

Monasterevin

Architectural Conservation Area

ARCHITECTURE



Statement of Character and Recommendations

August 2026



ISSUE			
Revision	Stage	Author	Date
A	Draft issue	NM	06/08/2024
B	Draft issue	NM	05/12/2024
C	Final	NM	10/12/2024
D	Final Update	DJ	31/08/2026

Howley Hayes Cooney Architecture was commissioned by Kildare County Council to undertake this assessment of the special character of the Architectural Conservation Areas (ACAs) within Monasterevin. It reviews the existing ACA boundary, as contained in the *County Development Plan 2023-2029*, briefly sets out the historical development of the town, describes designated built heritage assets and the facets and features that make up its special interest. These include its natural features, layout, building groups and heights, plot configurations, boundary treatments, architectural styles, building materials, use of colour, shopfronts, hard and soft landscaping, street furniture and views and vistas to, from and within it.

We would like to acknowledge the following very useful and informative reports in the preparation of this Statement of Character: Alison Rea’s *Monasterevin Record of Protected Structures: Reform + Reuse* (2022) and the *Monasterevin Town Renewal Masterplan*.

The assessment concludes with recommendations for policy objectives and/or actions for the protection of the special character of the ACA that can be included in the Monasterevin Settlement Plan (a Variation to the CDP).

Contents

1.0	Introduction	1	5.0	Threats & Opportunities	42
1.1	Aim of the Study	2		5.1 Positive Elements	
1.2	Location & Boundary of the ACA	2		5.2 Detracting Elements	
2.0	Historical Development	3	6.0	Recommendations & Potential Objectives	44
	2.1 Early History			6.1 ACA Boundary Extension	
	2.2 The Eighteenth Century			6.2 Conservation, Repair, Reuse & Retrofitting	
	2.3 The Nineteenth Century			6.3 Phased Exemplar Projects	
	2.4 The Twentieth & Twenty-First Centuries			6.3.1 Cassidy Complex	
				6.3.2 Shopfronts on Market Square & Dublin Street	
3.0	County Development Plan Designations	11		6.4 Overcoming Vacancy & Dereliction	
4.0	Statement of Character	13		6.5 Wayfinding & Heritage Interpretation	
	4.1 Street Pattern & Plots			6.6 New Development	
	4.2 Building Typologies			6.7 Works to Historic Buildings within the ACA and its Setting	
	4.3 Building Materials & Prominent Detailing			6.8 Public Realm, Open Space & Car Parking	
	4.4 Boundary Treatments			6.9 Structures Recorded on the NIAH	
	4.5 Street Furniture & Signage		7.0	Funding	53
	4.6 Alterations & Extensions			Appendices	
	4.7 Shopfronts			Appendix A: Table of Protected Structures & Structures	
	4.8 Open Space & Nature			Recorded by the NIAH	
	4.9 Views				

1.0 Introduction



1.0 Introduction

1.1 Aim of the Study

Many of the towns and villages of County Kildare are richly endowed with areas of fine and distinctive architectural character, the result of centuries of history, and manifest in built form and layout. This character is derived from the historic core's built structures, both individually and collectively, their associated settings, landscapes, streetscapes and other locally important features. It is an expression of our culture and identity that both tells us who we are and contributes significantly to the quality of

our lives.

The Planning and Development Act 2000 (as amended) provides that all development plans must include objectives for preserving the character of Architectural Conservation Areas (ACAs). An Architectural Conservation Area is a place, area, group of structures or townscape that is (a) of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or (b) contributes to the appreciation of protected structures, and whose character it is an objective of a development plan to preserve.

The aim of ACA designation is to preserve and enhance the character of the area or group of structures. The form and arrangement of buildings, structures and landscape features within an ACA are important in how they contribute to the character of the area or group of structures. Historic materials, architectural features, building heights, plots sizes, as well as the scale and arrangement of streets, open spaces and nature all contribute to the character of an ACA.

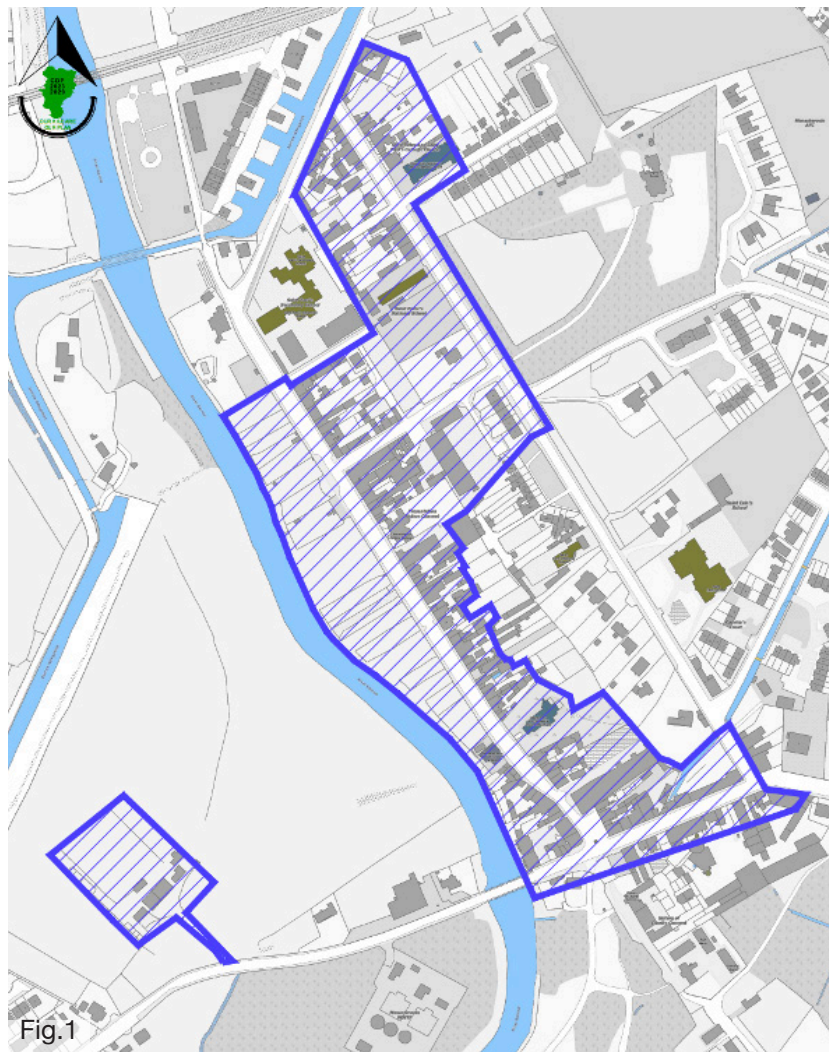
In preparing this document, the special character of the town was assessed, leading to a recommendation that the boundary of the ACA should be extended to include a number of key structures, former industrial complexes, landscape and infrastructural features that they either bisect or exclude entirely, but which are central to the character of the historic core and its

future economic potential. These include:

- The entirety of the former Cassidy Complex either side of Dublin Street;
- The entrance to Moore Abbey Demesne;
- A section of canal harbour;
- The former railway station house and bridge;
- Tougher, Kilrue and other large villa-style houses and their associated parklands / open space.

This document identifies important views within, into and out of the ACA. It is important to note that these identified views may encompass lands that are outside of the current ACA boundary. The Development Plan seeks to achieve the protection of the architectural heritage within the two ACA's by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area. Special protection applies to the external appearance of the buildings in the ACA, together with the fabric and features of the open space and public realm within its boundaries. Planning permission will be required for any works that would have an impact on the character of an ACA. This includes works that might otherwise meet the criteria for exempted development as outlined in the Planning and Development Act 2000 (as amended).

New development within the ACA will only be granted planning permission if it can be demonstrated that it will not harm the character



or appearance of the area.

ACAs provide an opportunity to build upon an existing special character by establishing a high standard of urban design. A distinctive *genius loci*, or sense of place can be achieved through the selection of appropriate street lighting, street furniture, paving, signage, and by encouraging best conservation practice in the repair and maintenance of historic buildings, and also by insisting on high design standards for new developments.

The designation of the ACA in Monasterevin is not intended to prevent alterations, extensions or new buildings within the area or its setting, but seeks to ensure that any new development respects or enhances the special character of the ACA and its setting. This document defines the special character of the Monasterevin ACA and provides guidance to homeowners, developers, architects and planning professionals on important features and characteristics in the area and the type of works that would require planning permission within the ACA. It is recommended that persons planning to undertake works within the ACA should consult with the Planning Department and Conservation Officer, if appointed, at the earliest opportunity.

1.2 Location

Located on the western edge of County Kildare, near the County Laois border, 63 km from Dublin, Monasterevin (or Monasterevan) has been shaped and moulded by the Barrow River, Ireland's second longest river, and its tributaries. For the most part low lying, the land consists largely of gravels with areas of bog and some outcrops of limestone. Since its inception in the 800s as a monastery settlement under St Evin (*Mainistir Eimhín*) at a key bridging point on the River Barrow, the town's form and fabric has subsequently evolved to reflect significant events in its rich history (outlined in section 2.0).

1.3 Location & Boundary of the ACA

The Monasterevin ACA currently covers two separate areas: the area around Dublin Street, Market Square and Main Street/West End - essentially the area covering the early laying out of the town. Its current boundary runs along a section of Canal Harbour, to the north, before turning east to take in the former Malthouse and then running south through the gardens of properties fronting onto Drogheda Street taking in St Mary's RC Church. The boundary then runs to the south-east, taking in the boundary of the grounds of Togher House, before cutting back across Drogheda Street and running south behind properties fronting onto West End and Moore Streets. It then turns east to take in the corner of Dublin Road and Drogheda Street, somewhat anomalously taking in only a section of the former Cassidy distillery complex or bisecting others, before turning north-west to follow the River Barrow's edge. The boundary then turns to the east, traversing West End and turning north behind structures fronting onto Drogheda Street and re-emerging onto Canal Harbour.

A second separate part of the ACA known as 'the Hulk' encapsulates the former Charter School which is located on land on the western of the banks of the River Barrow. Essentially rectangular in shape, its boundary includes the driveway from the Dublin Road and includes the complex of buildings around the former school and its immediate setting to the north-west.

H
C

Monastercavan B 7742 west

NATIONAL
LIBRARY OF
IRELAND.



2.0 Historical Development



2.0 Historical Development

2.1 Early History

Monasterevin takes its name from *Mainistir Eimhín*, of the Monastery of St Evin, who originated from Munster, became the second abbot and is best known as a co-author of the *Tripartite Life of St Patrick*. Having been destroyed by Viking raids, the first monastery was replaced by a Cistercian abbey during the twelfth century.

This consolidated the significance of the place as an important crossing point on the River Barrow. After the dissolution of the monasteries in the sixteenth century, the abbey buildings were modified into a manor house occupied first by Thomas Alen from Celbridge, then by Sir Adam Loftus, later Lord Chancellor of Ireland.

2.2 The Eighteenth Century

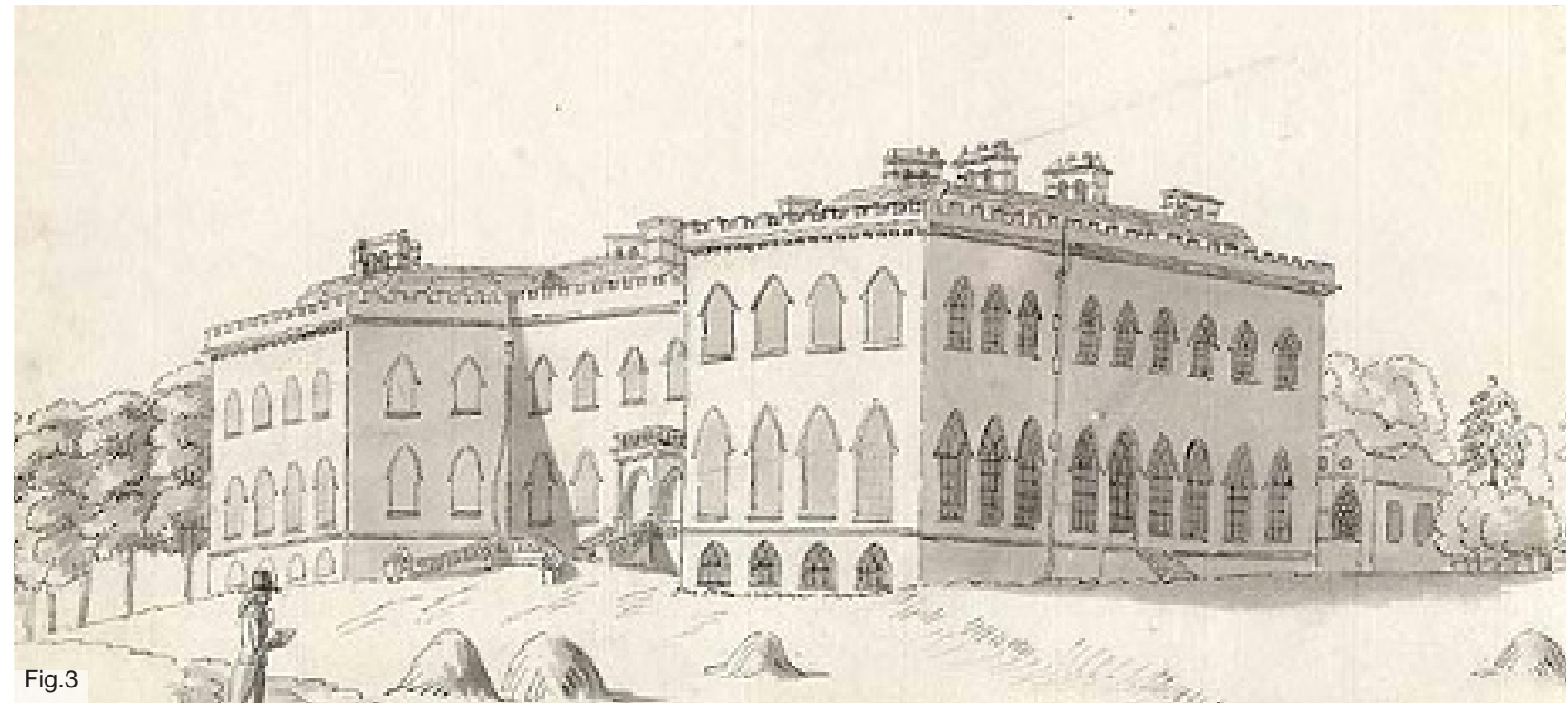


Fig.3

The morphological armature of the town as we know it today in large part owes its origins to the arrival of the Moores, the Earls of Drogheda, who inherited the Manor of Monasterevin in the early 1700s. Charles Moore, the 6th Earl moved to the estate and the house in 1758, and subsequently became involved in the evolution of Monasterevin into a planned estate town to serve it – a symbiotic relationship that was to endure until the twentieth century. He commissioned surveys of the existing town and developed the original plans for the elegantly laid out grid of tree lined streets that constitutes the historic town centre, and core of the ACA, today.

Three phases of ‘improvements’ were made by the family from the 1760s. These included the

renovation of the house and the remodelling of the demesne. The erection by the family’s prominently sited church of St John the Evangelist (1769-72) on what later became Moore Street, declaimed the prevailing religious domination and foreshadowed the new street layout which led to and from the demesne.

Further northward extensions of the demesne in the 1770s / ‘80s were achieved by demolishing 12 dwellings to the south of the church, a tanyard and eleven cabins to its north. ‘Speculation, confidence and ambition’ (Horner, 102) characterised the town following the arrival of the Grand Canal in 1785, and some fine Georgian houses were erected at the Canal End of the town, most notably the terrace of three-storey houses

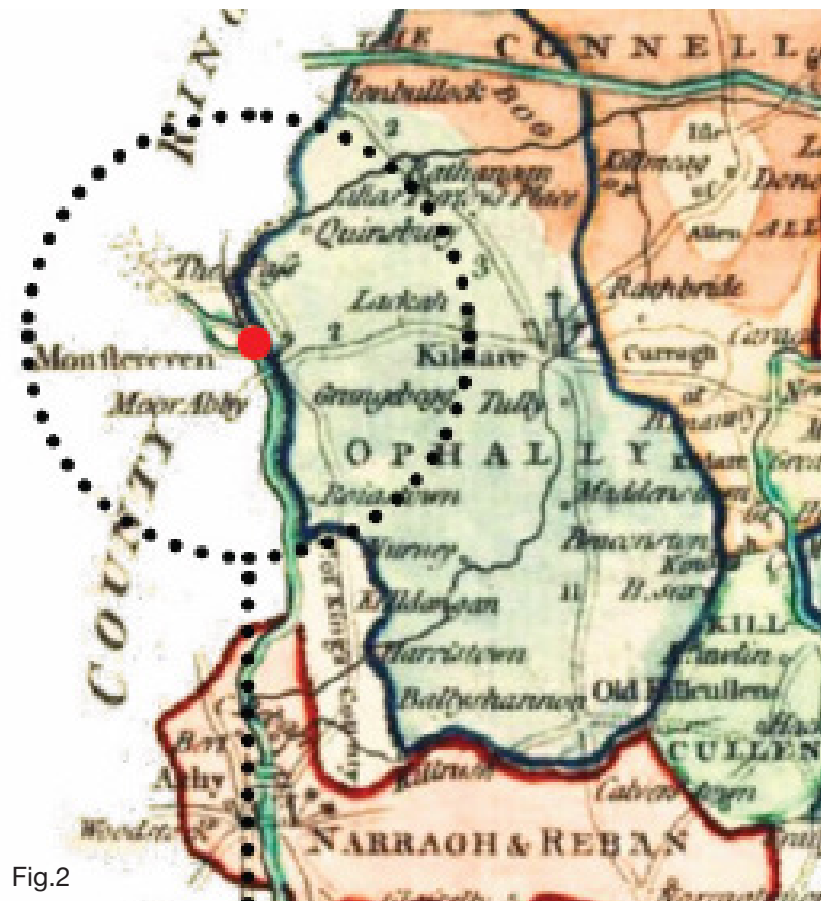


Fig.2

that make up the West End.

Navigation on the Barrow and the Grand Canal, together with the old bridge crossing, brought Monasterevin into contact with much of the rest of the country, all of which helped to stimulate the industrial development of the town, the pinnacle of which was the distillery and, later, brewery founded by John Cassidy towards century's end. Located to the east of the River Barrow and south of the Dublin Road, the earliest buildings formed two yards. To the west, directly behind Grove House, was the brewery yard, with the distillery yard located further to the east.

2.3 The Nineteenth Century

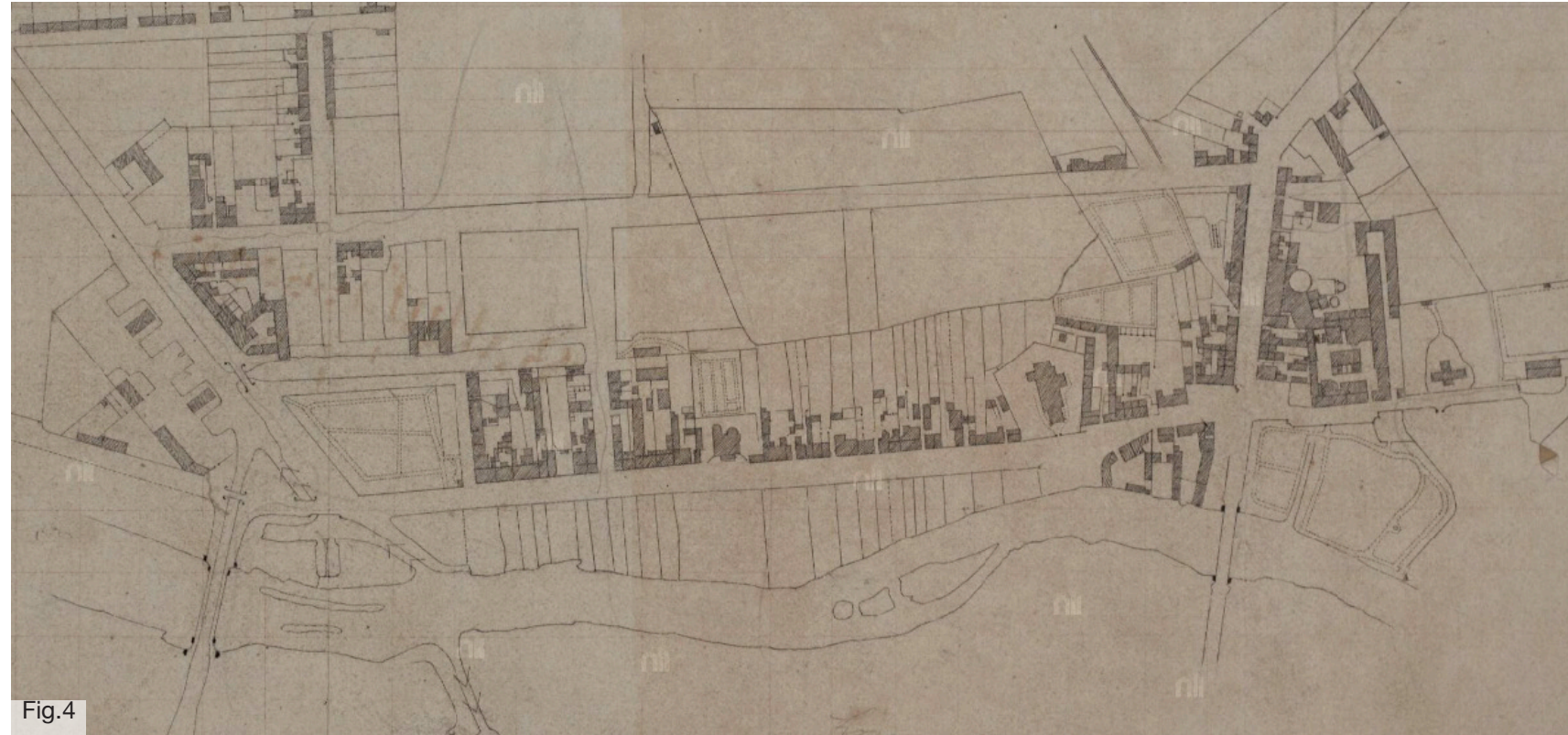
A number of survey maps produced by the 'Longfield Survey' of c.1806 clearly depict the emerging form and layout of the nascent town, with the Canal Harbour, associated bridges, warehouses and houses bordering it clearly discernible at one end. West End, Moore Street and Main Street are depicted as developed as the central spine of the town with gardens laid out opposite (as today) running down to the River Barrow, with St John's Church standing as prominent landmark of the then Established church.

A survey drawing of around the same date depicts the by then large Cassidy's Complex – a major employer in the town and its hinterland - as anchoring its southernmost end, along Dublin Street, and details the various functions of each of its structures. Drogheda Street is laid out but largely undeveloped save for sections of its northern and southern ends.

LEGEND

Fig.4
c. early 19th century Survey
map of Monasterevin from
Longfield Collection NLI.

Fig.5
Historic poster of Cassidy
Complex.



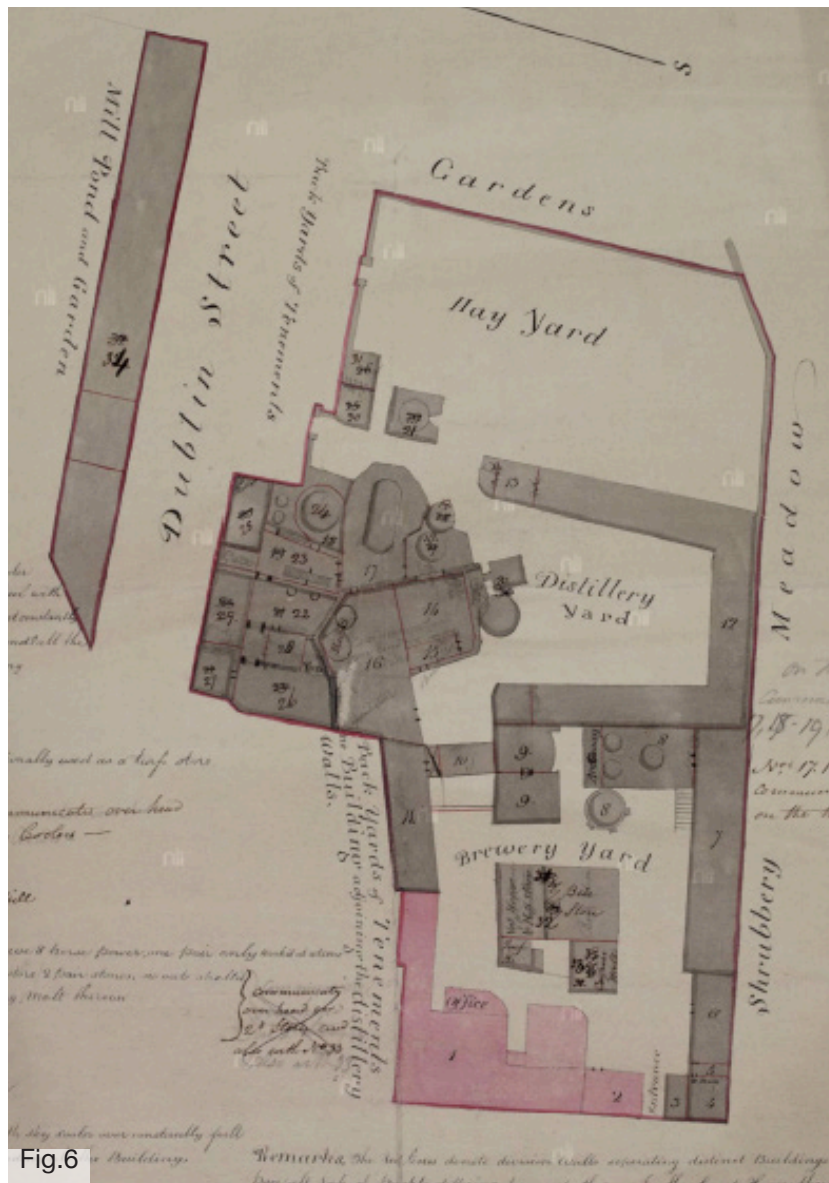


Fig.6

There is little evident change between c.1806 map and the first edition Ordnance Survey map (1837). Notable additions include a schoolhouse set-back from the still as yet developed Drogheda Street, a post office on the corner of what was to become Dublin Street by Cassidy's, a mill race by the partially developed future Drogheda Row, gardens laid out along the Barrow. At this point Moore Abbey's demesne approach is shown as on axis with Market Square and the large, roughly

c-plan, Charter School (later 'Hulk') is depicted as enclosed by and addressing a walled garden. An formal irregularly shaped parterred garden is depicted at this point at the junction of the northern end of West End and Canal Harbour.

Completed in 1832, the fine three arched bridge over the River Barrow replaced an earlier bridge

LEGEND

Fig.6
Detail from Longfield Survey
(c.1806) Showing the former
Cassidy Complex (NLI).

Fig.7
First Edition OS Map.

and was, along with the canal and Barrow Navigation, an important part of the transport infrastructure on the principal road leading south. With the arrival of the railway in 1847, Monasterevin was as well connected to most of Ireland's largest cities, as any small town in the midlands. These extensive infrastructural developments and the construction of a network



Fig.7

of bridges crossing both the canal and river resulted in the town becoming known as the *Venice of Ireland*.

By the time of the 1881 Ordnance Survey map the streets have been named, the Methodist Church erected on Main Street and a dispensary, bank and constabulary opened on West End. A malthouse and large Rectory set back in grounds to the west of Drogheda Road also was then evident. In 1887 the distillery occupied ten acres and employed more than seventy men and also owned a 200 foot square maltings near the railway station, possibly on Drogheda Street and brought wealth to the town.

‘The Nationalist and Leinster Times’ unequivocally described the importance of the Cassidy distillery complex to Monasterevin On 31 December 1892:

‘...the big thing in Monasterevin is “Cassidy’s.” It is the central point around which everything revolves – the heart which gives the life current to nearly every institution in the community. In fact, Monasterevin may be said to be only another name for “Cassidy’s.”



Fig.8

LEGEND

Fig.8
1881 Second Edition OS Map.

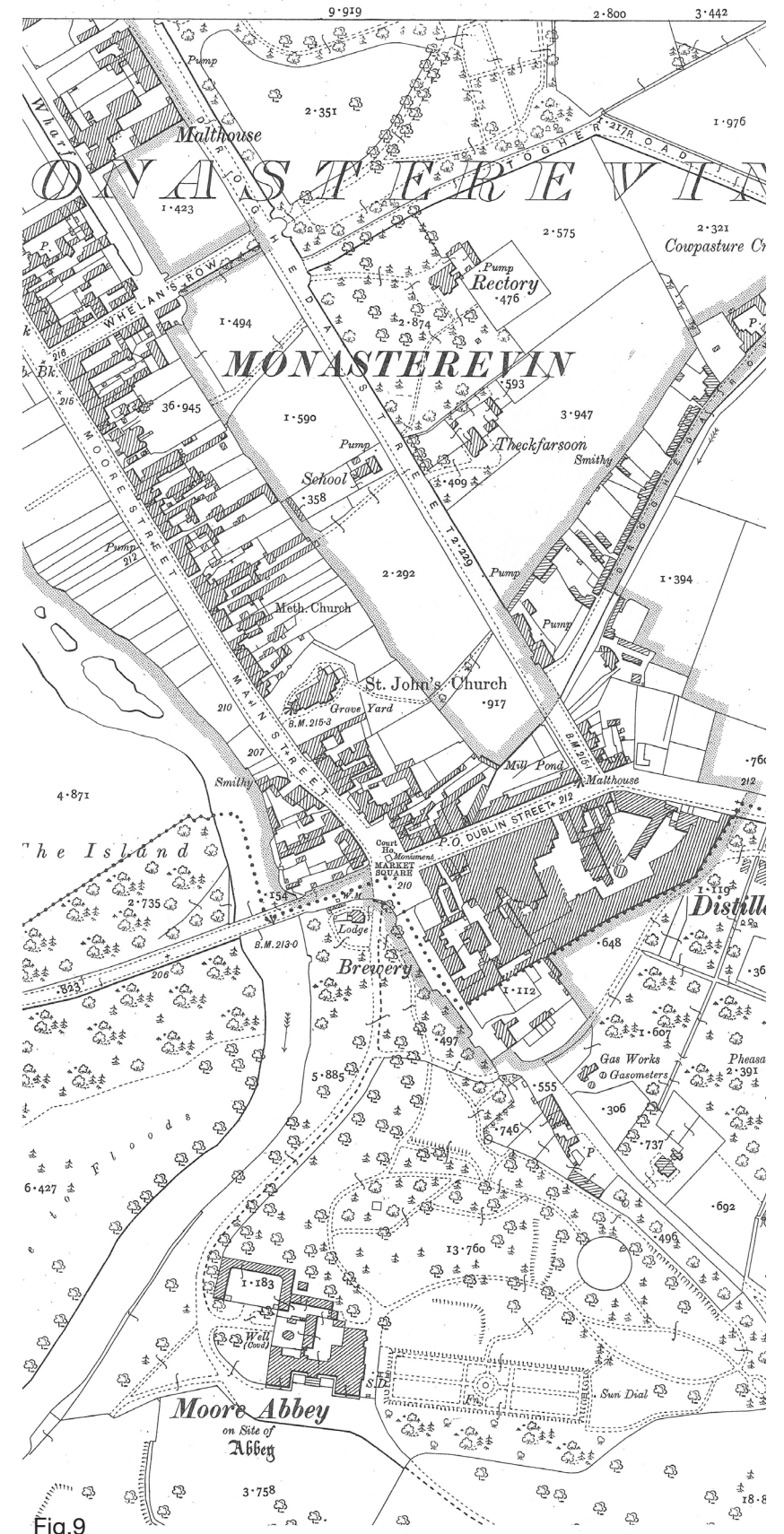
Fig.9
1909 OS Map.


Fig.9

2.4 The Twentieth & Twenty-First Centuries

The early twentieth century brought slow economic decline to the town. By 1921 Cassidy and Company had ceased trading and went into voluntary liquidation, having struggled with the impacts of the Great War, the Irish War of Independence and the Irish Civil War and the Earls of Drogheda left Moore Abbey. Though Samuel E Holmes Engineering Limited purchased a large part of the former Cassidy complex, and brought some local employment, it was well below the numbers formerly employed, just as it only occupied only a small number of buildings in the complex. Consequently, many of the larger historic structures were left unused and subsequently fell into a state of disrepair.

Photographs of the time belie this social and economic turbulence and depict a very picturesque settled town. A photograph taken from the tower of the Church of St John looking north up West End shows well-kept houses, activity on the street and people tending their gardens that run down to the Barrow. Other views taken from the bridge towards the church or of the bustling Market Square, when it was still a square.

LEGEND

Fig.10
Lawn of Moore Abbey, (Courtesy of Kildare Local Studies Library).

Fig.11
1930s aerial view that makes clear the importance of Moore

Abbey at the Southern end of the town, the river, Main Street : West End running parallel with gardens & planting & bridges in the distance combining to influence its character.

Fig.12
View north taken from the spire of St John the Evangelist (1905, courtesy Kildare Local Studies Library).



Fig.10



Fig.11



Fig.12

LEGEND

Former historic structures along canal (Kildare Local Studies).

Housing along canal that detracts from the setting.
Axial view from Moore Abbey entrance to Market Square.

Axial view from Moore Abbey entrance to Market Square.

2.5 Then & Now

ARCHITECTURE



Fig.13



Fig.14



Fig.15

Monasterevin.



Fig.16

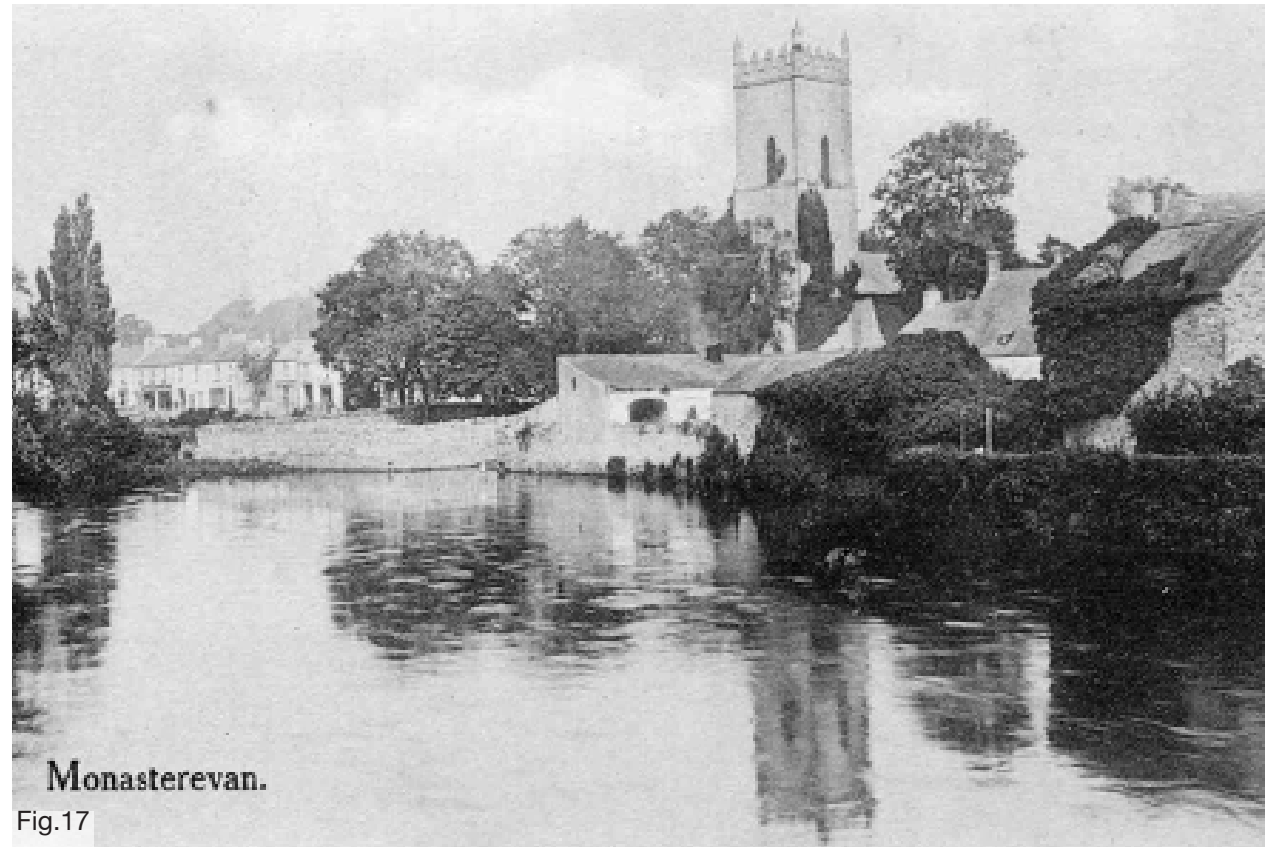


Fig.17
View from south of the bridge
towards Church of St John the
Evangelist c.1905 (Kildare Local
Studies Library).



Fig.18
View to Church of St John the
Evangelist c.1905 (Kildare Local
Studies Library).

Fig.19
View from Bridge towards St
John the Evangelist today with
poor quality housing detracting
from the important view.



The use of the canal for transport declined steeply in the mid-twentieth century and in 1976 the railway station closed, and would remain closed for a period of some twenty-five years, significantly impacting the town's connectivity. Messrs Holmes closed down in the 1990s but the business was continued until 2003. On the final closure of the engineering works in 2003, the workshops, stores and the offices that had remained in use, were also abandoned and fell into dereliction and the wider town reflected this decline, with people leaving and a significant number of buildings falling into vacancy and dereliction. The opening of the M7 motorway resulted in the bypassing of the town.

LEGEND

Fig.20
Detail from 1943 Ordnance
Survey map centred on the
extensive Cassidy Complex.

Fig.21
Aerial view of the Cassidy
Complex.

Fig.22
Historic uses of structures in the
former Cassidy Complex
(Howley Hayes Cooney).



Fig.21



Fig.20

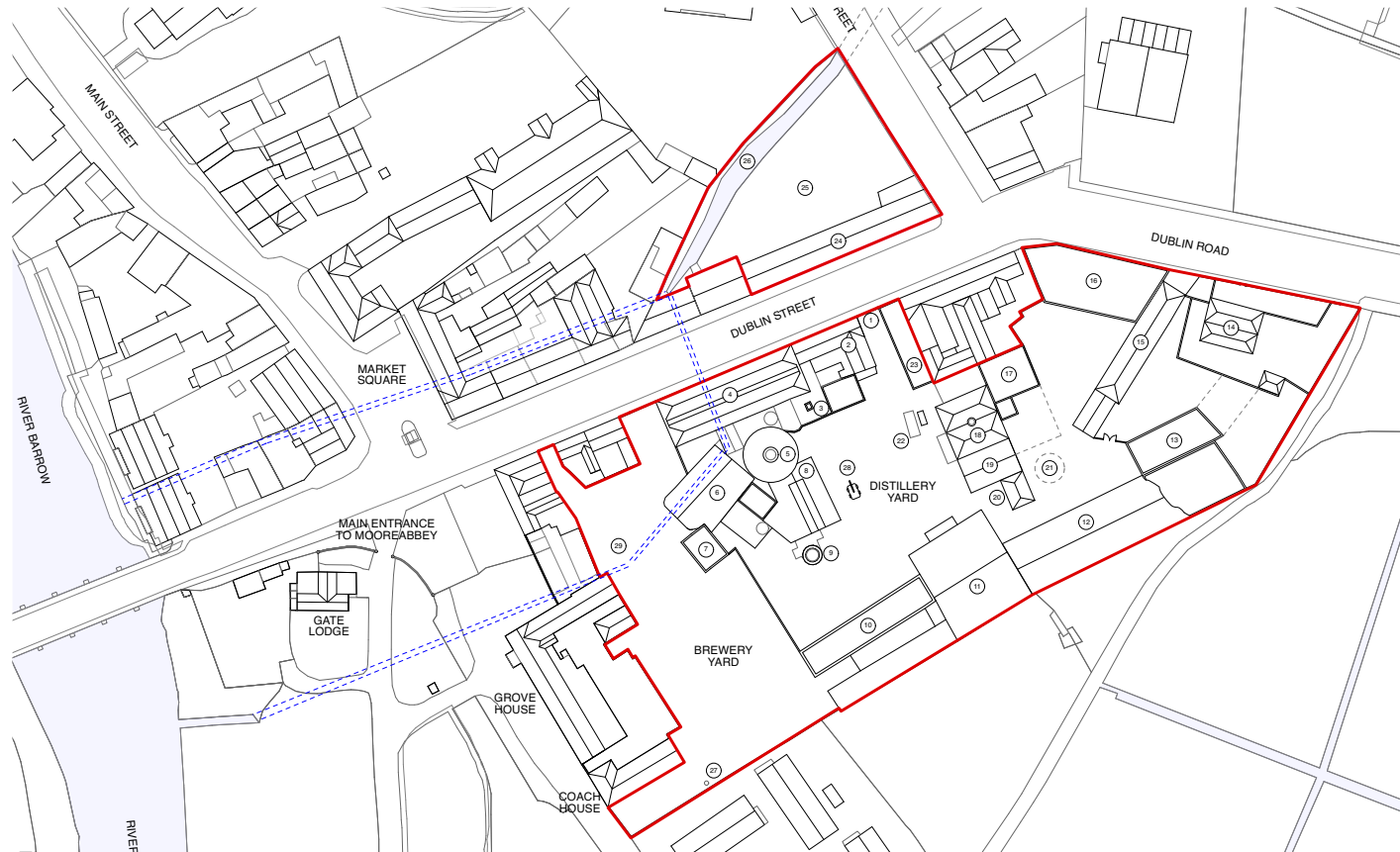


Fig.22

LEGEND

- ① Entrance Gateway (site of)
- ② Offices
- ③ Engine House
- ④ Mill & Grain Store
- ⑤ Mash House
- ⑥ Back House
- ⑦ Water Tower
- ⑧ Still House
- ⑨ Chimney
- ⑩ Bonded Warehouse
- ⑪ Heavy Shop
- ⑫ Warehouse/Long Shop
- ⑬ Store/Workshop
- ⑭ Freemore House
- ⑮ Stables
- ⑯ Warehouse/Cooperage
- ⑰ Carpentry Shop (ruins of)
- ⑱ Engine House
- ⑲ Shed
- ⑳ Gas Works House
- ㉑ Gasometer (site of)
- ㉒ Weighbridge
- ㉓ Water Tank
- ㉔ Malt House
- ㉕ Mill Pond (site of)
- ㉖ Cassidy's stream
- ㉗ Well
- ㉘ Mobile JIB crane
- ㉙ Mill race (in culvert)

- SITE BOUNDARY
- - - MILL RACE (IN CULVERT)

H
C H

3.0 County Development Plan Designations

3.0 County Development Plan Designations

The Kildare County Development Plan 2023 -2029 includes polices in relation to protected structures, vernacular architecture, and Architectural Conservation Areas. In relation to ACAs it is an objective of the Council to ‘Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.’ (Objective AH O65 Chapter 11). It is also an action of the Council to ‘Prepare a character statement appraisal and area specific policy for each ACA within the county and to preserve, protect and enhance the character of these areas’ (Action AH A25 Chapter 11).

The Record of Protected Structures (RPS) is contained in Appendix 6 of the Kildare County Development Plan 2023 -2029.

There are 34 protected structures within the two Monasterevin ACA boundaries, as currently drawn (see Appendix A). The largest grouping of protected structures is 17 (recorded as one RPS number, B26-37) that make up the former Cassidy’s complex. As currently drawn, the boundary of the ACA either bisects a number of buildings within the complex or does not include them at all (see Appendix A). Collectively the group of former industrial buildings is of national significance because of their age, rarity and type, so it is anomalous that the boundary does not include them. The former Mash House (NIAH 11816065) is arguably of international significance.

The National Inventory of Architectural Heritage (NIAH) survey was conducted in 2002, so is now quite out of date, with some structures having collapsed. There are 49 structures recorded by the NIAH within the boundary, 6 of which are bisected by it, and all are given a regional rating

for their special interest.

A 2022 report *Monasterevin Record of Protected Structures: Reform + Reuse* by Alison Rea recommended the following structures be added to the RPS, all but one of which are within the current ACA boundary:

- West End/Moore Street Garden Plot
- Bank of Ireland, Market Square
- Togher House Stables
- Moore Abbey Gasworks
- Moore Abbey Castellated Gate Lodge New Cross
- WI Chambers Cottage (now Stacks Pharmacy), Market Square
- Methodist Church, Moore Street

The whole town falls within a Landscape Character Area (CDP 2023-2029) and the River Barrow is also designated a Sensitive Landscape by Kildare County Council.

Fig.23
Designations map showing RPS
/NIAH structures relative to the
existing ACA boundary (Howley
Hayes Cooney).



Fig.23

4.0 Statement of Character



4.0 Statement of Character

Monasterevin's character can broadly be divided into identifiable character zones (as illustrated in Fig.23a) which relate to the manner in which the town developed historically and economically over time. This began with the historic town centre that forms the central spine of the town along Main Street / Moore Street / West End that emanated out of Moore Abbey Demesne. The development of the Cassidy Complex either side of Dublin Street in the eighteenth and nineteenth century was also integral to the character and subsequent development of the town's housing, infrastructure and institutions.

More specifically these include:

- The historic town centre;
- Green space / open space;
- River / Canal / Mill Race;
- Commercial;
- Industrial (former Cassidy Complex, former warehouses);
- Infrastructural (railway, canal and associated structures);
- Residential (18th, 19th, early 20th, mid-20th, late 20th and 21st centuries);
- Villa Style Houses;
- Institutional (religious, educational, civic);
- Riverside Park & Playground

At a micro level, character is also found in its historic street layout, building plots and gardens, planting, materials and architectural typology. It is inherent in the smallest individual architectural details and features: fanlights, windows, doors, carriageways, water pumps, street lamps, post boxes, street signs, paving and building materials. with railings, bollards and paving, defines and demarcates the urban form of the town. Varied terraced houses and shops collectively form elegant ensembles and streetscapes that, along with topography, open space, light, trees and planting combine to create views and vistas and the unique genius loci or spirit of Monasterevin as a place.

4.1 Street Pattern

Founded on the eastern bank of the picturesque River Barrow, the town developed with streets emanating from, and axially aligned with, Moore Abbey, from the eighteenth century. The town plan is very simple, running south to north, perpendicular to the main through route (Dublin Road), which permitted an east-west orientation, with the finest homes overlooking the river (as clear from the historic aerial photographs above). Main Street / Moore Street / West End is the principal street, with Drogheda Street a secondary street, running parallel, that developed mainly in the nineteenth and twentieth century primarily along its eastern edge, with buildings set back from the road. These two streets are linked by a series of smaller east-west streets such as Whelan's Street. Smaller interstitial lanes, like St Mary's Lane, weave between these larger routes, forming intricate backlands. Street nomenclature in the town simply reflects the features it is close to or associated with, or where the road is leading to. Market Square located opposite the entrance to Moore Abbey Demesne, was the principal public space in the town from the eighteenth century, and Dublin Street evolved largely in response to the development of the Cassidy's Complex.

Fig.23a
Character Area Map

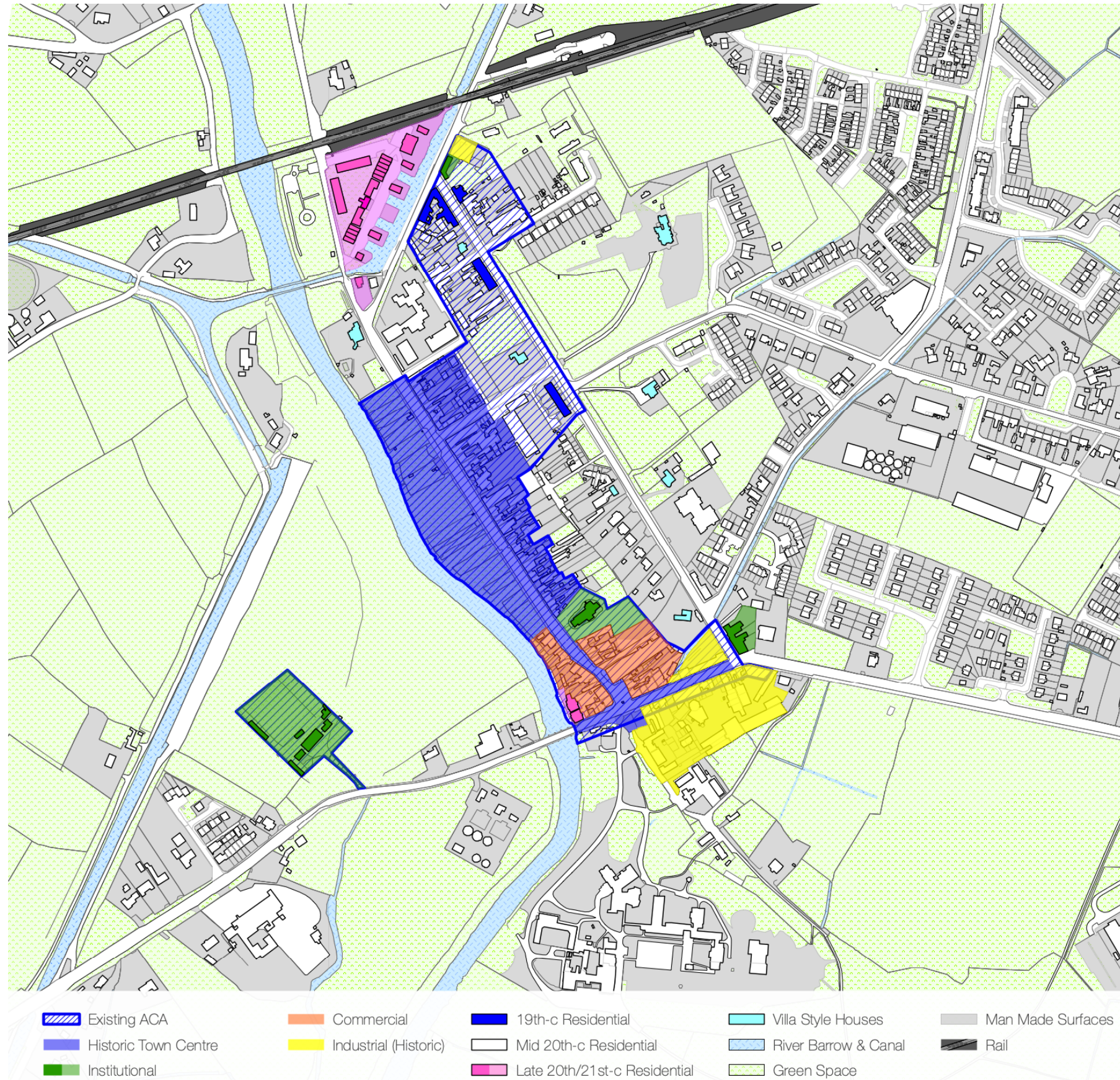


Fig.23a

4.2 Building Typologies

The historic character of the town is found in its prominent churches, fine individual villas set in parklands, terraced houses, surviving historic shopfronts and former industrial and institutional buildings. West End / Moore Street / Main Street is characterised by its variety of impressive terraced and detached housing based on Georgian principles of symmetry. Their gardens on the opposite (river) side of the road (to the west), are accessed via private gates and sweep picturesquely down to the river.

West End Terrace, a terrace of eight three-bay, three-storey houses that terminate the West End are particularly fine. Constructed of redbrick, some stuccoed, many have subsequently had a dashed render applied and some appear to retain delicate timber sashes with fine glazing bars of some age and most have centrally located stone Gibbsian door surrounds, hipped roofs. Further south on the street the building grain is finer, with early-nineteenth century houses being typically of two-storeys and two bays wide, some with carriage arches and some with later shopfronts. Most historic (timber) windows have been replaced with crudely profiled uPVC. Monastervevin House is a grand stuccoed five-bay neo-classical villa set-back behind a stone wall with cast iron railings, with a grand carriage arch to the north. The prominent spire of the architecturally accomplished church of St John the Evangelist dominates the skyline at the Moore Abbey end of town, whereas the imposing, mini-cathedral-like, principal façade of the church of

St Peter and St Paul – and its subsequent related structures - in large part inform the character of the northern end of the street.

A number of fine terraced Georgian ensembles line the western edge of the street, with later twentieth century infill surrounding it. Larger Victorian villas, such as the brick-built Kilrue House and the stuccoed Tougher House and their attendant sylvan parklands principally characterise the eastern edge. A notable characteristic of the town is how corner buildings and spaces anchor and frame arterial junctions



Fig.24

such as on Market Square, Cassidy's along the Dublin Road, the junction of West End and Whelan Street and Canal Harbour and Drogheda Street. The significance of the technically sophisticated, largely stone built, industrial former Cassidy's Complex on the character of the town cannot be overstated. The former Mash House within the complex (NIAH 11816065) has been identified by virtue of its age, rarity and type as potentially being of International significance by James Howley in Howley Hayes Cooney's 2024 Conservation Management Plan for the former Cassidy's Complex.



Fig.25

LEGEND

Fig.24
Saint Peter and Paul's Catholic Church.

Fig.25
St John the Evangelist Church of Ireland Church

LEGEND

Fig.26
Former railway station, now
house.

Fig.28
Fine 18th century West End
Terrace.

Fig.27
Warehouse, Canal Harbour.

Fig.29
19th century terraced housing
Moore Street.



Fig.26



Fig.28



Fig.27



Fig.29

LEGEND

Fig.30
Monasterevin House, Moore
Street.

Fig.32
Former bank building at
junction of Market Square
and Dublin Street.

Fig.33
The former Cassidy
Complex on the north side
of Dublin Street, looking
east.

Fig.31
Freemore House, Dublin St.



LEGEND

Fig.34
The former Cassidy Complex
either side of Dublin Street,
looking west.

Fig.35
The former Cassidy Complex on
the south side of Dublin Street.

Fig.37
Kilrue House, Drogheda Street.

Fig.36
St John's School, Drogheda
Street.



Fig.34



Fig.36



Fig.35



Fig.37

Fig.38
Terraced ensemble, Drogheda
Street.

Fig.39
Mid- Nineteenth century terrace,
Drogheda Street.

Fig.40
Nineteenth century houses with
carriageways and shopfronts.
Poor quality housing terminates
the view to the left and detracts
from the otherwise historic
character of the ACA here.



LEGEND

Fig.41
View east along Dublin Road
towards Cassidy's from Market
Square.

Fig.42
Market Square and the Cross.



LEGEND

Fig.43
Corner of West End and
Whelan's Row.

Fig.44
Corner of Canal Harbour and
Drogheda Street.



LEGEND

Fig.45
Aqueduct over the River Barrow.Fig.46
Scars of historic redbrick
openings in rubble stone wall of
former Cassidy's structure with
characterful red-painted door.4.3 Building Materials &
Prominent Detailing

Obdurate granite, limestone, red brick and painted render are the principal buildings materials used in the construction of historic structures in the ACA and its setting. More recent structures are brick or concrete with brick or artificial stone cladding. The predominant historic building roofing materials are natural slate with clay ridge tiles, but much of the original roofing materials have been replaced more recently with new cheaper cement slates. Rainwater goods including downpipes, hoppers and guttering were traditionally cast-iron but a considerable number of metal elements have been replaced by uPVC rainwater goods in more recent times.

Finely profiled timber sliding sash windows are the standard mode of fenestration and painted timber panelled doors but in some cases these have been replaced with uPVC ones. Stone features prominently in the town in its two fine churches, door surrounds, warehouses and houses bordering the canal, in bridges, historic boundary treatments and, most notably, in the former Cassidy's complex, which also features gauged red-brick door surrounds as do other stone structures and carriageways, which are a notable feature within the town.



LEGEND

Fig.47
Characterful historic window,
surround and cast ironwork.

Fig.48
Decorative wrought iron gates,
St John the Baptist's Church.





Fig.49

LEGEND

Fig.49
Brick Window Surround in stone
building.

Fig.50
Elegant gauged redbrick
carriage arch flanked by cast
iron railings.

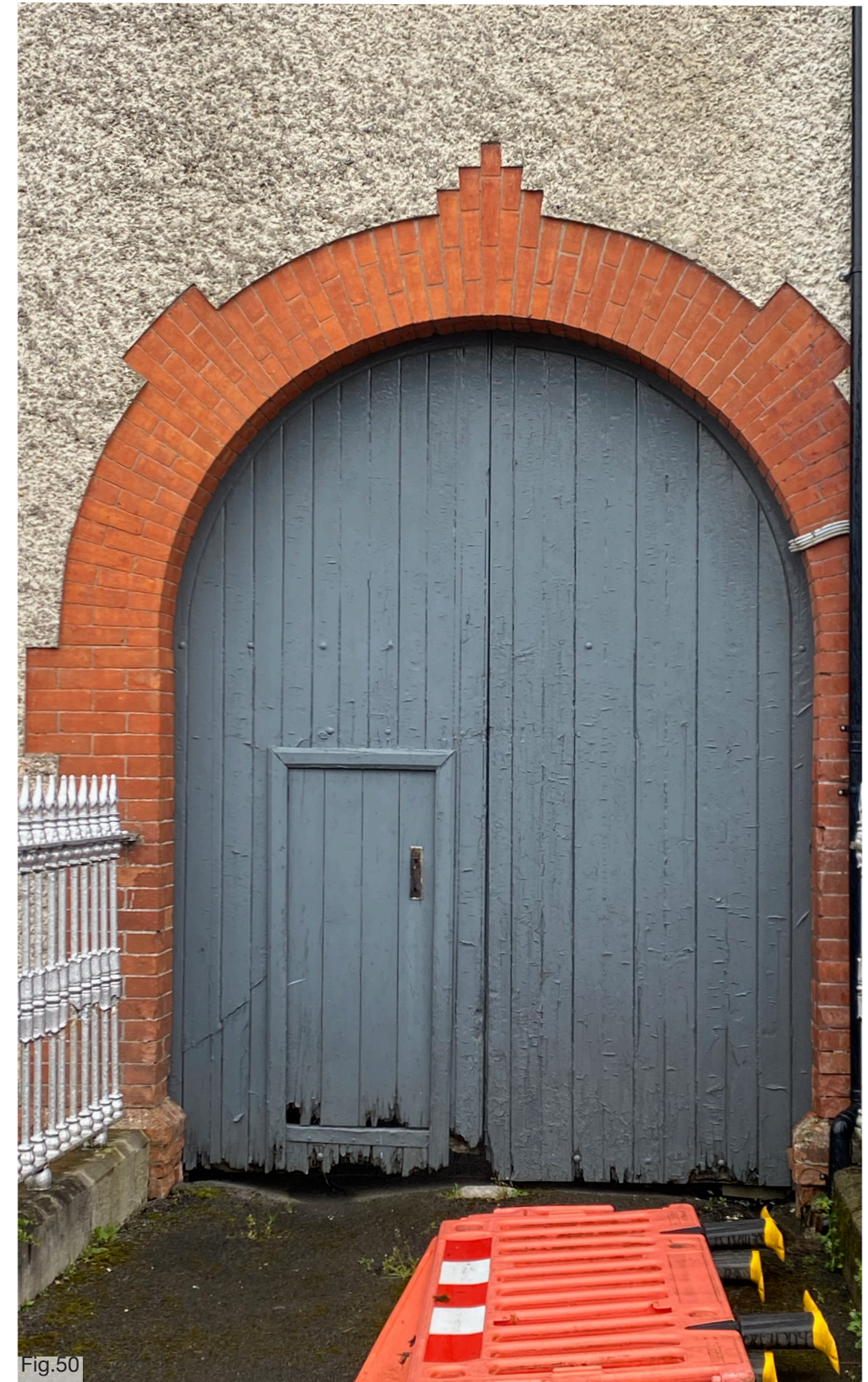


Fig.50



Fig.51



Fig.53

LEGEND

Fig.51
Historic limestone paving,
Drogheda Street.

Fig.53
Ornate cast iron gates to garden
leading to River Barrow, West
End.

Fig.52
Gibbsian surround to door,
Dublin Street.



Fig.52

LEGEND

Fig.54
Wall opposite Canal HarbourFig.55
Boundary wall adjacent to
former railway station house,
Canal Harbour.

4.4 Boundary Treatments

Characterful historic rubble stone walling defines a number of the town's edges, such as in the boundary wall that runs from the former Cassidy's complex on the edge of Dublin Street along Drogheda Street and the boundary of the warehouse complex at the northern end of West End and the fine wall in front of the church of St John the Evangelist and its atmospheric graveyard. Though many have been altered, the walls and gates to the gardens leading to the river are a rare and distinctive feature of the town's planning. There are stone gate piers and elaborate cast iron railings to Moore Abbey demesne, Tougher House parkland fencing (in the setting of the ACA). Prominently site poor palisade and other more recent fencing detracts from the character of the town.



LEGEND

Fig.56
Boundary wall along Drogheda Street.

Fig.57
Handsome stone wall to corner of West End and St Mary's Lane.

Fig.58
c.mid-twentieth century entrance treatment garden leading to River Barrow.

Fig.59
Boundary treatment to gardens leading to River Barrow on Moore Street.

Fig.60
Cast iron railings on plinth to gardens leading to River Barrow on Moore Street.



LEGEND

Fig.61
Typical street sign.Fig.62
Mid-century former petrol
station on West End.

4.5 Street Furniture and Signage

A surviving stretch of monumental flagstones on Drogheda Street provides a clue as to the quality of historic paving in the town. Elsewhere there is paving of variable quality, with more recent tarmacadamed surfaces with composite stone edging or green verges predominating. The more recent composite paving in and around Market Square and outside the entrance of Moore Abbey Demesne detracts from the character of this important public space, as does car parking, which dominates the historic cross.

There are some surviving historic lamp standards by Market Square. Street signs are simple cast iron features mostly black with white raised lettering. There are a small number of signs relating to heritage wayfinding / appreciation but nothing coherent throughout the town.

High quality more recent seating is evident to the public area in front of Manley Hopkins Garden, with timber planters bordering the road. Black-painted more recent metal bins are dotted about the town and surviving locks and canal-related features, historic cast iron bollards and former nineteenth century water pumps lend a sense of depth in time. The vividly coloured mid-century former petrol station on West End is a pleasing reminder of that time.



Fig.61



Fig.62



Fig.63

LEGEND

Fig.63
Public seating beside entrance
to the Hopkins Garden, Moore
Street.

Fig.64
Bollards, tarmacadamed paving
and timber planters to Moore
Street.

Fig.65
Heritage interpretation.

Fig.66
Signs for existing Barrow Way
walks.



Fig.65



Fig.64



Fig.66

LEGEND

Fig.67
Former water fountain.

Fig.69
Inobtrusive more recent cast
iron rubbish bin.

Fig.68
Obstructive signage at Moore
Bridge.

Fig.70
Former water pump.



Fig.67



Fig.68



Fig.69



Fig.70

LEGEND

Fig.71
Inappropriate uPVC replacement
windows and door to 18th
century house.

Fig.72
Crudely profiled replacement
uPVC window to nineteenth
century house.

4.6 Alterations and Extensions

There are a wide variety of extensions and alterations to buildings within the ACA. More recent extensions often using poor quality materials to the rear or sides appear to have been erected with little consideration of the character of the existing historic building or the wider setting of the ACA. The use of replacement uPVC windows and doors profoundly alters the character and appearance of the ACA and that of protected structures within it.

ARCHITECTURE



Fig.72



Fig.71

LEGEND

Poor quality extension to the former Methodist Church on Moore Street. Inappropriate replacement uPVC windows have completely altered the character of the house.

View south from Monasterevin Bridge towards Moore Abbey House with extension that detracts from both the building and the view.



Fig.73



Fig.74



Fig.75

LEGEND

Fig.76
Historic former shopfront.

Fig.77
Fine vacant 19th century public
house in poor condition.

4.7 Shopfronts

The Boland name is evident in a number of (barely) surviving , former shops and public houses, not least on each end of Drogheda Street. Mooney's Bar and Funeral Directors is a notable survival on Moore Street. The main concentration of shops and pubs is found close to Market Square and along Dublin Street, formerly the commercial heart of the town until the early twentieth century, but many have been irrevocably altered with entirely new poor quality fronts and modern fascia boards. Frawley's, which retains a typical 1980s shopfront / typography is, however, of interest.

ARCHITECTURE



LEGEND

Fig.78
Well kept shopfront.

Fig.80
Former shopfront, Moore Street.

Fig.79
Handsome vacant former public house, Main Street.

Fig.81
c.1980s shopfront.



Fig.78



Fig.80



Fig.79



Fig.81

LEGEND

Fig.82
The River Barrow viewed from
Skirteen Bridge.

Fig.83
The Grand Canal by the
Harbour.

4.8 Open Spaces and Nature

Monaterevin's natural riverine situation is the reason it first evolved and, along with the manmade canal, associated bridges and open space – natural and designed – is integral to its character, earning it the moniker 'the Venice of Ireland'. Buildings were designed to respond to, address and borrow from it, just as green verges and historic landscaped parklands are important parts of the current setting of the ACA.

ARCHITECTURE



Fig.82



Fig.83

LEGEND

Fig.84
The area of meadow beside the
'Hulk'.

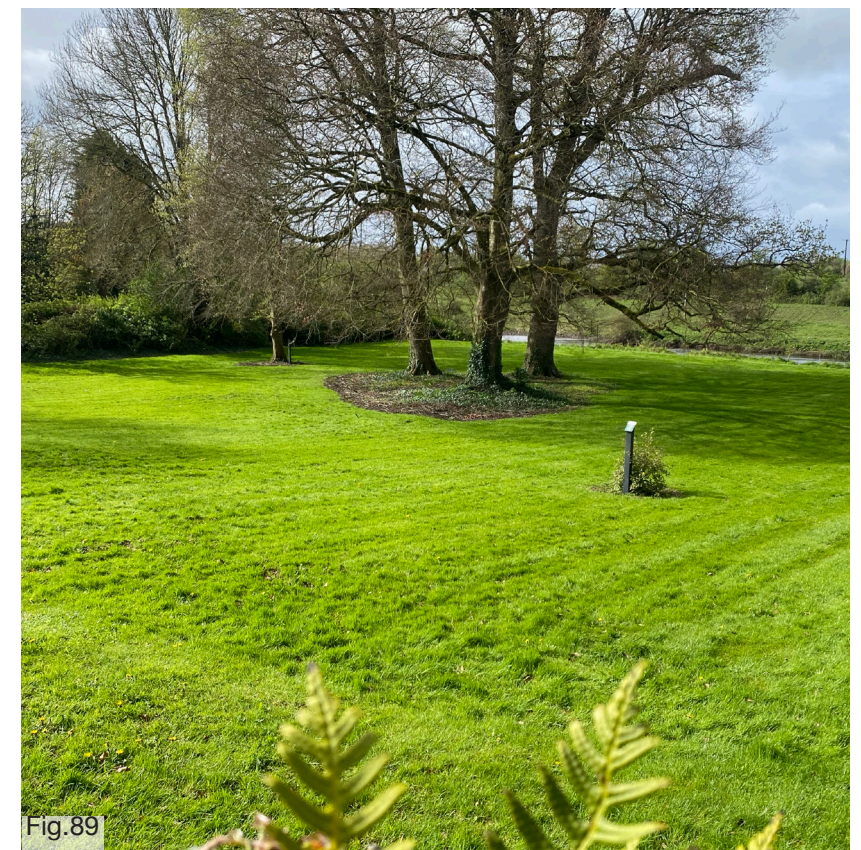
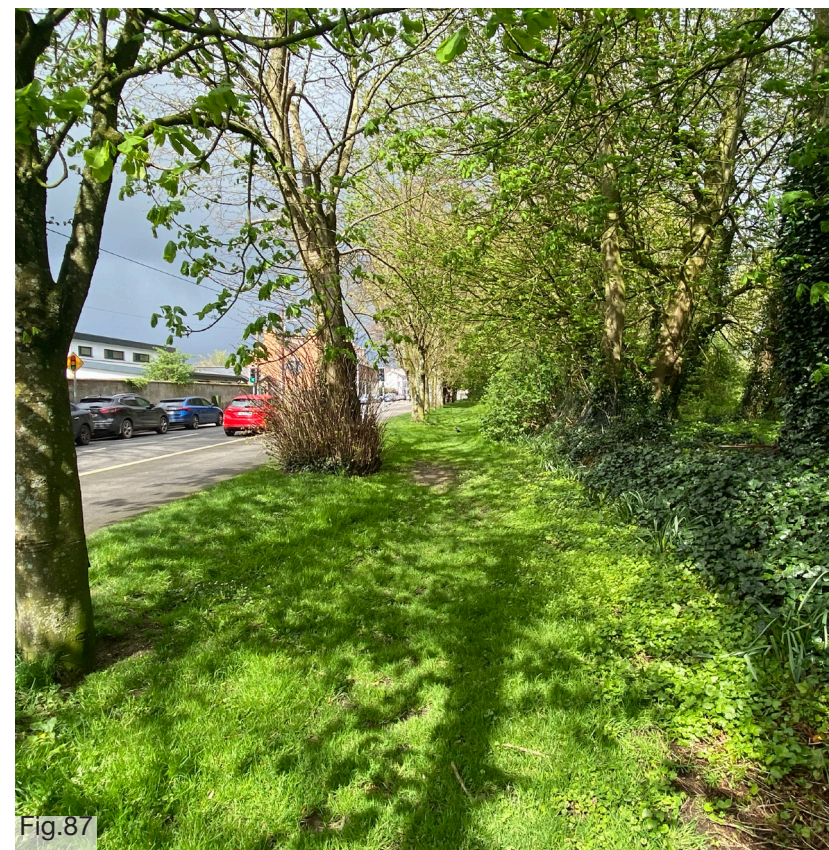
Fig.85
A garden leading to the River
Barrow, West End.

Fig.86
Parkland belonging to houses
bordering Drogheda Street.

Fig.87
Verge bordering Drogheda
Street. .

Fig.88
Parkland belonging to houses
bordering Drogheda Street.

Fig.89
Hopkins Park bordering the
River Barrow.



LEGEND

Fig.90
The poorly landscaped area
outside the gates of Moore
Abbey House.

Fig.91
The Mill Race off Drogheda
Street.



Fig.90



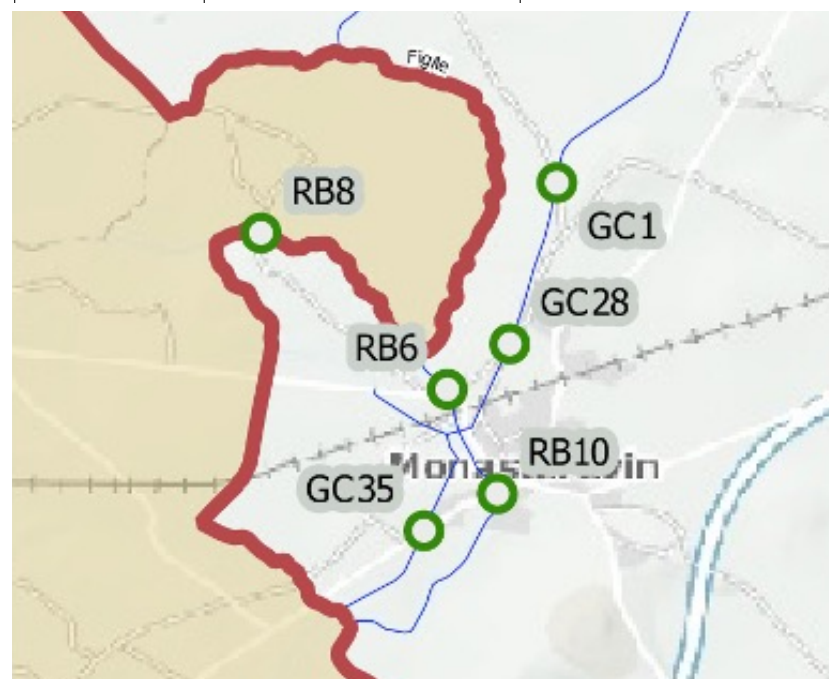
Fig.91

Fig.92
ACA Boundary Map
with Views (Howley Hayes
Cooney).

4.9 Views

There are a number of protected views contained in Volume 1 of the Kildare County Development Plan 2023-2029 (as varied) which relate to views to/from historic bridges over the River Barrow and Grand Canal in or near the town.

Views of the River Barrow from bridges, adjacent lands and roads		
RB06	Pass Bridge	Passlands
RB07	Mill Bridge	Levitstown
RB08	Baylough Bridge	Monasterevin (R424)
RB09	Bunberry Bridge	Athy
RB10	Monasterevin Bridge	Monasterevin (R445)
Views to and from bridges on the Grand Canal		
GC1	Macartney's Bridge	Coolsickin or Quinsborough
GC28	High Bridge	Old Grange
GC35	Clogheen Bridge	Monasterevin



Legend

- Scenic Routes
- Scenic Viewpoints
- ✱ Hilltop Views
- Kildare County Boundary
- Rivers and Canals

From Kildare County Development Plan (2023 - 2029)

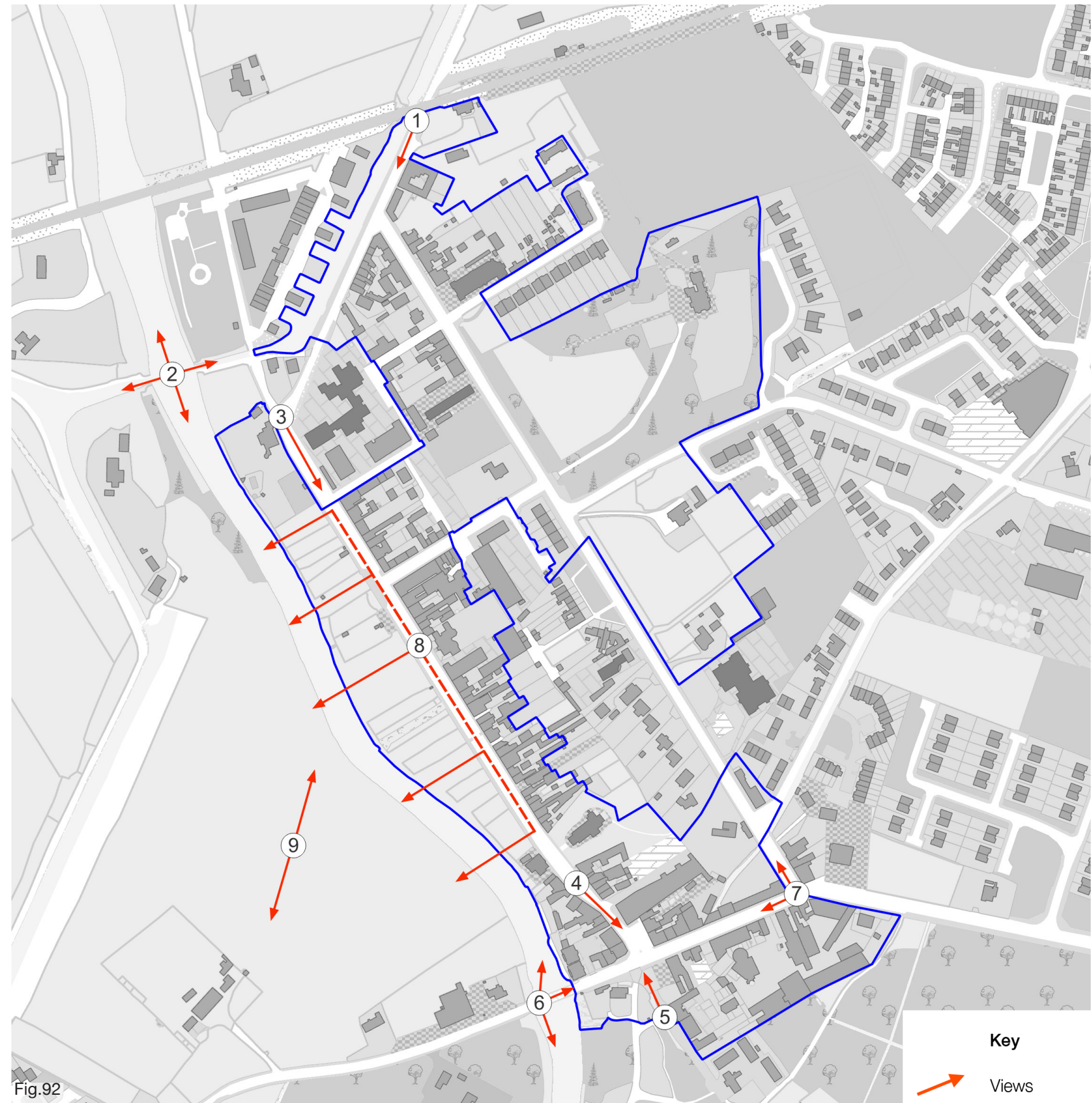


Fig.92

As part of the overall review of the extent and boundaries of Monasterevin ACA (refer to Section 6.1) several important views/aspects where identified which are deemed to be worthy of protection (cf. Figs 93-101 and table below).

No. on Map	View
1	View south-west along Canal Harbour from railway bridge.
2	Views from Monasterevin Viaduct east and west along the canal and north and south along the River Barrow.
3	View south-east along West End / Main Street from junction with Canal Harbour.
4	View south-east towards Market Square and Moore Abbey beyond from Main Street.
5	View north-west into Market Square from entrance of Moore Abbey.
6	Views from the bridge over the River Barrow south towards Moore Abbey and the sylvan open space lining its banks, north-east towards St John’s Church and along Dublin Street to the east.

7	View north-west towards St John’s Church and views west along Dublin Street and north into Drogheda Street from corner of Dublin Street and Drogheda Street.
8	Views from Main Street / Moore Street across various gardens towards the River Barrow and flood plain beyond.
9	View from Manley Hopkins Garden south-west across the river and flood-plain beyond towards the former Charter School (‘The Hulk’) (and reciprocal view to north-east).

LEGEND

Fig.93
(1)View south-west along Canal Harbour from railway bridge.

Fig.94
(2) View from Monasterevin Viaduct south along the River Barrow.



LEGEND

Fig.95
(3) View south-east along West End/Main Street from junction with Canal Harbour.

towards Market Square and Moore Abbey beyond from Main Street.

Abbey.

Fig.98
(6) View from the bridge over the River Barrow south towards Moore Abbey and the sylvan open space lining its banks.

Fig.96
(4) View from south-east

Fig.97
(5) View north-west into Market Square from entrance of Moore



Fig.95



Fig.96



Fig.97



Fig.98



Fig.99



Fig.100

LEGEND

Fig.99
(7) View west along Dublin Street.
Fig.100
(8) Views from Main Street / Moore Street across various gardens towards the River Barrow and flood plain beyond.

Fig.101
(9) View from the former Charter School across the River Barrow towards Drogheda Street / Main Street.



Fig.101

5.0 Positive & Detracting Elements



5.0 Threats & Opportunities

5.1 Positive Elements

- The variety of well-designed historic structures of differing types, ages and materiality; well-designed individually and collectively as ensembles, planned streetscapes, locks and bridges. The houses on the West End are particularly elegant and the former Cassidy distilling and brewing complex is a rare survival and its predominantly stone structures (collectively) are of national importance;
- The town's fine natural setting and manmade canal, gardens, parklands and open spaces. The gardens opposite houses on West End / Moore Street are particularly rare and fine.
- Views along the River Barrow from each of its bridges and around the canal and along its streets and corners.
- Stone walls and boundary treatments;
- Fine surviving historic shopfronts. Though often vacant or in a poor state of repair they could be conserved, restored and reused with people living above them;
- Historic street furniture such as the water pumps and cast iron bollards, cast iron railings and granite plinths and surviving boundary treatments.
- There is a wealth of history and heritage in the town that could be better appreciated and celebrated.



Fig.102

5.2 Detracting Elements

- Bypassed by the motorway and severed because of its unusual layout, vacancy and dereliction rates are high for historic buildings in the historic core of the town, with the former running at some 27% (according Alison Rea's *Reform + Reuse* report). Most notable of these are the buildings that form the nationally significant former Cassidy's complex which front onto Dublin Street.
- Moore Abbey house and demesne is little known or appreciated as the former Cassidy complex, the town's natural features and canal infrastructure.
- Poorly sited, ill-considered and designed development such as on the canal, where it has enveloped the former Harbour Master's house and detracts from the character of the canal and designated houses and structures bordering it. Similarly poor development on the edge of the River Barrow (by Dublin Street) negatively impacts on the setting of Moore Abbey demesne, Market Square and Dublin Street.
- Poor quality or inappropriate alterations or extensions to historic buildings. These include applying cement-rich renders or encasing historic features.
- Where historic timber sash or casement windows have been replaced with uPVC which has a profound effect on the character of the building and streetscape;
- Where cast rainwater goods have been replaced with uPVC;
- Where cement rich mortar has been used to repoint brickwork or boundary walls;
- Where natural slate tiles have been replaced with cement or plastic;
- The use of garish or inappropriately scaled plastic signage and lighting to historic shopfronts;
- Where new development dominates the historic character and appearance of the finer grained historic buildings in terms of scale, height massing and materiality within the ACA or its setting;
- Heavy traffic and parking in important public spaces such as Market Square or where hard-standing replaces historic gardens / green open space;
- No coherent language or palette of materials to paving which detracts from the character of the ACA and the setting of protected structures within it.



Fig.103



6.0 Recommendations & Potential Objectives

6.0 Recommendations & Potential Objectives

6.1 ACA Boundary Review

As part of the preparation and finalisation of the Statement of Character the overall extent and boundaries of the ACA were reviewed. This exercise found that the current separate ACA boundaries are anomalous and should be redrawn to encompass a number of key structures, complexes, landscape and infrastructural features that they either bisect or exclude entirely, but which are central to the character of the historic core and its future economic potential (see Fig 104 right). These include:

- The entirety of the former Cassidy Complex either side of Dublin Street;
- The entrance to Moore Abbey Demesne;
- The former railway station house and bridge;
- Togher, Kilrue and other large houses and their associated parklands / open space;
- It is recommended to remove the Hulk from the revised ACA as its status as a protected structure should be sufficient to safeguard it.

It is further recommended that the important views/aspects outlined in Section 4.9 should be taken into consideration when developing sites within the ACA.



Fig.104

6.2 Conservation, Repair, Reuse

‘the greenest building is the one that is already built.’

- Carl Elefante

Historically dubbed the ‘Venice of Ireland’ because of its picturesque setting, fine bridges, buildings and then vibrant economy, there is enormous potential to harness and celebrate the currently underappreciated natural and manmade assets it has in abundance. The most successful places are those that celebrate and imaginatively reuse their historic buildings and integrate high quality new buildings and public spaces.

Utilising the existing historic building stock could, with imagination and high design standards, even bold intervention, find new, viable and sustainable uses, not least for housing, heritage and cultural events, activities and shopping that are in turn catalysts for economic regeneration and the improvement.

Howley Hayes Cooney’s *Cassidy Complex Conservation Masterplan* (2024) identified Moore Abbey and the former Cassidy’s Complex as presenting a huge opportunity for regeneration and prosperity in the town. *‘Of these, the most significant is probably the former Cassidy’s site, the currently derelict, public face of which, along Dublin Street, are so damaging to the presentation and perception of the town...’* Collectively the complex is of national significance and the former Mash House has been identified as being of international significance.

6.3 Phased Exemplar Projects

6.3.1 Cassidy Complex

- The careful reuse of the nationally significant Cassidy complex - along with the creation of new, traffic-free public realm within the town, especially near Market Square, the Cassidy Complex and the entrance of Moore Abbey - would have a positive impact on the preservation of historic fabric and the character and appearance of the ACA. The re-creation of the Market Square as a market square could reinforce the reinvigoration of this essentially commercial / formerly industrial end of the town.



Fig.105
Cassidy Complex.

Fig.106
Cassidy Complex Interior.



Fig.107
Typical elements of a traditional
shopfront (Howley Hayes
Cooney).

Fig.108
Historic former shopfront.

6.3.2 Shopfronts on Market Square & Dublin Street

Shopfronts play a vital role in the planned revival of a rundown area as they have an importance well beyond their commercial role. Poor, often plastic fascia boards, signage and inappropriate replacement windows blight historic buildings and streetscapes. Good shopfront design is therefore essential to regeneration, as shopfronts are often the principal component of a streetscape. Viewed together, they shape our perception of a place, dictating its ambience, character and quality. They are important social spaces, where the community or visitors meet and get a sense of the town as a place.

In addition to the reuse of the former Cassidy Complex, the conservation, repair or restoration of historic shopfronts within the ACA is an important way for Monasterevin to set out its stall to both visitors and inhabitants. The opportunity therefore exists to explore the creation of an exemplar section of the streetscape where conservation, repair of key historic buildings and shopfronts within them could be the focus.



Fig.107



Fig.108

General good practice for all shopfronts, whether contemporary, minimal, traditional, or replicas encourages clarity, visibility, legibility, harmony and simplicity. The following guiding principles should be adhered to:

Design Approach

The design approach to a new shopfront should generally provide an honest expression of today.

Response to Context

A new shop front should always consider, and respond sensitively to, the entire building in which it sits, not just the ground floor zone.

Structural Integrity

The lines of structural force passing through a building should always be respected visually and convincingly, where interrupted by wider openings.



Fig.109

Historical Replication

In some instances replication can be successful, but only where great care is taken in the choice of materials and the accuracy of the detailing.

Pastiche Design

Is never acceptable as provides only a sham that makes a mockery of an historic building.

Historic Fabric

Respect all existing fabric and remove or alter it only as a very last resort. Seek expert guidance, historic fabric is more robust than is often thought.

Good Proportion

A sense of good proportion is always required both for the design of the shopfront and also in the arrangement of the structural elements at street level.

Choice of Materials

Always respect the importance of historic materials and avoid introducing new materials that clash with or conceal them.

Attention to Detail

Careful attention to detail will result in more beautiful shopfronts that will last a long time.

Depth of Fascia

Restrict the depth of fascia, to avoid over scaled shop signs and the visual constriction of the shop window.

Excessive Advertising

Always try to curb the practice of excessive

advertising that turns shopfronts into billboards.

Miscellaneous Projections

Restrict all projecting shopfronts, advertising signs and light fittings that create unnecessary visual clutter and often distract from interesting architectural detail.

Colour Scheme

Restrain the use of bold vibrant colour schemes that are too dominant. Timber mouldings look better when light in colour and large areas of painted stucco should be within the tonal range of the overall streetscape.

Traditional Windows

Replacement windows to the upper floors of eighteenth and nineteenth century buildings should always be Georgian or Victorian style sliding timber sashes.

Suspended Ceilings

Remove entirely, or limit the depth of, suspended ceilings which in some cases are much deeper than they need to be, and lead to deep fascias.

Security Grilles

If absolutely required, security grilles should be of the open mesh type, set behind the shop window to maintain the shop display when the shop is closed at night. Solid shutters are visual barriers that deaden streets and are threatening at night.

Professional Advice

Always seek good professional advice to ensure the right approach from conservation professionals and the conservation officer.

LEGEND

Fig.110
Summary of Proposals for
Historic Replica Design
(Howley Hayes Cooney).

Fig.111
Summary of Proposals for
Minimal Contemporary Design
(Howley Hayes Cooney).

Fig.112
Summary of Typical Problems
for Typical - Ad Hoc Design
(Howley Hayes Cooney).

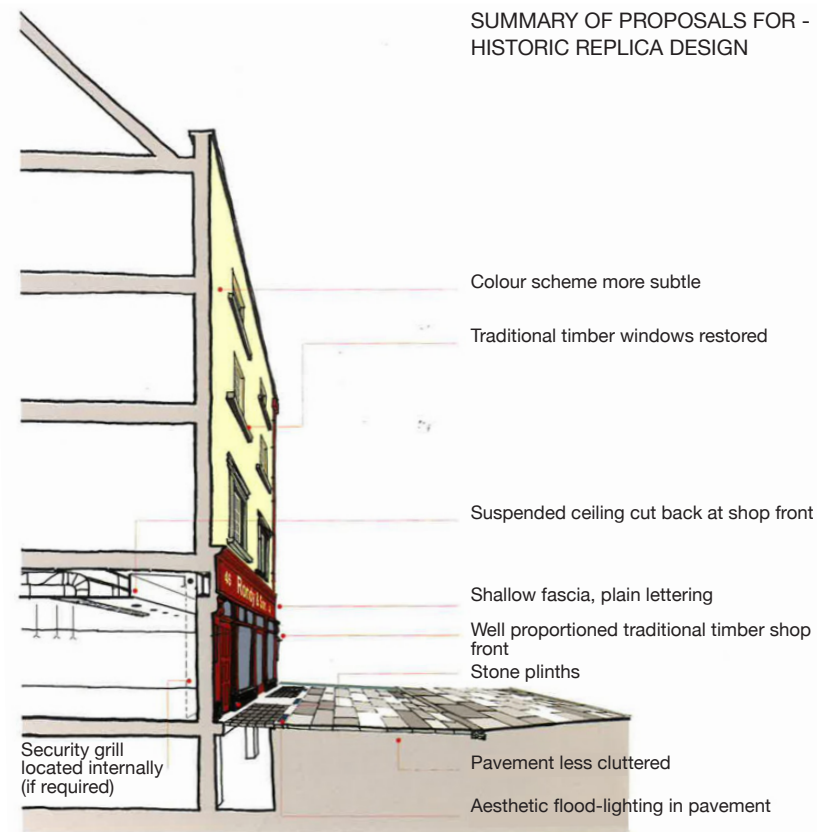


Fig.110

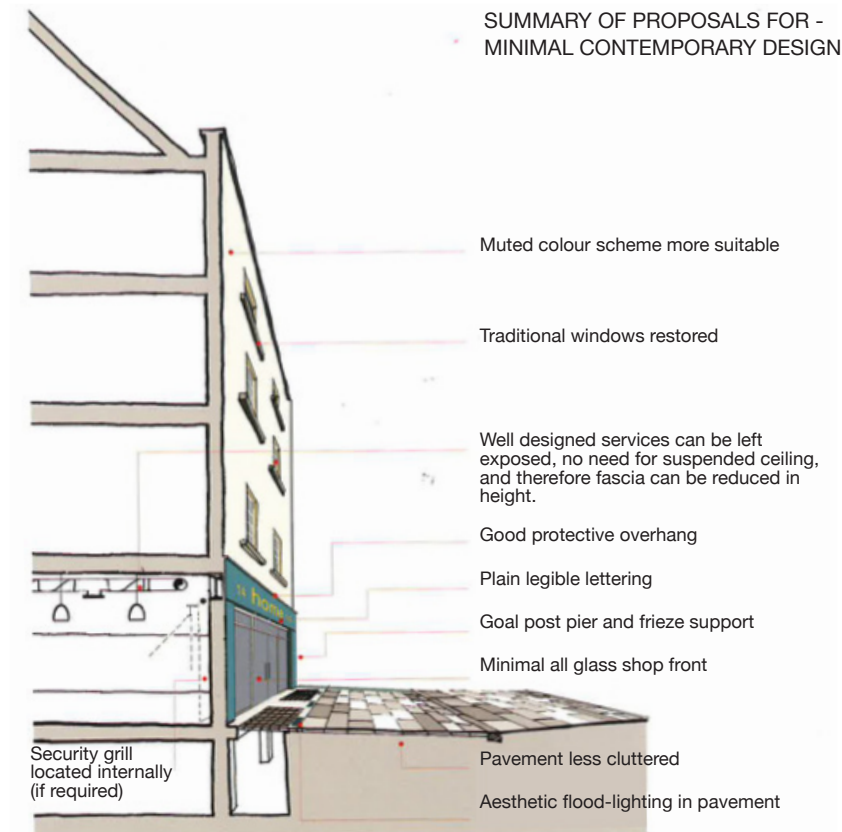


Fig.111

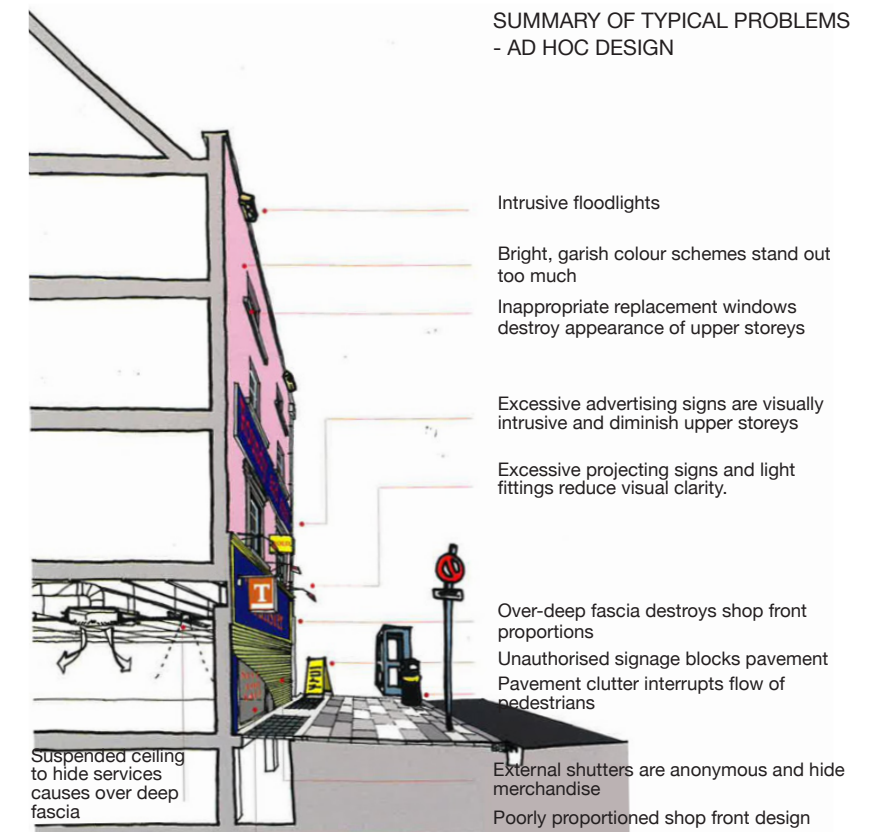


Fig.112

6.4 Overcoming Vacancy & Dereliction

Today's vacant buildings often become tomorrow's derelict buildings. Protected and historic structures offer the potential solution to many of Monasterevin's (Ireland's) housing and sustainability problems.

In 2023 the Irish Architecture Foundation (IAF) held a series of site visits relating to retail-to-home conversion aimed at sharing knowledge among those who are bringing vacant properties back into use. This event was part of the New Life For Old Buildings project, which organised a series of site visits to renovation projects in Dun Laoghaire, Cloughjordan and Limerick City. Setting up public workshops for interested people in Monasterevin with people who have undertaken such projects, the Heritage Council and The Department of Housing, Local Government and Heritage and a range of conservation experts, would be very beneficial and help inform what can be done and how.

Having a number of dedicated Conservation Officers to advise the owners of protected and historic structures re repair, retrofitting, adaptive reuse and available refurbishment grants would greatly assist the process. This in turn will permit the further provision of guidance on best conservation practice / appropriate works to protected structures and qualified builders / craftspeople to undertake them. Exploring the possibility of holding workshops on this and developing traditional building skills training in the town, perhaps in one of the former grain stores or industrial buildings.



Fig.113

Instituting a legal mechanism / greater enforcement to stop property owners from just sitting on historic / designated structures and letting them fall into decline or make changes that negatively effect the fabric or character and appearance of the ACA / streetscape.

A number of dispensations with regard to the Building Regulations (Part B Amendment) Regulations 2024 (S.I. No. 108/2024) and the (Part M Amendment) Regulations 2010 (S.I. No 513 of 2010) exist with regard to historic structures but not protected structures. The Government has instituted the Planning and Development (Amendment) (No.2) Regulations 2018 (SI 30/2018) for those who wish to convert certain commercial premises including: vacant areas above ground-floor premises and former pubs an exemption has been provided from the requirement to obtain planning permission for change of use of certain vacant commercial premises to residential use, albeit with a number of caveats. This was extended by way of SI 75/2022 to cover works to be completed by 31 December 2025. A limit of nine residential units can be produced under an exempted development. Someone proposing to undertake works must give the relevant planning authority at least two weeks' notice of the proposed change of use of a premises and any related works. It does not, however, apply to protected structures.

With a considered conservation approach, integrating a door, hallway and stairs into an

existing (non-protected) historic town house with a shop is technically feasible. Such interventions should, however, be undertaken on a case by case basis based on understanding the history and relative significance of the structure and its fabric, with expert conservation advice.



Fig.114

IMAGE

Fig.114
The former Cassidy Complex on the south side of Dublin Street.

6.5 Wayfinding & Heritage Interpretation

Improved paving, wayfinding and interpretation of the town's rich history and heritage, could, along with the other outlined measures, serve to stitch the currently severed facets of the town together.

- To create singular / consistent / recognisable heritage signage and bespoke architectural lighting throughout key sites and areas in the town. Wayfinding and interpretation boards should be carefully located, well-designed in a palette of materials that complements the historic character of the ACA. Heritage, trails, tours, exhibitions and an oral history project could further bring this to life. Careful lighting of key historic structures or features could aid wayfinding and subtly animate and enliven streetscapes within the ACA.

Any future lighting scheme should follow recognised principles:

- To give the buildings an added dimension and greater night time presence which enhances its key architectural features and significance. This needs to be calibrated carefully so that it enhances the positives rather than the negatives, or possibly unflattering, aspects of the architecture;
- To improve and promote the appreciation and experience of the heritage building / feature or setting against the night sky;
- To elevate the 'after darkness' experience and promote a more inclusive and safe night-time

local economy;

- To ensure that the right quality, quantity and colour of light is used to give the best lighting experience;
- To ensure that the daytime view of the building or space is not marred by poorly located / affixed electric light units ('luminaires') that damage the historic fabric;
- That sufficient protection against potential vandalism to the installation has been taken;
- That the lighting scheme is reasonably easy to maintain and has the appropriate controls to allow suitable adjustment to time of day and potential incidents.

6.6 New Development

- Any new development should be well-designed and sited to avoid detracting from sensitive historic or natural features within or adjacent to the ACA and its setting and on protected or sensitive views within it. These include along the river or canal. It should not dominate the historic character and appearance of the finer grained historic buildings in terms of scale, height, massing and materiality;
- Proposed new extensions to historic buildings should complement its existing character and should generally be a well-designed contemporary interventions.

6.7 Works to Historic Buildings within the ACA & its Setting

- The use of cement-rich renders or covering historic features should be avoided on historic buildings. New renders should be lime-based.
- Where new windows are required in protected or historic structures, they should, where possible, be expertly repaired. Or, if full replacement is necessary, good quality replica timber sash or casement windows should be used, never uPVC;
- Where required, any new cast rainwater goods should be used on protected or historic structures within the ACA;
- Re-pointing of historic brickwork or boundary walls should be undertaken in lime by an appropriately qualified expert;
- Cement or plastic roof tiles should be replaced with natural slate tiles where possible;
- The use of garish or inappropriately scaled plastic signage and lighting to historic shopfronts should be avoided;

IMAGE

Fig.115
View onto former Cassidy
Complex.



6.8 Public Realm, Open Space & Car Parking

Given the urgency of the climate crisis, removing car parking / hard surfaces in the sensitive historic core and replacing them with well soft landscaped or planted areas of natural soakage is of paramount importance. Further appropriate planting, to soften hard edges and provide better settings to important heritage features.

A coherent language or palette of materials that complements the character of the ACA and the setting of protected structures within it should be considered.

6.9 Structures Recorded on the NIAH

Structures within the ACA recorded by the NIAH as being of regional interest or above should be preserved and added to the Record of Protected Structures. The NIAH should also be updated to reflect, where appropriate, the revised significance of the structures that make up the Cassidy complex that are either identified as being of national or international significance by Howley Hayes Cooney Architecture's 2024 Conservation Management Plan.



Fig.116

7.0 Funding

The Historic Structures Fund (HSF) runs alongside the Built Heritage Investment Scheme (BHIS) which invests in smaller scale conservation works. The primary focus of the Historic Structures Fund will be on conservation and enhancement of historic structures and buildings for the broader benefit of communities and the public. These funds are managed by each Local Authority. While the primary responsibility to care for and maintain a protected structure rests with the owner, the Historic Structures Fund (HSF) will invest essential capital in our valuable built heritage and help the owners and custodians of historic structures to safeguard them into the future for the benefit of communities and the public.

The core aims of the HSF fund are to:

- Enable larger scale conservation works to be carried out on heritage structures which are deemed to be significant and in need of urgent support; encourage the regeneration and reuse of heritage properties and to help to secure the preservation of protected structures and/or culturally significant assets; support the investment of private capital in labour-intensive projects to conserve historic structures in public and private ownership for community use;

- Support employment in the conservation and construction industries;
- Build resilience in our heritage properties to enable them to withstand the effects of climate change. The Department encourages project promoters to incorporate a traditional skills training element in the project;

Applications in respect of refurbishment or reuse projects involving heritage structures, and where a clear residential benefit is demonstrated, are particularly welcomed. (Such projects must be advanced through the planning process as necessary;

The BHIS is designed to assist with the repair and conservation of structures that are protected under the Planning and Development Acts. The scheme also supports the conservation of structures within Architectural Conservation Areas (ACAs) where, in the opinion of the local authority, a need for works to enhance the character and appearance of an ACA has been demonstrated. The primary purpose of the scheme is to support privately owned properties in need of repair and conservation. Projects that incorporate a traditional skills training element may also be supported by this fund. Any such projects must be agreed in advance by the Department of Housing, Local Government and Heritage and the relevant local authority;

Eligible Structures include:

- Structures included in the Record of Protected Structures (RPS) of each Local Authority area;
- Structures proposed for inclusion in the RPS but not yet formally approved. Such structures must be added to the RPS by 31 December 2024, otherwise a clawback of funds received may apply
- Structures within Architectural Conservation Areas (ACAs) or where it can be demonstrated that the works will enhance the character and appearance of an ACA.
- Structures within the amenity of a National Monument.

Appendix A Table of Protected Structures & Structures Recorded by the NIAH



RPS No	NIAH Reg. No.	Name	Location	Brief Description & Significance	Within ACA	Thumbnail Photo
B21-20	11816077	Creevelea	Drogheda Street, W34 AY05	End-of-terrace four-bay two-storey double-pile house, c.1845. (Regional: Architectural, Social)	Yes	
B21-21	11816078	St Peter & Pauls Church	Drogheda Street, Monasterevin, W34 KD61	Saint Peter and Paul's Catholic Church, designed by William Deane Butler and commenced in 1847. (Regional: Archaeological, Architectural, Artistic, Historical, Social, Technical)	Yes	
B21-22	11816085	Drogheda Street	Drogheda Street, Monasterevin, W34 CH22	End-of-terrace three-bay two-storey house, c.1820, originally semi-detached with round-headed door opening to right ground floor. (Regional: Architectural, Historical, Social)	Yes	

B21-23	11816086	Drogheda Street	Drogheda Street, Monasterevin W34 X627	End-of-terrace three-bay two-storey house, c.1820, originally semi-detached with round-headed door opening to right ground floor. (Regional: Architectural, Historical, Social)	Yes	
B21-24	11816088	Fomer Medical Centre (Boland's)	Drogheda Street, Monasterevin W34 N406	End-of-terrace three-bay two-storey house, c.1850, originally part of five-bay composition with building to north- west retaining original fenestration to first floor with round- headed door opening to right ground floor and square- headed integral carriageway to left ground floor. (Regional: Architectural, Historical, Social)	Yes	
B21-25	11816089	Boland's Public House	Drogheda Street, Monasterevin W34 Y564	Terraced seven-bay two-storey house, c.1850, originally five-bay retaining early fenestration with round-headed door opening to ground floor. Altered, c.1900, with timber pubfront inserted to ground floor. Extensively renovated, c.1980, Originally one of a pair. (Regional: Architectural, Artistic, Historical, Social)	Yes	

B21-26	11816090	Drogheda Street (Canal Harbour End)	Drogheda Street, Monasterevin W34 T862	Terraced five-bay two-storey house, c.1850, on a symmetrical plan with round-headed door opening to centre. (Regional: Architectural, Historical, Social)	Yes	
B21-27	11816093	The Malt House, Canal Harbour	Canal Harbour, Monasterevin W34 WR15	Detached seven-bay three-storey rubble stone warehouse, c.1850, formerly a distillery owned by Jameson's. (Regional: Architectural, Historical, Social)	Yes	
B21-29	11816103	Monasterevin Charter School	The Hulk, Monasterevin	Detached seven-bay three-storey charter school, built 1758; opened 1762, on a symmetrical plan centred on three-bay three-storey pedimented breakfront; pair of two-bay (single-bay deep) three-storey returns (north) centred on single-bay (single-bay deep) three-storey return. (Regional Architectural, Historical, Social)	Yes	

B26-03	11816104	School House, adjacent to Charter School	The Hulk, Monasterevin	Detached three- or four-bay two-storey house, extant 1838, on a rectangular plan. One of a pair. (Regional: Architectural)	Yes	
B26-07	11816068	Monastervin House	Moore Street, W34 PV32	Detached five-bay two-storey over part-raised basement. Classical-style c.1830, on a symmetrical plan. Central single bay projecting porch, approached by flight of steps from street level. (Regional: Architectural, Historical, Social)	Yes	
B26-12	11816042	Finlays	Dublin Street, Monasterevin, W34 V044	Detached three-bay two-storey Georgian house, c.1760, on an L-shaped plan on a corner site with round-headed door opening to centre, with cut stone dressings to the surround and cut stone keystone. Entrance addresses the gates to Mooreabbey. Public house dates to 19th century. (Regional: Architectural, Social)	Yes	

B26-13	11816041	Matt Dunne Associates	Dublin Street, Monasterevin, W34 KR28	Attached three-bay two-storey house, c.1830, originally detached with round-headed door opening to centre, Timber shopfront dating from circa 1985. (Regional: Architectural, Social)	Yes	
B26-25	11816006	Moore's Bridge	Monasterevin	Single-arch rubble stone road bridge originally over canal, dated 1784. Cut-stone voussoirs and dressings including round-headed recessed niches and date stone/ plaque, and cut-stone coping to parapet walls. Spanning site of original route of Grand Canal (Athy Branch). (Regional: Architectural, Historical, Social, Technical)	Yes	
B26-26	11816008	End of Terrace, No 3 West End	Monasterevin, W34 TD28	End-of-terrace three-bay three-storey house, c.1800, on a corner site retaining early aspect with round-headed door opening to centre ground floor with decorative leaded fanlight. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	
B26-27	11816009	Carlow House	West End, Monasterevin, W34 FN20	Terraced four-bay three-storey house, c.1800. Round-headed door opening to ground floor with spoked fanlight. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	

B26-28	11816010	West End	Monasterevin, W34 KN60	Terraced three-bay three-storey house, c.1800. Reroofed and refenestrated, c.1990. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	
B26-29	11816011	West End	Monasterevin, W34 VA00	Terraced three-bay three-storey house, c.1800. Round headed door opening with spoked fanlight. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	
B26-30	11816012	Hibernian House	West End, Monasterevin, W34 HT28	Terraced six-bay three-storey house, c.1860. Renovated and refenestrated, c.1920. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	

B26-31	118160113	End of Terrace, (South) West End	West End/Whelan's Row, Monasterevin, W34 KF57	Terraced four-bay three-storey house, c.1800. Round-headed door opening to ground floor with spoked fanlight. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	
B26-32	11816017	Monasterevin Community Centre (Saint Evin's CYMS)	Moore Street/Whelan's Row, Monasterevin, W34 FH24	Terraced four-bay three-storey house, c.1850, on a corner site with Moore Street and Whelan's Row. Single-bay three-storey side elevation to north-west and seven-bay two-storey double-pile return to rear to Whelan's Row. Detached garden plot located on the opposite side of the street. (Regional: Architectural, Historical, Social)	Yes	
B26-33	11816018	Moore Street	Moore Street, Monasterevin	Terraced three-bay two-storey house, c.1820, with tripartite window openings. Extensively renovated in the early 1990s. Detached garden plot located on the opposite side of the street. (Regional Architectural, Historical, Social)	Yes	

N/A	11816019	Moore Street	Moore Street, Monasterevin	Terraced two-bay two-storey house, c.1830. Character much altered by modern shopfront and uPVC windows at first floor. (Regional rating for Architectural, Historical, Social inerest).	Yes	
N/A	11816021	Moore Street, Filling pump/station	Moore Street, Monasterevin	Group of three freestanding cast-iron petrol pumps, c.1955. Now disused. Set back from line of road on tarmacadam verge. (Regional rating for artistic, historical, social)	Yes	
N/A	11816022	Moore Street, Garden Wall, gate and 1798 Monument		Detached garden plot, c.1830, with section of rubble stone boundary wall to north-east having cut-stone memorial stone and decorative cast-iron open work piers with cast-iron double gates. This garden is of social and historical significance, having associations with the 1798 Rebellion in County Kildare – the memorial stone commemorates a local rebel priest hanged for his role in the Insurrection. The gate piers and double gates are also of considerable significance, being a good example of early surviving decorative cast-iron work, and their presence has an attractive, if subtle, effect on the streetscape of Moore Street. (Regional: Architectural, Historical, Social)	Yes	 

N/A	11816099	Moore Street, Water Pump	Moore Street, Monasterevin	Freestanding cast-iron waterpump, c.1905, comprising cylindrical shaft with raised horizontal banding, fluted upper section with fluted spout and 'cow-tail' handle having open finial. Now disused. Road fronted on tarmacadam footpath.The survival of the waterpump in its original location is of importance - elsewhere removed and re-instated as ornamental features, the example at Monasterevin survives as a reminder of early cast-iron work. Obscured by car parking. (Regional: historical, social and technical interest)	Yes	
N/A	11816023	Moore Street, St John's Hall, Monastervin Community Hall	Moore Street, Monasterevin	Detached three-bay (three-bay deep) double-height gable-fronted former Methodist church, built 1901, on a rectangular plan originally with single-bay single-storey gabled projecting porch. Sold, 1961, to accommodate alternative use. Now in use as community hall. Recent porch detracts from character as does cement render (Regional: architectural, social, technical interest).	Yes	
N/A	11816050	Moore Street, section of garden wall on west side of street	Moore Street, Monasterevin	Section of rubble stone boundary wall, c.1850, with remains of lime render over having vertical coping. Replacement gate.This section of rubble stone boundary wall is a fine example of the once prolific, but increasingly rare, traditional method of constructing boundary walls. (Regional: architectural, historical, social)	Yes	

B26-36	11816029		Market Square, Monasterevin W34 E300	End-of-terrace six-bay three-storey house, c.1850, retaining early fenestration. Renovated and extended, c.1980, comprising single-bay three-storey return to rear to south-west with timber shopfront inserted to left ground floor. (Regional: architectural, historical, social)	Yes	
B26-34	11816024	Church of St John the Evangelist	Main Street, Monasterevin, W34 KR80	Detached four-bay double-height Gothic-style Church of Ireland church, built 1769-72, with single-bay single-storey vestry projection to north-west and single-bay three-stage entrance tower to south-west on a square plan with battlemented parapet. (Regional: architectural, artistic, social)	Yes	
B26-46	11816027	Former Monasterevin Market House	Main Street, Monasterevin,	Attached four-bay three-storey former market house, c.1830, probably originally detached on an L-shaped plan on a corner site. Monasterevin Market House (former) is a fine and imposing building of elegant proportions that has been unsympathetically remodelled to ground floor in the late twentieth century to accommodate advanced shopfronts. (Regional: architectural, artistic, social)	Yes	

N/A	11816058	Luigi's, Dublin Street	Dublin Street, Monasterevin	Terraced five-bay two-storey house, c. 1830, with square-headed integral carriageway to right ground floor. Renovated, c. 1870, with timber shopfront inserted to left ground floor. Refenestrated, c. 1985. (Regional: architectural, social)	Yes	
	11816031	Former Bank of Ireland	Dublin Street, Monasterevin	Four-bay, two-storey end of terrace house of circa 1845. Rendered ground floor, painted. Moulded rendered string course to first floor and yellow Flemish bond brick to first floor. Part of elegant terrace. (Regional: architectural, historical, social)	Yes	
B26-37	11816033	Cassidy's Distillery (Structure 5)	Dublin Street	Freestanding single-bay double-height rubble stone mash house, c. 1800, on a circular plan with conical roof having timber lantern to apex on an octagonal plan. (Regional: architectural, historical, social, technical)	Boundary bisects	

	11816034	Cassidy's Distillery (Structure 2, former Cassidy's admin offices)	Dublin Street	c.1850. Six-bay, two-storey structure standing to the west of the entrance arch, the front range of which measures approximately 7m x 5.5m. One bay deep, with a two-storey, return wing on the east side and a single-storey extension on the south side. Served as the main offices of Cassidy company. Roof failing badly. (Regional: architectural, historical, social)	Yes	
	11816035	Cassidy's Distillery (Structure 2, former Cassidy's admin offices)	Dublin Street	Attached three-bay two-storey yellow brick office building, c.1900. Set back from road in grounds shared with distillery buildings. (Regional: architectural, historical, social)	Yes	
	11816036	Cassidy's Distillery (Structure 18, former Engine House)	Dublin Street	Attached two-bay three-storey rubble stone building, c.1800. Red brick chimney stack on a circular plan with saw tooth detailing to coping. Bell gone. This large building, measuring 14m x 14m, stands on the east site of the distillery yard, and, like structure (3) was constructed as an engine house. It consists of two attached ranges, each with a rectangular, hipped roof, the central valley of which runs along the spine wall, running east to west dividing the structure internally. (Regional: architectural, historical, social)	Boundary bisects	

	11816037	Cassidy's Distillery (Structure 10, Bonded Warehouse)	Dublin Street	Attached five-bay three-storey rubble stone building, c.1800, with single-bay three-storey gabled end bays. Brick vault structure internally. (Regional: architectural, historical, social, technical)	No	
	11816038	Cassidy's Distillery (Structure 11, Heavy Shop)	Dublin Street	c.1830, with full-height round-headed integral carriageway to left and four-bay two-storey side elevation to north-east, partially collapsed. This two-storey building, which measures 21m x 23m on plan, combined several historic structures over which a lightweight steel roof, covered with corrugated iron sheeting has been constructed. In more recent times as an engineering works, the building served as the heavy workshop, and contained a collection of cutting, drilling, grinding, profiling and threading machines. (Regional: architectural, historical, social)	No	
	11816039	Cassidy's Distillery (Structure 12, former warehouse/Long Shop)	Dublin Street	Attached ten-bay two-storey rubble stone building, c.1850. Set back from road in grounds shared with distillery buildings. (Regional: architectural, historical, social)	Yes	

	11816040	Cassidy's Distillery (Structure 6, former Back House)	Dublin Street	Attached single-bay two-storey over raised basement gable-fronted rubble stone former wash tun house, c.1800, with curved corner to north-west. Extensively renovated, c.1995, to accommodate residential use. The back room is a rectangular-shaped building measuring 20m x 14m, which was used to house a collection of vessels known as backs. Backs were large vessels into which the partly fermented wort was passed from the mash tun, to cool and settle. (Regional: architectural, historical, social, technical)	Boundary bisects	
	11816059	Cassidy's Distillery (Structure 17, ruins of Carpentry Shop)	Dublin Street	Since surveyed by NIAH in 2002 presents a very different picture. This ruined and now roofless, single-storey structure, measuring 10.5m x 11.5m stands against the rubble stone boundary wall of Brennan's public house. It is possible that this building was constructed by the Holmes Engineering company, but more likely dates from the latter years of Cassidy and Company. In its current, largely incomplete form, the structure detracts from the historic character of the place, and in particular the rubble masonry of the adjoining kiln. (Regional: architectural, historical, social, technical)	No	
	11816060	Cassidy's Distillery (Structure 20, former gas works shed)	Dublin Street	c.1915. This structure is a small rectangular, single-storey building measuring 6m x 8m with a tall hipped roof topped with timber ventilators. Attached to the south side of the shed (19) the walls are constructed from a combination of rubble stone and brick. If it was related to the use of gas technology, it is a significant survivor, which attests to the innovation embraced by the company. The building remains in a reasonable condition, with the roof intact and could readily be repurposed for an alternative use. (Regional: architectural, historical, social, technical)	No	

	11816061	Cassidy's Distillery (Structure 16, former warehouse / cooperage)	Dublin Street	Attached nine-bay two-storey rubble stone former warehouse / cooperage c.1875, retaining some early openings. The small upper windows suggest that the building may have been a grain store, or malting when originally built, but it is thought to have subsequently become the main cooperage for Cassidy and Company.Side forms prominent aspect to Dublin Road with painted signage for Holmes Engineering Works. (Regional: architectural, historical, social, technical)	Yes	
	11816062	Cassidy's Distillery (Structure 15, former stables)	Dublin Street	Substantial two-storey rubble stone former stables. Two-bay section to north-east extensively renovated, c.1970, with some significant loss to the historic character of the structure. (Regional: architectural, historical, social)	Boundary bisects	
	11816063	Cassidy's Distillery (Structure 13, former Store / Workshop)	Dublin Street	This rectangular, two-storey building of c.1820 with a splayed eastern gable formerly known as the 'steel store' when the complex was used as an engineering works. Constructed of roughly squared rubble limestone, the structure presents blank gables at eastern and western ends. The roof has now collapsed into the walls, which appear to be in a reasonable state of repair. (Regional: architectural, historical, social)	No	

	11816065	Cassidy's Distillery (Structure 5, former Mash House)	Dublin Street	Detached three-bay two-storey rubble stone mash tun house, c.1780-1820, a vast circular structure measuring 13m in diameter, which rises to a height equivalent to a three or four-storey house, within one magnificent, Pantheon-like, domed space. Constructed of rubble limestone and brick, the circular opening at the crown of the dome, once supported a ventilation cupola (Regional: architectural, historical, social, technical)	boundary bisects	
	11816066	Cassidy's Distillery (Structure 3, former Warehouse)	Dublin Street (north side)	This is the largest and certainly one of the most impressive structures in the complex, and probably the building that is most viable for future reuse. Eight bays wide on a ground plan measuring approximately 12m x 35m, this massive structure rises to five storeys, with large windows and generous floor to ceiling heights. The grain store stands to the west of the offices and also faces onto Dublin Street, off which there are two arched carriage ways, later infilled with doors and fanlights. Aligned with the most westerly of the two carriageways is the mill race, which emerges in the form of a weir having run under Dublin Street in a culvert. (Regional: architectural, historical, social, technical)	Yes	
	11816067	Cassidy's Distillery (Structure - Kiln?)	Dublin Street	Attached two-bay three-storey rubble stone kiln, c.1830, with series of round- and elliptical-headed integral carriageways to ground floor and yellow brick tapered internal chimney on a square plan. (Regional: architectural, historical, social, technical)	Boundary bisects	

	11816109	Cassidy's Distillery (Structure 7 - water tank)	Dublin Street	Attached single-bay three-storey water tower, c.1800, on a square plan with cast-iron water tank to roof. Cast-iron water tank to roof on timber beams. Segmental-headed integral carriageway to right ground floor. Ground floor entrance into the base of the water tower leads to remarkable vaulted undercroft with brick, stone or cobbled floors, some with cast iron drainage slots. (Regional: architectural, historical, social, technical)	Yes	
B26-13	11816041	Matt Dunne Associates ☐	Dublin Street, Monasterevin, W34 KR28	Attached three-bay two-storey house, c.1830, originally detached with round-headed door opening to centre, Timber shopfront dating from circa 1985. (Regional: architectural, social)	Yes	
B26-05	11816064	Freemore House /. Little Acre House? (Structure 14)	Dublin Street	Freemore House, previously known as Freughmore House, is a three-bay, two-storey house constructed in the late eighteenth or early nineteenth century that is set back from, and faces onto, the Dublin Road, behind a low stone wall with a decorative iron entrance gate. This is almost certainly the house that Alfred Barnard referred to as – 'Within the boundary walls of the distillery is a commodious house for the brewer and other officials. (Regional: architectural, social).	No	

B26-39	11816070	Parochial House "Theckfarsoon"	Drogheda Street, W34 AV67	Detached three-bay two-storey parochial house, c.1880. (Regional, architectural, social)	Yes	
B26-40	11816110	HSE Day Care Centre	Drogheda Street, W34 VY53	five-bay, two-storey mid terrace house of circa 1845. Rendered ground floor, painted. Moulded rendered string course to first floor and yellow Flemish bond brick to first floor. Forms handsome ensemble (Regional: architectural, historical, social)	Yes	
B21-20	11816077		Drogheda Street, W34 VY53	Four-bay, two-storey end of terrace house of circa 1845. Rendered ground floor, painted. Moulded rendered string course to first floor and yellow Flemish bond brick to first floor. Part of elegant terrace. (Regional: architectural, historical, social)	Yes	

B26-41	11816111	The Chestnuts + The Barracks	Drogheda Street, W34 PR88 + W34 CD99	End-of-terrace five-bay two-storey house, c.1845, on a corner site. Now converted into two dwellings, one three bay, one two bay. Rendered ground floor, painted, ruled and lined. Moulded rendered string course to first floor and yellow Flemish bond brick to first floor. Forms handsome ensemble. (Regional: architectural, historical, social).	Yes	
B26-45	11816083	Monasterevin Presbytery	Drogheda Street	Detached three-bay two-storey presbytery, c.1885 with later single storey glazed porch to centre. Slate hipped roof to house and porch. (Regional: architectural, historical, social)	Yes	
N/A	11816106	Drogheda Road	Monasterevin	Freestanding cast-iron waterpump, c.1905, comprising cylindrical shaft with raised horizontal banding, fluted upper section with fluted spout, fluted ogee-domed capping and 'cow-tail' handle having finial. (Regional: social).	No	

B26-42	11816112	Canal Harbour	Monasterevin	Freestanding cast-iron vent pipe, c.1880, comprising fluted pedestal with inscription, moulded necking and cylindrical shaft over having moulded necking. Now disused. Road fronted on grass verge.(Regional: architectural, historical, social, technical).	No	
B26-43	11816084	Convent of Mercy (former school)	Drogheda Street, Monasterevin,	Attached four-bay two-storey former national school, dated 1905, retaining original aspect with two-bay two-storey gabled end bay to right (south-east). (Regional: Architectural, Historical, Social)	Yes	
B26-44	11816015	The Monastery	Drogheda Street, W34 XW28	Detached three-bay two-storey monastery, c.1860, on a corner site retaining most original fenestration with four-bay two-storey side elevation to south-east having single-bay single-storey canted bay window to ground floor. Part refenestrated and extended, c.1970. (Regional: architectural, social)	Yes	

B21-05	11816074	Togher House	Drogheda Street, Monasterevin W34 FP40	Gateway, c.1870, comprising pair of cast-iron open work piers with cast-iron gates and curved railings having 'Fleur-de-Lys' finials. (Regional: architectural, historical, social).	No	
B21-05	11816075	Togher House	Drogheda Street, Monasterevin W34 FP40	Victorian villa-style house, detached in extensive grounds, three bay, two-storey with large flat roofed portico, side extension circa 1905, and rear side annexe joining original Togher House (refer to B21-19). The house was built by the Cassidy's of the distillery. (Regional: architectural, artistic, social)	No	
B21- 06	11816080	Togher Lodge ('The Lodge')	St Mary's Avenue, Monasterevin W34 HX08	Detached three-bay single-storey house, c.1885, retaining original fenestration with single-bay single-storey advanced porch to centre and single-bay single-storey gabled advanced end bay to right. Hipped roof with slate (hipped to porch; gabled to advanced end bay). Set back from road in own grounds. Lawns and gravel path to forecourt. (Regional: architectural, historical, social)	No	

B21-07	11816094	Station House (formerly Monasterevin Railway Station)	Canal Harbour, Monasterevin W34 Y766	Detached five-bay two-storey Gothic-style former railway station, opened 1849, on an irregular plan retaining early fenestration with single-bay single-storey gabled projecting porch to left, single-bay single-storey projecting bay to centre and single-bay two-storey gabled projecting end bay to right. (Regional: architectural, historical, social)	No	
B21-28	11816101	Skirteen	Monasterevin	Single-arch rubble stone foot bridge over canal, c.1785, with cut-stone voussoirs and cut-stone coping to parapet walls. (Regional: architectural, historical, social, technical)	No	
B26-04	11816072	Kilrue House (Formerly Glebe House)	Drogheda Street, Monasterevin W34 EF88	Detached four-bay two-storey former rectory, built 1882, with two-bay two-storey projecting bay to left (south-west) having pointed-arch door opening to right ground floor and profiled red brick chimney stacks (on moulded terracotta corbel to front (south-west) elevation). (Regional: architectural, historical, social)	No	
B26-04	11816064	Kilrue House (Formerly Glebe) entrance gates, railings, walls	Drogheda Street, Monasterevin W34 EF88	Gateway, c.1885, comprising pair of cast-iron open work piers with cast-iron gates and curved railings having 'Fleur-de-Lys' finials. (Regional: architectural, artistic, social)	No	

B26-06	11816020	The Lodge, Mooreabbey	Dublin Street	Detached three-bay single-storey estate worker's house, built 1905. Recently refurbished with half-dormer attic. (Regional: architectural, historical, social)	No	
B26-08	11816068	The Ranch (formerly the Groom's Cottage)	Dublin Street, Monasterevin, W34 T384	Built as home for Head Groom of Marquis of Drogheda's Stud. Completed circa 1883, designed by W I Chambers, built by John Harris of Monasterevin. Very similar stylistically to Kilrue House. Detached, three-bay single-storey double-pile house with half-dormer attic, with single-bay single-storey Dutch gable-fronted end bay. (Regional: architectural, artistic, historical, social)	No	
B26-09	11816047	Grove House	Moore Abbey (off Dublin Street), Monasterevin W34 WT32	Detached nine-bay two-storey house, c.1790, probably originally two separate houses retaining early fenestration with single-bay two-storey return to rear to north-east and five-bay two-storey parallel range along rear elevation to north-east. Renovated, c.1840, with single-bay single-storey flat-roofed projecting open porch added to left ground floor. Extended, c.1930, comprising two-bay two-storey flat-roofed return to rear to north-east. (Regional: architectural, historical, social)	No	
	11816046	Grove House	Moore Abbey (off Dublin Street), Monasterevin W34 WT32	Detached three-bay two-storey former coach house, c.1800, on an L-shaped plan retaining some early fenestration originally with round-headed integral carriageway to centre and five-bay two-storey return to rear to north-east originally with series of three round-headed integral carriageways to ground floor. (Regional: architectural, historical, social)	No	
	11816043	Grove House	off Dublin Street	Gateway, c.1800, Limestone ashlar piers with moulded capping. Cast-iron double gates with central finials. Cast-iron railings on limestone plinth walls with decorative finials. (Regional: architectural, artistic, social)	No	

	11816054	Grove House	off Dublin Street	Attached four-bay two-storey building, c.1830, retaining some early fenestration to first floor. Renovated, c.1930, with openings remodelled to ground floor. Set back from road in grounds shared with Mooreabbey House. (Regional: architectural, historical, social)	No	
B26-10	11816054	Moore Abbey House	Moore Abbey Demesne	Detached fifteen-bay two- and three-storey over part-raised basement Georgian Gothic-style mansion, built 1767-71, incorporating fabric of medieval abbey (1177) and later house (1549) Extended circa 1975, a single-storey block to north-east a four-stage water tower to north-west on a square plan to facilitate its use as a convent and care home. (Regional: archaeological, architectural, artistic, historical, social)	No	
	11816053	Mooreabbey House	Mooreabbey Demesne	Gateway, c.1845, comprising pair of granite ashlar octagonal inner and outer piers with inscribed friezes and moulded capping. Cast-iron double gates with 'Fleur-de-Lys' finials and curved flanking cast-iron railings on cut-granite plinths with similar 'Fleur-de-Lys' finials. (Regional: architectural, artistic, social)	Yes	
	11816055 (this is building on the NIAH, not a garden?)	Mooreabbey House	Mooreabbey Demesne	Formal garden, c.1845, with series of terraces having cut-limestone steps, decorative terracotta planting urns and flower bed to centre on a circular plan with cut-stone fountain. (Regional: architectural, social)	No	

	11816056	Mooreabbey House	Mooreabbey Demesne	Attached eight-bay two-storey outbuilding, c.1845, attached to Mooreabbey house to south in courtyard. (Regional: architectural, historical, social)	No	
B26-17	11816071	St John's School	Drogheda Street, Monasterevin, W34 W924	Detached three-bay two-storey former house, c.1860, on a symmetrical T-shaped plan with shallow segmental-headed door opening to centre. (Regional: architectural, social)	No	
B26-16	11816069	Brook House / Thomas Boland	Drogheda Street	Detached four-bay two-storey house, c.1860, on a corner site with render shopfront to ground floor facing Drogheda Street, and two-bay two-storey side elevation to Drogheda Row with round-headed door opening to ground floor. Ground floor was in use as Thomas Boland's public house. (Regional: architectural, artistic, historical, social)	No	

B26-21	11816002	Old Canal Agent's House, now Bell Harbour Apartments	Canal Harbour, Monasterevin, (multiple Eircodes)	Detached three-bay three-storey rubble stone former canal agent's house, c.1790, with round-headed door opening to centre, with spoked fanlight. Redeveloped into residential units. Poor quality intensively developed housing adjacent detracts from the protected structure it's setting and that of the ACA. (Regional: architectural, historical, social)	No	
B26-22	11816003	off Canal Harbour	off Canal Harbour	Single-span cast-iron road draw bridge over canal, c.1825, retaining early mechanisms although now motorised. Single flat (lifting) span. Steel deck in cast-iron frame. Spanning the Grand Canal. (Regional: historical, social, technical)	No	
B26-23	11816005	Monastervin Aqueduct	Monasterevin	Three-arch rubble stone canal aqueduct over river, c.1825. with semi-circular cut-waters/piers supporting arches. Cut-stone voussoirs and moulded cornice. Coursed rubble stone walls with piers to ends to east and to west having panels over. Spanning River Barrow with grass banks to river. (Regional: architectural, historical, social, technical)	No	
B26-24	11816005	Coolnafearagh Bridge	Skirteen	Single-arch rubble stone hump back road bridge over canal, c.1800, with cut-stone voussoirs and coping to rubble stone parapet walls. Spanning Grand Canal (Mountmellick Branch). (Regional: architectural, historical, social, technical)	No	

B26-35	11816026	Monasterevin	Passlands	Three-span railway viaduct over canal and road, built 1847, with rock-faced limestone ashlar piers and cast-iron girder spans. Coursed rock-faced limestone ashlar tapered piers with moulded coping (having panels over to end piers to north-east and to south-west). (Regional: architectural, historical, social, technical)	No	
B26-38	11816070	Monasterevin Bridge	Mooreabbey	Five-arch bridge over river, built 1832. Series of five elliptical arches with repointed rock faced limestone ashlar radiating voussoirs centred on repointed rock faced cut-limestone keystones. (Regional: architectural, scientific, technical)	No	

H
C H

ARCHITECTURE



Comhairle Contae Chill Dara
Kildare County Council

© Howley Hayes Cooney Architecture 2024