

5.0 ARCHITECTURAL HERITAGE

5.1 INTRODUCTION

This section of the EIAR was prepared by Cathal Crimmins, RIAI Grade 1 Conservation Architect and Julia Crimmins, Historic Buildings Consultant and provides an assessment of the potential impacts on architectural heritage as a result of the proposed Phase 1 residential and neighbourhood centre redevelopment of the former Magee Barracks complex in Kildare Town, including demolition of existing 20th century structures on site and their replacement with new high quality residential buildings and associated development.

5.2 STUDY METHODOLOGY

5.2.1 Legislative Framework

The legal framework upon which the protection of architectural heritage is based stems from UNESCO's 'Convention Concerning the Protection of the World Cultural and Natural Heritage' drawn up in 1972 and ratified by Ireland in 1991, and the 'Granada Convention', ratified by Ireland in 1997. The Granada convention in particular formed the basis for our national commitment to the protection of our architectural heritage. Following the ratification, Government has sought to conserve our architectural heritage through a series of comprehensive legislative provisions. The legislative provisions introduced in the Local Government (Planning and Development) Act 1999, which sought to introduce the conservation principals of care and protection, and which facilitated the listing of significant buildings, have been in essence replaced by Part IV of the Planning and Development Act 2000, as amended. Part IV contains the following features.

- Planning authorities have an obligation to create a record of protected structures. This record forms part of the authority's development plan.
- Planning authorities also need to preserve the character of places and townscapes by designating them Architectural Conservation Areas.

5.2.2 Architectural Heritage Protection Guidelines 2011

This assessment was carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht (DoAHG) in 2011.

The Guidelines provide a series of headings under which a building or structure should be evaluated in order to assess its qualities and to consider if it merits protected structure status as a building of special interest. Evaluations of all buildings have been carried out under the various headings contained within the Guidelines for the assessment of a building. The headings or categories of special interest are as follows:

- a) Architectural
- b) Historical
- c) Archaeological
- d) Artistic
- e) Cultural
- f) Scientific

- g) Technical
- h) Social

These categories are not mutually exclusive, for example, a structure may be of historical, as well as architectural interest. On the basis that a building can be considered to be of particular significance under any of these headings, the building or structure could be deemed to be of either 'Local', 'Regional', 'National' or 'International' importance and considered for inclusion in the Local Authority's record of protected structures.

5.2.3 Desk Study

Research into the history of the site was carried out, which included the collation of cartographic sources, drawings and old photographs. Information was gathered from published local histories in the Military Archive, National Archive, Irish Architectural Archive, Office of Public Works archive and newspaper articles.

The Kildare County Development Plan 2017-2023 and the Kildare Town Local Area Plan 2012-2018 were both consulted along with the National Inventory of Architectural Heritage. Along with the information gathered in site visits and desktop research, these were used to determine the significance of the site and any architecturally significant buildings in the vicinity

5.2.4 Field Surveys

The site was visited on the 18th May 2016 and the 24th November 2017 in order to inspect the receiving environment and assess its significance and condition, including recent changes in condition. A photographic survey of the existing buildings on site is included as Appendix 5.1 to this chapter, which should be read alongside the Demolition Plan (drawing reference A1050) that accompanies the planning application.

5.2.5 Structural Surveys

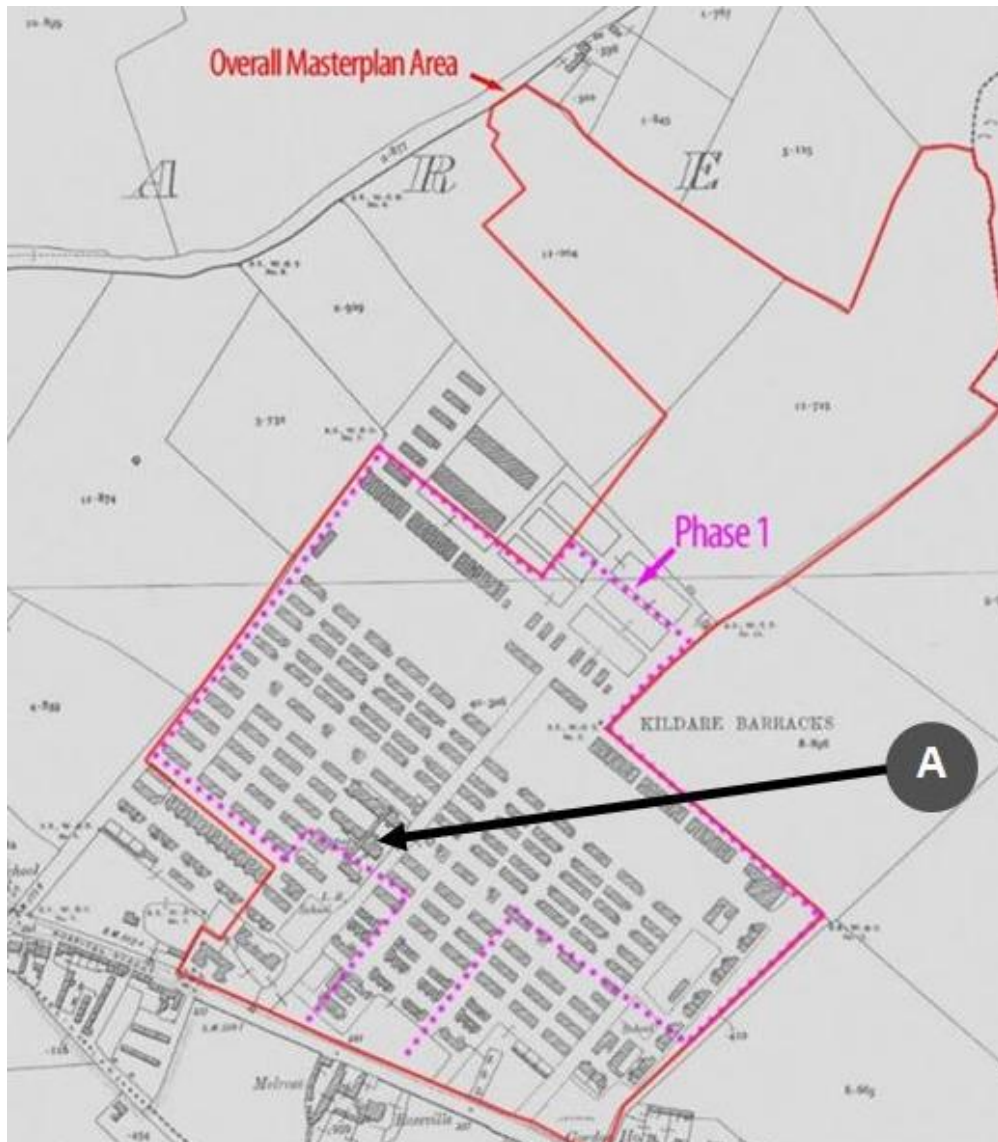
Extensive reference in this chapter is made to structural surveys of the Officers' Mess building and water tower undertaken by Garland Consulting Engineers. A report on these structural surveys accompanies the planning application.

5.3 THE EXISTING RECEIVING ENVIRONMENT (BASELINE SITUATION)

The existing environment is considered in this section under the following headings:

- Historic Context
- Existing Buildings and Structures
- Protected Structures
- Architectural Conservation Areas (ACAs)
- National Inventory of Architectural Heritage (NIAH)
- Structures of Local Heritage Interest

Fig. 5.2: Annotated 1907-09 OS map extract. The buildings of the former Lock Hospital are marked 'A'.



The present buildings were built during the large scale reconstruction of the barracks undertaken between 1937-43 to the design of William Henry Howard Cooke & Thomas Joseph Byrne. Most of the earlier buildings, including the Lock Hospital were removed at this time. Magee Barracks was the first purpose-built barracks to be constructed by the Irish Free State, but in architectural terms it is not unique. The c. 1938 airbase administration block at Baldonnel Aerodrome shares many features. The barracks was renamed Magee Barracks in 1952, after Gunner James Magee, formerly of the Mayo Militia, who fought at the battle of Ballinamuck in 1798.

The barracks remained in active use as an artillery barracks until 1998. In July 1998 the then Minister for Defence announced that barracks was to close as soon as possible. The decision by the Government to close the barracks was taken against a backdrop of a new era of peace after the Good Friday Agreement, and was part of a defence forces rationalisation plan. The barracks was vacated by the defence forces on 24 September 1998. The following July, Magee Barracks became a refugee centre for Kosovan refugees and asylum seekers. It served this function for a number of years. The site was subsequently abandoned, left unmaintained, and has been subject to frequent incidents of vandalism and arson.

5.3.2 Existing Buildings and Structures

Introduction

The former barracks contains a total of 23 no. buildings, 17 of which fall within the planning application site. The buildings are arranged along an avenue which runs from the entrance gates through the grounds and around the large parade ground to the east of the avenue. A photographic survey of the existing buildings on site is included as Appendix 5.1 to this chapter, to be read alongside the Demolition Plan (drawing reference A1050) that accompanies the planning application.

All of the buildings on site, including the Officers' Mess building, were found to be in poor physical condition. The buildings have been subject to anti-social behaviour, vandalism and fires, damaging building fabric. The roofs of some of the buildings have fallen in as a result. There has also been considerable metal theft as the premises has been stripped of scrap metal and copper wiring, and even manhole covers. The removal of lead or copper flashings allows water penetration and further deterioration of the buildings on site, all of which was visible on inspection.

All 17 no. buildings falling within the planning application site (referred to in the sections below and on drawing A1050 as Buildings 1-4, 7-9, 12 and 14-23) are proposed for demolition as part of the proposed development. The demolition of buildings 5-6 and 10-13 will be proposed under separate planning applications for the supermarket and cancer treatment clinic developments (see Section 5.4 of this chapter).

Building 1

The area west of the main avenue was the recreation area and contains a building housing the former NCO's mess and the shell store (Building 1). Building 1 is a long block of concrete block and brick construction, with a flat roofed two storey central portion and single storey wings with pitched slated roofs with steel trusses. There are brick stacks to the central block and east wings. The openings are predominantly square headed. The building has been badly affected by vandalism. The interior has been stripped of any features of note and the west wing burnt out

Buildings 2, 3, 7 and 8

To the north of the water tower and NCO's mess there are three smaller single storey flat roofed outbuildings of predominantly brick construction with concrete dressings. All are in ruinous condition.

The foundations of a building which formerly housed refugees (Building 7) are also evident.

North of Building 3 are the foundation remains of the former stables, transport sheds and gun sheds.

Building 4 (Water Tower)

Located to the west of the main avenue is a covered water tower of iron construction, as evident from the apparent rust to the sides. It has an arched metal roof and iron walls atop of iron cage work supports. Most of the iron roof coverings have been removed, as can be seen in aerial photographs. The water tower is a prominent feature of the area owing to its height relative to the other structures on site and because it is painted green in contrast to the grey concrete and brick of the buildings around it. The water tower is surrounded by galvanised security fencing for safety reasons but this has not deterred metal theft.

Buildings 5 and 6 (Gate House)

The main entrance gates to Hospital Street are at the south end of the site and consist of rendered and painted concrete block piers, square in plan. The gates and railings which feature a gun motif have been removed and are currently on display at the Curragh Military Museum. To the west of the avenue and just inside the gates is a security area consisting of two single storey structures both of concrete and brick construction with square headed openings. The larger Building 5 has 6 bays and a covered veranda to the front with brick piers. The smaller Building 6 is of similar design and construction but has two bays. Inspection of the interior of building 5 revealed that the building has been affected by vandalism and metal theft, and the walls and ceilings have been stripped.

Building 9 (Officers' Mess Building)

The Officers' Mess building is located to the east of the main avenue and faces away from the parade ground in a southerly direction. It is a two storey multi-bay building of concrete construction with projecting wings to the north elevation. The entrance in the centre of the south elevation has a modernist frontage with moulded modernist pilasters between the bays, splayed brick reveals and a canopy over the door, timber panelled double leaf doors, a bow projection and vertical string courses to the window above. The openings contained timber sash or iron casement windows but most of these have been damaged or removed altogether. Internally the doors and panelling was of similar style. Most of these have also been damaged or removed. Only one feature of minor interest was noted, a mosaic to one of the fire places. The mosaic features the defence forces logo but was found to be cracked, with many tiles missing. The plaster around it is crumbling. The building is otherwise very plain and is of similar construction to the other blocks in the barracks. In front of the Officers' Mess building is level ground forming a garden with a number of trees.

Buildings 10 - 23

East of the main avenue was the main barracks. A feature is the former parade ground at the south east end of the site, which was designed for use by artillery. Around it are situated long one and two storey blocks. These include accommodation blocks, the Officers' Mess building, administration and training schools and a number of smaller related structures including gun sheds and an 'electronics' building.

Buildings 10, 11 and 12 are single storey with rendered walls with brick plinths. They formerly had pitched slate roofs but only Building 12 has the remains of its roof. All have been burnt out.

Building 13 is of two storeys with a central breakfront and two storey wings on either side. It is of concrete and brick construction with a flat roof. The windows to the breakfront have fluted concrete panels and the entrance has a doorway similar to that on the Officers' Mess (Building 9). The openings have been stripped of their fenestration and doors and the interior damaged by vandalism.

Building 14 is similar to Building 1 except that the north wing projects eastward and the building is not as long. It is of similar concrete and brick construction with a flat roofed two storey central block and pitched roofed single storey wings with brick stacks. The concrete closing to the parapet has been removed and most of the openings have been damaged or removed. The north wing has been burnt out and the interior of the remainder vandalised.

Buildings 15 and 16 are long identical single storey buildings of concrete and brick construction with open multi bay fronts to the east elevations. Both have been burnt out and sections of their concrete parapets removed or damaged.

Buildings 17, 18, 21 and 23 are long identical two storey multi bay buildings, each with a central breakfront with an overhanging flat roof. The buildings are of concrete and brick construction. The windows and doors have been damaged or stripped from their openings.

Building 19 is a small single storey single bay structure of brick construction. Building 20 is single storey, five-bay structure with a pitched slate roof. It is of brick construction and more recent than the adjoining blocks. As with the other buildings on site the fenestration and doors have been removed.

Building 22 is of concrete block and brick construction, two storeys in height and with a tall brick stack near the east end. It has been burnt out. The roof is gone, it survives as a shell.

The foundation remains of a number of timber and corrugated iron gun sheds and stables remain to the north of blocks 20-23. These would appear to be part of the old iron and wooden hutted encampment.

The boundaries to the road are planted with trees. The boundary wall is of brick construction topped with iron railings.

5.3.3 Protected Structures

There are no protected structures within the former barracks site. Protected structures in the wider environs of the proposed development include:

- Saint Jude's House (RPS Ref: B22-37, NIAH Ref: 11817062), located on the opposite side of Hospital Street; and
- Kilgowan Lodge (RPS B22-52, NIAH Ref: 11817038) located on Convent Road

5.3.4 Architectural Conservation Areas (ACAs)

The former barracks site does not form part of an ACA. The eastern end of the Kildare Town ACA is at the west end of Hospital Street, situated approximately 300 metres from the proposed site entrance.

5.3.5 National Inventory of Architectural Heritage (NIAH)

The former barracks site does not contain any features included within the National Inventory of Architectural Heritage (NIAH). The nearest structure which is included in the NIAH is the National Stud demesne walls/gates/railing located to the south east, on the opposite side of Hospital Street (NIAH REF: 11817064).

5.3.6 Structures of Local Heritage Interest

Planning Policy Context

The subject site is zoned 'Z - Regeneration of Magee Barracks' in the Kildare Town Local Area Plan (LAP) 2012-2018. The objective is for the regeneration of the former barracks site through the provision of a mix

of employment, education, residential and community uses, high quality public realm and open spaces and a built environment that reflects both the military history of the site and the existing urban fabric of the town.

Under the Built Heritage section of the LAP, the Officers' Mess building, water tower and entrance gates on Hospital Street are listed as features of heritage importance on site. The LAP, which dates from 2012, states the following on Page 70 in respect to built heritage on the former Magee Barracks site:

'The southern portion of the site still houses various abandoned military buildings centred on the former parade ground. The majority of former military buildings are of low conservation value and most of which are in a poor state of repair. The redundant Officer's Quarters building and the military entrance gates on Hospital Street are the remaining features of heritage importance but are in poor physical condition.'

As discussed in further detail later in this chapter and in the supporting application documentation, the applicant and design team have investigated the possibility of retaining the Officers' Mess building and water tower; however, this is not considered viable or warranted in conservation terms. The Officer's Mess building is of limited conservation value and is in an advanced state of disrepair. The military entrance gates have been relocated to the Military Museum in the Curragh. The Museum was contacted and staff there confirmed that the Artillery Gates, as they are known are currently mounted externally on the wall of the museum. An article in the Leinster Leader, dated 12th April 2017 stated that the gates have undergone restoration.

We note that none of the buildings existing on the subject site are listed as protected structures, and heritage related mitigation measures incorporated into the development proposals are discussed in the mitigation section of this chapter.

The Officers' Mess Building

Please refer to Section 5.3.1 ('Building 9') of this chapter for a description of the Officers' Mess building. Survey photographs of the building are included in Appendix 5.1 to this chapter.

Building Condition

The main features of note on the Officers' Mess building are the modernist entrance in the centre of its south elevation, and its internal and external joinery. The structural survey report by Garland Consulting Engineers that accompanies the planning application notes the following:

- The external skin of the building is showing signs of significant mortar loss. The brick sections of the façade are out of plane in some locations due to the loss of mortar;
- Lintels above windows in many locations are beyond repair; and
- The structural timber visible throughout the ground floor level of the building is beyond recovery. (The upper internal floors were too dangerous to inspect but the level of deterioration is anticipated to be similar)

The Officers' Mess has deteriorated significantly in condition since the publication of the LAP in 2012. This has resulted in a significant loss of character.

Interest Value

Evaluation of the architectural heritage significance of the Officer's Mess Building has been carried out under the various headings contained within 'Architectural Heritage Protection Guidelines for Planning Authorities' issued by the Department of Arts, Heritage and the Gaeltacht (DoAHG) in 2011. The headings or categories of special interest are as follows:

A) Architectural

Though the building was designed by William Henry Howard Cooke and Thomas Joseph Byrne, it is by no means unique, similar examples of their work being found in Baldonnell Aerodrome. Although it was of some architectural merit originally, the long term neglect of the building and vandalism have meant that both the structure itself and its architectural merit have been compromised. The exterior has been stripped of many of the features which contributed to its architectural interest and the interior contains no remaining features of note. The structure no longer makes a positive contribution to its surroundings. The building cannot therefore be considered of any architectural interest.

B) Historical

The building is of some historic interest as the officers' mess of the first purpose built barracks to be built by the Irish Free State. However, as with its architectural interest, the historic interest of the building has been eroded through vandalism and neglect. There are few features remaining within the building which denote its historic interest.

C) Archaeological

There are no known archaeological features or deposits within the immediate vicinity of the Mess building. The impact on any potential archaeological deposits is dealt with in Chapter 4 of this EIAR.

D) Artistic

The building originally contained some features which were of some minor artistic interest such as a mosaic depicting the Defence Forces emblem over one of the fireplaces and the vertical 'fins' to the central breakfront. Both have been badly damaged through neglect, and their artistic merit much denuded.

E) Cultural

The building is not of cultural interest as defined under the Guidelines. It does not have any literary cinematic or other cultural associations.

F) Scientific

The building is not of scientific interest as defined under the Guidelines.

G) Technical

The building is of some minor technical interest as the owing to the use of reinforced concrete in the structure. However, as with its architectural interest, the technical interest of the building has been eroded through vandalism and neglect.

H) Social

The Officers Mess building was of social interest, owing to its association with the Defence Forces and their contribution to the social life of Kildare Town. However this interest has also been greatly reduced, firstly through closure of the barracks and its loss of function and second through the subsequent long term neglect and vandalism. Little remains within the building which indicates its former role as a venue for social events.

Heritage Significance

The 'National Inventory of Architectural Heritage Handbook', published by the Department of Culture Heritage and the Gaeltacht in 2017, uses similar criteria to the 'Architectural Heritage Protection Guidelines for Planning Authorities' when assessing buildings but also rates heritage significance on a scale (International, National, Regional, Local and Record Only). Those that are of regional national or international importance are considered for inclusion in the Local Authority's record of protected structures. Local Interest is defined as 'structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric'.

Record Only is defined as 'structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating'.

The NIAH have not rated the Officer's Mess which is - at most - of Local Importance but it is more likely that it would be given a Record Only rating as it has lost so much of its fabric and significance. It is notable that Kildare County Council has not included the Officers Mess building in the Record of Protected Structures in either the County Development Plan or the Kildare Town Local Area Plan.

Feasibility of Retention and Reuse

Section 3 of the Site Heritage and Sense of Place Report that accompanies the planning application contains an Officers' Mess Retention and Re-Use Feasibility study prepared by RKD Architects in association with design team members.

The study finds that partial re-construction of the building would be needed in order to render the building fit for modern occupation, including the replacement of the roof and installation of two new fire escape staircases. The layout of the building is not suited to cafe or retail uses; whilst it is too large to house the proposed crèche facilities.

The building is not exempt from building regulations and to bring it to modern standards, especially to energy standards would be challenging and economically prohibitive. The concrete masonry construction would require thermal upgrading to meet building regulation standards. To carry this out externally would

take away from whatever character remains of the building. To internally insulate would be difficult in relation to windows, doors, stairs and cold bridging at walls.

In addition, retaining the Officers' Mess building would impact on the main site access with the entrance from Hospital Road being relocated within the Proton site and access into Lidl being relocated either closer to Hospital Road or to the north of the Officers' Mess building.

The Water Tower

Please refer to Section 5.3.1 ('Building 4') of this chapter for a description of the water tower. Survey photographs of the structure are included in Appendix 5.1 to this chapter.

Building Condition

The water tower was built as part of the development of an artillery barracks on site. The tower has dominance within the site on account of its height. It is not of architectural interest. It has minor historic and technical interest, but this has diminished owing to its condition.

The water tower has deteriorated significantly in condition since the publication of the LAP. The structural survey report by Garland Consulting Engineers that accompanies the planning application notes the advanced corrosion of structural steel elements and connection points, the failure of bracing and resultant risk of collapse. The cladding has corroded significantly and panels have come loose. Aerial photographs show that a much of the vaulted covering has been removed. The clock attached to the tower is also in very poor condition. The hands have been removed and the clock faces are damaged as a result.

Interest Value

Evaluation of the architectural heritage significance of the Water Tower has been carried out under the various headings contained within 'Architectural Heritage Protection Guidelines for Planning Authorities' issued by the Department of Arts, Heritage and the Gaeltacht (DoAHG) in 2011. The headings or categories of special interest are as follows:

A) Architectural

The water tower has been stripped for scrap metal and its architectural merit has been compromised and it detracts from its surroundings. The structure cannot therefore be considered of any architectural interest.

B) Historical

The structure was of some minor historic interest because of its association with the first phase of the barracks. However, as with its architectural interest, the historic interest of the structure has been eroded through vandalism and neglect.

C) Archaeological

There are no known archaeological features or deposits within the immediate vicinity of the water tower. The impact on any potential archaeological deposits is dealt with in Chapter 4 of this EIAR.

D) Artistic

The Water Tower is not of artistic merit.

E) Cultural

The Water Tower is not of cultural interest as defined under the Guidelines. It does not have any literary cinematic or other cultural associations.

F) Scientific

The Water Tower is not of scientific interest as defined under the Guidelines.

G) Technical

The Water Tower is of some minor technical interest. However, as with its architectural interest, the technical interest of the building has been eroded through vandalism and neglect.

H) Social

The water tower was of social interest, owing to its association with the Defence Forces and because its relative height has created a landmark in the past. The water tower has been stripped for scrap metal and what remains is in very poor condition, thus posing a hazard. The social interest has thus been greatly reduced. What remains of the clock which is attached to the tower will be incorporated in the proposed development, thus incorporating and retaining the social interest within the proposed development.

Heritage Significance

The 'National Inventory of Architectural Heritage Handbook', published by the Department of Culture Heritage and the Gaeltacht in 2017, provides a scale of heritage significance (International, National, Regional, Local and Record Only). Those that are of regional national or international importance are considered for inclusion in the Local Authority's record of protected structures.

Local Interest is defined as 'structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric'.

Record Only is defined as 'structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. The NIAH have not rated the Water Tower. The Water Tower is given a Record Only rating here as it has lost so much of its fabric and significance. It is notable that Kildare County Council has not included the Water Tower in the Record of Protected Structures in either the County Development Plan or the Kildare Town Local Area Plan.

Feasibility of Retention and Reuse

The structural survey report by Garland Consulting Engineers noted the advanced corrosion of structural steel elements and connection points, the failure of bracing and resultant risk of collapse. The structure is

therefore dangerous and a safety hazard. Its reuse is therefore not feasible. It is, however, proposed that the clock face be retained and reused in the proposed development as part of the place making strategy thus referencing the social significance of the former barracks.

The Gates and Gate Piers

The entrance gate piers are located on the adjacent application site, which will be subject to a separate application for a supermarket. The gate piers are of concrete block and of a basic form and not of architectural interest. The entrance gates have been relocated to the Military Museum in the Curragh. They have an artillery motif which is of note as it indicates the former use of the site as artillery barracks.

5.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 sq.m, 105 sq.m and 100 sq.m respectively, a café (including gallery / exhibition area at mezzanine level) with a GFA of 300 sq.m, a two-storey childcare facility with a GFA of 680 sq.m and associated play area, all internal roads, car parking, pedestrian and cycle paths, public open space, and all associated site and infrastructural works on an application site of c. 11.35 ha.

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached units;
- 42 no. 3 bed terrace units;
- 60 no. 4 bed semi-detached units;
- 7 no. 4 bed detached units;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces comprising, 560 no. spaces for the residential units, 51 no. visitor spaces and 28 no. spaces to serve the proposed creche, retail, and café units, public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street providing access to the proposed development and also to the adjacent lands where a supermarket and cancer treatment clinic are proposed. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The proposed development comprises the first phase of the overall development of the applicant's c. 20.78 ha landholding at this location. The planning application is accompanied by an overall site masterplan drawing indicating future phases on the remainder of the lands, which include a supermarket, a cancer treatment clinic (proton therapy), and a Phase 2 residential development of c. 250 units, which will be subject to separate applications.

The demolition of the 17 no. existing buildings on site and the proposals incorporated into the layout, design and landscaping to reflect the military history of the site are of most relevance to this chapter of the EIAR. The relevant design mitigation measures are discussed in more detail in Section 5.8.

5.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

As set out in Section 5.3 of this chapter, the existing vacant buildings are all in poor condition, dangerous and are inappropriate for reuse. Most of the buildings are of little architectural interest or have suffered so badly from neglect, metal theft, vandalism and fire that they have lost much of their character. These buildings are not protected structures and are not in a conservation area and are not in the NIAH. The proposed demolition of all of the existing buildings on site therefore does not constitute a loss of significant architectural or historic fabric.

The proposed development will open up the subject site to the town, and the boundary treatment will significantly improve the character of the streetscape along Hospital Street. It will improve the vista to and from the Kildare Town ACA and the setting of adjoining protected structures.

The cultural and social significance of the site relates to its use as a barracks and the contribution of the defence forces to the cultural and social life of Kildare town. The site lost this interest when it was vacated and has since become associated with anti-social behaviour. The proposed development provides a use for the site and will consequently remove anti-social behaviour. The cultural and social significance of the site which is connected to its former military use has been integrated in to the place-making strategy so that the cultural and social significance of the site will be enhanced.

In summary, the impact of the development on architectural heritage is assessed as neutral or minor adverse (non-significant) before the taking of the proposed offset / compensation measures discussed in Section 5.8.

5.6 POTENTIAL CUMULATIVE IMPACTS

The overwhelming majority of the structures associated with the former barracks (Officers' Mess building, water tower, etc.) are located within the application site, and so the cumulative effects of redeveloping the entire former barracks site are not materially different to those arising from the proposed development. It is noted that the site of the proposed supermarket, located to the west of the Phase 1 application site, includes the entrance gate piers and a single storey structure. The cumulative impact of developing this adjoining site and associated removal of features is not considered to be significant in architectural heritage terms and is offset by the heritage related mitigation measures incorporated into the overall design.

5.7 'DO NOTHING' IMPACT

As set out in Section 5.3 of this chapter, the former Magee Barracks site is prone to vandalism and many of the buildings are in dangerous condition. Structural reports for the water tower and Officers Mess building confirm that both structures are in poor condition:

- The structural report notes the advanced corrosion of the water tower's structural steel elements and connection points, the failure of bracing and its resultant risk of collapse.
- The Officers' Mess building has been affected by vandalism. The external skin of the building is showing signs of significant mortar loss, lintels above windows are beyond repair in many cases and the structural timber visible throughout the ground floor level of the building is beyond recovery.

This has resulted in a loss of significance in both structures. A 'do nothing' situation would over time involve a complete loss of significance of all buildings on site, with all internal features, joinery, windows and doors

removed or destroyed. The external fabric of the buildings will continue to decay due to water ingress and the structural integrity of the buildings will be compromised leading to eventual collapse. The site will continue to represent a serious security, fire and environmental hazard for adjoining residential neighbourhoods.

The Magee Barracks lands are strategically located yet underutilised and act as an island within the town, severing potential connectivity and disconnected from the town centre. The re-development of the site, including demolition of the existing buildings on the site, will integrate a substantial area of zoned lands back into the urban footprint and improve the overall vitality and connectivity of Kildare Town.

5.8 AVOIDANCE, REMEDIAL & MITIGATION MEASURES

The proposed development will include the following design and landscaping features designed to reflect and increase awareness of the site's military heritage:

- The water tower clock is to be retained, refurbished and incorporated into the proposed Magee Square, which is located at the site entrance and the first element of the redevelopment which will provide an acknowledgement of the military history of the site through design, landscaping and interpretative measures;
- Parade Park, one of the proposed public open spaces, will be laid out in a formal manner, surrounded by proposed housing, and is located within part of the former parade ground;
- A dedicated exhibition / gallery space is proposed within the café unit proposed within the neighbourhood centre;
- A series of landscaping and design measures are incorporated to reflect the military history of the site. The detail of street furniture / hard and soft landscaped areas is proposed so as to evoke the memory / site heritage of the former barracks. Prefabricated metal panels modelled on former site gates are proposed for the entrance to Parade Park and boundary treatments also reflect the former use in various locations;
- All of the proposed street and place names reference people and places associated with the site's history;
- The architectural detailing and design reflects the existing buildings on site, and the site layout is arranged in a formal pattern to further reflect the former use; and
- A detailed photographic survey of all buildings to be demolished will be undertaken and it is proposed that the concrete, brick and stone of the existing structures be reused in the proposed development to evoke the memory of the historical built form. See Appendix 5.1 and the demolition drawings for details of the existing buildings to be demolished.

The following specific mitigation measures are recommended during the construction and operational stages.

AH CONST 1: The refurbishment and re-use of the water tower clock to be under the supervision of a conservation architect.

AH CONST 2: All street furniture / landscaping features relating to military heritage to be agreed with KCC prior to construction.

AH CONST 3: No demolition works shall take place until a survey of buildings aiming to identify material for reuse in the proposed development has been undertaken and approved by KCC.

AH OPER 1: Details of permanent exhibition relating to Magee Barracks within the gallery space to be agreed with KCC prior to commissioning.

AH OPER 2: Street and open space names reflecting military heritage to be agreed with KCC

5.9 PREDICTED IMPACT OF THE PROPOSED DEVELOPMENT

The entire site is currently derelict with numerous vacant buildings all in poor condition and dangerous. The site in its current state poses a risk to local residents owing to frequent incidents of vandalism and arson. The site does not contain any protected structures and therefore are not offered protection under planning legislation.

Most of the buildings are of little architectural interest or have suffered so badly from neglect, metal theft, vandalism and fire that they have lost much of their character. The proposed demolition of all of the existing buildings on site therefore does not constitute a loss of significant architectural or historic fabric.

The proposal meets the objectives for the regeneration of the site. It will revitalise the area and provide much needed housing and amenities. The proposed landscaping is also positive and will improve the character of the area.

The development proposals of relevance to architectural heritage are fully illustrated within the documentation prepared by RKD Architects and BSM Landscape Architects. In addition to the elevation drawings, a series of photomontages have been prepared illustrating the potential visual impact of the proposed development on its location and surroundings, including the Kildare Town ACA, as set out in Chapter 7, Appendix 7.1 of this EIAR.

In evaluating the location and photomontages it is apparent that the proposal will have a positive impact on the visual environment and open up this substantial brownfield site on the edge of Kildare Town for much needed residential and other commercial uses.

In addressing the issue of predicted impact, consideration has been given to the Architectural Heritage Protection Guidelines and to criteria for effecting proposals. It can be clearly stated that the proposed replacement buildings, layout of development and landscaping proposals are of superior quality and interest than the existing and that the proposal will not adversely affect the character of the area.

It has been demonstrated that the existing structures proposed for demolition do not contribute to the character of the area. Their removal will have no adverse impact on the setting of other structures, the Kildare Town ACA or on the setting of protected structures. Their demolition will not impact adversely on the site and will not diminish its significance.

The proposed mitigation measures as set out above will ensure that the military history of the site is reflected in the redevelopment proposals. It is not considered necessary to retain existing buildings in a poor state of repair and of little architectural heritage interest to ensure the military history of the site is adequately reflected as part of the proposed redevelopment.

In summary, taking into account the proposed offset / compensation measures discussed in Section 5.8, the predicted impact of the development on architectural heritage is assessed as a minor positive.

5.10 MONITORING

Not applicable.

5.11 REINSTATEMENT

The entrance gates are currently located in the Military Museum in the Curragh. The applicant will investigate the opportunity to obtain these gates and return them to the site to be located within Parade Park as part of the place-making / site heritage strategy.

5.12 INTERACTIONS

No interactions have been identified during the course of this assessment.

5.13 DIFFICULTIES ENCOUNTERED IN COMPILING

No difficulties were encountered during the course of this assessment.

5.14 REFERENCES

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5.13.1 Archival Resources

Irish Architectural Archive

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Unknown Architect, 1875 'Plans as executed of Lock hospital for same, Pearse, Later Magee, Barracks, Kildare', in NA, OPW drawings collection, old ref. 2632

Byrne. T.J, & Cooke, William Henry Howard, 1931, 'Alterations to suit new military college, Pearse, Later Magee, Barracks, Kildare'

With T.J. Byrne. Estimated cost of tender of Collen Bros, £8,862, IAA, PKS 0185, A09 (Apr 1931)

Byrne. T.J, & Cooke, William Henry Howard, 1937-39, 'Alts & adds, living quarters, at artillery barracks,

Pearse, Later Magee, Barracks, Kildare' IAA, PKS 0463 (includes drawings); IB 81, 11 Nov 1939, 924

Irish Military Archive

Overhead View Kildare Barracks 1878 IE/MA/MPD/AD119426-010

Site Plan Showing Future Permanent Provision for 2 Brigade Divisions of R.F.A. and 1 Battery R.H.A. Kildare Barracks 1902 IE/MA/MPD/AD119423-007

Site Plan Showing Future Permanent Provision for 2 Brigade Divisions of R.F.A. and 1 Battery R.H.A. Kildare Barracks, 1903 IE/MA/MPD/AD119424-009 & Untitled - Plan View Kildare Barracks Kildare Barracks 1903 IE/MA/MPD/AD119422-005 (the drawings are the 2 halves of the same plan, which has been damaged)

Overhead View Kildare Barracks 1921 IE/MA/MPD/AD119458-009

Site Plan Showing Future Permanent Provision for 2 Brigade Divisions of R.F.A. and 1 Battery R.H.A. Kildare Barracks (Undated but probably c 1902) IE/MA/MPD/AD119423-010

Office of Public Works Registry Files, Trim

F98/4/1 36 - - Parliamentary questions Kildare military barracks 08-FEB- 36

A21/17/2 1 - - Captain McNally's Quarters, Kildare Military Barracks - 22-OCT- 36

A21/17/1 1 - - Kildare Military Barracks - Reconstruction 16-NOV- 36

- A21/17/131 - - Kildare Military Barracks - Married Quarters House No. 6 - Works 03-JAN- 38
- A21/17/121 - - Kildare Military Barracks - Reconstruction - Stages 1 2 and 3 03-JAN- 38
- A21/17/7 1 - - Kildare Military Barracks - Contract No. 2 - Men's Quarters Blocks 3B and 3D 02-FEB- 38
- A21/17/6 1 - - Kildare Military Barracks - Reconstruction Contract No. 1 - Men's Quarters Blocks 3A and 3 02-FEB- 38
- A21/17/111 - - Kildare Military Barracks - Reconstruction File - Stage 2 05-DEC- 38
- A21/17/171 - - Kildare Military Barracks - Stage 2 - Officers House and Quarters Block 8 - Contract No. 7 01-JAN- 39
- A21/17/15 1 - - Kildare Military Barracks - Stage 2 - Gun Parks - Contract No. 5 01-JAN-39
- A21/17/14 1 - - Kildare Military Barracks - No. 4 Melitta Rd - Works (formerly House 4) 14-FEB- 39
- A21/17/19 1 - - Kildare Military Barracks - Married Quarters No. 1 - Works 15-JUN- 39
- A21/17/24 1 - - Kildare Military Barracks - Alteration of Boundary to Public Road 30-JAN- 40
- A21/17/23 1 - - Kildare Military Barracks - Married Quarters General - Works 21-FEB- 40
- A21/17/25 1 - - Kildare Military Barracks - Married Quarters No. 5 - Works 02-MAR- 40
- A21/17/8 1 - - Kildare Military Barracks - Contract No. 3 - Dining Hall Boiler and Sanitary Block 21-MAR- 40
- A21/17/26 1 - - Kildare Military Barracks - Reconstruction Stages 3 and 4 11-JUL-40
- A21/17/27 1 - - Kildare Military Barracks - Married Quarters No. 2 Works 20-AUG- 40
- A103/19/2001 - - Kildare Military Barracks - Married Quarters Drains - Periodic Inspections 09-MAR- 42
- A21/17/10 1 - - Kildare Military Barracks - Reconstruction File No. 2 02-JAN- 43
- A21/17/28 1 - - Kildare Military Barracks - Married Quarters 21-JAN- 47
- D21/31/14 1 - - Kildare Military Barracks - Survey and perambulation 16-FEB- 49
- A21/17/9 1 - - Kildare Military Barracks - Reconstruction - Stage 1 - Heating Contract No. 4 03-MAR- 53
- D21/31/8 1 - - Kildare Military Barracks - Encroachment by ESB 16-MAR- 64
- D21/31/3 1 - - Kildare Military Barracks - Married quarters no.5 19-MAY- 70
- D21/31/2 1 - - Kildare Military Barracks - Married quarters no.3 23-JUN- 71
- D21/31/111 - - Kildare Military Barracks - Married quarters no.2 24-JUN- 71

D21/31/101 - - Kildare Military Barracks - Dedication of strip of ground for roadway purposes 24-JUN- 71

D21/31/9 1 - - Kildare Military Barracks 1) Tenure 2) Disposal 24-JUN- 71

D21/31/7 1 - - Kildare Military Barracks - Cottage no.4 24-JUN- 71

D21/31/6 1 - - Kildare Military Barracks - Married quarters - General file 24-JUN- 71

D21/31/5 1 - - Kildare Military Barracks - Married quarters no.6 24-JUN- 71

D21/31/1 1 - - Kildare Military Barracks - Married quarters no.1 24-JUN- 71

D21/31/151 - - Kildare Military Barracks - Transfer of title to Minister for Defence 18-OCT- 77

D306/1/1 1 - - Kildare Military Barracks Refugee Centre 01-JUL- 99

APPENDIX 5.1 PHOTOGRAPHIC SURVEY

Appendix 5.1



Picture 1: Buildings 3, 2, 16, 15, 8 and 1.



Picture 2: Building 1. The former NCO's Mess, constructed of concrete block and brick walls with a pitched gabled and slated roof.



Picture 3: Building 1



Picture 4: Building 4. The water tower with building 1 NCO's mess in the background



Picture 5: Building 4. The water tower with building 1 NCO's mess in the foreground



Picture 6: Building 1 & 8



Picture 7: Building 1



Picture 8: Building 1, NCO's mess. The west end of which is burnt out



Picture 9: Lantern to Building 1



Picture 10: Building 1



Picture 11: Building 1



Picture 12: Building 1. NCO's mess



Picture 13: Building 1, Interior of the NCO's mess



Picture 14: Building 1. Interior of the NCO's mess



Picture 15: Building 2

Former NCO's mess, Water Tank and nearby buildings



Picture 16: Building 4. The water tower.



Picture 17 & 18: Building 4. Aerial photos show that a significant amount of the vaulted roof covering has been removed since 2016. More than half has been stripped.



Picture 19: Building 4. The tank and clockface.



Picture 20: Building 4. Detail of Clock



Picture 21: Building 4, support structure



Picture 22: Building 4, support structure



Picture 23: Building 4, foundations

Water Tank



Picture 24: Original gates to be returned to entrance as above historic photo



Picture 25: Building 6 (l) and building 5 (r) Looking back towards entrance gates



Picture 26: Building 5 which is a security building or gate house at the entrance gates



Picture 27: Building 5 which is a security building or gate house



Picture 28: Building 5 interior



Picture 29: Building 6, located opposite building 5 and part of the same security entrance.

Entrance area, former gate to be returned to original position, Gate buildings opposite each other with one interior and some minor walls, gateways and buildings



Picture 30: Building 9:



Picture 31: Building 9:



Picture 32: Building 9:



Picture 33: Building 9. The South elevation of the former Officer's Mess. It has deteriorated significantly and many of the openings having been badly damaged or destroyed



Picture 34: Building 9:



Picture 35: Building 9.



Picture 36: Building 9



Picture 37: Building 9



Picture 38: Building 9. Rear or north elevation of the Officer's Mess building



Picture 39: Building 9



Picture 40: Building 9



Picture 41: Building 9. Detailed view of the rear or north elevation of the Officer's Mess building shows that it has been subject to vandalism and neglect and has suffered a loss of character

Former Officers' Mess external views



Picture 42: Building 9:



Picture 43: Building 9



Picture 44: Building 9



Picture 45: Building 9



Picture 46: Building 9



Picture 47: Building 9



Picture 48: Building 9



Picture 49: Building 9



Picture 50: Building 9



Picture 51: Building 9



Picture 52: Building 9:

Former Officers' Mess interior views Ground Floor



Picture 53: Building 9



Picture 54: Building 9



Picture 55: Building 9



Picture 56: Building 9



Picture 59: Building 9:



Picture 60: Building 9



Picture 57: Building 9



Picture 58: Building 9



Picture 61: Building 9



Picture 62: Building 9



Picture 63: Building 10 in the foreground with the rear elevation of building 9



Picture 64: Building 10



Picture 65: Building 11



Picture 66: Building 12



Picture 67: Building 13 with building 14 and building 18 beyond



Picture 68: Building 13 on the east side of the barrack square



Picture 69: Building 13



Picture 70: Building 13



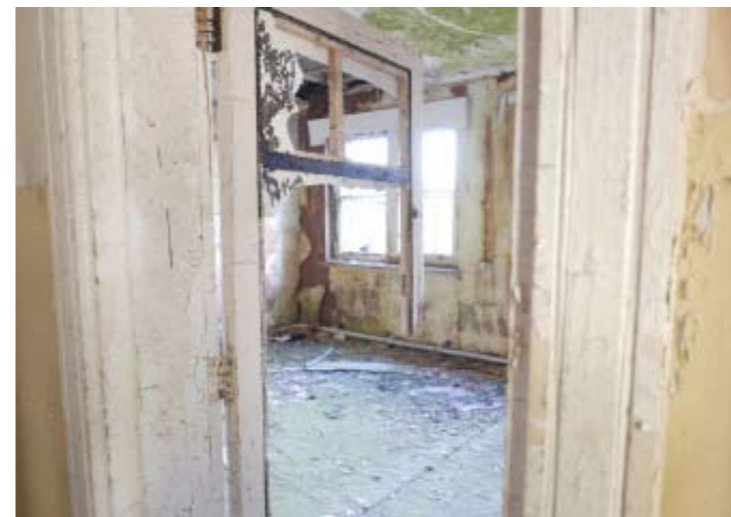
Picture 71: Entrance on one of the building 13 on the east side of the barrack square is similar to the entrance to the Officers Mess.



Picture 72: Building 13



Picture 73: Building 13



Picture 74: Building 13. The interior contains no features of note and is in poor condition



Picture 75: Building 13



Picture 76: Building 14 with building 13 beyond and the corner of building 18 in the foreground. The buildings are located on the east side of the barrack square. Building 14 has been burnt out and the roof is gone on one of the wings.



Picture 77: Building 14 with building 13 beyond



Picture 78: Building 13 with building 14 and building 18 beyond



Picture 79: Building 14



Picture 80: Doorway of one of Building 14



Picture 81: Building 14



Picture 82: Building 14



Picture 83: Buildings (l-r) 17, 22, 18 & 20



Picture 84: Building 17 located on the north side of the barrack square



Picture 85: Building 18



Picture 86: Buildings 18 & 17 (l) & buildings 21, 22 & 23 (r) with an alley running through the buildings. The buildings are on the north side of the barrack square

Buildings to barracks square



Picture 87: Detail of walling



Picture 88: Detail of walling



Picture 89: Detail of walling



Picture 90: Detail of paving