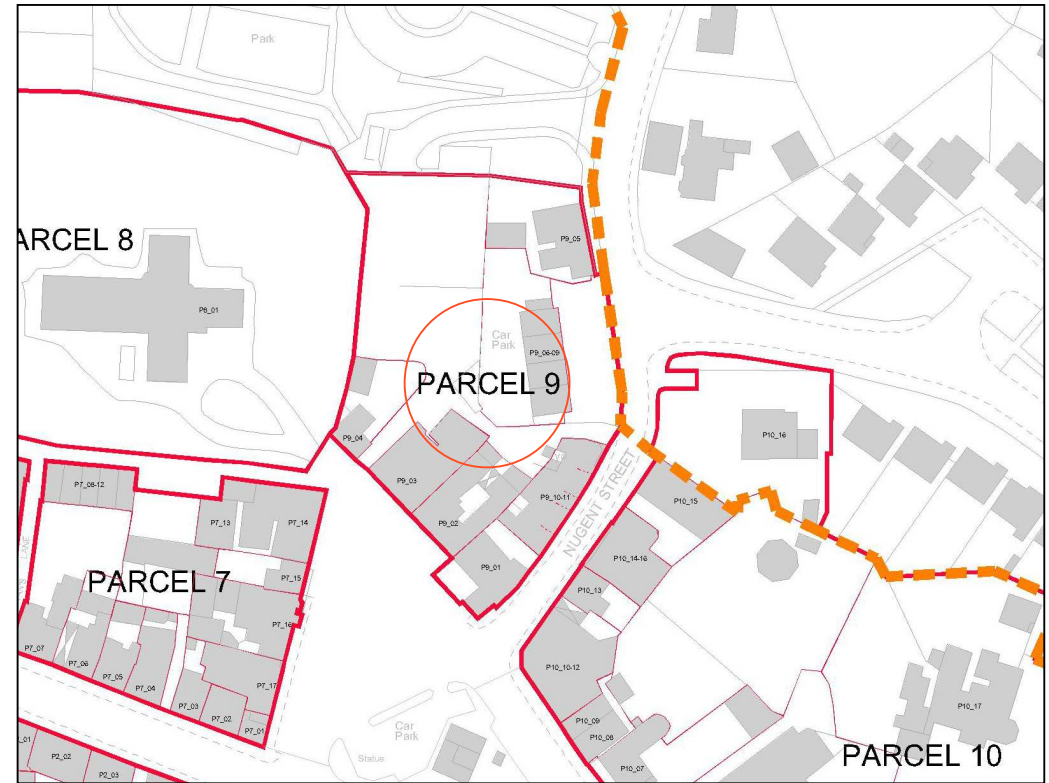
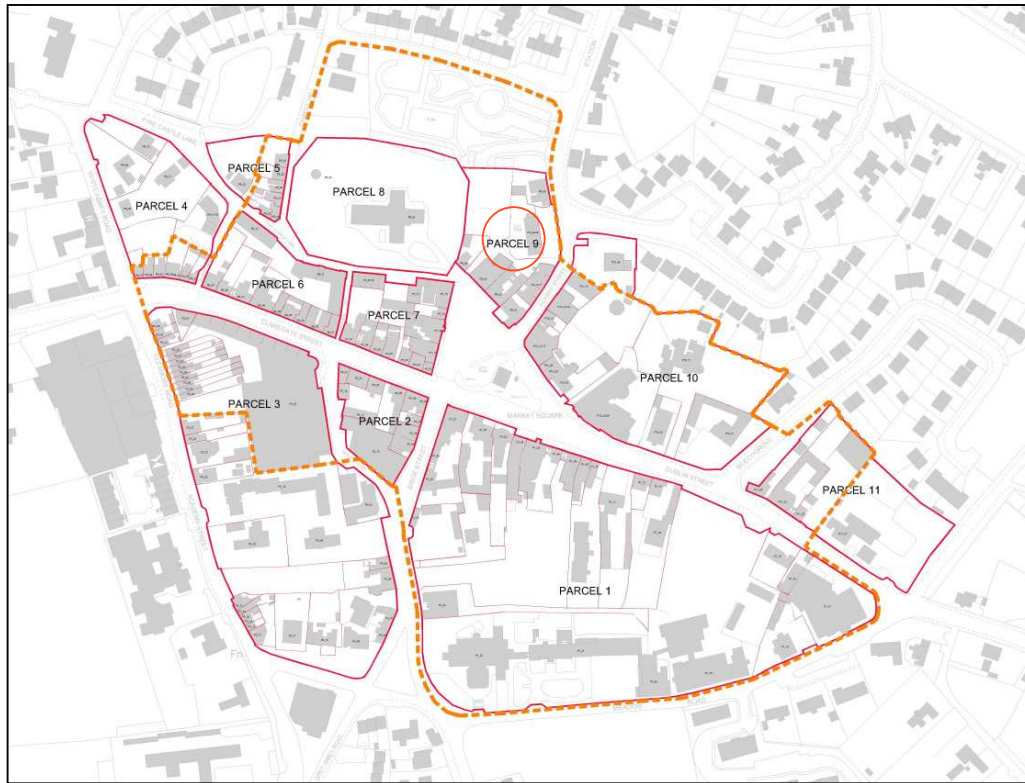









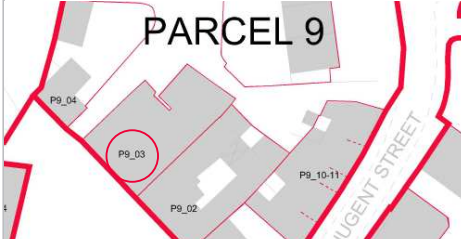
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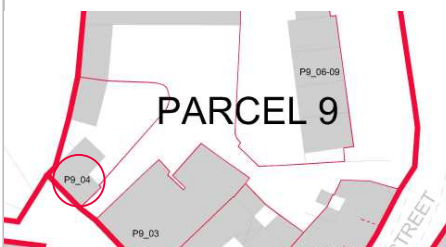



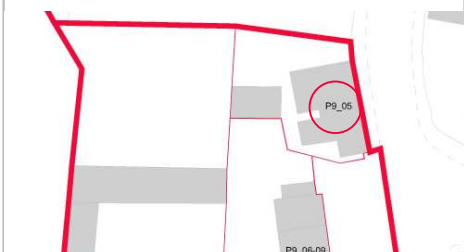
KILDARE TOWN ARCHITECTURAL CONSERVATION AREA STATEMENT


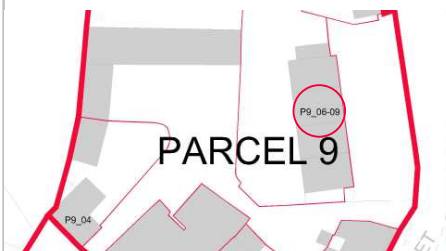
Reference Parcel 9: P 01																																						
<table><tr><th colspan="2">Property Description</th><th colspan="2">General Details</th><th>Contribution To The Character Of The ACA</th></tr><tr><td colspan="2">Pharmacy (Formerly Mc Hugh's), Nugent Street/ Market Square, Kildare, Kildare County</td><td colspan="2">Location</td><td>Major</td></tr><tr><td colspan="2">Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected 38 HLCP UMBP Medieval Burgage Plots</td><td colspan="2"></td><td>Artistic Attractive mid sized building of modest proportions that retains its original form. Addition of unsympathetic extension to the front that detracts from the original harmony of the Social Representing the continued commercialisation of the historic core of Kildare town in the early to mid nineteenth century. Streetscape Integral component of the streetscape, framing Market Square, flanking the road leading to the Cathedral. Addition of unsympathetic extension to the north that detracts from the original harmony of the building, and the streetscape.</td></tr><tr><th colspan="5">Elements</th></tr><tr><th>Windows</th><th>Doors</th><th>Shopfront</th><th>Elevation</th><th>Roof</th><th>Gutters</th><th>Overall Facade</th></tr><tr><td>Square headed windows, render sills, and replacement aluminium windows.</td><td>Elliptical arched doorway, replacement timber door with side lights, and spoked fanlight.</td><td>Timber shopfront in traditional style surrounding double glazed doors, fixed pane display windows and over lights.</td><td>Smooth render with dressed render strip at eaves level, render quoins to corners, and render to reveals. Replacement railing on render wall to Market Square. Rubble stone plinth to gable.</td><td>Roof behind parapet to market Square.</td><td>Cast iron rainwater goods</td><td>Would benefit from reinstatement of traditional architectural features, and reconsideration of use of colour to compatible colour scheme with adjoining properties.</td></tr></table>					Property Description		General Details		Contribution To The Character Of The ACA	Pharmacy (Formerly Mc Hugh's), Nugent Street/ Market Square, Kildare, Kildare County		Location		Major	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected 38 HLCP UMBP Medieval Burgage Plots				Artistic Attractive mid sized building of modest proportions that retains its original form. Addition of unsympathetic extension to the front that detracts from the original harmony of the Social Representing the continued commercialisation of the historic core of Kildare town in the early to mid nineteenth century. Streetscape Integral component of the streetscape, framing Market Square, flanking the road leading to the Cathedral. Addition of unsympathetic extension to the north that detracts from the original harmony of the building, and the streetscape.	Elements					Windows	Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade	Square headed windows, render sills, and replacement aluminium windows.	Elliptical arched doorway, replacement timber door with side lights, and spoked fanlight.	Timber shopfront in traditional style surrounding double glazed doors, fixed pane display windows and over lights.	Smooth render with dressed render strip at eaves level, render quoins to corners, and render to reveals. Replacement railing on render wall to Market Square. Rubble stone plinth to gable.	Roof behind parapet to market Square.	Cast iron rainwater goods	Would benefit from reinstatement of traditional architectural features, and reconsideration of use of colour to compatible colour scheme with adjoining properties.
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Reference Parcel 9: P 02	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Chan Kitchen, Flanagan & Co Solicitors, Market Square, Kildare Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP UMBP Medieval Burgence Plots				Moderate		
	Four-bay two storey house, centred door, and flanking shop front units. Significantly modified (possibly rebuilt)				Artistic Mid sized building of modest proportions that retains its original form.		
					Social Representing the continued commercialisation of the historic core of Kildare town.		
				Streetscape Integral component of the streetscape, framing Market Square, flanking the road leading to the cathedral.			
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed first floor windows, concrete sills, and timber casement windows.		Square headed door, timber paneled door and fan light over.	Timber shop fronts, traditional design, with pilasters, corbels, and fascia. Centred double doors, fixed pane display windows, with opening high level windows.	Smooth render finish.	Replacement slate roof.	Replacement uPVC rainwater goods.	Would benefit from traditional window proportions at first floor.


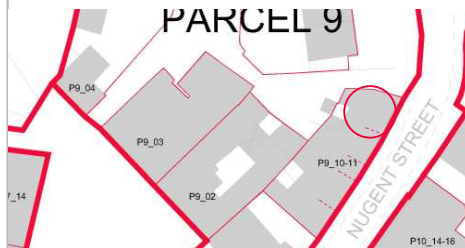
Reference Parcel 9: P 03	Property Description Tikka Restaurant (Formerly Seeta) / Nolan's, Market Square, Kildare, Kildare County Date :- 1880 - 1890 Protected RPS No :- B22-44 NIAH No :- 11817005 LAP Proposed Protected 9 HLCP UMBP Medieval Burgage Plots End of terrace four-bay two -storey yellow brick house, c1885		General Details Location 		Contribution To The Character Of The ACA Major - Minor Landmark. Artistic Fine attractive house that is relatively well maintained to retain most of its original form and some of its original character. The use of yellow brick with red brick dressings attests to the advances in technology in the late nineteenth century that allowed for the mass-production of brick, and the resulting building is typical of the Victorian taste for poly chromatic designs, a rare feature in the historic core of Kildare town. Streetscape Attractive and integral component of the streetscape, framing Market Square to the north-east and flanking the road leading to the cathedral to the north-west. Terminates views from Bride Street.		
Elements							
Windows Shallow segmental-headed window openings. Stone sills. Red brick dressings. Replacement uPVC casement windows.		Doors Pointed-arch door opening. Red brick dressings. Cut-stone hood moulding over. Timber panelled door. Over light.	Shopfront Timber shopfront c1925 to right ground floor with pilasters, fixed pane display windows and glazed timber double doors having fascia over with hood moulding. Fascia over windows to left hand side.	Elevation Yellow brick Flemish bond walls. Red brick dressings including sting courses (one forming eaves course) and pointed-arch relieving arch to gabled end bay.	Roof Replacement artificial slate. Red clay ridge tiles. Yellow brick chimney stacks with red brick dressings. Cut-stone coping to gables. Exposed timber eaves.	Gutters Cast iron rain water goods	Overall Facade Would benefit from reinstatement of traditional style timber fenestration, removal of signboard to left hand side.


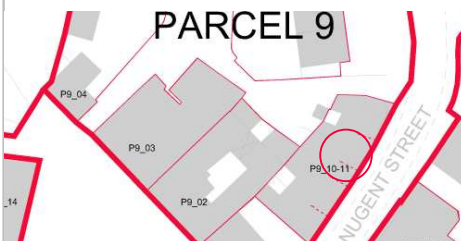
Reference Parcel 9: P 04		Property Description		General Details Location		Contribution To The Character Of The ACA	
		Former Rectors House, Market Square, Kildare, Kildare County Date :- 1860 - 1865				Major	
		Protected RPS No :- B22-30 NIAH No :- 11817006 LAP Proposed Protected 16 HLCP UMBP Medieval Burgage Plots				Artistic: Attractive, middle-size building on a symmetrical plan composed of graceful proportions centred about a round headed door opening. Loss of much of the original fabric, although it retains its form remains intact. Construction of front elevation in squared stone with yellow brick dressings attests to the high quality of stone masonry traditionally practised in the locality.	
		Detached three-bay two-storey former rectory, built 1864-5, on a symmetrical plan. Renovated and extended.				Social: Of Social and historical interest for its original intended purposes as a residence for the Church of Ireland clergy in the locality.	
						Streetscape: integral component of the streetscape, framing Market Square to the north east while terminating the terrace, an flanking the entrance leading in to the grounds of the cathedral.	
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed window openings, stone sills, Yellow brick block-and-start surrounds. Replacement uPVC casement windows.		Round headed door opening. Yellow brick surround. Replacement uPVC door. Replacement sidelights. Spoked Fanlight.	None	Coursed squared rubble limestone wall to front (south-west) elevation. Cut-stone quoins to corners. Rendered walls to remainder. Unpainted. Bench Mark to right hand side	Gable-ended roof (hipped to return) Concrete ridge tiles. Concrete coping to gables. Rendered chimney stack.	Replacement uPVC rainwater foods on rendered eaves course.	Would benefit from reinstatement of traditional square fenestration and details.



Reference Parcel 9: P 05	Property Description		General Details Location		Contribution To The Character Of The ACA		
	<p>Paddy Byrne Butchers, Nugent Street.</p> <p>Protected RPS No :- n/a</p> <p>NIAH No :- n/a</p> <p>LAP Proposed Protected n/a</p> <p>HLCP UMBP Medieval Burgage Plots</p> <p>Two dwellings, three bay two storey dwelling to left hand side on a symmetrical plan, and three-bay two storey dwelling with ground floor shop, and extension to the rear. .</p>				Moderate		
	Artistic Attractive mid sized building, retaining original form, with graceful proportions.						
	Social: Of social and historical interest representing the continued commercialisation of Kildare town in the early twentieth century.						
Streetscape. It is an integral component of the streetscape, defining Nugent Street, and contributing to its varied roof profile.							
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed windows, stone sills(?) Replacement uPVC casement windows. Render reveals.		Shallow Segmental headed doorway, with replacement timber paneled door, timber surround with timber pilasters, and cornice. Fanlight over. Door to Left had side of shop front segmental headed, with replacement timber panel door, with fanlight over.	Render surround with Shop for traditional style, including pilaster, consoles, and fascia. Painted signage within fascia. Integrated awning.	Roughcast render, dressed decorative render with render quoins to corners, and render plinth, reveals to windows and doorways, and render surround to shop front.	Gables to left hand side, and hipped to right hand side, replacement slate, with concrete ridge tiles, rendered chimney stacks.	Replacement uPVC rainwater goods.	Well maintained and attractive facade. Would benefit from reinstatement of original architectural elements, windows and rainwater goods.

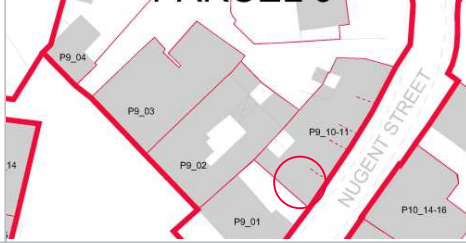
Reference Parcel 9: P 06-09		Property Description		General Details Location		Contribution To The Character Of The ACA		
		Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Minor		
		Four properties, comprising four two bay two storey structures, with commercial ground floor uses, set back with a car parking fore court to Nugent Street.				Artistic Building consistent in height to traditional building form, displaying fine plot grain.		
						Social: Of social interest representing the continued commercialisation of Kildare town in the late twentieth century.		
						Streetscape: Building Line / set back and fore court treatment detracts from public realm.		
Elements								
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade	
Square headed windows, concrete sills, with timber casement windows at first floor.		Doorway integral to shop fronts.	Four shop front bays, comprising glazed aluminium double doors, adjoining narrow side lights, and two fixed pane display windows, with fascia over. Consistent shop front widths and overall shop front heights.	Rough cast render to first floor, smooth render to ground floor	Gabled artificial slate	uPVC rainwater goods.	Would benefit from reconsideration of shop front treatment, to use of natural materials, coordination between properties, and improvement to fore court area.	

KILDARE TOWN ARCHITECTURAL CONSERVATION AREA STATEMENT

Reference Parcel 9: P 10	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Agape Sandwich Bar, Nugent Street, Kildare				Minor		
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Artistic Building consistent in height to traditional building form, displaying fine plot grain.		
	End of terrace two-storey three-bay building (apartment block(?)) And commercial unit, comprising one of four units within the overall terrace. Corner entrance to shop. Centralised entrance to south of overall block.				Social: Of social interest representing the continued commercialisation of Kildare town in the late twentieth century. Streetscape: It is an integral component of the streetscape, defining the established street line of Nugent Street.		
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed windows. Concrete sill and small railing. uPVC casement window. Feature corner window at first floor.		None. Part of Shopfront only.	Timber shop front of traditional style, with corner entrance chamfered doorway, support column at corner. Shopfront including pilasters, cornice, fascia, and fixed display windows.	Smooth render finish.	Gabled slate roof. Historic lighting attached to building.	uPVC rainwater goods.	Would benefit from reconsideration of colour of facade in coordination with adjoining buildings in terrace, to create greater vertical emphasis, and replacement of windows with traditional material and design.

Reference Parcel 9: P 11	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Mrs Quinn Charity Shop Nugent Street, Kildare Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Minor		
	Mid Terrace two-storey three-bay building apartment block(?) And commercial unit, comprising one of four units within the overall terrace. Centralised entrance to first floor south of overall block.				Artistic Building consistent in height to traditional building form, displaying fine plot grain. Social: Of social interest representing the continued commercialisation of Kildare town in the late twentieth century. Streetscape: It is an integral component of the streetscape, defining the established street line of Nugent Street.		
Elements							
Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed windows. Concrete sill and small railing. uPVC casement window.		None. Part of Shopfront only.	Timber shop front of traditional style, with central timber glazed doorway. Shopfront including pilasters, cornice, fascia, and fixed display windows.	Smooth render finish.	Slate roof finish.	uPVC rainwater goods.	Would benefit from reconsideration of colour of facade in coordination with adjoining buildings in terrace, to create greater vertical emphasis, and replacement of windows with traditional material and design.

Reference Parcel 9: P 11A	Property Description		General Details Location		Contribution To The Character Of The ACA		
	Victoria House, Restaurant, Nugent Street, Kildare				Minor		
	Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces				Artistic Building consistent in height to traditional building form, displaying fine plot grain. Social: Of social interest representing the continued commercialisation of Kildare town in the late twentieth century. Streetscape: It is an integral component of the streetscape, defining the established street line of Nugent Street. Canopy over doorway detracts from the overall visual appearance. Excessive use of advertisement in shop front display windows.		
Mid Terrace two-storey three-bay building apartment block(?) and commercial unit, comprising one of four units within the overall terrace. Centralised entrance to first floor south of overall block.							
Elements Windows		Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed windows. Concrete sill and small railing. uPVC casement window.		Glazed timber door, with fixed glazed timber side panel. Timber finished canopy over door way and circular pilaster supports.	Timber shopfront of traditional style, with doorway to side, and fixed timber window displays. Blocked up, and used for advertisement.	Smooth render finish.	Slate roof finish.	uPVC rainwater goods.	Would benefit from reconsideration of colour of facade in coordination with adjoining buildings in terrace, to create greater vertical emphasis, and replacement of windows with traditional material and design, removal of canopy and excessive window advertisement.

Reference Parcel 9: P 11B		General Details		Contribution To The Character Of The ACA		
Property Description		Location				
<p>Smak, Nugent Street</p> <p>Protected RPS No :- n/a NIAH No :- n/a LAP Proposed Protected n/a HLCP URTR Late 20th - 21st Century Terraces</p> <p>End of terrace two-storey three-bay building (apartment block(?)) and commercial unit, comprising one of four units within the overall terrace. Corner entrance to shop. Centralised entrance to south of overall block.</p>				<p>Minor</p> <p>Artistic Building consistent in height to traditional building form, displaying fine plot grain.</p> <p>Social: Of social interest representing the continued commercialisation of Kildare town in the late twentieth century.</p> <p>Streetscape: It is an integral component of the streetscape, defining the established street line of Nugent Street.</p>		
Elements						
Windows	Doors	Shopfront	Elevation	Roof	Gutters	Overall Facade
Square headed windows. Concrete sill and small railing. uPVC casement window.	None. Part of Shopfront only.	Timber shop front of traditional style, with central timber glazed double doorway. Shopfront including pilasters, cornice, fascia, and fixed display windows.	Smooth render finish.	Gabled slate roof finish.	uPVC rainwater goods.	Would benefit from reconsideration of colour of facade in coordination with adjoining buildings in terrace, to create greater vertical emphasis, and replacement of windows with traditional material and design.

