

# DALYHUDSON

Building Surveying & Architecture

Kildare County Council  
Aras Chill Dara  
Devoy Park  
Naas

18<sup>th</sup> May 2022

Re: **Draft Kildare County Council Development Plan 2023-2029\_Submission/Observations**

Name: **Mark Daly (On behalf of Mark Daly & Sean Daly of Off Square Partnership)**

Address: **Barrett House (Previously Grace's Public House), Market Square, Kildare Town, Co. Kildare.**

Reference: **Notice of proposed addition of our property Grace's Public House to the list of protected structures for KCC under Section 12(3) of the Planning & Development Act 2000 as amended**

Dear Sir/Madam,

Please find below our submission in relation to the proposed addition of our property Grace's Public House to the list of protected structures for KCC under Section 12(3) of the Planning & Development Act 2000 as amended.

1. Purpose of Submission
2. Relevant Background Information
3. Reasons for opposing the Addition of the Building to the RPS
4. Support Documentation

## **1. Purpose of Submission**

This submission has been prepared to provide an assessment of the existing building in the context of its' proposed addition to the Record of Protected Structures for Kildare County Council.

## **2. Relevant Background Information**

Owner of the Structure: Mark Daly & Sean Daly\_Off Square Partnership

Address of the Structure: Market Square, Kildare Town, Co. Kildare.

Brief Description: Terraced three-bay three-storey building, c.1770, retaining some early fenestration

Date of Construction: c.1750-1790

Ordnance Survey Map Ref: KE022

ACA Designation: Yes

Zoning: Town Centre

Coordinates: 272953, 212299

Protection: None

NIAH Registration: 11817048

Archaeological Interest: None

### 3. NIAH Record

Below is a description of the register of the building on the NIAH. It should be noted that the description contains a number of discrepancies including but not limited to;

1. The roof tiles are not slate, they are asbestos and were added in the 1970's
2. The building is not in use as a house and has been in use as a mixed use/commercial building for c.100 years
3. Cast Iron rainwater goods have not been in place since at least 1970's
4. No stone cills, concrete cills in place since c.1980's

#### *"Description*

*Terraced three-bay three-storey house, c.1770, retaining some early fenestration with single-bay single-storey flat-roofed projecting porch to centre and single-bay two-storey lower end bay to left (south-east) having shallow segmental-headed integral carriageway. Renovated, c.1970, with openings remodelled to right ground floor to accommodate commercial use. Gable-ended roofs with slate. Clay ridge tiles. Roughcast chimney stacks. Cast-iron rainwater goods on eaves course. Flat-roofed to porch behind blocking course having iron cresting over. Materials not visible. Roughcast walls. Painted. Rendered quoins to corners. Square-headed window openings (remodelled, c.1970, to right ground floor with square-headed door opening inserted). Stone sills. 1/1 timber sash windows (replacement timber casement windows, c.1970, to ground floor with timber panelled doors to additional door opening having overlight). Round-headed door opening to porch. Replacement timber panelled door, c.1970, with side panels and spoked fanlight. Shallow segmental-headed integral carriageway to ground floor end bay. Iron gate. Fittings not visible. Road fronted. Concrete flagged footpath to front.*

# DALYHUDSON

## Building Surveying & Architecture

### Appraisal

*This house is an attractive, substantial building that has been remodelled to right ground floor in the late twentieth century to accommodate a part commercial use. Nevertheless, the house retains much of its original character while the alterations made to the openings could easily be reversed. The house is of considerable social and historical importance, representing the development of the historic core of Kildare town in the mid to late eighteenth century. Composed on a symmetrical plan, the front (north-east) elevation is identified by the diminutive openings set into solid wall masses, and is distinguished by the porch (possibly additional) to ground floor that is imbued with a more formal tone. The house retains many original features and materials, primarily to the upper floors, including timber sash fenestration and slate roofs having cast-iron rainwater goods. The house is an integral and important component of the streetscape of Market Square, framing the square to the south, continuing the established streetline of the street while contributing to the varied roofline of the terrace."*

The NIAH recorded in 2003 stated the building was originally built and in use as a house. This is incorrect, although it may have been built in the 1700s as a house, it was in use as a hotel and public house under a number of different owners. In 2003 it was in use as Grace's Public Bar, as per the image below used on the NIAH

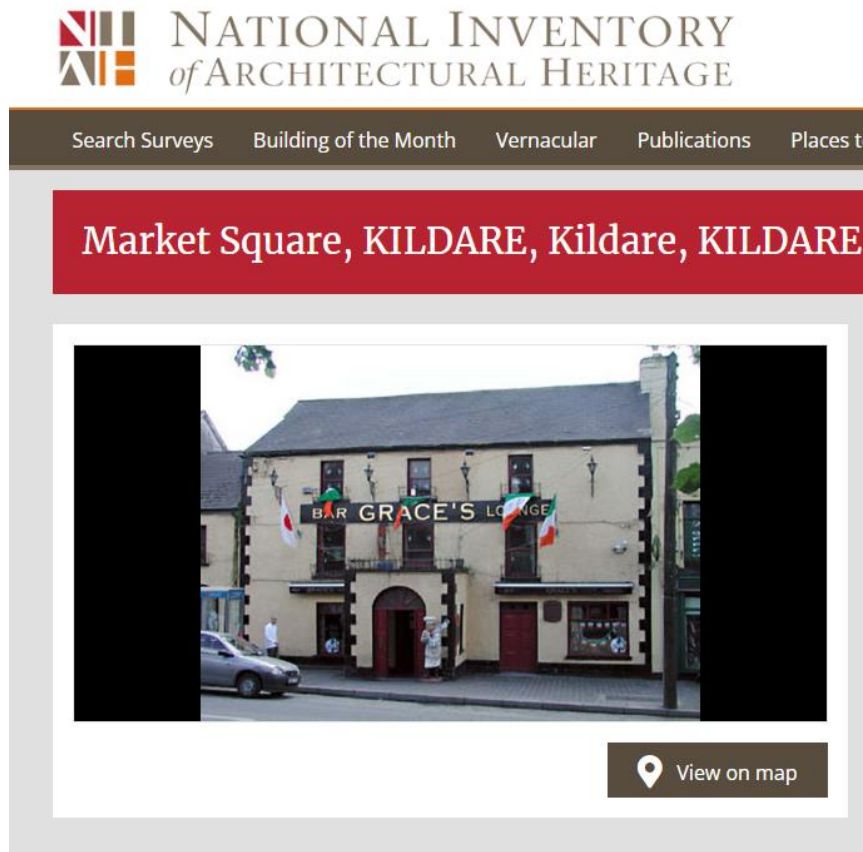


Fig. 1\_Image from NIAH

### 4. The History and Works to the Building

---

The current building is currently in use as a commercial property with a Café located in the ground floor section of the building with accommodation over. The building was significantly altered and renovated in the 1970's and in more recent times, including the addition of hazardous materials not limited to but including asbestos roof tiles and the removal of all internal floors, walls and fabric.

Over the life of the building it has been in use as a commercial entity for c.100 years. the following is a list, but not exhaustive, of the use of the building;

1. Dwelling house
2. Leinster Arms Hotel
3. Tynan's Hotel
4. The Tavern Public House and Restaurant
5. Grace's Public House

After the buildings use as Grace's Public House it was left vacant and derelict for over 10 years. Planning permissions were applied for and granted over the lifetime of the building allowing vast internal changes and external alterations by the addition of first floor alterations and addition of extensions.

The front elevation of the building has retained it's original layout and aesthetic has been sympathetically renovated to improve the appearance of this elevation including the removal of pvc windows and installation of solid timber up and down sash windows.

It is noted that continuing care and sympathetic renovation of the building will take place by the current owners including the removal of asbestos slates and replacement with natural slate as er previously in place.

#### **Historical Maps:**



Fig. 2\_Extract from 1838 Map of Kildare\_Irish Historic Towns Atlas

### **Historical Planning Applications:**

**06/1762\_** Permission Granted for construction of first and second floor side & rear extension to existing three storey building and utilisation of existing first floor & second floor of existing building known as "Graces" for the construction of 4no. 2 bed apartments etc.

**98/1790\_** Permission granted for retention of internal alterations and single storey extensions to rear of listed building which has at present an application pending for change mf use ref 1318/98

**98/1318\_** Permission granted for change of use of first and second floor residential to lounge bar and minor elevational changes to side

**84/166\_** Permission granted for Erection Of Shopping Arcade

**58/2154\_** Permission granted for alterations and additions at the Leinster Arms Hotel

### **5. Current Record of Protected Structures**

---

The current record of protected structures does not include any neighbouring properties of the building on the list, there are no RPS buildings on the building line on which the building is situated. It does include a small number of buildings within proximity of the building around Market Square/The Square. These buildings are located on different streets to the north and west of the building and its street. The buildings are listed below;

1. Virginia Lodge (previously used as a dwelling, now used as accommodation)
2. Vergers House, in use as a dwelling
3. Nolans Public House & Seeta (Now Sittaray)
4. Southwells (currently undergoing construction as extension to Boyles Sports)
5. The Vatican (Now Hartes Restaurant)

It should be noted that during of the most Kildare County Development Plans that the building was not identified on any of the plans on the Record of Protected Structures including the CDP 1999-2005, CDP 2005-2011 and CDP 2011-2017.

### **6. Current Building**

---

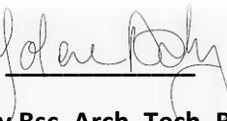
The current building is in use as a modern commercial/mixed use property and has been upgraded in recent times to comply with current building regulations using modern materials and specialist equipment/fit-out.

### 7. Recommendations and Conclusions

---

The significance of the building has been assessed as above and the justification to exclude its' addition to the RPS. We believe that the fact the building is within an ACA and also recorded on the NIAH is evident enough that the planning authority will be aware of any future changes to the building or within it's curtilage. The building has undergone significant internal alterations during it's lifetime as a house, hotel and numerous public houses and retains no in ternal significance.

It is put forward that not adding the building to the RPS will not impact on the setting of the building nor the setting of Market Square as protection to this building is offered via the NIAH recordings as well as the fact that the building is within the town centre ACA.

Signed by: 

**Jolene Daly Bsc. Arch. Tech. RIAI Arch.Tech.**

**On behalf of DalyHudson Ltd.**