

Variation No. 2

Designation of the central area
of Kildare town as an Architectural
Conservation Area (ACA)

October 2013



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1.0 Introduction

Variation No. 2 of the Kildare County Development Plan 2011-2017 is for the designation of the central area of Kildare town as an Architectural Conservation Area (ACA).

The central area of Kildare town has been designated an ACA in accordance with section 12.8.3, policy ACA 1 of the Kildare County Development Plan 2011-2017 and Section 81 of the Planning and Development Act 2000 (as amended).

The Planning Act allows a planning authority to include objectives in its Development Plan to protect the character of a place, area, group of structures or townscapes that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contribute to the appreciation of protected structures. Such areas are known as Architectural Conservation Areas (ACAs) and may include the following:

- Groups of structures of distinctiveness, visual richness or historical importance.
- The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit special protection.
- The setting of a protected structure where this is more extensive than its curtilage.
- Designed landscapes for example, urban parks, historic demesnes, cemeteries or industrial sites.
- Group of structures which form dispersed but unified entities but which are not within the curtilage of a single dominant structure.

An ACA could therefore include a terrace of houses, a streetscape, a town centre or an ensemble related to a specific building type, such as a mill or country house. The objective of the ACA designation is to guide change within an area and ensure that future development is carried out in a manner sympathetic to the special character of the historic place.

1.1 Boundaries of ACA

The northern boundary of the Kildare town ACA extends from Lourdes Street to Chapel Hill. The boundary turns to the south and crosses Fire Castle Lane in a southerly direction to the northern facades of dwellings fronting onto Malone's Lane. The boundary turns southwards and eastwards to White Abbey Road along the rear boundary of dwellings facing Claregate Street.

To the west the boundary extends across Claregate Street, runs along the eastern side of Cleamore Road and turns eastwards to the rear of properties on Claregate Street to its junction with Bangup Lane. It crosses Bride Street and extends along the eastern side of Bride Street, where it heads in a southwards direction to its junction with Meadow Road.

The southern boundary of the ACA is located along the northern edge of Meadow Road and extends eastwards to its junction with Dublin Street. It then follows a north-westerly direction along Dublin Street to its junction with Beechgrove. The boundary crosses Beechgrove to the side gardens to the rear of Beechgrove House and eastwards to include Leinster Lodge and the line of the historic castle wall extending to Nugent Street. The boundary continues northwards along Nugent Street/Station Road to connect again with the boundary of the Town Park and Lourdes Street to the north.

The boundary of the ACA described above and delineated on Map No. 1 included as part of the Variation incorporates the key character areas of the historic core of the town. These key areas include the Cathedral, Market Square, the principal east-west route running through the town (the former Dublin-Cork Road) and the adjoining laneways located off The Square. This area incorporates most of the eighteenth and nineteenth century building fabric of Kildare town.

2.0 Why Designate as an Architectural Conservation Area

As noted above, the Variation arises from the Kildare County Development Plan 2011-2017, Policy ACA1, which states that it is a policy of the Council: *“To investigate the designation of further ACAs at appropriate locations throughout the county to include Celbridge, Kildare town, Johnstown, Ballymore Eustace, Kilcullen, Brannockstown, Rathmore, Clane and Newbridge”*.

The reason for the Variation is to protect the special character of Kildare town and set out conservation and planning policies to protect its special character, which will guide future development.

3.0 Purpose of the ACA Designation

The purpose of an ACA is to protect and enhance the special character of the ACA by:

- Ensuring that all new development is carried out in a manner sympathetic to the special character of the area.
- Encouraging the reinstatement and enhancement of existing structures in a manner sympathetic to the special character of the area.

4.0 Brief Explanation of the Area

Kildare town is centrally located in Co. Kildare. It is positioned at the crossing of two regional roads the R415 running north-south and the R445 running east-west. The town is situated on a ridge higher than the surrounding lowlands. As such the town and its associated landmarks have historically been a prominent feature in the landscape. The town is defined as an Historic Medieval and Market Town Character Area in the Kildare Historic Landscape Characterisation Plan 2011 (KHLCP). The urban

structure of the town derives from its medieval origin and its later role as a market town. Development is centred around St. Brigid's Cathedral and the Market Square traversed by a principal east west route with narrow lanes and streets extending north and south.

5.0 Management of Development in the ACA

The Kildare town Architectural Conservation Area Statement of Character Report identifies the areas of special character and architectural interests. The Statement of Character Report has been produced as a guidance document which seeks to manage change in such a way as to preserve the special character of the ACA. The implications / consequences for planning are set out in the Statement of Character Report which accompanies the Variation and which gives specific guidance in relation to the future development of the area. Policies and objectives outlined in Section 6.0 and 7.0 seek to manage change and development in the Kildare ACA in accordance with the principles of proper planning and sustainable development.

Owners and occupiers of non-protected structures located within the Kildare ACA should note that the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area. Thus, for example, alteration works to streetscape features including roofs, walls, windows and doors, rainwater goods or the curtilage bounding a house, may not be exempted development. Domestic rear extensions, which are within the limits set out in the Planning and Development Regulations 2001-2012, and which are not visible from the public domain within the ACA and would not affect materially the character of the Architectural Conservation Area and consequently may be considered to be exempt development. This does not apply to structures on the Record of Protected Structures. Porches and other development, which may normally be considered exempt, are not exempt within the ACA area.

6.0 Kildare ACA Policies

It is the policy of the Council:

- ACA KE 1: To ensure that all development proposals including new development, modifications, alterations or extensions to existing buildings within the Kildare town ACA boundary, in the surrounding area and adjoining the boundary of the ACA, should be appropriate to the character of the ACA, inclusive of its general scale and materials, and be appropriately sited and sensitively designed having regard to the advice given in the Statement of Character for the town.
- ACA KE 2: To encourage appropriate new infill development which is considered essential to the vibrancy and sustainability of the town, designed in accordance with the advice given in the Statement of Character for the town.
- ACA KE 3: To require the preservation and reinstatement where appropriate of traditional building plots, building proportions, traditional details and material on existing buildings where improvements or maintenance works are being carried out.
- ACA KE 4: To require shop fronts and facades to be de-cluttered and re-ordered, with consideration given to the overall façade including the shop front at ground and upper floor levels, signage and in the context of the overall streetscape.
- ACA KE 5: To promote the enhancement of the public realm that will contribute to a sense of place and character of the area, having regard to the advice given in the Statement of Character for the town.
- ACA KE 6: To conserve the unique characteristics of Kildare town's laneways, their sense of place, scale and form, and to promote their overall enhancement having regard to the advice given in the Statement of Character for the town.
- ACA KE 7: To protect the special interest and character of the 'Burgage Plot' boundaries evidenced to the south of Dublin Street and Market Square, and to require that any new development in this area is designed in accordance with the principles of design for the area and Burgage Plot guidelines in the Statement of Character for the town.
- ACA KE 8: To promote the use of planned maintenance programmes and the preparation of conservation / management plans to avoid loss of historic building fabric and authenticity through inappropriate repair work for the Cathedral, the Castle and the Presentation Convent Lands.
- ACA KE 9: To protect and enhance all significant views and vistas that contribute to the historic character of Kildare town Architectural Conservation Area having regard to the advice given in the Statement of Character for the town.
- ACA KE 10: To require that all development proposals including new development, modifications, alterations or extensions to existing buildings within Kildare town ACA boundary, in the surrounding area and adjoining the boundary of the ACA have due regard to the DOEHG's *'Architectural Heritage Protection Guidelines for Planning Authorities 2004'* and their *'Advice Series'*.

7.0 Kildare ACA Objectives

It is an objective of the Council:

ACA KEO 1: To preserve the character of Kildare ACA and its setting by requiring that all development within the ACA and in the surrounding and adjoining area should complement the setting and character of the ACA and not diminish its distinctiveness of place.

ACA KEO 2: To ensure that any development within or adjoining the ACA is sympathetic to the character of the area and that the design is appropriate. All applications within and adjoining the ACA will be assessed in the context of the following criteria and the impact of any development on the immediate surrounds of the site, the broader townscape or its landscape setting:

- The height, scale and orientation of the proposed development.
- The bulk, massing and density of the proposed development and its layout in relation to any building line and the surrounding plan form.
- The quality and type of materials to be used in the construction of the development; any boundary treatments and landscaping.
- The design and detail of the proposed development.
- The retention of the traditional plot boundaries of the town.
- The retention and maintenance of historic street furniture, surfaces and boundary treatments.

ACA KEO 3: To review applications for all developments in the context of all significant views and vistas identified in the Kildare town Architectural Conservation Area Statement of Character.

ACA KEO 4: To review all applications for demolition, modifications or extensions to existing buildings with regard to its relative importance to the appreciation of the character of the ACA as identified in the Building Inventory of the Statement of Character.

ACA KEO 5: To prohibit the demolition of a structure that positively contributes to the character of an ACA, except in exceptional circumstances. Kildare County Council will require such applications to be accompanied by a measured and photographic survey, condition report and architectural heritage assessment of the structure and an assessment of the impact of the replacement building on the character of the ACA.

ACA KEO 6: To require that proposals for infill development within the ACA, and proposals contiguous to the ACA should include an analysis of how the new development complements the setting, character and appearance of the ACA, making reference to the findings of the Statement of Character for the town.

ACA KEO 7: To initiate a 'Beautiful Street Initiative' and to encourage the formation of Terrace / Street partners within the ACA boundary in order to facilitate cumulative enhancement of streetscapes within the ACA boundary.

- ACA KEO 8: To encourage removal of visually intrusive elements from existing facades, the reinstatement of historic features, and differentiation of original building plots in accordance with the advice and case study demonstrated in the Statement of Character for the town.
- ACA KEO 9: To encourage the repair and enhancement of existing shop fronts and the replacement of inappropriate shop fronts where necessary. The design of new shop fronts is required to act in harmony with the upper floor façade to complement and enhance the character of the building and streetscape plots in accordance with the advice and case study demonstrated in the Statement of Character.
- ACA KEO 10: To require that applications for modifications to existing shop fronts or new shop fronts include a study of the overall façade and to make proposals to place order on the overall façade, in particular to encourage the removal of visually intrusive elements such as inappropriate signage, lighting and ancillary cables and ducts and use of appropriate material as indicated in the shop front case study in the Statement of Character, Shop Front Design and Façade Maintenance.
- ACA KEO 11: To carry out a public realm strategy for Kildare ACA including Kildare town's laneways, with detailed consideration given to pedestrian spaces, paving materials, street furniture, signage and lighting in consultation with all stakeholders and having regard to the advice given in the Statement of Character for the town.
- ACA KEO 12: To require adherence to the laneway guidelines in the Kildare town ACA Statement of Character for applications for modifications to existing buildings or new developments along Kildare town's laneways.
- ACA KEO 13: To encourage applications for developments to the south of Market Street/ Dublin Street to comply with the principles of design for the area and Burgage Plot Guidelines in the Statement of Character to ensure a co-ordinated approach for the development of the area and to protect and enhance the historic interest presented by the Burgage plot boundaries.
- ACA KEO 14: To promote the preparation of management / conservation plans for the Cathedral, the Castle, and the Presentation Convent lands to inform future developments. Kildare County Council will liaise with and offer support to the landowners in the preparation of these.

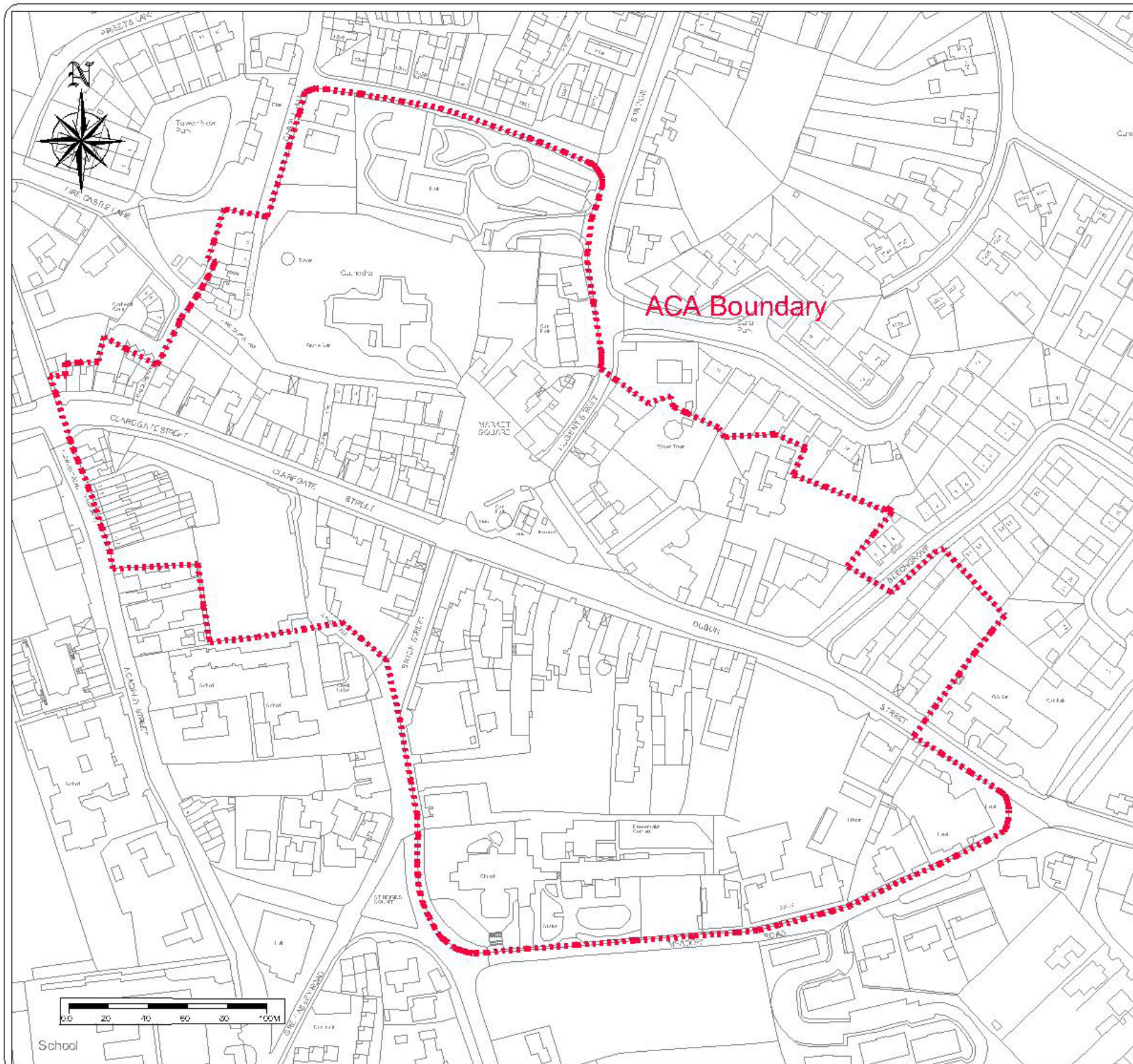
8.0 Strategic Environmental Appraisal / Appropriate Assessment Appraisal

The Planning Authority determined using the criteria set out in Schedule 2A Planning and Development Regulations 2001-2012, that a Strategic Environmental Assessment was not required for the proposed Variation to the Kildare County Development Plan 2011-2017 and the prescribed bodies did not object to this determination within the appropriate period.

It has also been determined that an Appropriate Assessment pursuant to Article 6 (3) and (4) of the Habitats Directive 92/43/EEC is not required.

9.0 More Information


The law governing ACAs is set out in the Planning and Development Acts 2000-2013 and the Planning and Development Regulations 2001-2012. Guidelines for Planning Authorities on Architectural Heritage Protection were issued by the Department of the Environment, Heritage and Local Government in 2004. All of these documents are available to view on www.environ.ie.



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Variation No.2 CDP
2011-2017

Legend

 Architectural Conservation Area
Boundary (ACA)

Kildare Town ACA

Scale: N.T.S.	Map Ref: 1
Date: October 2013	Drawing No: 200/13/610
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