

Architectural Heritage Impact Assessment Report



in support of the proposed development at

No. 13, No. 18, Beaufort Cottage and Beaufort, Sallins Road, Naas, Co. Kildare

for:

McCauley Daye O'Connell Architects

on behalf of:

McAuley Place

Our Reference:

1201-PP-20260310-sf

10 March 2026

Revision A

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1.0 INTRODUCTION

This architectural assessment was prepared by Sinéad Flynn, RIAI Grade 1 Conservation Architect, of FLYNN Architects, at the request of McCauley Daye O'Connell Architects to accompany a Part 8 Application for a residential development for older persons at McCauley Place (Beaufort Site), Sallins Road, Naas, Co. Kildare.

The site and buildings were inspected between July 2024 and March 2026. The architectural context was established through historic and background research obtained by consulting books, pamphlets, news clippings, websites and other archival and repository sources.

This report is to be read with the existing and proposed drawings and the design statement prepared by the architects, and with the CGIs, photomontages, verified views and the Landscape and Visual Impact Assessment prepared by Modelworks. With the photographs and drawings provided in Appendix 1 it is intended that the report will serve as an architectural record and appraisal of the built heritage features on the site including the cottages and boundaries proposed for demolition.

1.1 Summary

The proposed site is on the west side of the Sallins Road, on the northern outskirts of Naas. It takes in four houses (Beaufort, Beaufort Cottage, 13 and 18 Sallins Road), their long, shared back gardens and a community garden behind. The proposed development is to extend the McAuley Place facility, based in the near-by former Convent of Mercy, which has been providing sheltered housing in Naas since 2000.

The town of Naas is a prominent historic settlement with references to a gathering place for the Kings of Leinster (Nás na Ríogh) appearing in fourteenth century annals. Cartographic sources for the town suggest buildings on the proposed site from at least the mid-eighteenth century. A meeting house is marked at Beaufort on the 1837 Ordnance Survey maps with wide-fronted single storey cottages lining the Sallins Road by 1907. Substantial religious Institutional and educational buildings associated with the Catholic Church of Our Lady and St David developed between the mid-nineteenth century and modern times. The cottages lining Sallins Road have been largely demolished, replaced and altered through the twentieth century.

The proposed site is complex, an amalgamation of historic plots with built features from different periods including Beaufort, which is rated of regional importance in the National Inventory of Architectural Heritage (NIAH) for reasons of architectural and social interest. The setting is similarly complex, with historic structures of national, regional and local importance associated with the Church of Our Lady and St David, the former convent of mercy buildings, a school, laundry and burial ground and the presbytery. The proposed site is outside of the Naas Architectural Conservation Area (ACA), but features on views along the Sallins Road which are protected under the Naas Local Area Plan (LAP). The settings of the protected and historic structures, and the view on approach to the ACA from Sallins Road were impacted by the construction of Poplar House and the Town Centre Shopping Centre in the late twentieth century, changing the baseline context.

The proposed development is to extend McAuley Place, providing 44 additional apartments and a community facility in Beaufort which will be altered and repaired. The development also includes replacement of three vernacular cottages fronting onto Sallins Road, and their associated boundary features to the rear. The cottages are historic but have been significantly altered in modern times. They have been fully recorded and appraised. The replacement building will impact on the setting of Naas ACA, on protected views identified in Naas Local Area Plan 2021-2027 (LAP) and on the setting of Our Lady and St. David's Catholic Church. The proposed apartment building will be finished using high-quality robust materials. The replacement of the cottages is in line with existing base-line trends, necessary to ensure the sustainable residential expansion of the town of Naas.

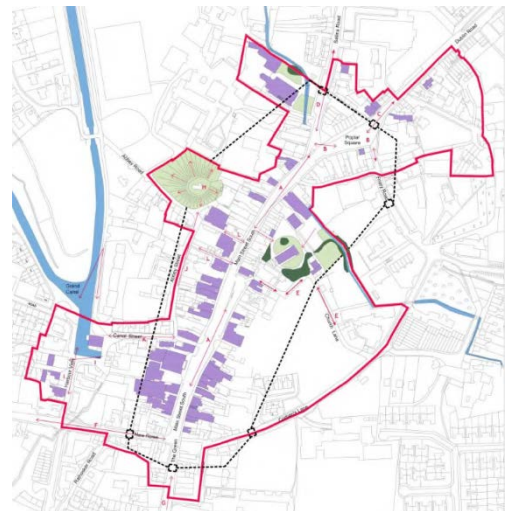
Positive impacts are anticipated as a result of the expansion of the McAuley Place facility, which is an appropriate and community focussed use for the historic buildings of the former Convent of Mercy, ensuring that they are accessible to the people of Naas and maintained to a very high standard. Significant positive impacts are also anticipated as a result of the proposal to restore Beaufort, opening it for community use.

The impact assessment has taken account of the magnitude of predicted impact, and the significance and sensitivity of the feature which has the potential to be impacted. No significant negative impacts were identified on the Architectural Heritage Resource of the proposed site as a result of the proposed development.

2.0 BACKGROUND AND CONTEXT

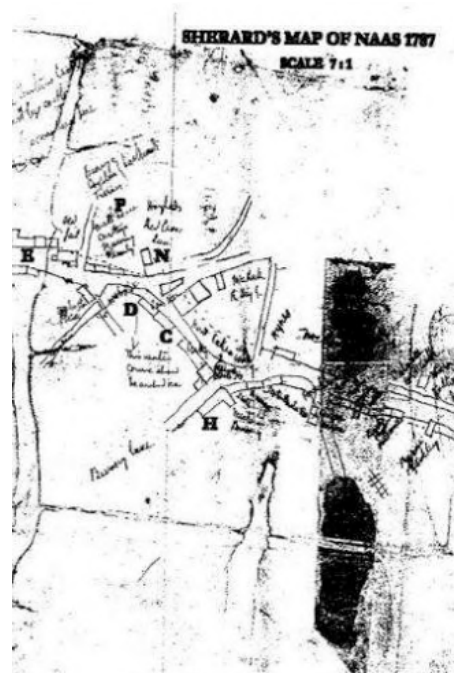
2.1 Early History

References to Naas [*an Nás* – gathering place, also *Nás Laighean* – Leinster gathering place, and *Nás na Ríogh* (gathering place of the Kings)] stretch all the way back into the ancient annals of Ireland compiled between C14th and C17th. Built features of the medieval town, which was strategically located on the rampart at the edge of the English Pale through the fifteenth and sixteenth centuries, included up to ten tower houses lining the main street, a circuit of defensive walls with a series of gates, and three friaries. Records of the possession of the friaries from their dissolution 1540–41, describe a substantial settlement of cottages and tenements, mills, orchards, gardens and plantations, which comprised at least 700–800 houses reportedly burned when O'Mores and McCormack O'Connor attacked the town in 1577¹.



Above Left: Extract from the Down Survey of County Kildare showing the walled town of Naas as surveyed in 1657.
Above Right: Modern map of Naas showing the location of the medieval town walls with gates.

The earliest detailed maps of Naas were estate maps drawn in the eighteenth century, to facilitate valuation of tenancies and the realignment of streets. Whittlesey's map of 1722, and Sherrard's map of 1787 show a the town in a recognisable form, with an identifiable plot pattern of earlier burgage structure.



Above Left: *The Town of Naas 1722* drawn by Robert Whittlesey for Thomas Burgh, Surveyor General and MP, redrawn by Sheena Meagher. The map indicates that the town extended out as far as Sallins Road (top centre of the map) by this date with at least one plot set out.

¹ Lotts Architecture and Urbanism, *Naas Architectural Conservation Statement of Character*, Kildare County Council, 2009 pp11-13

Above Right: Part of Thomas Sherrard's *Map of Naas 1787* showing Sallins Road branching out from the town in the centre top of the frame. There is a building or plot indicated on the west side of the road but it is not labelled.

Sherrard noted that *the only slated houses in Main Street were Old and New Jail, Church, Court House and Town House.* The remainder of the houses had thatched roofs.

2.2 Nineteenth Century

There followed a period of consolidation and expansion in the early nineteenth century, illustrated through comparison of Sherrard's map with the first Ordnance Survey in 1837. This is the earliest map on which detailed built features, including features of the proposed site, can be definitively identified.



Above Left: Extract from the first edition Ordnance Survey map of Naas published 1837.
Above Right: Detailed extract of the same map with the modern site boundary overlaid in red

Writing in 1837, Samuel Lewis noted that the town of Naas was *pleasantly situated in a fine, open, and fertile tract of country, gently undulating and enriched with wood and beautifully contrasted on the southeast by the varied outline of the Wicklow mountains.* Lewis goes on to note that the total number of houses was about 600, of which *only a few were handsomely built*².

Beaufort is marked as a Meeting House on the first OS of the site in 1837. There was a row of cottages to the south of the Meeting House, stretching almost to Chapel Lane. Our Lady and St. David's Catholic Church was built, with a school house marked in the grounds, and the Abbey Field (now St. Mary's College) behind. Lewis described it as *a spacious and handsome edifice, in the early English style, erected by subscription in 1833, with a spacious school-room attached.* A row of cottages stretches from Beaufort to the main street, which opens opposite Chapel Lane to frame the entrance to the church and school house.

A mill race was shown on the west side of the site, which appears to be an extension of water features in Oldtown Demesne, drawn off to power a cornmill between the demesne and the town of Naas. The race opened into a pool behind the Meeting House which had been contained into a channel by the time that the town was mapped in detail in 1871.

² Lewis, S. A Topographical Dictionary of Ireland, Lewis & Co., London, 1837.



Above: Extract from the Ordnance Survey's Town map of Naas surveyed 1871 with the modern site boundary overlaid in red.

The town map of 1871 gives a detailed view of Naas, towards the end of the nineteenth century. Four cottages are shown within the proposed site boundary, to the south of Beaufort, with tiny enclosed yards behind, and long gardens stretching back to the mill race. Areas to the east and west of the mill race are delineated separately, suggests that the watercourse was not yet fully contained and may have been liable to expansion as had been shown on the earlier O.S. Map.

The earlier shown school house had been extended and a convent with chapel and school are also marked. The cemetery to the north of the chapel is shown, with a small building on its north side.

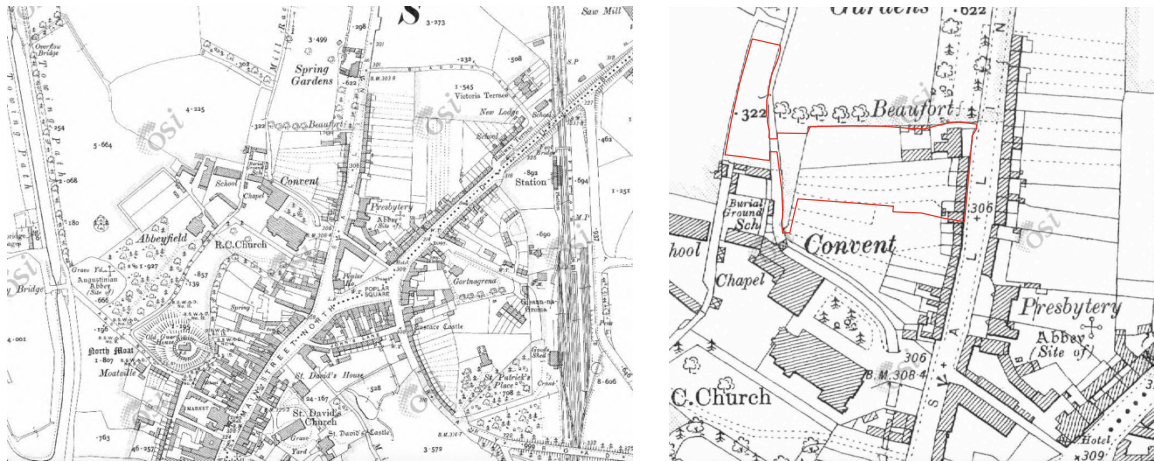


Above: Photographs showing Our Lady and St David's Church and the associated convent and school buildings in 1890. National Library of Ireland, Lawrence Collection L_ROY_07827 and L_ROY_07828

2.2 Twentieth Century

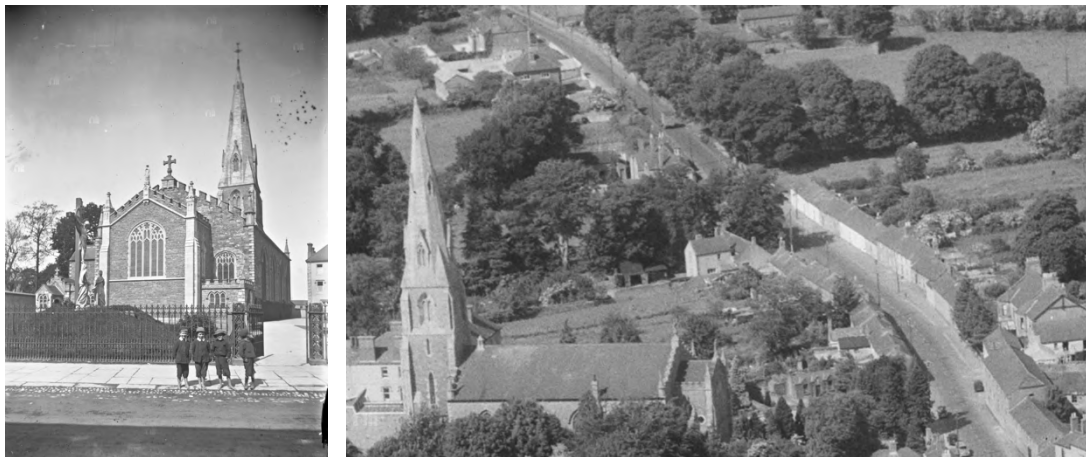
The Census return for 1911 records 47 occupied buildings along Sallins Road on the night of the return, with a total population of 218 people. The individual buildings are not readily identified as the numbering has changed. Three buildings were recorded with three windows to the front. The most likely of these to have been Beaufort is No. 21, which was empty on the night of the return. Two stables, a coach house and a shed are noted at the property on the out-building return.

12 cottages are recorded with two windows in front along Sallins Road. Three groups of them are in terraces of three similar buildings (number 8-10, 15-17 and 24-26). One of these terraces is probably the group of cottages surviving on the proposed site. The cottages were all 2 or three rooms, with slate, iron or tile roof coverings and stone walls. They were occupied by families of three or four people³.

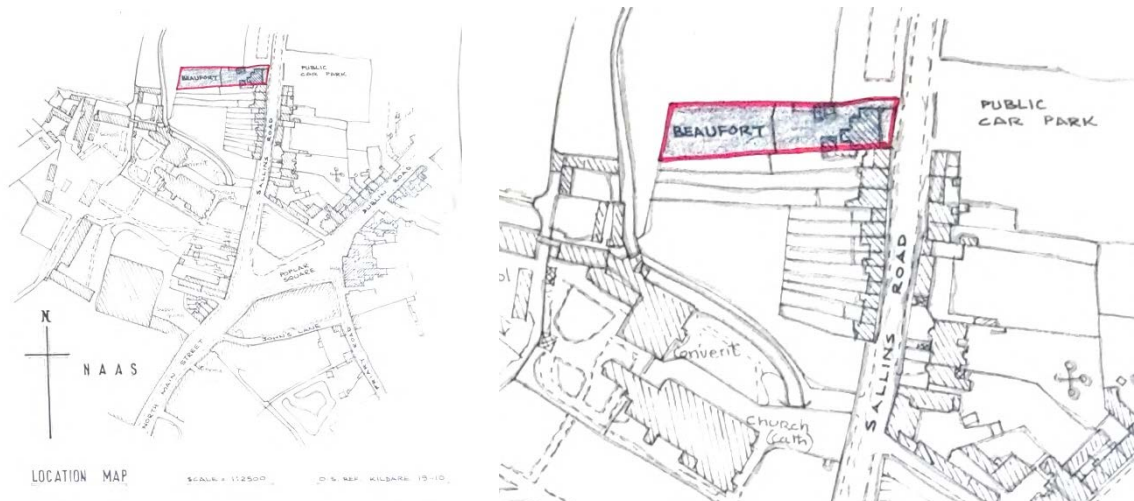


Above Left: Extract from the 25" edition Ordnance Survey map of Naas surveyed 1908.
 Above Right: Detailed extract of the same map with the modern site boundary overlaid in red

In 1936 the Convent primary school was extended to include a secondary school for girls. It moved to Abbeyfield in 1954 with a new classroom block completed in 1964. School facilities on the site were extended in 1981, 1993, 2001, 2006 and recently in 2023.



Above: Photographs showing Our Lady and St David's Church in 1910, and an aerial view of the proposed site in taken 1954
 National Library of Ireland, Eason Photographic Collection EAS_2608 (Right) Morgan Aerial Photographic Collection NPA MOR138 (Left)



³ <https://nationalarchives.ie/collections/search-the-census/view-pdf/?doc=nai002582228>

Site maps of Beaufort drawn in 1988, showing Sallins Road prior to the demolition of the cottages to the south of the proposed site.

McAuley Place was established in 2000, to provide a sheltered housing facility in the former Convent of Mercy. It comprises 53 one-bedroomed apartments, tea rooms, an arts and culture centre, a community centre and a community garden. The proposed development is to extend the facility to provide additional accommodation and community facilities.

3.0 ARCHITECTURAL DESCRIPTION

3.1 Beaufort

The NIAH recorded and appraised Beaufort in 2003, describing it as follows:

End-of-terrace four-bay single-storey house with dormer attic, c.1900, probably originally detached with round-headed door opening. Extended, c.1970, comprising two-bay two-storey flat-roofed return to rear to west. Reroofed and refenestrated, c.1990. Gable-ended roof. Replacement artificial slate, c.1990. Red clay ridge tiles. Rendered chimney stacks. Square rooflights, c.1990. Iron rainwater goods. Flat-roof to return. Bitumen felt. Rendered walls to front (east) elevation. Painted. Rendered dressings including channelled piers to ends. Roughcast walls to remainder. Painted. Square-headed window openings. Stone sills (concrete to return). Moulded rendered surrounds to front (east) elevation. Replacement uPVC casement windows, c.1990. Round-headed door opening. Moulded rendered surround and archivolt. Timber panelled door. Stained glass overlight. Set back from road in own grounds. Forecourt to front. Section of replacement iron railings, c.1970, to forecourt⁴.

Survey plans and a photographic record of Beaufort are submitted in Appendix 1 with further written descriptions of the back and sides of the house, of its interior and its garden given below.



Above Left: Photograph showing the elevation of Beaufort. Above Middle: View of the north side of Beaufort. Above Right: View of the south side of Beaufort taken from the garden of the adjoining Beaufort Cottage.

Beaufort appears to have originally been a wide-fronted single-storey house, with attic conversion and rear extensions added in various phases. There is a two-storey gable-fronted building at the back which does not tie into the front roof. Single storey lean-to extensions have been rationalised and partially subsumed into a two-storey low-pitched extension which joins the earlier buildings together and contains a staircase, entrance hall, utility and bathrooms. Walls to the side and back are covered in a dash render and overgrown. Windows are narrow framed aluminium casements or uPVC. Rainwater goods, soffits and fascia's to the back are white uPVC. Doors and gates are painted timber.

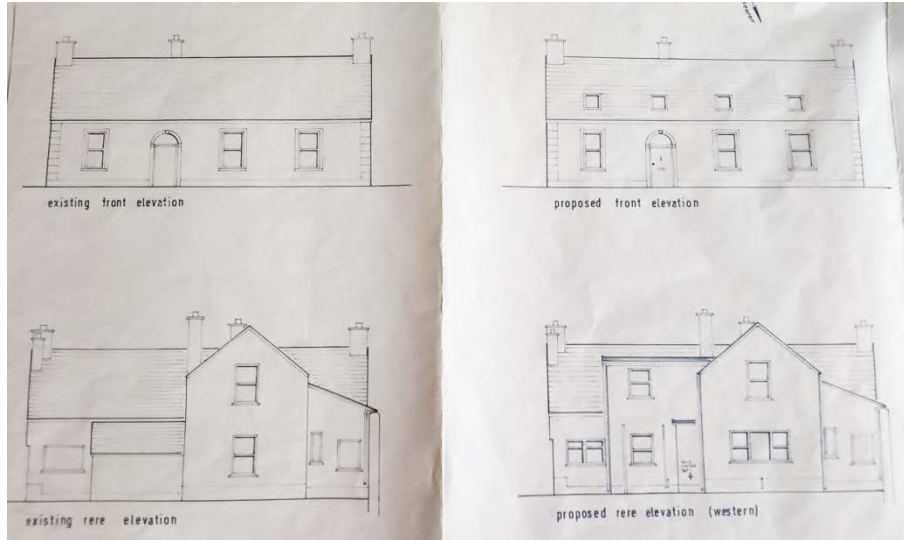


Above Left: Photograph showing the front door of Beaufort. Above Middle: View of the front garden. Above Right: View of the side elevation of Beaufort.

⁴ <https://www.buildingsofireland.ie/buildings-search/building/11814097/beaufort-sallins-road-naas-west-naas-kildare>

Above Right: View of the north side wall and entrance to Beaufort

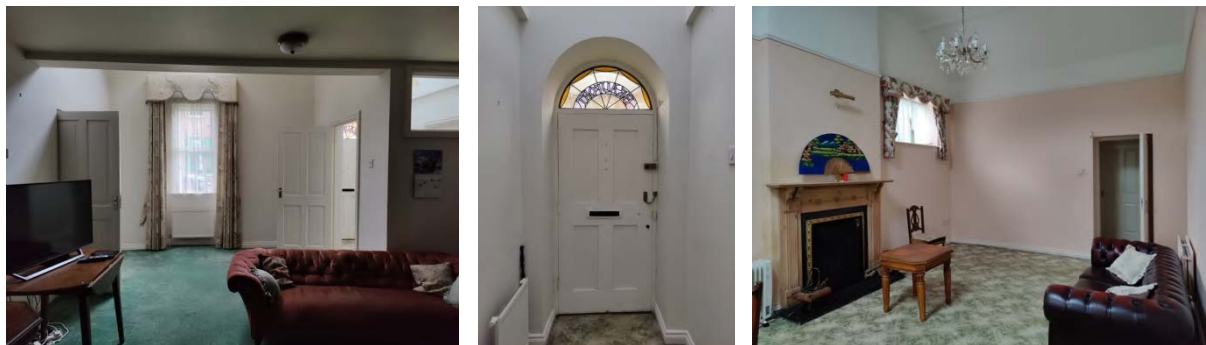
To the front there is a small garden, behind modern railings, with concrete pavers providing a path to the front door, a well-kept lawn and attractive shrubbery. The ground surfaces at the side and back of the house are tarmac and concrete. Behind this there is a large and attractive garden, with a large lawn and mature trees. The north boundary wall is comprised of coursed rubble (granite and limestone). There are low, detached out-buildings mostly modern block and corrugated sheeting with some brickwork. The mill race to the back of the site is lined with trees with sections of modern and historic walling.



Above: Architectural drawing showing existing and proposed front and rear elevations of Beaufort, drawn by Colm Hassett Consulting Engineer and dated January 1988.

Architectural drawings dated 1988 show the house before the attic conversion, and the two storey extension was added at the back. The drawings show a proposal that was only partially implemented.

The front or historic house is divided internally into three, with the north end further sub-divided into two small bedrooms (Rooms 103 and 104). An entrance hall is partitioned off the middle room (Room 101) inside the front door. The attic storey has been inserted into the roof space through substantial structural intervention, leaving the rooms below extending under the eaves. Rooflights have been added to the front. A small conservatory has been added to the south side of the two storey block.



Above: Photographs showing the interior of Beaufort taken in July 2024.
Left: front room (South), Centre: Entrance Hall, Right front room (North)

Upstairs there are three irregularly-shaped large rooms (Rooms 201, 203 and 208) accessed off a central landing which is housed in the new extension. Room 202 was not accessed.

There is little surviving historic character internally with floor, wall and ceiling finishes all modern and in good condition. The thickness of the internal partitions and the extent of alteration which was carried out when the attic storey was added suggest that most of the historic fabric has been lost or altered beyond recognition.

The only surviving feature of note are the window surrounds to the front, with the windows having been replaced. While the front door and over-light are replacements, they add character internally and externally. No historic plaster was identified and all internal joinery, fixtures and fittings, including the fireplaces which date from c.1990, are modern and of no architectural interest.



Above: Photographs showing the interior of Beaufort taken in July 2024.

Left: back kitchen, Centre: Room 208 in the existing 2-storey extension, Right: Room 201 showing the existing attic conversion.

3.2 Beaufort Cottage

Beaufort Cottage is a three-bay two-room cottage, which forms part of a terrace of three surviving three-bay cottages, immediately to the south of Beaufort and stepping in front of its front wall to open directly onto the footpath. Survey plans and a photographic record of the cottages are also submitted in Appendix 1.

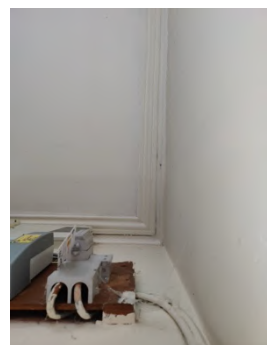
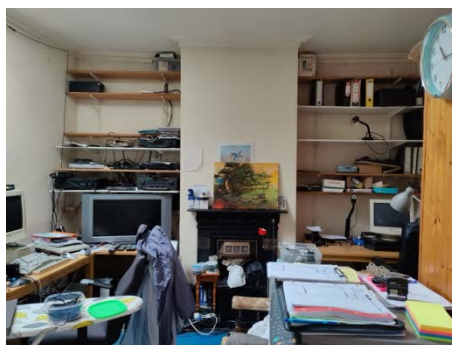
To the front, the walls are dash rendered with a smooth plaster plinth and door and window reveals. The windows openings are irregular square or horizontal rectangular openings with uPVC casements. The front doors are four or six-panel white uPVC. There are under floor vents to part of Beaufort Cottage.



Above: Photographs showing the front of 13, 18 Sallins Road and Beaufort Cottage taken in July 2024.

Roofs coverings are consistent along the front of the terrace, modern slates with clay ridges. Stacks are positioned at the apex of the roof, and are rendered with concrete caps and simple clay pots. Flashings are in lead.

All of the cottages have had low extensions added to the back. Beaufort Cottage has three rooms added - a kitchen, bedroom and bathroom. To the front there is a living room and second small bedroom. Internal fixtures and fittings are generally modern. There is a lath and plaster ceiling with plain run cornice in the front living room (Room 121). This room also has a cast-iron fireplace with polished marble hearth. Roof-lights have been inserted into the back pitch of the main roof. No other architectural features of note were identified. There are damp issues in the south back room (Room 124), stemming from a leaking roof.



Above: Photographs showing the back and interior of Beaufort Cottage. The plain run cornice in the front room, and the fireplace are rare surviving historic features.

To the back the extension walls are covered in a dash render with uPVC windows and a painted timber door. Window sills are concrete with a raised concrete or smooth plaster plinth. Rain water goods appear to be metal, painted green. Each cottage has a small private garden at the back, opening into a shared garden behind. At the back of Beaufort Cottage there are concrete ground surfaces, with a small, low corrugated out-building attached to the north boundary, which is shared with Beaufort. The private garden is bound by mature planting. Behind this there is a large open lawn and well-kept planting and trees. The south boundary of the shared gardens is a modern concrete block wall with block piers.



Above: Photographs showing the shared back garden, behind the terrace taken in July 2024

3.3 13 Sallins Road

No. 13 Sallins Road has two rooms to the front and three in the extension at the back. Internally the fittings and finishes have been recently renewed and are in good condition. The walls and ceilings are modern plaster board to the front with sheeting added to the walls and ceilings at the back. The flooring is laminate over a concrete floor slab. Sanitary fittings, kitchens and internal joinery are modern replacements. There is a Victorian era cast iron fireplace in the front reception room, with a replacement polished marble hearth. Opening up has been carried out for an asbestos survey.



Above: Photographs showing the interior of 13 Sallins Road taken in July 2024. All wall, floor and ceiling finishes are modern replacements.

The back elevation of No. 13 is covered in a painted dash render with a smooth plaster plinth and concrete cills and reveals to the windows which are uPVC casements. Rainwater goods are black plastic. There is a tall chimney stack rising from the middle of the rear extension roof. It is rendered with a concrete cap. Ground surfaces to the back are concrete paths with brick kerbs and gravel filled beds. At the back of the cottage it is overgrown. There is a detached free-standing timber shed and a partially paved mixed terrace behind. The boundaries are make-shift mixed material.



Above: Photographs showing the back of 13 Sallins Road taken in July 2024.

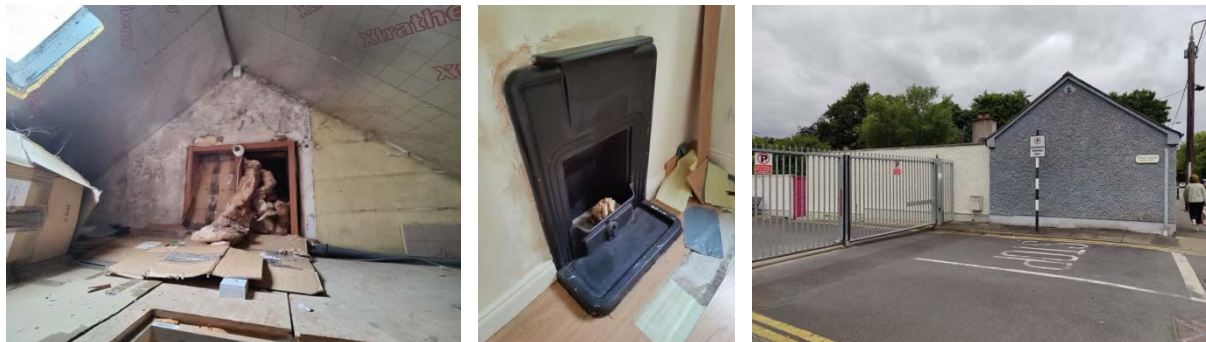
3.4 18 Sallins Road (Iris Cottage)

No. 18 Sallins Road (also reportedly known as Iris Cottage) has a living room and bedroom to the front, a kitchen and bedroom in the back extension and a small bathroom. Internal finishes are modern with modern plasterboard lining walls and ceilings and laminate or tile flooring which has been opened up to reveal a concrete floor slab below. All fixtures, fittings and finishes are modern with the exception of a small fireplace in the back room (Room 164), which comprises a simple black cast-iron surround with cast iron grate and raised hearth. It probably dates from the middle of the twentieth century.



Above: Photographs showing the interior of 18 Sallins Road taken in July 2024. All wall, floor and ceiling finishes are modern replacements.

The front attic was accessed via a hatch in Room 162 suggesting that the roof has been replaced along the terrace. Insulation has been added along the slope, and plywood sheeting to the floor. The cross walls or party walls in the attic where viewed, are historic masonry with lime plaster.



Above Left: Attic of 18 Sallins Road. Centre: fireplace in the return of No. 18 is unusual and likely to be historic, Right: Existing gable

The back walls of No. 18 are covered in a smooth plaster and painted. There is a tall central chimney stack which is plastered with a modern concrete cap. Windows and doors are uPVC with concrete cills. Rainwater goods are black plastic. The side wall of the cottage is dash rendered with overhanging eaves.

The private back garden is partially paved with timber kerbs and raised planters filled with pea gravel. Boundary walls are modern fairfaced concrete block.



Above: Photographs showing the back of 18 Sallins Road taken in July 2024.

3.5 Site and Context

At the back of the site, across the mill race, there is a small garden which is well kept and in good condition. It is currently accessed through the convent graveyard which has had an attractive modern community room added to the back, overlooking the garden. The graveyard is described in the NIAH as follows:

Graveyard with various wrought iron grave markers, c.1800-present, and one cut-stone marker. Detached five-bay single-storey rubble stone building, c.1800, to north with two-bay single-storey lower end bay to left (west). Renovated, c.1840, with recessed niches inserted containing statuary. Gable-ended roofs with slate. Clay ridge tiles. Cast-iron rainwater goods. Random rubble stone walls. Lancet-arch recessed niches inserted, c.1840, containing statuary. Trefoil window in cut-stone surround. Fixed-pane fitting. Rubble stone boundary wall, c.1800, to site on a U-shaped plan. Renovated, c.1840, with lancet-arch opening inserted approached by flight of steps having cut-stone voussoirs, crow-stepped parapet and wrought iron gate⁵.

In the garden there are closely planted semi-mature trees, raised planters and sitting areas. The boundaries vary with some sections of historic rubble walling to the mill race at the southern end.



Above: Photographs showing the community garden in July 2024.

4.0 LEGISLATIVE CONTEXT

4.1 Protection:

Under Part IV of the Planning and Development Act 2000 (as amended), planning authorities are obliged:

to create a record of protected structures (RPS) which includes all structures or parts of structures in their functional areas which, in their opinion, are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest⁶;

to preserve the character of places and townscapes which are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or that contribute to the appreciation of protected structures, by designating them architectural conservation areas (ACAs) in their development plan⁷; and

to include objectives for the protection of such structures and the preservation of the character of such areas to ensure proper and sustainable planning and development⁸.

Kildare County Council's policies and objectives in relation to the built heritage of Naas are set out in Section 8 of Naas Local Area Plan 2021-2027 (LAP). They are intended to *protect, enhance and promote an appreciation of built heritage assets within the town, as well as safeguarding the continued sustainable use of the important building stock and associated features⁹.*

The National Inventory of Architectural Heritage (NIAH) provides a database of buildings of significance in Ireland. Its purpose is to *identify, record, and assess the post-1700 architectural heritage, uniformly and consistently, as an aid in the protection and conservation of that architectural heritage¹⁰.*

4.1.1 Protected Structures:

⁵ <https://www.buildingsofireland.ie/buildings-search/building/11814115/catholic-church-of-our-lady-and-saint-david-sallins-road-naas-west-naas-kildare>

⁶ <https://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html>

⁷ <https://www.irishstatutebook.ie/eli/2000/act/30/section/81>

⁸ <https://www.irishstatutebook.ie/eli/2000/act/30/section/52/enacted/en/html>

⁹ <https://kildarecoco.ie/AllServices/Planning/LocalAreaPlans/CurrentLocalAreaPlans/NaasLocalAreaPlan2021-2027/Naas%20Local%20Area%20Plan%2020212027.pdf>

¹⁰ <https://www.buildingsofireland.ie/>

There are no protected structures on the proposed site. Beaufort was included in the Record of Protected Structures for Naas 2005-2011 (KCC Ref. NS19-191), but was subsequently removed from later versions of the plan. In the 2005-2011 record it was listed as a house and described as an *end of terrace, four-bay single-storey house with dormer attic c.1900*.

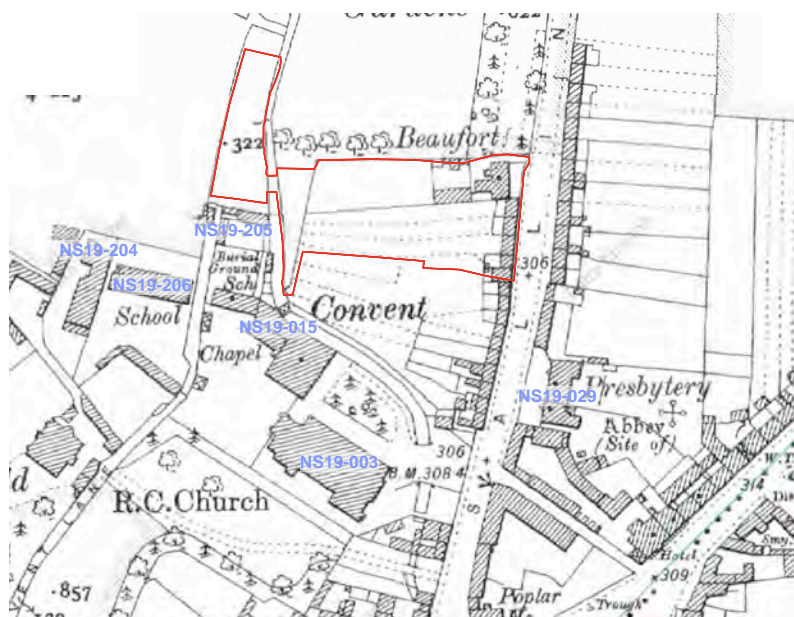
Our Lady and St David's Catholic Church is located to the south of the proposed site. It is a protected structure which is rated of National Importance in the National Inventory of Architectural Heritage (NIAH), for reasons of Architectural, Artistic, Historical, Social and Technical interest (KCC RPS Register Reference: NS19-003). Associated convent, religious institutional and educational buildings are also protected as follows:

- NS19-215 Our Lady and St. David's Convent : Rated of Regional Importance by the NIAH for reasons of architectural, artistic, historical and social interest
- NS19-205 Our Lady and St. David's Convent Graveyard : Rated of Regional Importance by the NIAH for reasons of architectural, artistic and social interest
- NS19-204 Our Lady and St. David's Convent Laundry : Rated of Regional Importance by the NIAH for reasons of architectural, artistic and social interest
- NS19-206 Our Lady and St. David's Convent School Building : Rated of Regional Importance by the NIAH for reasons of architectural, historical and social interest
- NS19-039 Parochial House : Rated of Regional Importance by the NIAH for reasons of architectural, historical and social interest



Above: Protected Structures in the vicinity of the proposed site: Left: Our Lady and St. David's Catholic Church, Centre: Parochial House, Right: Convent Graveyard

The location of the protected structures, and their relationship to the proposed site is illustrated below. They are also included in the NIAH with further details provided in Appendix 2 of this report.



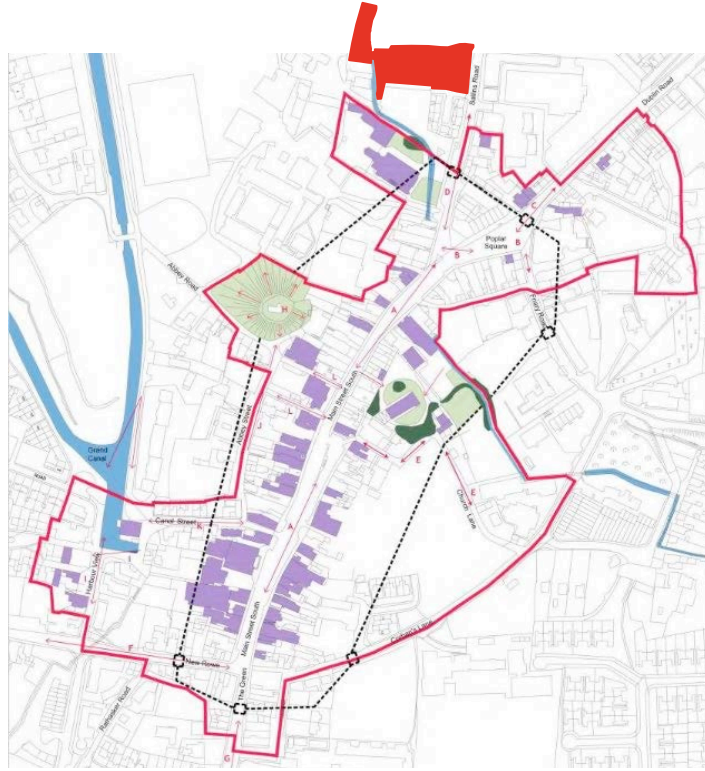
Above: Protected structures in the vicinity of the proposed site overlaid on the 25th edition Ordnance Survey map of Naas, 1908.

4.1.2 Architectural Conservation Areas (ACAs)

The aim of ACA designation is to preserve and enhance the character of an area or group of structures. Planning permission is required for any works that would have an impact on the character of an ACA and guidelines for the management of development impacting on the character of the ACA is provided in an ACA Statement of Character.

The historic town centre of Naas is designated as an ACA in recognition of the architectural, historical, archaeological, artistic, cultural and social value embodied in the built fabric of the town. A Statement of Character was prepared by Lotts Architecture in April 2019.

The proposed site is located outside of the ACA boundary to the north along Sallins Road.



Above: Naas ACA as illustrated in Lotts Architecture Statement of Character. The proposed site is to the north of the ACA boundary, highlighted in red. Protected Structures are indicated in purple

Section 8 of the Naas LAP 2021-2027 requires that:

Development within or adjoining the ACA is required to be sympathetic to the character of the area and be appropriately designed. All planning applications within and adjoining the ACA shall be assessed in the context of the following criteria and the impact of any development on the immediate environs 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 including 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/features, surfaces and boundary treatments.*

Naas LAP Policy BH2 Architectural Conservation Area

It is the policy of the Council to protect the character of the Architectural Conservation Area and to carefully consider any proposals for development that would affect the special value of the ACA, while having regard to the guidance contained in the ACA Statement of Character which provides information to support property owners located within the ACA.

Relevant objectives of the LAP include:

BH 2.1 Ensure that new development, extensions and renovation works within or adjacent to Naas ACA is sympathetic to the distinctive character of the area and enhances the special character and

visual setting of the ACA including vistas, streetscapes, building line, fenestration patterns and architectural features.

BH 2.3 Support the retention, repair and re-use of materials which characterise the vernacular architecture of the ACA including stone, slate, decorative render, timber windows and doors.

BH 2.6 Encourage the protection, retention, appreciation and appropriate revitalisation of the vernacular and industrial heritage of Naas.

4.1.3 Protected Views

The ACA statement of character identifies views and vantage points into and out of the town of Naas including the view along the Sallins Road (View D), one of five principle views which are also protected views in the Naas LAP:

Naas LAP Policy BH3 Protected Views

It is the policy of the Council to ensure that the proposed location, siting and design of buildings and structures, protect the special character of protected views.

It is an objective of the Council to:

BH 3.1 Protect the visual amenity and character of protected views in Naas as identified in this Plan and the Kildare County Development Plan.

BH 3.2 Require a Visual Impact Assessment of proposals/planning applications for development that may impact on the special character and visual amenity of protected views as part of the development management process.

The approach to Naas from the Sallins Road features mature trees behind historic rubble limestone boundary walls associated with Oldtown Demesne. There are some fine mid-nineteenth century houses fronting onto the road on the outskirts of the town including Saint Alban's, Winterwood, The Firs and Titusville House, included in the NIAH, and Spring Garden House, Parnell Cottage (Melittia) and Lannreagh which are not. Modern houses and housing developments have generally been set back from the road, preserving the attractive sylvan character.

Closer to the main street, and on approach to Naas ACA, the road becomes a street, with low cottages giving way to two and three storey commercial buildings. The historic character is disrupted by modern developments including the Town Centre Shopping Centre and Poplar House.

The spire of Our Lady and St David's Church is a significant feature of the skyline along Sallins Road, above the roofs of the single storey cottages on the west side. The relationship between church and street was compromised historically due to the unusual position of the spire at the back or north west of the church, with entrance from the east end, or Sallins Road side. The architectural relationship has been diminished in modern times, through the loss of the historic railings, the carparking spaces in front and the entrance to the car park behind.



Above: Photographs comparing the setting of Our Lady and St David's Church today (left) and in 1890 (right).
National Library of Ireland, Lawrence Collection L_ROY_07829



Above: Photographs showing Principal Protected View D into Naas ACA. Poplar House Above Left, and the Town Centre Shopping Centre Above Right, have impacted on the built heritage character of the view. The proposed development site is to the west of Sallins Road, including the existing cottages which can be seen on the left side of the road in the Above Left Photograph.

4.2 Significance Assessment:

The National Inventory of Architectural Heritage (NIAH) provides a database of buildings of significance in Ireland. The NIAH qualifies the architectural heritage significance of buildings using International, National, Regional, Local or Record-Only ratings. Beaufort is included in the NIAH where it is rated of regional importance for reasons of architectural and social interest.

Structures of national importance are defined as *structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Emo Court (1790-6) in County Laois; Lismore Castle (1812-5 and 1849-58) in County Waterford; Sligo Courthouse (1874-9); Ardnacrusha Power Station (1925-9) in County Clare; and the Carroll Cigarette Factory (1967-70) in Dundalk*

Structures of regional importance are defined as *structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin- designed lighthouses around the Irish coastline...*

Structures of Local Importance are defined as *structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the Record of Protected Structures. The NIAH also includes a Record Only rating for structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher rating¹¹.*

4.2.1 Beaufort

The NIAH provide the following appraisal of Beaufort:

Beaufort (House) is a fine late nineteenth-/early twentieth-century house of balanced proportions that has been much renovated in the late twentieth century. The house incorporates decorative render work to the front (east) elevation, including moulded surrounds to openings, which is a good example of the high quality craftsmanship in the locality. The house retains very little of its original features and materials, and the re-instatement of timber fenestration might restore a more accurate representation of the original appearance of the house. The house is an attractive feature of the streetscape of Sallins Road leading out of Naas to the north¹².

The architectural significance of Beaufort is further assessed here, with reference to the methodologies described in the NIAH Handbook, May 2024. In accordance with the criteria outlined in the handbook, Beaufort is not of any identified special historical, archaeological, artistic, cultural, scientific, social or technical interest.

The primary interest of Beaufort lies in its contribution to the streetscape on approach to the historic town centre of Naas. In this regard the form, massing, material and detail of Beaufort are of interest, as are the original site proportions and plot boundaries. The set-back from the street, attributes to its former use as a meeting house. The original railings to the front, if they were ever present (a wall with side gate is suggested on the 1871 map), have been rearranged and replaced. The proportion, arrangement and plaster detailing of the windows to the front are of note as is the central door opening though the original windows and doors have been lost.

¹¹ National Inventory of Architectural Heritage, *NIAH Handbook Edition May 2024*, Department of Housing, Local Government and Heritage, 2024.

¹² <https://www.buildingsofireland.ie/buildings-search/building/11814097/beaufort-sallins-road-naas-west-naas-kildare>

Internally and to the rear Beaufort has been substantially altered, including a significant structural alteration to the original cottage at the front. The front window surrounds are the only surviving authentic feature of the historic building. Despite alteration Beaufort is of architectural and social interest.

4.2.2 No. 13 and 18 Sallins Road and Beaufort Cottage

The row of cottages to the south of Beaufort are not included in the NIAH. They appear to correspond to buildings shown on the earliest detailed historic maps of Naas but have been altered both internally and externally resulting in a loss of character.

The buildings of Irish towns are typically hierarchical, with the biggest, best, most important and decorative buildings in the centre, stepping down to hap-hazard, single-storey, often thatched cottages at the outskirts. Despite alteration, the surviving row of cottages on the west side of Sallins Road are recognisable vernacular structures, wide-fronted cottages, with long rear gardens, that contribute to the setting of the historic town of Naas on approach from the Sallins Road. They are of architectural and social interest, of local importance.

The proposed development has the potential to impact on the setting of the protected structured in its vicinity, and on the Naas ACA, including the protected views along the Sallins Road. The identified features of built heritage interest on, and in the vicinity of the proposed site are summarised in Table 4.1 below.

Feature	Statutory Protection	NIAH	Significance Rating	Sensitivity	Distance to Site
Beaufort	None	11814097	Regional (NIAH)	Medium	0m – n/a
Beaufort Cottage	None	Not included	Local	Low	0m – n/a
18 Sallins Road	None	Not included	Local	Low	0m – n/a
13 Sallins Road	None	Not included	Local	Low	0m – n/a
Convent Graveyard	KCC RPS NS19-205	11814115	Regional	Medium	4.7m
Convent	NS19-215	11814053 11814114 11814116	Regional	Medium	25.5m
Convent School	NS19-206	11814111	Regional	Medium	44m
Parochial House	NS19-039	11814091 11814092	Regional	Medium	46m
Our Lady and St David's Catholic Church	NS19-003	11814052	National	High	61m
Convent Laundry	NS19-204	11814112	Regional	Medium	64m
Naas ACA	LAP Policy BH2	n/a	Regional	Medium	7m
Protected View (Principle View D)	LAP Policy BH3	n/a	Regional	Medium	7m

Table 4.1 Summary of the Built Heritage Features in the vicinity of the proposed site

5.0 THE PROPOSED DEVELOPMENT

The proposed development is for the construction of residences for older persons, to be located at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare.

Beaufort (house) will be retained and repurposed to facilitate a community room for the proposed residents with removal of modern alterations and extensions, and restoration of character. Demolition of three existing terraced cottages fronting Sallins Road is proposed.

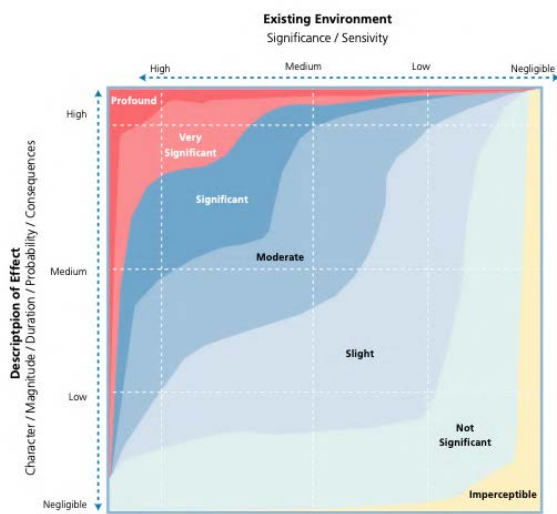
The residential development will provide 44 no. 1 and 2-bedroom units across 3 interconnecting 4 storey blocks and will also include a single storey rear garden pavilion, a single storey plant room, associated communal and public open spaces and 4 surface car parking spaces. A pedestrian crossing is proposed at the front of the site, across Sallins Road. Vehicular access is proposed from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary. A bridge is proposed across the Mill Lane stream connecting the rear of the site with the Luisne Gardens public open space.

6.0 IMPACTS OF THE PROPOSED DEVELOPMENT

6.1 Methodology:

The proposed site is complex, an amalgamation of historic plots with built features from different periods. The setting is similarly complex, containing historic structures of national, regional and local importance. The assessment of the impact of the proposed development takes account of the magnitude of predicted impact, and the significance and sensitivity of the feature which has the potential to be impacted. The magnitude and sensitivities were determined using the methodology set out in the EPAs Guidelines on information to be contained in Environmental Impact Assessment Reports 2022, with specific reference to Table 3.4 and Figure 3.4 (below).

Impacts are classified as direct and indirect, where direct impacts result from the design of the proposed development, including the removal, alteration or repair of sensitive fabric. Indirect impacts are visual impacts or impacts on the setting of built heritage features, associated with changes to the character of the landscape that arise from the insertion of the proposed development into the existing context in such a way that it affects (positively or negatively) the heritage significance of the built heritage features.



There are seven generalised degrees of effect significance that are commonly used in EIA. Imperceptible, Not Significant, Slight, Moderate, Significant, Very Significant and Profound. Generalised definitions of each of these are provided in Table 3.4. When more specific definitions exist within a specialised factor or topic, e.g. biodiversity, these should be used in preference to these generalised definitions. (ref. Advice Notes¹⁸.)

Figure 3.4 Chart Showing Typical Classifications of the Significance of Effects¹⁸

Describing the Significance of Effects	
‘Significance’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i>).	Imperceptible An effect capable of measurement but without significant consequences.
	Not Significant An effect which causes noticeable changes in the character of the environment but without significant consequences.
	Slight Effects An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	Moderate Effects An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	Significant Effects An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
	Very Significant An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.
	Profound Effects An effect which obliterates sensitive characteristics.

Long-term effects are also defined in the table as *effects lasting fifteen to sixty years* while permanent effects are *effects lasting over sixty years*.

Reversible effects are *effects that can be undone, for example through remediation or restoration*.

Extract from Table 3.4 (below) providing definitions for impact significance

6.2 Direct Impacts:

6.2.1 Beaufort

Direct impacts are anticipated on the historic fabric of Beaufort, which is included in the NIAH where it is rated of regional importance for reasons of architectural and social interest, of medium sensitivity.

The proposed development is to convert Beaufort to a community use including removing existing modern extensions and reversing inappropriate alterations affecting the front elevation and the roof scape. Existing rooflights will be taken out, and the slate roof repaired. The modern casement windows will be replaced with up and down sliding sash windows. Internally the attic level will be taken out to restore the original volume of the cottage and the walls and floors will be repaired including removing non-breathable dry-lining. A new community garden will be added behind Beaufort, and it will be linked to the proposed apartments through a modern link building. New toilet facilities will be provided at the north end.

The proposed demolition of modern extensions to the back of Beaufort, and the removal of the attic storey inserted into the existing roof is the reversal of inappropriate modern interventions which will restore the character of the interior.

Mitigation is recommended to ensure that the historic fabric of Beaufort is properly conserved. All historic fabric repairs should be carried out in accordance with best conservation practice outlined below, and in the Department's *Architectural Heritage Protection Guidelines for Planning Authorities*, and their accompanying Advice Series.

The magnitude of impact of the proposed change of use, alteration and repair of Beaufort is high. Taking account of its medium sensitivity, the proposed development will have a positive, significant, long-term impact.

6.2.2 Beaufort Cottage, 13 and 18 Sallins Road

Direct impacts are anticipated on Beaufort Cottage, 13 and 18 Sallins Road. The cottages correspond to buildings shown on the 1837 Ordnance Survey maps of Naas. They are vernacular structures which have been altered internally and externally but which make a positive contribution to the setting of the historic town of Naas on approach from the Sallins Road. They are not protected or included in any existing inventory. They are of architectural and social interest, of local importance, low sensitivity.

The proposed development includes demolition of the cottages and the construction of a replacement apartment building. It will result in a loss of three altered but historic buildings, required to facilitate the expansion of McAuley Place and the sustainable development of the town of Naas.



Above: Existing (Left) and proposed (Right) views looking towards the proposed site from Sallins Road prepared by Modelworks

Mitigation includes the historic research and appraisal of the cottages presented in this report, and the survey drawings and record photographs provided in Appendix 1 which should also be submitted to the Irish Architectural Archive.

Historic fireplaces in Beaufort Cottage (Cast iron surround and grate in Room 141), No. 13 Sallins Road (Cast iron grate and surround in Room 141) and No. 18 Sallins Road (the surround in Room 164) should be carefully taken out and re-used in Beaufort, where the existing fireplaces are late twentieth century replacements, out of character with the historic cottage.

The magnitude of impact of the proposed demolition of Beaufort Cottage, 13 and 18 Sallins Road is high. Taking account of their low sensitivity, the proposed development will have a negative, moderate, permanent impact on the architectural fabric and character of the site.

6.3 Indirect Impacts:

6.3.1 Beaufort

Indirect impacts are also anticipated on Beaufort which is a medium sensitivity structure. The proposed development includes change of use, alteration and repair of the building which is currently vacant, but has been most recently used as a doctor's surgery, and before that, a family home. Beaufort was marked Meeting House on the first Ordnance Survey map of Naas, 1837. The restoration of a community use in this location and opening the building to the public will increase awareness and appreciation of its history and fabric. The change of use will have a positive impact, ensuring that the building is occupied and maintained, securing it in the medium term. The magnitude of impact is medium. The proposed change of use will have a positive, moderate, long-term impact.



Above: Existing (Left) and proposed (Right) views prepared by Modelworks

New and replacement buildings are proposed beside and behind Beaufort which will impact on its historic rear boundaries and on its setting. The removal of boundary features, and the proposed new buildings will have a negative impact which is mitigated by the quality of the proposed design, and justified by the need to provide a compact and sustainable residential development, which will consolidate and strengthen the existing town core.

Balancing the positive impact of the proposed restoration and change of use of Beaufort itself, with the negative impact of the proposed new buildings, and taking account of its medium sensitivity, the proposed development will have a neutral, significant, long-term impact.

6.3.2 Convent Graveyard

Indirect impacts are anticipated on the convent graveyard, which is a protected structure, located approximately 4.7m from the proposed site boundary, rated of regional importance by the NIAH. For the purpose of this assessment, it is judged to be of medium sensitivity.

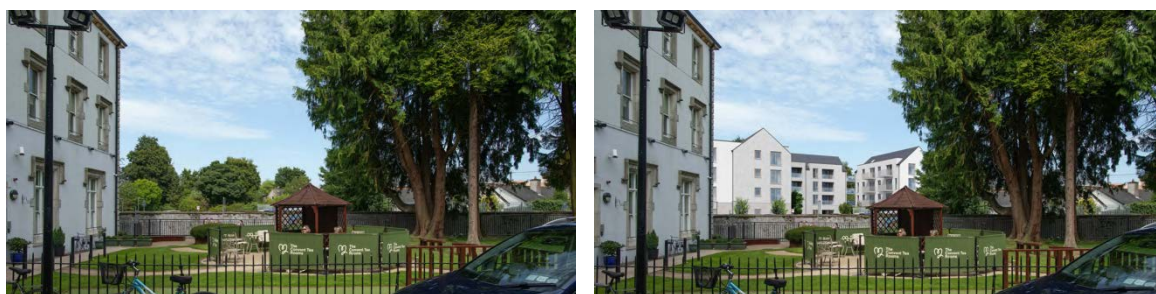
The proposed development includes four-storey buildings which have the potential to impact on the setting of the graveyard. The proposed buildings are set back from the graveyard. The massing is in-keeping with the existing modern and historic religious institutional and educational buildings in the setting of the graveyard. The extended community gardens and the expansion of the McAuley Place facility will increase awareness and appreciation of the protected structure, and support its ongoing maintenance.

The magnitude of impact of the proposed new buildings and community gardens on the setting of the graveyard is low. Taking account of its medium sensitivity, the proposed development will have a neutral, slight, long-term impact.

6.3.3 Our Lady and St David's Convent, Convent School and Convent Laundry

Indirect impacts are anticipated on the convent buildings, which are protected structures, located approximately 25m, 44m and 64m from the proposed site boundary, rated of regional importance by the NIAH, medium sensitivity.

As above, the proposed development includes four-storey buildings which have the potential to impact on the setting of the convent. The massing is in keeping with the existing modern and historic religious institutional and educational buildings in the setting of the convent. The expansion of the McAuley Place facility will increase awareness and appreciation of the convent buildings, supporting their ongoing use and maintenance.



Above: Existing (Left) and proposed (Right) views looking towards the proposed site from Our Lady and St. David's Convent

The magnitude of impact of the proposed new buildings on the setting of the convent is low. Taking account of its medium sensitivity, the proposed development will have a neutral, slight, long-term impact.

6.3.4 Parochial Houses

Indirect impacts are anticipated on the former parochial houses, which are protected structures, located approximately 46m from the proposed site boundary, rated of regional importance by the NIAH, medium sensitivity.

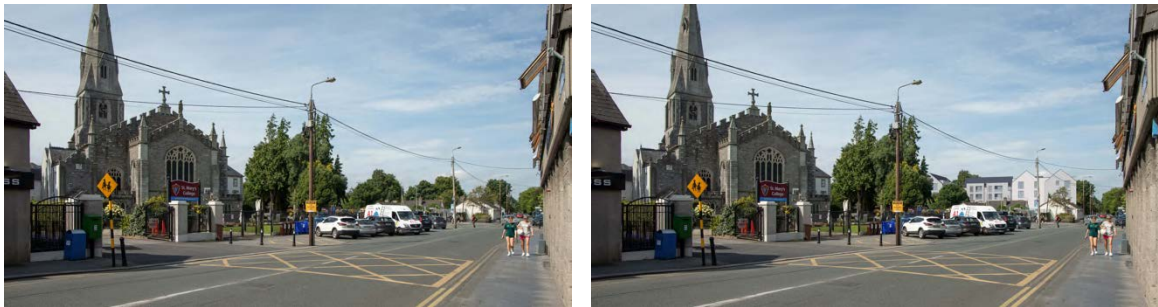
The proposed development includes four-storey buildings fronting onto Sallins Road, replacing single-storey cottages, having the potential to impact on the setting of the parochial houses. The immediate and relevant setting of the parochial houses includes their gardens, and the buildings on either side along the Sallins Road. The proposed development is on the other side of the road, set back from the protected structures.

The magnitude of impact of the proposed new buildings on the setting of the parochial houses is low. Taking account of their medium sensitivity, the proposed development will have a negative, slight, long-term impact.

6.3.5 Our Lady and St. David's Catholic Church

Indirect impacts are anticipated on the church, which is a protected structures, located approximately 61m from the proposed site boundary, rated of National importance by the NIAH, high sensitivity.

The proposed development includes the construction of four-storey apartment buildings with massing and scale relating to the existing modern and historic religious and educational buildings associated with the church and convent. The provision of a four-storey apartment building fronting onto Sallins Road will block some existing views of the church on approach from Sallins Road.



Above: Existing (Left) and proposed (Right) views looking towards the proposed site from in front of Our Lady and St. David's Church

The magnitude of impact of the proposed new buildings on the setting of the church is low. Taking account of its high sensitivity, the proposed development will have a neutral, moderate, long-term impact.

6.3.6 Naas Architectural Conservation Area

Indirect impacts are anticipated on the setting of Naas ACA, located approximately 7m from the proposed site boundary. The ACA is of regional importance, medium sensitivity.

As above, the proposed development includes the construction of four-storey apartment buildings with massing and scale relating to the existing modern and historic religious and educational buildings associated with the near-by church and convent. A four-storey apartment building is proposed fronting onto Sallins Road, replacing single storey cottages, and including removal of their historic rear plot boundaries. The removal of the surviving historic fabric of the cottages and their boundaries, and the scale and massing of the proposed replacement buildings will have a negative impact on the streetscape setting of Naas ACA.



Above: Existing (Left) and proposed (Right) views looking towards the proposed site from Naas ACA

The magnitude of impact is medium. Taking account of its medium sensitivity, the proposed development will have a negative, moderate, permanent impact on the setting of the ACA.

6.3.7 Protected/Principal View D: Views along the Sallins Road into and out of the ACA

Indirect impacts are anticipated on views along the Sallins Road, into and out of the ACA which are protected in the Naas LAP. Principal View D is of regional importance, medium sensitivity.

The historic character of the view on approach to the ACA, in the vicinity of the proposed site has previously been impacted by the mass, scale, material and detail of late-twentieth-century developments including the Town Centre Shopping Centre and Poplar House. The proposed development includes a four-storey apartment building fronting onto Sallins Road, replacing single-storey cottages.

The removal of the cottages and the proposed replacement buildings is in-keeping with emerging trends, will support the sustainable development of Naas, and the on-going use and appreciation of the convent buildings by McAuley Place. The loss of historic fabric, and the proposed apartment building will have a negative impact on the protected view.



Above: Existing (Left) and proposed (Right) views showing the proposed development site at Principal Protected View D

The magnitude of impact is medium. Taking account of its medium sensitivity, the proposed development will have a negative, moderate, permanent impact on the protected view.

6.4 Summary of the impacts of the proposed development on the Built Heritage Features on and in the vicinity of the Proposed Site

Table 6.1 Summary of impacts on the Built Heritage Features in the vicinity of the proposed site

Description of the works	Impacted Feature and Sensitivity	Impact Magnitude	Impact Significance	Recommended Mitigation
Direct Impact: Alteration and repair Demolition of modern extensions and inappropriate modern alterations	Beaufort Medium Sensitivity	High	Positive, Significant Long-Term	The repair of historic fabric should be carried out according to best Conservation Practice set out in Section 7
Indirect Impact: Change of Use, Proposed new and replacement buildings beside and behind Beaufort	Beaufort Medium Sensitivity	High	Neutral, Significant Long-Term	
Direct Impact: Demolish	Beaufort Cottage 13 and 18 Sallins Road Low Sensitivity	High	Negative, Moderate, Permanent	The cottages have been surveyed, inspected, appraised and recorded. Refer to Appendix 1 Re-use fireplaces Room 121, Room 141 and Room 164
Indirect Impact: Proposed buildings in the setting of the graveyard, Increased awareness and appreciation	Convent Graveyard Medium Sensitivity	Low	Neutral, Slight, Long-Term	

Indirect Impact: Proposed buildings in the setting of the former convent	Convent Medium Sensitivity	Low	Neutral, Slight, Long-Term	
Indirect Impact: Proposed buildings in the setting of the convent school	Convent School Medium Sensitivity	Low	Neutral, Slight, Long-Term	
Indirect Impact: Proposed buildings in the setting of the convent school	Parochial House Medium Sensitivity	Low	Neutral, Slight, Long-Term	
Indirect Impact: Proposed buildings in the setting of the church	Our Lady and St David's Catholic Church High Sensitivity	Low	Neutral, Moderate, Long-Term	
Indirect Impact: Proposed buildings in the setting of the convent laundry	Convent Laundry Medium Sensitivity	Medium	Neutral, Slight, Long-Term	
Indirect Impact: Proposed 4-storey buildings in the setting of the ACA	Naas ACA Medium Sensitivity	Medium	Negative, Moderate, Long-Term	
Indirect Impact: Proposed 4 storey building fronting onto Sallins Road Demolition of vernacular cottages Restoration of Beaufort	Protected View (Principle View D) Medium Sensitivity	Medium	Negative, Moderate, Long-Term	

The proposed repair of the historic fabric of Beaufort should be carried out in accordance with the recommendations provide in the Department of the Environment, Heritage and Local Government's *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) and the Advice Series booklets published by the Department's Built Heritage and Architectural Policy Unit. An outline Specification and Methodology for the protection of the historic fabric is provided below which should be updated with the Conservation Report, provided to any contractor working on the building, and included as a contract document.

The proposed conservation work should be carried out in accordance with the principles of the Venice, Washington and Burra Charters produced by ICOMOS in 1966, 1972, 1979, 1982, 1985, 1987 and 1999. These documents articulate principals to inform decisions about how the cultural value of the built environment is to be treated and require that all interventions respect the physical, historic and aesthetic character and integrity of cultural property.

7.1 General Principles

Conservation is the process of caring for buildings and places and of managing change in them in such a way as to retain their character and special interest. The best method of conserving an historic building is to keep it in active use. Good conservation practise supports this aim and allows structures to change and evolve, adapting to changing needs while ensuring that their special interest is not unnecessarily affected.

The proposed conservation works are based on the understanding of the building and its development, as set out in the previous sections of this report. The aim will be to recover and retain the significance of the buildings while allowing alterations that support a use that will ensure the survival of the building. Every effort has been made through the design process to minimise change to, and loss of, significant fabric and this will continue into the detailed design, construction and continued maintenance of these structures.

All features and materials of importance to maintain the structure's character will be retained including features of all ages. As much original material as possible will be retained, repaired as necessary and reused in its present location. Additions and interventions will be sympathetic to earlier structures and of quality in themselves. They will not cause damage to the fabric of the structure in the long or short term. Interventions into the historic fabric will be carried out to the minimum that is consistent with the established philosophy and the appropriate use, reuse, and continued survival of the buildings. The philosophy of doing 'as little as possible and as much as necessary' will be applied. Conjectural restoration will only be undertaken where sufficient physical or documentary evidence of the earlier state is found. Replication of lost features may be undertaken on a selective basis where the essential form and detailing are evident.

Where decay is noted, a thorough analysis of the defect will be made. Necessary new work and repairs to the historic fabric will look appropriate and be in keeping with the fabric, materials and style of the original work. It will be possible to 'read' changes, both modern and historic, through close

inspection and no attempts will be made to disguise or artificially age repair works. Only appropriate materials and methods will be used to treat decay in historic fabric. Modern materials and techniques will be employed only where the techniques are proven over time and where traditional alternatives do not exist.

Unsatisfactory alterations that disfigure earlier work of greater merit will be reversed, where feasible, including the removal of exposed services.

Salvaged materials from the buildings or from other sources may be reused only where they are in good condition and their origin is known and documented.

7.1.1 General Direction to the Contractor

The buildings are historic and great care must be taken at all times to protect any artefacts and any parts of the building fabric, fittings etc. that could be damaged due to the works. All works to the historic fabric will be inspected by the architect and must be carried out to their satisfaction. All contractors/site personnel and their staff will be required to have read this method statement. Detailed daily records including photographs are to be kept of the works at all stages and the Conservation Officer will be kept informed of progress with regular reports.

Historic structural timbers, sound roof coverings, masonry fabric, sound historic plaster, floor boards, joinery including skirting boards, ceiling and wall linings, door and window surrounds, historic doors and windows including historic glass and materials may not be removed from the structure without the express direction of the architects Where agreed, sections of historic fabric may be carefully removed and set aside for re-use according to an agreed methodology. Storage and labelling of removed fabric must also be approved and agreed prior to its removal.

7.1.2 Protection of Historic Fabric

The contractor is required:

to take all necessary precautions to ensure no damage occurs to the building fabric.

To provide such protection as is necessary to prevent the ingress of rainwater and or ground/surface water to the building or staining, splashing etc;

to confirm items and elements that are to be protected before commencement of work including the protection of joinery materials being wrapped with bubble wrap, the protection of staircases with hardboard and covering of floors with cloth and the protection of window casings, windows, door surrounds, doors, cornices, lath and plaster ceilings etc.

to prepare softwood or other supports protection as required; to buffer or double wrap to all door frames, other carved elements and elsewhere in work zones and approach routes to properly blank off or seal services such as drains, water supply etc. to prevent damage directly or indirectly to the building fabric;

to securely seal all windows and openings to prevent unauthorised access. Scaffolding may be erected as required and dismantled by competent scaffolders. Extreme care must be taken to avoid any damage to the stone work/fabric by the scaffolding during erection, while in place and when being dismantled.

It is not permissible to fix anything such as temporary door frames etc to the building fabric. No contact with the building

is allowed and no screwing/fixing to the walls is permitted under any circumstances. Hand operated equipment only will be allowed except as agreed with the conservation architect

7.1.3 Specialist Conservation Contractor

The main contractor will be responsible for the protection and repair of the historic fabric and must have experience in working with historic buildings. They shall provide method statements to demonstrate how relevant fabric will be protected, labelled, stored, cleaned etc. along with a programme of work to ensure that the sequencing of work is compatible with the conservation of the fabric.

Specialists, experienced in working with specific elements of the historic fabric, will be required to carry out some repairs including any required repairs to historic masonry, historic joinery, historic plaster, and historic metalworker. Note: the building is in good condition and substantial repairs to historic fabric are not anticipated or required,

7.2 Roof Repairs

Prior to the commencement of the roof repairs, the contractor is to provide a record of the existing roofs using photographs and annotated drawings noting the positions, sizes and dimensional details of existing rain water goods, eave boards and brackets prior to their removal and the position and size of the extant roofing timbers and wall plates noting their condition

7.2.1 Replacement Roof Coverings

New and replacement roof coverings are to be natural slate to the architect's detail. Sample slates to be provided for the Conservation Architect and/or Conservation Officer's approval. Clay ridge tiles to be bedded in an hydraulic lime mix.

7.2.2 Timber Decay

Roof timbers are to be inspected by a timber decay specialist who will advise on their condition and the proposed repair specification and detail. Refer also to the structural engineer's report.

Except as otherwise agreed, structural timbers are to be retained in-situ and repaired as required to the structural engineer's detail.

7.2.3 Timber Repairs

There should be minimum intervention and maximum retention of the historic timbers.

Where identified by the timber specialist and only as agreed with the conservation architect, perished sections of wall plates, rafters and ceilings joists, floor joists, internal beams, ridge boards, purlins, roof truss ends will be cut away, and replaced with treated timber spliced to existing sound timbers. Decayed beams may be sistered with additional timber or metal supports to the structural engineer's detail.

Rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All timbers to be treated by approved specialists to the timber decay specialist recommendation.

7.2.4 Replacement Timbers

Repair or replacement timber should match the existing type so that the physical performance and structural capabilities of the new timber are compatible with the existing.

7.3 Walls

The existing masonry walls are built of limestone rubble bedded in lime mortar with plaster finishes externally. The internal walls have been dry-lined with finishes in good condition

Analysis of the existing plasters, renders and mortars is to be carried out by an historic stone, brick and mortar materials specialist to inform the design and specification of the replacement mortars. The proposal will be refined on site with the structural engineer and the contractor. The intention is to remove impermeable surface treatments, record the walls and allow them to dry out before repairing and replastering with lime plaster internally and externally.

7.3.1 Masonry Consolidation And Repair

Where identified with the conservation architect and structural engineer, existing cement based plasters and impermeable linings are to be removed, and the existing walls repaired and consolidated, reinstating the existing materials, or materials from salvage to match, including the existing bedding and pointing mortars.

Reconstruction and consolidation is to be carried out by an historic masonry specialist only on the basis of samples to be approved by the Conservation Architect.

7.3.2 Cut Stone - Window Sills And Eaves

Cleaning of cut stone window sills, eave or string courses will proceed on the basis of trials. Embedded metal including security grills to be carefully removed and stone repaired using repair mortars or indent stone.

Generally masonry is to be cleaned by spraying clean potable water in a mist before brushing with soft, compact bristle brushes.

7.3.3 Mortar Repairs

Coloured mortars can be used to repair the surface of weathered or eroded stones as agreed with the conservation architect and the specialist contractor.

Repair mortar specification is to be informed by the specialist analysis and will be to replicate the historic:

7.3.4 External Sand- Lime Render

The specification of repair and replacement renders will be informed by the plaster analysis and agreed with the Conservation Architect / Conservation Officer. Replacement renders will be lime based and breathable, suitable for use with solid masonry structures.

7.3.5 Internal Plasterwork Generally:

Internal faces of external walls are drylined. Where historic internal plaster is identified behind, and condition allows it will be retained: repaired, like for like with the existing (specification to be informed by the materials analysis).

All internal impermeable linings are to be removed and the walls inspected and recorded and allowed to dry out.

A hygrothermal analysis is required to inform the specification of the replacement internal plaster. It is anticipated that a cork-lime insulating plaster will be applied to achieve U-Value for the repaired wall of not-greater-than 0.6W/m²K

Impermeable abutting ground surfaces will be removed, and a land-drain installed around the perimeter of the building

All new services are to be concealed behind the plaster work but chasing of walls is to be kept to a minimum and is to be repaired with a lime based plaster by the specialist plasterer.

7.4 Joinery

Existing joinery for repair is limited to the existing window surrounds. Refer to the Photographic Record Sheets in Appendix 1

The existing joinery is to be surveyed, recorded and assessed by a specialist joiner. Replacement windows are to be up and down sliding sash windows.

7.4.1 Timber Repairs

A methodology must be submitted, detailing the proposed processes and programme for identifying, labelling, assessing, protecting, removing, storing, repairing and reinstating the historic joinery, for agreement with the Conservation Architect ahead of any historic joinery being removed from the building.

7.4.2 Painting

Historic joinery is to be repainted using an approved linseed oil, natural or traditional paint which is breathable applied in three thin coats using a special spoon type brush. Allow for drying times between applications (up to 24hrs) to supplier recommendations. Colour to be confirmed and agreed with the conservation architect.

7.5 Rainwater Goods

Metal work repair and painting is to be carried out by a specialist approved by the conservation architect. Metal work contractors should be experienced in this type of work and should be able to show that they have undertaken work of this nature before. Metal or ironwork is to be repaired in-situ or as agreed with the conservation architect.

Where extant, rainwater goods to be thoroughly inspected paying particular attention to joints, bends, feet collars and fixings, to identify all areas of leaks and blockages. Gutters, hoppers and pipes are to be cleaned out. Misaligned or loosened pipes are to be repaired, and cracked pipes are to be replaced like for like with the existing. Missing cast iron brackets, collars and bolts are to be replaced to match the originals in design and material. Ironwork is to be cleaned, prepared and re-painted.

Wire balloons and leaf guards are to be fixed in place at all outlets.

Replacement rainwater pipes, half-round and profiled gutters, fittings and accessories, where damaged beyond repair are to be cast iron replacements

Replacement cast iron holderbats and fascia brackets shall be of the dimensions to match existing.

7.5.1 Cleaning Metalwork

All metalwork is to be cleaned with water and a cloth or bristle brush where soiling is light. High-pressure power hoses are not to be used and ironwork is to be thoroughly dried off after cleaning. Localised areas of corrosion can be removed using a chisel, wire brush (preferably bronze) and sand-paper before

painting over the cleaned metal. Where corrosion or paint decay are more severe, it may be necessary to clean ironwork back to bare metal to provide a suitable surface for fresh paint. Mechanical tools, flame, chemical, acid or blast cleaning may only be carried out as advised by the specialist and as specifically instructed by the conservation architect.

7.5.2 Painting Metalwork

Where the existing paint is in good condition, paint should be touched up. Only where paint is loose or rust has occurred should the paint be stripped to bare metal.

Thorough surface preparation and careful application of paint is essential to the weathering of historic ironwork. Existing paint finishes must be carefully inspected and all defective areas thoroughly cleaned of rust, dirt, grease and chemical deposits paying particular attention to the meeting surfaces of collars, finials and fixings and the difficult to reach areas which are often prone to corrosion. Paint is to be applied in accordance with the supplier's printed instructions in thin layers by hand, with a brush. Paint must be protected from rain until completely dry to touch.

8.0 SELECTED BIBLIOGRAPHY

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Lotts Architecture and Urbanism, *Naas Architectural Conservation Statement of Character*, Kildare County Council, 2009

National Inventory of Architectural Heritage, *NIAH Handbook Edition May 2024*, Department of Housing, Local Government and Heritage, 2024.

8.2 On-line Sources (accessed in May 2024):

https://www.census.nationalarchives.ie/pages/1911/Dublin/Inns_Quay/King_s_Inn_s_Quay/34018/https://www.census.nationalarchives.ie/pages/1911/Dublin/Inns_Quay/King_s_Inn_s_Quay/34018/
<https://catalogue.nli.ie/Search/Results?page=4&filter%5B%5D=format%3A%22Photo%22&filter%5B%5D=digitised%3A%22Digitised%22&lookfor=Naas&type=AllFields>
<https://www.buildingsofireland.ie/buildings-search/building/11814097/beaufort-sallins-road-naas-west-naas-kildare>

8.3 Cartographic Sources:

<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html>

<https://www.askaboutireland.ie/griffith-valuation/details.xml>

<https://digital.ucd.ie/maps/explorer/>

<https://downsurvey.tchpc.tcd.ie/down-survey-maps.php>

APPENDIX 1

SURVEY AND PHOTOGRAPHIC RECORD



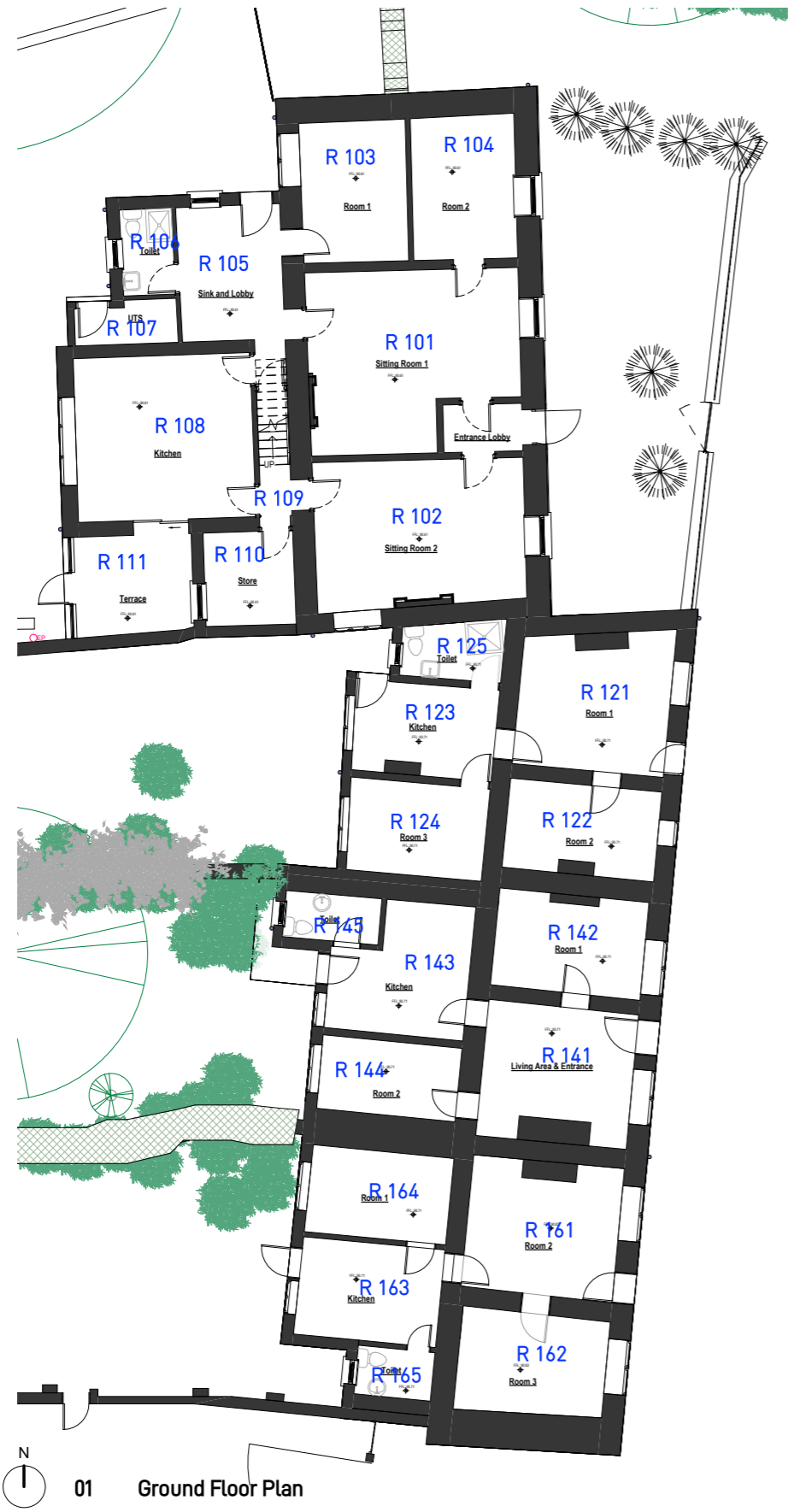
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for:

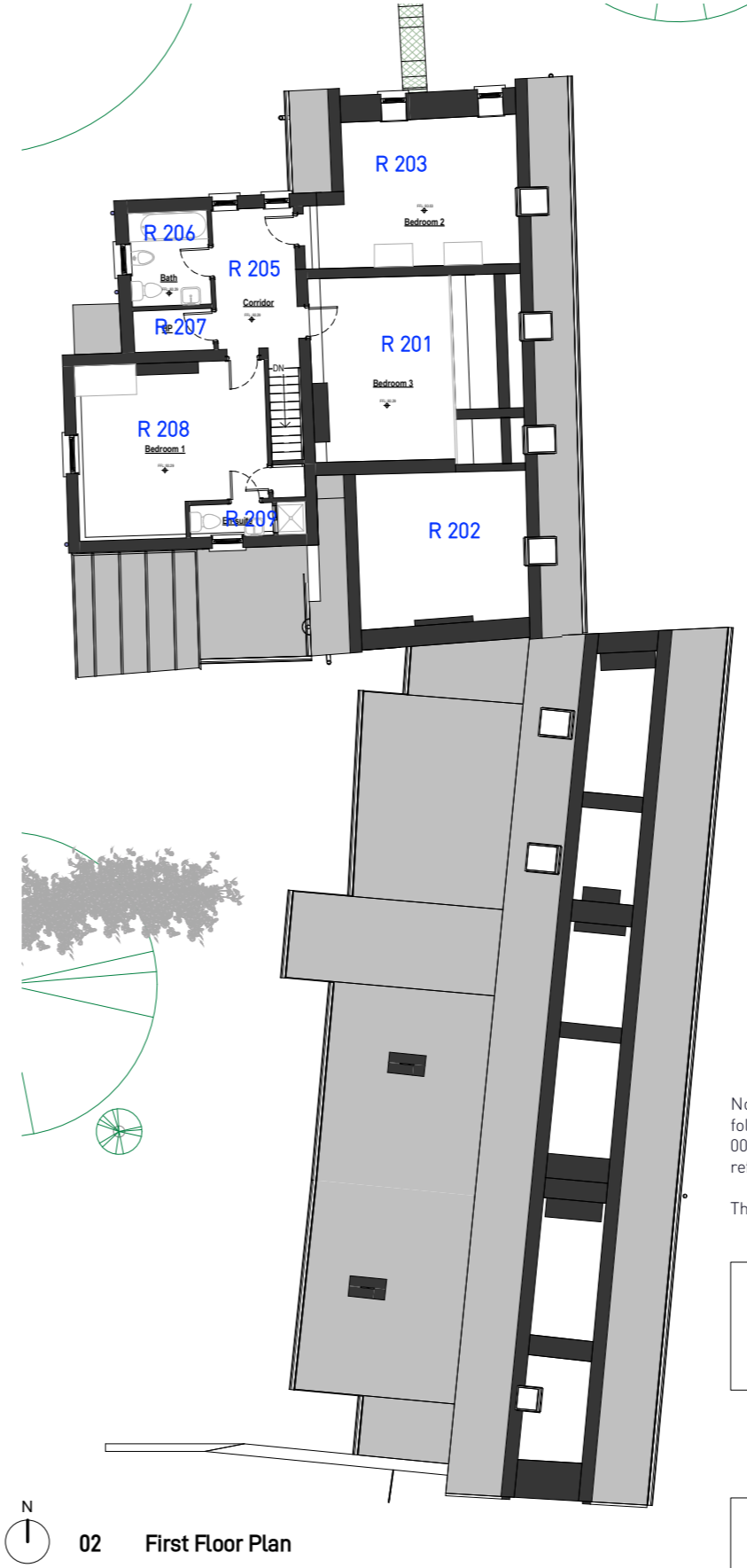
McCauley Daye O'Connell Architects

on behalf of:

McCauley Place



01 Ground Floor Plan



02 First Floor Plan

Note: The drawings are to be read with the photographs on the following pages. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 001 refers to the room numbers shown on these Survey plans.

The photographs were taken in July 2024.

FLYNN Architects architecture & conservation			
Brian (087) 414 7796		Sinead (087) 960 8155	
Clane Road, Sallins, Co. Kildare, W91 XW2T info@flynnarchitects.com			
Created by: BF	Project: Beaufort, Naas	Job No: 1201	Status: SURVEY
Checked by: SF	Client: McCauley Place	Scale: not to scale @A4	Not for Construction
Drawing Title: Plans		Drawing No: S-100	Revision: /

PHOTOGRAPHIC RECORD – BEAUFORT (Sheet 1 of 3)



2001_Beaufort_Room 101_IMG20240712114129.jpg



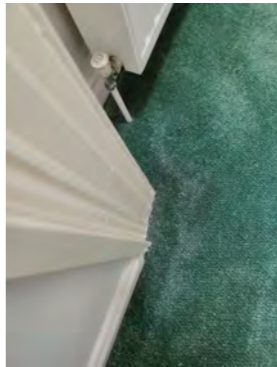
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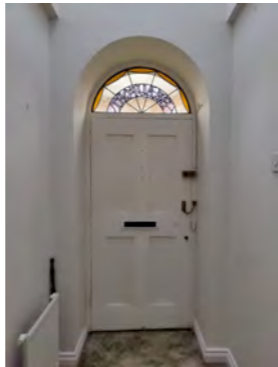
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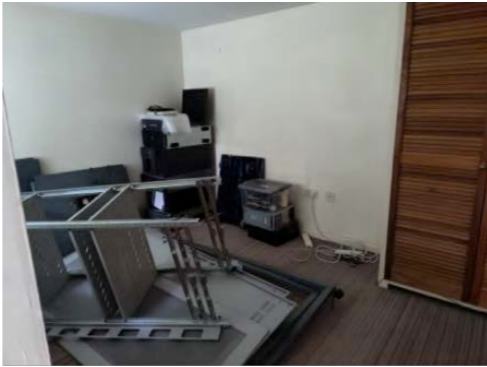
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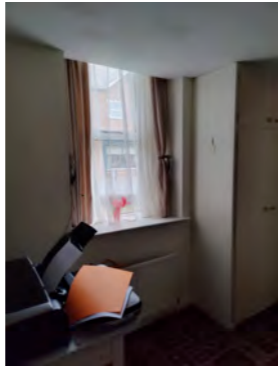
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Note: The photographs are to be read with the survey plans provided above. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 101 refers to the room numbers shown on the plan provided. The photographs were taken in July 2024.

Beaufort, Sallins Rd, Naas, Co. Kildare

PHOTOGRAPHIC RECORD – BEAUFORT (Sheet 2 of 3)



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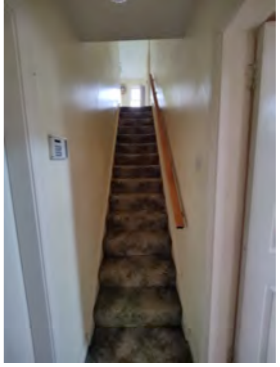
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Note: The photographs are to be read with the survey plans provided above. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 101 refers to the room numbers shown on the plan provided. The photographs were taken in July 2024.

Beaufort, Sallins Rd, Naas, Co. Kildare

PHOTOGRAPHIC RECORD – BEAUFORT (Sheet 3 of 3)



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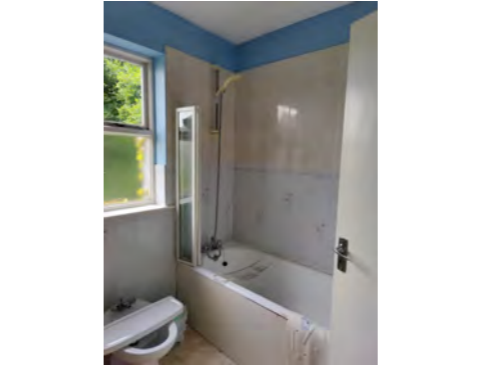
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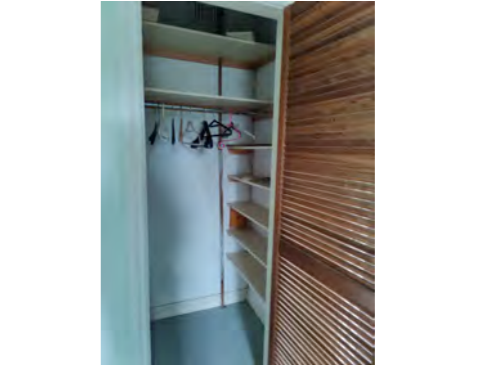
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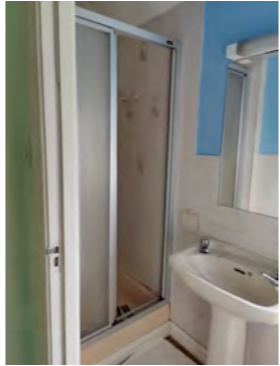
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Beaufort, Sallins Rd, Naas, Co. Kildare

PHOTOGRAPHIC RECORD – BEAUFORT COTTAGE (Sheet 1 of 1)



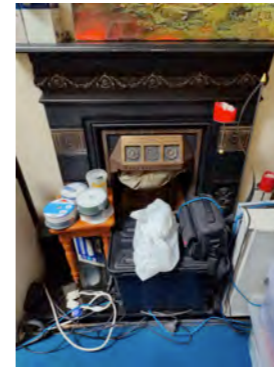
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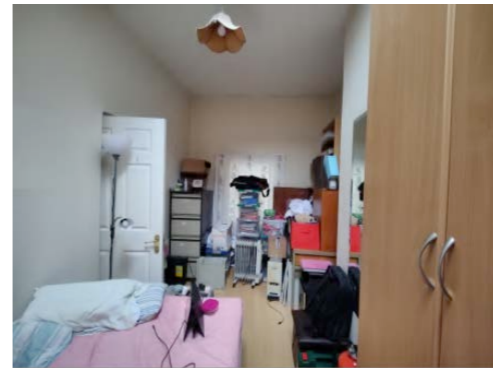
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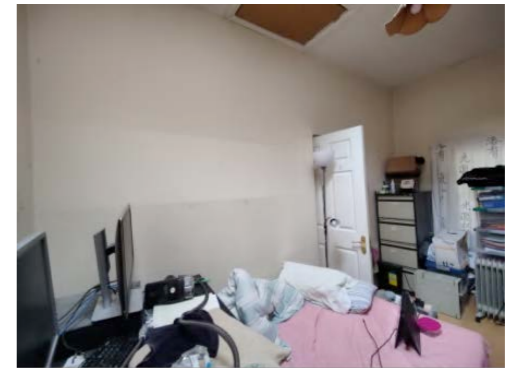
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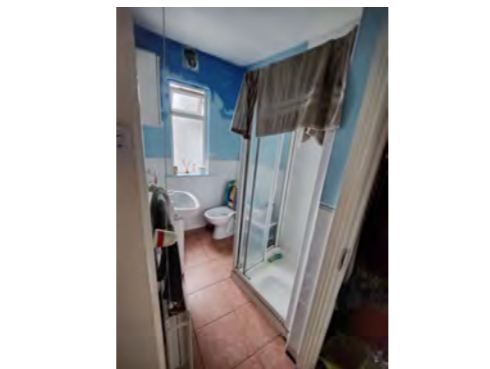
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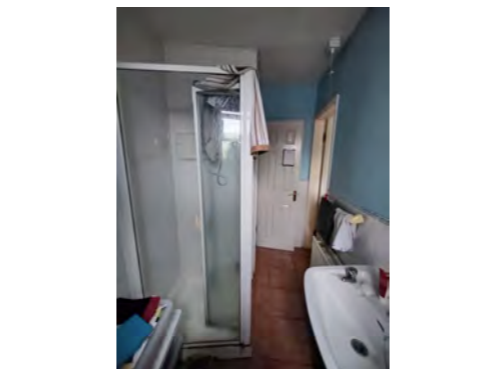
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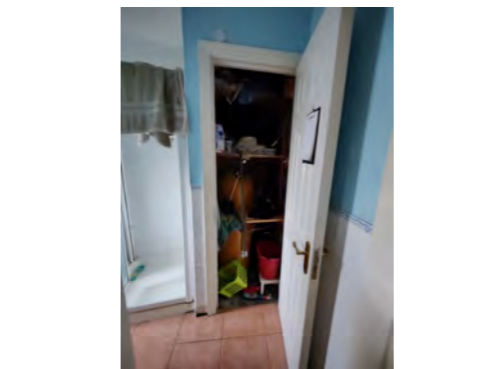
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Note: The photographs are to be read with the survey plans provided above. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 101 refers to the room numbers shown on the plan provided. The photographs were taken in July 2024.

Beaufort Cottage, Sallins Rd, Naas, Co. Kildare

PHOTOGRAPHIC RECORD – No 13 SALLINS ROAD (Sheet 1 of 1)



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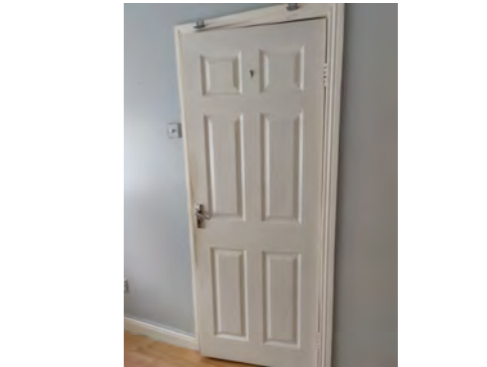
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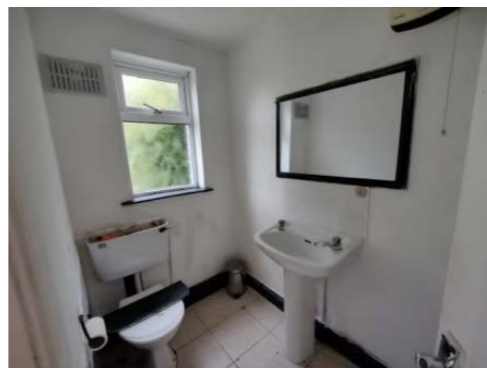
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Note: The photographs are to be read with the survey plans provided above. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 101 refers to the room numbers shown on the plan provided. The photographs were taken in July 2024.

13 Sallins Rd, Naas, Co. Kildare

PHOTOGRAPHIC RECORD – No 18 SALLINS ROAD (Sheet 1 of 1)



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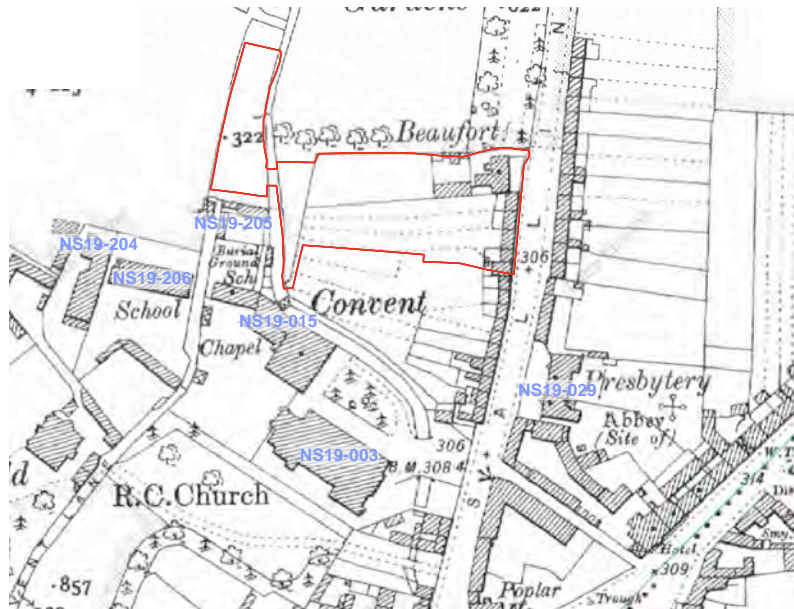
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Note: The photographs are to be read with the survey plans provided above. The photographs are titled as follows: 2001_Room 001_IMG_00000000 where 2001 is our project reference, and Room 101 refers to the room numbers shown on the plan provided. The photographs were taken in July 2024.

18 Sallins Rd, Naas, Co. Kildare

APPENDIX 2

NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE RECORDS



9 March 2026

Beaufort, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814097**

Rating **Regional**

Categories of Special Interest **Architectural, Social**

Original Use House

In Use As House

Date 1880 - 1920

Coordinates 289445, 219775

Date Recorded 27/01/2003

Date Updated --/--/--

Description

End-of-terrace four-bay single-storey house with dormer attic, c.1900, probably originally detached with round-headed door opening. Extended, c.1970, comprising two-bay two-storey flat-roofed return to rear to west. Reroofed and refenestrated, c.1990. Gable-ended roof. Replacement artificial slate, c.1990. Red clay ridge tiles. Rendered chimney stacks. Square rooflights, c.1990. Iron rainwater goods. Flat-roof to return. Bitumen felt. Rendered walls to front (east) elevation. Painted. Rendered dressings including channelled piers to ends. Roughcast walls to remainder. Painted. Square-headed window openings. Stone

sills (concrete to return). Moulded rendered surrounds to front (east) elevation. Replacement uPVC casement windows, c.1990. Round-headed door opening. Moulded rendered surround and archivolt. Timber panelled door. Stained glass overlight. Set back from road in own grounds. Forecourt to front. Section of replacement iron railings, c.1970, to forecourt.

Appraisal

Beaufort (House) is a fine late nineteenth-/early twentieth-century house of balanced proportions that has been much renovated in the late twentieth century. The house incorporates decorative render work to the front (east) elevation, including moulded surrounds to openings, which is a good example of the high quality craftsmanship in the locality. The house retains very little of its original features and materials, and the re-instatement of timber fenestration might restore a more accurate representation of the original appearance of the house. The house is an attractive feature of the streetscape of Sallins Road leading out of Naas to the north.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814115**

Rating **Regional**

Categories of Special Interest **Architectural, Artistic, Social**

Original Use Graveyard/cemetery

In Use As Graveyard/cemetery

Date 1800 - 1830

Coordinates 289344, 219758

Date Recorded 23/05/2002

Date Updated --/--/--

Description

Graveyard with various wrought iron grave markers, c.1800-present, and one cut-stone marker. Detached five-bay single-storey rubble stone building, c.1800, to north with two-bay single-storey lower end bay to left (west). Renovated, c.1840, with recessed niches inserted containing statuary. Gable-ended roofs with slate. Clay ridge tiles. Cast-iron rainwater goods. Random rubble

stone walls. Lancet-arch recessed niches inserted, c.1840, containing statuary. Trefoil window in cut-stone surround. Fixed-pane fitting. Rubble stone boundary wall, c.1800, to site on a U-shaped plan. Renovated, c.1840, with lancet-arch opening inserted approached by flight of steps having cut-stone voussoirs, crow-stepped parapet and wrought iron gate.

Appraisal

This graveyard is of considerable social interest, having been established for the internment of deceased nuns of the nearby convent. The graveyard forms and picturesque feature in the grounds shared with the Catholic church and convent, and is entered through an attractive gateway containing an early iron gate. The grave markers, which are good examples of early surviving iron work, are of some artistic value, as are the various items of statuary to the walls of the building to the north, and to the boundary wall.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814053**

Rating **Regional**

Categories of Special Interest **Architectural, Artistic, Historical, Social**

Original Use Convent/nunnery

Date 1920 - 1930

Coordinates 289367, 219709

Date Recorded 20/05/2002

Date Updated --/--/--

Description

Detached seven-bay three-storey convent, c.1925, on an L-shaped plan retaining early aspect with three-bay three-storey return to rear to north-west. Renovated, c.1975, with single-bay single-storey gabled projecting porch added to centre ground floor. Now disused. Hipped roof on an L-shaped plan with slate. Red clay ridge tiles including decorative ridge tiles to main ridge. Red brick chimney stacks on rendered plinths. Cast-iron rainwater goods on red and yellow brick moulded eaves course. Gabled to porch. Artificial slate. Overhanging timber eaves and bargeboards. Rendered walls. Ruled and lined. Painted. Cut-granite quoins to corners. Red and yellow brick moulded eaves course. Grey brick walls to porch. Square-headed openings. Chamfered cut-granite sills. Cut-granite block-and-start surrounds (with hood mouldings over to ground and to first floor). 1/1 bipartite

timber sash windows to ground floor with fixed-pane stained glass lights over. 1/1 timber sash windows to remainder. Concrete sills to porch. Timber casement windows. Timber panelled door. Set back from road in grounds shared with Catholic church. Section of hoop iron railings to forecourt. Attached five-bay double-height Catholic chapel, c.1925, to north-west with single-bay single-storey lean-to projecting porch to south-east and single-bay double-height lower chancel to north-west. Hipped and gable-ended roofs with slate (lean-to to porch). Clay ridge tiles. Cut-stone coping to gable to chancel with iron cladding over having block to apex. Profiled cast-iron rainwater goods on cut-stone eaves course. Rendered walls. Ruled and lined. Painted. Cut-granite quoins to corners. Cinquefoil-headed window openings to nave in cut-stone lancet-arch frames. Stone sills. Paired trefoil-headed window openings to chancel in cut-stone lancet-arch frames having quatrefoil opening to centre of arches in cut-stone medallion. Cut-stone sills. Fixed-pane leaded stained glass windows to all openings. Pointed-arch door opening. Cut-stone chamfered surround and lintel. Timber panelled door. Overlight.

Appraisal

This convent, with attendant private Catholic chapel, although now disused, is a well-maintained building that forms an integral component of the group of Catholic buildings to the north of Naas. The convent is a fine, balanced, symmetrically-planned structure of graceful proportions, marred only by the insertion of an unsympathetic porch in the late twentieth century – this could easily be removed, however, restoring the original integrity of the design. The convent retains most of its original salient features and materials, including timber sash fenestration (with attractive stained glass overlights) and a slate roof having cast-iron rainwater goods. The presence of a private chapel to north-west is an unusual feature, being sited in such close proximity to the main Catholic church to south-east. The chapel is an attractive building, composed of regular proportions to the long nave walls (to north-east and to south-west). A simple design, the chapel relies on profiled openings for decorative incident and the cut-stone surrounds are a fine example of good craftsmanship. The chapel, as with the convent, retains an early aspect with salient features including stained glass windows of artistic interest, and a slate roof. The convent and chapel are attractively sited in grounds shared with the Catholic church (11814052/KD-19-14-52) to which the regular, balanced appearance of the convent is an attractive foil.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814116**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Original Use Building misc

In Use As Building misc

Date 1800 - 1840

Coordinates 289354, 219717

Date Recorded 23/05/2002

Date Updated --/--/--

Description

Attached three-bay three-storey rubble stone Gothic-style building, c.1820, on a cranked plan with three-bay two-storey lower wing to north-west. Renovated, c.1900, with single-bay single-storey gabled projecting porch added to ground floor. Renovated, c.1960, with single-bay single-storey flat-roofed advanced bay added to ground floor on a shallow triangular plan. Gable-ended roofs on an cranked plan with slate. Clay ridge tiles. Rendered chimney stack. Rendered coping to gables. Cast-iron rainwater goods. Gabled to porch. Corrugated-iron. Rendered coping to gables. Flat-roofed to advanced bay. Bitumen felt. Random rubble

stone walls. Repointed, c.1960. Rendered walls to porch and to advanced bay. Unpainted. Square-headed openings to ground floor. Stone sills. Red brick dressings. Pointed-arch window openings to first floor. Stone sills. Brick dressings. Traceried fixed-pane timber windows. Square-headed openings to porch now blocked-up. Square-headed window opening to advanced bay. Concrete sill. Timber casement window. Set back from road in grounds shared with Catholic church and convent.

Appraisal

This building, the original and present purposes of which are uncertain, is an attractive feature of a complex that includes a Catholic church (11814052/KD-19-14-52) and convent (11814053/KD_19-14-53) – the construction in rubble stone with brick dressings distinguishes the building amongst its neighbours, which are mostly rendered. The building retains many original features and materials, including traceried timber windows to the attractively-shaped openings, and a slate roof with cast-iron rainwater goods. Remodelled to part ground floor in the late twentieth century, the additional advanced bay does not complement the original integrity of the building, although it is an easily-removed feature. The building is of some social and historic importance, representing the continued expansion of a Catholic quarter in the town in the early nineteenth century.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814114**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Original Use Church hall/parish hall

In Use As Church hall/parish hall

Date 1800 - 1820

Coordinates 289343, 219728

Date Recorded 20/05/2002

Date Updated --/--/--

Description

Attached four-bay two-storey parish hall, c.1810, originally detached retaining early aspect. Gable-ended roof with slate. Clay ridge tiles. Iron vents to ridge with conical caps. Cross finials to apexes. Chimney stack now removed. Timber eaves. Cast-iron rainwater goods on moulded cut-granite cornice. Rendered walls. Painted. Cut-granite dressings including moulded cornice with modillions (continuing into gables forming open bed 'pediments'). Square-headed window openings. Cut-granite chamfered sills and surrounds with hood mouldings over. Yellow brick block-and-start surrounds to ground floor to elevation to north-east.

Timber casement windows. Lancet-arch window openings to side elevation to north-west in tripartite arrangement. 1/1 and 2/2 timber sash windows with leaded stained glass panel to arch to centre opening. Square-headed door openings to north-east. Timber panelled double doors. Overlight. Set back from road in grounds shared with Catholic church and convent.

Appraisal

Naas Parish Hall is a fine, substantial building that successfully combines motifs of the Classical and Gothic styles of architecture in a symmetrically-planned composition. The building is of social significance as a communal facility for use by the Catholic community in the locality. Well-maintained, the hall presents an early aspect and retains many original or early features and fittings, including timber casement fenestration, some timber sash windows to the lancet-arch openings, and timber fittings to the door openings. The slate roof also retains early iron work, including rainwater goods and vents to the ridge. The building is distinguished by the quality of the stone work to the dressings, which include attractive surrounds to the window openings and a detailed cornice to the roof that has retained a crisp intricacy attesting to the high standard of stone masonry practised in the locality. The parish hall is an attractive and integral component of a self-contained group of Catholic buildings located to north of the town that is of some historic importance, attesting to the growing confidence of that community in the final years of the Penal Law system.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814111**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Original Use School

In Use As School

Date 1895 - 1905

Coordinates 289312, 219735

Date Recorded 20/05/2002

Date Updated --/--/--

Description

Detached eight-bay two-storey school, dated 1900, with two-bay two-storey lower end bay to right (south-east). Renovated and refenestrated, c.1980. Gable-ended roofs with slate. Clay ridge tiles. Red brick chimney stacks rebuilt, c.1980. Iron vent to apex with conical capping. Timber eaves and bargeboards. Iron rainwater goods on iron brackets. Roughcast walls. Unpainted. Cut-stone date stone/plaque. Iron bell on wrought iron bracket. Square-headed openings (including door opening to first floor to rear

elevation to north-east). Stone sills. Replacement timber casement (inward opening) windows, c.1980. Replacement glazed timber panelled doors, c.1980. Set in grounds shared with Catholic church and convent to south-east. Tarmacadam grounds surrounding.

Appraisal

This school is a fine and imposing building of regular, graceful proportions that retains most of its original form and which is of social and historic interest as one of the earliest educational facilities in the locality, sponsored by the Catholic church. Refenestrated in the late twentieth century, the replacement windows have been instated alluding to the original models and serve to preserve the original character of the school. The school retains some early or original features and fittings, including a slate roof with cast-iron rainwater goods and an iron vent, while a wall-mounted bell on wrought iron bracket also survives intact. The school is an attractive and integral component of a self-contained group of Catholic buildings located to north of the town.

Saint John's Abbey, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814092**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Previous Name Saint John's Abbey

Original Use Presbytery/parochial/curate's house

Date 1860 - 1880

Coordinates 289471, 219697

Date Recorded 20/05/2002

Date Updated --/--/--

Description

Attached four-bay two-storey parochial house, c.1870, originally detached retaining early aspect with single-bay two-storey canted bay window to left (north). Gable-ended roof (shared) with slate (half-octagonal to canted bay window). Clay ridge tiles. Rendered chimney stack. Rendered coping to gables. Timber eaves. Cast-iron rainwater goods. Rendered walls. Painted.

Square-headed window openings. Stone sills. 1/1 timber sash windows. Round-headed door opening. Timber pilaster doorcase with consoles and entablature. Timber panelled door. Spoked fanlight. Set back from road. Tarmacadam forecourt to front in use as carpark. Section on cast-iron railings to forecourt on cut-stone plinth.

Appraisal

This house, which was built as part of a development that included a later adjoining presbytery range to south of similar appearance (11814091/KD-19-14-91), and which has been very well maintained, is of considerable social and historic interest, forming part of a neat group of Catholic buildings located to the north of Naas. Composed of graceful proportions, the house is distinguished by the presence of a two-storey canted bay window to the north (repeated to the presbytery). The house retains most of its original features and materials, including timber sash fenestration, timber doorcase with fanlight, and a slate roof, while a section of railings to front is a good example of early decorative cast-iron work. The retention of an early external aspect suggests that the house may retain early or original features of note to the interior. The parochial house, together with the presbytery, is an attractive feature on the streetscape leading out of the town to the north in the direction of Sallins.

Saint John's Abbey, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814091**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Previous Name Saint John's Abbey

Original Use Presbytery/parochial/curate's house

In Use As Presbytery/parochial/curate's house

Date 1880 - 1900

Coordinates 289469, 219684

Date Recorded 22/05/2002

Date Updated --/--/--

Description

Attached three-bay two-storey presbytery, c.1890, retaining early aspect with single-bay two-storey canted bay window to left (north). Gable-ended roof (shared) with slate (half-octagonal to canted bay window). Clay ridge tiles. Rendered chimney stack. Rendered coping to gables. Timber eaves. Cast-iron rainwater goods. Rendered walls. Painted. Pointed-arch openings. Stone sills. 1/1 timber sash windows. Timber panelled door. Overlight. Set back from road. Tarmacadam forecourt to front in use as carpark. Section on cast-iron railings to forecourt on cut-stone plinth.

Appraisal

This house, which was built as part of a development that included an adjoining parochial house range to north of similar appearance (11814082/KD-19-14-82), and which has been very well maintained, is of considerable social and historic interest, forming part of a neat group of Catholic buildings located to the north of Naas. Composed of graceful proportions, the house is distinguished by the presence of a two-storey canted bay window (repeated to the parochial house) and through the use of pointed-arch openings. The house retains most of its original features and materials, including timber sash fenestration and a slate roof, while a section of railings to front is a good example of early decorative cast-iron work. The retention of an early external aspect suggests that the house may retain early or original features of note to the interior. The presbytery, together with the parochial house, is an attractive feature on the streetscape leading out of the town to the north in the direction of Sallins.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814112**

Rating **Regional**

Categories of Special Interest **Architectural, Historical, Social**

Original Use Laundry

In Use As Convent/nunnery

Date 1820 - 1860

Coordinates 289286, 219731

Date Recorded 20/05/2002

Date Updated --/--/--

Description

Detached five-bay two-storey former laundry girls' home, c.1840, on an L-shaped plan with two-bay two-storey gabled advanced end bay to right (north-west) and three-bay two-storey return to rear to south-west having five-bay single-storey double-pile wing to south-west. Mostly refenestrated, c.1990. Now in use as convent. Hipped and gable-ended roofs with slate (gabled to advanced end bay; double-pile (M-profile) to wing to south-west). Red clay ridge tiles. Roughcast chimney stacks. Cast-iron rainwater goods on eaves course. Roughcast walls. Painted. Cut-stone dressings to front (north-east) elevation

including quoins to corners and coping to gable dot advanced end bay. Square-headed window openings (paired to front (north-east) elevation. Stone sills. Cut-stone block-and-start surrounds to front (north-east) elevation with cut-stone lintels. Replacement uPVC casement windows, c.1990, with some original 1/1 timber sash windows to return. Timber doorcase. Timber panelled door. Sidelights and overlights. Set back from road in grounds shared with Catholic church and convent to south-east. Hedge boundary to forecourt.

Appraisal

Saint Helen's Home is a building of considerable social and historical importance, having formerly operated as a girls' laundry, established by the Sisters of Mercy. The building is a fine and extensive structure of balanced proportions, with a finely detailed front (north-east) elevation incorporating cut-stone dressings, and reserved elevations to the remainder. Renovated in the late twentieth century, much of the original form has been retained, yet with the loss of much of the original fenestration – some early windows remain to the return and timber fenestration might be re-instated to the remainder at a future date, using these earlier examples as a model, to restore a more accurate representation of the original appearance. The school is an attractive and integral component of a self-contained group of Catholic buildings located to north of the town.

Catholic Church of Our Lady and Saint David, Sallins Road, NAAS WEST, Naas, KILDARE



Survey Data

Reg No **11814052**

Rating **National**

Categories of Special Interest **Architectural, Artistic, Historical, Social, Technical**

Original Use Church/chapel

In Use As Church/chapel

Date 1825 - 1830

Coordinates 289379, 219667

Date Recorded 22/05/2002

Date Updated --/--/--

Description

Detached four-bay double-height Gothic-style Catholic church, built 1827, with single-bay double-height lower chancel to south-east having single-bay single-storey flat-roofed flanking bays (including sacristy projection). Renovated, 1858, with single-bay three-stage tower added to north-west on a square plan with broach spire. Renovated, c.1860, with two-bay two-storey double-pile baptistery added to south-east. Renovated, c.1890, with single-bay two-storey gabled projecting bay added to south-east to baptistery with single-bay single-storey gabled advanced porch to ground floor. Renovated, 1953, with group of

three single-bay single-storey flat-roofed yellow brick projecting blocks added to south-west (including mortuary chapel). Renovated, c.1990, with single-bay double-height flat-roofed chapel added to tower to north-west with full-height projecting bay to north-west on a triangular plan. Gable-ended roofs with slate (behind battlemented parapet walls to gables to nave). Clay ridge tiles. Profiled cast-iron rainwater goods on iron brackets. Granite ashlar broach spire to tower with gabled lucarnes. Flat-roofs to additional bays behind blocking courses/parapet walls. Materials not visible. Iron cross finial. Coursed rubble limestone walls. Cut-stone dressings including quoins to corners, stringcourses, stepped buttresses (some clasping to corners). Rubble stone battlemented parapet walls to gables (on stringcourse to chancel) with cut-stone coping having decorative pinnacles to corners over buttresses and decorative finials to apexes. Rendered walls to baptistery. Ruled and lined. Unpainted. Red brick dressings including quoins to corners. Yellow brick walls to projecting block to south-west. Concrete coping. Coursed cut-limestone cladding to walls to chapel to north-west. Cut-stone quoins. Cut-stone coping. Pointed-arch window openings to nave. Cut-stone sills. Red brick block-and-start surrounds. Cut-stone hood mouldings over. Pointed-arch traceried (five-light) window to chancel (three-light to flanking bays to nave). Cut-sandstone surround. Lancet-arch openings to remainder (including to tower and spire), with some grouped in paired or tripartite arrangement. Cut-stone chamfered surrounds with hood mouldings over. Fixed-pane windows to all openings, including stained glass windows (louvered timber panels to top stage to tower). Pointed-arch door openings. Cut-stone surrounds (some with hood mouldings over). Timber panelled doors. Full-height interior open into roof. Carved timber pews. Pointed-arch arcade to nave forming aisles on clustered colonettes having open work frieze over. Timber panelled gallery to first floor to north-west having lancet-arch openings and timber panelled choir/organ gallery over having projecting section to centre. Moulded plaster surrounds to window openings having hood mouldings over. Open timber roof construction. Pointed-arch chancel arch to south-east on clustered colonettes. Decorative plaster ceiling over. Set back from road in own grounds. Tarmacadam carpark to part of site. Section of replacement iron railings, c.1960, to boundary.

Appraisal

The Catholic Church of Our Lady and Saint David is a fine and imposing edifice that alludes to the form and appearance of fourteenth-century French Gothic churches. The church is of considerable social and historic interest, having been begun shortly before Catholic Emancipation and built through a system of voluntary contribution amongst the Catholic community in the locality – the scale and detailing of the building also attests to the growing confidence of that community during the final years of the Penal Law system. The orientation of the church is somewhat unusual, however, with the chancel fronting on to Sallins Road and the entrance tower positioned to the rear (north-west) of the site. Continuously extended over many years, the additions have contributed positively to the overall character of the piece for the most part, and the resulting complex plan complements the ornate quality of the elevations – only the projecting blocks to south-west have been completed without regard to the original tone and appearance of the church, yet these are discreetly concealed and do not detract considerably from the overall scheme. The construction of the church in rubble stone with cut-stone dressings is a good example of the high quality of stone masonry traditionally practised in the locality and this is particularly evident in the carved dressings, including surrounds to openings and cut-stone detailing, which has retained a crisp intricacy over the intervening years. The church retains an early aspect to the exterior, with many original or early features still extant, including fittings to the openings and slate roofs throughout. The interior also retains most of its original form and appearance and is an important survival. Conceived as a light and airy design, the slender arcade to the nave gives the appearance of delicacy and belies its function as a supporting structure to the roof. The arcade, together with the two-tier timber panelled galleries to the north-west and the open timber roof construction, is of considerable technical or engineering merit. The interior retains many original features and materials, including stained glass fittings that are of artistic significance. The chancel/altar appears to have been remodelled following the Second Vatican Council, however, and contrasts with the ornate quality of the nave – it retains a fine, decorative plasterwork ceiling, however. The church is prominently located at the north-end of Naas, slightly on the outskirts of the historic core of the town, and is an attractive landmark in the locality forming a neat group with further Catholic buildings to the north-west. The soaring slender tower and spire adds incident to the skyline and identifies the church in the landscape.