

# **Bennettsbridge Architectural Conservation Area Appraisal & Review of the Record of Protected Structures**

## Table of Contents

- 1.0 Physical Context
  - 1.1 Description of Bennettsbridge
  - 1.2 Urban Structure
- 2.0 Bennettsbridge Chronological Development
  - 2.1 Historical Development
- 3.0 Streetscape and Features
  - 3.1 Streetscape
  - 3.2 Features
- 4.0 Policy Context in relation to ACAs
  - 4.1 Planning and Development Act 2000
  - 4.2 Department of the Environment Guidelines
  - 4.3 County Development Plan
- 5.0 Justification for the proposed designation of an ACA
  - 5.1 Statement of Significance
- 6.0 Proposed ACA Policies for the Local Area Plan
- 7.0 The Record of Protected Structures
  - 7.1 Architectural Heritage
  - 7.2 Policy Content
  - 7.3 The National Inventory of Architectural Heritage
  - 7.4 Buildings of Regional importance included on the RPS
  - 7.5 Buildings and Features of special importance currently included on the NIAH survey and proposed for inclusion on the RPS
  - 7.6 Buildings and Features of special importance not included on either the RPS or NIAH survey but are proposed for inclusion on the RPS

### List of MAPS

- Map 1: First edition Ordnance Survey Map, c.1829
- Map 2: Second edition Ordnance Survey Map, c.1879
- Map 3: Record of Monuments and Places
- Map 4: Proposed built heritage map

### List of Tables

- Table 1: Policy Objectives
- Table 2: Structures of Architectural Significance

**Appendix A:** Buildings of Regional importance included on the RPS

**Appendix B:** Buildings and Features of special importance currently included on the NIAH survey and proposed for inclusion on the RPS

**Appendix C:** Buildings and Features of special importance not included on either the RPS or NIAH survey but are proposed for inclusion on the RPS

## 1.0 Physical Context

### 1.1 Description of Bennettsbridge

The main Kilkenny to Thomastown road (R700) passes over the bridge curving southwards through the centre of the village. The historic footprint of the village centres on the bridge and Gowran road junction then extends southwards towards Thomastown. This results in a linear street pattern forming the Main Street which extends eastwards following the curve of the Gowran road. There are other smaller roads leading off this main artery on both sides of the river but there is little development on them, and the overall street pattern is focused on the main street.

### 1.2 Urban Structure

A review of the layout of the village highlights that the oldest buildings from which the village has evolved are the mills and bridge, which dominate the riverscape. There is a small grouping of historic structures across the river at a crossroads, at the Kilkenny/Danesfort crossroads. Most of the buildings arranged in a linear pattern along the main street date to the nineteenth and twentieth centuries. They are mixed single, two- and three-storey structures which front directly onto the street. The plots are long and narrow, with those located on the west side running down to the edge of the riverbank. Those on the east side originally backed onto open countryside which has been built up with residential developments. The presence of the river flowing to the immediate west of the village has resulted in new residential development being concentrated to the east of the village. Such residential expansion has slowly evolved from the 1940's with the construction of 'The Ring' housing scheme through to date.



**Figure 1: View along the Main Street, looking southwards from the bridge.**

The Main Street is level along its length, having good visual enclosure. The strong building line, generated by terraces of buildings along the Main Street, largely prevents outward views to the east and west. The northern end of the main street opens up as it turns eastwards towards Gowran. A small grouping of terraced buildings are located on the southern side of the road as it turns eastwards with the graveyard, church former school and detached residential units opening up the area on the northern side. The area beyond this is occupied by mature residential development.

The existing buildings along the Main Street are predominantly terraced, and although not of high architectural quality, their special interest lies in the strong building line and their historic value. Their aesthetic value is generated by the general form of the terraces, with the slight changes in scale, height and roof line. Main Street is enhanced the vernacular design of the buildings and by building details such as the materials, decorative render mouldings, windows and. Such detailing enhances the appearance of the village and adds a sense of character. The vista on the southern end of Main Street is closed by an eighteenth century mill, now Kells Mill.



**Figure 2: Terraced structures along Main Street**

The main architectural features of the village pivot on the bridge and two mills. Although the village has developed in an easterly direction in recent times the River forms the backbone of the village with the bridge connecting the Main Street to a grouping of historic structures on the western bank and the domineering Mosses Mill. The architectural and technical quality of these structures dominates both the surrounding countryside and the riverscape.

The urban quality of Bennettsbridge is characterised through its variety of urban space. This includes its compact main street, having mixed building heights, materials and finishes. Modern residential development is predominately concentrated to the east of the village the village and is arranged in matured suburban type housing estates. The domineering river and associated bridge and mill buildings with weir in captures the industrial heritage of the village. Put together, these aspects of the village give it its unique distinctive character and sense of place.



**Figure 3: Mosse mill with weir to foreground**



**Figure 4: Looking northeast across river towards the bridge**



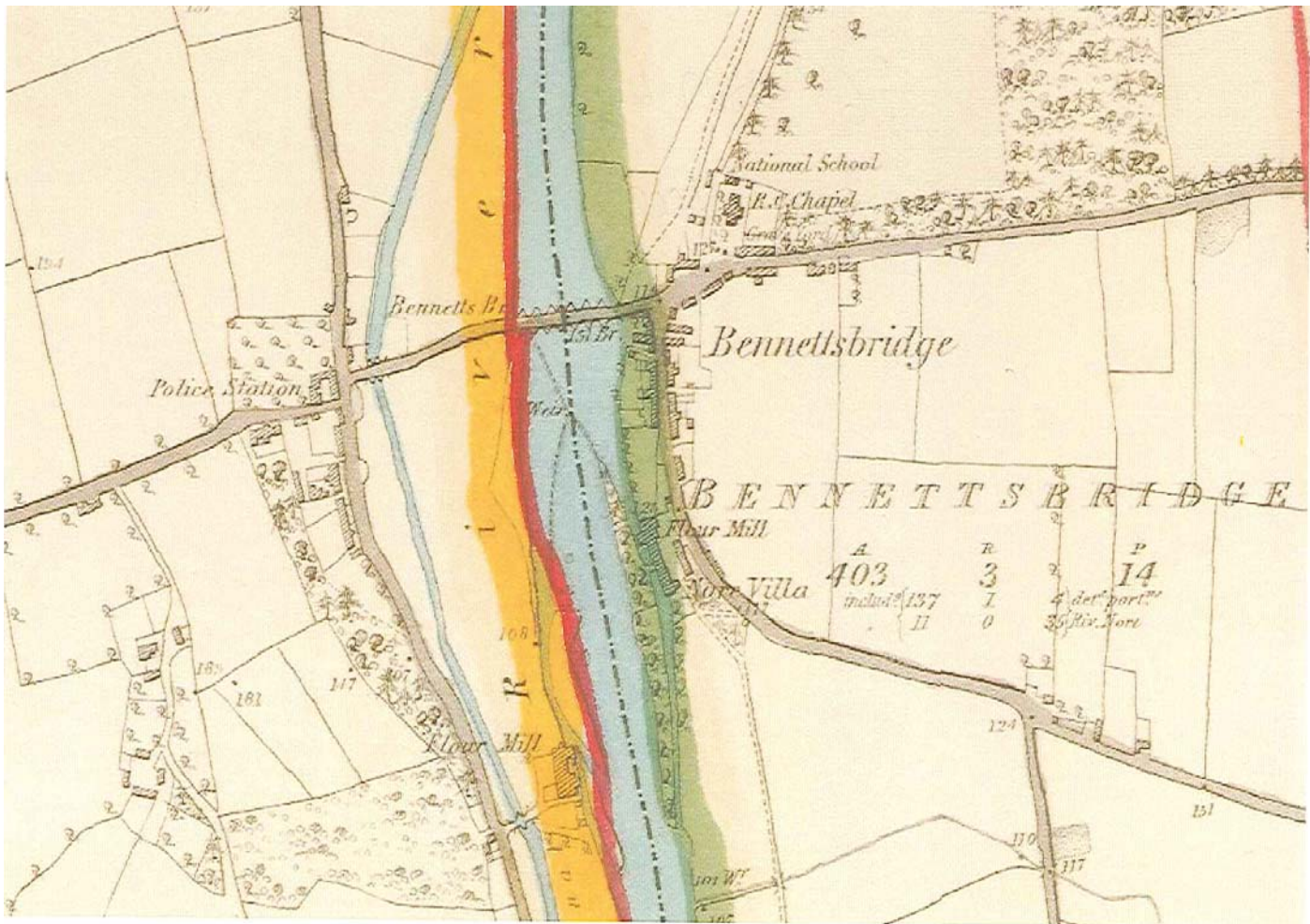
**Figure 5: View looking north along Main Street**

## 2.0 Bennettsbridge Chronological Development

### 2.1 Historical Development of the Village

The village of Bennettsbridge is recorded as being dedicated to Saint Benet from which it derives its name. This early bridge is clearly delineated on the Down Survey map of 1654. It was washed away in the great flood of 1763 and replaced by the distinctive landmark bridge which exists today. This later bridge was built under the direction of the navigation board with public money. The industrial origins of the village are evident in the two landmark mills situated on either bank of the river, which have been in existence from at least the eighteenth century.

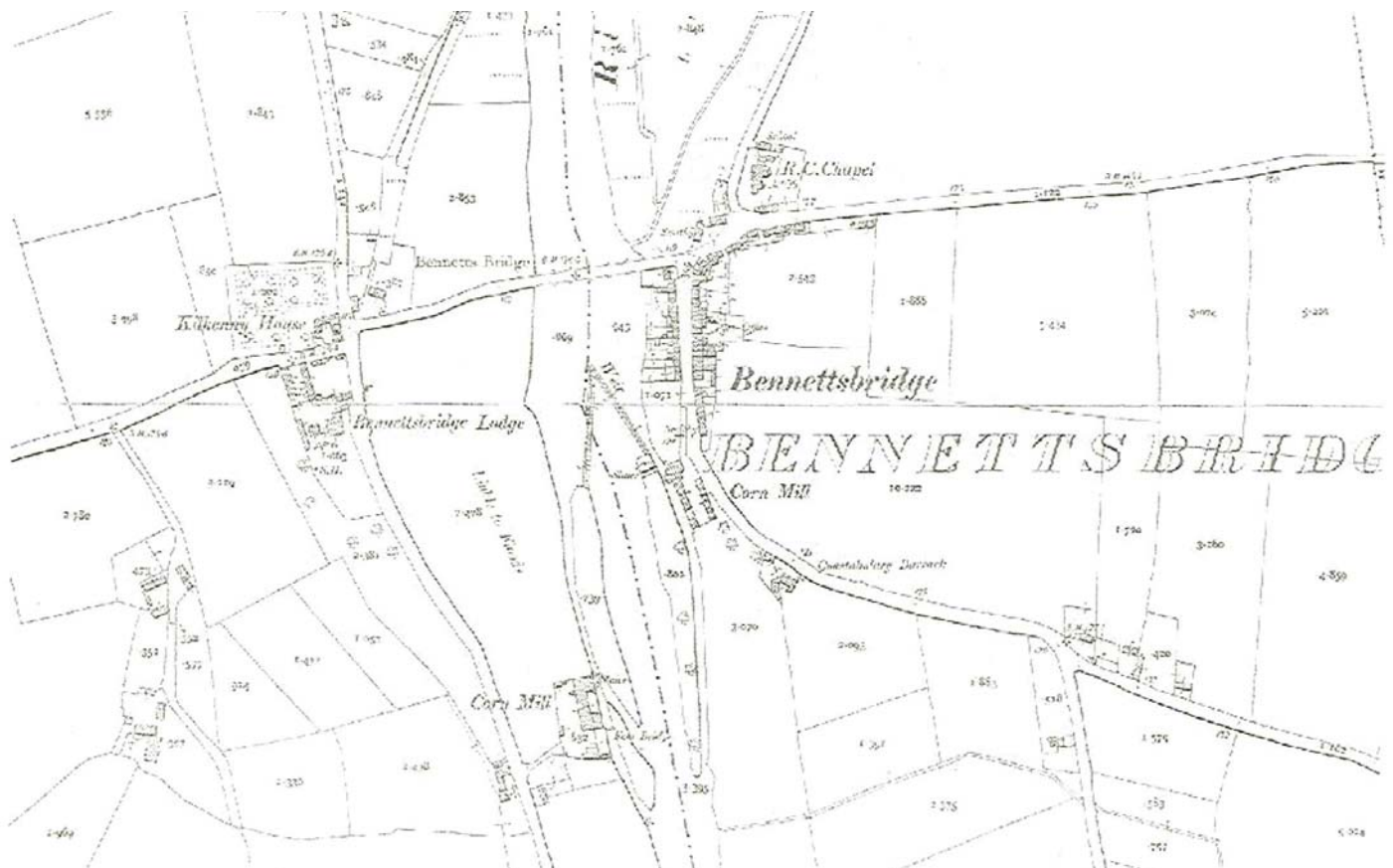
The historical core of Bennettsbridge as depicted on the first edition Ordnance Survey (O.S) map c.1829, is a linear settlement, taking its form along the main R700 from Kilkenny to Bennettsbridge, which branches into a junction sweeping westwards over the bridge and eastwards towards Gowran. The village had a significant local civic function acting as a service area for the surrounding rural hinterland. This is evident in the number of civic and public buildings marked on this early map. The village is shown as being well established with buildings such as the original school and R.C church, which are located on the Gowran road. Terraced structures are shown on both sides of the Main Street. A police station is situated to the west of the bridge at a staggered crossroads. Two flour mills, with a weir between them, are shown as located on either bank of the river downstream of the bridge.



**Map 1: First Edition Ordnance Survey Map, c.1829**

The subsequent second edition O S map of 1897 depicts little change in the layout of the village, with the flour mills now shown as 'corn mills', and the police station now converted into a private house named 'Kilkenny House'. A Constabulary Barracks is shown to the south-east of the village.





**Map 2: Second Edition Ordnance Survey Map, c.1897**

Since the publication of these early maps the morphology of the village has changed little. Some changes have taken place such as in 1914 a new school was constructed in the village and this building now functions as a hall with the construction of a new school across the road in the 1990's. The original early church built c.1822 was demolished and replaced with the present modern structure in 1967. Historically the village developed on both sides of the river but in more recent times residential development has been concentrated on the eastern side of the village.

## 3.0 Streetscape and features

### 3.1 Streetscape

The streetscape of the Bennettsbridge ACA is comprised predominantly of small terraces, having intermittent semi-detached and detached structures. These buildings are of early nineteenth-century buildings with mixed single–two and three-storey structures. They are arranged in small terraces and front directly onto the street. Most are render finished, having square-headed window and door openings, which have predominately been replaced with modern windows and doors. ‘The Corner House’ (Lalor’s Pub), is a fine example of a strong landmark at the corner junction of Main Street and the Gowran road. Raising to three-stories it breaks the dominant two-storey roofline of the street. It is the first building viewed as one descends over the bridge and curves to connect Main Street and the Gowran road. Occasional commercial buildings are located at intervals along the main street, punctuating the residential development. The civic and spiritual structures located predominately on the Gowran road, with financial buildings such as the credit union and post office located at the southern end of the village.



**Figure 6: View northwards along Main Street**

### 3.2 Features

The buildings along Main Street are made attractive by the following features:

**(i)Undulating roofline**



**Figure 7: View of west side of Main Street showing the variety of roof heights**

**(ii) Strong building line**



**Figure 8: View of east side of Main Street showing buildings fronting directly onto the Main Street**

**(iii) Gable-ended properties**

**Figure 9: Small groupings of terraced structures, punctuated by laneways exposing end gables**

**(iv) Regular chimneys, breaking up the expanses of slate roof**

**Figure 10: Gable ended chimneystacks**

**(v) Natural materials**



**Figure 11: Slate, stone and timber, render and decorative render mouldings used in the finish of buildings**

**(vi) Details**

**Figure 12: Examples such as multi-paned windows, most particularly the original sliding sash windows, of which few remain**

**(vii) Intermittent laneways**



**Figure 13: Laneways leading to the rear of properties resulting in the grouping of buildings into small terraces**



## 4.0 Policy Context in relation to ACAs

### 4.1 Planning & Development Act, 2000

The legislation that relates to Architectural Conservation Areas (ACAs) is contained in Sections 81 to 83 of the Planning and Development Act, 2000 (“the Act”).

Section 81 of the Act requires Planning Authorities to include objectives in their Development Plans to establish ACAs where necessary to protect the character of the area, place, townscape or street, taking account of the building lines and heights, that:

- (a) *Is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or*
- (b) *Contributes to the appreciation of protected structures.*

Section 82 of the Act deals with the control of development within an ACA and states

- (1) Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.
- (2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

### 4.2 Department of the Environment Guidelines

Chapter 3 of the *Architectural Heritage Protection Guidelines for Planning Authorities, 2004* provides the guidance documentation for the preparation and designation of an Architectural Conservation Area. The Guidelines state that legislation may be used to protect the following under ACA designation.

- (a) Groups of structures of distinctiveness or visual richness or historical importance;**
- (b) The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;
- (c) The setting of a protected structure where this is more extensive than its curtilage;**
- (d) Designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;**
- (e) Groups of structures which form dispersed but unified entities but which are not within the attendant grounds for a single dominant protected structure.

In the case of Bennettsbridge ACA, we would propose that **(a)**, **(c)** and **(d)** above, as noted in bold type, have been fundamental consideration in designating the Architectural Conservation Area.

The Guidelines state that the policies contained in an ACA should be consistent with, and supported by, the policies contained in the County Development Plan. The Guidelines propose that an ACA should be used to protect groups of structures of distinctiveness or visual richness or historical importance.

The procedure set down for the designation of an ACA within these Guidelines has been followed in preparing the ACA for Bennettsbridge, which is as follows:

**(a) Identifying Areas for Protection;**

- Criteria for ACAs are set down under section 3.2 of the Guidelines;
- This process includes undertaking a historical map search of the town, and tracing the historical development of the proposed area
- This initial stage also involves reviewing the structures listed in the National Inventory of the Architectural Heritage for Bennettsbridge (of which there are 15), and any Protected Structures listed in the village in the County Development Plan of which there are four.

**(b) Identifying the Character of an Area**

- Site visit(s) and inspections, including making a photographic record of the village are fundamental to this stage of the ACA process;
- Maps are utilised to indicate areas of special interest in the town, with the character of the ACA being based on the categories of special interest set down in the Guidelines (architectural, historical, archaeological, cultural, archaeological, artistic, scientific, technical and social).
- This stage includes an overview of the established character of the place, land uses and considering the settlement pattern. It also addresses more detailed issues such as architectural form, materials, common features, street furniture, boundary treatment, and building types and scales.

**(c) Analysis of Setting of the ACA**

- This stage of the process relates to considering the boundaries of the ACA, and the aspects of the ACA that relate to features other than the individual buildings/ structures.

**(d) Justification for Designation of ACA**

- Although not normally a part of the Department of the Environment Guidelines, the Council's Brief required that a justification for the development of an ACA be provided. Policies in relation to ACA are contained under section 8.4.4.2 of the County Development Plan and these, along with the rationale outlined in the planning guidelines, were assessed when considering Bennettsbridge for ACA designation.

### 4.3 County Development Plan

In accordance with the Planning and Development Act, 2000 the Kilkenny County Development Plan 2008-2014 has a number of policies in relation to Architectural Conservation Areas. These include the following policies:

- **H102** To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.
- **H103** To have regard to the Architectural Heritage Protection Guidelines, issued by the Department of the Environment Heritage and Local Government when assessing proposals for development affecting the character of an ACA.
- **H104** To consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas.
- **H105** To ensure the retention, repair rather than replacement and regular maintenance of original/early features in buildings, which contribute to the character of an ACA such as chimneystacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pubfronts and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.
- **H106** To ensure that inappropriate materials such as windows, doors and rainwater goods constructed of aluminium or uPVC are not introduced to buildings within ACA's.
- **H107** To encourage high quality, contemporary design and material where appropriate when new buildings are being introduced into an ACA and the retention of the historic scale and plot size.
- **H108** To ensure the preservation of the character of the ACA when assessing proposals for advertising.
- **H109** To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and road side items as appropriate.
- **H110** To ensure the conservation of historic shopfronts and pubfronts. Where replacement is necessary, to encourage the introduction of shopfronts and pubfronts of contemporary high quality design and materials.
- **H111** To seek the retention of mature trees/ significant planting (those in good condition) which contribute to the character of each ACA where appropriate.

This ACA for Bennettsbridge will have regard to these specific policies and to the County Development Plan in general.

## 5.0 Justification for the proposed designation of an ACA

### 5.1 Statement of Significance

Bennettsbridge is located within a gently undulating landscape characterised by regular sized field patterns. The surrounding landscape is typically rural with agricultural fields dedicated to livestock grazing or tillage. The field systems are demarcated by a series of mature natural hedgerows typical of rural Ireland.

The historic heart of the village of Bennettsbridge pivots on the riverscape and the domineering mills and landmark bridge. These structures are responsible for the development of the village and provide a strong link to the village's architectural, technical, historical and social past. They provide the Village of Bennettsbridge with an historical identity. This identity is further enhanced by the vernacular style of buildings arranged on the Main Street. The undulating roof lines and modest detailing such as render finishes add character to the village and give it a sense of place. Although the village has expanded over time with an extension along Main Street in a southerly direction and newer residential development to the east of the village the centre of the village has not shifted and remains centred on the Mills and bridge.

This location creates several attractive scenic views. From all areas of the village attractive views are afforded of the surrounding countryside and along the river. These views and vistas are important aspects to the character of the village. The protection of such views is provided for in the Local Area Plan for Bennettsbridge.

The rationale for the development of this Architectural Conservation Area has been based on the following considerations:

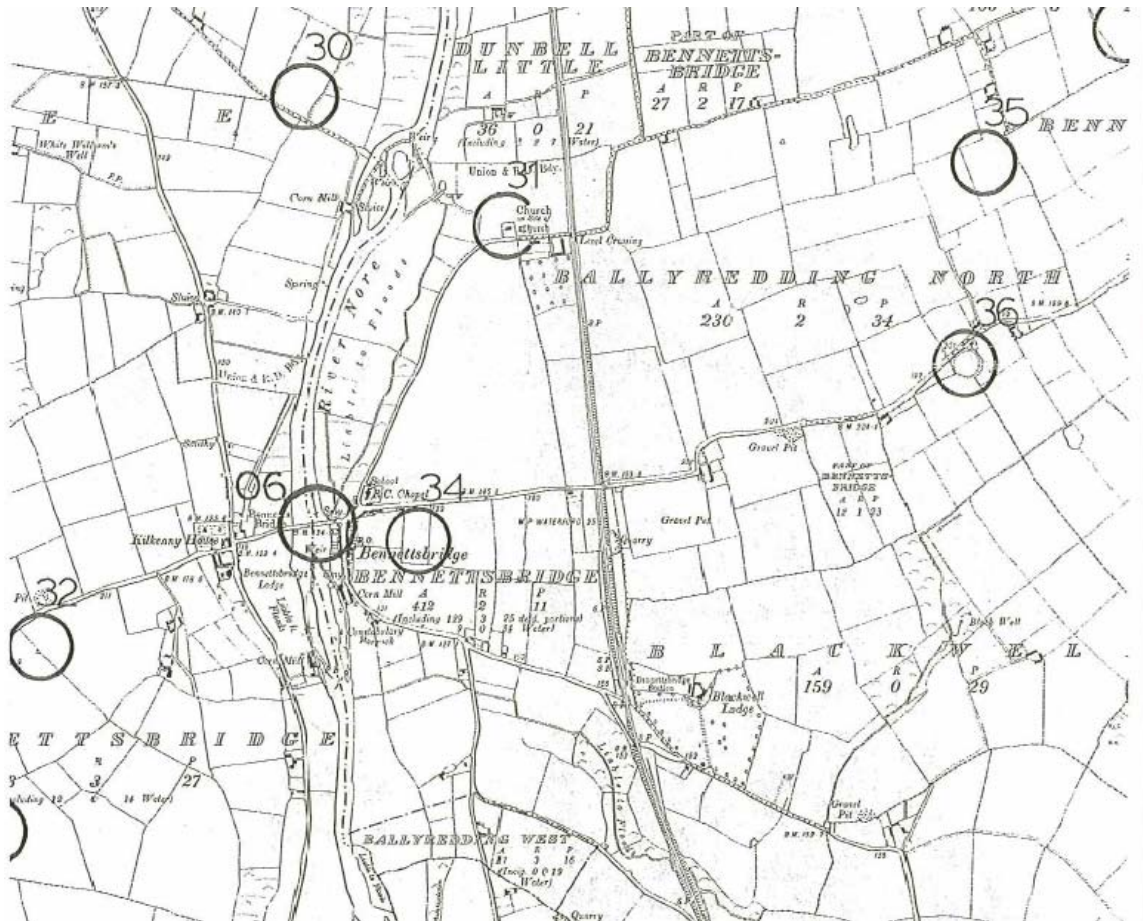
#### 1. Historical Importance

The village of Bennettsbridge is well established with the earliest record appearing in 1285, when "Edward I made a grant of customs to be taken at the new bridge of Treenedinstone". The two mills and bridge sites are of extreme historic importance and are primarily responsible for the establishment of the village. They add a link to the past and create a sense of identity and place with the village's landscape. The present morphology of the village has changed little over time with the majority of buildings located within the village core and in turn the ACA dating to the earlier part of the nineteenth century, and as such have historical merit.

#### 2. Presence of Archaeological Remains

The Record of Monuments and Places (RMP) identifies archaeological sites throughout the country. The village of Bennettsbridge has several Recorded Monuments, which indicates that there has been settlement at this location for a long time. The RMP for Co. Kilkenny identifies two sites within Bennettsbridge village and a further two sites within the vicinity of the village. These included site KK024-10601 which is centred on the

bridge and is classified as “bridge site possible”. This refers to a bridge predating the present bridge which spans the Nore at this point and is believed to have been located downstream of the present stone bridge. Sites KK024-03401/KK024-03402 are located c.400m to the southeast of the village and are classed as a “enclosure site”. Site KK024-032 is located c.800m to the south west of the site and classed as an “enclosure site”.



**Map 3: Record of Monuments and Places Map**

### 3. Architectural Importance

The *Architectural Heritage Protection Guidelines for Planning Authorities* indicate that the purpose of an ACA can be to protect groups of structures of distinctiveness or historical importance as well as protecting the setting of protected structures. In the case of the Bennettsbridge ACA, it has both of these aims, in protecting the streetscape of the Main Street itself, and in providing an additional protective mechanism for the setting of the many Protected Structures located within the village.

Apart from the single attractive and imposing buildings within the village (which have been listed under the RPS above), there are very attractive buildings that form a strong streetscape retained within the village.

Like many villages in Ireland they evolved over time, with the same historic building line being followed. Bennettsbridge was predominately established with the Mills and their presence before the establishment of the main street is evident in the way the main street curves to accommodate Kells Mill at it extends southwards. The building line of the main street is similar to that of many Irish villages with simple single and two-storey structures with facades fronting directly onto the street. The modest design and scale of the buildings is created with the repetition subtle features such as pitched roofs, chimney finishes, and timber sash windows with stone sills. The use of readily available resources which are simple in design and finish gives adds symmetry to a place. The vernacular design of the buildings creates a sense of harmony and belonging.

#### **4. Features and Materials**

Good conservation practice should be encouraged to preserve the features and materials which contribute significantly to the make up of an ACA. Special attention should be paid to features and materials which have been identified as contributing to a building or group of structures under the categories of special interest as these in turn contribute to the ACA designation. Such features included the presence of slate, decorative chimney finishes, ridge cresting and tiles, timber barge boards, cast-iron rainwater goods, decorative and carved eaves courses, moulded and render detailing, timber sash and casement windows and traditional timber battened and panelled doors. Sustainable repair or appropriate replacement of features should be carried out in accordance with the AHPG. Additional features which fall into the categories of special interest but which do not form part of an individual or group of structures must also be taken into consideration. This is evident in the cast-iron vent pipe, water hydrant and wrought-iron pedestrian style and the finishes applied to the limestone boundary wall and kerbing. These are all reminders of the technical advances applied to functional public features in the mid to late nineteenth century.

#### **5. Categories of Special Interest**

The *Architectural Heritage Protection Guidelines for Planning Authorities* recommend that the character of an ACA be identified and assigned categories of special interest. In the case of Bennettsbridge, this ACA has architectural, historical and archaeological interest.

#### **6. Setting**

In general the setting of an ACA is crucial and can influence the overall ACA designation of an area or group of structures. The setting of Bennettsbridge ACA is very significant, given the villages location, in close proximity to Kilkenny city and its situation within the picturesque Nore River valley. Its location on the river should not be underestimated as it has essentially led to the development of the village. The valley in which it is situated creates views in and out of the village which in turn add to the setting of individual

protected structures and groups of buildings which make up the ACA. It is therefore important to clearly define the boundaries of the ACA in order to ensure its preservation. Internally, the ACA is largely confined mainly along the main street and across the river towards Mosses Mill and towards the grouping of historic buildings at the Danesfort/Kilkenny road crossroads. The setting of the ACA has the potential to be greatly damaged by inappropriate demolition along the Main Street, unsympathetic backland development along the river front and the removal of historic fabric from buildings all of which significantly enhances the character of the ACA.

## 6.0 Proposed ACA Policies for the Local Area Plan

Given the particular nature of an ACA, the Department of the Environment Guidelines refer to the fact that the County Development Plan and any other relevant plans should have reference in their policies to supporting and protecting any designation Architectural Conservation Areas.

We would propose that the following policy objectives be incorporated in the Bennettsbridge Local Area Plan in regard to this proposed ACA in Bennettsbridge:

**Table 1: Policy Objectives**

<b>ACA 1</b>	The Council shall ensure that development in the Bennettsbridge Architectural Conservation Area will be controlled in order to protect, safeguard and enhance their special character and environmental quality.
<b>ACA 2</b>	Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, views and other aspects of the environment which form an essential part of their character, will be protected.
<b>ACA 3</b>	It is Council policy to protect and enhance the character and appearance of the urban public domain within Architectural Conservation Areas.
<b>ACA 4</b>	It is a policy of the Council that planning permission will be required for extensions to residential dwellings within Architectural Conservation Areas.
<b>ACA 5</b>	The design of any development in Architectural Conservation Areas, including any changes of use of an existing building, should preserve and/or enhance the character and appearance of the Architectural Conservation Area as a whole.
<b>ACA 6</b>	The Council will actively support and promote schemes for the conservation and enhancement of the character and appearance of this Architectural Conservation Area.
<b>ACA 7</b>	It will be Council policy to retain, restore and repair historic items of street furniture and paving within this Architectural Conservation Area.
<b>ACA 8</b>	It will be Council policy to seek the placing underground of all electricity, telephone and television cables within this Architectural Conservation Area.



<b>ACA 9</b>	<p>There is great potential for shopfronts to contribute positively to the character of the ACA proposals for modifications or insertion of new shopfronts should consider using materials and design aspects appropriate to this ACA.</p> <p>Traditional-style shopfronts are acceptable. However the Council will also favourably consider high-quality design proposals for shopfronts that are more modern in style, providing that they respect the established pattern, scale, materials and proportions of the buildings within the ACA. Modern design that makes a positive contribution to this ACA will be considered.</p>
<b>ACA 10</b>	<p>No development shall be permitted that in any way negatively impacts on the Main street/Riverscape, including any proposals that would dwarf the streets prominence, that would cause visual impacts or any development that would negatively impact on the current vibrancy and pivotal nature of the square in the town.</p>
<b>ACA 11</b>	<p>The designation of an Architectural Conservation Area does not prejudice against innovative and contemporary design, on the contrary in principle design of a contemporary and minimalist style will be encouraged within ACA's provided it does not detract from the character of the area.</p> <p>It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counter productive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings.</p>
<b>ACA 12</b>	<p>The council accepts that it is necessary to encourage the continued growth and development of Bennettsbridge. However in doing so the council will have regard to the presence of protected structures and features contained within the designated Architectural Conservation Area. Any new development will carried out in line with the Architectural Heritage Protection Guidelines published by the Department of the Environment Heritage and Local Government.</p>
<b>ACA 13</b>	<p>The use of materials such as stone, slate, timber windows and doors, and decorative render work are often vernacular in nature and reflect indigenous craftsmanship and resources. They often reflect the simplicity and modest scale used in the execution of finishes to buildings. Their importance such not be underestimated</p>

	in their contribution to the make up and aesthetic appearance of an ACA. The council will support the retention, repair and re-use of such materials.
<b>ACA 14</b>	The council will have regard to the Heritage Protection Guidelines as published by the Department of the Environment Heritage and Local Government in regard to any work to protected structures located within Bennettsbridge Architectural Conservation Area.
<b>ACA 15</b>	As part of the continued development of Bennettsbridge the council will promote the re-use of derelict buildings and sites located within an Architectural Conservation Area, as a means to further enhance its preservation.

## 7.0 The Record of Protected Structures

### 7.1 Architectural Heritage

Our architectural heritage is a unique and irreplaceable resource which is a vital link to our past. A vast and varied amount of structures can be designated 'a protected structure', if they are deemed to be of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. It is therefore an important function of each local authority to draw up and maintain a record of protected structures for its functional area to protect this rich architectural heritage for the future.

### 7.2 Policy Content

Under the Planning and Development Act 2000, it is the statutory responsibility of each planning authority to include in its development plan a Record of Protected Structures (RPS). The act defines 'a structure' as "any building structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure". The meaning of the term structure is explained as

- (a) the interior of the structure
- (b) the land lying within the cartilage of the structure
- (c) any other structures lying within that cartilage and their interiors, and
- (d) all fixtures and fittings which form part of the interior or exterior of the above structures

Guidance on the categories of special interest for considering structures for the inclusion in the RPS are outlined under section 2.5.4 to 2.5.20 of the 'Architectural Heritage Protection Guidelines, 2004'.

The current County Development Plan for Kilkenny states that "there are now approximately 700 buildings, structures and features listed in the RPS and the record will continue to be added to as structures, buildings and features of special interest are identified and as resources permit".

There are four Protected Structures in Bennettsbridge and it is these buildings which help give Bennettsbridge its character. It is the policy of Kilkenny County Council to ensure that all ACAs and Protected Structures are protected from inappropriate development. This will be carried out through policies in relation to the RPS, of the *Kilkenny County Development Plan, 2008-2014*, which state as follows:

- **H93** Ensure the conservation and protection of the architectural heritage of County Kilkenny for generations by including all structures considered to be of special architectural, historical, archaeological, artistic, scientific, social or technical interest in the Record of Protected Structures (RPS).

- **H94** To have regard to the Architectural Heritage Protection Guidelines issued by the Department of the Environment Heritage and Local Government in 2004 when assessing proposals for the development affecting a protected structures.
- **H95** To encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting.
- **H96** To promote principles of best practice in conservation and the use of appropriate materials and repair techniques through the administration of the Conservation Grants Scheme funded by the Department of the Environment Heritage and Local Government.
- **H97** Ensure the protection of the architectural heritage through promoting the importance of regular maintenance of structures contained within the Record of Protected Structures.
- **H98** Provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.
- **H99** Promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council's ownership/care.
- **H100** To protect the elements of designed landscapes of special interest located within the attendant grounds of Protected Structures, including boundary features.
- **H101** To require an architectural impact assessment/ conservation method statement for the developments within the grounds of country house estates which are Protected Structures.

#### **ACTION**

- To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of Architectural Heritage survey of the city and county published in 2006.
- To carry out a review of the Record of Protected Structures.

### **7.3 The National Inventory of Architectural Heritage**

The National Inventory of Architectural Heritage (NIAH), a division within the Department of the Environment, Heritage and Local Government, carried out an interim survey in 2004, of all structures within the county, deemed to be of importance as set out under the categories of special interest. As part of this survey the NIAH has also drawn up a substantial list and completed field survey of buildings, structures and features of special importance within Bennettsbridge. Some of these structures are included in the list of Protected Structures contained in the current County Development Plan.

The buildings that are noted as being Protected Structures and those included in the NIAH will form part of the analyses upon which the appropriate boundary for the

Bennettsbridge ACA will be based. We would note that buildings rated Regional or above on the NIAH would normally be subject to a ministerial recommendation for their inclusion on the RPS of Kilkenny County Council. This status has merited them being included in this appraisal.

The procedure for making additions and deletions to the Record of Protected Structures is contained under section 55 of the Planning and Development Act 2000.

#### **7.4 Buildings of Regional Importance included on the Record of Protected Structures**

Within the village of Bennettsbridge there are four buildings of international and local significance which are listed in the Record of Protected Structures. These structures include the bridge, two mills and the Garda barracks. These structures are located within, and form part of the Architectural Conservation Area. These buildings are listed in the table below with a full record being contained in appendix A. They are regarded as being of importance due to their architectural, historical, archaeological, artistic, cultural, scientific, technical or social value. All of these buildings are also included in the National Inventory of the Architectural Heritage for Bennettsbridge. It is proposed that these structures be retained on the record of protected structures.

#### **7.5 Buildings and Features of Special Importance currently included on the NIAH Survey and proposed for inclusion on the RPS**

A total of 13 structures have been identified by the NIAH as being of architectural, historical, archaeological, artistic, cultural, scientific, technical or social value within the village of Bennettsbridge. During a comprehensive survey of the village as part of the preparation of an LAP the significance of these structures were assessed and identified as being of significance. They are therefore **proposed for inclusion** on the RPS for the village. They are located within, and form part of the Architectural Conservation Area. These buildings are listed in the table below with an extended description contained in Appendix B.

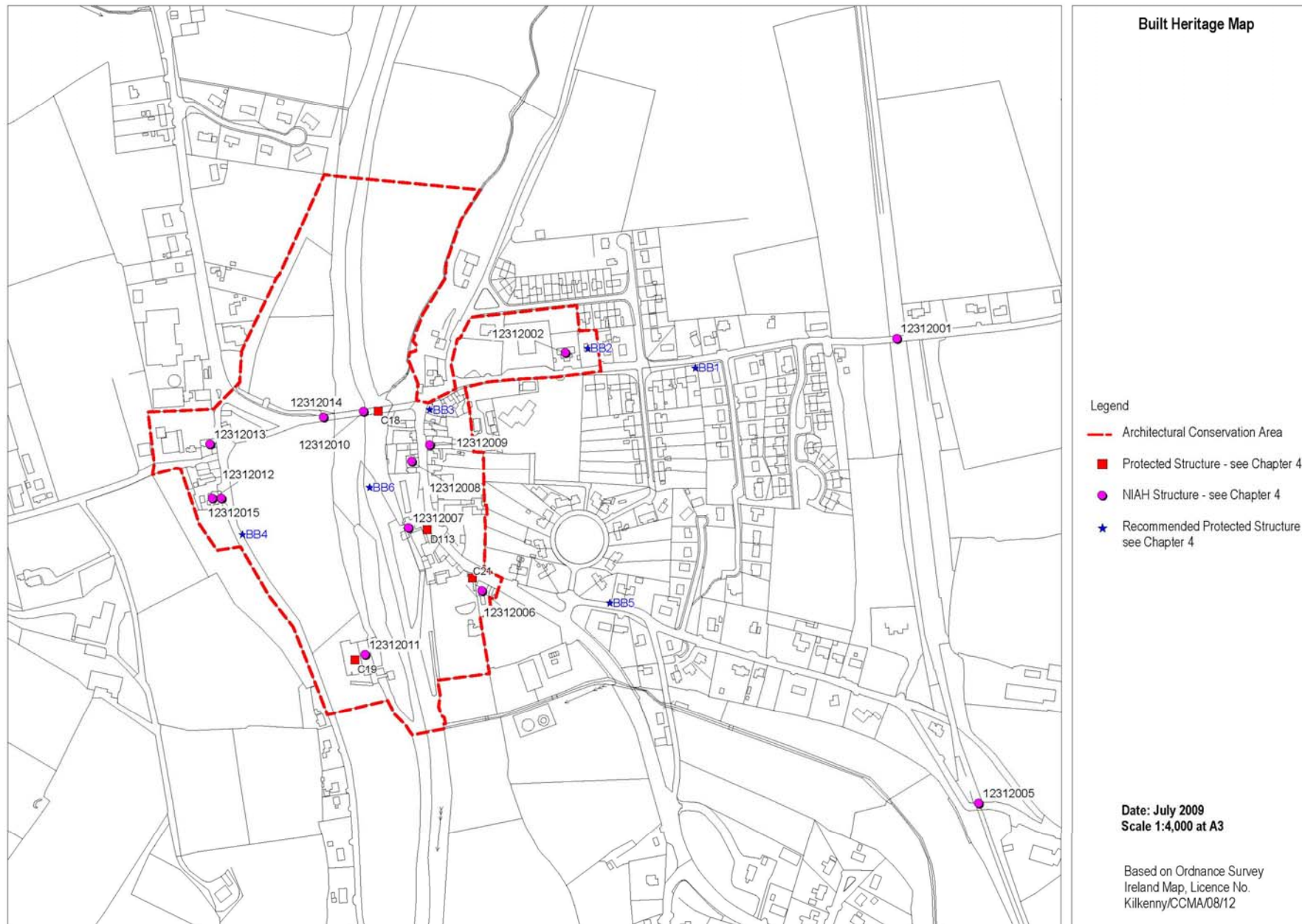
#### **7.6 Buildings and Features of Special Importance not included on either the RPS or the NIAH Survey but are proposed for inclusion on the RPS**

This section includes buildings and structures that are not currently included on either the Record of Protected Structures or in the NIAH survey for Bennettsbridge. During a comprehensive survey of the village as part of the preparation of an LAP seven structures were identified as being of architectural, historical, archaeological, artistic, cultural, scientific, technical or social value. They are located within, and form part of the Architectural Conservation Area. They are therefore **proposed for inclusion** on the RPS for the village. These buildings are listed in the table below with a full description in appendix C.

**Table 2: Structures of architectural significance**

Description	Detailed Description	Location	NIAH Ref	RPS Ref
Bridge	Two-span rubble stone hump back road bridge over railway line, opened 1848	Ballyredding North	12312001	N/A
Bennettsbridge National School	Detached five-bay single-storey national school, dated 1914, on a symmetrical T-shaped plan comprising five-bay single-storey main block with single-bay (three-bay deep) single-storey gabled projecting central range having single-bay single-storey lower flanking bays.	Bennettsbridge	12312002	N/A
House	Attached three-bay two-storey house, c.1925.	Bennettsbridge	12312009	N/A
Larkin & Associates	Attached four-bay single-storey house, c.1825	Bennettsbridge	12312008	N/A
Kells Wholemeal Mill	Detached single-bay three-storey gable-fronted flour mill, c.1825. Attached four-bay two-storey mill owner's house, c.1875, to south-east possibly originally three-bay two-storey. Part refenestrated, c.1975.	Bennettsbridge	12312007	D113
Bennettsbridge Garda Siochána Station	Detached three-bay two-storey Gothic-style Royal Irish Constabulary barracks, c.1850	Bennettsbridge	12312006	C21
Nicholas Mosse	Attached three-bay six-storey flour mill, c.1825	Bennettsbridge	12312011	C19
Cobbles/flags/paving/kerbing	Section of dressed limestone kerbing, c.1875	Bennettsbridge	12312015	N/A
Kilkenny House	Detached six-bay two-storey Royal Irish Constabulary barracks, c.1800	Bennettsbridge	12312013	N/A
Bennettsbridge Lodge	Detached five-bay two-storey house, c.1825	Bennettsbridge	12312012	N/A
Railway Bridge	Single-span railway bridge over road, opened 1848, possibly originally single-arch.	Bennettsbridge	12312005	N/A
Bridge	Seven-arch rubble limestone road bridge over river, built 1763.	Bennettsbridge	12312010	C18
Bridge	Two-arch rubble stone road bridge over flood plain, c.1750.	Bennettsbridge	12312014	N/A

**Map 4: MAP OF PROTECTED STRUCTURES, NIAH STRUCTURES AND PROPOSED ADDITIONS TO RPS**



## **Appendix A:**

### **Buildings of Regional Importance currently included on the Record of Protected Structures and proposed for retention on the RPS**



**Name: Bennettsbridge Garda Siochana Station****RPS Number: C21****NIAH Number: 12312006**

Detached L-plan three-bay two-storey former Royal Irish Constabulary barracks, having corner turrets on circular plans. Built c.1850, converted to use as a Garda Siochana Station in 1927. Hipped slate roof retaining its cast-iron rainwater goods, rendered battlement parapets to turrets having cut-stone chamfered coping. Timber sash windows, some in bi-partite arrangement having cut limestone sills, lancet-style to turrets. Square-headed door opening with timber panelled door.





Historical and social importance are attributed to this structure as it was originally built as an RIC barracks, the building was burnt during in the early 1920's and stood derelict. It was converted to a Garda station in the late 1920's and retains many notable features from this time including the sash windows.



**Name: Nicholas Mosse****RPS Number: C19****NIAH Number: 1232011**

Detached three-bay six-storey mill, c.1800. Depicted as a corn mill on early OS maps c.1830, and subsequently depicted as a flour mill c.1890. Extensively renovated c. 1980 to accommodate commercial use. Modern extension to west elevation. Hipped slate roof with cast-iron rainwater goods. Rubble limestone construction with roughcast lime rendered walls. Camber-headed openings with timber casement sills (some replacement) having no sills. Segmental-arch opening with cut limestone surround, to replacement timber and glazed door.



This imposing mill forms an integral part of the industrial heritage of Bennettsbridge. It forms part of a larger group of structures with the wholemeal mill on the opposite bank, weir and bridge. Historic and social interest is connected with this building as originally one of the main employment bases for inhabitants of the village.

**Name: Kells Wholemeal –Mill Complex****RPS Number: D113****NIAH Number: 12312007**

- (i) Detached mill complex built c.1825, comprising of three-storey gable fronted mill with double gabled fronted extended range to west and further extensions to north. Hipped slate roof retaining sections of cast-iron rainwater goods. Roughly dressed limestone eaves course to random rubble limestone walls, having sections of roughcast lime render. Block-and-start redbrick surrounds to square and camber headed openings having replacement timber windows and no sills to main block, timber windows to extended ranges.
- (ii) Attached former miller's house to south-east, c. 1875, now disused. Comprising four-bay two-storey houses with pitched slate roof and remains of cast-iron rainwater goods. Timber sash windows with cut stone sills, timber panelled shutters to window interiors.

Central to the development of Bennettsbridge, this mill is an important reminder of the industrial heritage of the building and is of technical and architectural importance to the village and the heritage of the county as a whole.



**Bennettsbridge Bridge**  
**RPS Number: C18**  
**NIAH Number: 12312010**

Seven-arch rubble limestone Road Bridge, over the River Nore, built c. 1775. Comprising round-headed arches with cut limestone voussoirs having double keystones. Rubble limestone walls with square-limestone coping to parapet. V-shaped cut-waters to up and down stream elevations. Stumps of limestone guard-stones to carriageway.



Displaying the advances in civil engineering of the mid-eighteenth century, highlighting its distinctive architectural and technical importance. The bridge forms an important landmark within the riverscape and surrounding countryside.

## **Appendix B:**

### **Buildings and Features of Special Importance included on the NIAH Survey and proposed for inclusion on the RPS**

**Railway Bridge Gowran Road  
NIAH Number: 12312001**

Two-span rubble stone hump back road bridge over railway line, opened 1848. Coursed dressed tooled limestone walls, having projecting rock-faced limestone piers, with cut limestone stringcourse supporting parapets having cut-limestone coping. Pair of flat spans with limestone ashlar lintels supported on post. Sited spanning railway line with grass banks.



Built as part of the development of the Waterford and Maryborough [Portlaoise] Branch extension of the Great Southern and Western Railway line by the Waterford and Kilkenny Railway Company. This bridge is an importance reminder of the advances which took place in transport in the mid-nineteenth century.

**Bennettsbridge National School**  
**NIAH Number: 12312002**

Detached T-plan former National School dated 1914, now in use as a community centre. Comprising five-bay single-storey central block, having two-bay gable fronted projection. Lower single-bay lean-to projections to front elevation. Pitched slate roof with cast-iron rainwater goods. Cut limestone date plaque to rendered walls. Timber sash windows to main block having limestone sills. Set within its own grounds having random rubble stone boundary walls to perimeter with cut-stone coping. Of architectural and social importance this building contributes positively to the architectural heritage of the village.





**Railway Bridge Gowran Road**  
**NIAH Number: 12312005**

Single-span railway bridge over road, opened 1848, possibly originally single-arch. Renovated, c.1975, with span replaced. Irregular coursed rock-faced squared rubble stone walls with rock-faced cut-stone coping. Replacement single flat steel span, c.1975, on steel girders having replacement steel railings, c.1975, to parapet. Sited spanning road.



**Larkin Associates****NIAH Number: 12312008**

Attached four-bay single-storey house, built c.1825, with abutting three-bay house. Now part in use as offices. Pitched artificial slate roof with cast-iron rainwater goods. Timber sash windows with painted stone sills.



A modest house in both scale and architectural features this building forms an integral part of the main street. Having been well maintained this house retains much of its historic fabric.

**House, Main Street****NIAH Number: 12312009**

Terraced two-storey house, built c.1925. Pitched artificial slate roof with rendered eaves. Timber sash windows with cut stone and concrete sills. Timber panelled door.



This modest house still retains many of its original features and character. Forming part of a terrace it contributes positively to the main streetscape of Bennettsbridge.

**Bennettsbridge Lodge**  
**NAIH Number: 12312012**

Detached five-bay two-storey house, built c1825, possibly refenestrated in the early twentieth century. Pitched slate roof having timber bargeboards to gables and cast-iron rainwater goods. Replacement timber sash windows with cut stone sills. Timber panelled door with leaded overhead. Roughcast boundary wall to front of site having cut-limestone channelled piers and wrought-iron gate. Rubble limestone carriage-arch to north with redbrick voussours, two-storey outbuildings to rear.



This attractive but modestly designed building retains its original form and many architectural features, most notably the timber sash windows.



**Kilkenny House****NIAH Number: 12312013**

Detached six-bay two-storey former police station, built c.1800, having integral carriage-arch. Converted to residential use c.1850. Pitched slate roof with redbrick chimneystacks. Replacement timber sash windows with cut stone sills. Timber panelled doors. Remains of rubble stone outbuildings to rear, having cut stone window sills. Rubble stone boundary wall to rear.





This building forms a vital part of the architectural heritage of Bennettsbridge and is depicted as a Police station on early OS maps. It appears to have ceased use as a police station in the mid-nineteenth century and is depicted as Kilkenny House with formal walled gardens to the rear. Nevertheless much historic fabric survived this subsequent change of use of the building.



**Road Bridge****NIAH Number: 12312014**

Two-arch stone flood bridge, c.1750. Depicted on OS map 1829 as bridge over canal, subsequently drained as depicted on OS map 1879. Random rubble limestone walls having squared coping to parapets. Pair of segmental-arches with dressed limestone pier and voussoirs.



This modest bridge, simple in form exhibits the advances in civil engineering of the late eighteenth century.

**Limestone Kerbing**  
**NIAH Number: 12312015**

Section of dressed limestone kerbing, dated c.1885.



A subtle feature within the village streetscape, this kerbing exhibits the traditional means of finishing footpaths in locally sourced material.



## **Appendix C:**

**Buildings and Features of Special Importance not included on the NIAH Survey and proposed for inclusion on the RPS**

**Vent Pipe Gowran Road****BB1**

Cast-iron vent pipe, erected c.1880, comprising fluted pedestal, moulded necking and cylindrical shaft with crown head. Now disused. Located to road side. Vent pipes were used during the latter half of the nineteenth century as part of the new sewage system laid down in many Irish towns and villages at this time. As the name suggests they allowed for the release or venting of smells and gases from the sewage system. As with many mass produced Victorian objects, attention was paid to detail and decoration which enlivened their appearance.



This simple piece of street furniture adds character to the streetscape and is a valuable element of the area's former infrastructure. Functional objects such as this which are no longer in use are increasingly disappearing throughout the Irish countryside. It is therefore recommended that it is added to the Record of Protected Structures.

**House Gowran Road****Map Number: BB2**

Detached L-plan three-bay two-storey house, built c.1920, having central gable-fronted entrance-bay. Pitched slate roof with gabled redbrick chimneystacks, timber barge boards to gabled front and cast-iron rainwater goods. Roughcast rendered walls with staggered redbrick quoins. Square-headed window openings with replacement uPVC windows, having redbrick block-and-start surrounds and limestone sills. Square-headed door opening with replacement uPVC door having redbrick block-and-start surrounds with redbrick label-moulding above with carved stops. Rubble limestone boundary wall to front of house with square profile piers and cut coping.



Located adjacent to the school, this house is situated in a prominent location within the village. The architectural integrity of the building is retained through its form and notable features such as the red brick chimneystacks, quoins and label moulding. It is therefore recommended that it is added to the Record of Protected Structures

### The Corner House/ J. Lalor BB3

Attached three-bay three-storey house, built c.1820 having shopfront to ground floor, with attached five-bay two storey house with shopfront to ground floor. Possibly originally two buildings. Pitched artificial slate roof with rendered chimneystack, skylight and replacement rain water goods. Smooth rendered painted walls having decorative moulded render alternating quoins to corners. Replacement uPVC windows having decorative moulded surrounds, with painted render sills. Display window to southern end of front elevation. Double timber panelled door with decorative moulded render surround and prominent keystone. Carved tapering limestone guard stone to front of site.



Located in a prominent position on the main street, the height and form of this building make it a positive contributor to the architectural heritage of the village. The retention of the decorative render mouldings adds to the architectural integrity of the structure. It is therefore recommended that it is added to the Record of Protected Structures.

**Boundary Wall and Pedestrian Stile****Map Number: BB4**

Rubble limestone boundary wall, built c.1885, with wrought-iron pedestrian turn style.

Technical interest is exhibited in this structure as an early example of an intact boundary wall. With the adjacent footpath and wrought-iron stile this group from an attractive group of features within the village streetscape. It is therefore recommended that it is added to the Record of Protected Structures.



**Water Hydrant Thomastown Road****Map Number: BB5**

Cast-iron water hydrant, c.1880, comprising fluted shaft, with protruding decorative bucket stand, banded neck and fluted cap with acorn finial. Set to side of street.



Situated to the side of the street, this cast-iron water hydrant attests to the high quality of mass production at the time of casting, which makes it a positive contributor to the streetscape. It displays interesting design and detail, which enlivens this utilitarian object. It is an important reminder of the technical heritage of the village. It is therefore recommended that it is added to the Record of Protected Structures

**Weir on the River Nore****Map Number: BB6**

V-shaped water weir constructed c.1800.



A notable landmark within the village landscape and along the riverscape. Constructed as part of a group to serve the two mills on the either bank of the river this building forms part of a group of industrial buildings. It is therefore recommended that it is added to the Record of Protected Structures