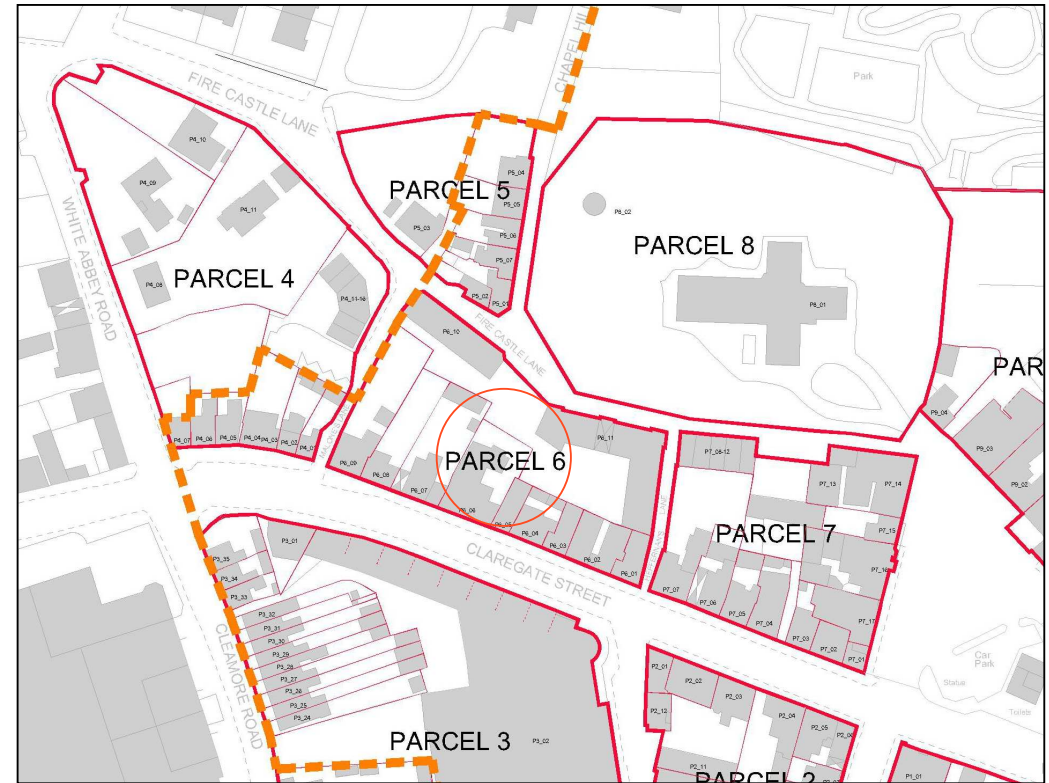
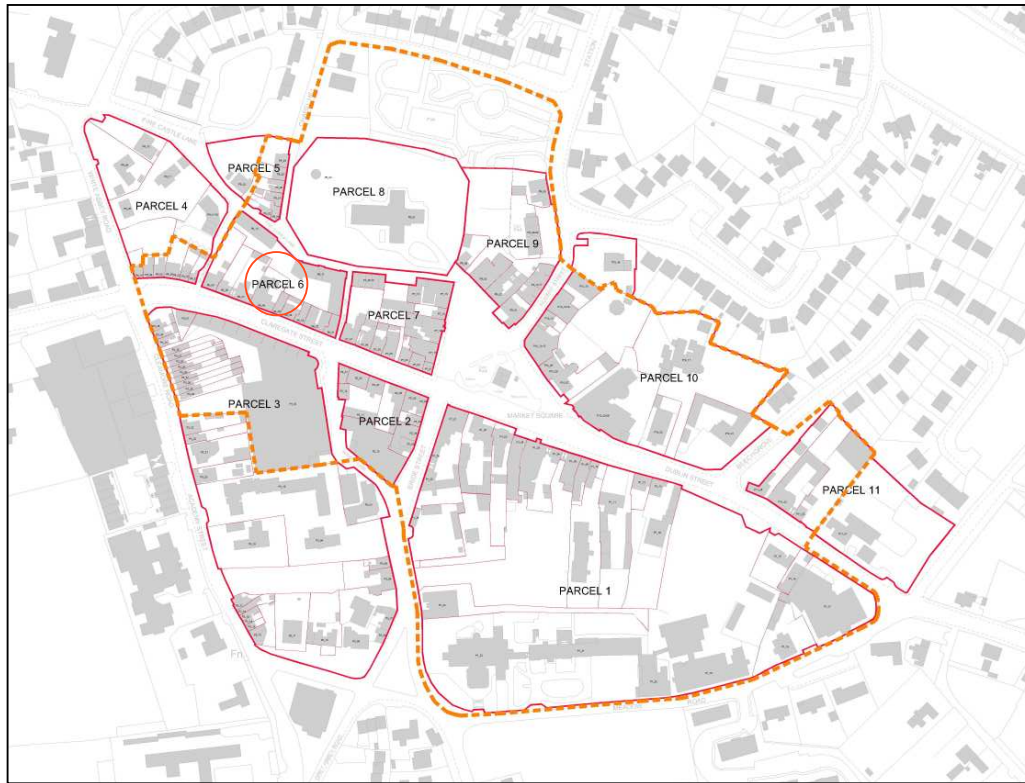

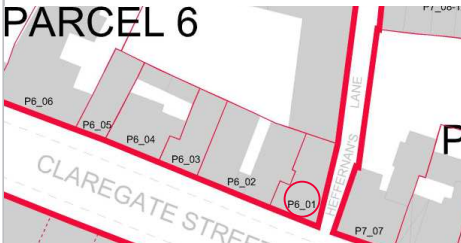

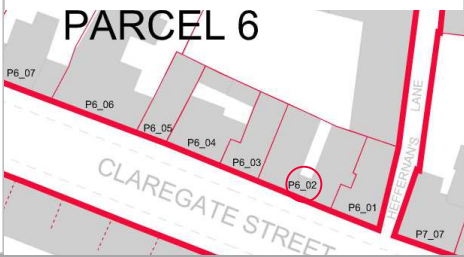



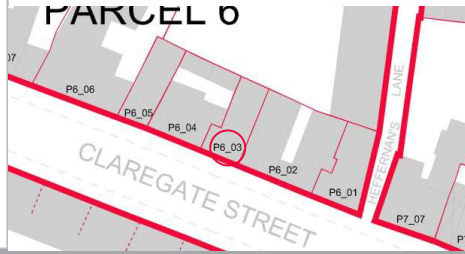
## Parcel 6




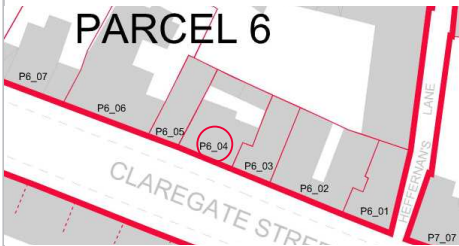
# KILDARE TOWN ARCHITECTURAL CONSERVATION AREA STATEMENT


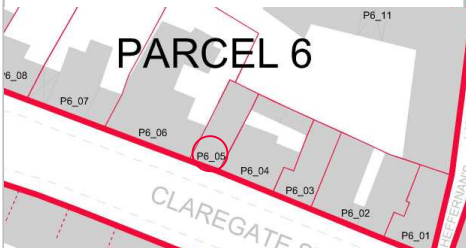
Reference	General Details		Contribution To The Character Of The ACA			
Parcel 6: P 01 Claregate Street	Property Description	Location	Moderate			
	Hallahan Fitzpatrick Ltd Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots		The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries. Loss of original proportions, and architectural features, however retains the original form.			It is an integral component of the streetscape, defining the entrance to Heffernan's Lane, terminate views from Bangup Lane, and defines the established street line of Claregate Street while contributing to the varied roof line of the terrace.
	End of Terrace Four - bay two storey office. Recently renovated / reconstructed (?).					
Elements						
Windows	Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed window openings. Aluminium casement windows in 2/2 format, and shop display windows, with narrow top hung opening sections.	Square headed door to left hand side, Aluminium glazed door, and door as part of shop opening.	Render surround, and applied lettering over shop from centred on building.	Smooth render finish, painted, with render quoins to sides.	Gable ended replacement slate roof. No chimney.	Replacement uPVC rain water goods.	Modest shop front design approach, would benefit from reconsideration of display window proportions, material, position and nature of signage, and paint colour.


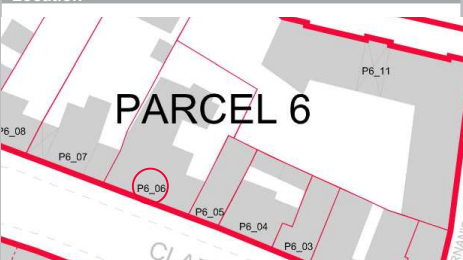
Reference Parcel 6: P 02	Property Description				General Details Location		Contribution To The Character Of The ACA						
	Ark Finance / Donall na Gealaí, Big Bite Claregate Street, Kildare Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Bургage Plots						Moderate						
	Mid terrace five-bay two storey terraced commercial property. Originally two properties, recently renovated / reconstructed.						The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries. Proportions and detailing alluding to traditional design approach in the town.						
							It is an integral component of the streetscape, defines the established street line of Claregate street, while contributing to the varied roof line of the terrace.						
Elements Windows		Doors		Shopfront		Elevation		Roof		Gutters		Overall Facade	
Square headed window openings with moulded render surrounds. Replacement uPVC up and down windows at first floor.		Square headed timber door to first floor with glazed detail.		Two shop fronts alluding to traditional style, Fixed display windows, door to right hand side, pilasters, corbels and fascia. Signage over door to first floor offices.		Smooth render finish. Painted. Decorative render dressing to windows.		Replacement slate roof. Shared rendered chimney.		uPVC gutters on timber barge.		Reconsideration of shop front to use similar colour on render within the shop front area, as shop front surround and to give consideration to use of more subtle colour to window surrounds..	

Reference Parcel 6: P 03	Property Description		General Details Location		Contribution To The Character Of The ACA		
	James Boyle Solicitors, Claregate Street, Kildare Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots				Moderate		
	Three bay two storey terraced commercial property.				The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries. Proportions and detailing alluding to traditional design approach in the town.  It is an integral component of the streetscape, defines the established street line of Claregate street, while contributing to the varied roof line of the terrace.		
<b>Elements</b>							
<b>Windows</b> Square headed windows. Replacement timber casement windows. Render sills.		<b>Doors</b> Doorways integrated in Shop front	<b>Shopfront</b> Traditional Shopfront alluding to traditional style, two fixed display windows, incorporating two entrances, pilasters, corbel and fascia with and applied lettering.	<b>Elevation</b> Smooth render finish. Painted.	<b>Roof</b> Replacement slate roof.	<b>Gutters</b> Replacement uPVC gutters.	
<b>Overall Facade</b> Attractive well maintained facade. Would benefit from reinstatement of original architectural features, windows, rain water goods,							


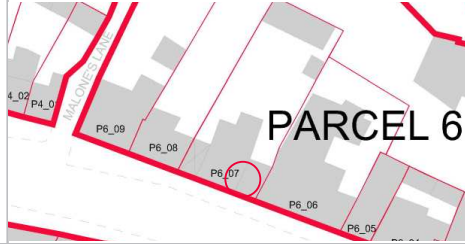



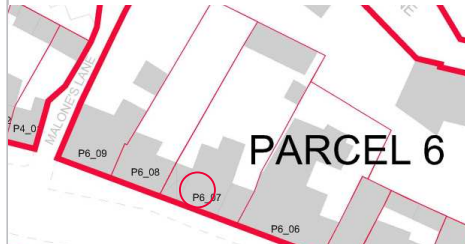
Reference Parcel 6: P 04	Property Description		General Details Location		Contribution To The Character Of The ACA	
	Behan Barry Solicitors (Formerly The Candy Store), Claregate Street, Kildare, County Kildare				Moderate	
	Date                    :-                    1890 - 1910					
	Protected RPS No    :-                    n/a NIAH No                :-                    11817021 LAP Proposed Protected    n/a HLCP UMBP Medieval Burgage Plots					
Three bay two storey terraced house. Reconfigured right hand and left had side first floor windows, modifications to the shop front, loss of chimneys and quoin detailing since the preparation of the NIAH survey.						
Elements						
Windows		Doors	Shopfront	Elevation	Roof	Gutters
Square headed windows. Replacement case-ment windows, concrete sills.		Square headed door, replacement timber paneled door.	Likely that original Candy Store Shop front was modified to accommodate new use. Traditional shop front approach, including pilasters, corbels, fascia and surface mounted signage.	Smooth render. Painted.	Replacement slate roof. Original chimney stacks removed. Remnants of chimney stack on right hand side.	Replacement uPVC rainwater goods.
						Overall Facade
						Would benefit from replace-ment of original features and reconsideration use similar colour on render within the shop front area as shop front surround.


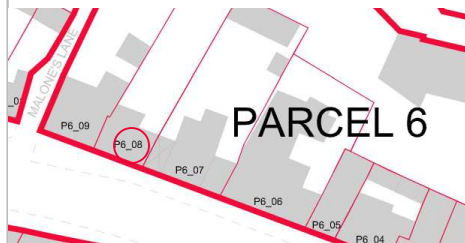
Reference Parcel 6: P 05	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Unused, Claregate Street, Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots				Moderate		
	Two-bay two storey terraced house. Currently unused.				Social: The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries.  Artistic Of more modest proportions to neighbouring properties. Window and shop front openings complementary to each other.  Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street, while contributing to the varied roof line of the terrace.		
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed window with replacement uPVC windows, stone sill.		Square headed replacement timber panel door, part of shop front.	Traditional shop front approach, including pilasters, corbels and fascia. Replacement timber panel door, Single window display.	Smooth render finish. Painted	Replacement slate roof, clay ridge tiles.	Replacement uPVC rainwater goods.	Would benefit from replacement of original features, reconsideration of shop front design approach to more modest approach, or reduced scale,

Reference	Property Description		General Details		Contribution To The Character Of The ACA								
Parcel 6: P 06	Claregate Street, Kildare		Location		Moderate								
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgence Plots				Artistic Attractive building, with graceful first floor window proportions and well balanced left hand side shop front arrangement, complimentary to the first floor openings. New shop fronts to the right hand side would benefit from reconsideration. Shopfront with decorative render is a feature of artistic merit shared with a small number of further buildings in the locality representing a tradition in Kildare, and attests to the high quality of craftsmanship practised in the town. Social: The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries. Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street, while contributing to the varied roof line of the terrace.								
	Five-bay two storey terraced house, with three shop units. Original archway to right hand side modified to form a shop front.												
Elements		Doors		Shopfront		Elevation		Roof		Gutters		Overall Facade	
Windows		Doors		Shopfront		Elevation		Roof		Gutters		Overall Facade	
Square headed windows, with decorative render surround to four windows, render sills. Replacement uPVC casement windows.		Square headed door opening, with replacement timber door with fanlight over.		Left hand shop front render surround, central door way and symmetrical fixed timber display windows. Right hand shop fronts window and door only one with display sign over only.		Smooth render, with render dressing, quoins to right hand side. Lined and Painted.		Replacement slate roof, with grey ridge tiles.		Replacement uPVC gutters.		Would benefit from replacement of original features, reconsideration of overall building colours, original left had side shop front, and of signage and proportions of right hand side shop fronts.	


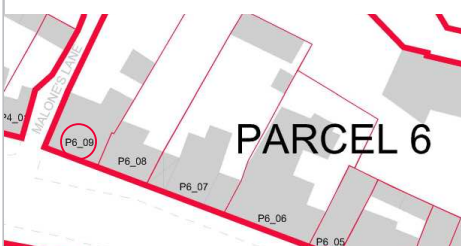
# KILDARE TOWN ARCHITECTURAL CONSERVATION AREA STATEMENT



Reference Parcel 6: P 07A		Property Description		General Details Location		Contribution To The Character Of The ACA	
		D'Arcy & Co. Solicitors, Claregate Street Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots		 <b>PARCEL 6</b>		Moderate	
		Two-bay two storey terraced house with ground floor commercial use.				Artistic Attractive building, with well balanced shop front arrangement, complimentary to the first floor openings.	
						Social: The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries.	
						Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street, while contributing to the varied roof line of the terrace.	
Elements		Doors		Shopfront		Roof	
Windows		Doors		Shopfront		Roof	
Square headed window, render sill, smooth render reveals. Replacement timber casement windows, with top hung narrow window openings.		Square headed Central door part of Shop Front		Shopfront alluding to traditional style, two fixed display windows, incorporating pilasters, corbel and fascia with painted lettering.		Replacement Slate roof, with brick / render (?) chimneys (Shared)	


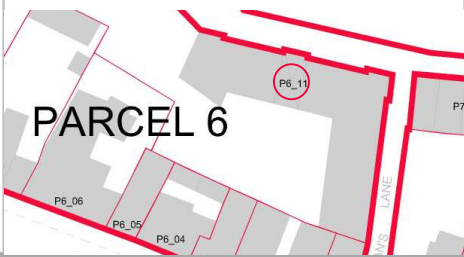
Reference Parcel 6: P 7B		Property Description		General Details Location		Contribution To The Character Of The ACA									
		Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots		 <b>PARCEL 6</b>		Moderate									
		Three bay two storey terraced house. Original gateway blocked up to left hand side replaced by a new doorway.				Artistic Attractive building, traditional use of render to decorative effect, with well balanced window opening retaining original proportions, with the exception of the loss of the original gateway.  Social: The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries.  Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street, while contributing to the varied roof line of the terrace.									
Elements		Doors		Shopfront		Roof		Gutters		Overall Facade					
Windows		Square headed window, render sill, smooth render reveals. Replacement timber casement windows, with top hung narrow window openings.		Square headed replacement glazed door, and square headed timber door.		None		Roughcast render to first floor, string course at sill level, and smooth render to ground floor.		Replacement Slate roof, with brick / render (?) chimneys (Shared)		Replacement uPVC guttering		Would benefit from reinstatement of original features, reconsidering balance of solid to opening on ground floor.	

Reference Parcel 6: P 08	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots				Moderate		
	Three-bay two-storey terraced house. Remodelled.				Artistic Loss of original proportions, and architectural features, however retains the original form. Position of window openings and shop front to the ground complementary and well balanced.		
					Social The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries.		
					Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street while contributing to the varied roof line of the terrace.		
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed window, render sill. Replacement uPVC casement windows.		Square headed glazed timber door to shop front, and square headed glazed timber door to right hand side.	Shopfront alluding to traditional style, incorporating pilasters, corbel, ad fascia with applied lettering. Signboard over entrance door to first floor.	Smooth render finish. Painted.	Replacement slate roof. Chimney lost.	Replacement uPVC rainwater goods.	Would benefit from reinstatement of original features, and reconsideration of shop front approach to more modest approach, and reconsideration of signage to first floor.



Reference Parcel 6: P 09	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Dooras House, Claregate Street, Kildare, County Kildare Date :- 1780 - 1820				Moderate		
	Protected RPS No :- n/a NIAH No :- 11817024 (Applies to Plaque) LAP Proposed Protected n/a HLCP UMBP Medieval Burgage Plots				Artistic Attractive building. The treatment of the shop front with decorative render is a feature of artistic merit shared with a small number of further buildings in the locality representing a tradition in Kildare, and attests to the high quality of craftsmanship practised in the town.		
	Four-bay two storey end of terrace house, with ground floor commercial use.				Social: The property is a mid range representing the continued expansion of Kildare town in the late nineteenth / early twentieth centuries.		
Streetscape It is an integral component of the streetscape, defines the established street line of Claregate Street, while contributing to the varied roof line of the terrace.							
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed window openings, with replacement timber casement windows, top hung opening section.		Square headed doorway, with render surround par of shop front. Replacement timber panel door with fanlight over	Decorative render shop front, with vertical striped effect surrounding doors and windows, smooth render below display windows with canopy at first floor sill level.	Smooth render finish. Decorative render quoins to right and left side.	Gabled replacement slate roof and clay ridge tiles. Render chimney. Loss of chimney to right hand side.	Replacement uPVC rainwater goods.	Would benefit from reinstatement of historic features, windows, rainwater goods, and right hand side chimney. Reconsider paint colour to complement adjoining terrace.

Reference Parcel 6: P 10	Property Description		General Details Location		Contribution To The Character Of The ACA			
	Fire Castle Lane, Kildare				Minor			
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Artistic Contemporary use of traditional materials, contributing to the historic ambience of the laneway.			
	Seven-Bay two storey terrace apartments, with stepped single bay gabled breakfront entrance centrally positioned between symmetrical three bay wings.				Social Represents the continued expansion of Kildare town in the late twentieth century.			
						Streetscape Reinstates historic building lines, and reestablishes the line of Firecastle Lane, and junction with Malone's Lane.		
Elements								
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade	
Squared headed timber casement windows, with concrete sills at first floor, and square headed timber casement windows with stone sills at ground floor, dressed brick header and reveals.		Arched doorway, glazed timber doors.	None	Smooth render first floor, with stone ground floor, with dressed red brick detailing to windows.	Hipped Slate roof, and gable to breakfront, with dormer roofs over windows,	uPVC rainwater goods.	Maintenance of multi occupancy structure to be ensured.	

Reference Parcel 6: P_11	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Firecastle Lane				Minor		
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Artistic Contemporary use of traditional materials, contributing to the historic ambience of the laneway.		
	L-Shaped terrace extending from Firecastle Lane Heffernan's Lane. XX-Bay two storey terrace apartments, with stepped single bay gabled breakfront entrance centrally positioned between symmetrical three bay wings.				Social Represents the continued expansion of Kildare town in the late twentieth century.		
REPLACE PHOTO				Streetscape Reinstates historic building lines, and reestablishes the line of Firecastle Lane and Malone's Lane			
Elements		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Windows Squared headed timber casement windows, with concrete sills at first floor, and square headed timber casement windows with stone sills at ground floor, dressed brick header and reveals.		Arched doorway, glazed timber doors.	None	Smooth render first floor, with stone ground floor, with dressed red brick detailing to windows.	Hipped Slate roof, and gable to breakfront, with dormer roofs over windows,	uPVC rainwater goods.	Maintenance of multi occupancy structure to be ensured.