

# Memorandum

**TO:** Eoghan Ryan, DoS, Planning  
**FROM:** Amy Granville, SEP, Forward Planning & Heritage  
**DATE:** 23/1/2020  
**RE:** S. 55 for French Furze Road, Kildare Town



KILDARE COUNTY COUNCIL

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## Background Information

A single storey bungalow on French Furze Rd, Kildare Town, listed as being on the Record of Protected Structures (RPS Ref B22-25).

The owner has contacted the Council regarding the property. The following is of note;

- The property was not included in An Foras Fobartha's 1976 'Buildings of Architectural interest in Co. Kildare'.
- The property was not part of List B of buildings, other structures or internal fixtures or features of artistic, historic or architectural interest of Kildare County Development Plan 1999. It was not rated, B, as having Regional Interest.
- The property was recommended by the Minister for inclusion in KCC's RPS by the NIAH in 2003 as it was rated 'Regional Importance' (NIAH Ref 118117071). The building was identified as a modest 1940s detached bungalow, representing the continued development and expansion of the suburbs of Kildare town in the mid twentieth century.  
In correspondence received from the Dept the property has been downgraded from 'Regional Importance' to 'Record Only'.
- In accordance with the Department of Culture, Heritage and the Gaeltacht, Architectural Heritage Protection Guidelines Section 2.7. Structures are deleted from the RPS by a similar procedure to those laid down for making additions to the record. Deletions will take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interest value was mistakenly attributed. The building is now no longer regarded as being of 'special interest' – the basic test of Section 54 of the Planning & Development Act, 2000 (as amended), for whether a structure is or is not listed on the RPS.
- The NIAH has now downgraded its special interest value rating from 'Regional Importance' to 'Record Only'.
- It is not of archaeological importance.
- It is of record historical and social importance only.

## Other

The contents of correspondence received from Mr Damien Murphy, Architectural Heritage Officer, National Inventory of Architectural Heritage, Department of Culture, Heritage and the Gaeltacht

(letter attached) with a recommendation that the property is no longer considered for inclusion on the RPS are noted.

### **Legislative Provisions**

Section 54 of the Planning & Development Act, 2000 (as amended) sets out the following;

*54.—(1) A planning authority may add to or delete from its record of protected structures a structure, a specified part of a structure or a specified feature of the attendant grounds of a structure, where—*  
*(a) the authority considers that—(i) in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, whether or not a recommendation has been made under section 53, or*

*(ii) in the case of a deletion, the protection of the structure or part is no longer warranted.*


Section 55 of the same Act sets out the required procedures for such circumstances.

### **Recommendation**

Having regard to the recommendations of the NIAH's Architectural Heritage Officer and the Kildare County Council ACO (dated 14/01/2020), that the procedure to delete this structure from Kildare County Councils Record of Protected Structures (RPS) in accordance with Section 54 and 55 of the Planning and Development Act 2000 as amended be initiated.

Public Notice attached.

  
Amy Granville  
Senior Executive Planner  
23.1.2020

  
Michael Kenny  
Senior Planner  
23.1.2020

**Encl;**

Public Notice

Letter from NIAH

Report of Kildare County Council ACO

Folio for Property at French Furze Road, Kildare Town

## **1.0. Scope of report**

To assess the special interest value of a detached three-bay single-storey house, c.1945 currently on the RPS, Ref: B22-25 at French Furze Rd, Kildare Town, NIAH Reg No. 118117071 and whether it merits retention or deletion from KCC's RPS.

### **1.1. Part IV Planning and Development Act 2000 and as amended**

The conservation principles of care and protection of the architectural heritage were first introduced under earlier planning legislation which facilitated the listing of significant buildings and the formulation of policies and objectives relating to such structures. These legislative provisions were superseded by the introduction of the Local Government (Planning and Development) Act 1999 and then by Part IV of the Planning and Development Act 2000 and as amended. (AHP 1.3.1)

### **1.2. The Record of Protected Structures**

Each development plan must include policy objectives to protect structures or parts of structures of special interest and to preserve the character of architectural conservation areas within its functional area. The primary means of achieving the former objective is for the planning authority to compile and maintain a record of protected structures for its functional area to be included in the development plan. A planning authority is obliged to include in the RPS every structure which, in its opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. (AHP 2.1)

### **1.3. Ministerial recommendations**

The Minister may make recommendations to a planning authority under Section 53 (1) of the Act concerning the inclusion in RPS of a structure, specific parts of any structure or specific features within the attendant ground of a structure. (AHP 2.4.3) The Minister may make recommendations regarding individual structures at any time. In addition, where an NIAH survey has been carried out, those structures which have been attributed a rating value of international, national or regional importance in the inventory will be recommended by the Minister to the planning authority for inclusion. (AHP 2.4.4)

**2.0. NIAH Inventory 2003**

The original 2003 NIAH survey rated this property as ‘Regional’. The Local Authority, under Ministerial recommendation and in accordance with section 53 of PDA 2000 and as amended, placed this property on KCC’s RPS, as it was rated ‘Regional’ by the NIAH. Following an inquiry with the NIAH on 14/01/11 by the KCC Planning Department, the property’s rating was recently downgraded by the NIAH:

*‘ ... In relation to your query below, the property was recently downgraded by NIAH as it never warranted a Regional or local rating. The property was not marked on O.S. (surveyed 1837; published 1837). Not marked on O.S. (surveyed 1908; published 1909). Not marked on O.S. (surveyed 1939; published 1939) with adjacent house marked as "Maryville" ....’*

**2.1. NIAH Inventory 2003**

The following is an NIAH 2003 appraisal:

Kildare, County Kildare

11817071



Reg. No.	11817071
Date	1940 - 1950
Previous Name	N/A
Townland	KILDARE
County	County Kildare
Coordinates	262235, 210986
Categories of Special Interest	ARCHITECTURAL HISTORICAL SOCIAL
Rating	Regional
Original Use	house
In Use As	house

### **Description**

Detached three-bay single-storey house, c.1945, on a symmetrical plan with round-headed open internal porch to centre and single-bay single-storey flanking canted bay windows. Refenestrated, c.1975. Hipped roof with clay pantiles. Clay ridge tiles. Rendered chimney stacks. Cast-iron rainwater goods on eaves course. Roughcast walls. Painted. Rendered dressings including band to eaves. Square-headed openings (including to canted bay windows). Rendered sills. Replacement aluminium casement windows, c.1975. Round-headed open internal porch. Rendered channelled surround. Square-headed door opening. Original glazed timber panelled door with sidelights. Set back from road in own grounds. Lawns to forecourt. Rendered walls to boundary with rendered piers having roughcast panels and timber gate.

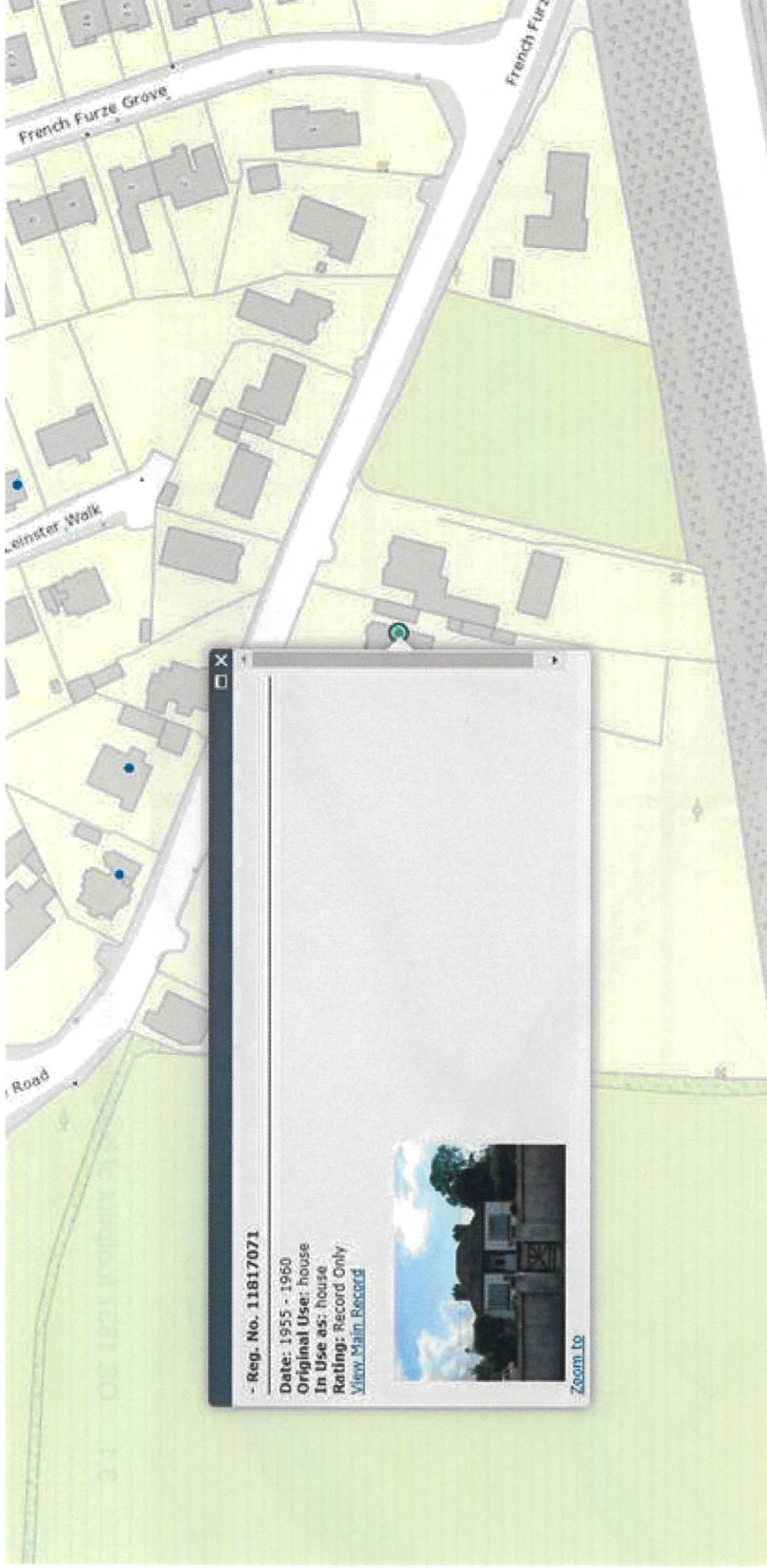
### **Appraisal**

This house is an attractive small-scale range of social and historical significance, representing the continued development and expansion of the suburbs of Kildare town in the mid twentieth century, probably instigated by the presence of the military barracks in the locality. The house is composed on an attractive symmetrical plan and conforms to the true bungalow style that was popular at the time, the prototype having been developed in India in the previous century while under control of the British Raj. The house retains most of its original form and some of its original features, including timber fittings to the door opening, although the replacement fittings to the window openings do not complement the original integrity of the design - the re-instatement of timber fenestration might restore a more accurate representation of the original appearance of the house. The house is an attractive feature on the streetscape and forms a neat group with further houses in the immediate vicinity that are designed in an English suburban style.



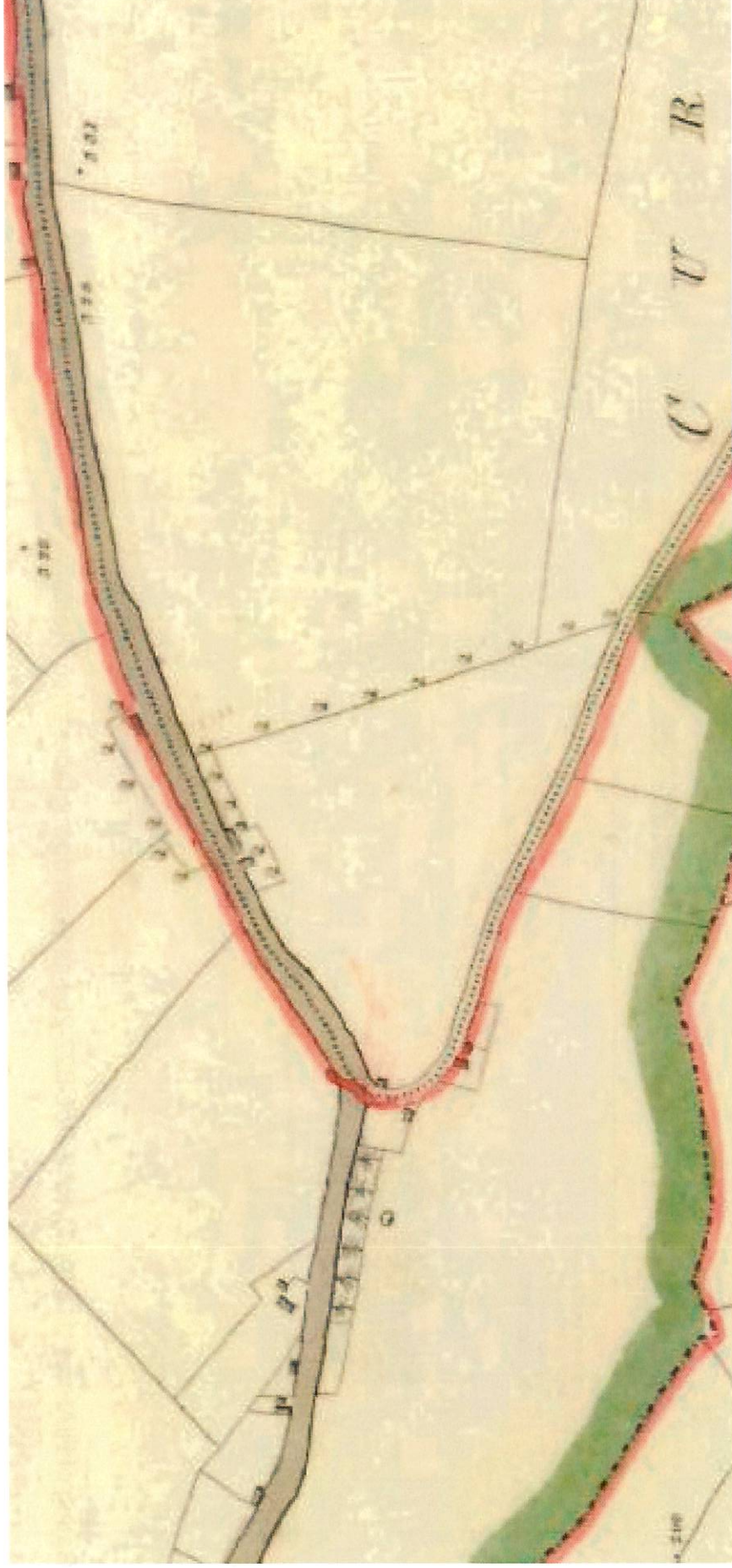
NIAH map bungalow is indicated by circle on French Furze Rd.

**2.2. NIAH Rating Update 14/01/11**



Rating of NIAH ref: 11817071 RPS Ref: B22-25 has been downgraded from 'Regional' to 'Record Only'

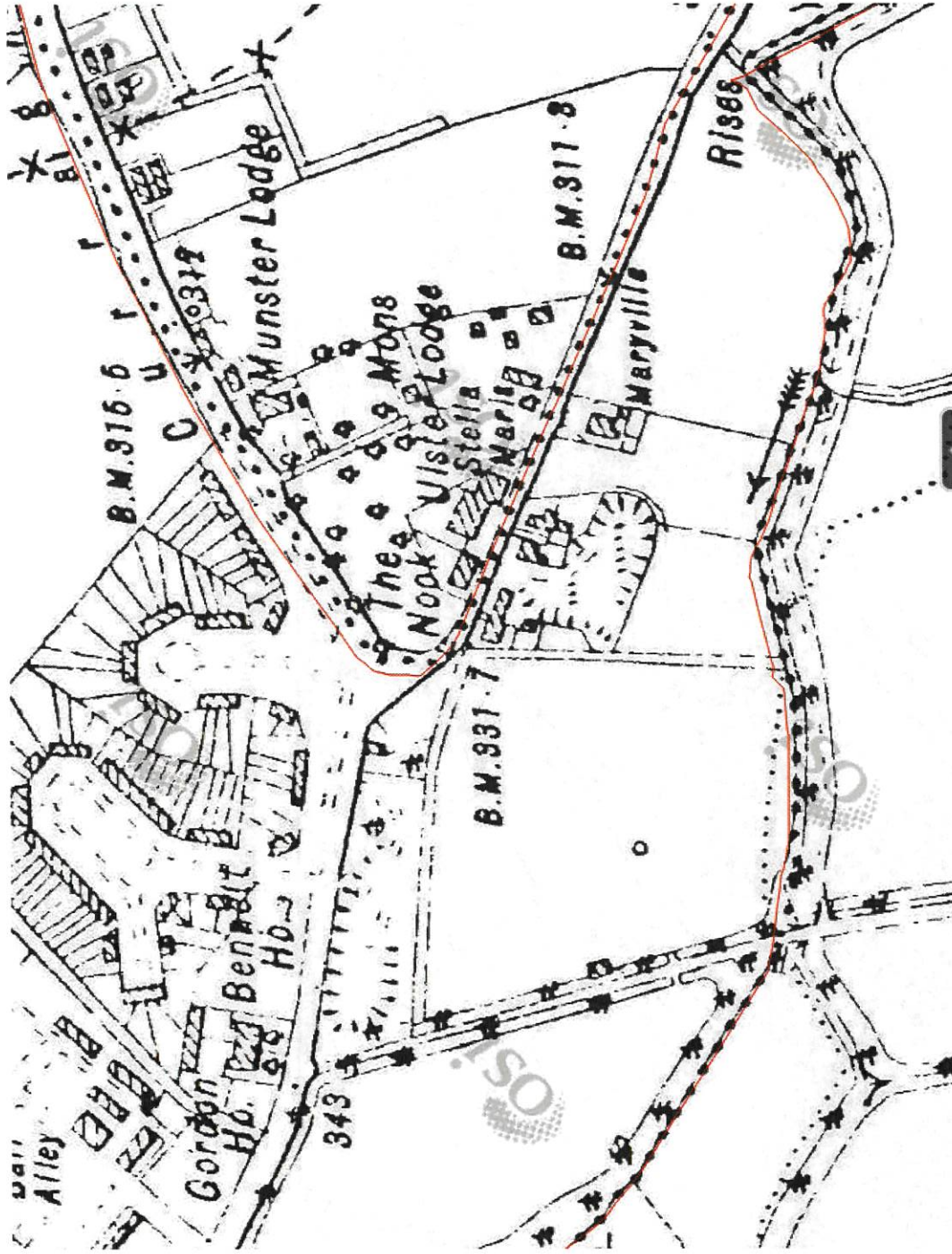
**3.0. Map survey**



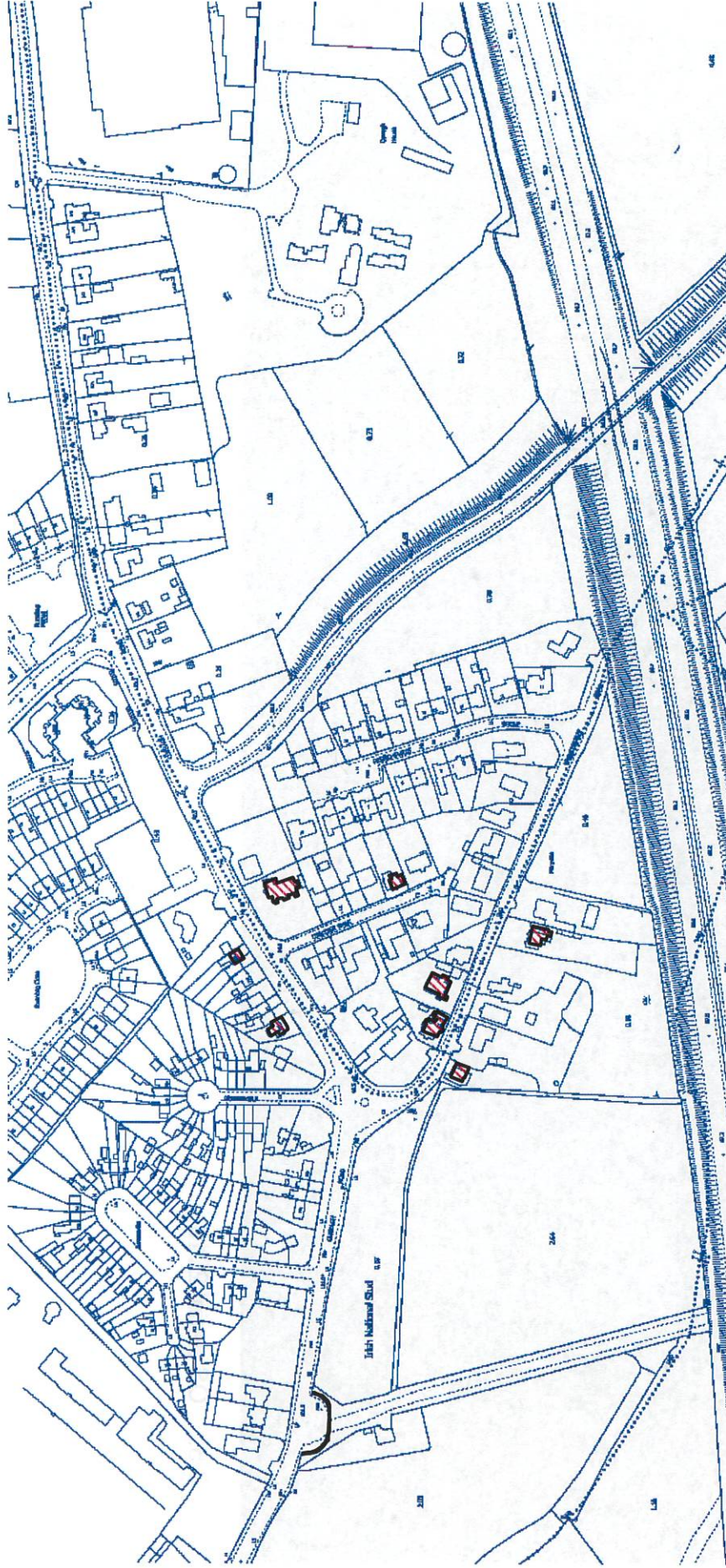
3.1. OS 1837 footprint of bungalow not extant



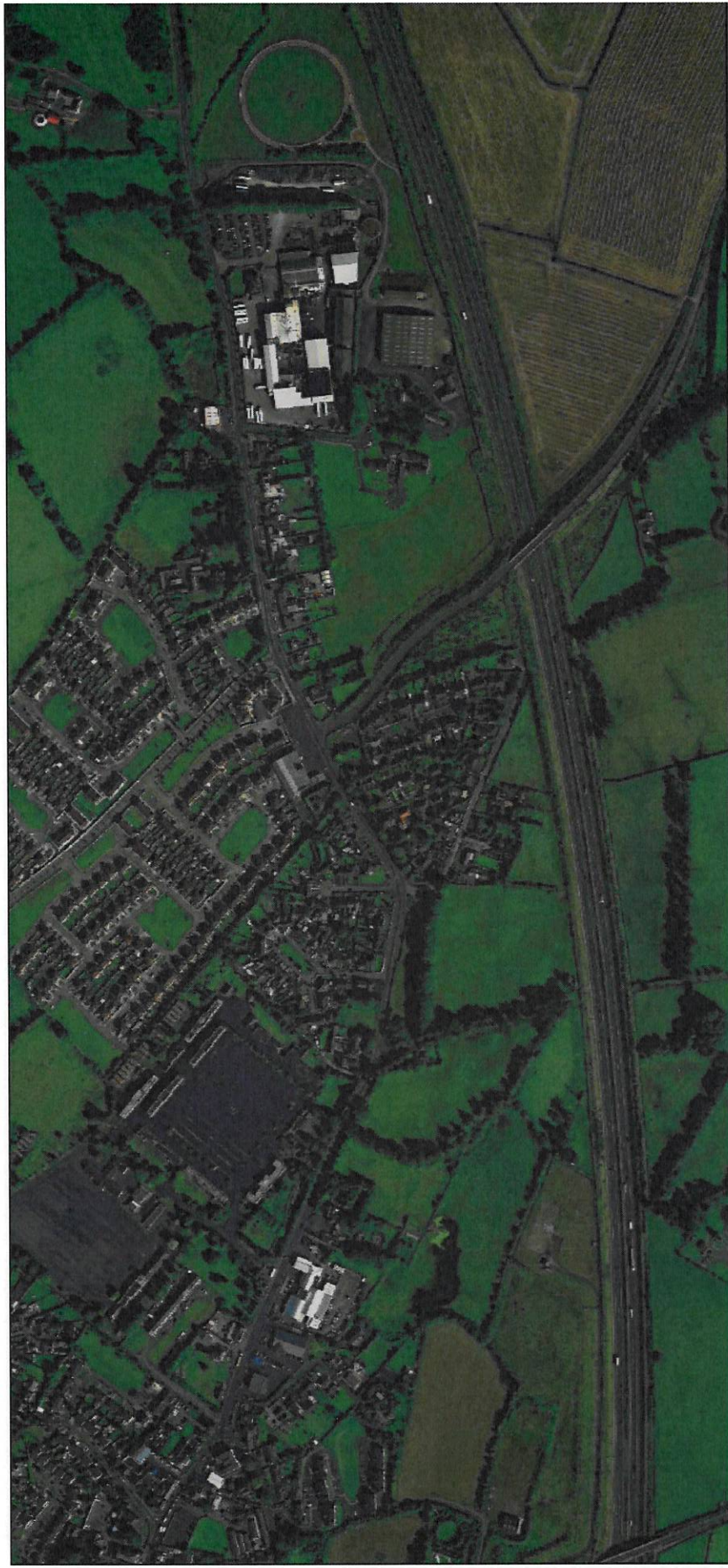




3.3. OS c1939 footprint of bungalow not extant with adjacent house marked as Maryville



3.4. OS c 2000 with NIAH structures in red footprint of bungalow is indicated



3.5. OS aerial 2010

**4.0. Existing Context 12/07/19**



**4.1.** Note how the windows and door have changed in this detached three bay tiled hipped roofed bungalow from the 2003 NIAH survey



**4.2.** These timber framed military bungalows, 'The Nook' B22-34 and 'Ulster Lodge' B22- 33 are opposite the 1940-50s property and form part of the original officer's 'Victorian Lodge' accommodation of this Magee barrack's urban quarter.

## **5.0. Evaluation**

The purpose of this report is to assess the special interest value of the detached three-bay single-storey house, c.1945 currently on the RPS, Ref: B22-25 at French Furze Rd, Kildare Town, NIAH Reg No. 118117071 and whether it merits retention on the KCC's RPS and is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

- 5.1.** The property was not included in the An Foras Fobartha 1976 'Buildings of Architectural interest in Co. Kildare'.
- 5.2.** The property was not part of List B of buildings, other structures or internal fixtures or features of artistic, historic or architectural interest of Kildare County Development Plan 1999. It was not rated, B, as having Regional Interest.
- 5.3.** The property was recommended by the Minister for inclusion in KCC's RPS by NIAH in 2003 as it was rated 'Regional'. In accordance with the NIAH 2003 survey, as a modest 1940s detached bungalow, representing the continued development and expansion of the suburbs of Kildare town in the mid twentieth century. As noted in section 2.0. above, the NIAH in 2020 has now downgraded the property from 'Regional' to 'Record Only'. As noted in section 4.2, above, the property is situated across the road, from architecturally more important, original officer's 'Victorian Lodge' accommodation of this Magee barrack's urban quarter.
- 5.4.** In accordance with the DCHG APH Guidelines section 2.7. Structures are deleted from the RPS by a similar procedure to those laid down for making additions. Deletions will take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interest value was mistakenly attributed. It is proposed therefore to delete this structure from KCC's RPS as its special interest value rating has been mistakenly attributed as Regional by the NIAH in 2003. The NIAH has now downgraded its special interest value rating from 'Regional' to 'Record Only'.
- 5.5.** It is not of archaeological importance.
- 5.6.** It is of record historical and social importance only.

**6.0. Recommendation**

- 6.1.** I recommend that this structure is deleted from Kildare County Councils Record of Protected Structures (RPS) in accordance with section 54 of the Planning and Development Act 2000 and as amended as it of local and record only architectural interest.  
*54.—(1) A planning authority may add to or delete from its record of protected structures a structure, a specified part of a structure or a specified feature of the attendant grounds of a structure, where—(a) the authority considers that—(i) in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, whether or not a recommendation has been made under section 53,*
- 6.2.** I recommend that a letter of notification is served in accordance with section 55 of the Planning and Development Act 2000 and as amended to the owner/occupier and interested parties.



Signed \_\_\_\_\_

Peter Black Dip. Arch, B. Arch. Sc. MUBC Architect RIBA Architectural Conservation Officer Kildare County Council

Signed \_\_\_\_\_

Signed \_\_\_\_\_

*[Faint, illegible text, likely bleed-through from the reverse side of the page]*



### Section 55 Appendix of Architectural Inventory Particulars:

**KCC ACO Updated NIAH Inventory 2003** the following is an NIAH appraisal:

Kildare, County Kildare



Reg. No.	11817071
Date	1940 - 1950
Previous Name	N/A
Townland	KILDARE
County	County Kildare
Coordinates	262235, 210986
Categories of Special Interest	ARCHITECTURAL HISTORICAL SOCIAL
Rating	Regional rating downgraded to Record Only
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#### **Appraisal**

This house is an attractive small-scale range of social and historical significance, representing the continued development and expansion of the suburbs of Kildare town in the mid twentieth century, probably instigated by the presence of the military barracks in the locality. The house is composed on an attractive symmetrical plan and conforms to the true bungalow style that was popular at the time, the prototype having been developed in India in the previous century while under control of the British Raj. The house retains most of its original form and some of its original features, including timber fittings to the door opening, although the replacement fittings to the window openings do not complement the original integrity of the design - the re-instatement of timber fenestration might restore a more accurate representation of the original appearance

of the house. The house is an attractive feature on the streetscape and forms a neat group with further houses in the immediate vicinity that are designed in an English suburban style.



NIAH map bungalow, NIAH ref: 11817071 RPS Ref: B22-25, is indicated by circle on French Furze Rd.

National Inventory of Architectural Heritage,  
Department of Culture, Heritage and the Gaeltacht,  
Custom House,  
Dublin 1.

Mr. Peter Minnock,  
Director of Services – Planning & Strategic Development,  
Kildare County Council,  
Áras Chill Dara,  
Devoy Park,  
Naas,  
County Kildare,  
W91 X77F.

28<sup>th</sup> January 2019

**Re: National Inventory of Architectural Heritage Registration Number 11817071:  
French Furze Road, Kildare, County Kildare**

Dear Mr. Minnock,

Under Section 53 of the Planning and Development Act, 2000, the above structure was recommended by the Minister to the elected members of your council for their consideration for inclusion on the Record of Protected Structures (RPS).

The National Inventory of Architectural Heritage (NIAH) has recently received information on the structure which has necessitated a reappraisal of the architectural heritage value of the structure.

We have consequently downgraded the Rating Value from Regional to Record Only and hereby recommend that the property is no longer considered for inclusion on the RPS.

Yours sincerely,

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Damian Murphy  
Architectural Heritage Officer  
National Inventory of Architectural Heritage  
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cc: Mr. Peter Black, Architectural Conservation Officer, Kildare County Council

