

Architectural Heritage Impact Assessment



Aerial view from southwest

For proposed Monasterevin Fashion & Textiles Design Hub
Development @

Former Bank of Ireland site
Dublin Street
Market Square
Monasterevin
Co. Kildare
W34 TF40

REF: P3281-00-01

LIST OF CONTENTS

1.0 Introduction

2.0 Assessment Methodology

3.0 Core Data

4.0 Architectural History

5.0 Analysis

6.0 Mitigating Measures

7.0 Conclusion

8.0 Appendices

1.0 Introduction

The applicant, Kildare Co. Council, commissioned this Architectural Heritage Impact Assessment as part of the submission in support of a Part 8 planning application for the refurbishment and internal alterations of the former Bank of Ireland, Dublin Street, Monasterevin, Co. Kildare, W34 TF40. The building is not a Protected Structure although it is recorded in the National Inventory of Architectural Heritage.

It notes that the building was constructed between 1900 – 1910. The photographs on the NIAH website are from that time prior to the urban realm improvements and taking out of tarmac and placement of pre-cast concrete brick paving, kerbing, etc.. This latter exercise has raised the level of the footpath on both sides of the building.

The report comprises an assessment of the architectural history and any conservation implications for the proposed works to the building located. It also contains information on the existing building fabric of this building and outlines its architectural history. The potential impact of the development on the building fabric is assessed. Recommendations regarding the avoidance of potential impact of the development on the structure and its environs are made as appropriate.

This Architectural Impact Assessment Report has been prepared in accordance with the DHLGH Architectural Heritage Protection Guidelines for Planning Authorities including a schedule of positive, negative, and neutral impacts on each building element both internally and externally.

2.0 Assessment Methodology

The assessment consisted of two separate phases. A paper survey was conducted, which utilised sources regarding the history of the building and its environs. A site inspection with measured and photographic survey was also

conducted in order to assess the existence of architecturally significant features and the presence of above ground historical evidence.

The *paper survey* was a document search utilising cartographic and literary material as follows:

Ordnance Survey and Heritage Maps
Kildare County Library
Property Registration Authority
Kildare County Development Plan 2023 - 2029
National Inventory of Architectural Heritage (NIAH) of County Kildare

These were used to establish the existence of the building at various periods of time. These are explained in detail below.

3.0 CORE DATA

3.1 Client:

Economic Development Department, Kildare Co. Council

3.2 Address of Property:

Former Bank of Ireland
Dublin Street
Market Square
Monasterevin
Co. Kildare
W34 TF40

3.3 General Description:

Terraced four-bay two-storey bank, c.1905, on a corner site retaining most original fenestration with single-bay two-storey side elevation to south-west and two-bay two-storey return to rear to north-west having round-headed integral carriageway to left ground floor.

3.4 O.S. Map:

3715-09, 3715-04

3.5 National Grid:

662718, 710164

3.6 Statutory Protection

The building is not recorded as a Protected Structure in Kildare Co. Council's Record of Protected Structures.

3.7 NIAH Registration Number:

The building is listed in the National Inventory of Architectural Heritage No. 11816031, with a rating of regional importance and of Architectural, Historical and Social special interest.

3.8 Conservation Report Writer:

Vivian Cummins B. Arch. (Sc.), Dip. Arch., Dip. Arch. Tech., MRIAI
Dooley Cummins Architects + Engineers Ltd.
Stanhope Street
Athy
Co. Kildare
R14 HT25
RIAI Architect Accredited in Conservation Grade III

3.9 Date of Report:

21th October 2024

3.10 Planning Authority

Kildare County Council
Devoy Park,
Naas
Co. Kildare

3.11 Declaration / Planning History

A Declaration has not been sought from the Planning Authority in relation to the subject building.

4.0 ARCHITECTURAL HISTORY

4.1 Location

The subject site and building are in the townland of Monasterevin. The dwelling is accessed off the R424 and R445, on the corner between Dublin Street and Moore Street at Market Square.

4.2 Appraisal

This bank is a fine example of Edwardian commercial architecture and has been well-maintained to present an early aspect. The bank is of some social and historic interest as one of the first purpose-built financial institutions in the locality, reflecting the growing prosperity of the town.

4.3 General Description.

The building's façade, composed of a variety of materials, creates a visually engaging design that hints at the emerging Arts and Crafts style. Positioned at

the corner of Market Square and Dublin Street, this feature adds to its appeal. The decorative use of moulded render throughout, especially in the surrounds of the ground-floor openings, showcases the high level of craftsmanship typical of the locality. Despite a few alterations—replacement windows on the ground-floor front and the first-floor side elevation—the bank largely retains its original form and fabric. It remains an integral part of the streetscape, aligning with the established street line and contributing to the varied roofline of the surrounding terraces.

Terraced four-bay two-storey bank, c.1905, on a corner site retaining most original fenestration with single-bay two-storey side elevation to south-west and two-bay two-storey return to rear to north-west having round-headed integral carriageway to left ground floor. Part re-fenestrated, c.1985. Gable-ended roofs with red clay tiles. Clay ridge tiles. Timber eaves and bargeboards. Cast-iron rainwater goods on eaves course. Rendered walls to ground floor. Channelled. Painted. Moulded rendered archivolt to ground floor side (south-west) elevation on piers (forming 'arcade' with integral carriageway) with moulded necking to piers and keystones. Moulded rendered stringcourse to first floor. Roughcast walls to first floor. Painted. Red clay tile to gable to side elevation to south-west. Square-headed window openings. Rendered sills to ground floor with moulded rendered pilaster surrounds having entablatures over. Stone sills to first floor. Red brick block-and-start surrounds. 1/1 timber sash windows (replacement timber casement windows, c.1985, to ground floor front (south-east) elevation and to first floor side elevation). Round-headed door opening to right ground floor. Moulded rendered pilaster doorcase with archivolt over having keystone. Timber panelled door. Overlight. Round-headed integral carriageway to left ground floor to return. Moulded rendered pilaster doorcase with archivolt over having keystone. Timber boarded double doors. Road fronted on a corner site.

4.4 Historical Record

The building was constructed between 1900-1910. The record is dated 27th April 2002. The photographs on the NIAH website are from that time prior to the urban realm improvements and taking out of tarmac and placement of pre-cast concrete brick paving, kerbing, etc. This latter exercise has raised the level of the footpath on both sides of the building.

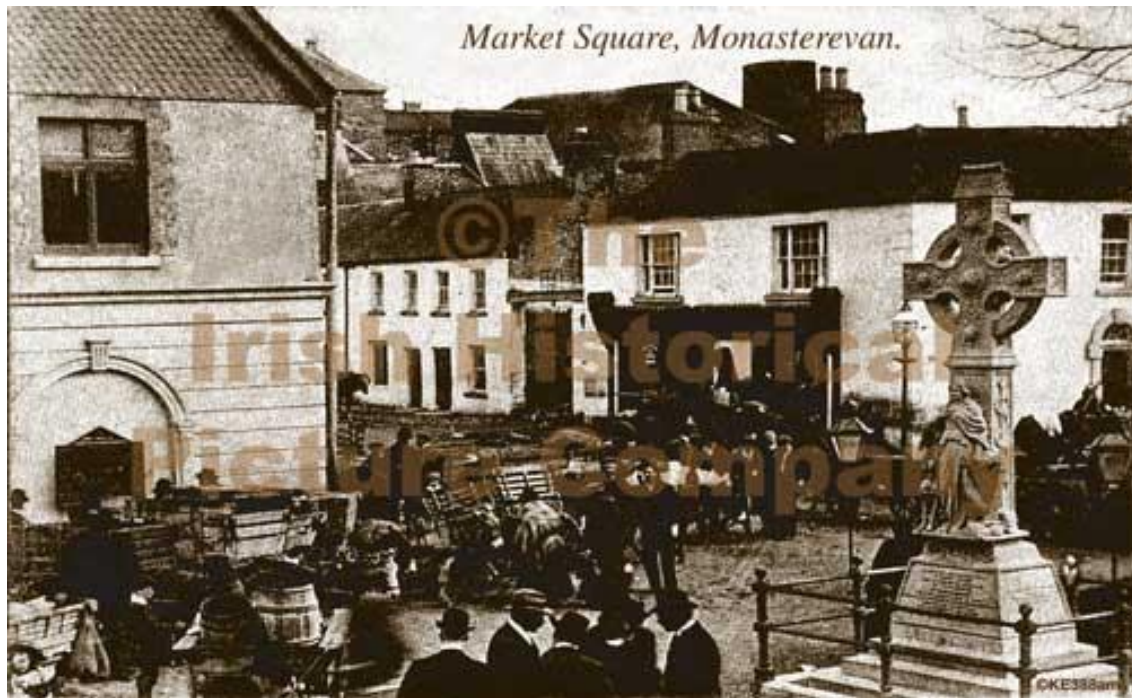
This has resulted in; a) a step down at the rear pedestrian door to Market Square, and b) a raising of the level generally around the building which has an implication for the natural gravity drainage of water from the masonry walls of the building.



Historic Map 1888-1915 (first record of the building as existing arrangement)

This building was formerly a Bank of Ireland branch office, which closed in recent years. It is a small branch, and evidence such as the wallpaper in two upper-floor rooms suggests that the upper level may have once served as a residential flat for a bank official. In the 1980s, the upper floor was likely converted into office space, adding facilities such as separate ladies' and gents' toilets, along with a staff canteen. It appears that not all the first-floor rooms were regularly used. The building has since been cleared of all banking equipment and furnishings. The 1980s renovations seem to have included fire-proofing the stairs and possibly replacing the original staircase. Additionally, the ground floor, originally constructed of suspended timber, may have been replaced with uninsulated concrete flooring during this renovation period.

There is virtually no surviving internal details from its original construction.



Monasterevin Market Square. 1924 (subject building on the left)



Monasterevin Market Square. 1924 (subject building on the right)

4.5 Proposed Development

The proposed development is to create a Fashion & Textiles Design Hub to provide studios for start-up fashion designers and facilities to train potential employees for nearby textile and clothes manufacturers with ancillary accommodation. The existing layout of the building and circulation would be adapted to deal with the change of use from the former Bank of Ireland to Fashion & Textiles Design Hub. All sanitary and catering services were changed to a new one. Historic windows and doors should be repaired rather

than replaced, and drying lining and damp-proofing should not disrupt or damage historic plasterwork or flagstones and should not introduced further moisture into the structure. Roof insulation should be achieved without damage to slating (either during the works or from erosion due to condensation) and obtrusive vents should not affect the character of the roof.

The proposed works consist of renovating the existing building to bring it in line with current building standards and to meet the needs of the Fashion & Textiles Design Hub. This will include:

- Providing of the new stairs and lift system.
- Provision of Part 'M' compliant access and facilities
- Repair of existing structure and fabric
- Repair of door and window joinery
- Insertion of new arched window on the ground floor on the east elevation
- Installation of contemporary utilities and services
- Insertion of new windows on the first floor for the reorganised utilities
- Providing four equal spaces on the first floor for the designers
- Creating a new signage for highlighting the attention to the new use of the building
- All associated site works

5.0 ANALYSIS

5.1 Positive Impact

- The proposed new use will ensure the ongoing protection of this important building
- The proposed development will provide an animated junction at this important element of the streetscape of Market Square
- The return of the building will be reinstated with the main building.
- The proposals accord with the County Kildare Development Plan 2023-2029.
- The overall form and composition of the original Bank of Ireland is being retained. The appearance of the existing structure is retained with very little external adjustment.
- The minimal original surviving fabric will be saved from deterioration.

5.2 Neutral Impact

- The proposed works will address standards for the service users.

5.3 Negative Impact

- None

6.0 MITIGATION MEASURES

These recommendations are being made based on the information available, from an assessment of balancing the needs of the new development with protecting the architectural heritage.

6.1 The main aim of the proposed development will be to retain the external character of the existing structure.

6.2 The majority of the external walls of the existing structure will remain unaltered, in order to ensure that its appearance is retained in accordance with the existing appearance in the locality. The introduction of the shopfront element is an appropriate intervention.

6.3 External elements will be retained.

6.4 A detailed programme for intermittent inspection by a conservation architect during construction work will be incorporated in the work schedule for the proposed development. This will ensure that significant architectural features that may come to light during the construction work will be adequately recorded.

7.0 CONCLUSION

The conservation of this building will use sympathetic methods and appropriate materials to repair and regenerate this historic structure. The approach being taken promotes both sustainability and encourages the survival of traditional skills and the support of local craftsmen.

The continuing survival of this building will be ensured and will help to demonstrate the evolution of retail practice from the 19th century to the present day.

The use of traditional building materials and skills in the conservation of the structure will ensure that the character of the historic fabric will be retained and not undermined or damaged by inappropriate modern interventions.

The proposed development meets all the requirements of sustainable development as well as providing a unique and substantial vernacular building upgraded to meet contemporary living standards.

Prepared by: Vivian Cummins B. Arch Sc. MRIAI

Signed:

A handwritten signature in black ink, appearing to read 'Vivian Cummins'. The signature is fluid and cursive, with the first name 'Vivian' written in a larger, more prominent script than the last name 'Cummins'.

Vivian Cummins B Arch (Sc) FRIAI

Date: 18th October 2024

7.0 Appendices

EXTERIOR IMAGES



Aerial Front View From East



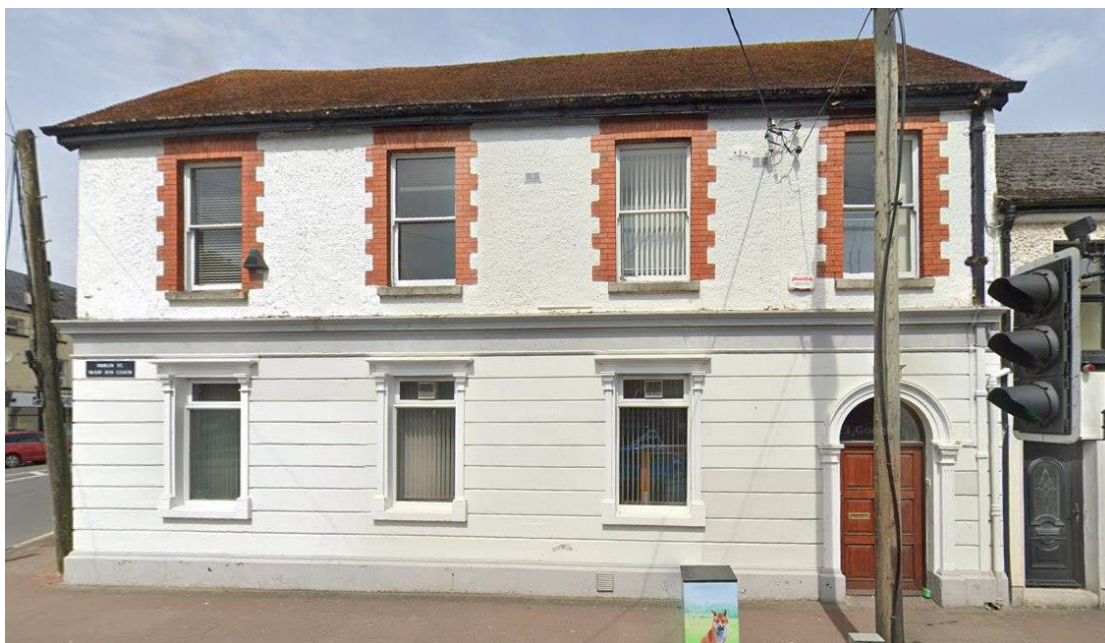
Aerial View From West



Aerial View From South



Front View From East



View From South



View From South



View From North

INTERIOR IMAGES KEY

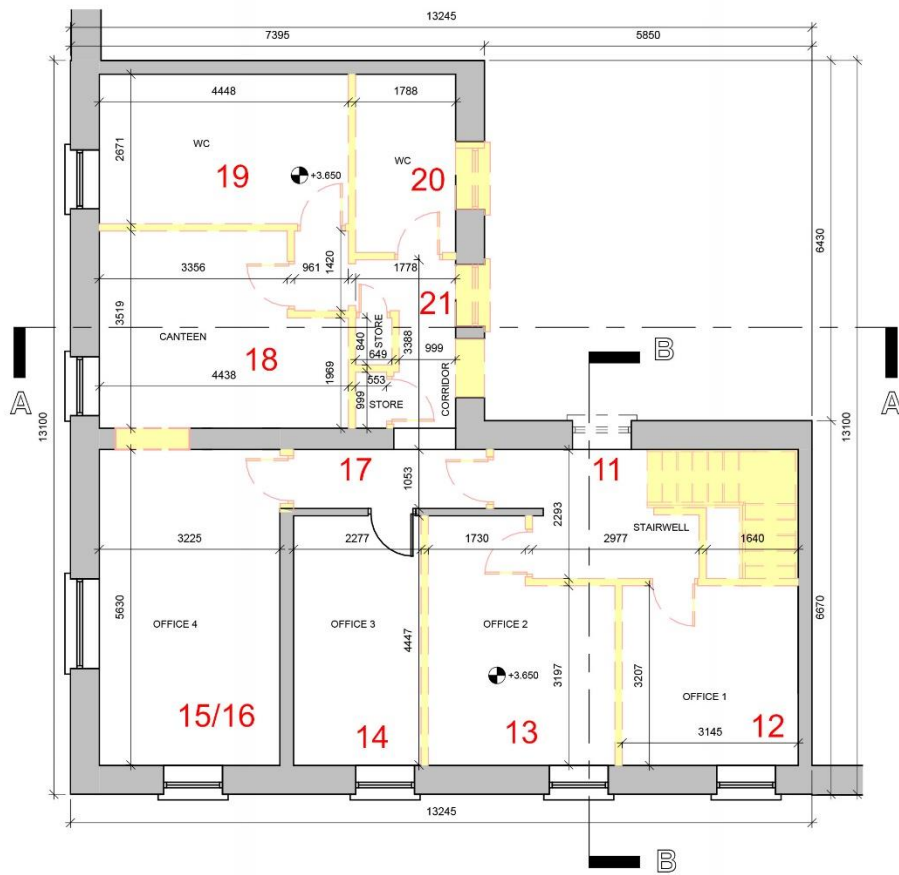




Image 1



Image 2



Image 3



Image 4



Image 5

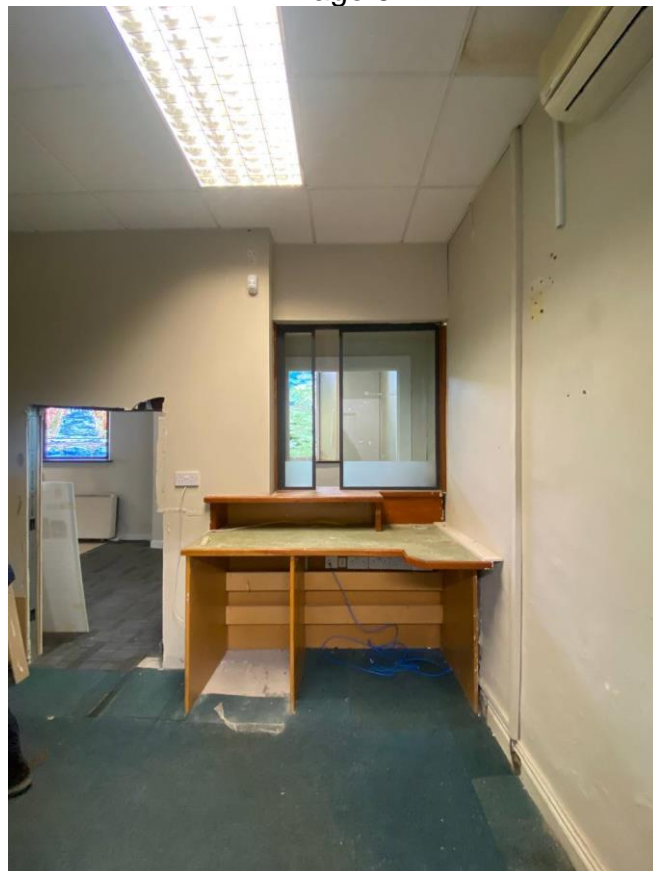


Image 6



Image 7



Image 8

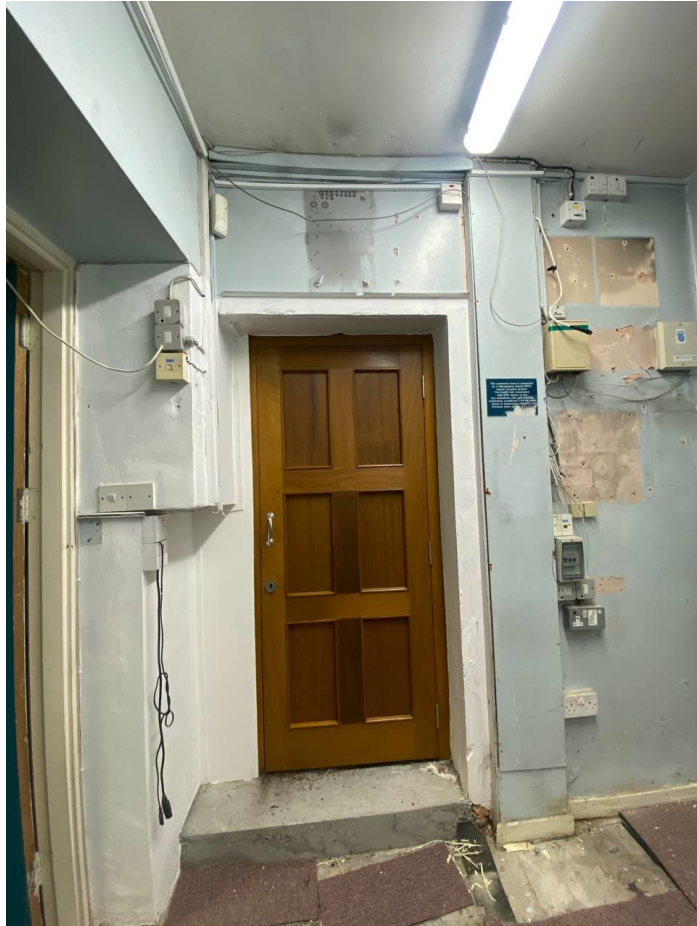


Image 9



Image 10



Image 11



Image 12



Image 13



Image 14

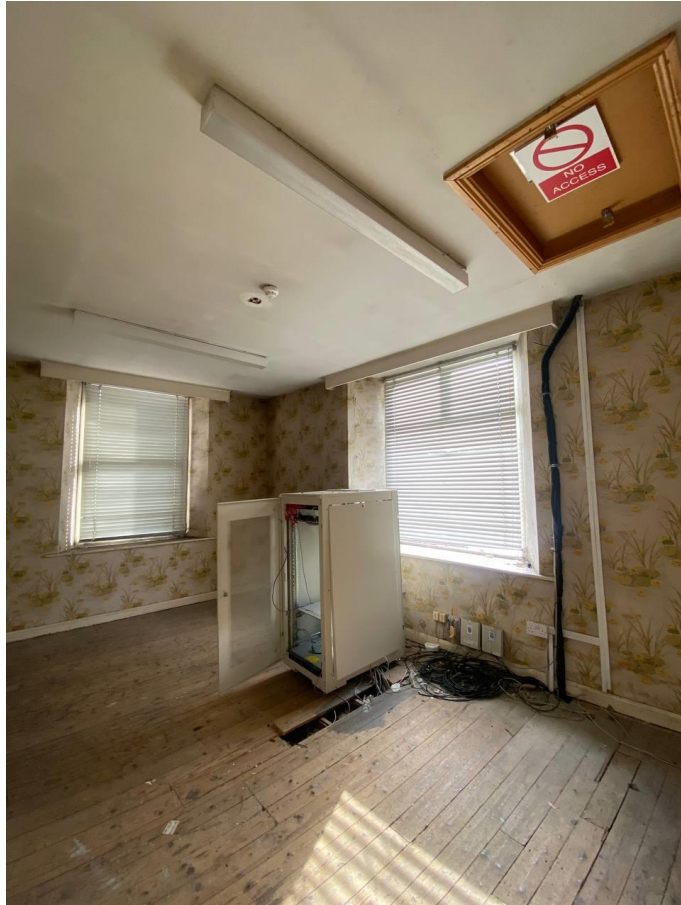


Image 15



Image 16



Image 17



Image 18



Image 19



Image 20



Image 21



Image 22



Image 23



Image 24

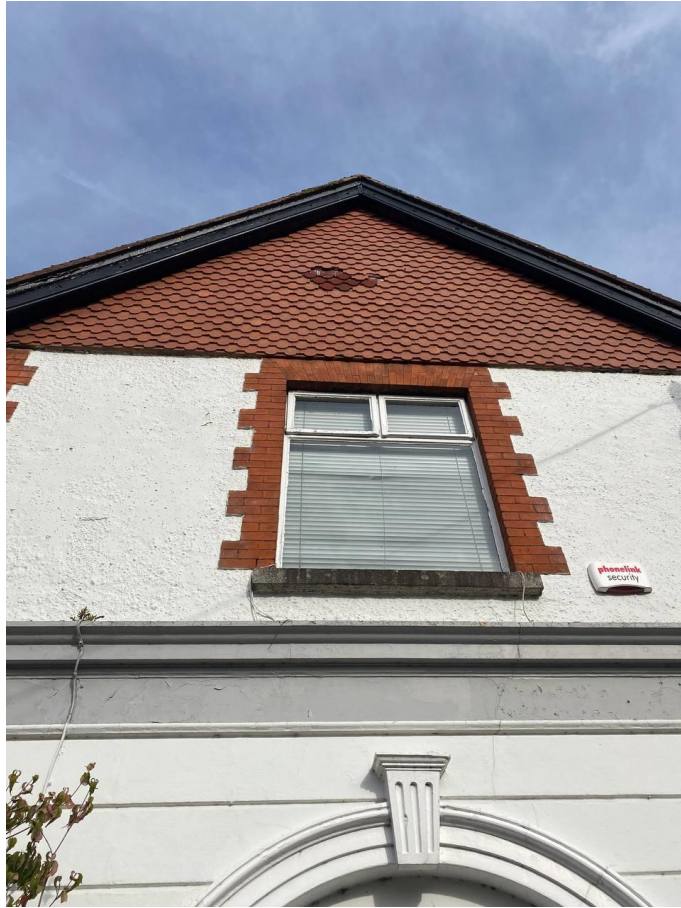


Image 25



Image 26



Image 27