Former Saint Patrick's, Church of Ireland, Boycetown, Kilcock, Co Kildare.



Fig. 1. General view of the proposed development lands at Boycetown, Kilcock, Co. Kildare from the M4 motorway at junction 8. The rear of the former Saint Patrick's Church can be seen in the distance taken from the site with a telephoto lens. (7898)

An Architectural Heritage Impact Assessment of the proposed development of the lands to the south, east and west on the historic remains of the former Saint Patrick's Church and its curtilage.

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August 2022.

FORMER SAINT PATRICK'S, CHURCH OF IRELAND

Architectural heritage impact assessment report

Introduction

This report, prepared John Greene B.Arch., M.U.B.C. M.R.I.A.I. RIAI Conservation Architect Grade 1 provides a cultural and architectural heritage impact assessment of the proposed development of the lands to the south, east and west on the historic remains of the former Saint Patrick's Church and its curtilage.

The report was commissioned by David Mulcahy BA (Mod), MRUP, MSc. Urban Design David Mulcahy Planning Consultants Ltd.

The proposed development is as follows:

I, Teresa Monaghan, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site: Site to south of the R148 and east of the

R158 abutting the M4 Junction 8 roundabout, Boycetown, Kilcock, Co. Kildare (9.75 hectares).

The proposed development (30,839 sq.m GFA) will consist of the demolition of a detached, vacant cottage (gfa 69sq.m) and the construction of 272 residential

units (149 no. houses, 65 apartments and 58 duplexes), childcare facility and foul pumping station along with associated ancillary works and site works.

The 149 no. dwellings consist of:

• 40 no. 4 bed 2 storey houses (House Type A1, A2, A3, A4, A5)

• 8 no. 4 bed 3 storey houses (House Type E1, E2)

• 90 no. 3 bed 2 storey houses (House Type B1, B2, B3, C1, C2)

• 11 no. 2 bed 2 storey houses (House Type D1)

The proposed apartments and duplexes are provided in 7 no. blocks (Blocks A, B, C, D, E, F, G) ranging in height from 3 to 4 storeys, with the exception of 1no.

Duplex Block (Type N1), which is a 3 storey, end of terrace unit. Block A and Block B contain Rooftop terraces at 4 th floor level.

The Duplex Blocks (Type J1, Type, J2, Type J3, Type J4, Type K1, Type L1, Type M1, Type N1) are all 3-storey and contain 58 units divided as follows:

- 6no. 1 bed ground floor apartment units (Units L1-A)

- 23no. 2 bed ground floor apartment units (Units J1-A, J2-A, J3-A, J4-A, K1-A, M1-A, N1-A)

- 1no. 2 bed duplex unit (two-storey unit) (Units K1-B)

- 25no. 3 bed duplex units (two-storey units) (Units J1-B, J2-B, J3-B, J4-B, L1-B)

- 3no. 4 bed duplex units (two-storey units) (Units M1-B, N1-B)

The 65 apartments are located within Blocks A, B, C and D divided as follows:

- 17no. 1 bed units (Type F1, Type F2, Type F3, Type F4, Type F5, Type F6)

- 37no. 2 bed units (Type G1, Type G2, Type G3, Type G4, Type G5-A, Type G5-B, Type G6, Type G7, Type G8)

- 11no. 3 bed units (Type H1, Type H2)

Block D also contains a childcare facility (gfa.526.2 sqm) and includes a dedicated outdoor play area (c.210 sq.m).

Ancillary works including 1 no. vehicular entrances off the R148 to the north and 1 no. vehicular entrance off the R158 to the west, a spine road which will link with

the permitted spine road on the adjoining lands to the south-east under PL09.306826, internal roads, footpaths, cycle lanes, car parking (465 no. spaces), cycle

storage/parking (426 no. spaces), 2 no. bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary

treatments, public lighting, 3 no. substations (14sq.m each) and controlled pedestrian crossing on the R148.

All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25sqm and 3m in height; 472m of

125mm OD rising main and 250m of gravity sewer along the R148; an underground emergency storage tank, capacity 230 m3 approx.; above ground lifting gantry;

valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 m3); Landscaping,

fencing and access off the R148. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities; new power

supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also

includes all associated site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by

Kildare County Council to facilitate access and drainage infrastructure.

Methodology

Desktop Survey

A desktop survey of the cultural and architectural heritage of the former Saint Patrick's Church and environs was carried out. The *Kildare County Development Plan 2017-2023* was the principal source for identifying the cultural and architectural heritage and the policies for its protection. Further information was gained from historic maps, the Irish Architectural Archive, Archinfo and a review of local journals and publications.

Site Inspection

An inspection was carried out of the former Saint Patrick's Church, its curtilage and its environs on the 6th January 2016 and 29th March 2021. The building, churchyard, adjoining cemetery, surrounding buildings and historic remains were examined and a photographic record was undertaken. The former Saint Patrick's Church was evaluated to identify its importance in Architectural Terms and the important elements and features using criteria set out by the Department of the Environment Heritage and Local Government in its *Architectural Heritage Protection Guidelines for Planning Authorities.* (DEHLG, 2011). There was only limited research of the property's history.

Acknowledgements:

I would like to thank the staffs of the Irish Architectural Archive, the Representative Church Body Library and Archinfo.

EXECUTIVE SUMMARY

The proposed development consists of a residential development of lands measuring 9.75 Ha and 272 residential units in summary, as stated previously, at Boycetown, Kilcock, Co. Kildare, surrounding the former Saint Patrick's Church, churchyard, its curtilage and the adjoining cemetery on three sides, all of which can be seen in detail on the architects' drawings.

Saint Patrick's Church is situated in the townland of Boycetown 1.5 Kilometres north-west of Kilkcock and it opens off the R148 road and is close to and northeast of junction 8 on the M4 motorway.

The former Saint Patrick's Church was assessed by the National Inventory of Architectural Heritage in their survey of County Kildare, and it was rated by them of Regional Importance (ref. no: 11900503). It is included on County Kildare's Record of Protected Structures (Ref: B05-08) and so it is protected under the *Local Government (Planning and Development) Act 2000*.

The principal conservation issue is the impact of the proposed development of the surrounding lands on the former Saint Patrick's Church, its churchyard, its curtilage, the adjoining cemetery, and the surrounding remains of the historic landscape.

The former Saint Patrick's Church derives its significance from the quality of its architectural design, designed by the celebrated Architect James Edward Rogers in the Victorian Gothic Revival style, forming an attractive composition with its regularly positioned lancet window openings in its ashlar limestone walls, steeply pitched blue Bangor slated roof and projecting single-storey porch and vestry. The Limestone walls and blue Bangor slates provide little contrast.

It is unfortunate that such a fine architectural composition could not have retained its original use, however change must come, it is impossible to hold back time or to turn the clock back to a previous era. It is also unfortunate also that the conversion of the building to residential use has resulted in the loss of the integrity of its single space, a fundamental expression of the architectural design and also public access to the building has also been lost.

Despite the building's change of use from a church to a private residence it has retained its setting and its important heritage significance, and it is still considered of Regional Importance.

It is considered that the proposed development will result in a **neutral impact** on the architectural heritage of its own site, which contains no heritage features and was originally agricultural lands but is now the residential surrounds of the village of Kilcock an area of increasing popularity and convenience for housing.

The former Saint Patrick's Church, like so many churches, was designed as a three-dimensional object, designed to be seen with its tall round tower, which enabled it to be seen from some distance. Saint Patrick's like so many churches is also a protected structure, again designed to be seen from a distance. The owners, having purchased a building designed to be seen, have converted it to a house, which they do not want to be seen or overlooked, especially its private open space to the rear of the building, which is understandable. The principal view of the building has always been from the entrance or public road , which will not change, and it is usually the case that blocking the view of a protected structure is considered a negative impact.

With regard to concerns with housing being proximate to a protected structure it would be most unusual that housing close to a church would have a negative impact seeing that there's not a town or village in the country that does not have housing close to, or surrounding a church, with the church continuing to retain its special character or in this case with housing being proximate to another house , that was formerly a church.

The concern with sites adjacent to protected structures is that important views of the protected structures would be blocked. There are no protected views of the protected structure.

The privacy of the private open space of the house is considered to be important and will easily be protected by additional planting of mature hedges and trees around the boundary and the separation of the boundary from the housing by open space.

It is also considered that the proposed development of two-storey houses in the vicinity of the former church and separated by landscaped open space, will result in a **neutral impact** on the architectural heritage of the former Saint Patrick's Church, its churchyard, its curtilage, the adjoining cemetery, and the surrounding remains of the historic landscape. The church is now in residential use. It is somewhat unusual that a local church would be at a distance from the homes of the people they serve and that churches would not be situated close to residential areas.

The proposed houses in the vicinity of the former church are two-storey, lower than the church, which is also secluded being surrounded by existing mature trees and hedges and the boundaries of the former church will also be surrounded by landscaped open space and the planting further reinforced with the planting of more mature trees and hedges.

The public open space in the vicinity of the protected structure is very generous in size and provides a significant buffer, and it has been increased since the previous planning application.

CONTEXT HISTORICAL AND ARCHITECTURAL

Historical
Boycetown is a townland northwest of Kilcock (Cill Choca; St. Coca's Church) a small but busy village on the Meath/Kildare border, which retains its narrow streets, a harbour on the canal bank and a village square with eighteenth and nineteenth century buildings. Kilcock takes its name from the 6th century Saint Coca who founded a church beside the Rye River, and who is traditionally said to have been a sister of Saint Kevin of Glendalough; by occupation she was an embroiderer of church vestments, including those for Saint Colmcille. A holy well dedicated to Coca, formerly thought to be lost in the back-yards of Kilcock, is known locally to be in the area behind the Ulster Bank, and her feast is remembered on 6 June.
In the 8th century there was a battle between rival kings near the church of St. Coca, then in the territory of Carbury and close to the border between Leinster and Meath. There is a gap of several hundred years until the next reference to Kilcock when, in 1303, it belonged to the Hospital of St. John of Jerusalem at Kilmainham.

Architectural
The former Saint Patrick's Church was designed by the celebrated Architect James Edward Rogers (1838-1896) in the Victorian Gothic Revival architectural style and is a very fine example of a small church built for a small Church of Ireland community. James Edward Rogers was an artist and architect he was born in Dublin the son of James Rogers, QC, of 20 Upper Mount Street, Dublin. He matriculated at Trinity College, Dublin, on 2 July 1855 and while still a student he became articled to Benjamin Woodward who at that time was working on the celebrated Oxford Museum and also the Trinity College Museum, also in the Gothic Revival style greatly influenced by the writings of John Ruskin and Augustus Welby Pugin, and Rogers visited the site on more than one occasion. He was described by his lifelong friend, J.P. Mahaffy, as *'Woodward's favourite pupil'*. Most of his recorded work was in connection with the Church of Ireland. He was architect to the Diocese of Meath until disestablishment in 1869 and also designed or worked on churches in the diocese of Dublin and in the west of Ireland. He had a brief career as an Architect concentrating on painting instead.

Cartographic record
From an examination of the first edition Ordnance Survey map c.1840 as shown on Griffiths' valuation map c. 1850 there was a previous church on the site, which was replaced by the present church. The earlier church probably dated from 1820 as some grave slabs date from as early as that date.

ARCHITECTURAL DESCRIPTION

The former Saint Patrick's Church is a small detached four-bay, single-storey Gothic-style former Church of Ireland church c.1869. The church is in its own grounds set back from road. It is single cell, rectangular in plan form with a semicircular apse. It is on an east west axis with a single-bay, single-storey gabled projecting entrance porch to northwest, a single-bay three-stage bell tower to north on a circular plan with conical spire, a single-bay single-storey bowed apse to the east and single-bay single-storey vestry projection to south-east. The roof of the nave is single-pitched and gabled to the west and half-conical to the apse to the east. The roofs of the projections are also single-pitched and gabled. The roofs are covered with blue Bangor slates and crested clay ridge tiles with cast-iron rainwater goods on cut-stone eaves course. The roof of the bell tower is conical, ashlar masonry with a wrought iron cross finial to the apex. There are three chimney stacks, two are rendered and the chimney stack to vestry projection is in ashlar masonry. The gables terminate with ashlar masonry copings. The walls are snecked limestone with ashlar dressings with quoins and buttresses to the nave. The window and door openings have pointed-arch ashlar masonry paired pointed-arched window opening to the nave in cut-stone pointed-arch frames having block-and-start surround and an oculus to the arch. The windows are fixed-pane. The window openings to the apse have single pointed arches with ashlar block-and-start surrounds with chamfered reveals and hood mouldings over.

There is a graveyard to west with various cut-stone grave markers, c.1820-c.1950. The gateway to the churchyard from the R148 comprises a pair of stone piers with quatrefoil motifs having triangular capping and cast and wrought-iron double gates with finials.

The building was consecrated on Saint Patrick's Day 1870 and was designed to accommodate a congregation of one hundred being built for £ 2,000.00 at the time. The apse had four stained glass windows of the four evangelists', but one was badly damaged by vandals.

The building was renovated, c.1990, when its use was converted from a church to a private residence. A dormer attic was created by inserting an intermediate floor and Velux roof lights were added. A surrounding beech hedge was also planted.

Setting

The former Saint Patrick's Church was built on the site of an earlier church on a small site opening off the present R148 road.

The site is bounded by the R148 road to the north and the surrounding lands of the proposed development site to the south, east and west. The building forms part of a significant survival of a fine nineteenth century building in an area where there are few other significant remains.

STATEMENT OF SIGNIFICANCE

The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999 was passed in June 1999 and commenced immediately on being enacted. The Act places the National Inventory of Architectural Heritage (NIAH) on a statutory basis and acts as a core database for identifying buildings for protection. The aim of the NIAH is to identify, record and evaluate the Architectural Heritage. The importance rating value codes used by the National Inventory of Architectural Heritage (NAH) are International, National, Regional, Local and Record Only. Local Authorities are asked to include International, National and Regional structures in the Record of Protected Structures (RPS). The importance rating value codes used in this report are those of the NIAH as stated above.

The former Saint Patrick's Church derives its significance from the quality of its architectural design, designed by the celebrated Architect James Edward Rogers in the Victorian Gothic Revival architectural style, forming an attractive composition with its regularly positioned lancet window openings in its ashlar limestone walls, steeply pitched blue Bangor slated roof and projecting single-storey porch and vestry.

Despite the building's change of use from a church to a private residence it has retained its setting and its important heritage significance, and it is still considered of Regional Importance.

ARCHITECTURAL HERITAGE. ASSESSMENT OF THE PROPOSED DEVELOPMENT.

This section assesses the likely significant impacts of the proposed development on the architectural heritage of the site and its environs.

The assessment of the likely significant impacts of the development on the architectural heritage must be wider than the immediate site. This chapter includes an assessment of the likely impacts throughout three areas, as follows:

1. Impact on the site.
2. Impact on the surrounding landscapes/setting.
3. Impact on the Protected Structures and historic remains within the environs of the site.

Description of the proposed development
The proposed development is for a residential development, which consists of 272 dwellings and a childcare facility laid out in a regular manner and which can be seen in detail on Paul Byrne Architect's (RIAI) drawings. The existing boundary and ditch of Saint Patrick's Church is being retained and the houses in the vicinity of the church site are some distance from the former church and are all two-storey and there is planted open space inside the east and south boundaries.

Description of the Proposed Development Site
The development site is generally "U" shaped it is bordered by R148 and the former Saint Patrick's Church, its churchyard the adjoining cemetery to the north, adjoining lands and the slip road to the M4 to the south and a housing development, Boycetown Court, recently completed to the east and the new road, the R148 to the West.

Landscape
The surrounding landscape to the south and west past the M4 motorway is a rural landscape of mainly pastureland. The landscape to the north and east is somewhat more developed and is unremarkable.

There is no protected structure on the site of the proposed development.

Protected Structures and Historic Structures within the environs of the Proposed Development Site
The following are the important heritage structures within the environs of the site:

Former Saint Patrick's Church	Protected Structure	ref: B05-08	11900503
Boycetown House (former presbytery)	Protected Structure	ref: B05-07	11900502
Allen Bridge			11802019



Map 1. Proposed site layout. (Source: Paul Byrne Architects)



Map 2. Extract from the site layout indicating the distances from the Protected Structure to the proposed houses and apartments. (Source: Paul Byrne Architects)

ARCHITECTURAL HERITAGE ASSESSMENT OF THE PROPOSED DEVELOPMENT

Impact on the Architectural Heritage of the Site

It is considered that the proposed development will not result in a negative impact on the architectural heritage of the site, which contains no structures of heritage significance.

Impact on the Surrounding Landscape

It is considered that the proposed development will result in a **neutral impact** on the surrounding landscape, which has developed over the years to increasingly being part of the outer reaches of the town of Kilcock with its roundabout, gradually encroaching housing and its major industrial style distribution centre for the Supervalue and Centra shopping centres.

Impact on the Protected Structures and the historic structures within the environs of the Site

It is considered that the setting of the protected structure, the former Saint Patrick's Church within the immediate vicinity of the proposed development will be affected as a result of the proposed development. It is considered that while the proposed development will be visible from some part of it, it is considered that the impact on the setting of this structure will be negligible.

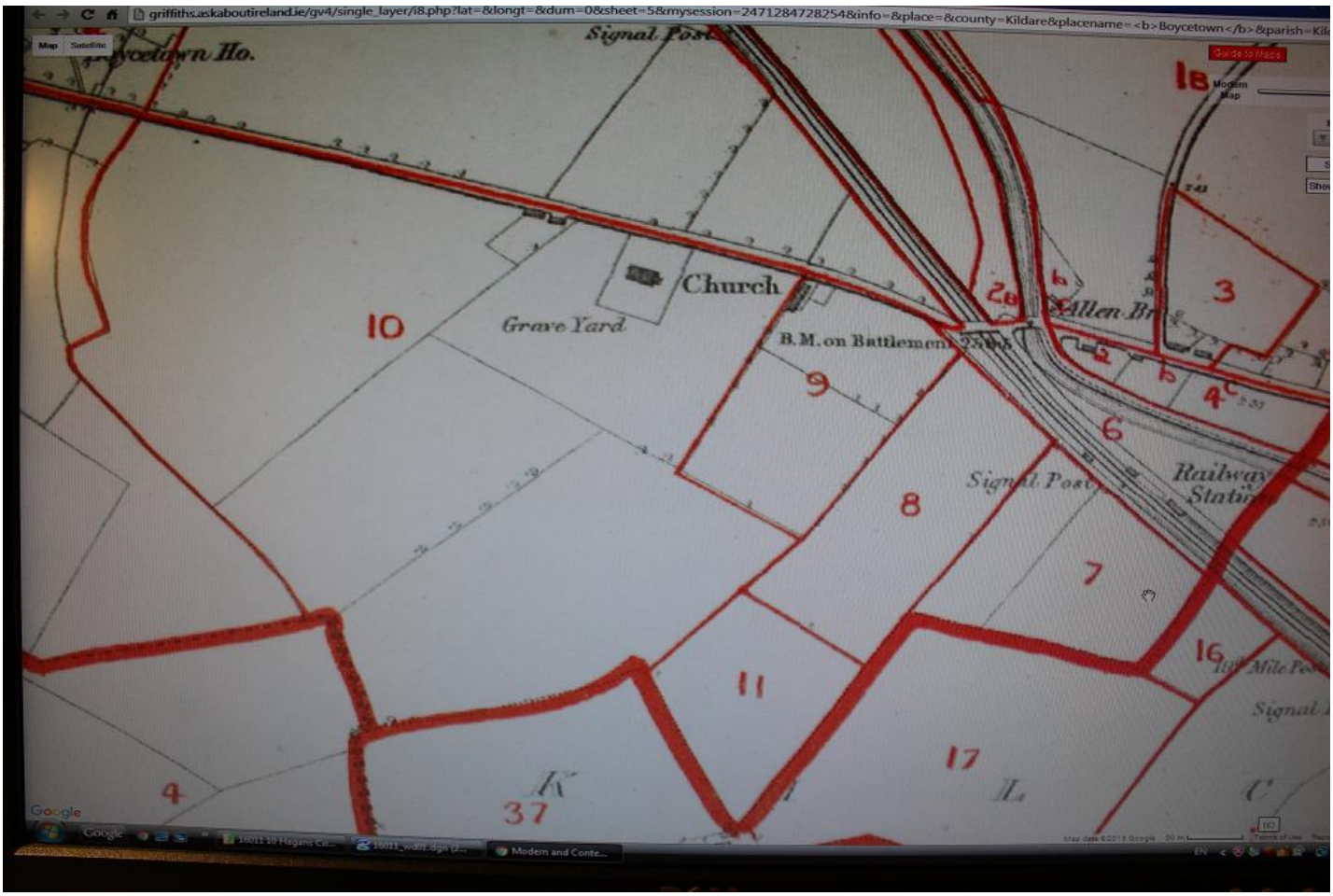
It is also considered that the proposed development of two-storey houses in the vicinity of the former church and separated by landscaped open space, will result in a **neutral impact** on the architectural heritage of the former Saint Patrick's Church, its churchyard, its curtilage, the adjoining cemetery, and the surrounding remains of the historic landscape. The church is now in residential use. It is somewhat unusual that a local church would be at a distance from the homes of the people they serve and that churches would not be situated close to residential areas.

The proposed houses in the vicinity of the former church are two-storey, lower than the church, which is also secluded being surrounded by existing mature trees and hedges and the boundaries of the former church will also be surrounded by landscaped open space and the planting will be further reinforced with the planting of more mature trees and hedges.

The apartment blocks are more than 120 meters from the protected structure. It is considered that the apartments will have **no impact** on the protected structure.

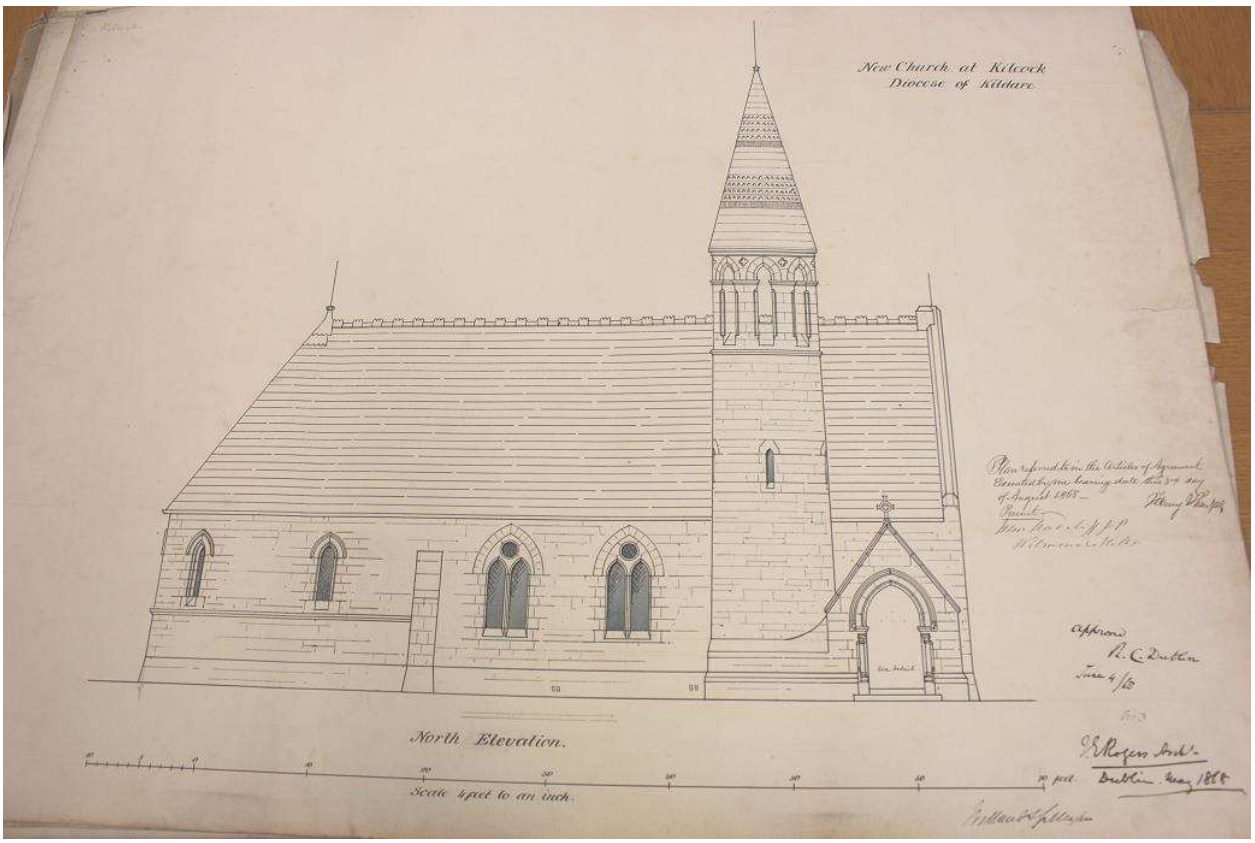
Likewise, it is considered that the proposed development will have **no impact** on the setting of Allen Bridge and Boycetown House, which is a considerable distance from the proposed development site.

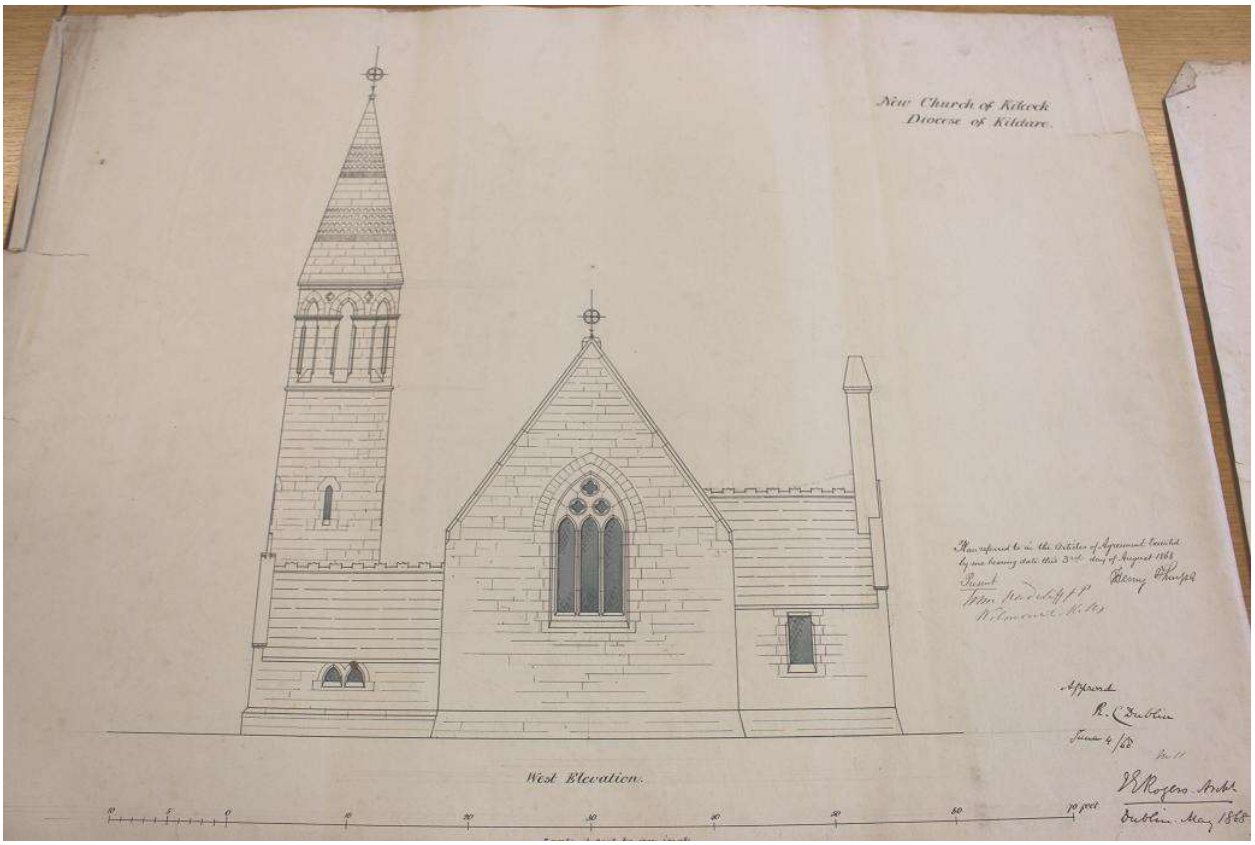
CARTOGRAPHIC RECORD

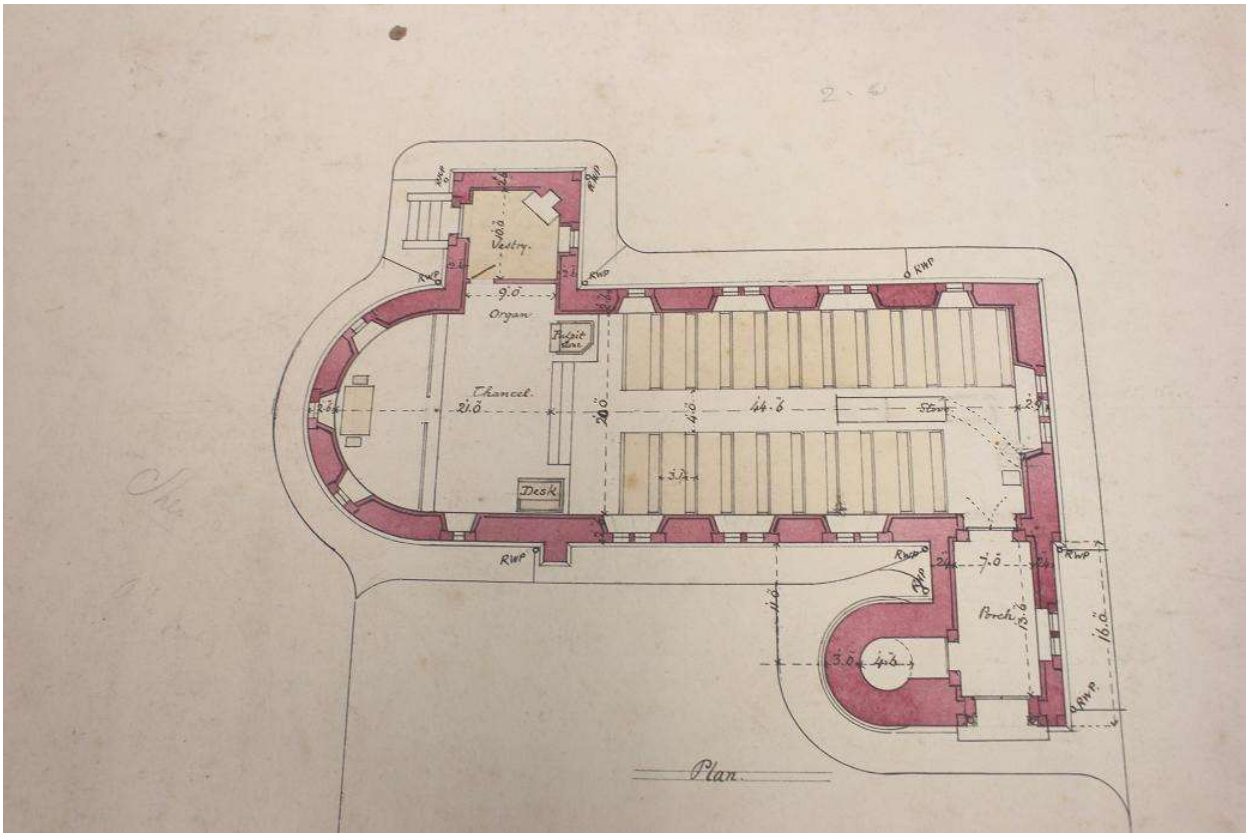


Map 3. Extract from the first edition Ordnance Survey map c.1840 as shown on Griffiths' valuation map c. 1850 indicating a previous church on the site, which was replaced by the present church.

SOME OF THE CONTRACT DRAWINGS OF THE CHURCH copied courtecy of the Representative Church Body of the Church of Ireland.



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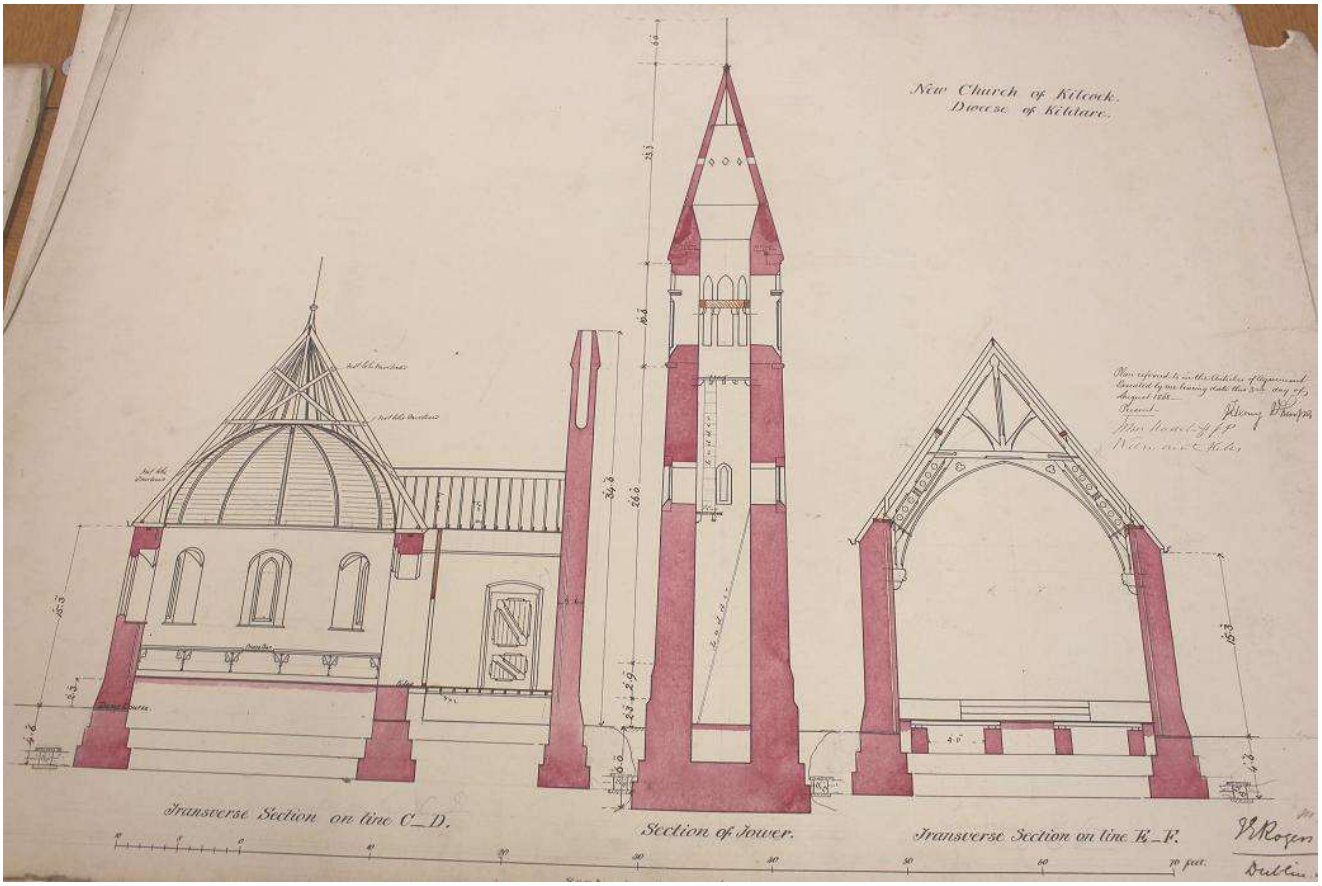
Organ
Pulpit
Chancel
Desk
Stove
Porch
Plan


New Church of Kilcock,
Diocese of Kildare.
Transverse Section on line C_D.
Section of Tower.
Transverse Section on line E_F.
Dublin

PHOTOGRAPHIC RECORD



Fig. 2. General view of the proposed development lands at Boycetown, Kilcock, Co. Kildare from the M4 motorway at junction 8. The rear of the former Saint Patrick's Church can be seen in the distance. (7899)



Fig. 3. General view of the proposed development lands at Boycetown, Kilcock, Co. Kildare from the R148 with the recent development of housing on the site adjacent to the proposed development site. (3855)



Fig. 4. The fine former Saint Patrick's Church from the R148, the Velux roof lights and the beech hedge date from the 1990 conversion of the church to a private residence. (3854)



Fig. 5. the recent development of housing on the site adjacent to the proposed development site. (3865)



Fig. 6. Former clay walled and thatched cottage on the far side of the cemetery to the subject site. (7920)



Fig. 7. Former clay walled and thatched cottage on the far side of the cemetery to the subject site. (7928)



Fig. 8. Boycetown House (former presbytery). (7902)



Fig. 9. Supervalue and Centra distribution centre (zoom view) on north side of R148, is a considerable distance from the proposed development. (7921)



Fig. 10. Saint Joseph’s cemetery. (7918)



Fig. 11. Allen railway bridge. (7944)

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