly are listed as proprietors in 1670; it comprised 257 plantation acres of ‘profitable’ land. The 1641 survey refers to a ‘castle or fortress called Blackcastle in the town of Clane’ which, according to Bradley et al (1986, 153), “may be the castle held by Nicholas Eustace in 1582 which later passed to Walter Dorgan in 1611”. The people of the town at the time enjoyed certain rights to property, which included the use of 100 acres of pasture that was held in common. A census of 1659 notes that the population of Clane included 54 English and 4 Irish and that the ‘titulados’ were Henry Pearce, Patrick Fitzgerald and John Warren.



Figure 2.1 Extract from Civil or Down Survey Map (1655-6) illustrating parish of Clane



Figure 2.2 Map of Clane (Clain) and environs – 1670

Very little is known about Clane in the eighteenth century, during which time it lost its status as a market town. Noble & Keenan's map of 1752 (Figure 2.3) illustrates a number of roads converging on the village, with a number of religious structures indicated within the village. According to

local tradition, a mass-house was constructed on Main Street in the eighteenth century. In 1766 Rev William Daniels the Vicar of Clane, compiled an account giving the number of families living in the Clane area. According to the report 182 Catholic families and 10 Protestant families resided in Clane civil parish (Comerford, 1886, i, 274). Taylor’s map of 1783 (Figure 2.4) illustrates the extent and principal features of the village, including the C-of-I church and ‘Vicar’s Hall’ to the east



Figure 2.3 Extract from Noble & Keenan – 1752



Figure 2.4 Extract from Taylor – 1783



During the 'Rising' of 1798, at between 2:00 – 3:00am of the 24th May, around 300 rebels attacked the village of Clane, but were driven off by Captain Jepson's Armagh Militia and some of the local Clane yeoman cavalry. The yeomanry commander, Richard Griffith of Millicent, arrived around 3.15 am and took command. The combined military drove back a second rebel attack from the village. Some houses were burned by the soldiers and six prisoners were taken (4 were Griffith's tenants), one of whom was summarily executed. Some of the Armagh Militia had been piked to death in their private billets and at least three of Griffith's corps had deserted, but for the moment the town was secure. A third attack, around 5 am, was led by Rebels dressed in the uniforms, hats and helmets of the City of Cork Militia and Ancient Britons, whom they had defeated at Prosperous. Griffith and his men made a stand on the commons and dispersed them. The 16 yeoman cavalry then charged and routed them. Aware of the rebel victory at Prosperous and the large number of rebels in the locality, Griffith decided his position was untenable and retreated in good order to Naas. He was joined by his 1st Lieutenant, Dr. John Esmond, who had led the rebels in Prosperous. Griffith had learned of his treachery from Phil Mite, and on arriving at Naas he had Esmond arrested. The five prisoners taken in the second attack were hanged in Naas. Esmond was tried by court-martial and hanged as a traitor, with his yeoman coat turned out, on Carlisle Bridge, Dublin on the 14th June. The next day Griffith's estate at Millicent was attacked and plundered. William Aylmer and his men ambushed troops and yeomanry on the 4th, 5th and 6th of July near Clane.

Lewis (1837, 327) noted that the civil parish of Clane had a population of 2121, with 1031 residing in the village. He remarked that the village was 'pleasantly situated on the river Liffey', over which was a bridge of six arches, and in 1831 comprised 225 houses neatly built; Woollen manufacture was carried on to a small extent and fairs, chiefly for the sale of cattle, sheep, and pigs, were held on March 28th, April 28th, July 25th and October. 15th and a constabulary police station had recently been established, with petty sessions held by the county magistrates every alternate Saturday. He further noted that the parish comprised 2380 statute acres, as apportioned under the tithe act; the greater portion was under tillage, the soil was fertile, and the system of agriculture improved; there were quarries of good limestone, which were worked with success; and limestone, lime, and sand were sent to Dublin by the Grand Canal, which passes within two miles of the town. In addition, he noted that (Protestant) church, an ancient structure, had been lately modernised and kept in repair by a small estate called Economy Lands, producing about £60 per annum; the glebe-house was a handsome building with the glebe lands for the union comprising 29 acres. He described the recently constructed Catholic church as a plain cruciform building in good repair; the parochial school was maintained by subscription among the Protestant inhabitants, with the stone school-house erected at an expense of £300, while the Roman Catholic free school, under the National Board of Education, was built in 1819, at an expense of £300.

The Ordnance Survey (O.S.) map of 1837 (Figure 2.5) illustrates that village at that time was centred on Main Street, surrounded by agricultural lands, with some residential and agricultural structures located in the immediate hinterland.

The O. S. map of 1908-9 (Figure 2.6) indicates some expansion of the village, particularly to the immediate north of the subject site; in addition, a 'new' Roman Catholic church and a convent have been constructed in the village and new residential plots are scattered in the surrounding hinterland.



Very little changes to the village are illustrated on the 1939 O.S. map (Figure 2.7)



Figure 2.5 Extract from O.S. Map - 1837



Figure 2.6 Extract from O.S. Map - 1908/9

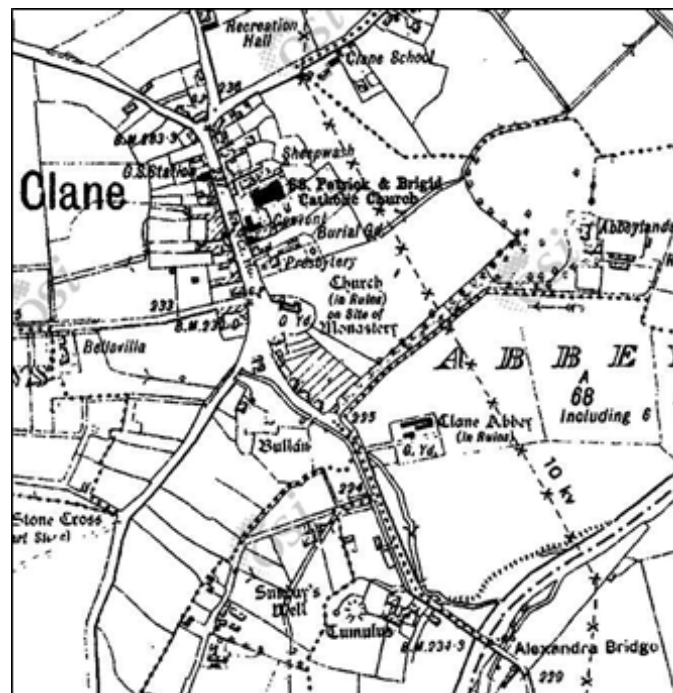


Figure 2.7 Extract from O.S. Map - 1939

Today, the town of Clane retains a compact linear core along the Main Street, with residential development extending outwards to north, east and west. It has expanded significantly since the 1960s. New residential neighbourhoods have developed predominantly to the northwest, along the Ballynagappagh and Kilcock Roads, and to the southeast between the Celbridge Road and the River Liffey. Retail and commercial uses are focused primarily on Clane's historic Main Street, with some more recent retail and commercial development at the edge of the town centre and on the

outer relief and Celbridge roads (e.g. Westgrove Hotel, Abbeylands Shopping and Medical Centre, Lidl and Tesco Metro). Community and Educational uses, including schools and Clane General Hospital, are clustered on the Prosperous Road, and there is also a cluster of employment uses in the Clane Business Park on the Kilcock Road.

## **2.4 Site Specific History**

The subject site is on the highest ground in the village and forms part of the Early Christian monastery of Cluain Damh, founded by St. Ailbhe; St. Senchall (died 549) was the first abbot while in 782 the death of Banbhan, abbot of Cloenath (Clane) is recorded (Gwynn and Hadcock 1970, 31). It is likely that the extent of the monastery was circular or sub-circular at this time, bounded, possibly, by a fosse and a bank topped with a timber palisade. Little is known of the history of the monastic site, which was plundered in 1035 by a Viking raiding party and in 1162 it was the venue of a synod convened by Gelasius, archbishop of Armagh (Bradley et al, 1986, Vol. 2, pp 148-9). This suggests that Clane was a significant settlement by the twelfth century.

Following the Anglo-Normans invasions of the later twelfth century, the monastery was granted to the Knights Hospitallers and it is first referred to in 1212 in Pope Innocent III's confirmation of their churches in Ireland and was described as a parish church in 1307. In 1615 the chancel was in ruins (Sherlock, 1903-5, 30). However, with the re-establishment of the village in the mid-seventeenth century, the church appears to have been rebuilt, and the present tower, and possibly the boundary walls to the graveyard, may date to this period. A church is indicated on the site in 1670 (Figure 2.2 above).

The chancel was rebuilt in the eighteenth century and served as a Church of Ireland church (St. Michaels) with an associated graveyard, all positioned within the part of the original early monastic site. It is represented on Noble & Keenan map of 1752 (Figure 2.3) and Taylor's map of 1783 (Figure 2.4). The spire was damaged in 1798 during exchanges of fire between the rebels situated on the roof and the Armagh Militia based in the Rectory at Abbeylands House. A number of efforts were made to repair it but it was dismantled to the level of the roof of the Bell Tower in the early nineteenth century, possibly 1826, at which time the existing battlements were constructed.

Lewis (1837, 327) notes that the church has "been lately modernised" and describes it as "a neat edifice with a tower and spire," kept in repair by a small estate called Economy Lands [Note: Lewis did not visit every location in Ireland and in some cases relied on existing Trade Directories and late eighteenth century maps; consequently, his inclusion of the spire may be incorrect as it appears it had been removed in 1826].

The Ordnance Survey map of 1837 (Figure 2.8) indicates the curving nature of the site, representing parts of the extents of the Early Christian monastic site, and including a church and graveyard. The church incorporates an extension to the north, linked to further structures to the west/northwest; the graveyard wall is indicated as occupying a curving enclosure extending from the north, through east to south-south-west, from which a wall runs northwest before turning northeast to the southwest corner of the church tower.

Griffith's Valuation (Primary Valuation of Ireland 1848-64) of 1854 (Figure 2.9) notes that the subject site (No. 17) contained a church, school-house and graveyard, owned by the Ecclesiastical Commissioners. The adjacent plot to the west/northwest (No. 18) is described as a house, yard

and gardens on a site of 20 perches; it was owned by Rev. William Caulfield and leased to John Leslie; it had an annual rateable valuation of £3, 10s.



Figure 2.8 O.S. Representation - 1837



Figure 2.9 Extract from Griffith (1854)

In 1880 the Church of Ireland parishioners in Clane decided to abandon St. Michael’s Church, possibly because efforts to expand the church were hampered by surrounding graves, and so built a new one on a different site. Local landowner Thomas Cook-Trench offered a site at Millicent and also offered to contribute much of the cost of the new building. The offer was accepted, and work began in 1881. The Church was designed by M.J. Fuller and took over two years to build. It was consecrated in 1883 and dedicated to St. Michael and All Angels.

The Ordnance Survey map of 1908-9 (Figure 2.10) notes that the church was in ruins and built on the site of an abbey. The school extension to the north is still extant but not linked to the structures to the west/northwest; this appears to be an L-shaped house with rear extension (perhaps the attached outbuilding) and the northern boundaries appear to incorporate part of the early monastic enclosure. The graveyard walls are largely as indicated on the 1837 map with the area outside the western extent possibly under grass and incorporating footpaths and informal edges to the southeast, west and northwest. The Ordnance Survey map of 1939 (Figure 2.10.1) is not very detailed but notes that the ruined church was on the site of a monastery. It illustrates the curving graveyard wall extending only from northwest, through east to south, together with an outline of the ruined church with the former schoolhouse to the north and house structure to the west/northwest indicated a single block.



Figure 2.10 O.S. Representation – 1908-9



Figure 2.10.1 O.S. Representation - 1939

A photograph dating to the mid-twentieth century (Plate 2.1) illustrates the roofless and windowless church, the boundary/enclosing wall of the graveyard, the 'village green' to the immediate west and the house to the northwest



**Plate 2.1** *Mid-twentieth century view of site – from south*

In 1985, under the stewardship of Clane Community Council the building was restored by means of an AnCo scheme and ultimately reopened as a Community Centre; soon afterwards, a single-storey building was erected as an extension to the rear (north). In more recent years, the green outside the western boundary was secured with low boundary walls to the west and south and some surface landscaping undertaken; a decorative structure, incorporating stone walls and planting, was subsequently constructed. In the early 2000s the cemetery was redeveloped as a Remembrance Garden (see Section 5.0 below for further details). Other works which were undertaken include the erection of a series of tablets to the memory of a number of famous past residents of Clane.

## **2.5 Statutory Archaeological Protections**

The statutory and administrative framework of development control in zone of archaeological potential or in proximity to recorded monuments has two main elements:

- a. Archaeological preservation and licensing under the National Monuments Acts/ Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 and
- b. Development plans and planning applications under the Planning Acts.

### **2.5.1 National Monuments Acts 1930-2014**

Section 12 (1) of the National Monuments (Amendment) Act, 1994 provides that the Minister for the Environment, Heritage and Local Government shall establish and maintain a record of monuments and places where the Minister believes there are monuments, such record to



be comprised of a list of monuments and relevant places and a map or maps showing each monument and relevant place in respect to each county of the State. This is referred to as the 'Record of Monuments and Places' (RMP, and monuments entered into it are referred to as 'Recorded Monuments'.

Section 12(3) of the National Monuments (Amendment) Act 1994 provides for the protection of monuments and places in the record, stating that -

*“When the owner or occupier (not being the Minister) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Minister and shall not, except in the case of urgent necessity and with the consent of the Minister, commence work for a period of two months after having given the notice.*

### **2.5.2 Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023**

This Act (October 2023) repeals the National Monuments Acts 1930 to 2014 and replaces those Acts with provisions for the protection of historic heritage, provisions for the protection of archaeological heritage, provisions for the regulation of certain activities in the interests of such protection and provisions enabling the State to ratify or accede to certain international conventions which relate to such protection or regulation; to give effect to the EIA Directive and the Habitats Directive in relation to the carrying out of works at, on, in, under, to, or within the immediate surroundings of monuments; to give further effect to the Valletta Convention; to consequentially repeal or amend certain other enactments; and to provide for related matters.

The Bill contains a range of provisions that seek to streamline and simplify existing systems and processes, including the automatic legal protection for finds of archaeological sites, a system of civil enforcement to be used as an alternative to, or to supplement criminal proceedings, and an appeal process for license applications.

In terms of monument protections, the key change will be the creation of a single Register of Monuments to replace the statutory Record of Monuments and Places (RMP) and the non-statutory Sites and Monuments Record (SMR); two levels of protection are provided, Special and General, and automatic protection will be afforded newly discovered monuments.

Although the Act has been signed into law, it will be enabled on a phased basis and the provisions of the National Monuments Acts 1930 – 2014 are still in force.

### **2.5.3 Kildare County Development Plan 2023 - 2029**

The following relevant Archaeological Heritage Policies are set out in Chapter 11 of the Plan -

<b>AH P2</b>	Protect and enhance archaeological sites, monuments and where appropriate and following detailed assessment, their setting, including those that are listed in the Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or sub- surface and underwater archaeological remains.
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<b>AH 02</b>	Manage development in a manner that protects and conserves the archaeological heritage of County Kildare, avoids adverse impacts on sites, monuments, features, or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest, including underwater cultural heritage. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.
<b>AH 03</b>	In co-operation with the National Monuments Service, Department of Housing, Local Government and Heritage require archaeological impact assessment, surveys, test excavation and/or monitoring and/or underwater archaeological impact assessments for planning applications in areas of archaeological importance and where a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits, based on recommendations of a suitably qualified archaeologist and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage
<b>AH 04</b>	Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment prepared by a suitably qualified archaeologist. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects and areas of underwater archaeological heritage
<b>AH 05</b>	Require the preservation of the context, amenity, visual integrity and connection of the setting of archaeological monuments. As a general principle, views to and from archaeological monuments shall not be obscured by inappropriate development. Where appropriate, archaeological visual impact assessments will be required to demonstrate the continued preservation of an archaeological monument’s siting and context
<b>AH 06</b>	Secure the preservation in-situ or by record of: <ul style="list-style-type: none"> <li>• the archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994</li> <li>• any sites and features of historical and archaeological interest, including underwater cultural heritage and protected wrecks</li> <li>• any subsurface archaeological features, including those underwater, that may be discovered during the course of infrastructural/development works in the operational area of the Plan. Preservation relates to archaeological sites or objects and their settings</li> </ul>
<b>AH 07</b>	Contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with rivers and associated features

<b>AH 08</b>	Protect historic burial grounds that are recorded monuments and encourage their maintenance in accordance with best conservation principles in co-operation with the Historic Monuments Advisory Committee and the National Monuments Service, Department of Housing, Local Government and Heritage. Development may be restricted or conditions requiring substantial excavation may be imposed in and adjacent to former burial grounds
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## 2.6 Archaeological Inventory

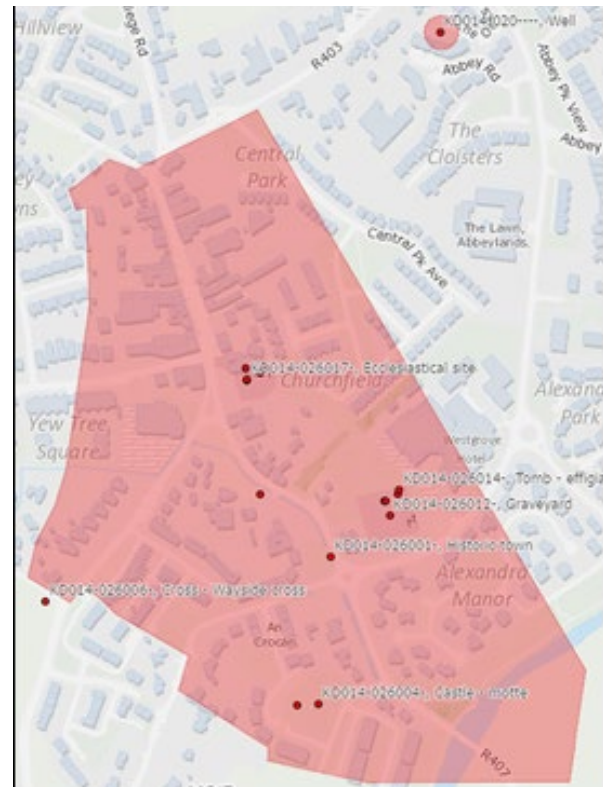
The Archaeological Survey of Ireland (ASI) inventory database is known as the Sites and Monuments Record (SMR). The SMR contains details of all monuments and places (sites where it is believed there is a monument known to the ASI pre-dating AD 1700 and also includes a selection of monuments from the post-AD 1700 period. The RMP (Section 2.5.1 above) is a subset of the SMR; monuments included in the RMP are legally protected and are generally referred to as “Recorded Monuments”. The SMR also includes monuments subject to Preservation Orders, including National Monuments. Under the provisions of the National Monuments Acts 1930-2014, the addition of a monument to the ASI SMR database does not, of itself, confer legal protection; however, these are protected in the Kildare County Development Plan under Policy AHP2 (Section 2.5.3 above). The reclassification of a monument does not affect its legal status in any way.

Given the historical and archaeological background to the area, as outlined above in Section 2.3, an RMP Zone/Zone of Archaeological Potential (ZAP) has been established for Clane (SMR No: KD014-026, the extent of which is illustrated in Figure 2.12; the subject site is located within the extent of the RMP Zone.

The subsequent SMR Zone of Notification (ZoN) uploaded to the Historic Environment Viewer (HEV) of the National Monuments Service ([www.archaeology.ie](http://www.archaeology.ie)) is broadly similar to that indicated in the RMP map (Figure 2.1.2). The extent of the SMR ZoN is illustrated in Figure 2.1.3 which also indicates the centre-points of all previously identified individual monuments, structures and features of archaeological relevance within the ZoN.



**Figure 2.11** Extent of RMP Zone for Clane



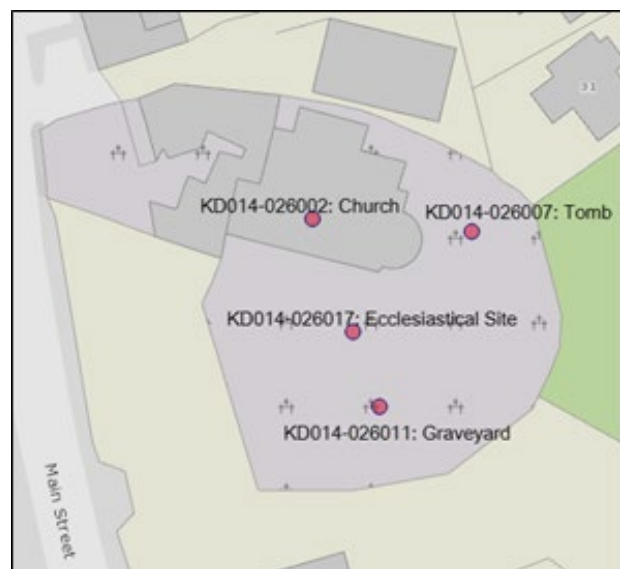
**Figure 2.12** Extent of SMR ZoN and individual monuments

There are four individual monuments listed in the SMR as being located within the overall site, as illustrated in Figure 2.13; these are a Church (SMR No: KD014-026002), a Tomb (SMR No: KD014-026007), a Graveyard (SMR No: KD014-026011) and an Ecclesiastical Site (SMR No: KD014-026017).

These are described below.

**KD014-026002: Church**

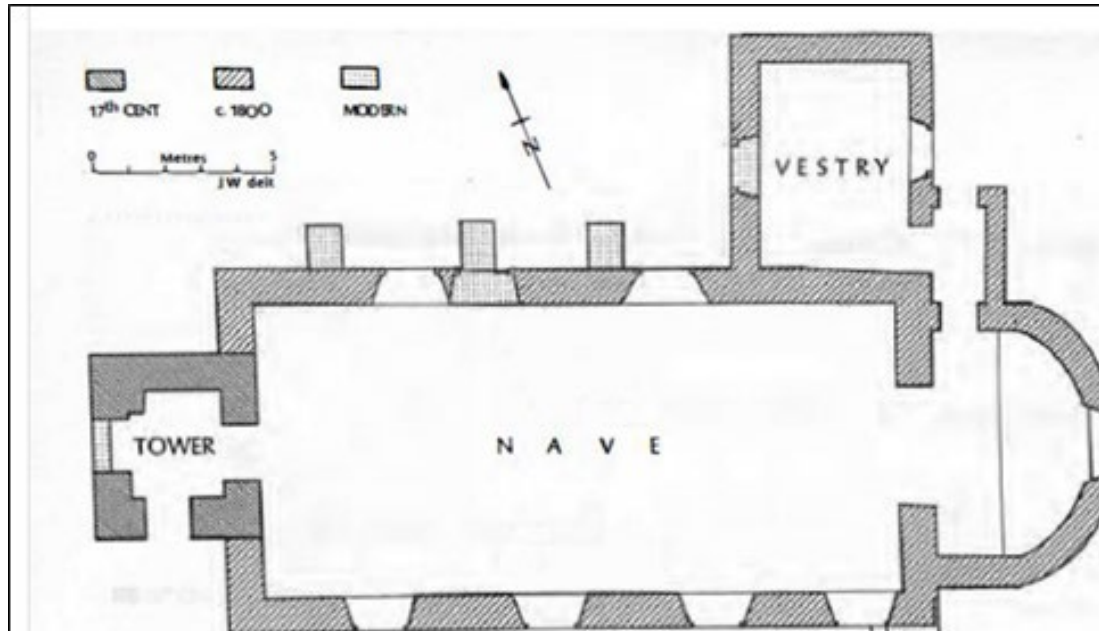
The history of the church is outlined above in Section 2.4; in summary it consists of a west tower, probably of seventeenth century date, onto which was added a apsidal church in the eighteenth century and located in the northwestern quadrant of a D-shaped graveyard (KD014-026011



**Figure 2.13** Extract from SMR indicating centre-points of individual monuments located within the site

below). The masonry of the tower consists of roughly coursed limestone. The entire structure was ruinous until 1985 when it was reroofed and renovated to serve as a community hall.

A plan of the church is included in the Urban Archaeological Survey (Bradley et al, 1986, Figure 65) and is reproduced in Figure 2.14, with more recent plans included elsewhere in the overall report.



**Figure 2.14** *Simplified Ground Floor Plan of Church (Bradley et al, 1986)*

The ASI Archive File and the Urban Archaeological Survey note that the rectangular tower incorporates four floors, with battlements at roof level. The 1985 renovations included re-flooring at different levels to the original and the internal wall surfaces were plastered. The ground floor is entered through a pointed door, of recent date, in the south wall but the original round-arched door is visible and partly blocked in the west wall. The tower is linked to the nave by a pointed arch but the actual access is through a round-arched door. The first floor has an inserted rectangular five-light window with rectangular hood moulding in the west wall and a small rectangular opening in the east wall which opens into the church. The second floor has narrow splayed windows in the south wall and in the west end of the north wall. The third floor (belfry stage) has a large pointed window in the west wall and smaller, but similar, windows in the south and east walls. These windows have arches of brick and incorporate external hood mouldings. All of the windows and the battlements probably date to 1826 when the church was renovated. The roof line of the old nave is visible in the east wall of the tower hand was ignored by the 1985 renovations. The north wall of the nave leans out from the vertical and has a blocked-up door with chamfered sandstone jambs. This is marked internally by a break in the wall while externally only the western jamb can be seen. The remainder of the door has been concealed by the enlargement of the vestry.

#### **KD014-026007: Tomb (William Wogan)**

A limestone table tomb built against a free-standing stone wall outside the east end of the church. Three tablets are set into the wall above the tomb, two of which belong with the tomb but the

third, dating to 1716, does not. There is a large rectangular plaque with an achievement of arms for Wogan and O'Neill families, carved by Patrick Murray. The upper rectangular plaque has an undecorated heater-shaped shield in low relief and the date of 1619 in the lower spandrels (H: 47.5cm; W: 42cm. The lower rectangular plaque (Max 40 x 40cm has an inscription in false relief in Roman Capitals:

HEAR LIETH INTOVMED/ THE BODY OF WILLIAM WOG/ AN OF RATHCOFFIE ESQVIR/ WHO  
DECEASED THE LAST/ OF DECEMBER IN ANNO DO/ MINI 1616 BEINGE OF THE/ AGE OF XXVII  
YEARS

The plain tomb Mensa rests on a decorated side end-panel, with a modern inserted panel to the south. The covering slab has a reverse-ogee moulding below the rim. The west end-panel has the upper half of a crucifixion in false relief. The side panel has six segmentally-arched panels with figures in false relief; the pilasters between the panels are decorated with a simple two-line flat ribbon interface in relief; above each panel initials separated by lozenges – NW, IW, WW, EW, MW, IW. The figures are partially carved and were intended to represent three men on the dexter side and three women on the sinister, but only the far sinister figure was completed.

Dimensions: Slab: L: 195cm; W 101cm; T: 20cm; Side Panel: L: 177cm; H: 68cm; End Panel: W: 91cm; H: 63cm



**Plate 2.2** *Wogan Tomb (KD014-026007) – from south*

#### **Ecclesiastical Site (SMR No: KD014-026017)**

As indicated above in Figures 2.8 – 2.11 and 2.14, the graveyard in which the church is located is roughly D-Shaped in plan, largely bounded by stone walls with modern concrete walls for much of the northern and southern lengths. Access is through a gated entrance to the west. The church



and modern extensions, including an oil tank and free-standing sheds are located in the north-western quadrant; there are two gravestones positioned on the inside (east) face to the western boundary wall (Plate 2.3) and a further two against the eastern outside faces of the apse and vestry walls (Plate 2.4). It is unclear if these are in-situ positions.



**Plate 2.3** *Gravestone along west wall of NW quadrant*



**Plate 2.4** *Gravestone along east face of apse and vestry – NW quadrant*

The north-eastern quadrant includes the Wogan Tomb (SMR No: KD014-026007) described above and an overgrown area to the immediate north/northeast surfaced with loose rounded beach cobbles and includes a square-railed tomb and a table-top tomb (Plate 2.5); a further railed-tomb is positioned to the northeast of the Wogan Tomb, adjacent the boundary wall, with two further gravestones inserted into the ground adjacent the inside face of the boundary wall (Plate 2.6). A few other gravestones are dispersed randomly along the eastern and south-eastern boundary wall (e.g. Plate 2.7), all of which are probably ex-situ in the south-eastern quadrant; with a further nine along the western wall in the south-west quadrant (Plate 2.8), some of which may be original in-situ positions.

In some cases, the gravestones are obscured by grass-cutting waste or tree-branches.

It is unclear when the gravestones were moved to the periphery of the graveyard, although it is likely that such work was undertaken during the 1985 church renovations. Furthermore, the surface was probably levelled and grassed at this time also.

A number of trees within the central area of the graveyard are probably of late nineteenth or early twentieth century date.



**Plate 2.5** *Tombs in overgrown area in northeast quadrant*



**Plate 2.6** *Tomb and ex-situ gravestones to east/north-east of Wogan Tomb*



**Plate 2.7** *Example of ex-situ gravestones along south-eastern wall boundary*



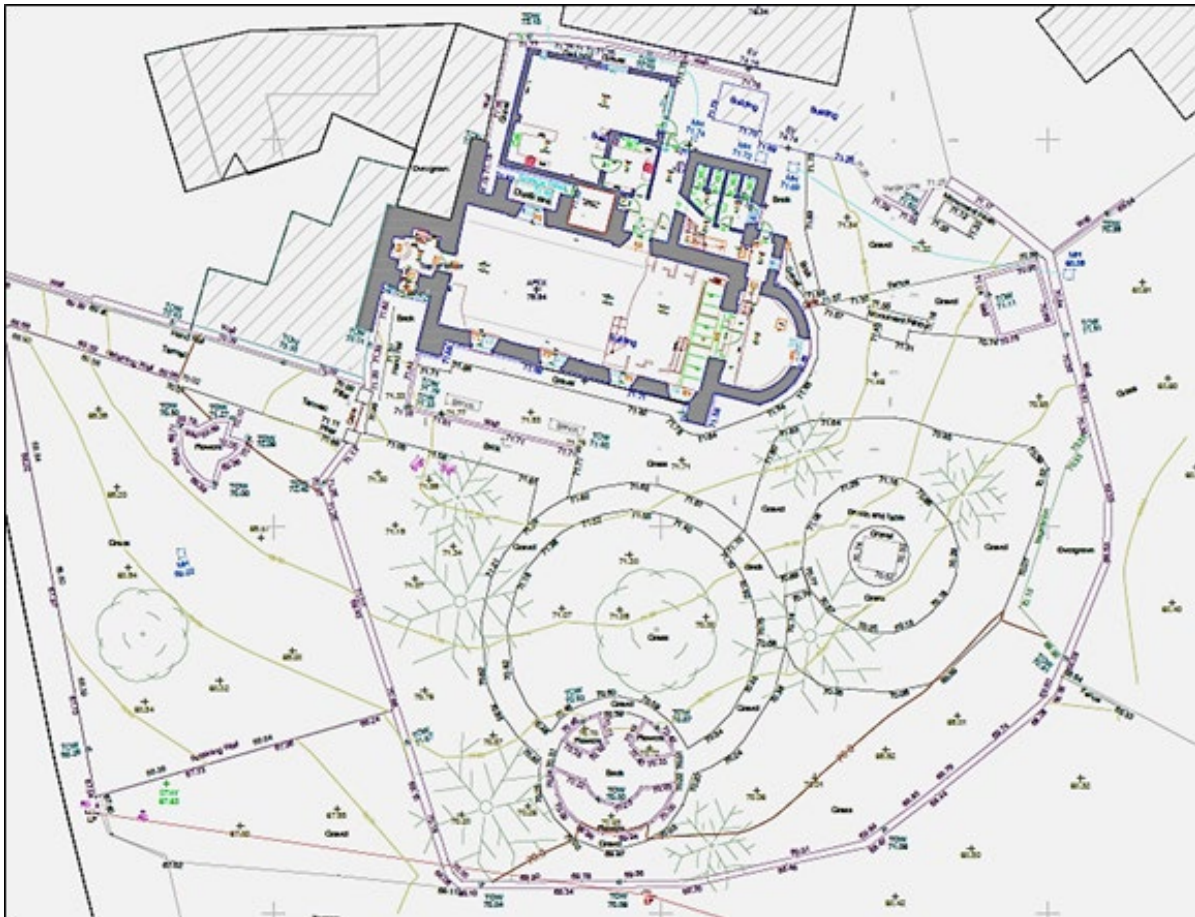
**Plate 2.8** *Gravestone along western boundary wall in southwest quadrant*

The southern area of the graveyard was developed as a Remembrance Garden (Plate 2.9; Figure 2.15) in the early 2000s; the works included new pathways with edging-stones set in concrete with stone paving or gravel surfaces, the latter on geotextile material, flowerbeds, a bench-table; stone benches were also erected to the immediate south of the church. Furthermore, a number of holly trees were planted along the external periphery from northeast to south.





**Plate 2.9** *Central Area of Remembrance Garden – from north*



**Figure 2.15** *Site Layout Plan*

**KD014-026017: Ecclesiastical Site**

As noted above in Sections 2.3 and 2.4, the earliest permanent settlement at Clane was an Early Christian church site, located on high ground to the north of the River Liffey. Gwynn and Hadcock (1970, 31) identify Clane as the location of the monastery of Cluain Damh, founded

by St. Ailbe, of which St. Senchall (d. 549 A.D.) was the first abbot. It appears that Clane was an important settlement by the 12th century as it was the venue for a synod, convened by Archbishop Gelasius of Armagh, in 1162. The former parish church of St. Michael's (subject site), located in a sub-circular churchyard in the centre of the village, is the site of a church held by the Knights Hospitallers during the Middle Ages, and first referred to in 1212 in Pope Innocent III's confirmation of their churches in Ireland. It was first described as a parish church in 1307.

It is likely that the original monastery was circular in extent, bounded by a fosse and bank with/ or a timber palisade fence and, initially, with timber structures. The church would have been replaced with stone at a later period. Given the existing nature of the site, it is likely that it extended further west, incorporating part of the existing 'village green' space, outside of which may have been the marketplace in medieval times.

Given the apparent uninterrupted use as an ecclesiastical/parish church site from the sixth to the early sixteenth century, it is likely that a number of churches were constructed, one of which was in a partially ruinous state by 1615.

The site was reused for religious purposes from at least the mid-seventeenth century, and the present church tower may date to this period. It is also likely that the existing stone boundary walls may have been erected at around this time, enclosing the cemetery for use by the Church of Ireland community. It is noted that small areas of the walls, particularly along the northern internal and southern external area, are degraded, with some missing stones and bedding.

#### **KD014-026010 (KD014-054 – present location: Font**

Bradley et al (1986, 156-7) note that plain granite font was found in the wall of the church tower and moved to the Church of St. Michael and All Ages in the later nineteenth century, where it is set on a marble base. The font had been cut down and the sides rounded, but it was probably based on a cubic capitol.

Before the font was cut down there was evidence for it having a cover and the present drum-shaped base is modelled on the original (Cooke-Trench, 1894, 19). The base is said to have been originally preserved but subsequently lost.

#### **2.07 Archaeological Appraisal and Mitigation Measures**

As noted above in Section 2.4, the site was originally developed as a monastery in the sixth century and continued in ecclesiastical use until at least the early sixteenth century and the church is described as partially ruinous in the early seventeenth century. It was reconstituted for religious use by the Church of Ireland in the mid-seventeenth century when it is considered that the existing church tower, and possibly the boundary walls, was constructed. It is likely that the green area outside the western extent was not included in revised site boundaries. It remained in use as a church and graveyard for the Church of Ireland community until 1883, when the new church at Millicent had been constructed.

Thereafter, the site was abandoned, and the church fell into disrepair and partial ruin. In 1985, the church and tower were re-roofed and renovated to serve as a community centre, with a flat-roofed extension subsequently constructed to the north. It is likely that the gravestones that would have been located within the graveyard were displaced and moved to along the insides of

the boundary walls at that time, together with levelling of the graveyard surface. In more recent times a Remembrance Garden, with pathways, seating and tree-planting, was established in the southern area of the graveyard.

As noted above in Section 2.6, the site is a constituent part of the overall town of Clane, designated a Recorded Monument (SMR No: KD014-026) under Section 12 (1) of the National Monuments (Amendment) Act, 1994. Four elements of the site have designated SMR Numbers – the Church (SMR No: KD014-026002), the Wogan Tomb (SMR No: KD014-026007), the Graveyard (SMR No: KD014-026011) and the overall Ecclesiastical Site (SMR No: KD014-026017).

Consequently, under Section 12(3) of the National Monuments (Amendment) Act 1994 (Section 2.5.1 above) any works within the extent of the Recorded Monument, including the subject site, required (and still require) to be notified to the National Monuments Service at least two months in advance of the commencement of such work. This allows for the Service to appraise the works and to issue relevant archaeological recommendations/requirements, where appropriate. For example, the ESB determined that the electrical supply pole outside the southern site boundary required replacing; as it is located within the RMP Zone, notification was submitted to the National Monuments Service and the excavation works were monitored by an archaeologist in compliance with the issued requirements. There are no records of any Section 12(3) Notifications relating to any works carried out on the site since 1995, all of which have been undertaken without appropriate archaeological appraisal and mitigation measures. Consequently, it is unclear if any subsurface features, including human remains, might have been disturbed by such works. In addition, works to the 'village green' to the immediate west would also have the potential to impact on subsurface archaeological remains and, likewise, were not subject any process of notification, appraisal or mitigation.

As noted above, a number of trees have recently been planted close to the internal faces of the boundary wall. This is not considered 'best practice' from the perspective of archaeological heritage, as the roots, particularly as the trees become more mature, have the ability to dislodge the stone elements of the walls causing bulging and collapse; it should be borne in mind that these walls retain the graveyard and any collapse has the ability to expose and dislodge human skeletal remains. It is noted that there is ivy growth on some of the stone wall faces and this too has the ability to degrade the structures. Furthermore, there is some visible degrading of the boundary wall faces, particularly to the north (internal) and south (external).

The north-eastern area is very overgrown and contains, at least, two tomb structures; the surface of this area is covered with a layer of rounded beach cobbles, through which briars are growing, diminishing the localised setting of the graveyard and specific setting of the tombs. Likewise, the recently planted trees along the eastern and southern internal boundaries have begun to obscure the gravestones lining the walls in these areas, and, consequently, causing a negative visual impact to such historic features.

Consequently, in light of the above, the following general mitigation measures and strategies

should be implemented:

All future works should be subject to Section 12(3) Notification, as required under the National Monuments (Amendment) Act, 1994 and the forthcoming provisions of the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023. Such notification is required with respect to any retention planning required as a result of the subject Conservation Plan, any works not subject to planning requirements (e.g. repair and consolidation of the church tower, etc.) or any future planning applications.

Consideration should be given to the removal of the recently planted holly trees along the periphery of the graveyard to ensure the structural integrity of the boundary walls is maintained.

The overgrown area in the north-eastern area should be subject to a clearance and maintenance programme (subject to Notification Process). Such works should include the cutting back of ivy growth, where required.

All future maintenance works within both the graveyard and external 'village green' area should be undertaken with reference to The Care and Conservation of Graveyards (available at [www.archaeology.ie/publication-forms-legislation](http://www.archaeology.ie/publication-forms-legislation))

Any works requiring removal of existing structures, relocation of oil tank, etc. should be subject to a project specific archaeological advice and impact assessment for submission to the National Monuments Service and Planning Authority, as appropriate.

The external walls should be the subject of a detailed condition survey in order that an appropriate repair, conservation and maintenance programme can be established and undertaken.

## 3.0 Timeline

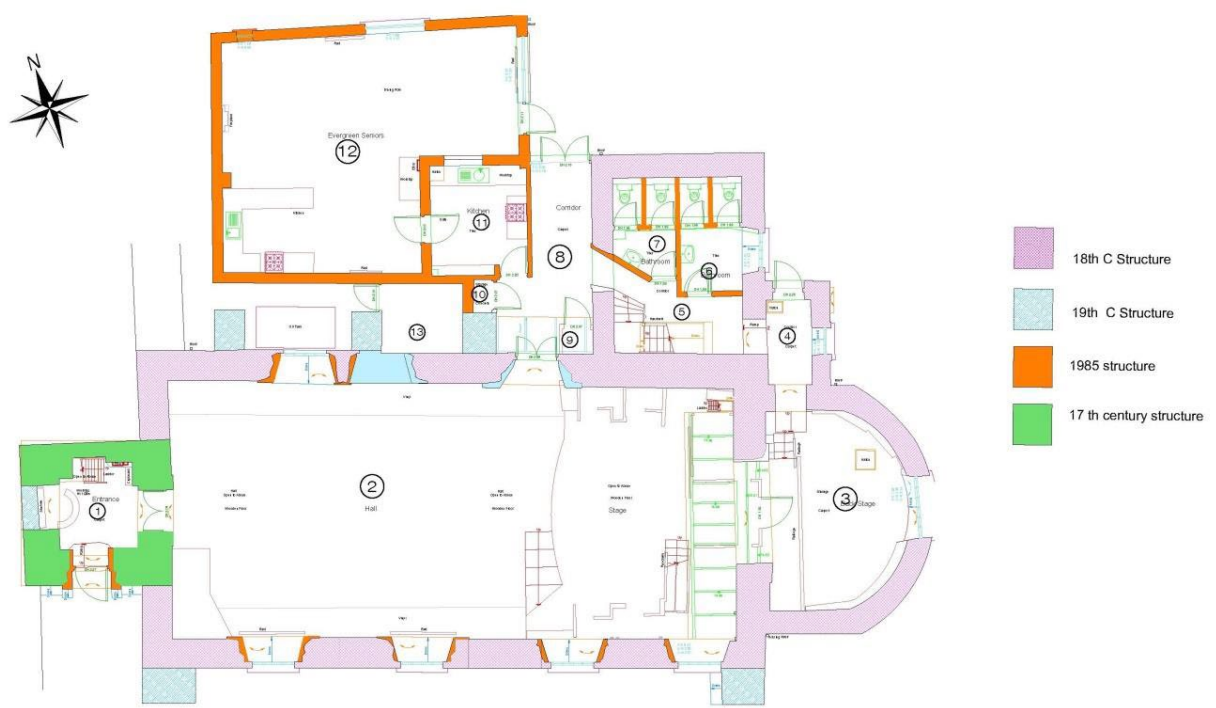
### 3.1 Table of dates from historic times to present day

Date	Description
520	St. Ailbe, Bishop of Ferns founded an Abbey in Clane and establishes St. Senchel the Elder as its first Abbott.
1035	The Danes plundered Clane.
1162	Synod held under Gelasius, Archbishop of Armagh assisted by 26 bishops and a great number of abbots when a decree was passed that no person should be admitted Professor of Divinity in any college in Ireland, who had not studied in Armagh.
1272	Franciscan convent was founded alongside by Gerald Fitzmaurice.
1391	First stone bridge across the Liffey erected in Clane.
1536-50	Abbey & Franciscan friary assigned to Robert Eustace by Henry the VIII
1542	Monastery broken up and Tithes set.
1615	A reference in the Royal visitation Book describes the chancel as being in ruins.
1798	Town and church impacted by King`s troops and disturbance with the church being damaged The spire was damaged during exchanges of fire between the rebels situated on the roof and the Armagh Militia based in the Rectory at Abbeylands House.
1802	The Old books (Registers of the Parish Lost) No record available through the RCB following the disturbance.
1826	Despite attempts to repair the spire it was taken down to the level of the bell tower. There were attempts to repair the roof in the meantime.
1837	Samuel Lewis in his Topographical Dictionary of Kildare refers to the Church being an ancient structure recently modernised: it is a neat edifice with tower and spire; and kept in repair by a small estate called Economy Lands now producing about €60 per annum.
1883	Church of St. Michael and All Angels was built at Millicent, Original church begins to fall into disrepair burials are still taking place within the grounds.

<b>1894</b>	<p>Charles W. Gibbs reprints an article on history &amp; list of rectors for the Parish of Clane since its establishment in 520AD 10 years after the construction of a new parish church in Millicent for consecration /dedication of new Parish Church also called St. Michael and the Angels. In the preface to this list the reasons for the abandonment of the church were given.</p> <p><i>"...But difficulties arose which were not at the time overcome; and it was not till eleven years after that it was finally resolved to abandon the old church and build a new one on a different site. It would occupy too much space to enter into all the reasons for this resolution; but the parishioners were mainly influenced by the overcrowded state of the churchyard, which forbade extension of the building in any direction, and rendered internments impossible without disturbing older graves."</i></p>
<b>1973</b>	Clane Community Council approach the Church of Ireland with the intention to buy the church and a wayleave for access across the graveyard at entrance which was not transferred.
<b>1983 Feb</b>	Work begins on re-roofing Church structure under ANCO training scheme.
<b>1983</b>	Clane musical society establishes in Community Centre.
<b>1985</b>	<p>Planning Permission 820/85 retention of (a) restored abbey church for use as a community hall (b) extension to same for use as a day centre at Main Street Clane Co. Kildare.</p> <p>Application lodged for flat roof extension, previous ANCO training scheme proposed stone faced extension, shows raft foundation, and 4 no roof lights</p> <p>A number of ANCO training scheme drawings exist, showing only the kitchen and corridor which predate the later extension drawings. They show that an organ loft structure/temporary roof may have been removed while the re-roofing of the church was being carried out.</p>
<b>1986</b>	Tidy Towns report compliments the improved appearance of the bell tower.
<b>1991</b>	Graveyard closed for Burials by order of the Minister for Environment dated 25th April: burials were discontinued from the first day of June 1991.
<b>1995</b>	Three phase electricity and new seating installed in the hall, as referenced in the Le Cheile magazine.
<b>2000-2006</b>	European Union Structural funds and Kelt gave funding for landscaping of garden and market green. Father John O` Sullivan Memorial re-sited to the middle of the fair green
<b>2013</b>	Floodlighting of tower sponsored by John and Clare Power in celebration of 40th Anniversary of Clane Community Centre.
<b>2018</b>	New bituminous covering for the flat roof over Evergreen Centre installed and 4 no roof lights removed
<b>2019</b>	New boiler installed.
<b>2023</b>	Celebration of 50 years as a Community Council in Clane Abbey



### 3.2 Chronological phasing and Room Ref. drawing



**Figure 3.1** Extract from Chronological drawing & Room References  
PH-13 in larger A3 in Appendix A

## 4.0 Existing Uses & History from 1985

### 4.1 Establishment of Use

In February 1983 a community broadsheet Le Cheile (commenced in 1974) announced the approval of a 2 year ANCO project to reroof the old Church of Ireland ruins, roofless since 1883.

Presently, and since the re-roofing of the ruin in the mid 1980s, the ruin has been used as a community hall/centre. The Clane Community Council, established in 1973, celebrated its 50th anniversary with an event held in the Community hall on the 14th Oct 2023. Work on the roofless



**Figure 4.1** ANCO Trainees working on Church 1983, Photo provided used on 50th anniversary Poster by CCC

church commenced in June 1983 and was completed and officially opened in on the 31st March 1985. Three phase electricity and new seating were installed over a decade later, the initial two year period for the ANCO scheme was extended to take on other projects including the building of the Evergreen centre. In the Tidy Towns report of 1976, the Clane community was congratulated on the improved appearance of the Bell tower.

The Clane Musical & Dramatic Society has a plaque in the entrance porch to its establishment in 1983 in the Community Hall and this group became the basis for the Clane Community Centre. In the same lobby the original door opening to the tower and 18th century church structure, which is now blocked up, is used as a ticket desk. The hall has a stage at one end with props and lighting in place. The original vestry to the northern side now has two floors; the ground floor containing the circulation corridor, toilets and back stage area in the original apse/altar area with a metal two-storey stage tower/Crossover installed above the permanent stage. The upper floor to the vestry or Annexe is now accessed by a later winding dog-leg stairs with steep concrete turn to its base and straight timber flight to giving access to a wardrobe and props storage area

at first floor level. Though the stairs have handrails both sides, the lighting to this area is poor and needs to be improved. The increase in floor-to-floor height and the change of floor structure from concrete to timber has meant this would be very difficult to address structurally.

There is also a kitchen for the community hall and a fire escape corridor between the two storey vestry structure and the main body of the church to the northern side, in which the later flat-roofed extension contains the access to the vestry. This separate room, accessed through the kitchen area and the subject of the 1985 extension application, is in use by the Evergreens, a Senior Citizens group which incorporates a kitchen area and recreation areas which were designed to be operated and accessed independently to the main Community Hall. The application for this extension was made simultaneously with the application for retention of the use of the re-roofed structure as a Community Hall.

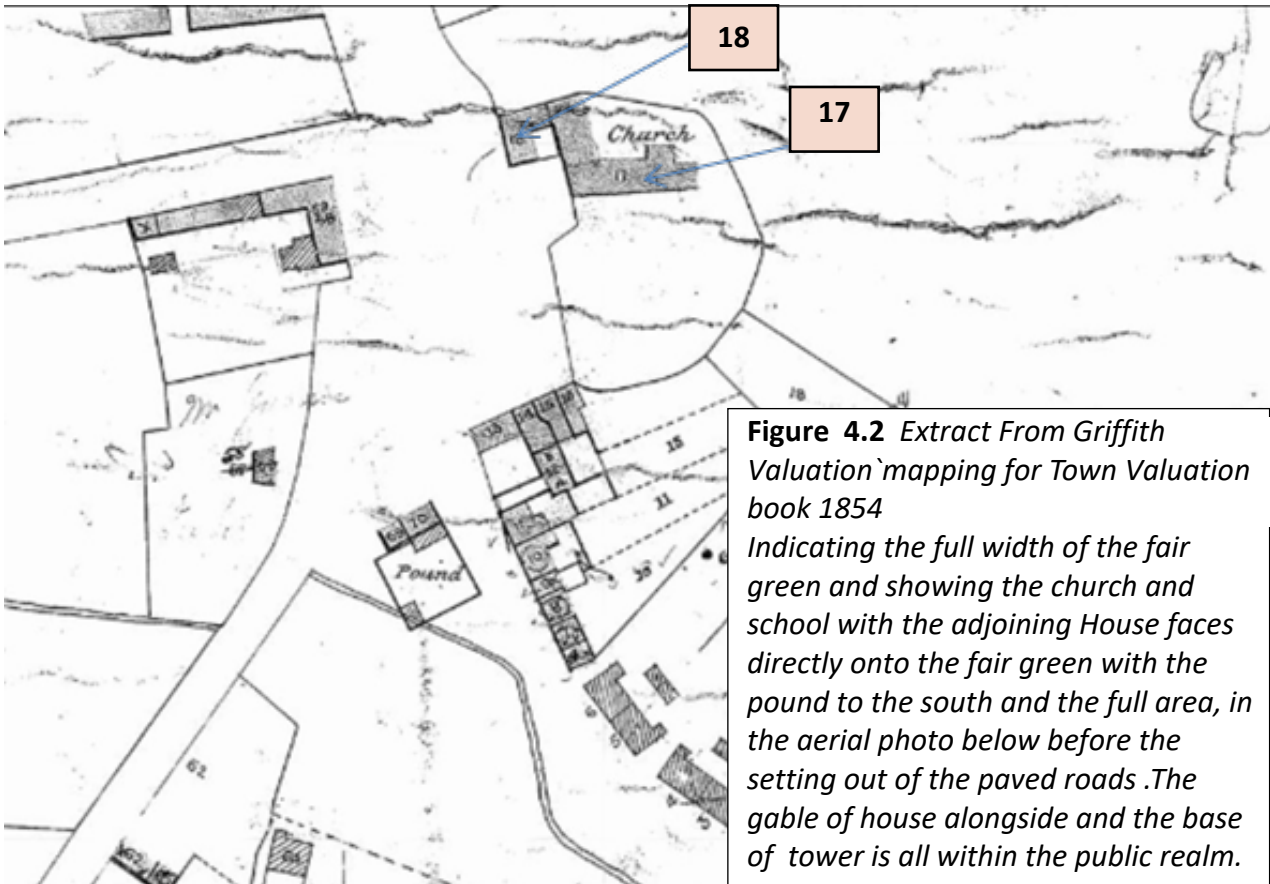
This Community Centre is used for the following community groups:

1. Musical Society/ Drama Group
2. Evergreen Seniors Centre.
3. Awards Ceremonies
4. (Ballroom)Dance Classes
5. Taekwondo
6. External Events Ecumenical Mass annually
7. Covid outdoor concert in Remembrance Garden
8. Tidy Towns Storage / gathering point.

### **Current Building Configuration General Description**

The building is permanently converted to a musical/ drama theatre with a complete stage and removable seating. There has been a recent installation of a lighting rig as well as a two-storey crossover stage rig to the rear. There is a large backstage area which is full of props and the extent of the items there confirms the extent of storage needed for the theatre.

There is also a Seniors' Centre called the Evergreen Centre which operates separately in terms of use but appears to share toilet facilities, electricity metering / power supply and drainage as well as fire escape. There is a duplication of some of these uses which could be realigned in a redesign.



**Figure 4.2** Extract From Griffith Valuation mapping for Town Valuation book 1854

Indicating the full width of the fair green and showing the church and school with the adjoining House faces directly onto the fair green with the pound to the south and the full area, in the aerial photo below before the setting out of the paved roads. The gable of house alongside and the base of tower is all within the public realm.

**Figure 4.3** Extract from Griffiths Valuation 1854

Rev. William Caulfield, rector of the parish 1851 to 1857 lessor of house adjoining church and school

VALUATION OF TENEMENTS.  
PARISH OF CLANE.

100.

No. and Letters of Reference to Map.	Names.		Description of Tenement.	Area.	Rateable Annual Valuation.		Total Annual Valuation of Rateable Property.
	Tenement and Occupier.	Immediate Lessors.			Tax.	Dwellings.	
CLANE—continued.							
TOWNSHIP OF CLANE							
91	1	John Gearty, . . .	Nicholas Drigan, . . .	House, office, yd. & gar.	0 2 13	0 14 0	0 0 0
—	2	Michael Collier, . . .	John O'Sullivan, . . .	House, yard, & garden.	0 0 16	0 3 0	0 15 0
—	3	Christopher Campbell, . . .	Same, . . .	House, yard, & garden.	0 0 16	0 3 0	0 15 0
—	4	John Walsh, . . .	Thomas Donnellan, . . .	House, yard, & garden.	0 0 25	0 5 0	1 10 0
—	5	Rosalind Dempsey, . . .	Charles Tutbill, . . .	House, yard, & garden.	0 0 30	0 0 0	1 15 0
—	6	John Kiltrick, . . .	Thomas Donnellan, . . .	House, . . .	—	0 8 0	0 8 0
—	7	Lodgers, . . .	Same, . . .	House and yard, . . .	—	0 10 0	0 10 0
—	8	Vacant, . . .	Same, . . .	House and yard, . . .	—	0 15 0	0 15 0
—	9	Vacant, . . .	Same, . . .	House, yard, & garden.	0 0 12	0 3 0	2 0 0
—	10	John Tierman, . . .	Same, . . .	House, yard, & garden.	0 0 19	0 3 0	2 5 0
—	11	John Doyle, . . .	Same, . . .	House (part of), . . .	—	1 5 0	1 5 0
—	12	Thomas Coffey, . . .	Same, . . .	House (part of), yd. & gar.	0 0 15	0 4 0	1 15 0
—	13	John F. Delahoyde, . . .	Same, . . .	House and yard, . . .	—	4 0 0	4 0 0
—	14	Patrick Murray, . . .	Same, . . .	House, . . .	—	1 15 0	1 15 0
—	15	Vacant, . . .	Same, . . .	House, . . .	—	1 5 0	1 5 0
—	16	Patrick Campbell, . . .	Same, . . .	House, yard, & garden, . . .	0 0 11	0 3 0	1 10 0
—	17	Church and School, . . .	Ecclesiastical Commrs., . . .	Church, school-house, . . .	—	1 7 0	1 10 0
—	18	James Leslie, . . .	Rev. William Caulfield, . . .	House, yard, & garden, . . .	0 1 20	0 10 0	15 0 0
—	19	Rev. Edward Centroy, . . .	John O'Sullivan, . . .	House, office, yd. & land, . . .	0 0 20	0 4 0	3 10 0
—	20	Ann Evans, . . .	Matthew Marmion, . . .	House, office, yard, & gar., . . .	0 3 33	1 10 0	15 0 0
—	21	Miss Brannan, . . .	Rev. William Fletcher, . . .	Convent and garden, . . .	0 1 05	0 12 0	4 15 0
—	22	Grand Jury Co. Kildare, . . .	Miss Brannan, . . .	Petit sessions-house, . . .	—	14 10 0	17 0 0
—	23	Miss Brannan, . . .	—	Half rent reserved for petit sessions-hs., £3. House, . . .	—	2 0 0	2 0 0
—	24	Female National School, . . .	Miss Brannan, . . .	House, . . .	—	—	—

## 5.0 The Garden of Remembrance & Fair Green

### 5.1 General Background and Historical Context

A reprinted article in the Le Chéile magazine describes the background to the formation of the Clane Community Council (CCC) and the context of the purchase of the ruined structure from the Church of Ireland in Oct 1974 <sup>1</sup>. At this time the grounds/ graveyard which had ceased to be used for burials in 1905, was to remain in the ownership of the C.O.I.



**Figure 5.1** *Extract from aerial photo view from South*

with a right of way granted to the CCC for access to the entrance through the graveyard. The graveyard enclosure had apparently by the 1960s began to have issues with damage caused by grazing animals within it, which had damaged some of graveyard markers. An offer by Jim Cash to remove or take down the tower and re-roof the church for use as a stable was the catalyst around which the community rallied to form a community group as an alternative to this use.

The photo Figure 5.2 shows the entrance to the town from South/Naas direction, relatively unchanged from 100 years previously when Lewis in 1837<sup>2</sup> noted that the market area had fallen into disuse due to the proximity of Naas and its Markets. The fair green/market space with its animal Pound (now associated stable buildings), with a forge and a stone circle for the repair of banding for cartwrights, were all located off this area. This indicates that this area of the town was very much a working area of the town. A local man vividly recalled from his youth a distinct aroma of manure that enveloped the town, especially in the early morning. This olfactory experience was attributed to the widespread presence of horse dung heaps and the ownership of dairy cows in the rear allotments of each family. The photo shows that around the un-roofed Church and tower was an almost intact 18th century enclosure wall. This wall encircles the graveyard which appears from both aerial photos to be higher than the surrounding fields which are devoid of structures. The rector's house as identified on the Griffiths Valuation mapping (now Cashes) is without its later 1960`s extension and fronts directly onto the public space as does the west elevation of the tower. There were with no formal pathways or roads and as chronicled in Le Chéile, CCC made a formal agreement in 1970s to purchase of land from Mr. Jim Cash to form the basis of the park and stream, which is now the playground within the triangle

1. Fee Farm Agreement Dates

2. Samuel Lewis , Topographical Dictionary OF County Kildare



today. As referred to in Architect Valerie Mulvin's recent book<sup>3</sup>, there is an "Approximate Formality" seen in the make up of architectural spaces, which is replicated in many Irish rural towns.

Le Chéile in its Anniversary reprint includes a list of re-development to the old fair green and Graveyard which became more active after 2000. These included the re-siting of the Fr. John Sullivan memorial to the middle of the fair green and the development of the green with concrete slab removal. Leader and Kelt funding was obtained for the development of the graveyard within the Abbey into a Garden of Remembrance, followed by the floodlighting of the tower and garden area to the front of the Abbey. Works undertaken by the Abbey committee include the signage to commemorate the 750th anniversary. Works undertaken in 2019 and 2020 included the removal of concrete areas to the external fair green area and replacement with grass along with temporary works to the flat roof and improvements to the stage.



**Figure 5.2 - Aerial Photo view of Clane from South (courtesy of Clane Local History Group) Circa 1957**

The photo above was taken before works were undertaken for the garden of remembrance. There are 7 yew trees visible in the graveyard and the area around the trees appears uneven and overgrown with no discernible standing headstones or defined pathways, although the quality of the photograph may be at fault here. The same photograph indicates there was very little or no hedging or planting against the outer walls, whereas today there is a mixture of holly and low hedging, in some cases obscuring the gravestones and markers which have been moved to the outer walls. The approach paths installed in the garden during this period removed

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3. Approximate Formality Morphology of Irish Towns by Valerie Mulvin



a previous two steps on the approach to the entrance door shown on the Archaeological sketch plan (Refer to The Appendix B). The present paths are a mixture of sandstone paving slabs and wide gravel in a circular pattern with gravel paths constrained by timber edging. The area around the church has a gravel path which can be used to view the later wall mounted limestone plaques commemorating the more famous locals from the Clane vicinity but whose grave markers are not necessarily within the graveyard. The rear of the church now contains two additional storage sheds, the larger block shed is in use by Tidy Towns for storage of the gardening equipment and the smaller metal shed is additional storage for the theatre group for internal maintenance. Both these structures are on a concrete slab with concrete paths adjoining. The present service area to the northeast of the main body of the church is contained by a post and wire fence with a pedestrian gate. The fence excludes the Wogan table tomb but includes a now overgrown area of 19th century grave enclosures. This has been overlaid with rounded cobblestone, but brambles have overtaken this area and the layout of the remaining grave enclosure areas cannot be seen.

### **Issues / vulnerabilities**

- Difficulty of Access for servicing; gas lines unprotected, Kerosene supply lines to metal fuel tank which is on blockwork supports without bund for oil spillage and oil supply line is inaccessible under the church floor.
- Areas of the graveyard need more maintenance/ representation of graves.
- Retaining Graveyard Boundary walls; in some locations there is no access for maintenance, or in an adjoining ownership, back garden of no 33 Churchfield.
- Other retaining wall issues
- Unsanctioned erection of storage sheds and concrete slabs
- Access by fire tenders / building maintenance machinery constrained by lack of Access / access restrictions.

## 6.0 Legal Context

### 6.1 Planning Protections Context / Timelines

Refer to Chapter Two for more in depth Archaeological Legal Context.

Clane Abbey is covered under both the Archaeological protection by the Record of Monuments and Places (RMP and on the Record of Protected Structures (RPS. Thus, these structures are protected by both the National Monuments Act and the Planning and Developments Acts (as amended. The significance of the early origins of Clane itself was recognised as far back as 1986 in the an Urban Archaeological Survey of Kildare as being one of twenty-one settlements in need of zones of potential archaeological protection. Extracts of this survey are included in Appendix C.

Section 12 of the National Monuments (Amendment Act 1994 requires the owner/occupier to give two months written notice of proposals to carry out works in relation to a recorded monument. This notification can normally be processed as part of a planning application, however given the significance of this early Christian settlement, all matters concerning any development to the Abbey structure or enclosure, including the erection of memorials, benches lighting etc., should be agreed by liaison with National Monuments in advance to ensure that the planning application will find favour in advance of the planning application lodgment.

### 6.2 Protected Structure Context

The Church and Tower, wall enclosure, graveyard and the associated above ground structure are all part of the Protected Structure under ref B14-58 in the new Development Plan 2023-29. Protection under the RPS seeks to ensure that the character of the structure is maintained and any changes or alterations to it are carried out in such a way as to retain its character. The protection is listed under Appendix 6 of the recent Kildare County Council Development Plan 2023-2029 listing church and graveyard. However, the original 18th century rector's house and former school alongside could be considered as within the curtilage or as part of the attendant grounds of the 18th century church.

This means that any work that is exempt for unprotected structures, including work that may impact the character both internally and externally, needs to be dealt with through the planning process. Under the normal planning process there are some exemptions for domestic properties e.g. for garden sheds and erection of boundaries. These are somewhat circumscribed by location, area, and height, dependent on location. With public or commercial buildings these exemptions do not apply. With protected structures, since the 2003 Planning and Development Act amendment, changes to internal layout, removal of structure, addition/removal of render and even a change of decoration will require some form of sanction through the planning process.

For more complex buildings the involvement of a Conservation Architect would be necessary in the consideration of the methodology of the works to be carried out. This can include the addition of insulation, heating systems with external plant, or vents modification of floor levels, addition of openings, signage etc.,

### **6.3 Planning Application History**

There is only one planning application associated with the site. St. Michael Parish Church structure was un-roofed and abandoned as a church in 1883. With the building of the new Church of Ireland church at Millicent, the site was purchased by the Clane Community Council in 1973. The community was galvanised to save the tower when a C.O.I. engineer's report deemed it unsafe and suggested that it be dismantled (Le Chéile). Subsequently an ANCO Youth Training Project/employment scheme gained huge support and funding from the local community, and financed the materials to re-roof/refurbish the un-roofed structure. The church structure was stabilised and initially made suitable for fundraising functions by the addition of a small kitchen and toilets. The approach of Clane Community Council at the time is outlined in their cover letter which sought to rectify the lack of planning process for the main church while adding a new application for the extension for a day centre (See Appendices B&C for drawings and documentation).

#### **Ref: 820/85 granted in Dec 20th 1985**

A planning application was sought for Retention of (a restored Abbey Church for use as a Community Hall (b) extension to same for use as a day centre at Main Street, Clane Co. Kildare. Both sets of drawings were lodged within a month of each other and appear to have been dealt with under the same application reference number. There is also reference to incorporating a graveyard clean up with the same ANCO trainees alongside the refurbishment of the church.

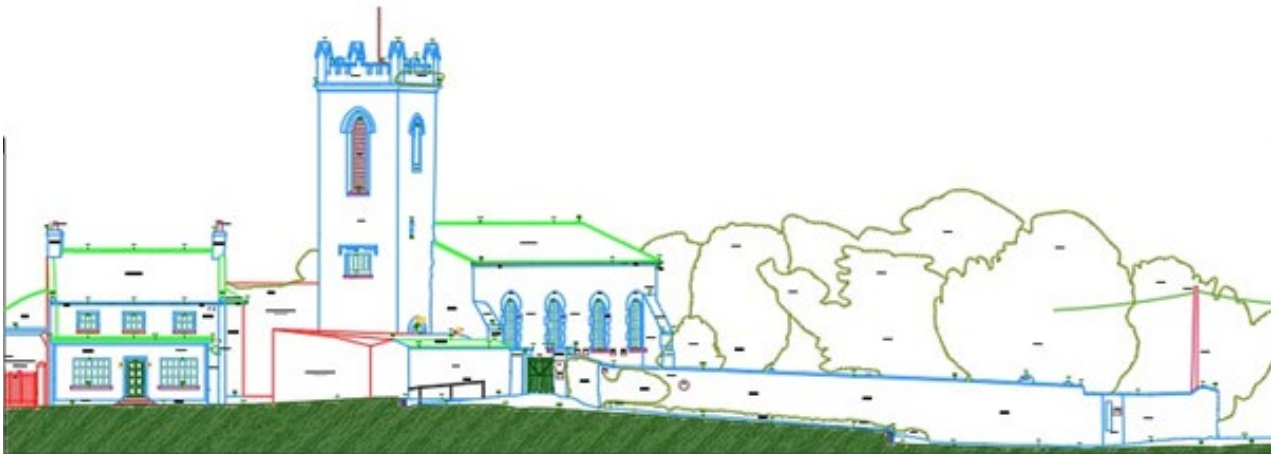
The areas given on the planning form indicate a floor area of 270sqm. However the measured survey indicates that the gross ground floor area is nearer 302sqm and the application appears to ignore the floor areas within the tower and the upper floor area within the Annexe.

It is notable in a letter dated the 10th Sept 1985 from Thaddeus Murray, Vice Chairman of Clane Community Council, (Appendix B that there is reference in the purchase contract for the church to restrictions to fundraising activities which precluded the sale of alcohol or commercial fundraising activities not for the benefit of the Community Body.

There appears to be no further planning applications associated with the site on the KCC online planning enquiry site. However, adjoining developments, some of which have been through the planning process and some that are unauthorised, have had impacts. The development of the Churchfield housing estate to the northwest was granted on appeal by An Bord Pleanala to Lecqmar Holdings Ltd. This was granted under ref. no 98/1917 and the same developer made a subsequent application - Ref. 03/342- for 2 No. additional houses on the green space adjoining the eastern boundary of the Abbey enclosure. Clane Community Council made a submission

objecting to the loss of previously open space and felt compromised when dealing with the developer to agree access to the drains through the development site. This resulted in the foul drain from the Abbey, which previously accessed the main public drain to the east (as indicated on the original planning drawings), being re-laid to the northwest to access the main public drain through the lands in Behans' ownership. The licence agreement for this drain needs to be confirmed.

There are no planning exemptions for the erection of the storage sheds to the rear, the internal fences and hard standing areas, signage, plaque erection or monument erection since 2003, and no evidence that planning was sought on any of these items. A retention planning permission could be sought in conjunction with a new development if necessary. Any removal or dismantling of structures would also require a methodology to be discussed with National Monuments. A lot of the graveyard enclosure walls to the rear have had sections replaced with blockwork so careful dismantling by hand needs to be agreed where the original 18th century retaining walls are affected.



**Figure 6.1-** *Measured survey drawings of contiguous West Elevation, showing Cashes' house and sheds at low level to the tower.*

#### **6.4 Fire Certificate & DAC Requirements**

As the refurbishment project was developed before the initiation of Building Control Acts legislation in 1996, the requirement to apply for a fire safety certificate for an existing building only applies when a material change of use or a material alteration occurs. Thus any material alterations or changes to the use made to the existing layout impacting fire resistance following this date would require the applicants to apply for a fire regularisation certificate first, followed by the need to apply for a new fire certificate for a revised layout.

The requirement for DAC (Disabled Accessibility Certificate) has only been a requirement since January 2010, so there is also no requirement for a DAC unless there are changes to the layout or major material alterations. A requirement mentioned in the planning conditions of the original grant was to subdivide the Evergreen social room to provide a separate toilet and ventilated lobby. Drawings were to be lodged in conjunction with an agreement to be made

with the Fire Officer. There are references in the files that provision was made for services to be installed at a future date. Thus, there is an option to install this toilet and, if kept to the development standards of a disabled toilet pre 2010, there should be no issue with the fire certificate.

Refer to the Appendices B&C for Original Planning permission Documentation,

### 6.5 Development Plan

Zoning under development plan is 'Town Centre', and the site is within a zone of archaeological potential and notification. The implications are outlined further in the archaeologist's section in Chapter 2.0. The church and the graveyard, including its wall enclosure, is referred to as a protected structure referenced under B14-58 (Fig 6.1)

The site itself is in an archaeological zone, and as noted it contains three (3) recorded monuments with notes to association with other recorded features in the vicinity. The church itself is a protected structure, and the boundary enclosure and the graveyard are in its curtilage. The adjoining house and former school which operated in the 19th century should also be viewed as within the curtilage of this protected structure, just as the Holy well and Bullaun stone would be associated with the enclosure of the monastery site. The boundary wall of the graveyard surrounding the church and all the structures in it are to the southern end of Clane and historically would have been adjoining the later Franciscan Friary further south.

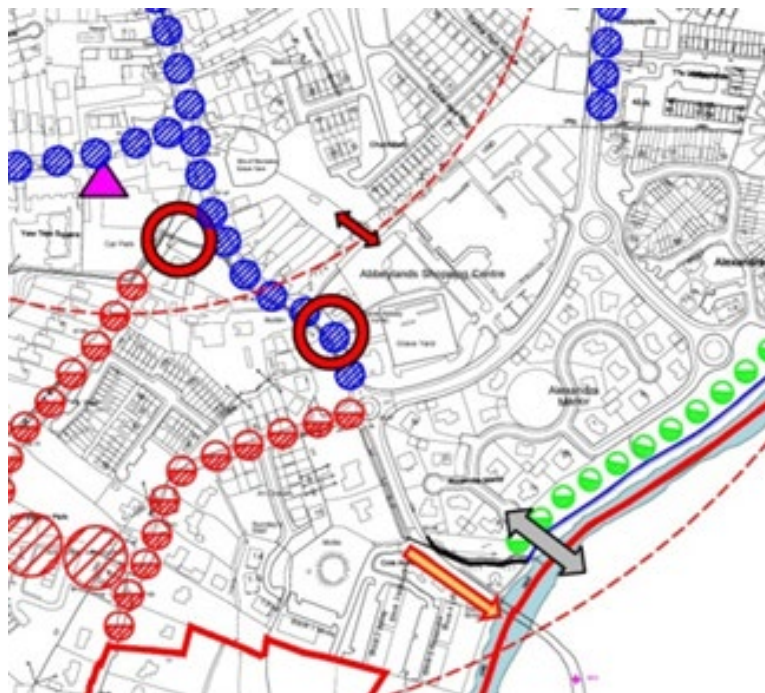


**Figure 6.2** Zone of Archaeological Potential within pink outline.

The approach from the southern end of the Town is over the river Liffey and the Community Hall is on a height above the fair green, as can be seen from the Griffiths Valuation map in 1854.



The building and the rector's house and the adjoining School house were rebuilt in conjunction with the 18th century church St. Michael's Church.



**Figure 6.3** - Extract from the Clane local Area Plan 2017-2023 indicating the aim of making the links between the Friary green area and the Garden of Remembrance.

## 6.6 Ownerships and Boundary issues

The ownership or insurance for the remembrance Garden and Community Hall needs to be clarified. This matter needs to be resolved and any maintenance agreement for access to the retaining graveyard walls from the adjoining properties needs to be agreed with adjoining owners or they need to be informed of protocols in relation to the wall. The condition of these adjoining walls needs to be surveyed. The condition of some of the footpaths within the Garden where Yew tree roots are protruding to some of the gravel paths needs some attention for health and safety reasons.



**Figure 6.3 (Left)** Graveyard retaining wall to a private garden, and in the distance the adjoining garden retaining wall to Behan's overgrown with considerable vegetation.

**Figure 6.4 (Right)** Later Foul Pipe servicing the community hall above ground and is vulnerable to damage





## 7.0 External Conditions

### 7.1 Public Approach to the Abbey Complex

\* Approach Setting.



**Figure 7.1** (above)- Fr. J. Sullivan Memorial site on the fair green



**Figure 7.2** (r) Photo reference map

#### Improved Access pathway

The community are concerned about the steepness of the ramped approach path to the front entrance and want to adjust the existing approach which, when icy, can be quite tricky to manage. The double gates are 1.9m wide but wide enough to allow access to some types of machinery, but perhaps an issue for Fire Tender access. This issue should be checked.

#### Visibility within the Town

The graveyard itself is accessed through a high walled enclosure and is used by many within the town for dog walking or just a quiet meditation area, with the gates opened most mornings. The existing tower is obscured by later corrugated sheds to the base of the western elevation. Planting obscures the original entrance as it is now within a private garden. The adjoining house and former school building are contemporaneous with the 18th century church and should be considered within the curtilage of the protected structure. The burnt out historic school structure remains un-roofed a decade after a fire and it bounds the western wall. The dilapidation of both it and the adjoining buildings is highly visible in the centre of the town.



**Fig 7.3**



**Fig 7.4**

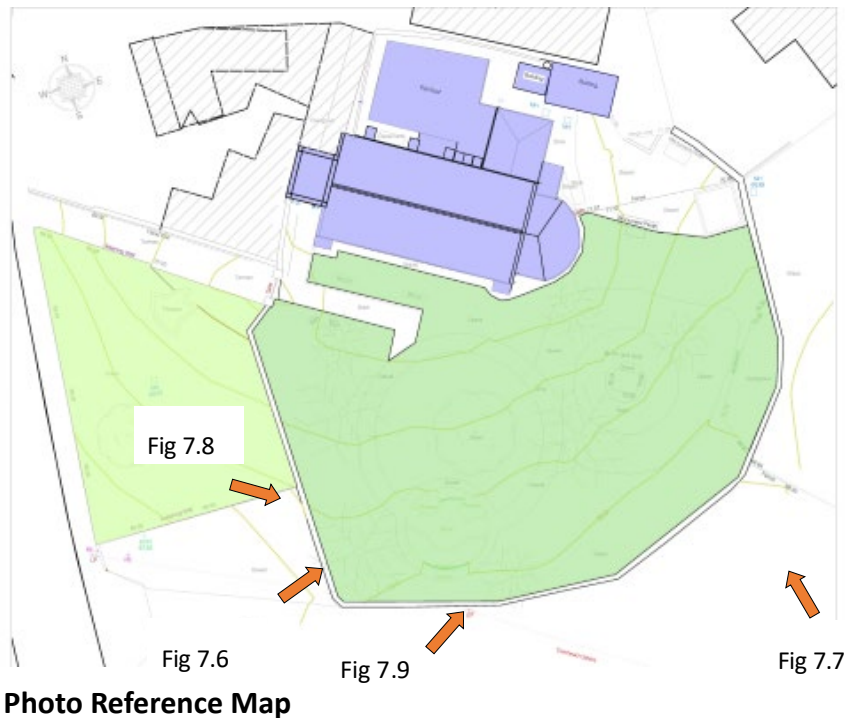


**Fig 7.5**

## 7.2 Graveyard Enclosing Wall

The enclosure wall to the graveyard is possibly sited on the original monastic boundary. Refer to the Archaeological Heritage report in Section 2.0 for the legal ramifications of National Monument status.

The base of the enclosing wall to the carpark has been repaired in the 20th century where were previous buildings abutted it on the site of the present garages. In one section to the carpark the wall base has been exposed at low level near the fair green. A more detailed study needs to be carried out on the retaining wall.





### 7.3 Boundary Conditions Adjoining Uses/Issues

The issue of the adjoining land uses needs to be fully explored. The area to the north west, in private ownership, comprises a burnt out structure originally in use as a school house. This structure, on the first ordinance survey in 1837, is shown attached to the Parish Church and is linked to the house now in the private ownership. This boundary is a stone wall inside of which a concrete block wall has been placed (creating service access issues). Heavy ivy growth is impacting on both structures.

The corrugated shed to the west face of the tower is part of a private garden. The wall adjoining this is unknown i.e. whether there is a concrete wall supporting the roof or whether the wall of the 17th century tower is in use. The rear boundary to the north west behind the two present storage sheds needs to be surveyed and agreed, this area is also overgrown and it is not clear whether the retaining walls are blockwork built on top of older walls or concrete block walls replacing the earlier boundary divisions. It appears that the rear garden boundary to no 31 Churchfield shares part of the boundary and access from this side needs to be obtained to determine its condition as well as the removal of the plant growth. The owner of this house needs to be made aware of the significance of NMS and appropriate repairs, this property is presently up for sale.

*Refer to Photo location ref mapping overleaf.*

**Figs. 7. 10 & 7.11** Burnt out structure parallel to western boundary wall in private ownership.

**Fig 7.12** showing lighting track to the top of tower as well as proximity of metal Dutch barn shed.

**Fig 7.13.** corrugated sheeting to old stables beneath tower provide difficulties with providing scaffolding to repair the tower.

**Fig 7.10**



**Fig 7.11**

**Fig 7.12**



**Fig 7.13**





Photo Reference Map for figures 7.10 -7.16 and Boundary condition map showing Adjoining Uses/issues

#### 7.4 Conditions around Flat roof & surrounding Evergreen Centre

**Fig 7.14** View towards boiler door and boiler house which was not accessible during the survey and metal oil tank for heating.

**Fig 7.15** Restricted access around Evergreen Centre makes moving the gas cannisters or accessing the Diesel tank or servicing very awkward .

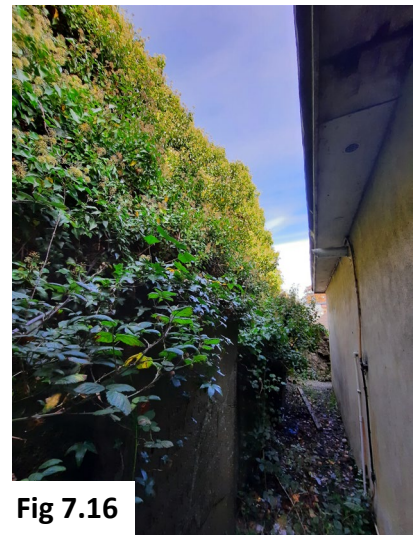
**Fig 7.16** The condition of the adjoining burnt out schoolhouse structure is fueling plant growth over the base of the tower.



**Fig 7.14**



**Fig 7.15**



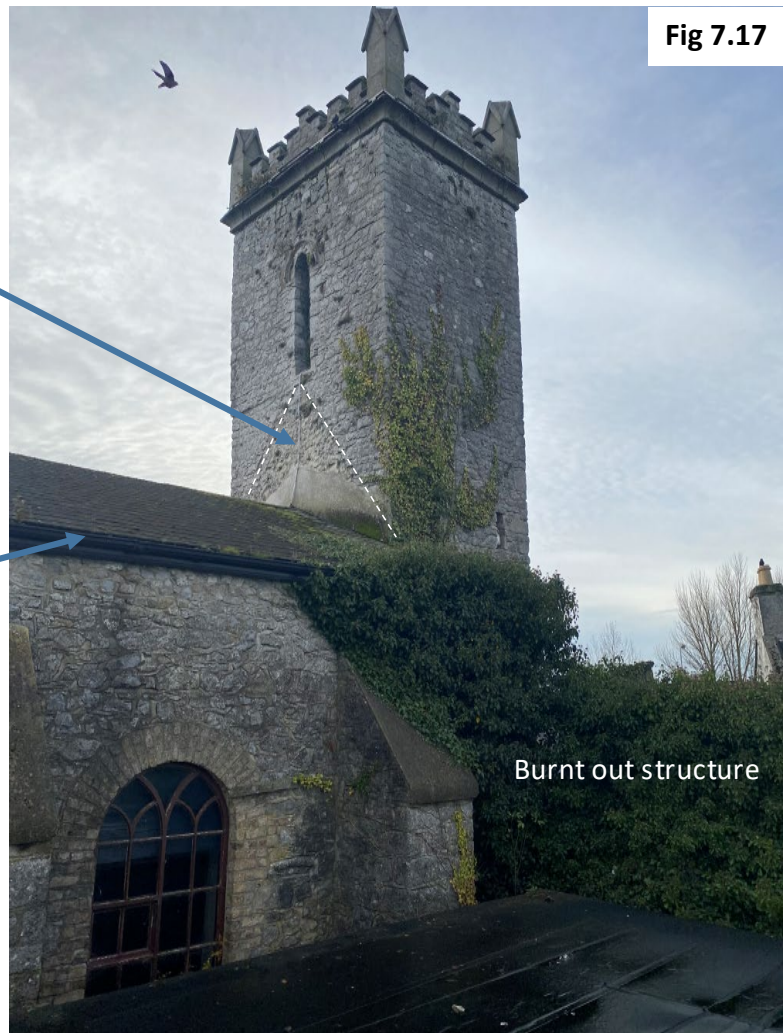
**Fig 7.16**

**Figure 7.17 Tower from flat roof**

*Extent of ivy growth emanating from ruined structure in adjoining property.*

*Shape of Original roof visible over later sand cement flashing.*

*Gutters and roof in this location full of ivy.*



**Fig 7.17**

**Figure 7.18 Diesel Tank from flat roof**

*Window above oil tank in need of repair and removal of plant growth at base. Location of the tank is problematic to service or even to replace.*



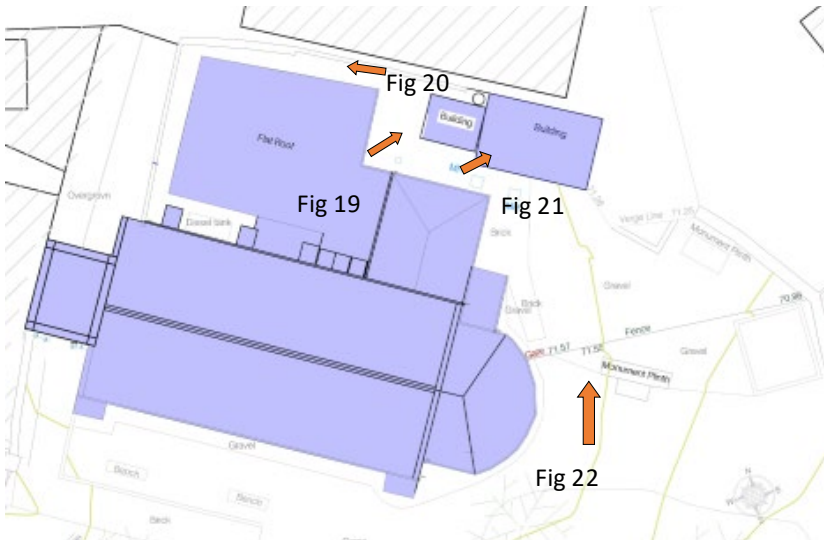
**Fig 7.18**



**7.5 Service Yard and Storage Sheds**

The area around the flat roof extension is very constricted. Fig. 7.19 shows the metal storage shed which is in use by the musical society for overflow storage. It is likely that no permission was sought to erect it and it is sitting on a concrete slab. The area used as a service area is enclosed by a wire fence and locked gate, and also encloses the remaining 19th century graves as well as a second more permanent rendered concrete block shed (Fig.22). This is in use by the Tidy Towns as storage for maintenance equipment etc. for their work in the town (Fig 21). The following issues should be addressed:

- Difficulty in servicing of metal fuel tank or its replacement
- Lack of bund under tank
- Difficulty in maneuvering gas tanks into location (Fig.20)
- Difficulty of access to boiler house and unkempt nature of the use to the adjoining boundary with a burnt out building etc.
- Storage sheds and lack of permission for their erection



**Fig 7.19**



**Fig 7.20**



**Fig 7.21**



**Fig 7.22**

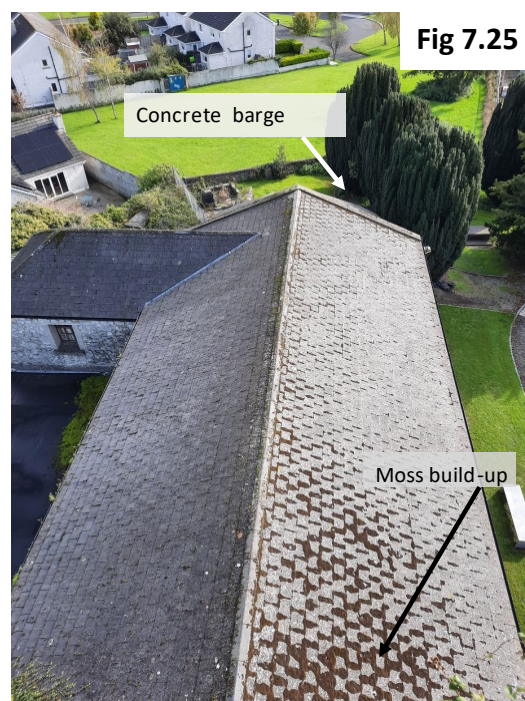


## 7.6 Condition of Slated Roofs

The existing roof to the Main Hall area and the rectory is an artificial slate roof, possibly an asbestos type slate. The south elevation has a lot of moss within the joints which can indicate that there is very little ventilation getting into the roof. It is assumed that the main roof is some form of metal truss with a timber rafter infill and bituminous felt. It is also assumed that there is no ventilation to the main roof. The roof itself appears to be intact and repairs and maintenance have been carried out to the ridges. The main issues with the roof is the plant growth to the rear and the eaves gutters which are not functioning. The addition of concrete barges can be problematic in particular where a concrete ring beam added at eaves level during the refurbishment.

The barges to both ends of the roof are concrete with possibly an issue to the western end caused by wiring over the barge. Refer to Fig.7.33.

The existing slate roof should be inspected with an elevated work platform and the condition of any flashing to the tower or to the valleys should be re-examined.



### 7.7 Condition of Lower Roof (Flat Roof and Rooflight)

The roof over the corridor and the Evergreen Senior meeting room was re-roofed approximately 4 years ago, and 4 No. earlier rooflights were removed. This re-roofed area may not have included the rooflight and gutter adjoining the main hall. It appears to have a recessed gutter and is very badly impacted by moss growth due to the lack of fall. The water or rainwater pipes are also not working adequately. They appear to be leaking in the service areas and moisture has got into the plywood decking on the roof above the boiler and electrical distribution board.

The previous re-felting of the roof appears to be inadequate with some ponding evident. The edges of the roof over the fascia have possibly not been completed or there are missing gutters leading to saturation of the adjoining areas.

*The lack of a gutter in this location means splashback at low level*

*Ponding and crazing of the roofing felt surface seams, caused by lack of fall, the substrate re-used, and crazing caused by lack of movement joints*



**Fig 7.26**



**Fig 7.27**



**Fig. 7.28** *Moss on Flat roof*

Polycarbonate rooflight in poor condition, flashing and patent divisions slipped and gaps in the upstand.

Extent of moss indicates issue with the fall on the roof.



**Fig 7.28**

**Fig. 7.29** *Condition of flat roof adjoining Roof 2*

Pressed aluminium gutter needs to be cleared

Later window opening formed in existing with concrete brick reveals

Boiler flue seems insufficient and too near roof

Roof above boiler house has a lot of debris and is at a lower level than the rest of the roof. Overlap from higher roof may not be sealed.



**Fig 7.29**



## 7.8 Gutters and Downpipes - Rainwater Defects

To the rear of the building the ivy growth has grown over the roof and gutter so that the gutter is no longer functioning. Sections of the main roof gutter have twisted or have become clogged with plants which has caused the gutters to dip. There are also points where plants have grown over the roof and ivy is bypassing and clogging the gutters which encourages more plant growth. There are downpipes missing and slipped so more heavyweight gutters and downpipes are needed along with gully traps.



**Fig 7.30**

**Fig. 7.30** *Buttress with ivy growth*

**Fig. 7.31** *Rear slipped downpipe*

**Fig. 7.32** *Rear missing downpipe*

**Fig. 7.33** *Buttress and gable wall near entrance*

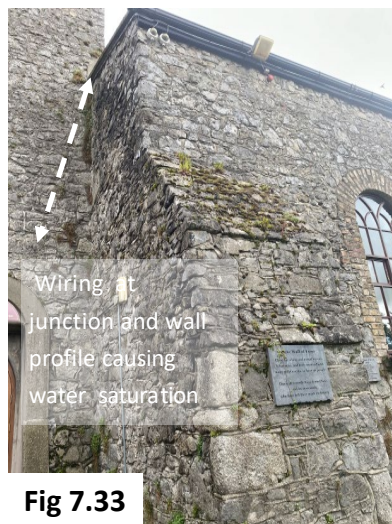
**Fig 7.34** *Dislodged outlet as Fig 7.31*



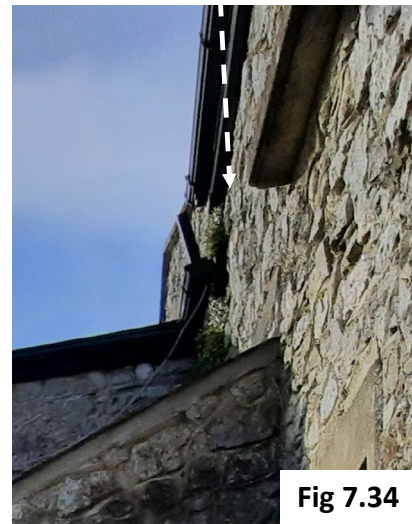
**Fig 7.31**



**Fig 7.32**



**Fig 7.33**



**Fig 7.34**



## 7.9 Condition of Water Services and Drainage Runs

The existing combined drain (see the manhole in Fig 7.35/7.39) originally ran to the rear of the site, connecting to then public main on what was open space. This open space was developed and is now the rear garden of 31 Churchfield Park. The original permission for the housing development (Ref. 98/1917) required the developer to re-route the community centre drainage to a new main. A later revised planning application (Ref. 0334) was granted to include more houses. It is noted that the Duchás informed Kildare County Council that the initial grant was in breach of planning regulations as they were not informed of the development to comment on it before it was granted and would have commented on the housing in such close proximity to the monument. Clane Community Council objected to the removal of the previously agreed open space and the additional houses sought under the planning application Ref. 03/34 and thus the relationship between the two parties was compromised. As a result the new foul sewer route was created through private land to the NW (Behans) under licence. This agreement needs to be researched and registered or an alternative route needs investigation. The water meter for the mains water supply is located at the front of the adjoining property, Campbell Tyres. There are two meters and two stopcocks for the property, one on the public footpath and the other inside the Campbell property. Irish Water should be queried regarding the presence of two meters on the one supply.

Issues; Legal position of existing foul sewer needs to be investigated. The original foul sewer run has already been altered and further drainage investigation needs to determine whether original sewer taken through graveyard towards manhole in open space belonging to Churchfield could be used for soakaway. See Fig 7.39.





### 7.10 Top of the Tower

The top of the tower was rebuilt to include a concrete slab. This appears to be covered in bitumen and dressed horizontally through the walls to a ledge. The existing pinnacles have had earlier spikes/pinnacles removed, which may have even occurred in the 1798 disturbance. The joints to the parapet wall are holding water as is evidence from the biological growth. The coping stones are very worn and possibly holding water. The access to the tower hatch is by a timber ladder which may need to be changed to something with a restrainer cage. The plywood access hatch itself is presently disintegrating. It needs immediate attention to prevent further damage due to water ingress. e.g. to be fitted with some form of cover. The external parapet to the top of the tower has a linear flood lighting system and conduit which may be trapping water and debris sufficient to encourage Buddleia and other plant growth. This stone string course and all the water outlets from the roof need to be relined to ensure water is discharged in a safe manner. To the top of the tower there appears to be the remains of lightning protection, and a flag pole with occasional use.

The lighting installation does not appear to have an associated planning permission.

An assessment report is needed by a conservation structural engineer to look at cramps on the pinnacles, and supports to the floors further down the tower. Sectional drawings provided with this Conservation Management Plan should enable an accurate scope of works for this.



Fig 7.41



**Fig. 7.42 & Fig 7.43** *Plant growth and lighting fitment and conduit which may be trapping water creating frost damage to the fabric of the tower*

**Fig. 7.44** *Exposed wrought iron straps on corner pinnacles*

**Fig. 7.45** *Access hatch and concrete upstand on the roof*





## 7.11 Condition of Grave Markers & Monuments

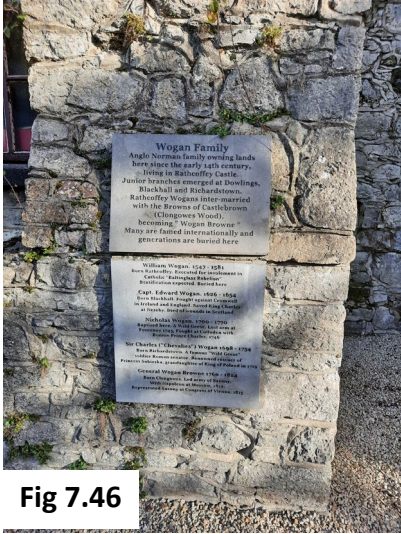


Fig 7.46

The condition of the Grave Markers and Tombs within grounds all of which have been moved in this last 40 years to locations internally alongside the outer walls. The area behind the palisade fence contains a few grave enclosures which are now overgrown with brambles. This area of the boundary needs to be examined, to determine whether it is still a historic masonry wall under the growth and whether its retaining. Erection of Plaques, signage, etc. need planning sanction.



Fig 7.47



Fig 7.48



Fig 7.49



Fig 7.50



Fig 7.51



Fig 7.52



Fig 7.53



# 8.0 Internal Conditions

## 8.1 Conditions of Internals of Tower

The internals of the tower are in poor condition and though containing some electrics there is not much use for the tower except as access to the roof. The intermediate floors are new timber floors fixed to timber joists which are subsequently supported by steel angles fixed to the wall which appear to be rusting within the floor. The internals of the tower have been rendered in cement and this needs to be removed and the walls re-rendered with a breathable lime finish. The very top of the tower is a concrete slab which needs to be refinished and a new access hatch with polycarbonate hatch installed inside, which can provide natural light to the top floor level. (See Tower Floor Plans drawing on P.92 for Area Locations).

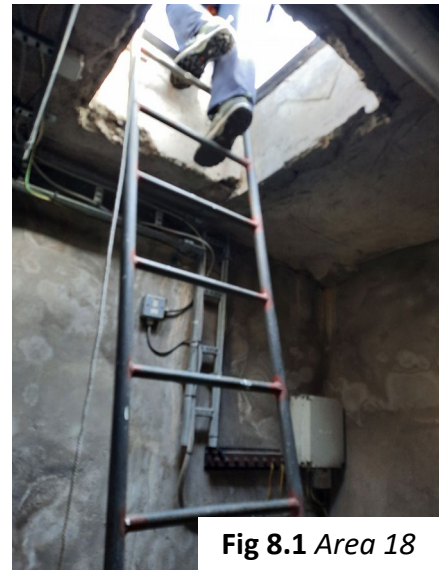
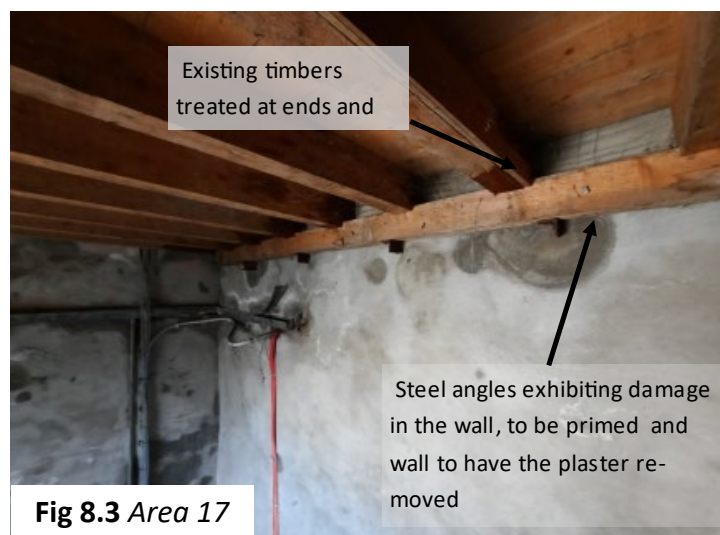


Fig 8.1 Area 18



Fig 8.2 Area 18



Existing timbers treated at ends and

Steel angles exhibiting damage in the wall, to be primed and wall to have the plaster removed

Fig 8.3 Area 17

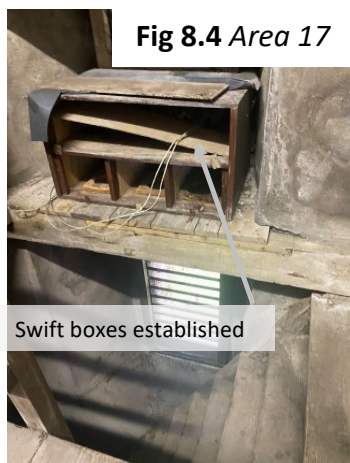


Fig 8.4 Area 17

Swift boxes established



Fig 8.5 Area 15

Original lathes above window and timber head these may need to be checked due to unbreathable finish



Salt damage in the wall may mean external ingress of moisture

Fig 8.6 Area 17

## 8.2 Condition of the Porch / Entrance Area and Rear Fire Escape Corridor

The entrance floor in the porch has been raised in level and is a painted concrete floor. The entrance door is a later conversion of a straight lintel opening to a pointed gothic arch possibly to gain additional headroom. The early original entrance to the western elevation of the tower as noted in the early archaeological survey was blocked up and is a lower and wider arched or barrel vaulted opening, now used as a reception or ticket desk.

(See Floor plans drawing on P. 90 for Area Locations).



**Fig 8.7 Area 8**

The door to the main hall space from the arch is a gothic arch. The main meter box is located within the porch along with many plaques denoting the funding and sponsorship.

The rear corridor and fire escape is functional but badly finished to the ceiling and within the two service cupboards which contain the electrical distribution boards.

Condition issues here include the following:

- Polycarbonate rooflight and exposed concrete reveals.
- Fire compartmentation doors to fire cupboards



**Fig 8.8 Area 1**



**Fig 8.9 Area 1**



**Fig 8.10 Area 1**



### 8.3 Moisture Ingress/ Condensation Issues

In general the building is holding up quite well in relation to moisture ingress. There is an area in the Community Hall where the external cement pointing of the later buttress and the unevenness of the external wall appears to have caused moisture ingress at the south western corner. This is disguised within the room by a large fitment. This could also be water ingress at roof level between the junction of the tower and the roof which seems to have some evidence of vegetation.

Externally around the oil tank there is vegetation growing out of the cill. The windows externally need some maintenance and are single glazed with no shutters or blinds internally which could result in considerable condensation if the hall was occupied.

To the rear corridor towards the back stage there is condensation issues with the walls due to the coldness of the walls with the sand cement render and lack of radiator heating in this section. A change in windows to double glazed in these locations would benefit the thermal value, and the removal of the sand cement and replastering of the walls in a thermal lime plaster would improve the surface temperature.



## 8.4 Condition of Heating Services

### Heating System

The existing heating system is a low pressure water system feeding panel radiators. There are larger double panel radiators in the hall area and standalone electrical radiators elsewhere. The Evergreen and kitchen areas are all fitted with steel panel radiator, all fed from a recently replaced boiler installed at the same time as the flat roof repair. The heating systems are separate with the Evergreen system worked off gas cylinders which includes a gas fire in the common room. The feed for the fire and the supply pipe for the stove is exposed at plinth level and could be liable to be punctured or damaged as it is without a protective sleeve. The locked boiler room was inaccessible during the measured survey. The boiler itself was replaced approximately 6 years ago but since no access was gained to the boiler area, the type and capacity is unknown. The issues are that the diesel line to the tank runs under the floor of the building and both it and the tank date to the initial installation in 1985 so it is unknown what protection measures are provided to the fuel line and the tank. The access to the tank is difficult and its condition is not easily ascertainable. There is evidence of metal rusting and no concrete bunding. There is also no way to siphon off any sediment from the tank, or to facilitate its removal to replace it.



Fig 8.15



Fig 8.16



Fig 8.17



Fig 8.18



Fig 8.19



## 8.5 Condition of Access Stairs to Wardrobe Storage

The stairs to the wardrobe storage area is a timber straight flight added to concrete winders installed in the original refurbishment (Figs. 8.24 & 8.25). The stairs are quite dark and there is historical evidence of a leak from the water tank in the ceiling space above the stairs. The design of the winders to the stairs would not be recommended for safety reasons, particularly for those coming down the stairs with their arms full. The current configuration, if changed, would have to meet current building regulations thereby taking up far more room and impacting on the existing corridors and bathroom. There may be a mitigation of providing better illumination for this stair area.

The storage area itself has two single glazed windows with a crude concrete lintel and concrete brick to the rear west facing window. The window was also set very far back into the opening and the flat ceiling over would require quilt insulation. The room itself and the theatre wardrobe are currently full of clothes which may act as insulation (Figs. 8.20 & 8.22). The floor is carpet over concrete and there is a hot press with a cylinder above the stair turn and a water tank for the bathrooms below within this attic (Fig.8.21). There was a leak to this tank previously as seen in the Fig. 8.23 below.



**Fig 8.20 Area 14**



**Fig 8.21 Attic Above Area 14**



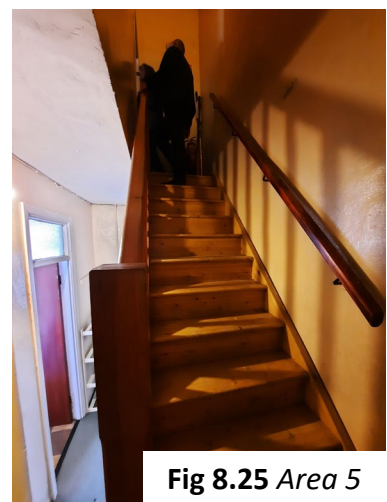
**Fig 8.22 Area 14**



**Fig 8.23 Area 13**



**Fig 8.24 Area 5**



**Fig 8.25 Area 5**

## 8.6 Condition of Kitchens & Bathrooms Area

The existing kitchens and bathrooms are in good decorative condition but have a very dated appearance (Fig. 8.26). The cabinet fitments are a mixture of types and finish. The floors and wall paint give it a very cold or institutional feel. The single point lighting and lack of natural light in particular to the Evergreens' room impact the visual appearance.

There is tiling to the floor of the community kitchen, with vinyl tiles to the bathrooms and timber strip flooring to the Evergreens area. None of these are problematic in their condition however they are considerably dated in appearance.

### Heating

There is a gas boiler and flue for the Evergreen's room that supplies the hot water and the heating to the panel radiators, so this section is totally independent from the heating of the rest of the building.



Fig 8.26 Area 7



Fig 8.27 Area 11



Fig 8.28 Area 6



Fig 8.29 Area 12



## 8.7 Condition of Main Hall: Area 2 and Stage Area.

### General

This area was totally re-roofed in the 1980s with a concrete ring beam to the top of the masonry walls which is exposed on the interior. The original arched window openings have been resurfaced with a raised sand cement surround at upper levels and a new flat plasterboard ceiling. Internally the walls are left as exposed masonry whereas they would originally have been rendered with a lime plaster.

### The Walls

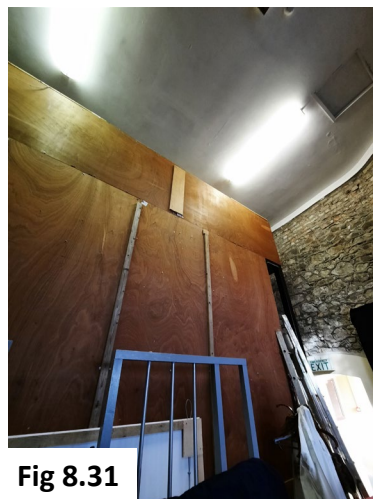
As noted above, the walls were finished off with a concrete ring beam visible internally. The limestone wall joints were finished with a sand cement strap pointing. This later pointing arrangement both internally and externally means that any moisture within the walls cannot easily evaporate through the unbreathable modern material compared to what would originally have been a lime mortar joint. This lack of breathability means the wall is thermally colder due to increased trapped moisture. The external areas where the wall is uneven or where the pointing has broken down is taking in moisture, as on the external southwest corner near the buttress. These areas would benefit from the removal of the cement pointing and its replacement with a lime pointing externally. Internally a thermal lime would help with the thermal value of the wall overall. Externally it would be a huge task to remove all the cement pointing as well as damaging to the stonework so it may, however, be worth considering doing the Tower elevations where the damage is more evident.

### Ceiling

The ceiling appears in good decorative order and has a good suspended lighting system with a recent installation of stage lights. It is unlikely that there is any insulation at ceiling level, and the roof is likely to have the original unbreathable bituminous felt and artificial slate. This slate is more sealed than a natural slate, so if insulation is introduced without re-slatting, ventilation will be needed to be introduced into the roof to prevent condensation in the roof timbers.

### Stage Area

The crossover lighting rig over the stage has an upper walkway. Within the last two years a new steel structure, designed by an engineer, was introduced with a ply sheathing to the rear separating the stage from the backstage storage area.



## Windows

The surrounds to the original window openings were reformed using sand cement reveals internally forming a banding and later single-glazed teak windows with internal inter-crossed arch motifs. There is also in the arched windows later concrete sills and an opening lite to allow ventilation, this is however at a height that is not reachable. Externally the brickwork toothed reveal appears to be 1980s repair and replacement.

## Floor

The original floor was overlaid with a concrete slab floor (see original specification in Appendix C) and had a trough in the centre and a Maple timber floor reinstated over the central section. It is unlikely that this floor contains insulation but probably contains the oil pipe which runs through the rear and may contain some electrical ducts. There is no ventilation indicated to the sub-floor, so the health of the timbers in the sub-floor needs investigation.





## 8.8 Condition of Electrical Services

There is reference to a 3 phase power supply being installed in the early 90's in the Le Cheile magazine.

The electrical fuse box in the porch ( Figs. 8.40 & 8.41) is an old fuseboard and needs to be upgraded, to have circuit breakers.

The electrical services for the stage and lighting appear to be in quite good order and recently replaced. Their location in the rear fire escape is within a fire rated enclosure, of which the roof is in particularly poor condition. The enclosure probably needs to have a cavity barrier. Most of the electrics are surface mounted in conduit but much of the lighting and external lighting have wires running across the roofs or at eaves level. Some of these wires on the barges near the entrance are directing the water down the face of the wall. Some of the lighting within the rooms needs to be upgraded for more efficient lighting and better lux levels. Externally to the top of the tower, the conduit for the flood lights may need to be removed to repair the masonry and add lead flashing. The damage to the ceiling and roof deck above (Fig. 8.38) needs to be investigated further as well as the debris to the gutter over the boiler house. See Figs. 7.29 and 8.15.



**Fig 8.36 Area 10**



**Fig 8.37 Area 9**



**Fig 8.38 Area 10**



**Fig 8.39 Area 1**



**Fig 8.40 Area 1**



**Fig 8.41 Area 1**

## 9.0 Building Construction Description

### 9.1 General Construction (To be read in conjunction with appendix A & B)

The existing replacement roof structure is a fink truss structure with timber rafters. See the appendices for the original specification which appeared to be still underway when the extension was sought for the Evergreen extension. It confirms the use of bituminous roofing felt with no mention of insulation. The slating and ridge are specified as 'Tegral Thrutone', an artificial cement slate which has deteriorated and is now quite fibrous. This artificial slate is more fibrous on the southern roof planes. The structure itself appears to have been strengthened with buttresses in the early 20th century which may have a mass concrete interior or blockwork with a stonework cladding. However it is unclear when these were added so their construction may have been originally solid masonry with a lime mortar. They have been heavily pointed with sand cement and have had concrete capping added to the rear buttresses. The tops of the church wall structure appear to have been rebuilt with a concrete ring beam which is visible at internal wall plate level. Some of the walls, particularly the walls to the apse (Area 3), are off plumb vertically and externally in part of the western gable and in areas of the tower. The walls have protruding stonework that catches precipitation. The tops of the walls particularly to the first-floor storage area, and the later increased wall height at the eaves, have been rebuilt using sand cement mortar. The masonry to these areas will react thermally different from the rest of the wall as the wall tends to be colder due to the lack of porosity of the mortar. The rebuilt eaves are a modern interpretation with a timber fascia and with a pressed metal ogee gutter.

### 9.2 Historic Masonry Walls

The existing limestone masonry walls were modified when the rebuilding work took place in the 1970s - 1980s. The joints to the exposed stonework internally and externally were finished with strap pointing in a sand cement mortar. The original interior wall mortar is possibly a rich lime mortar composed of material from the nearby limestone quarries and the adjoining river sands mentioned in Samuel Lewis topography. Internally there would have historically been an internal lime render or even panelled timber base wainscoting which has been removed and the stonework exposed. The first-floor storage area appears from the original planning drawings to be a rebuild of the walls from the first floor up. (See Appendix B).

### 9.3 Existing Walls to Evergreen Section

These are externally sand cement rendered block walls, unpainted with a recessed plinth. From the planning drawing and specification lodged they appear to be cavity block walls. This could have pumped insulation added although there are solid concrete lintels above the windows (Appendix B & C) which could cause cold bridge issues. If the area is to be upgraded thermally an internal lining would address this issue and the reveals to windows.



#### **9.4 External Envelope - Flat Roof Section.**

The flat roof to the Evergreen section and the kitchen corridor area was redone in the last three/five years with a single ply roofing felt (photos Pg. 48). However the surface of the roof membrane has developed air pockets/air bubbles, probably as it is a large roof with insufficient movement joints. Parts of the roof appear soft underfoot and its surface is extremely slippery to walk on. To the side of the flat roof adjoining the northern wall of the church, a recessed area forming a gutter is covered in moss (Fig. 7.29) and the 4 No. earlier roof lights have been re-roofed over with the internal ceiling plaster repairs still in evidence. The extent of flat roof on a building can influence the cost of the insurance premium, i.e. higher rates apply where more than 15% of the roof area is flat.

It is not clear whether there was any insulation installed in the roof though there are ventilation slots externally on the timber overhang so it could be a ventilated cold roof. In Fig 8.38 a hole is visible in the plasterboard that does not appear to show roof insulation. The deck on this roof appears problematic in the long term, and there is some evidence of moisture in the decking over and adjoining the boiler house, which needs further investigation, so the roof structure needs a major overhaul or reconfiguration in the next five years.

#### **9.5 Existing Pitched Roof-light in the Corridor**

There is a ribbed polycarbonate roof light structure (Fig 7.28) over undecorated timber rafters over the exit into the rear area. This is not leaking at present, however it is in an area of the roof where the water is not being directed away and where the adjoining base OSB decking is being impacted by moisture ingress, near the electrical distribution cupboard and boiler (Fig 8.38). Internally the roof light has very poor visual appearance as it covered in moss and if replaced, its thermal value could be improved.

#### **9.6 Eaves to the flat roof/missing gutters.**

The overhanging eaves consist of a timber fascia which is plain unmoulded with a plain timber soffit and white plastic circular vents. This membrane and fascia at the eaves appear to be a recent replacement. The edge of the roofing felt over the fascia has no Paptrim edge trim and is missing a receiving gutter to all edges apart from the eastern and northern elevation near the fire escape.

#### **9.7 Action Re: Main Pitched Roof Structure & Insulation**

The timber roof structure appears to be in good condition and, apart from at the edges, introducing new insulation would require ventilation of the roof space/cavity. The only access to the attic space above Area 14, R3 shows that this area has an unbreathable bituminous felt. There are lids on the water tank, which are well supported, and insulated with approx. 150mm quilt insulation. The rear of the attic hatch needs to be insulated and sealed to avoid heat loss which can amount to 40 kw/hr per year. It is unknown whether the main roof over Area

2 is insulated although there are large vents through the ceiling for wiring and lighting rigs which indicate that any insulation would be better along the pitched roof following re-slatting of the roof.

### **9.8 Window Openings General Description**

The surrounds to the original arched headed window openings to the main hall were reformed using sand cement reveals internally forming a raised painted banding. There are arched window openings with concrete sills added later. Externally the brickwork toothed reveal may be a 1980s repair with extensive replacement. There are some blackout blinds installed to the windows which appear to be permanently fixed. (TBC)

### **9.9 Large Windows to Hall**

The existing windows are hardwood (HW) teak single-glazed and in general need decorative maintenance. There is a small opening section to the two opening lights in a 16 No. divided pane to the springing point. The upper sections consist of intertwining gothic tracery (Fig 8.33). The windows to the rear two storey areas are a single glazed sash type window set to the rear of the wall where new openings were made. These consist of concrete brick reveals and appear to be additional to the original structure. The later windows to the Evergreen area are all softwood pine single-glazed windows with galvanized screens over for security.

### **9.10 Window Condition**

Refer to Drawing S01 for window Refs on Plan. In general the hardwood frames are in pretty good shape and have been maintained to some extent. Internal secondary glazing may work here rather than window replacement, but there is possible damage to the external cill (Fig.8.33) of Window GW11 with plant growth visible near the cill. Windows FFW13 and FW14 could be replaced with thermally efficient windows, however these existing windows may be quite serviceable for an extended period of years if maintained and redecorated in the intervening period (Fig. 8.35). A new double-glazed window to corridor Area 4 in addition to an internal wall thermal plaster could improve the thermal performance and condensation issues in this area.

The windows to the tower appear to be early 19th Century. At the third and fourth floor level there are louvres fitted to the two (2) tall gothic pointed window openings to what was the belfry. These openings should be maintained, as the tower also has Swift boxes for birds that will need ingress.

All of the windows to the tower are timber which is raw unpainted, possibly hardwood, as the timbers are without an obvious grain. See Fig 8.5 where a polycarbonate glazing has been set into the solid timber frame.

### **9.11 Existing Ground Floor**

The floor level to the porch (Area 1) was raised when a concrete floor was installed in 1985. This is a painted floor with a slight ramp at the entrance. The floor within the main hall area (Area 2 consists of a strip of maple flooring along the central section suspended over a void and the two side aisles are in solid concrete with asphalt tiles. No insulation is indicated on the original drawings. The floor to the Evergreen Centre is a raft construction with a laminate timber floor finish and is without any insulation indicated. The rest of the floor for the smaller area kitchen (Area 11) apparently existed before the decision to add the Evergreen day care extension so it may have strip foundations, but has a tiled floor finish. The rear corridor (Areas 4, 5 & 8) has a vinyl finish with coving and no skirting and the rear stage (Area 3) has carpet tile. These are all functional areas but in appearance very hard and institutional.

The first floor storage room is accessed from the corridor by stairs, initially a set of concrete winders with carpet finish and then a straight flight of timber stairs. There are handrails to both sides but there are no tread grips on the timber stairs.



## **10.0 Description of Tower Construction**

### **10.1 General Tower Floor Levels**

The upper internal floors to the tower were reinserted after 1985 but at different levels to the original floors, and some of the stone corbels to the original floors are visible internally. The floors may have accommodated a higher ground floor to allow the bell ringer to ring on the ground floor, or it may also be that the floor to the top at the belfry level was lowered as this floor straddles the window. There is no evidence of a bell hanging location and the top of the tower may have been substantially rebuilt to accommodate the installation of the shuttered concrete roof slab. Further information on its reconstruction could be revealed if the internal cementitious render is removed. The changes after the attack in 1798 and later fire could have resulted in the loss of the bell ringing facility.

The existing entrance door location on the south elevation was a square headed entrance prior to the 1983 works; See Appendix C Urban Archaeological Survey. This opening has been modified to a gothic arch, possibly to gain head height. The original entrance is a smaller round arched opening on the west tower elevation which has been blocked off and the space has become a ticket desk (Fig 8.10). Access to a view of the externals of this doorway is in the adjoining property which may reveal details about the original door opening. This access was not available.

### **10.2 Structural Integrity of Tower** (Refer to Dwgs. S03 & S08, Appendix A)

The top of the tower is roofed with a shuttered concrete slab with asphalt finish, while the intermediate floors are of timber joists, floorboards and beams. These are held in place with steel angles fixed into the wall supporting the timber perimeter beams. The interior of the tower has been rendered with a sand cement render and this, combined with the external concrete pointing, is causing issues with moisture trapped within the walls. (See Figs 8.3, 8.6 Area 17). The render needs to be removed and replaced with a lime render. The timber floors are in good condition however additional lighting is needed and opening works are needed to fully assess the steel supports around which moisture damage is visible. The top of the tower is composed of limestone masonry with granite capping and corner pinnacles that have wrought iron straps. Access to the tower roof is through a central access hatch which is now so degraded that the plywood to the top is coming apart. This requires immediate attention, if only temporarily, to ensure leaks do not occur. The tower contains nesting boxes installed for swifts as well as servers for the CCTV cameras.

### **10.3 Crenelations**

The top of the tower has decorative masonry crenelations, varying in size around the perimeter. Historic accounts note that the tower was used to attack insurgents during the 1798 disturbance. This caused considerable damage to the church and an earlier spire was damaged, removed and never rebuilt.

At the base of each corner pinnacle wrought iron straps are fixed in place, presumably to hold a structure in place, possibly the spire now missing. These straps may be subject to metal corrosion jacking. The condition of the masonry joints is very poor and impacted by considerable plant growth between the capping stones and the ledges. Refer to the Chapter 7.

#### **10.4 Plant Growth**

There appears to be a lot of biological growth including brambles at the base of the crenelations. The recent light fittings and the conduit appears to be acting as a ledge for debris. The wear on the granite capping has created areas allowing lodgment of water. This will lead to a freezing and thaw cycle which could cause further damage. Therefore the stone masonry needs to be repaired as a priority.

#### **10.5 Lightning Protection**

There may have been lightning protection to the top of the tower as there appears to be the remains of the base of a concrete lightning conductor for a strike point, which has disappeared. This should be reinstated or installed when preparing works to the tower. A survey of the Tower needs to be carried out by a specialist to appraise the suitability and type needed.

#### **10.6 Flagpole**

There is a flagpole to the top of the tower (Fig 7.41), and it has been used (Fig 7.44) occasionally. However it appears to be well secured.

Inquiries were recently made (November 23) as to whether a CCTV relay for the town CCTV could be attached to the flagpole to enable a system sightline. This would require planning permission and notification to National Monuments. As churches and towers are generally the highest buildings in any town, it is not something that would be generally acceptable for a protected structure due to its visibility and the fact that it could set a precedent.

## **11.0 Existing Services**

### **11.1 Maintenance Manuals / Protocols**

It is noted that there is no central document/ folder that can be referred to on the maintenance or upkeep of the building. This is also the nature of any community run facilities which need to rely on volunteers. The lack of a dedicated maintenance or facilities manager due to the scale of operations and the physical size of the hall may determine the extent of its use in the future. Though the Clane Community Council has been in existence for over 50 years, the documentation on what the community has achieved is mainly through receipts of items purchased or by reference to the Le Chéile newsletter which acts as a record and of course the memories of its founding members, many of whom may have already passed away. The oral history of the building's development and its associated social groups should be recorded to insure against institutional memory loss. A commemorative booklet can ensure that important information is recorded. Going forward, given a greater demand for the use of the hall space and the sharp increase in the population of Clane, it may become a necessity for the newer members to be aware of its significance and where the bodies are buried, both literally and figuratively speaking. There is a reference to all locally sourced materials in the original 1985 specification and a reference to the local trainees who were part of the scheme. These references and names should be recorded. If there is a Community Employment Scheme present in Clane (tbc the collating of this type of information could make a good short-term contract. If a maintenance folder is collated digitally, it will be helpful if this information is available and could be added to on an ongoing basis as it also will help with the health and safety requirements.

### **11.2 General Description of the Mechanical and Electrical Services**

The existing electrical service was established at the start of 1990s and there is a meter in the entrance porch with distribution boards located to the rear corridor towards the kitchen. There is a diesel tank located to the northern elevation that has a fuel line running underneath the building and a fuel connection point /standpipe just inside the pedestrian gate on the left-hand side (Fig 8.17). The heating to the building is split in two with a low-pressure hot water radiator system operated off the boiler for most of the building. A separate gas boiler in the Evergreen Centre is used to heat the radiators there and supply gas for a stand-alone gas fire. There are two kitchens within the building, in the Evergreen Centre and the kitchen in the access to the Evergreen Centre. Kitchen facilities consist of an oven and hob/stove and sink with a domestic cabinet arrangement at counter level.



### **11.3 Heating System**

The existing system is a low-pressure water system feeding panel radiators with the larger double panels in the hall area with surface mounted pipework. The community centre is heated by steel panel radiators, fed from a recently replaced boiler which was replaced when the flat roof was redone. Heating controls are in the rear corridor for the main building. There appears to be no radiator panels in the rear corridor section and loose electrical convactor radiators are in evidence as a supplement throughout the backstage area.

### **11.4 Gas Supply**

There is a bottled gas supply to a kitchen stove and gas fire in Evergreen Centre. This is supplied by 2 x 33kg large gas cylinders in a protective cage located outside the building. The base of the cage is not on concrete base and the access for the cylinders is over gravel. The addition of concrete slabs may be easier to wheel the very heavy cylinders into place. Externally on the plinth at low level the gas supply lines have no protective cover and could be damaged. The use or connection to the town gas supply as an alternative could be investigated to supply to a gas boiler in lieu of the oil tank which would be more practical. (See Appendix C for Location of town gas Lines)

### **11.5 Electrical Meters**

There is an electrical meter in the porch in the entrance which is shared with Evergreen Centre with contributions made towards the electricity bill. This has an average annual electricity bill of approx. €1,700 (2023).

### **11.6 Fire Alarm/ Certificates**

The building appears to have a fire alarm in the porch with evidence of fire sounders, exit lights, call points and heat detectors. On enquiry, the fire maintenance requirements are well documented. The fire safety aspects to date have been overseen by Apex Fire who provide a facilities maintenance package, with an annual check on fire extinguishers & detectors. There is no requirement for a Fire Safety Certificate since the work predates the 1993 Building Control Act.

### **11.7 External Lighting**

Flood lighting and wildlife: As well as the uplighters and downlights on the tower, there are sodium lights pointing down from the Abbey fascia into the Memorial Garden (some are disconnected), and there are halogen floodlights in various locations in the rear courtyard space (some are not functional).

## **12.0 Upgrading / Interventions**

### **12.1 Setting and Boundary Issues**

Access to the community centre and garden is problematic due to the topography and adjoining ownerships particularly in respect to carrying out upgrading or other works to the building and its enclosure. The site and structure are surrounded by the protected walled enclosure and other sensitive items. With a restricted entrance width and limited maneuverability around the building this severely impacts the room for scaffolding for repair. The erection of scaffolding to the tower for works would either require taking down the adjoining sheds or erect scaffolding through the burnt-out structure. The feasibility of cantilevering the scaffolding above ground level, in the event that the adjoining owner was reluctant to grant approval, was discussed with a scaffolding specialist. This may need to be reassessed when access is gained to the adjoining property and a suggestion was made that the scaffolding could be positioned through the louvres of the Bell tower and hung from the platform above. Options like this would need to be agreed with the Heritage Council by way of a methodology. The installation of a gas connection, water supply for a ring main or other services, even by re-using the location of the existing oil pipe run, would require archaeological testing and notification timescales. These issues seem to highlight that the importance of advancing communication regarding the issue of the adjoining sheds/stables to the main street or schoolhouse structure around the tower with the relevant owners.

### **12.2 Improved Slope Access to the Approach Path at Entrance**

The community are concerned about the steepness of the ramped approach path to the front entrance and want to adjust the existing approach which, when icy, can be quite tricky to manage. Addressing this could be by way of a handrail and or modification of the surface. Any ground modification will need to address the notification process for the RMP.

### **12.3 Boundary Wall Enclosure: General Description**

The existing boundary walls are formed along the line of the original curved monastic enclosure, and act as a retaining wall to the graveyard/ garden behind. The height of the wall varies, and the wall is faceted. There are sections of this masonry wall that have been replaced by mass concrete at the southwestern corner and further along the southern boundary. There is also a previous pedestrian gateway within the wall which was believed to have been access for the rector to the rectory at Abbey lands. There is limited information on the shared boundary and its condition to the northern side due to inaccessibility to the adjoining properties. A detailed boundary condition survey is needed following agreement for access from the adjoining owners. See Page 44 Item 7.03 for boundary ownerships and Fig. 6.3 and Fig. 6.4. showing where access was not possible.

## 12.4 Security Issues/ Public Accessibility

The external metal pedestrian gate is approximately 1.9m wide and is flanked by two granite capped piers. This is the only access to the graveyard enclosure and is kept locked, but poses issues for limitations for building work or fire safety access. The graveyard/ Remembrance Garden and building access to the Community Hall is physically bounded by the 18th - 19th century masonry wall. This wall, from the lower carpark off Main Street Clane around to Churchfield at the rear, is significantly higher than any other areas of the boundary and forms a good security barrier to ingress. To the northern boundary both east and west there are adjoining properties, and the lowest point where the wall is more scalable requires access through these properties. The internal wire fence to the rear service area within the graveyard enclosure is at an adequate height and protected by a padlocked pedestrian gate. The recent removal of 4 no. roof lights to the Evergreen section was due to water ingress and not for security reasons. It was noted that there were metal security grills to all the single storey external windows here.

The general door access to the entrance porch is by a 5-lever mortice lock, and there are strong floodlights attached to the church eaves at high level. The erection of these floodlights would have required a Declaration 57 or a Section 5 application to assess impact on bats and swifts. A wildlife assessment has been added to Appendix D. If the lights are removed during any repair of the tower this flood lighting may need to be re-assessed. There are CCTV cameras at high level near the eaves, with the electronics and recording device / monitor in the Tower. The CCTV is currently not operating.

There is no security alarm on the building and on discussion with the stakeholders they noted that they had very little trouble/ break-ins over the years, in testament possibly to the restricted access to the complex enclosure and the solid entrance door to the community hall which has only a small glazed vision panel.

The Tidy Towns storage shed is located within the fenced enclosure, with a locked pedestrian gate to the rear (Fig 7.22) and access is by a key holder. In fact, when the measured survey was carried out some of these areas could not be unlocked for measuring. There are several key-holders, some being 4 or 5 council members and others such as members of the musical society and the Evergreen group. The locking of the entrance gates is done on an informal rota basis.

## 12.5 Upgrading Thermal Requirements

The extract to the right, taken from Part L of the Building Regulations 2021 for Buildings other than Dwellings, states that there is no legal requirement for protected structure to reach a particular standard under the Building Regulations.

### 0.6 APPLICATION TO BUILDINGS OF ARCHITECTURAL OR HISTORICAL INTEREST

**0.6.1** Part L does not apply to works (including extensions) to an existing building which is a "protected structure" or a 'proposed protected structure' within the meaning of the Planning and Development Act 2000 (No. 30 of 2000).



However, with the obvious effects of climate change and increasing cost and shortage of fuel for heating, all community buildings should endeavour to improve the thermal performance and should consider the application of district heating or positioning themselves to take advantage of future developments. The installation of quilt insulation into main pitched roofs will require the ventilation of the roof to be considered and to ensure condensation or moisture from warm air from audiences during public events is dealt with. Issues of moisture ingress and retention due to plant growth, ill functioning gutters and missing downpipes can cause the walls to become saturated. The cement pointing both inside and outside means there is higher moisture content as the capillary action of the joint is compromised by the capping of the sand cement pointing and its lack of breathability. This higher moisture content can lead to higher frost action on the outer face of the external wall as well as lower thermal values due to the slowness of the wall to dry out. Considerable skill is needed to remove the harder cement pointing without damaging the stone and method of its removal needs to be agreed and notified to both National Monuments Service and the Heritage Council. There is a need to prioritise the extent of removal to the areas that are causing issues. The removal of the sand cement pointing and its replacement with a breathable lime pointing will need planning permission. The wall adjoining the entrance area, which is currently exhibiting signs of moisture ingress, could be redone both internally and externally. A better thermal performance could be obtained by the re-rendering of the presently exposed stone internal walls to the hall area with a thermal lime finish and perhaps a breathable insulation. The more recent raised sand cement banding to around the windows should also be removed and replaced or insulated over to prevent a cold bridge. These walls would have been rendered originally or had a low-level timber wainscoting, but this would need to be agreed with the community council as the reasons for its removal need explanation to the public who generally prefer the look of exposed stone. This lime plastering would also need planning permission. Removal of the harder cement finish in the porch could also be considered as the extent of wiring in this location will mean substantial removal of the existing surface.

### **Solar Panels/ Electrical Generation**

The existing north facing roof configuration, with the flat roof overshadowed, does not lend itself to a location for solar panels. The later change to the main roof with the flattening of the historic roof pitch may need to be re-examined with a proposed natural slate replacement for the aging asbestos slates. This reinstatement of character could provide an argument for the use of solar panels in this location, on the south facing slope. This may be acceptable to the National Monuments Service due to the already compromised roof structure and the lack of visibility of its roof plane due to its low pitch.

## 13.0 Conclusion

The building complex is situated on a historically significant site, which has served as an early Christian religious location since the 6th century, excluding brief intervals following the Reformation. This site laid the foundation for the establishment of the historic town of Clane. The enduring community interest and engagement over the past five decades stand as a testament to the esteemed status of the locale, evolving into a well-utilized and cherished community centre, garden cemetery, and Fairgreen within the town.

The complexity of the site lies in its setting as Clane town was formed from the nucleus of the site and the adjoining Friary. The “Burra Charter“ defines conservation to mean ‘all the processes of looking after a place so as to retain its cultural significance’. Expansion of the village in the late 20th and early 21st centuries has encompassed the old rural village centre and the Abbey enclosure and has disrupted historic links and its visual cohesiveness. The now blocked pedestrian gate in the enclosure wall previously gave access to the former Vicar Hall (now Abbeylands) and the Friary and both are now visually obscured and physically blocked off from the Abbey. At planning level these historic linkages were recognised in the last Local Area Plan with a goal to create a pedestrian link between the friary and the Garden of Remembrance. The “The Valletta Principles” (2011), which allude to guidelines for the protection of World Heritage, emphasize that “changes that are inherent to urban growth must be controlled and carefully managed to minimise Physical and Visual effects on the townscape and architectural fabric.”

The congregation of the Church of Ireland in 1883 outlined their decision to vacate the church grounds due to site limitations and the impracticality of disturbing graves to accommodate additional burials. Today with more awareness of the historical setting and the economic prosperity of a growing town; Clane Community Council with the support of KCC hope to address many of the same issues of the constricted site. This conservation management plan aims to address immediate concerns while aligning interventions with a longer-term perspective.

Fifty years ago, during the ANCO renovation works, there was limited awareness regarding the damaging impact of contemporary materials on historical structures. The decision by the community to re-roof and redevelop the church was commendable and one that saved the building from the impending tower demolition. However, the initiative introduced a substantial number of modern materials and structural elements into the historic masonry walls. Concrete ring beams, concrete floors and sand-cement window surrounds, while averting potential structural issues, disrupted the moisture and thermal dynamics of the original lime mortar walls. In any future upgrades, it is important to meticulously manage both ventilation and insulation aspects, coupled with a thorough understanding of the wall construction, to preserve the integrity of this historic structure. Concrete in walls is usually colder than the wall material itself and impervious to moisture; care is needed to address cold bridges at ring beams and solid lintel concrete heads to windows in the extension. The higher eaves level to the main church installed in 1985 with the lack of corbeled closed eaves to weather the top of the wall has flattened

the original roof pitch, which, in combination with an aging fibrous artificial slate, has created an environment for moss growth. The addition of a concrete floor at first floor level in the vestry means the winding stair arrangement cannot be reconfigured without a major rebuilding. Comfort levels within the rear corridor / hall can be improved and condensation eliminated by low level heating regimes and the introduction of thermal plasters/ breathable insulation, all of which do not require major layout changes.

The main hall is generally in good condition, except for a moisture problem in the rear southern corner caused by masonry issues with the external gable barge/buttress. Resolving this issue should be tackled in tandem with the external work on the tower. While there are no significant issues with the main roof covering at present, there are concerns regarding slipping slates along the roof edges and plant growth originating from the adjoining dilapidated structures. Additionally, urgent attention is needed for cleaning the gutter and replacing missing downpipes. Consideration should be given to upgrading the roof in the future, favouring natural slate and robust cast iron gutters to prevent wind uplift.

Immediate action is required to address the absence of gutters and downpipes. Effective mitigation can be achieved through strategic material selection and methodical implementation, focusing on areas with pressing concerns. The report highlights ownership concerns related to the Graveyard/Garden of Remembrance, as well as internal use dynamics within the building. Notably, the Evergreen Centre operates somewhat autonomously but maintains a symbiotic relationship with the community centre, creating duplication of processes and gaps in the responsibility.

The matter of boundary enclosure and the adjacent party walls, along with structures connected to these retaining walls, requires legal attention. It is essential to investigate drainage conditions and surface water disposal comprehensively. The more recent repair of the flat roof seems to have been a temporary measure focused on leaks and appears to have addressed only the area over the corridor, thereby excluding the roof over the boiler. The water runoff from this roof is directed back towards the building, resulting in moss and plant accumulation, causing moisture damage over the electrical distribution board that necessitates examination. The hole in the plasterboard at ceiling level may indicate that this is historic damage that has already occurred.

The flat roof on the northern side of the original Evergreen day-care centre is notably situated in a poor location, landlocked in the northern shadow of the higher hall, leading to insufficient natural light. Although the roof was recently redone, the condition, as indicated in the report, is subpar and warrants ongoing monitoring. Urgent attention is required for upgrading the heating/ oil tank, particularly due to its current state. Additionally, it is crucial to address the lack of access for fire tenders and establish an alternative means for fuel delivery.

A more extensive restructuring of the flat roof and floor plan is imperative to effectively address the condition issues. The focal point of addressing these concerns lies in the reconfiguration of



the flat-roofed structure, coupled with the unfortunate positioning of the oil tank. The current spatial arrangement not only lacks architectural and cost efficiency but also presents challenges in terms of accessibility, limiting the feasibility of an upgrade. Considering these constraints, the proposition of acquiring the adjacent burnt schoolhouse structure and/or other buildings for redevelopment into a new Seniors'/Evergreen Centre emerges as a more viable option. These options hold promise in not only enhancing the overall architectural value but also in potentially resolving challenges related to heating service access and drainage. Additionally, it provides a more conducive environment for redevelopment, considering the limitations posed by the existing structure over a historic graveyard.

The funding strategy for this refurbishment initiative centres on emphasizing the restoration of the tower and restoring its setting to the Main Street leveraging its inherent public realm appeal as more compelling catalyst for garnering support from prospective funders and forward public realm planning. This historic community structure is a great asset to the town with the earlier 17th tower section orientated towards the Fairgreen and near the crossroads and its prominence on a rise. The aerial photograph of Clane, preserved in the personal collection of Herman Geissell, a respected historian, is believed to date back to the late 1950s. The image distinctly captures the proximity of the then-church ruin and its surrounding wall directly facing the fair green, devoid of the contemporary sheds and extensions that obscure the setting. This photograph resonates powerfully as a design strategy by positioning the church/ community centre and its enclosure as a central focal point in the town.

Exploring the legal and planning aspects, acquiring these subsequent sheds and garden enclosures could serve a dual purpose. Not only would it restore the historical integrity of the town, but it could also offer a solution to the maintenance and servicing challenges associated with the Community Hall. The adjacent house, albeit currently in a state of disrepair, holds potential. Through a pared back refurbishment and a return to its 18th-century vernacular origins, it could serve as a valuable location for a commercial fundraising element supporting the community centre. Importantly, this option avoids the constraints imposed by the Church of Ireland in 1974 on religious grounds by moving a commercial fundraising space outside of the graveyard enclosure. The Action Plan attached provides a framework to implement actions, based on priority.



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## List of Plates and Figures

**Fig. 2.1** Extract from Civil or Down Survey Map (1655-6) illustrating parish of Clane.

**Fig. 2.2** Map of Clane (Clain) and environs – 1670

**Fig. 2.3** Extract from Noble & Keenan – 1752

**Fig. 2.4** Extract from Taylor – 1783

**Fig. 2.5** Extract from O.S. Map - 1837

**Fig. 2.6** Extract from O.S. Map – 1908/9

**Fig. 2.7** Extract from O.S. Map – 1939

**Fig. 2.8** O.S. Representation - 1837

**Fig. 2.9** Extract from Griffith (1854)

**Plate 2.1** Mid-twentieth century view of site – from south

**Fig. 2.10** O.S. Representation – 1908-9

**Fig. 2.11** Extent of RMP Zone for Clane

**Fig. 2.12** Extent of SMR ZoN and individual monuments

**Fig. 2.13** Extract from SMR indicating centre-points of individual monuments located within the site.

**Fig. 2.14** Simplified Ground Floor Plan of Church (Bradley et al, 1986)

**Plate 2.2** Wogan Tomb (KD014-026007) – from south

**Plate 2.3** Gravestone along west wall of NW quadrant

**Plate 2.4** Gravestone along east face of apse and vestry – NW quadrant

**Plate 2.5** Tombs in overgrown area in northeast quadrant

**Plate 2.6** Tomb and ex-situ gravestones to east/north-east of Wogan Tomb

**Plate 2.7** Example of ex-situ gravestones along south-eastern wall boundary

**Plate 2.8** Gravestone along western boundary wall in southwest quadrant

**Plate 2.9** Central Area of Remembrance Garden – from north

**Fig. 2.15** Site Layout Plan

**Fig. 3.1** Extract from Chronological drawing & Room Reference

**Fig. 4.1** ANCO Trainees working on Church 1983,

**Fig. 4.2** Extract From Griffith Valuation mapping for Town Valuation book 1854

**Fig. 4.3** Extract from Griffiths Valuation book 1854

**Fig. 4.4** Aerial photo 1940-1950S from Herman Geissels Provenance unknown

**Fig. 5.1** Extract from aerial photo view from South

**Fig. 5.2** Aerial Photo view of Clane from South ( courtesy of Clane Local History Group) Circa 1957

**Fig. 6.1** Measured survey drawings of contiguous West Elevation. Showing Adjoining house and stables at low level to the tower.

**Fig. 6.2** Zone of Archaeological Potential

**Fig. 6.3** Extract from the Clane local Area Plan 2017-2023 indicating the aim of making the links between the Friary green area and the Garden of remembrance.

**Fig. 6.4** Later Foul Pipe servicing the community hall above ground and is vulnerable to damage

**Fig. 7.1** Fr. J. O Sullivan Memorial site on Fair green

**Fig. 7.2** photo ref. map **Fig 7.3** entrance path to Garden **Fig 7.4** Entrance door and approach **Fig.**

**7.5** View of Adjoining house in front of the Tower

**Fig. 7.6, 7.7, 7.8 & 7.9** Photos of retaining boundary wall

**Fig. 7.10, 7.11, 7.12 & 7.13** Photos of adjoining boundaries from the Tower.

**Fig. 7.14, 7.15 & 7.16** Photos adjoining boundary uses / issues ( At ground level)

**Fig.7.17** Tower from flat roof

**Fig. 7.18** Diesel Tank from flat roof

**Fig. 7.19** Metal storage shed

**Fig. 7.20** side passage looking west,

**Fig 7.21** internal block shed

**Fig. 7.22** service fence and external storage shed.

**Fig. 7.23, Fig. 7.24 & Fig 7.25** Main roof from tower

**Fig. 7.26** lack of gutter to flat roof

**Fig. 7.27** view from tower of flat

**Fig. 7.28** Moss on Flat roof R6

**Fig.7.28** Condition of flat roof adjoining R2

**Fig. 7.30** buttress with ivy growth.

**Fig. 7.31** Rear slipped downpipe

**Fig. 7.32** Rear missing downpipe

**Fig. 7.33** Buttress and gable wall near entrance .

**Fig. 7.34** Dislodged outlet as fig 7.31

**Fig. 7.35** Previous manhole cover rusted

**Fig. 7.36** Plywood covers and exposed soil pipe

**Fig. 7.37** Later soil pipe above Ground.

**Fig. 7.38** Later manhole and concrete paving.

**Fig. 7.39** Later manhole in adjoining open space churchfield.

**Fig. 7.40** Gully trap and surface water to service area.

**Fig. 7.41** View of top of Tower

**Fig. 7.42** Extent of plant growth to tower roof internal

**Fig. 7.43** Extent of plant growth to tower roof external

**Fig. 7.44** Exposed metal straps

**Fig. 7.45** Photo of Access Hatch and concrete upstand on the roof  
**Fig. 7.46** Commemorative plaques South elevation

**Fig. 7.47** 19th century graveyard

**Fig. 7.48** Wogan table tomb

**Fig. 7.49** Signage stating restrictions

**Fig. 7.50** Grave marker to western boundary

**Fig. 7.51** Central flowerbed in remembrance garden

**Fig. 7.52** Cracked grave marker adjoining fence gate

**Fig. 7.53** Grave marker external to porch

#### 8.01 Conditions of Internals of Tower

**Fig. 8.1** Area 18 **Fig. 8.2** Area 18 **Fig. 8.3** Area 18 **Fig. 8.4** Area 18 **Fig. 8.5** Area 18

#### 8.02 Condition of the Porch / Entrance area and rear fire escape corridor.

**Fig. 8.6** (Area 18) **Fig. 8.7** (Area 8) **Fig. 8.8** (Area 1) **Fig. 8.9** (Area 1) **Fig. 8.10** (Area 1)

#### 8.03 Moisture Ingress/ Condensation Issues

**Fig. 8.11** (Area 18) **Fig. 8.12** (Area 4) **Fig. 8.13** (Area 2) **Fig. 8.14**

#### 8.04 Condition of Heating Services

**Fig. 8.15** (Boiler house) **Fig. 8.16** (Area 12) **Fig. 8.17** Take off point at pedestrian entrance **Fig. 8.18** oil line to tank **Fig. 8.19** Gas line ext.

#### 8.05 Condition of Access Stairs to Wardrobe Storage

**Fig. 8.20** (Area 14) **Fig. 8.21** (Area 14) **Fig. 8.22** (Area 14) **Fig. 8.23** (Area 13) **Fig. 8.24** (Area 5) **Fig. 8.25** (Area 5)

#### 8.06 Condition Of Kitchens Bathrooms Area

**Fig. 8.26** (Area 7) **Fig. 8.27** (Area 11) **Fig. 8.28** (Area 6) **Fig. 8.29** (Area 14)

#### 8.07 Condition of Main hall ( Area 2)and stage area.

**Fig. 8.30** (Area 2) **Fig. 8.31** (Area 2) **Fig. 8.32** (Area 2) **Fig. 8.33** **Fig. 8.34** & **Fig. 8.35**

#### 8.08 Condition of Electrical Services

**Fig. 8.36** (Area 10) **Fig. 8.37** (Area 9) **Fig. 8.38** (Area 10) **Fig. 8.39**(Area 1) **Fig. 8.40**(Area 1) & **Fig. 8.41** (Area 1)

## Conservation Action Plan , Clane Abbey Community Council

Conservation Action Plan , Clane Abbey Community Council						
Sheet 1 of 4		Priority	Specialist reports/ involvement of parties	National Monuments Notification	Clane Community Council in house	Possible funding routes.
<b>Admin &amp; Legal</b>						
	Determining Insurance Vunerabilities between stakeholders		KCC/ CCC		Legal	Community Grant
	Determining management files H&S file		CCC		In House	
	completion of transfer of graveyard to KCC from C.O.I.		KCC/ COI			Community Grant
	completion of transfer of graveyard to KCC from C.O.I.		KCC/ CCC		Legal	
<b>1 External</b>						
1.1	Enclosure Wall Retaining issues		C. Engineer	Notification req. Section 5/ declaration 57		HERITAGE GRANTS
1.2	Enclosure Wall Retaining issues		Methodology		Maintenance	
1.3	Enclosure Wall Retaining issues		Legal/ C Architect		Maintenance	Community Grant
1.4	Overgrown vegetation on boundary to burnt structure					Community Grant
1.5	Boundary wall condition Elevation drawings/ methodology for repair		Murphys Geospatial			HERITAGE GRANTS
1.6	Issue of steep entrance ramp approach		C. Architect			Community Grant
1.6	Repair of path surfaces in garden where disrupted		C. Architect	Notification req.		Tidy Towns / Community grants
<b>2 Drainage</b>						
2.1	Surface water gully traps inserted / gullies checked		C. Architect	Notification req.		
2.2	Licensing of Foul Drain through Northern Property and or change in approach		KCC/ CCC	Notification req.	Legal	
2.3	Sewer pipe Protection pipes vulnerable to Damage or rerouting		C. Architect	Notification req.		Community Grant
2.4	Degraded manhole cover replacement / Soalaway drain investigation					Community Grant
2.5	Issue/ need of additional toilet Evergreen Centre / planning		KCC/ CCC		Legal	
<b>3 Approach &amp; Setting</b>						
3.1	Issue of Fire Tender Access/ Dry riser/ May initiate a fire review		Consult fire Officer			Community Grant
3.2	Issue of poor visual setting created by adjoining stable shed remains and state of dilapadation of burnt out structure, approach to obtain wayleave or Purchase some or all of site		KCC/ CCC		legal / forward	Community Grant
3.3	Alternative Gas Connection investigation		C. Architect			
3.4	specialist scaffolding to be investigated		specialist visited site			Community Grant



## Conservation Action Plan , Clane Abbey Community Council

Sheet 2 of 4		Priority	Specialist reports/ involvement of parties	National Monuments Notification	Clane Community Council in house	Possible funding routes.
<b>3</b>	<b>Approach &amp; Setting</b>					
3.4	Interim improvement of access around flat roofed structure cutting back ivy to allow damage to base of tower to be accessed		C. Architect		Maintenance	Community Grant
3.5	Investigation servicing access through adjoining property		KCC/ CCC			
3.6	3D representation historical model/ profile raising/ eventual proposal		Murphys Geospatial			HERITAGE GRANTS
3.7	Removal of Holly Bushes to outer graveyard retaining wall			Notification req.		
3.8	Overgrown 19th century graveyard , clearing		Methodology needed	Maintenance	Maintenance	
<b>4</b>	<b>Pitched Roof</b>					
4.1	Replacement of pressed metal gutters as indicated with new cast iron gutter & downpipes/ and or Cleaning existing Gutters partial replacement		conservation spec./ methodology for Height for Hire Access	Notification req. Section 5/ declaration 57		HERITAGE GRANTS
4.2	Flashing to Tower Roof two		conservation spec.	“ditto”		HERITAGE GRANTS
4.3	R2 Full replacement Reslating & Roof Works partial ventilation / addition of Solar panels			“ditto”		HERITAGE GRANTS /SEAI GRANTS
4.4	Area 2 Insulation to be installed in Hall Attic space		conservation spec.		Maintenance	SEAI/ COMMUNITY FUNDING
4.5	Area 14, Insulation to attic access hatch above				Maintenance	
4.6	R2 Replacement of asbestos slate / partial repair at barges		conservation spec. Asbestos methodology specialist	Notification req. Section 5/ declaration 57		
4.6	R2 Eaves of the roof Barge repair replacement with Stone / lead capping stone. Partial roof repair		conservation spec.	Notification req. Section 5/ declaration 57		HERITAGE GRANTS /SEAI GRANTS
<b>5</b>	<b>Flat Roof</b>					
5.1	R6 Redoing of pitched roof light			Notification req. Section 5/ declaration 57		Community Grant
5.2	R4 repair of roof over boiler house temp		conservation spec.			Community Grant
5.3	R4 & R6 redoing of roof structure to maintain fall/ dependant on proposal		conservation spec.			Community Grant
2.4	Partial repair by building up additional platform on the roof,		C. Architect			LEADER FUNDING

Conservation Action Plan , Clane Abbey Community Council

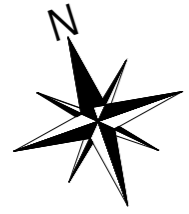
Conservation Action Plan , Clane Abbey Community Council						
	Sheet 3 of 4	Priority	Specialist reports/ involvement of parties	National Monuments Notification	Clane Community Council in house	Possible funding routes.
<b>6</b>	<b>Internal walls</b>					
6.1	Area 2, Selected removal of sand cement strap pointing S.W gable		conservation spec.	Notification req. Section 5/ declaration 57		HERITAGE GRANTS /SEAI GRANTS
6.2	Removal of existing sand cement internal finish and replacement with insulated lime render finish to the rear hallway		conservation spec.	Notification req. Section 5/ declaration 57		HERITAGE GRANTS /SEAI GRANTS
6.3	wash down and clean all loose debris scud wall, dubout and apply three coats of insulated render, decorate with a minerall paint		conservation spec.	Notification req. Section 5/ declaration 57		HERITAGE GRANTS /SEAI GRANTS
<b>7</b>	<b>External Walls</b>					
7.1	Selected removal of sand cement strap pointing to Tower , this cant be phased		conservation spec.	Notification req. Section 5/ declaration 57		HERITAGE GRANTS/ COMMUNITY GRANTS
7.2	Change of windows/ upgrade to rear two storey second to higher thermal performance windows			"ditto"		HERITAGE GRANTS/ COMMUNITY GRANTS
7.3	wash down and clean all loose debris scud dubout and apply three coats of render		conservation spec.	"ditto"		HERITAGE GRANTS/ COMMUNITY GRANTS
7.4	Rack out and repoint all open joints		conservation spec.	"ditto"		HERITAGE GRANTS/ COMMUNITY GRANTS
7.5	uneven surface of the wall near entrance , and buttress to be redone location of SW gable hall area					HERITAGE GRANTS /SEAI GRANTS
<b>8</b>	<b>Flat Roof</b>					
8.1	R6 Redoing of pitched roof light		h&s, specialist scaffolding contractor			
8.2	R4 repair of roof over boiler house temp		Engineers input / conservation A	Notification req. Section 5/ declaration 57		HERITAGE GRANTS/ COMMUNITY GRANTS
8.3	R4 & R6 redoing of roof structure to maintain fall/ dependant on proposal		Ecologists report	rectification of planning		
8.4	Partial repair by building up additional platform on the roof,		conservation spec.			HERITAGE GRANTS
8.5	Structural Wrought iron strapping to Pinnacles needing protection		Engineers input			HERITAGE GRANTS
8.6	Repair to the conc slan roof surface with bitumenous asphalt.		H&S/ conservation methodolgy.			HERITAGE GRANTS
8.7	Addition of lead flashings to copings		Specialist lead worker			HERITAGE GRANTS
8.8	Lightening protection					
8.9	Urgent Temp Repair to access hatch/ permanant repair with overall works			Maintenance		





Conservation Action Plan , Clane Abbey Community Council

Sheet 4 of 4		Priority	Specialist reports/ involvement of parties	National Monuments Notification	Clane Community Council in house	Possible funding routes.
<b>9</b>	<b>Tower walls</b>					
9.1	Repair Crenulations to top of tower			Notification req. Section 5/ declaration 57		HERITAGE GRANTS
9.2	Removal of sand cement render internally, lime re-rendering, electrical services moved			Notification req. Section 5/ declaration 57		HERITAGE GRANTS
9.3	Replacement/ treatment of Structural steel supporting floors		Eng			HERITAGE GRANTS
9.4	Lighting to various levels needs improvement					
<b>10</b>	<b>Tower Openings</b>					
	repair , redecoration of existing timber windows					
<b>11</b>	<b>Church Window Openings</b>					
11.1	Large windows Arch headed windows Immediate Repair Gw11( behind oil tank)			Notification req. Section 5/ declaration 57		Community Grant / Funding Raising / Seai Grants
11.2	Large windows Arch headed windows GW1- GW05, Decoration , glazing replacement			Notification req. Section 5/ declaration 57		
11.3	Replacement of Windows areas 4 &6 to improve thermal Performance , Corridor and Ladies Bathroom			Notification req. Section 5/ declaration 57		Community Grant / Funding Raising / Seai Grants
11.4	Single glazed windows to Evergreen centre GW08, GW09, GW10 Side panel To Corridor Screen Ex-DS-03					Community Grant / Funding Raising / Seai Grants
11.5	Single glazed windows to Evergreen centre GW08, GW09, GW10 Side panel To Corridor Screen Ex-DS-03			Notification req. Section 5/ declaration 57		Community Grant / Funding Raising / Seai Grants

# Appendix A

Measured Survey drawing set (A3)

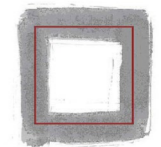


-  18th C Structure
-  19th C Structure
-  1985 structure
-  17th century structure

## PH01 - Building Phases GFP

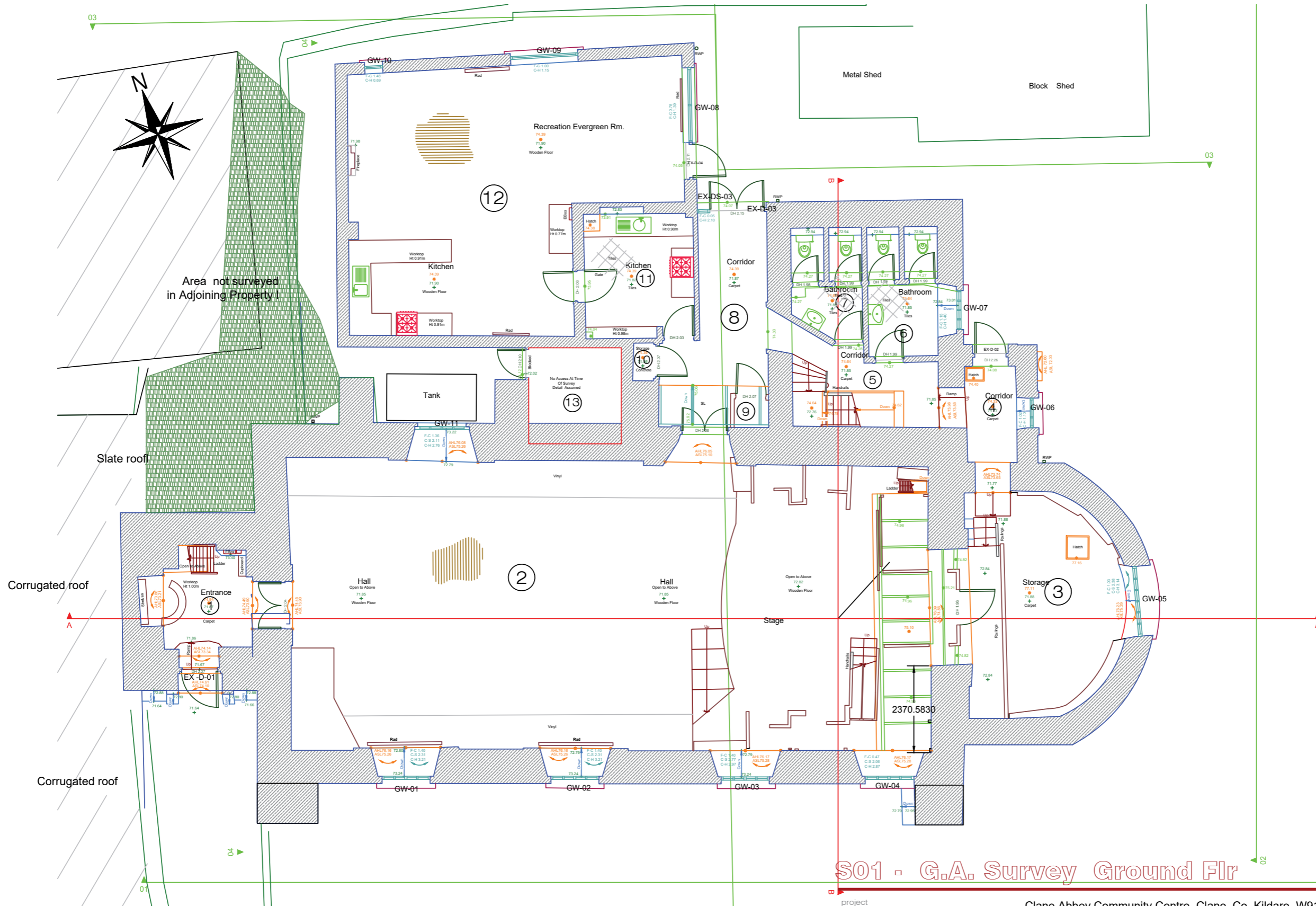
Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Building Phases GFP.	rev.	none
scale	1:00 @ A3	no.	28570-PH01
date	29/11/2023	drawn by	Laura Bowen
		checked by	Laura Bowen



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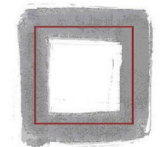
## S01 - G.A. Survey Ground Flr

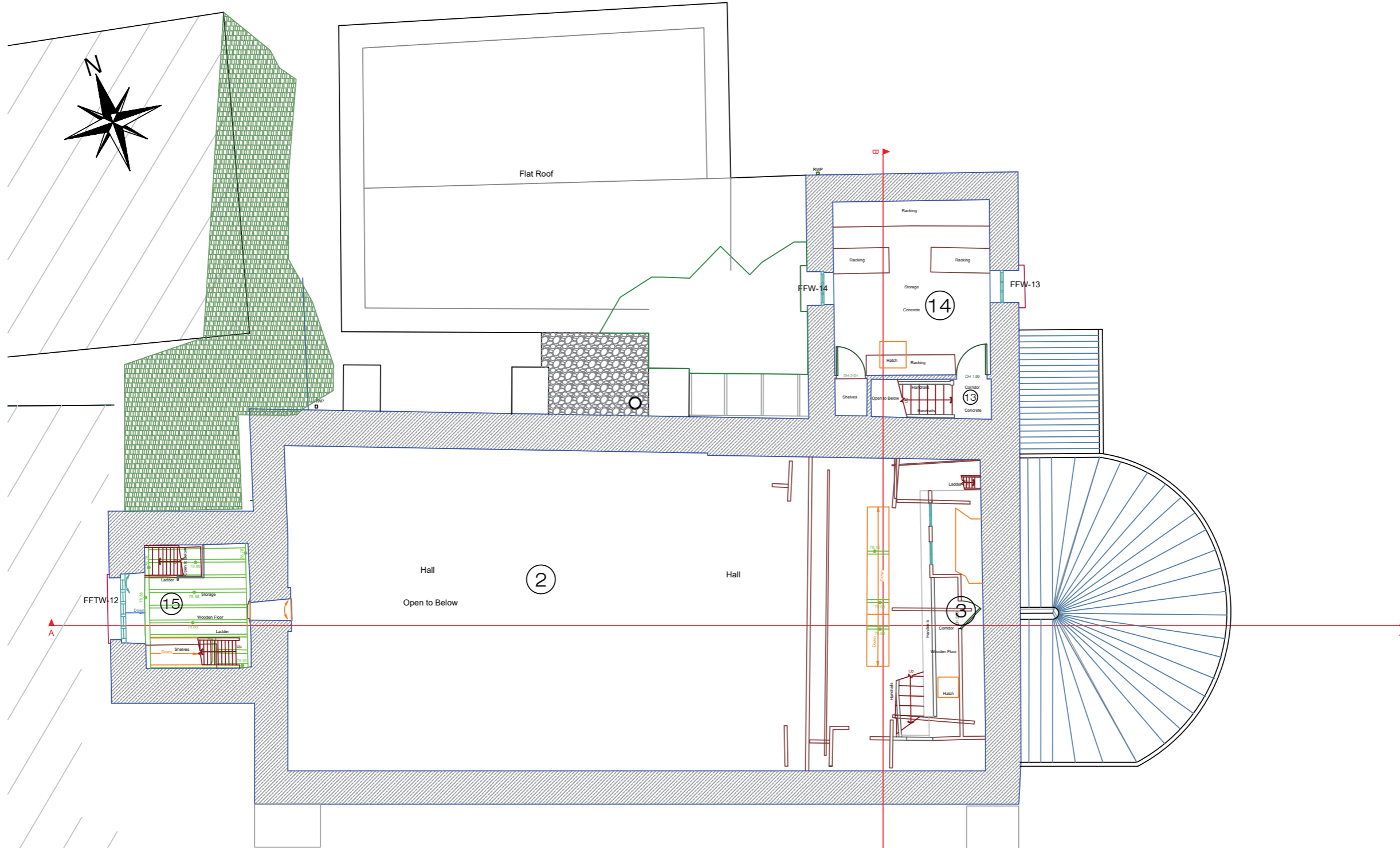
Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	Clane, Co. Kildare, W91 HH21	KCC on behalf of Clane Community Council	
drawing	Existing Survey Drawing	rev.	none no. 28570-S08
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial Laura Bowen
		checked by	Laura Bowen

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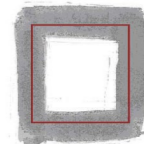


First Floor Tower

## S02 - G.A. Survey First Flr

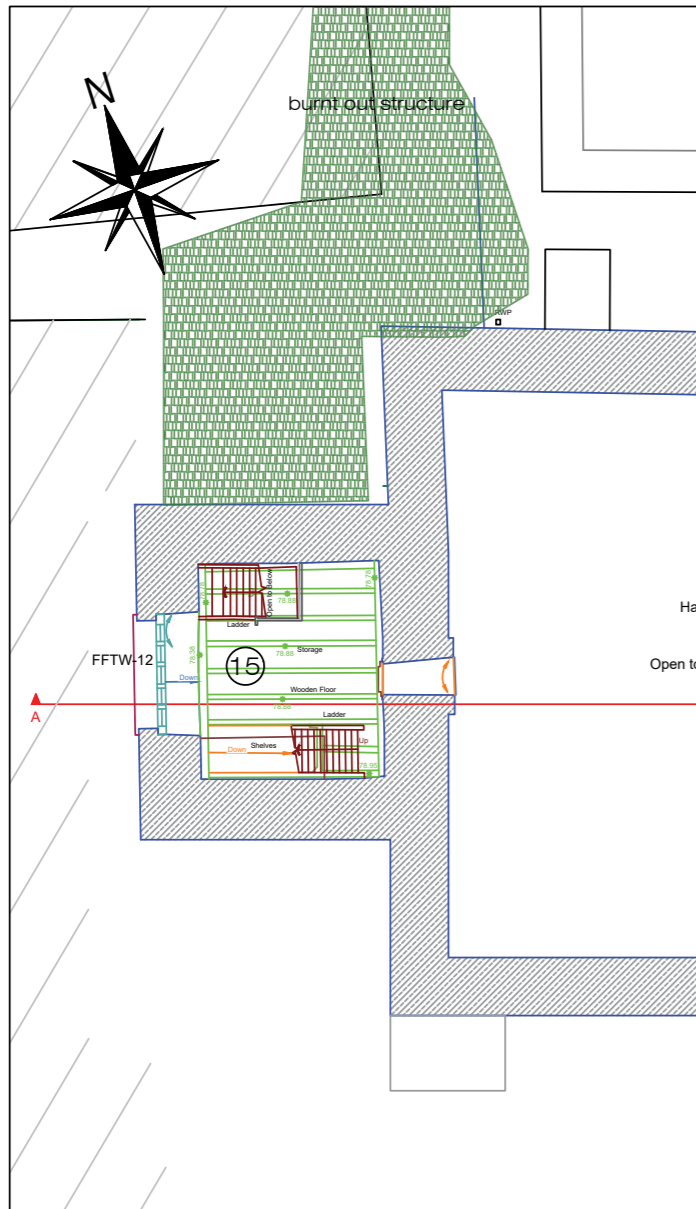
Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Existing Survey Drawing First floor level	rev.	none no. 28570-S02
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial Laura Bowen
		checked by	Laura Bowen

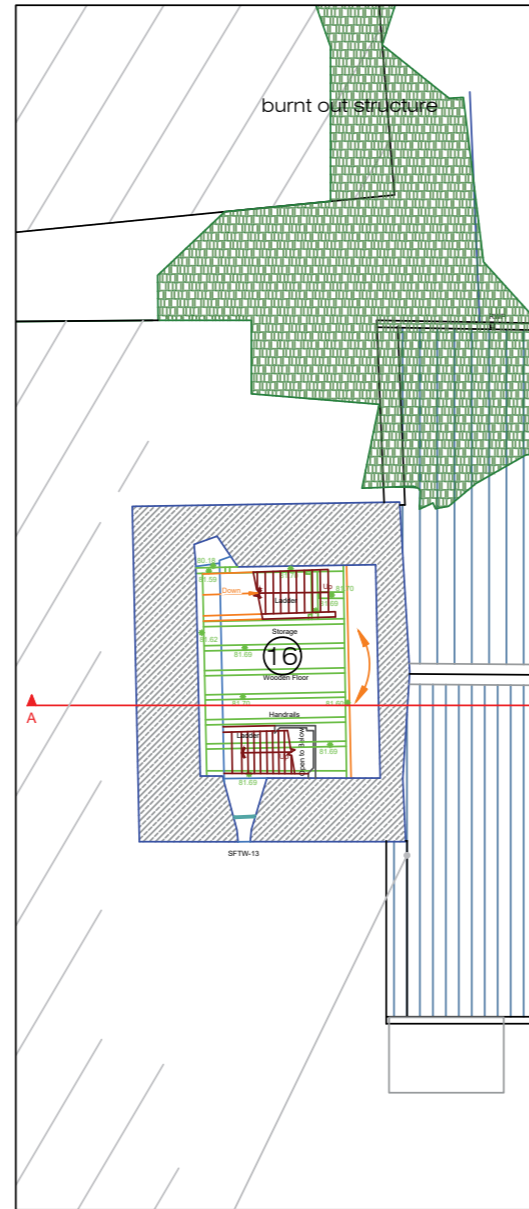


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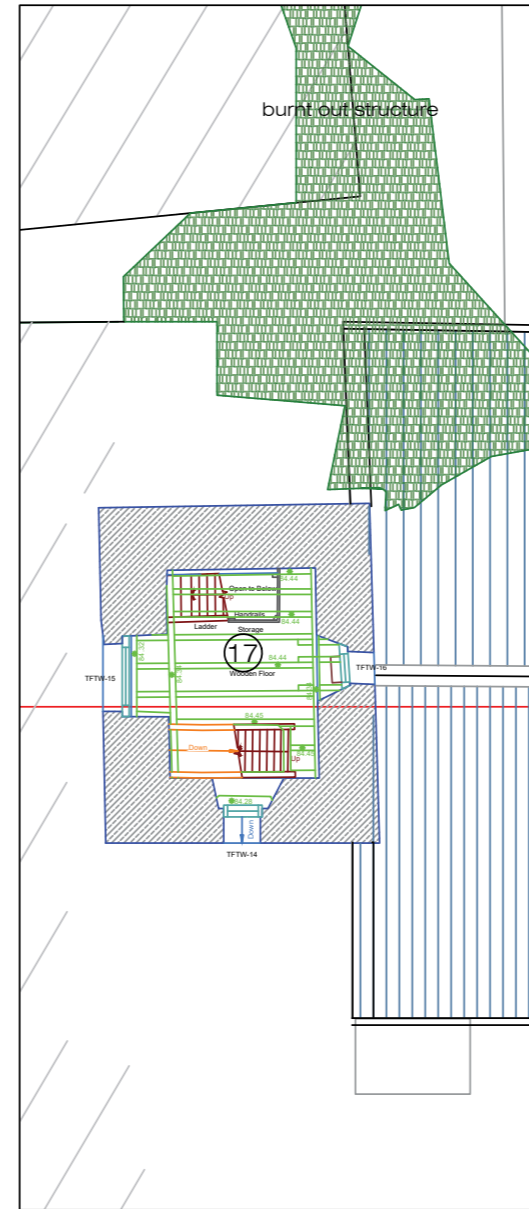
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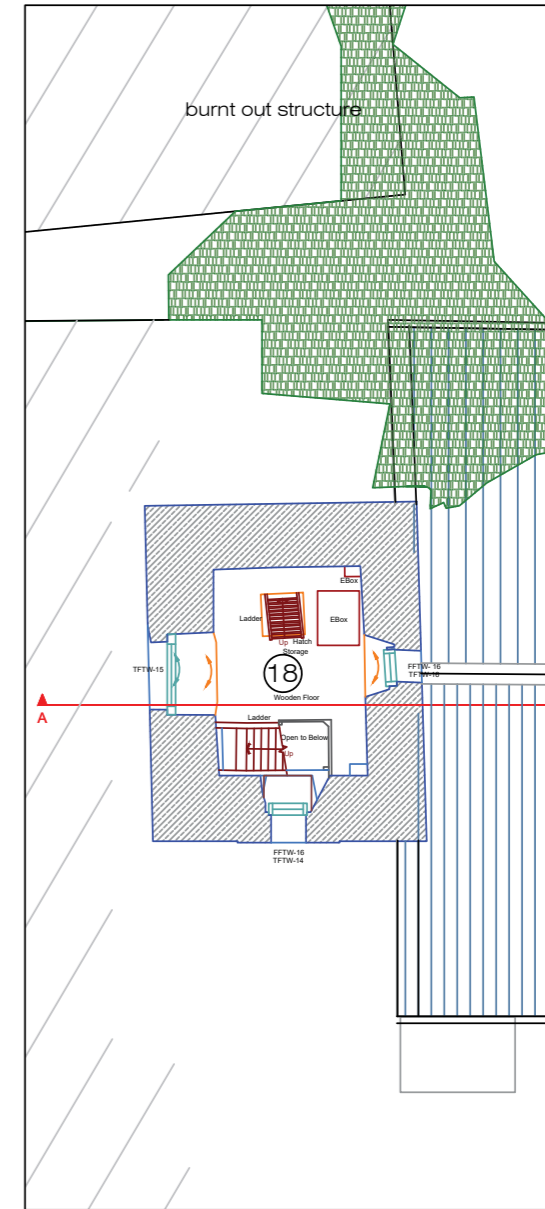
FIRST FLOOR TOWER  
1 : 100



SECOND FLOOR TOWER  
1 : 100



THIRD FLOOR TOWER  
1 : 100



FOURTH FLOOR TOWER  
1 : 100

Barge is not proud of wall further down and wiring and plant in this location indicates that the water is being directed into the joint.

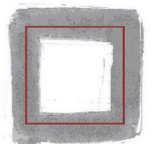
## S03 - G.A. Survey Tower

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architects

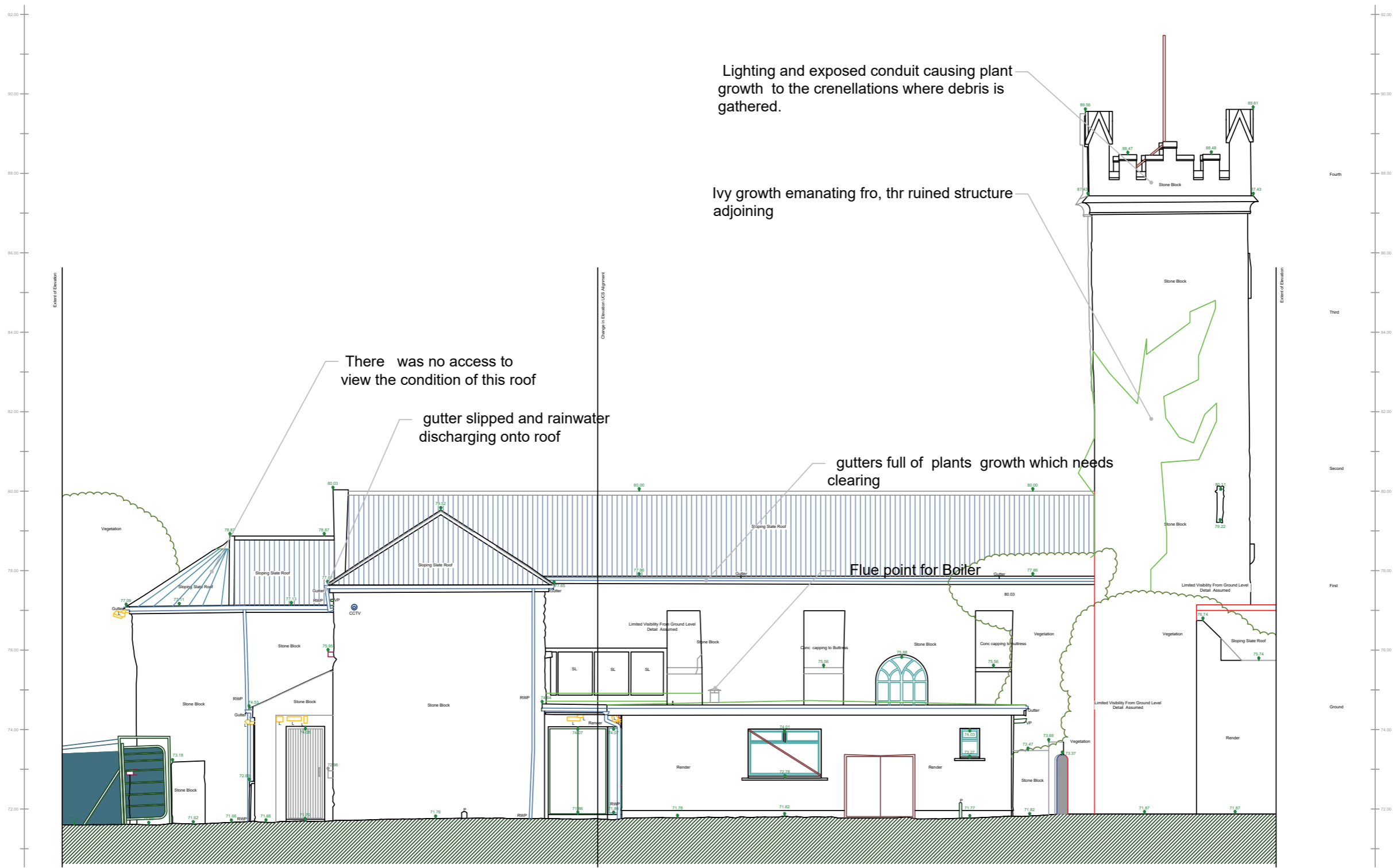
project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Existing Survey Drawing Tower levels 2nd, 3rd & 4th	rev.	none no. 28570-S03
scale	1:100 @ A3	date	29/11/2023 drawn by Laura Bowen checked by Laura Bowen

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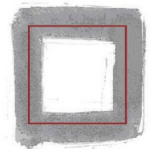




## S04 - North Elev Survey

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architects

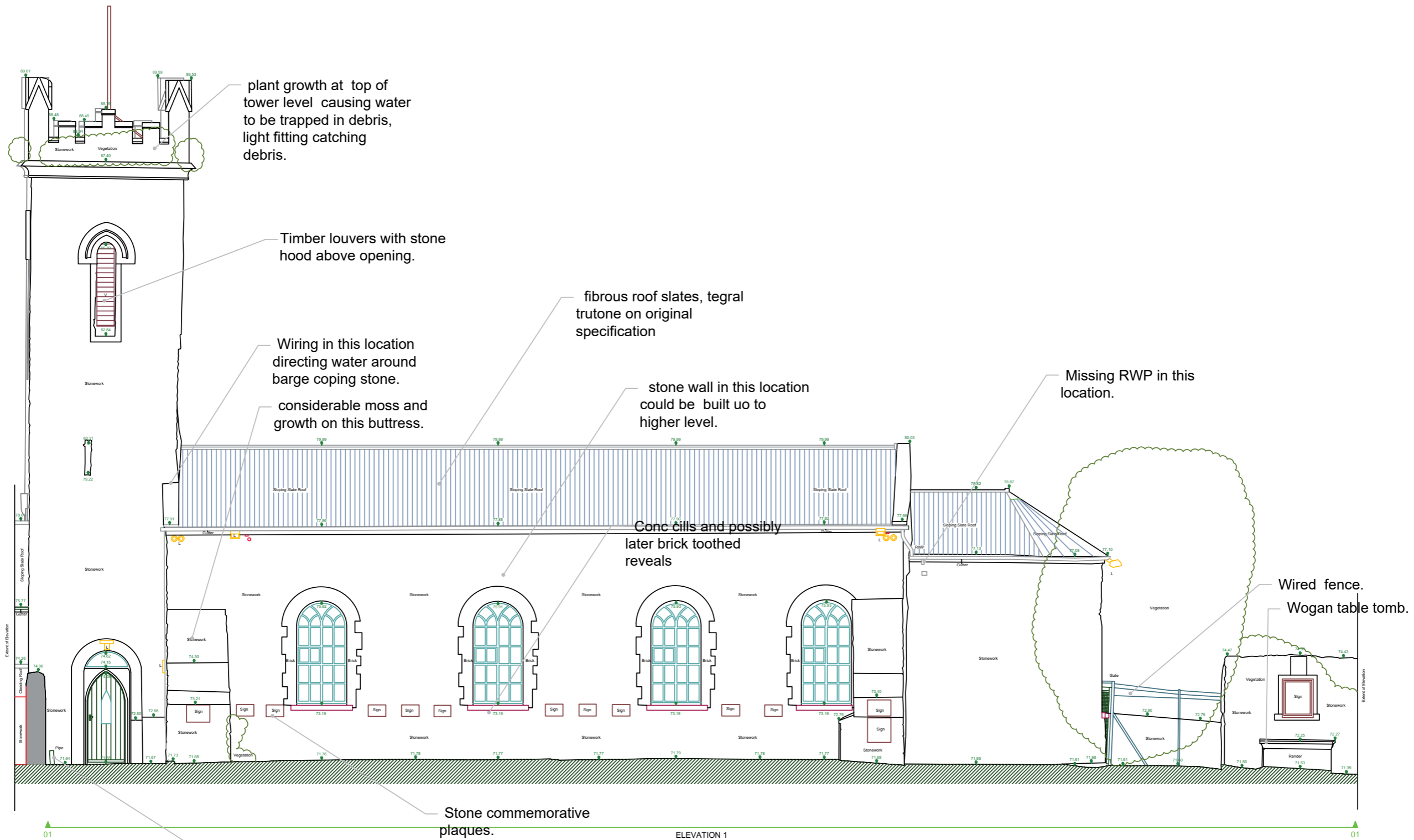
project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	North Elevation Survey Drawing	rev.	none no. 28570-S04
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial
		checked by	Laura Bowen



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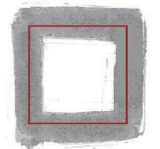
## S05- South Elev Survey

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architects

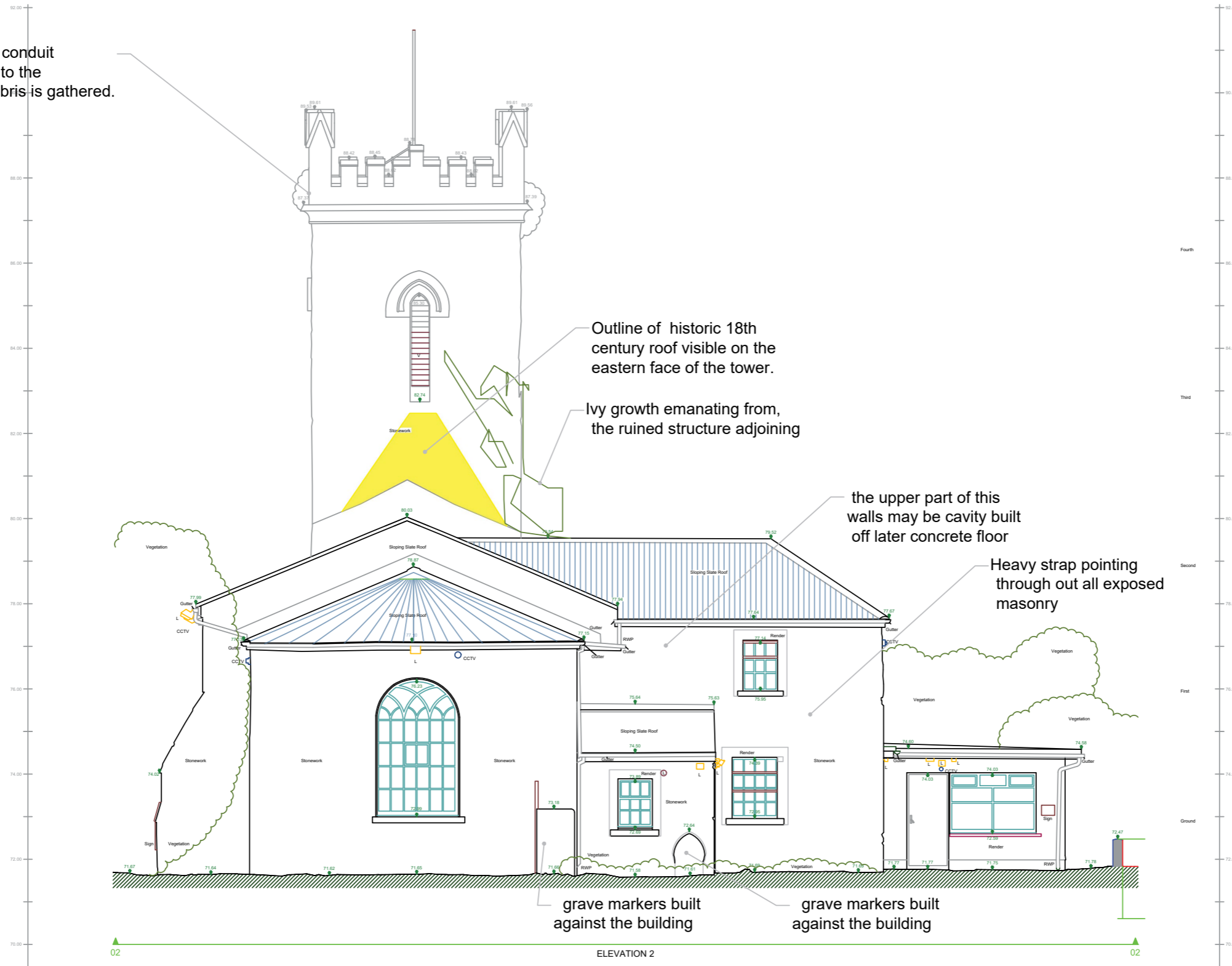
project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	South Elevation Survey Drawing	rev.	none no. 28570-S05
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial
		checked by	Laura Bowen

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Lighting and exposed conduit causing plant growth to the crenellations where debris is gathered.



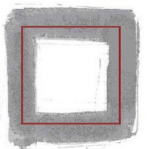
## S06 East Elev Survey

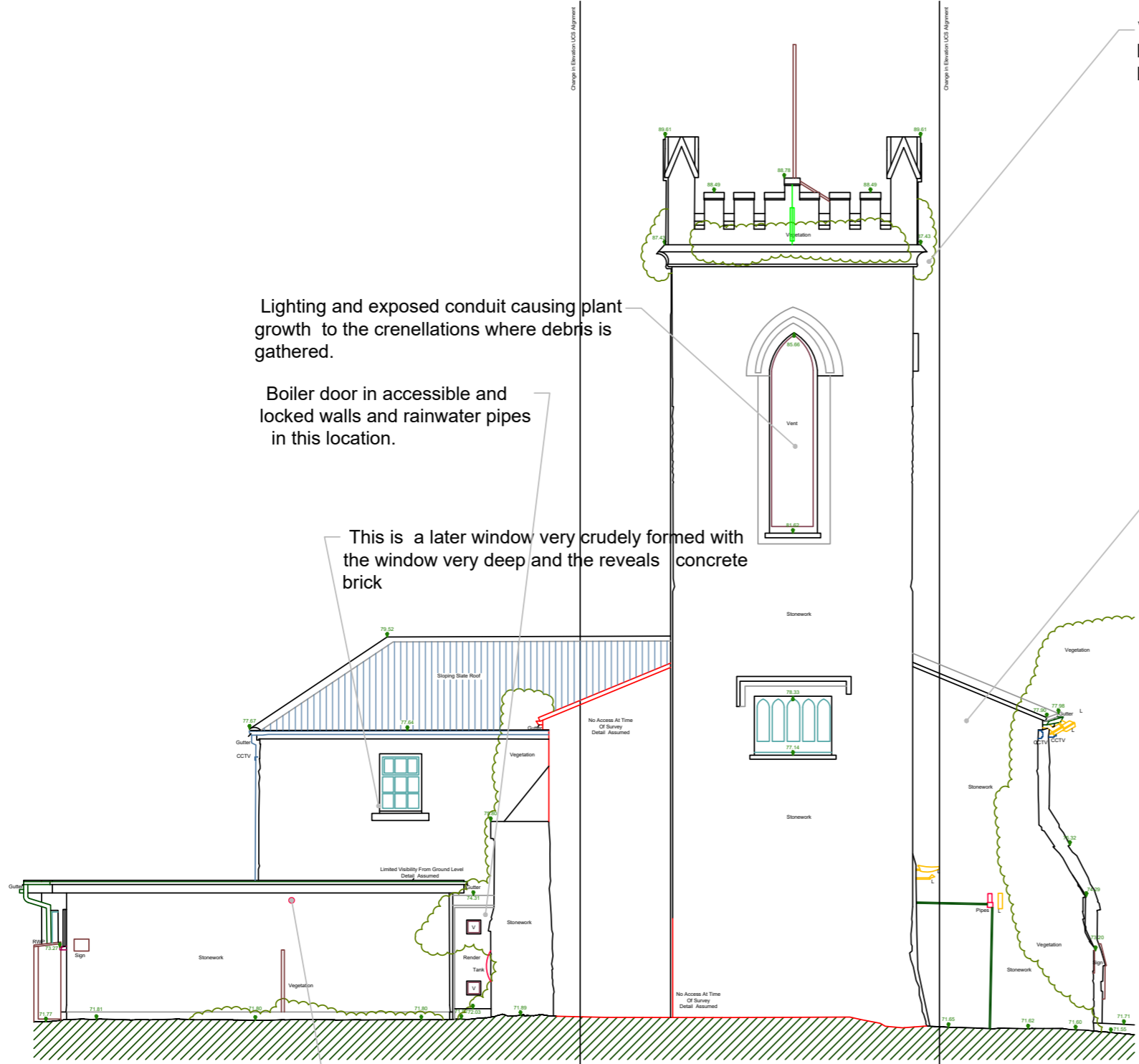
Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	East Elevation Survey Drawing	rev.	none no. 28570-S06
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial
		checked by	Laura Bowen

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Lighting and exposed conduit causing plant growth to the crenellations where debris is gathered.

Boiler door in accessible and locked walls and rainwater pipes in this location.

This is a later window very crudely formed with the window very deep and the reveals concrete brick

Vegetation growth to the top of the tower needs to be removed and stonework repointed with hydraulic lime.

this wall elevation has considerable issues as the wall is catching water, the masonry should be re-pointed with attention given to change to achieving an overhang or string course to throw off the water.

gas boiler extract located below eaves overhang.

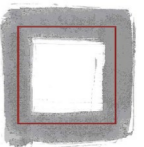
## S07 West Elev Survey

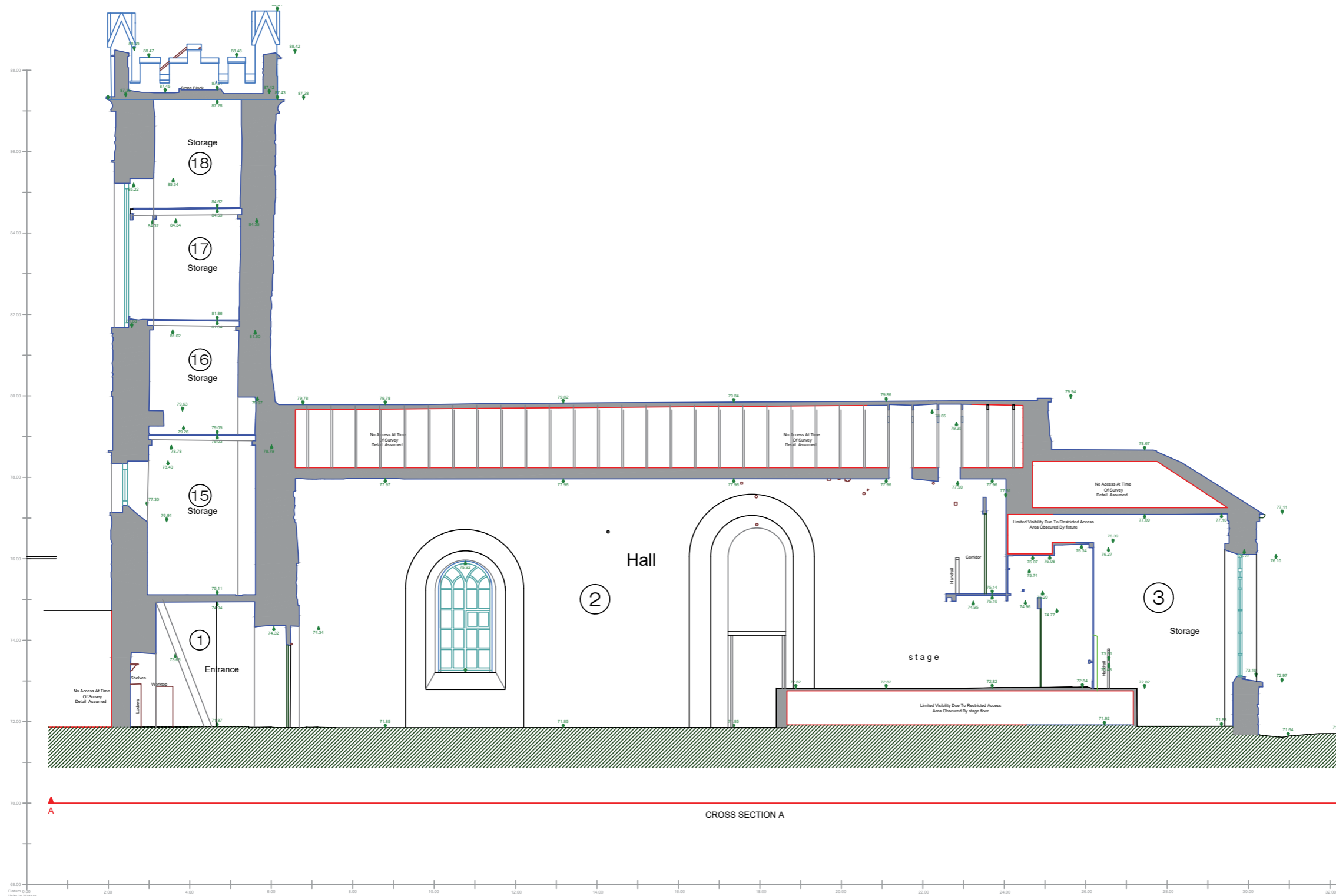
Laura Bowen architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	West Elevation Survey Drawing	rev.	none no. 28570-S07
scale	1:100 @ A3	date	04/04/2024
		drawn by	Base Murphys Geospacial checked by Laura Bowen

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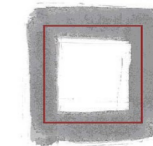


CROSS SECTION A

## S08 - Section A-A

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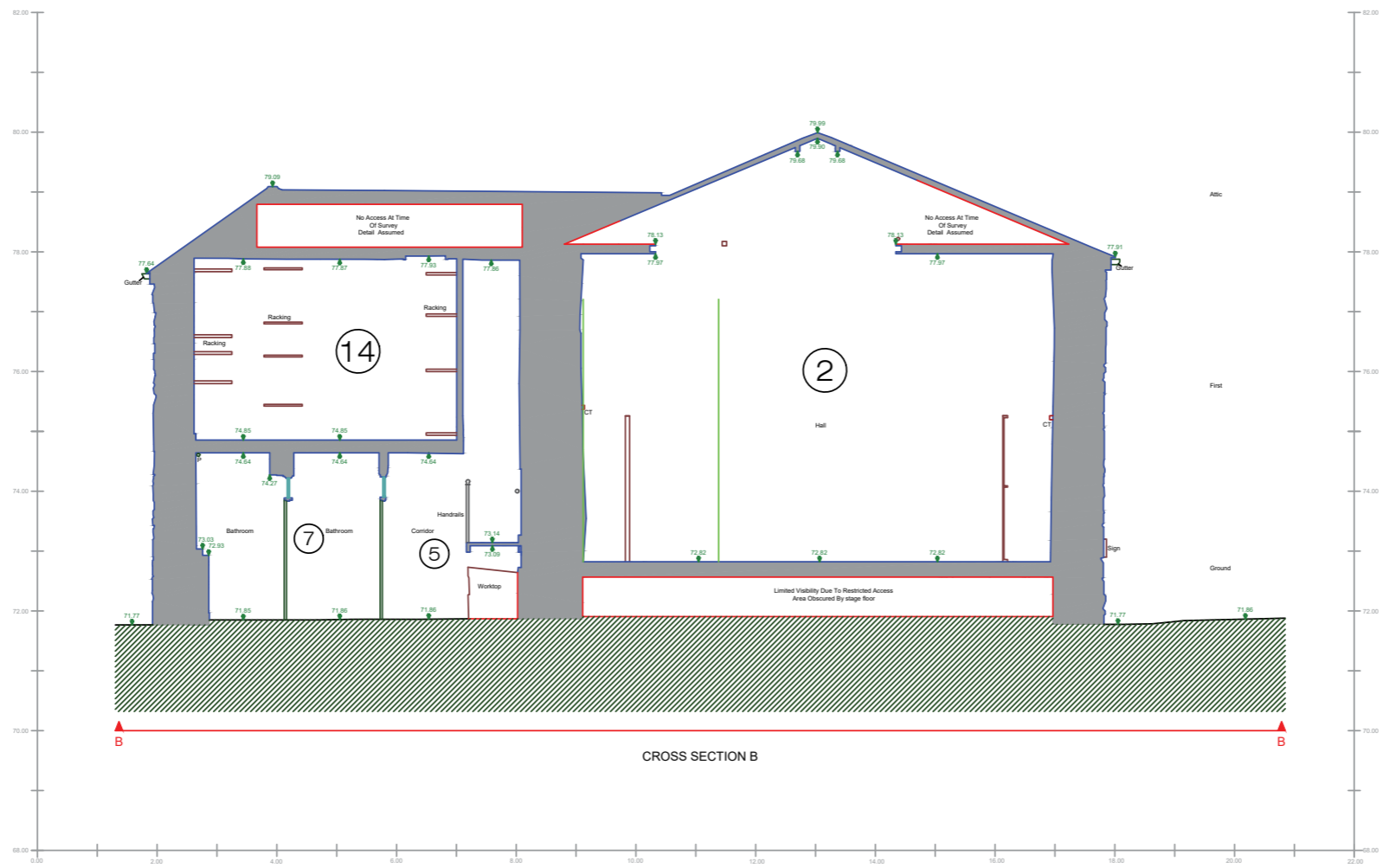
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client	KCC on behalf of Clane Community Council		
drawing	Section A-A ( Long)	rev.	none
scale	1:100 @ A3	no.	28570-S08
date	29/11/23	drawn by	Base Murphys Geospatial Laura Bowen
		checked by	Laura Bowen



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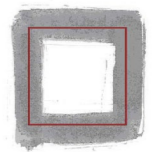




## S09 - Section B-B

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architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Section B-B (Cross Section)	rev.	none no. 28570-S09
scale	1:100 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial Laura Bowen
		checked by	Laura Bowen



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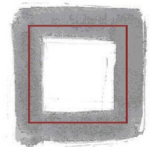
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## S10 Contiguous West Elevation

Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Contiguous West Elevation Survey	rev.	none no. 28570-S10
scale	1:200 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial
		checked by	Laura Bowen



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Gravemarkers have been moved to the outer walls, holly trees at low level need to be removed before they become established.

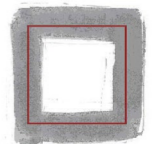
## S11 Contiguous sectional East Elev

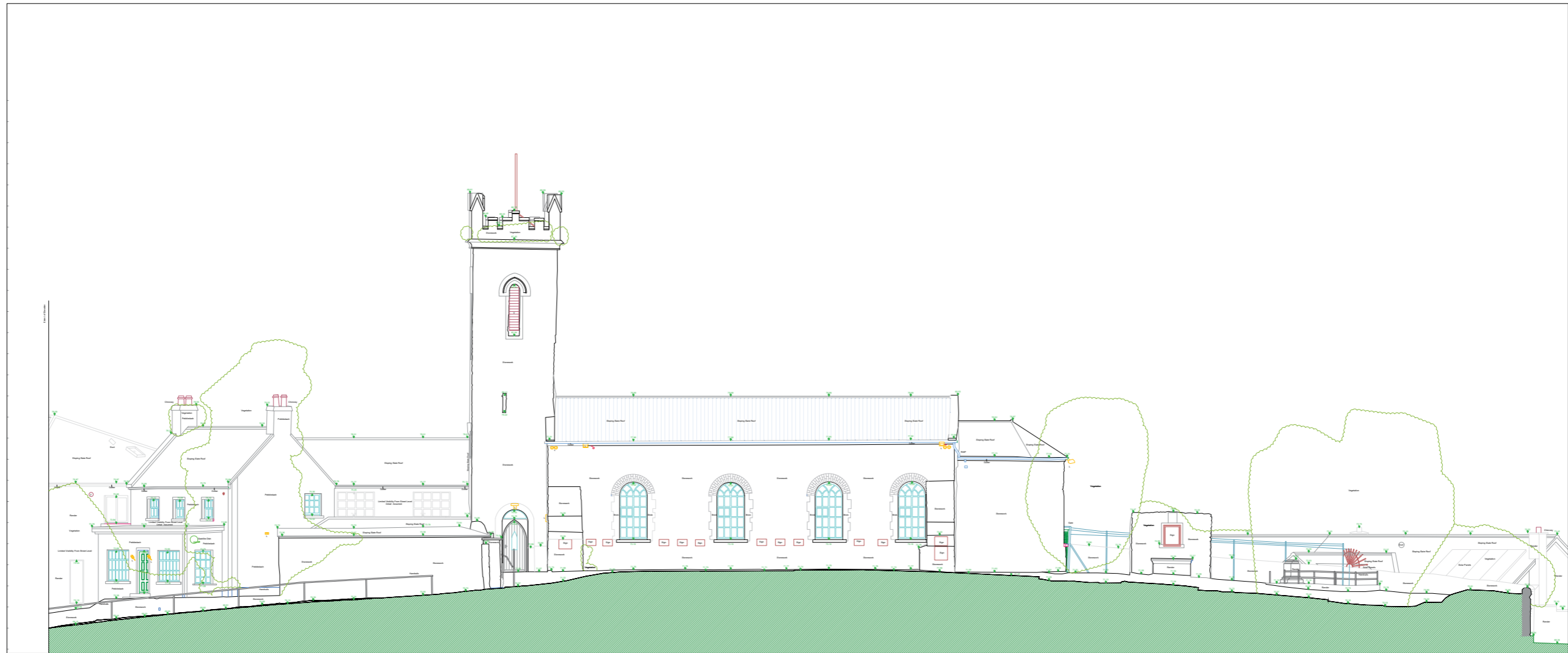
Laura Bowen  
architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Contiguous sectional East Elevation Survey	rev.	none no. 28570-S11
scale	1:200 @ A3	date	29/11/2023
		drawn by	Base Murphys Geospatial
		checked by	Laura Bowen

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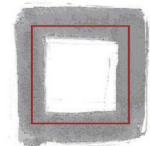
## S12 Contiguous South Elevation

Laura Bowen  
architects

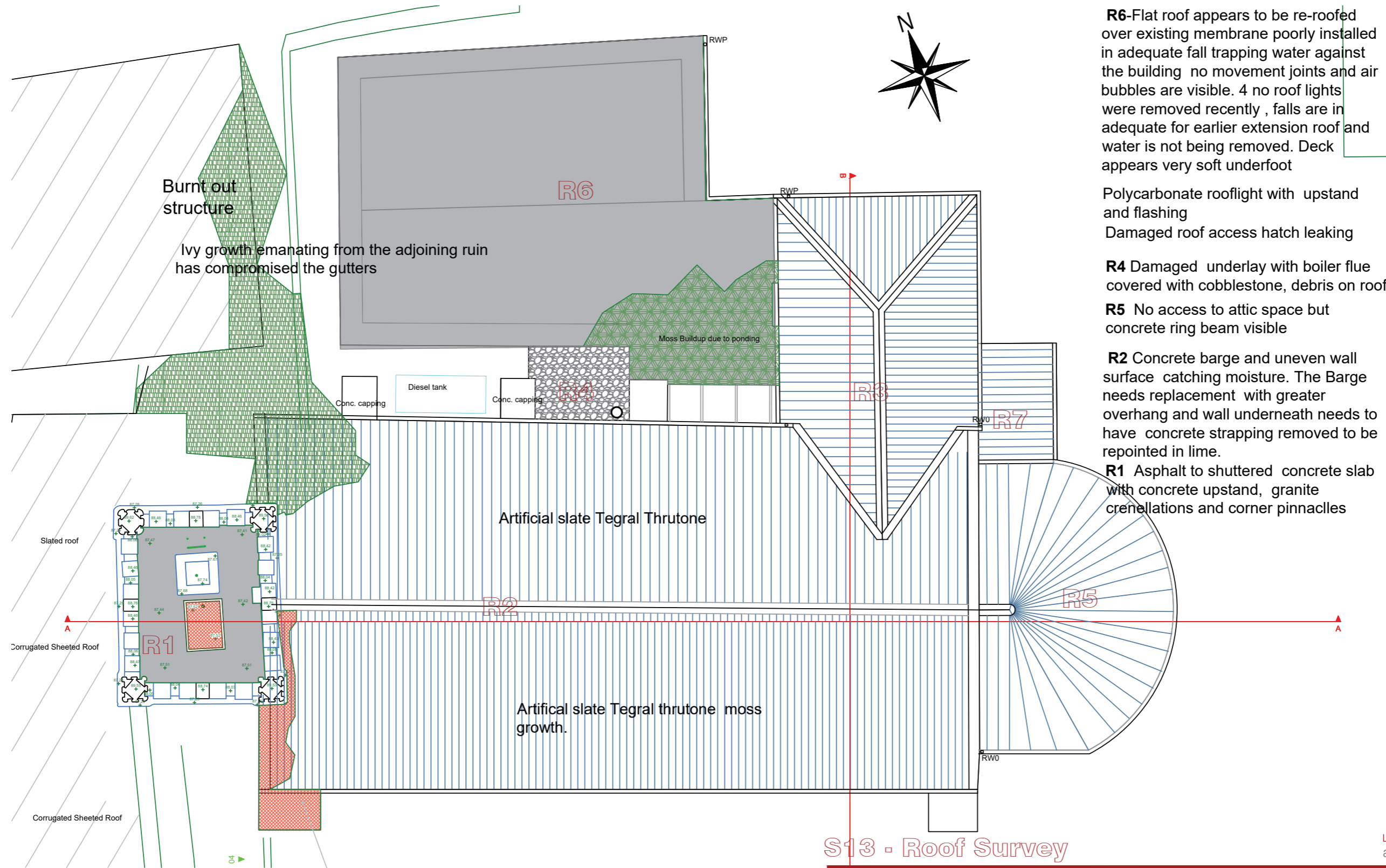
project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Contiguous South Elevation Survey	rev.	none no. 28570-S12
scale	1:200 @ A3	date	29/11/2023 drawn by Base Murphys Geospatial checked by Laura Bowen

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**R6-** Flat roof appears to be re-roofed over existing membrane poorly installed in adequate fall trapping water against the building no movement joints and air bubbles are visible. 4 no roof lights were removed recently , falls in adequate for earlier extension roof and water is not being removed. Deck appears very soft underfoot

Polycarbonate rooflight with upstand and flashing  
Damaged roof access hatch leaking

**R4** Damaged underlay with boiler flue covered with cobblestone, debris on roof.

**R5** No access to attic space but concrete ring beam visible

**R2** Concrete barge and uneven wall surface catching moisture. The Barge needs replacement with greater overhang and wall underneath needs to have concrete strapping removed to be repointed in lime.

**R1** Asphalt to shuttered concrete slab with concrete upstand, granite crenellations and corner pinnacles

Barge is not proud of wall further down on the elevation and wiring and plant growth in this location indicates that the water is being directed into the corner joint, leading to saturated wall.

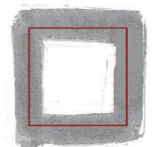
## S13 - Roof Survey

Laura Bowen architects

project	Clane Abbey Community Centre Clane, Co. Kildare, W91 HH21		
client	KCC on behalf of Clane Community Council		
drawing	Existing Roof Survey	rev.	none no. 28570-P13
scale	1:100 @ A3	date	29/11/2023 drawn by Laura Bowen checked by Laura Bowen

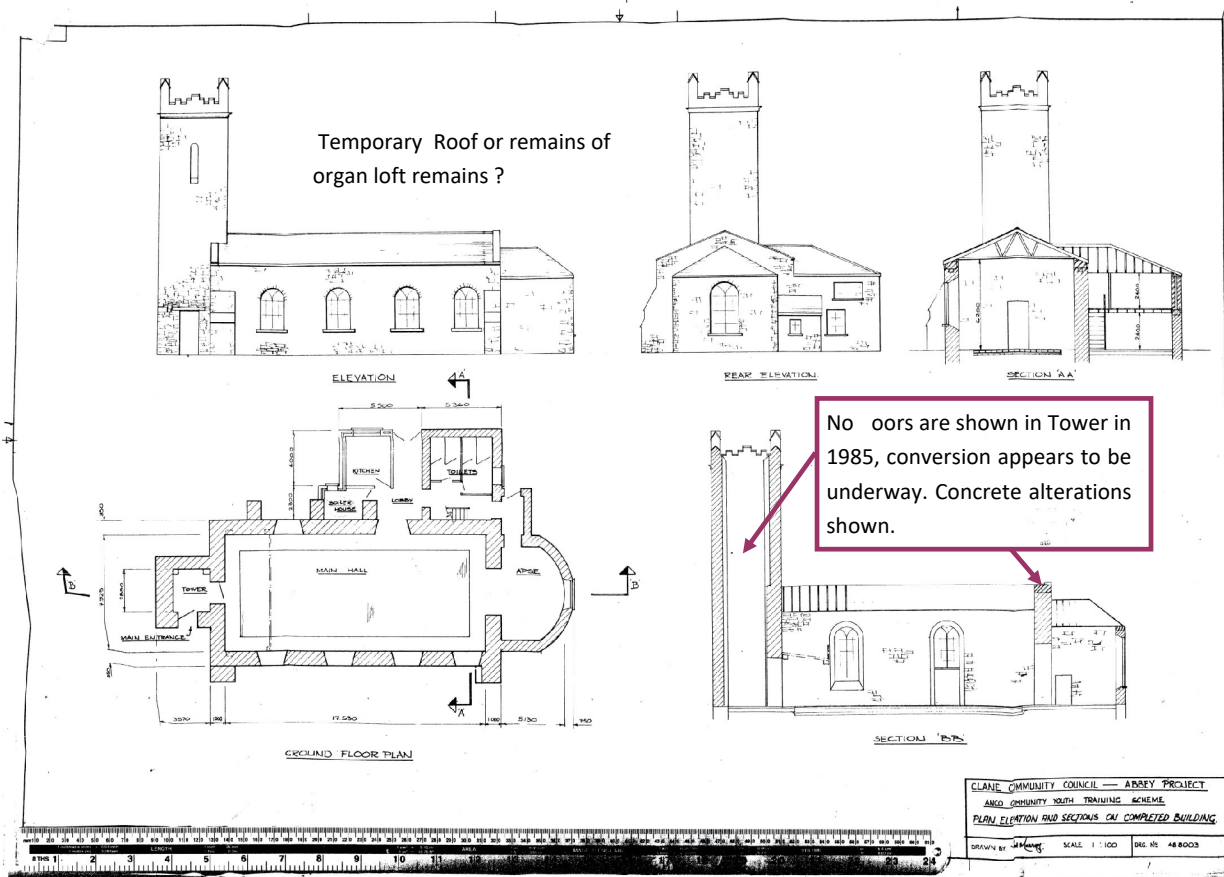
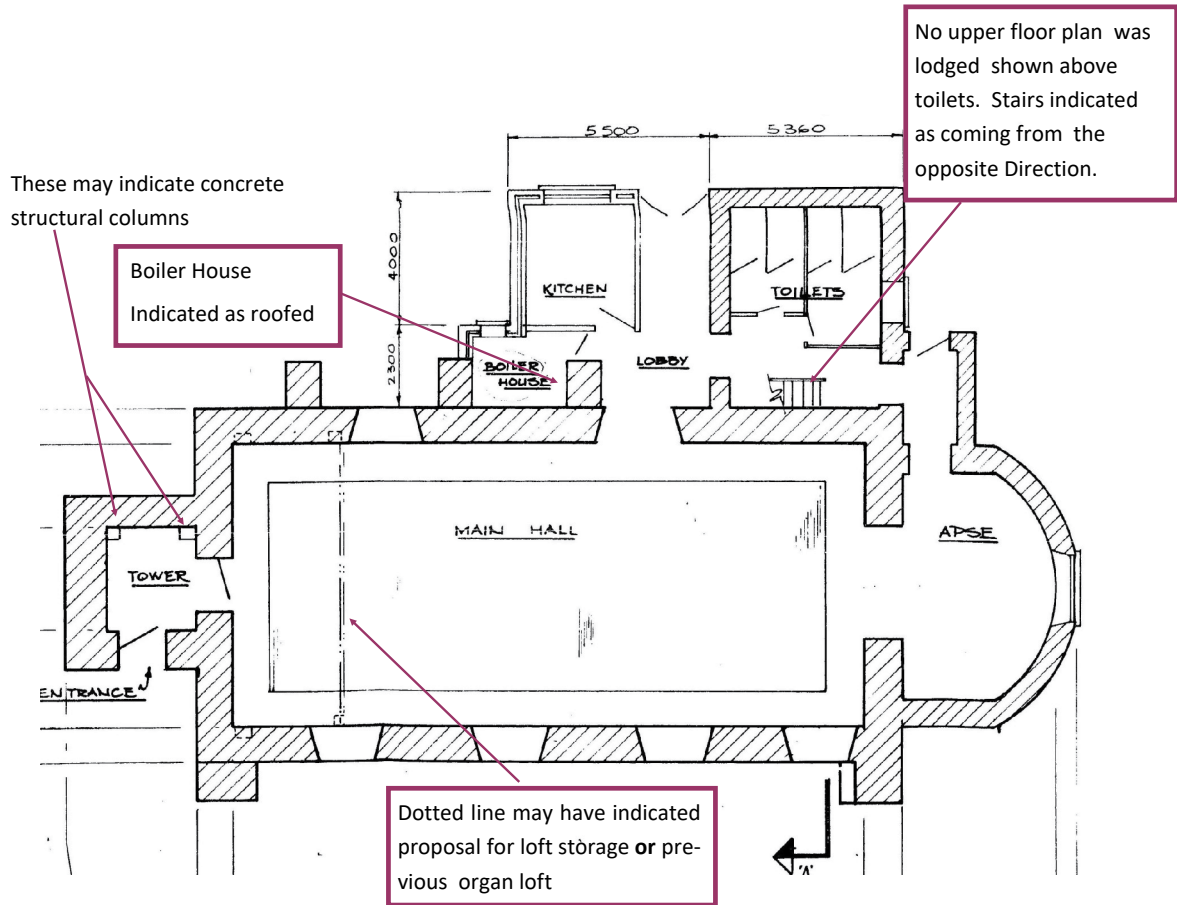
This drawing is copyright. Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Architects to be informed immediately of any discrepancies before work proceeds

Laura Bowen Architects  
The Barn Studio - Knockaulin - Kildare - Co. Kildare  
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# Appendix B Archive Planning drawings from 1985 application marked up.

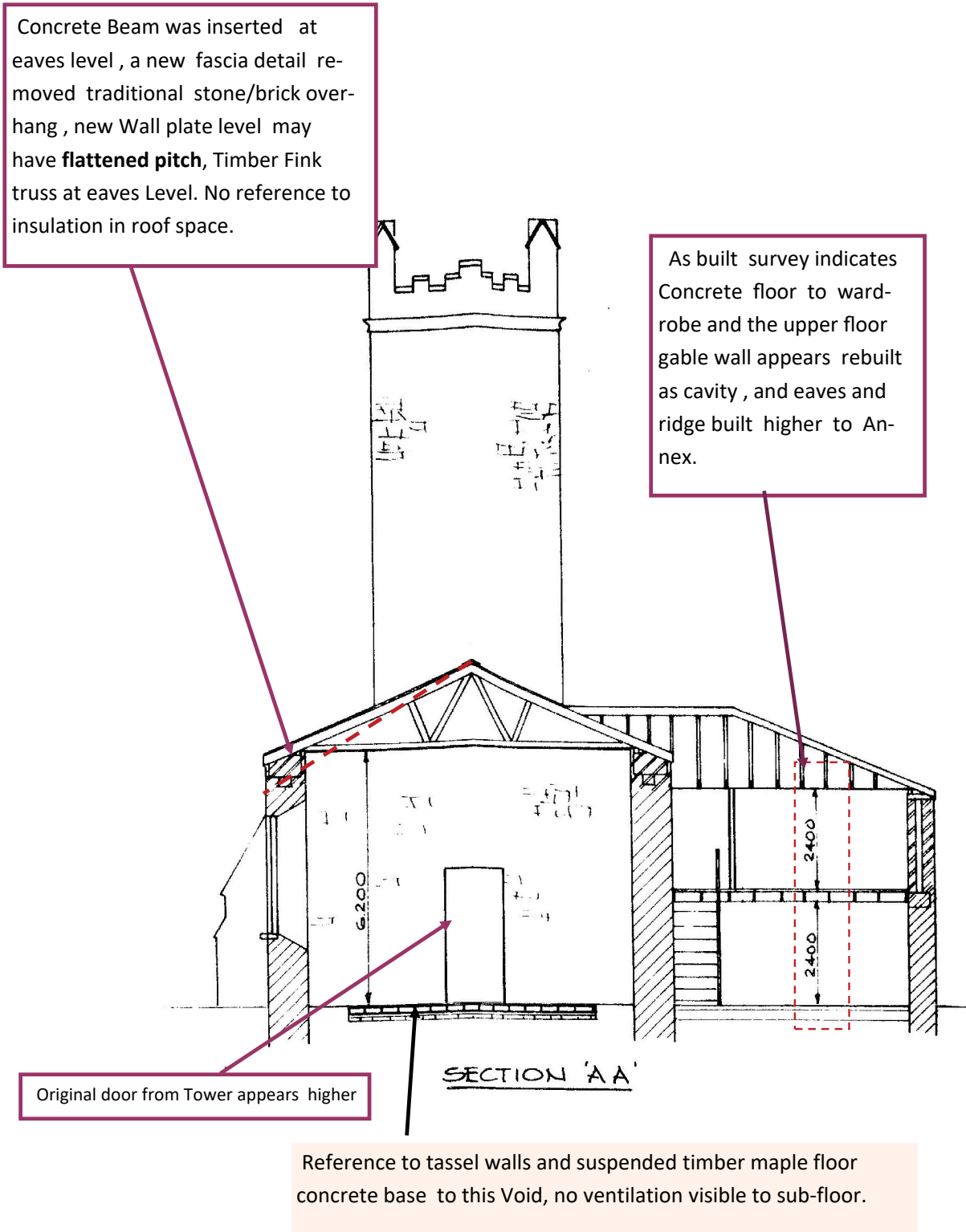
Retention Application Drawing 820/85



Drawings lodged for Planning Permission 820/85

Appendix B

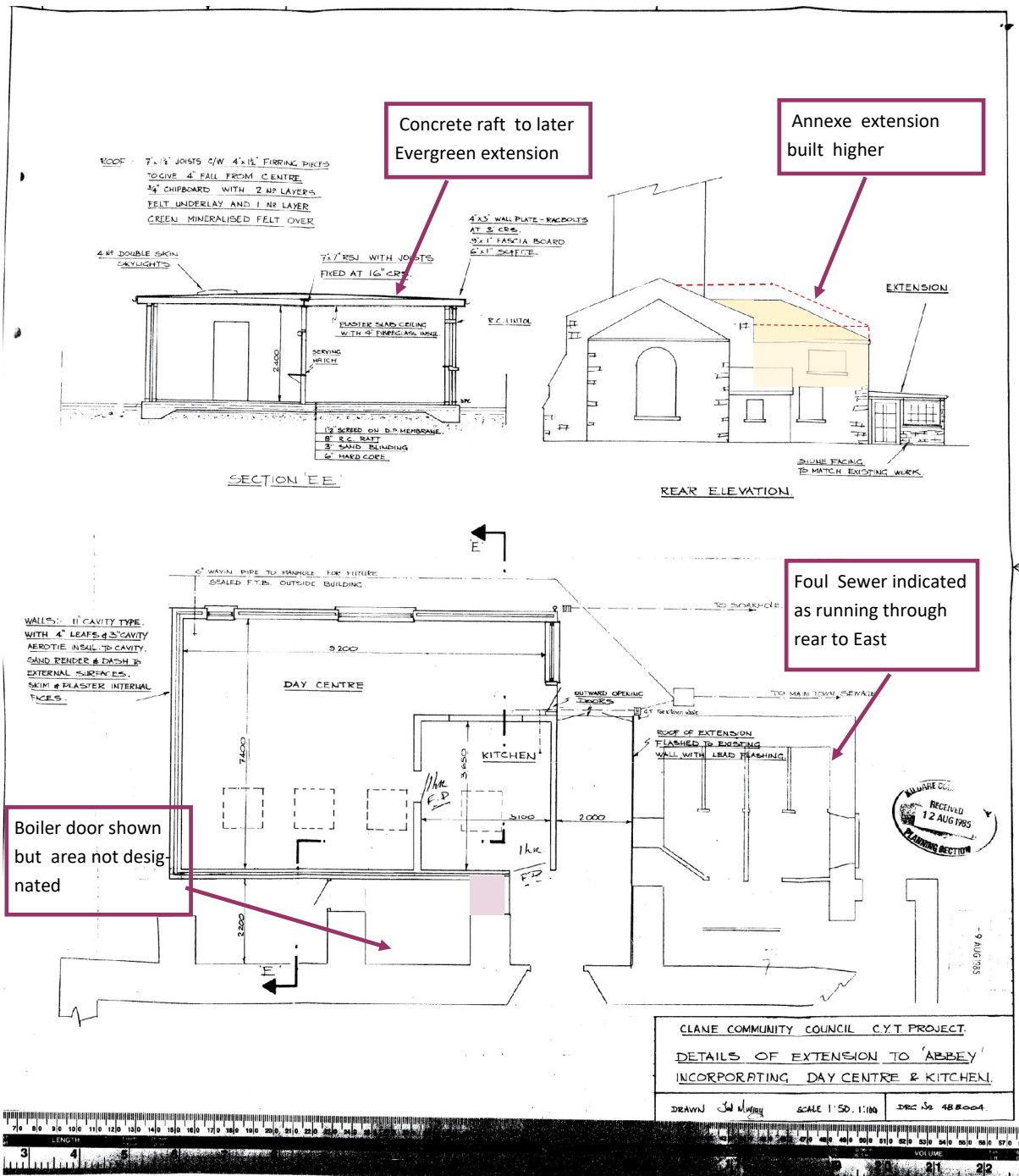
Drawings lodged for Planning Permission 820/85



Extension Drawing 820/85

Appendix B

Extension Drawing 820/85





## Appendix C

### Archive Planning docs from 1985 application highlighting relevant issues Gas connection mapping surrounding the abbey.

Specification to Refurbishment Works 1985

#### Specification to Refurbishment Works 1985

CLANE COMMUNITY COUNCIL

- 9 AUG 1985

ABBEY RESTORATION PROJECT  
SCOPE OF WORK AND SPECIFICATION



The work consists of the restoration and renovation of the ruin at Main St. Clane, for use as a community hall by the Clane Community Council.

#### PREPARATION

All dirt, rubble, and waste material to be removed from site. Access ways to be prepared as agreed on site, between Clane Community Council project manager and site foreman.

#### WALLS

All existing stone & mortar walls to be raked out, brushed and painted inside and outside. Broken down walls to be renewed with stone from the site to match the existing walls,

#### BANDCOURSE

Continuous reinforced concrete bandcourse to be provided to walls in accordance with drawing CCC 001. 4" x 4" wallplate to be bolted at 4ft centre to bandcourse as shown.

#### ROOF

22½ pitched roof to be provided using 'Fink' type prefabricated roof trusses at 24 inches centres erected to manufacturers instructions and conforming to IS 193 P 1978. Thrutone cement slates (natural colour) to be fixed to 2" x 1" battens on roofing felt laid with minimum 6" overlap. Matching ridge and hip cappings to be fixed to manufacturers instructions.

Semicircular 'APSE' roof to be 7" x 2" rafters on 4" x 4" wallplate. Rafters at 2ft crs on circumference coming together at hub. Felt, battens and slates to be applied with lead at apex.

Annexe roof to be 7" x 2" rafters and joists at 2ft crs. with similar felt, battens, slates, ridge and valley tiles to main hall roof. Annexe roof to be hipped and run into main hall roof.

COPING: Gable walls to be finished with coping, incorporating roof flashing.

#### FLOORS

Secret nailed T & G maple flooring to main hall on 2" x 4" joists at 16" crs on 4" x 2" wallplates on half brick honeycomb sleeper walls at 4ft crs. D.P.C. to be incorporated in sleeper walls). Sub floor to be 6" concrete on 6" Hardcore. All other floors to be 2" screed on Damp Proof membrane on 4" concrete base on 6" hardcore. Upper floor to annexe of 9" x 2" joists at 16" crs with ¾ T & G flooring.

## Specification to Refurbishment Works 1985 Contd.

### Appendix C Archive documents from Planning Files & Misc

## Specification to Refurbishment Works 1985 Contd.

#### CEILINGS

All ceilings to be of foil backed plaster board skimmed with 1 course of gypsum plaster or similar.

#### WINDOWS & DOORS

Doors and windows to be custom made to match existing ones. Crash bolts to be provided on exit doors from main hall.

#### TOILETS

Ladies & Gents toilets to be provided as shown. 4 no. W.C.s to be connected via external manhole to town sewerage system. Urinal and W.H.B.s to drain via traps to external manhole to sewerage system.

#### DRAINAGE

Rain water to be discharged from roof via moulded caves gutter, fixed to fascia board at rafter ends, to soak pit

#### GENERAL

The work described will be carried out by AnCo trainees as a community youth training programme. Supervision and instruction will be given by qualified instructors in the respective trades. All materials will be of Irish origins and purchased locally where possible. The materials and workmanship therefore will be to the highest possible standards and the safety and working regulations observed and imparted throughout.

#### EXTENSION TO ABBEY - DAY CENTRE PROJECT

Scope of Work:- To provide facilities to the community to operate a day centre. This consists of a comfortable meeting and recreation room with kitchen facility and using toilet facilities of the main hall annexe. This flat roofed structure to be built in accordance with the drawing provided as an AnCo, C.Y.T. Project also. The highest standards of workmanship and safety will apply. Provision to be made for a future toilet and wash facility as shown.

Extract from planning files with KCC Decision To Grant

Appendix C Archive documents from Planning Files & Misc

Appendix C

Extract From Planning files with KCC Decision To Grant LOCAL GOVERNMENTS (PLANNING) ACTS 1963/1983

COUNTY COUNCIL OF THE COUNTY OF KILDARE

*File*

REGISTERED POST

Ref No 820/85

Clane Community Council

c/o Thaddeus Murray

90 Loughbolland Clane

CO KILDARE

Application by Clane Community Council

Of c/o Thaddeus Murray 90 Loughbolland Clane

On 10.9.85

For Permission/~~Approval~~ for

Retention of (a) restored Abbey Church for use as a community hall (b) extension to same for use as a day centre at Main Street Clane Co Kildare

A permission/~~approval~~ has been granted for the above development subject to the following conditions:-

1. The development shall be carried out in accordance with the plans lodged by the applicant on 10.9.85 save as the conditions hereunder otherwise require.
2. Doors to kitchen to be 1 hr rated fire resistant doors self closing smoke stop.
3. Smoke detector and alarm system to be installed to BS 5839.
4. All furniture and upholstery to be to BS 5852 pt 2 or BS 254.
5. Emergency lighting to be provided to BS 5266 pt 1.
6. Curtains and drapes to be to BS 5867 pt 2.
7. Carpets and floor coverings to be to BS 5767 pt 2.
8. Fire extinguisher to be provided to BS 5306 pt 3.
9. All toilets to be ventilated to the external air so as to give between 2 - 3 air changes per hour.
10. Properly constructed intervening ventilated lobbies to be constructed adjacent to the toilets and to be provided with 2 air changes per hour.
11. Ventilation in the kitchen and main hall areas to give approximately 10 air changes per hour.
12. Enclosed direct access from day centre main room to toilet block to be provided. Details of same to be submitted for the approval of the Chief Fire Officer and the County Medical Officer.
13. A bathroom with intervening ventilated lobby should be sectioned off from the day centre main room.
14. Suitable paved pathway to be provided from roadway to main door of restored Abbey and also to door directly opening into day centre.
15. No advertising signs to be erected without the prior approval of Kildare County Council.
16. All waste shall be disposed of in accordance with the Waste Regulations 1979.
17. No noise nuisance shall be allowed develop.
18. Protective barrier to be erected at the entrance nearest the adjoining shop.

DATE

20th December 1985

*Flora O'Connell*

SIGNED

*[Signature]*  
COUNTY SECRETARY  
KILDARE COUNTY COUNCIL

Extract from planning files Planning ref 820/85 Final Grant

## Appendix C

Extract From Planning Files Planning ref 820/85 Final Grant

Continued


CONDITIONS

REASONS FOR CONDITIONS

- |   |  |
|---|--|
| <p>13. A bathroom with intervening ventilated lobby should be sectioned off from the day centre main room.</p> <p>14. Suitable paved pathway to be provided from roadway to main door of restored Abbey and also to door directly opening into day centre</p> <p>15. No advertising signs to be erected without the prior approval of Kildare County Council</p> <p>16. All waste shall be disposed of in accordance with the Waste Regulations 1979.</p> <p>17. No noise nuisance shall be allowed develop</p> <p>18. Protective barrier to be erected at the entrance nearest the adjoining shop.</p> | <p>13. To meet public health requirements.</p> <p>14. To ensure proper development.</p> <p>15. To prevent unauthorised development taking place.</p> <p>16. To meet public health requirements.</p> <p>17. To meet public health requirements.</p> <p>18. In the interests of road safety.</p> |
|---|--|

DATE 7th November 1985

SIGNED



COUNTY SECRETARY  
KILDARE COUNTY COUNCIL



Extract from the National Archaeological Survey files (Undated)

Appendix C

Extract From the National Archaeological Survey files (Undated)

Survey of Saint Michaels Parish Church, Clane undertaken in 1980. Undertaken by an archaeologist this hand drawn plan in pencil below indicates the Church prior to the refurbishment, the title on the drawing refers to "Before Damage." So it is likely that it is referring to the later works undertaken to convert to the Community hall and that this drawing was taken from notes used to make the record drawing. This Information has been added to the new Chronological Phasing drawing in Appendix A

7. ST. MICHAEL'S PARISH CHURCH  
 During the Middle Ages the church was held by the Knights Hospitallers and it is first referred to in 1212 in Innocent III's confirmation of their churches in Ireland (McNeill 1922, 140). The church is described as a parish church in 1307 (Mills 1914, 513). In 1815 the chancel was in ruins (Sherlock 1909-5, 203)

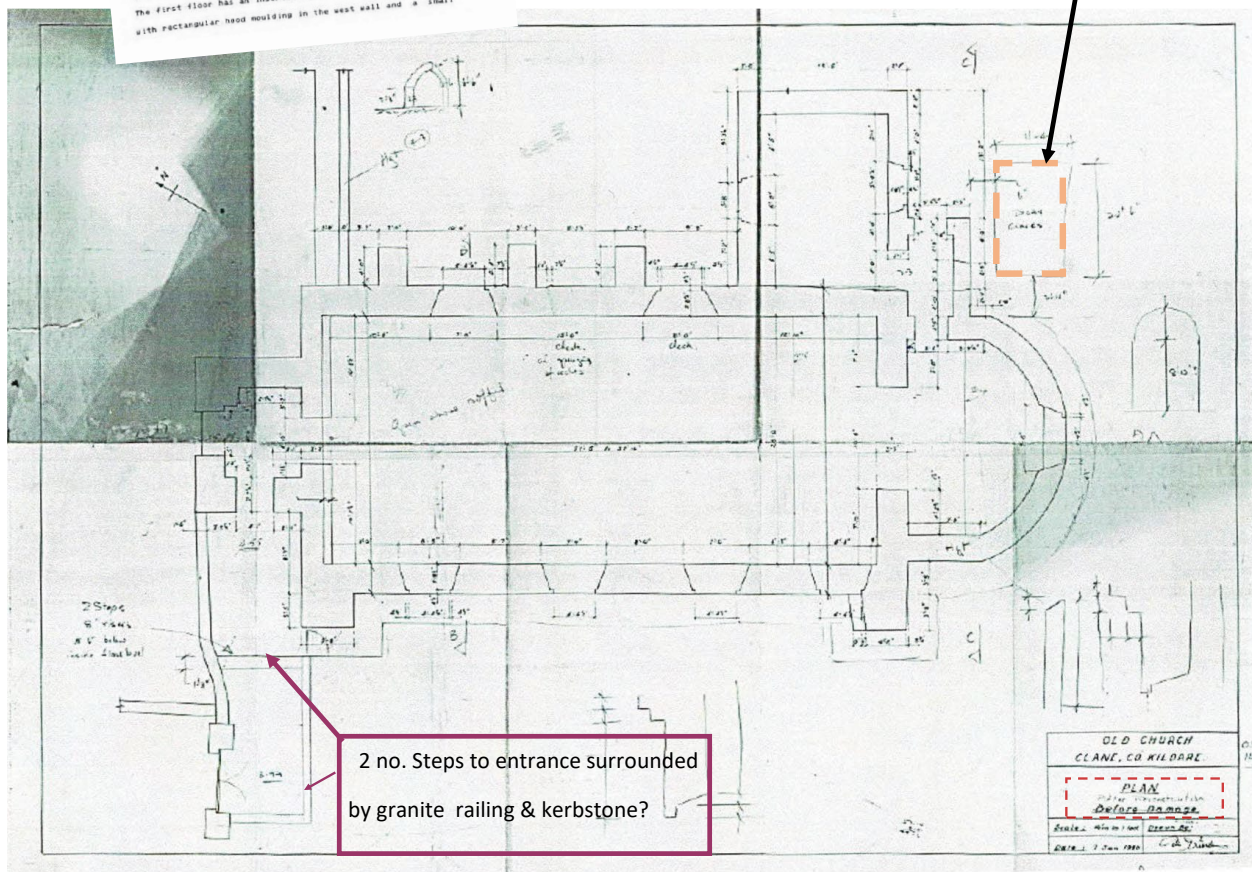
Description (Figs. 04-5)

The church is situated within a sub-circular churchyard in the centre of the present village. It is built on the highest ground in the town and overlooks low-lying swampy ground to the east. The remains consist of a west tower, probably of seventeenth century date, onto which an apsidal church was built in the late eighteenth century. The masonry of the tower consists of roughly coursed limestone. The church was in ruins until 1905 when it was re-roofed, floored and new windows inserted as an NACD project. It now functions as a Community hall.

The rectangular TOWER has four floors with battlements above. In the recent renovations it was refloored at different levels to the original flooring and the internal walls have been plastered. The ground floor is entered through a painted door, of recent date, in the south wall but the original round arched door is visible, partly blocked, in the west wall. The tower is linked to the nave by a painted arch but the actual access is through a round arched door. The first floor has an inserted rectangular fire-light window with rectangular hood moulding in the west wall and a small

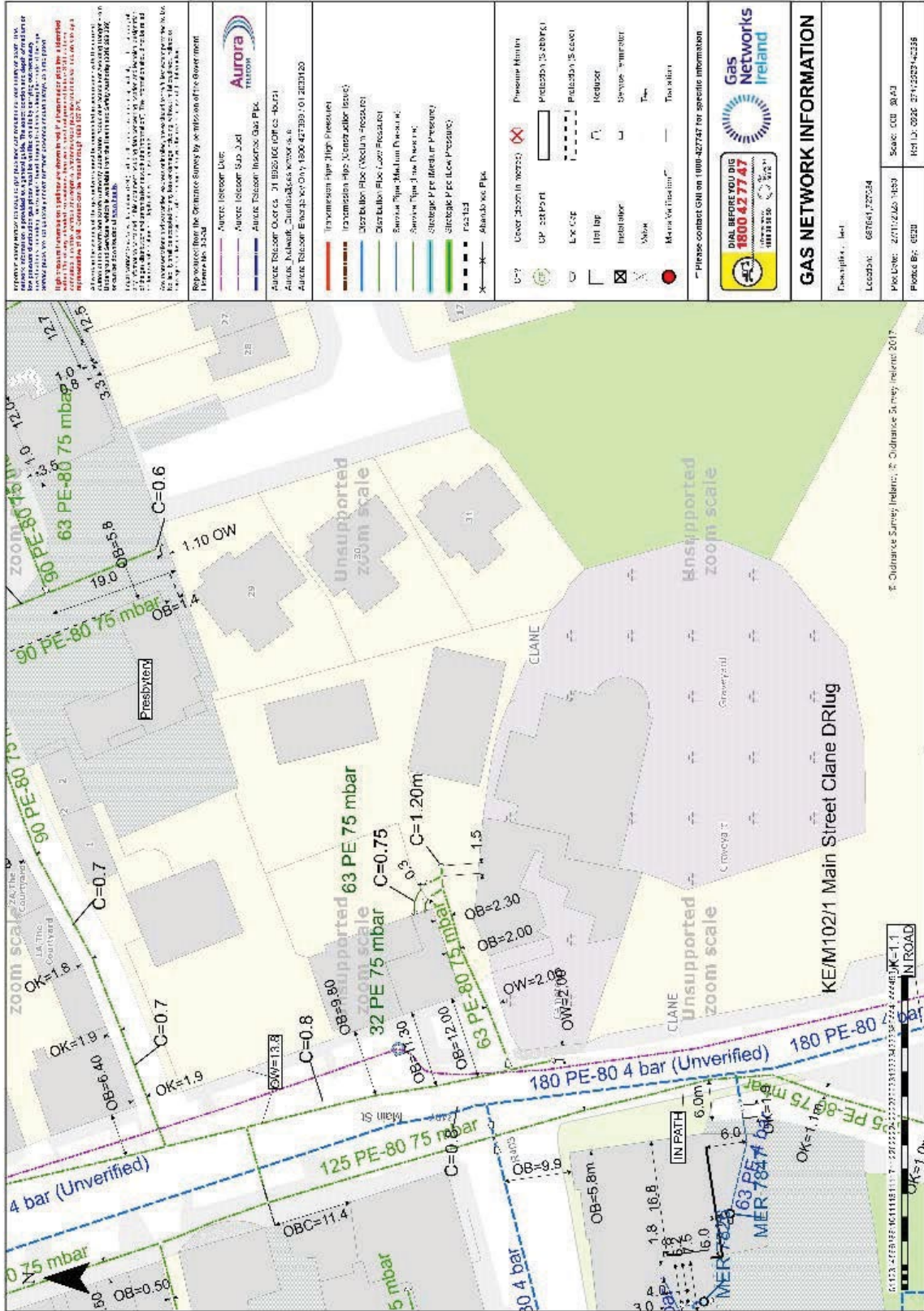
Records From urban survey have been transcribed, in the Next pages and used to attribute construction dates and form the Chronology of Construction Drawing 28570- PH01 in the Appendices

Unclear as to whether this is a grave, original sketch needs to be viewed



# Gas Networks drawing for Clane Abbey Vicinity

## Gas Networks drawing for Clane Abbey Vicinity



# Appendix D

## Wildlife Assessment

Re Wildlife assessment: Addition Feb 2024

Provided By John Kennedy an active member of Kildare Bat Group and a Scientific Officer in Bird Watch Ireland and on the Abbey subcommittee and assists in the Abbey maintenance.

1. Kildare Bat Group and an ecologist from Bat Conservation Ireland have surveyed the Abbey tower and there was no evidence of presence of bats. No bats have ever been observed in the tower. It is drafty and there is no access from the tower to the main hall roof space which would be a typical location for bats to roost in an old church e.g. Donadea's St. Peter's Church Brown Long Eared Bat roost.
2. Swift boxes (and lure) have been installed in the tower in consultation with Kildare Branch BirdWatch Ireland and the installation has been reviewed by experts from the Northern Ireland Swift Group. The nests have never been occupied.
3. There is a regular swift nest site located under the fascia on the North side of Abbey two-story extension (opposite entrance door to Tidy Town's shed). This must not be blocked or disturbed during breeding season.
4. There is a regular jackdaw nest in a window recess on North side of the tower.
5. There are occasional Starling nests in different points where the roof meets the fascia... especially on the south side in the region of the stage and in the rear area over the single story side entrance.
6. There are occasional Swallow nests e.g. on light fittings in rear courtyard, but none in recent years.
7. Coal tit have been observed nesting in low cavities on the inside of the wall that surrounds the grounds. Coal tits often nest near to the ground.
8. Robin, Blackbird, Dunnock, Greenfinch, Goldfinch, Mistle thrush, Sparrowhawk are all regular visitors to the grounds and some may breed in the grounds.
9. The possibility of Herring Gull nesting on the tower roof or on some other roof space may arise in the future given its growing presence inland.
10. The provision of exterior swift nest boxes hanging on the North-facing two-story wall near the existing swift nest site (beside Tidy Town's shed) is being considered. The number of swifts in Clane is now down to a handful of pairs each summer.