

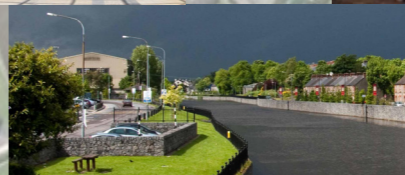
# Urban Design Framework Masterplan for Abbey Creative Quarter, Kilkenny

Kilkenny County Council  
Reddy Architecture + Urbanism  
JULY 2015

Approved by Kilkenny County Council on  
31st July 2015



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# Urban Design Framework / Masterplan for Abbey Creative Quarter

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# 1

## Introduction

- 1.1. Introduction
- 1.2 Project Brief
- 1.3 Public Consultations
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- 1.5 Strategic Environmental Assessment

# 1.1 Introduction

The former Smithwick's Brewery is located on the banks of the River Nore, in the centre of Kilkenny City. The Brewery, which had been in operation for 300 years on the site, was closed by Diageo in 2013, having decided to centralise beer production at its St James's Gate Brewery in Dublin.

A decision was made by the elected members of the Kilkenny local Authorities (Kilkenny County Council and Kilkenny Borough Council) in early 2012 to purchase the site of the Brewery from Diageo. The site was purchased with a view to job creation and the provision of public amenity areas on the site.

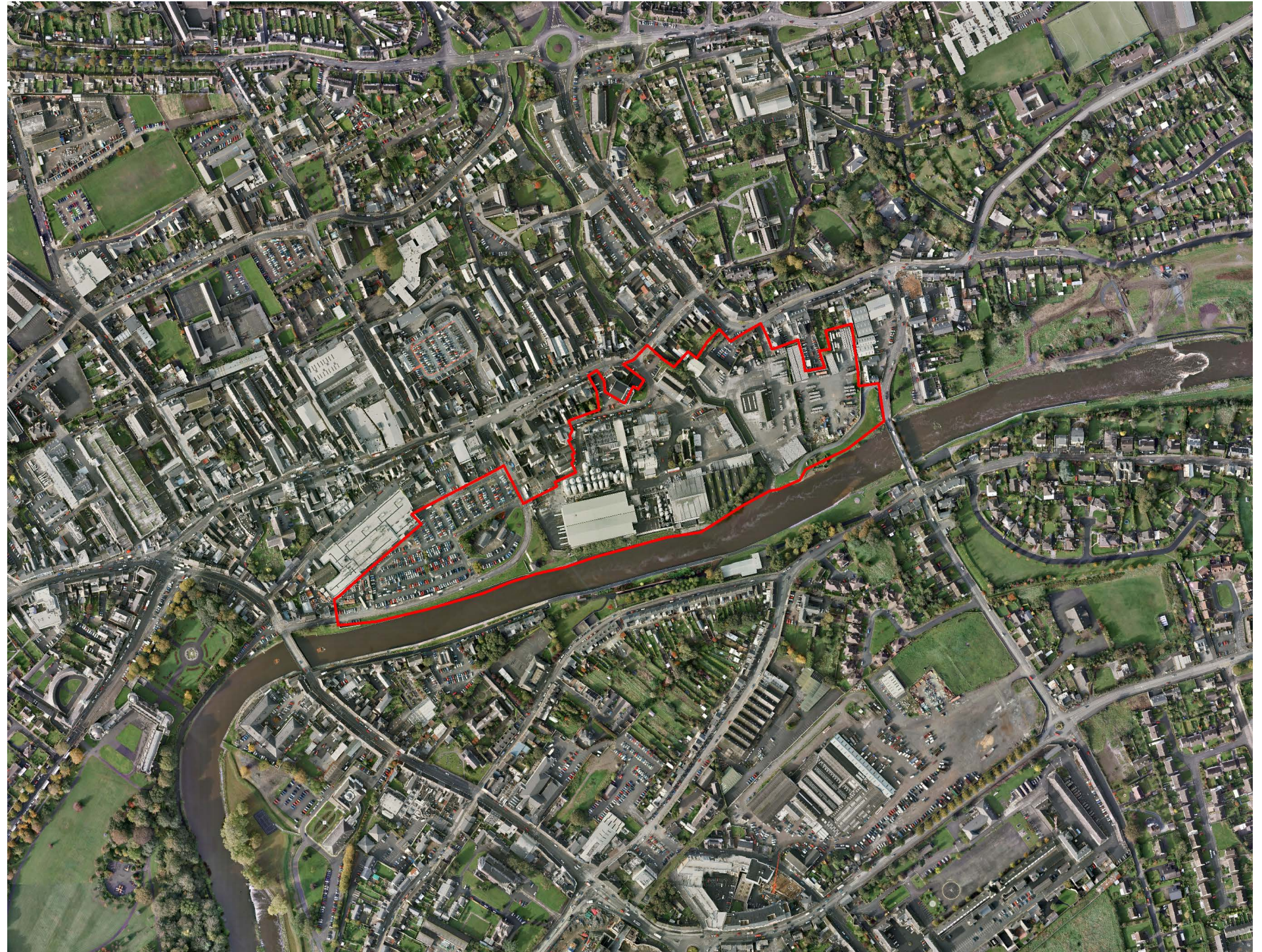
In order to identify options for the re-development of the site, the Royal Institute of the Architects of Ireland (RIAI) and Kilkenny Local Authorities joined in an urban design process for the Brewery site.

Supported by the Departments of Arts, Heritage and the Gaeltacht, under the Government's Policy on Architecture 2009-2015, a Colloquium was held in December 2012 and February 2013. This process involved eleven of Ireland's leading architects, along with planning, engineering and property advisors.

The architects and other design and economic professionals conducted a site visit in December 2012 to determine the development potential of the site, taking into consideration the city in its totality, including its economy, history and demographics, to ensure that the development of the site delivers the best design solutions. Subsequently the experts identified a number of different design approaches and philosophies for consideration by the Council.

This unique partnership came up with a number of design and development concepts for the site which were unveiled in Kilkenny Castle on Thursday 2nd of May 2013.

Following this, a number of architectural practices were invited to submit proposals for their approach to the overall master planning of the site, with Reddy Architecture and Urbanism commissioned in August 2013 to undertake the urban design and master planning of the site.



*Aerial View of Kilkenny City Centre with Masterplan area outlined in red*

## 1.2 Project Brief

It was Kilkenny County Council's aspiration to create an urban design layout and architectural framework to provide a new urban mixed use quarter for Kilkenny City in a socially inclusive and sustainable manner which will:

- Have a well defined sense of place,
- Have a healthy mix of uses including educational, employment, residential, enterprise development, recreational and community uses,
- Have suitable short to medium term uses on site while development proposals are evolving over time,
- Encourage sustainable transport with safe and direct routes for pedestrians and cyclists and provide for the availability of public transport into the city centre and connections with adjacent areas,
- Develop a framework for providing a high standard of architecture and urban design which will induce a dynamic/vibrancy to the character of the area,
- Draws from the unique natural, cultural and built heritage of the area and adds to that context,
- Have a high visual and varied environmental quality aimed at enhancing quality of life,
- Promote an awareness of the principles of sustainability in architectural design to produce buildings that are benign in the use of resources while being attractive and aesthetically pleasing.
- Be substantially achievable in a 15 to 20 year time frame.

The Council required that the framework document be neither too dogmatic nor too flexible. It would however identify certain clear principles that will be enshrined into the Kilkenny City & Environs Development Plan 2014 - 2020. The framework document will set out core design principles that should be adhered to by all developers in order to achieve the urban form that will deliver the vision for the area.



*Kilkenny Castle Entrance Gate*



*Kilkenny Castle from Johns Bridge*

# 1.3 Public Consultation

The process of making the Masterplan and consulting with the public and statutory authorities has been on-going since the announcement was made by Kilkenny Borough Council to purchase the Smithwick's Brewery site in April 2012. The key dates and events over the last 3 years in this process are set out in the following table:

Date	Action
April 2012	Announcement made that Kilkenny Local Authorities had an agreement with Diageo to purchase the Smithwick's Brewery Site.
June 2012	A public meeting was held by the Mayor in the Town Hall. Approximately 100 people attended an open session to discuss the future of the site.
December 2012- February 2013	In conjunction with the Department of Arts Heritage and Gealtacht and the Royal Institute of Architects in Ireland (RIAI), a range of architects, planners and other property experts were invited to participate in a colloquium on the future of the site. An Urban Design Review Report was published as a result.
May 2013	A special Joint Meeting of Kilkenny Borough Council and Kilkenny County Council was held to outline the results of that Urban Design Review. Following the colloquium and urban design review, tenders for consultants to prepare a Masterplan were issued.
July 2013	Reddy Architecture and Urbanism were appointed to prepare the Masterplan. A joint meeting of the County Council and the Borough Council was held in July 2013 at which the decision to retain and refurbish the Mayfair and Brewhouse buildings and to temporarily retain the Maturation building was made to support early interest in business start-ups.
November 2013	A draft Masterplan document was published in November 2013 and submissions were received by the Council up to 13 <sup>th</sup> December. A public meeting was held in the Town Hall on the 5 <sup>th</sup> November presenting the draft Masterplan. 38 submissions were received to the initial draft Masterplan from members of the public and statutory authorities.

November 2014	Following these consultation events, a Chief Executive's report was brought to the County Council in November 2014. The Chief Executive's report recommended the retention of the Mayfair & Brewhouse buildings, the creation of a linear park by the river Nore, the creation of a street to link Bateman Quay and the Central Access Scheme and to engage in further public consultation to revision the Masterplan.
January 2015	The Planning Department of Kilkenny County Council embarked on a public consultation exercise in January 2015 called 'The Brewery: Re-Visioning'. Members of the public were invited to attend a two-day public event to express their views and suggestions for the future development of the brewery site through a workshop format. Due to the high level of interest from members of the public, a second two-day workshop was organised. A half day workshop with Comhairle na nÓg was also held. 222 people participated in these workshops. The work focused on Visioning the area and Guidelines to implement the vision. The Council also received 71 written submissions during this consultation period.
March 2015	A Chief Executive's Report was published outlining the issues raised and the work carried out at the workshops. This is published on <a href="http://ourplan.kilkenny.ie">http://ourplan.kilkenny.ie</a> . A Vision Statement and suggested Guidelines were put forward as a direct result of the consultation workshops. The report also included a suite of recommendations on the process, such as completing a detailed archaeological strategy, environmental assessments and to hold a further feedback public event.
May 2015	Following completion of the Archaeological Strategy and the draft Environmental Reports, a Feedback and Public Engagement event was held on the 16 <sup>th</sup> of the May 2015. A total of 54 people attended this follow-up session. An emerging draft Masterplan layout was presented having regard to the archaeological and environmental reports, and to the changes made on foot of the public consultation events. Members of the public carried out a SWOT analysis (Strengths, Weaknesses, Opportunities & Threats) of the emerging Masterplan layout. A report outlining the work carried

	out at this event is also published on <a href="http://ourplan.kilkenny.ie">http://ourplan.kilkenny.ie</a>
	A special Council meeting was held on the 27 <sup>th</sup> of May to discuss the Draft Masterplan for the Abbey Creative Quarter. The Council approved the Draft Masterplan for public display. A proposed Variation to the Kilkenny City & Environs Development Plan 2014-2020 to enshrine high level principles for the Masterplan area was approved to proceed to public consultation.
June/July 2015	The Draft Masterplan with draft Strategic Environmental Report (SEA), Appropriate Assessment (AA) and Archaeological Strategy were placed on public display on the 23 <sup>rd</sup> June for a period of 4 weeks and circulated to statutory agencies, government departments and relevant stakeholders for consultation.

This extensive consultation programme has informed the preparation of the masterplan.



# 1.4 Appropriate Assessment

The Abbey Creative Quarter Masterplan is a non-statutory plan being prepared in the context of the Kilkenny City & Environs Development 2014-2020. The City Plan has an objective to prepare a masterplan/framework document for the development of the Smithwick's Brewery site and Bateman Quay. An Appropriate Assessment has been carried out for the Kilkenny City and Environs Development Plan 2014-2020.

## What is an Appropriate Assessment

The obligation to undertake Appropriate Assessment derives from Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. An Appropriate Assessment is a focused and detailed impact assessment of the implications of a strategic action or project, alone and in combination with other strategic actions and projects, on the integrity of a Natura 2000 site (a candidate Special Area of Conservation or a Special Protection Area) in view of its conservation objectives.

The key sites considered by the Appropriate Assessment of the revised Masterplan included the River Barrow and Nore candidate Special Area of Conservation (Site Code: 002162) and the River Nore Special Protection Area (Site Code: 004233), (Natura 2000 site.)

The detailed findings of the assessment are contained in a Natura Impact Report which is located at Appendix B of the Masterplan.

## Appropriate Assessment Summary

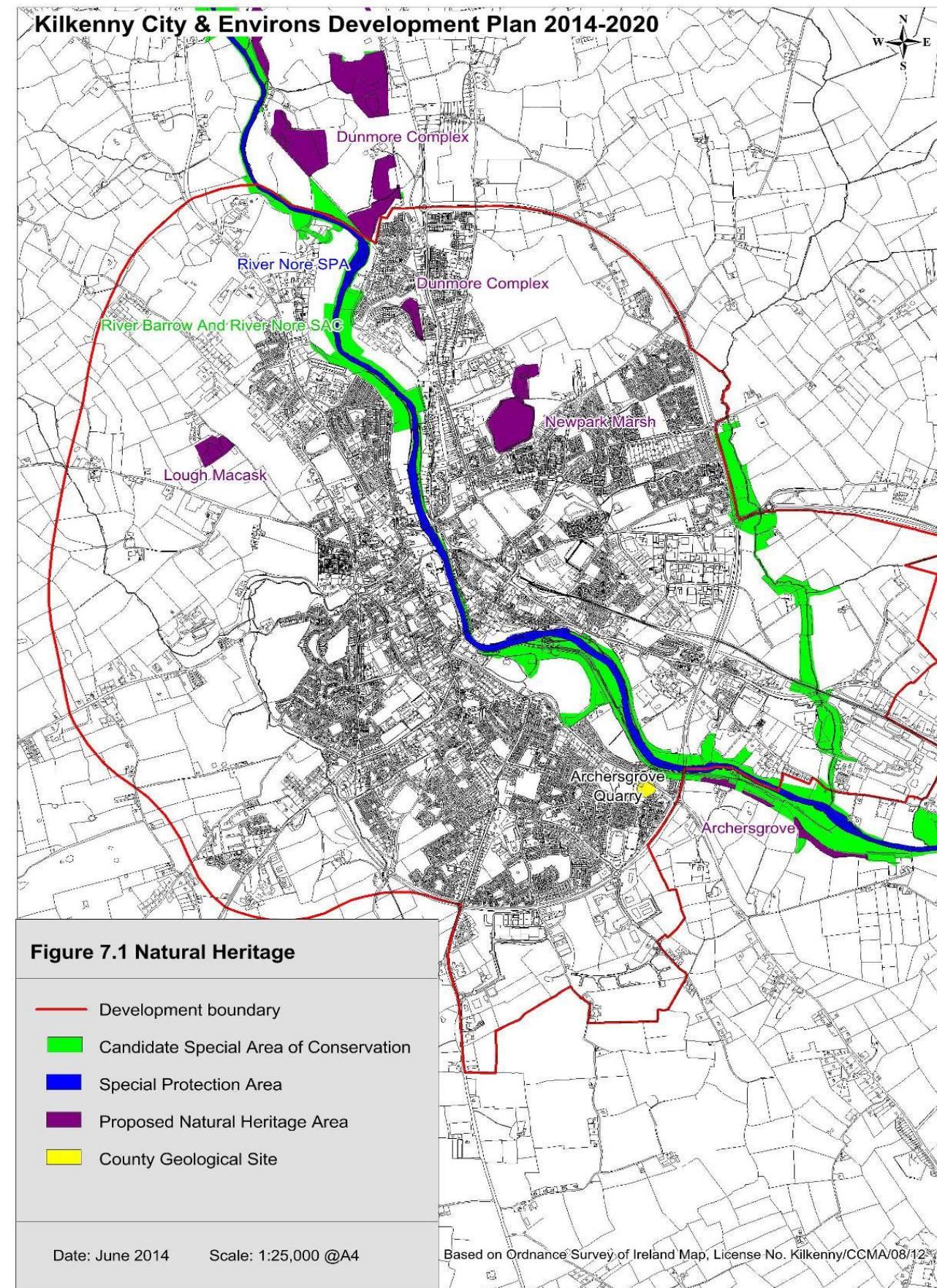
The assessment demonstrated that the implementation of the Masterplan has the potential to result in adverse impacts to the integrity of the Natura 2000 network of sites, if unmitigated.

The risks to the safeguarding and integrity of the qualifying interests and conservation objectives of the Natura 2000 network have been addressed by integration of measures into the Masterplan that will prioritise the avoidance of impacts in the first place and otherwise mitigate impacts where these cannot be avoided. In addition, all lower tier projects arising through the implementation of the Masterplan will themselves be subject to an Appropriate Assessment when further details of design and location are known.

Having incorporated these suggested mitigation measures, it is considered that the Masterplan will not impact on the Natura 2000 network of sites<sup>3</sup>.

<sup>3</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- a) no alternative solution available,
- b) imperative reasons of overriding public interest for the plan to proceed; and
- c) Adequate compensatory measures in place.



Natura 2000 / Heritage Map Kilkenny City Centre

## Mitigation for Masterplan

The Masterplan will support the protection of habitats and species listed in the annexes to and/or covered by the EU Habitats Directive (92/43/EEC, as amended) and Birds Directive (2009/147/EC) and species protected under the Wildlife Acts 1976-2000 and the Flora Protection Order.

The River Nore and River Breagagh are located within European sites (River Barrow and Nore cSAC and River Nore SPA) that form part of the Natura 2000 network. Prior to commencement, any development that could potentially impact on these sites must be subject to Screening for Appropriate Assessment as required under Article 6 of the EU Habitats Directive.

Given the degree of protection afforded to areas subject to Natura 2000 designation, these have been identified on all Masterplan proposal drawings.

This Masterplan requires that:

1. All projects and plans arising from the Masterplan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive. A plan or project will only be authorised after the Council has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:
  - a. The Plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any European site (either individually or in combination with other plans or projects); or
  - b. The Plan or project will have significant adverse effects on the integrity of any European site (that does not host a priority natural habitat type/and or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000; or
  - c. The Plan or project will have a significant adverse effect on the integrity of any European site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons for overriding public interest, restricted to reasons of human health or public safety, to beneficial consequences of
  - d. primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of Natura 2000.

2. No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Masterplan (either individually or in combination with other plans or projects<sup>4</sup>)

Proposals for development within the Masterplan area must comply as appropriate with the relevant provisions included within the Kilkenny City Development Plan 2014-2020. A number of City Plan provisions which contribute towards environmental protection and sustainable development are reproduced in Appendix B.

3. Proposals for development should ensure that they are consistent with all the provisions contained within the City & Environs Development Plan.

<sup>4</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:  
a) no alternative solution available,  
b) imperative reasons of overriding public interest for the plan to proceed; and  
c) adequate compensatory measures in place.  
These rivers are partly designated within the Natura 2000 Network.

# 1.5 Strategic Environmental Assessment

## What is SEA?

The obligation to undertake Strategic Environmental Assessment (SEA) derives from the SEA Directive 2001/42/EC. SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic, social and other considerations.

The findings of the assessment are contained in a SEA Environmental Report which accompanies the revised Masterplan and contains the following information:

- A description of the environment and the key environmental issues<sup>1</sup>;
- A description and assessment of alternatives for the Masterplan;
- An assessment of the provisions of the Draft Masterplan; and,
- Mitigation measures which set out to aid compliance with important environmental protection legislation - e.g. the Water Framework Directive, the Habitats Directive - and which will avoid/reduce the environmental effects of implementing the Masterplan.

On adoption of the Masterplan, an SEA Statement will be prepared which will summarise, inter alia, how environmental considerations have been integrated into the Masterplan.

The findings of other processes are integrated into the SEA:

- Appropriate Assessment;
- Strategic Flood Risk Assessment;
- Archaeological and Heritage Strategy;
- Connectivity and Movement Strategy;
- Sustainability Strategy; and
- Urban Design Strategy.

The overall findings of the SEA are that:

- The Council has integrated all recommendations arising from the SEA, Appropriate Assessment and Strategic Flood Risk Assessment processes into the Masterplan, facilitating compliance of the Masterplan with various European and National legislation and Guidelines relating to the protection of the environment and the achievement of sustainable development;
- Some Masterplan provisions would be likely to result in significant positive effects such as contributions towards achieving sustainable mobility and the protection of ecology, archaeological heritage and the status of waters.
- Some Masterplan provisions would have the potential to result in significant negative environmental effects however these effects will be mitigated by the mitigation measures which have been integrated into the Masterplan.

## Emerging Mitigation

As detailed above, the findings of various other processes, some of which have been in train since the beginning of the Masterplan preparation process, will be incorporated into the SEA. This will include details on the various environmental mitigation measures which have been integrated into the Masterplan.

## Integration of Environmental Considerations into the Masterplan

### Introduction

The Masterplan has been prepared with environmental considerations being one of the key Masterplan informants and influences.

The undertaking of Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment has further informed the Draft Masterplan. New development will have to comply with the provisions of the Masterplan including those which are detailed below.

### Masterplan Strategies

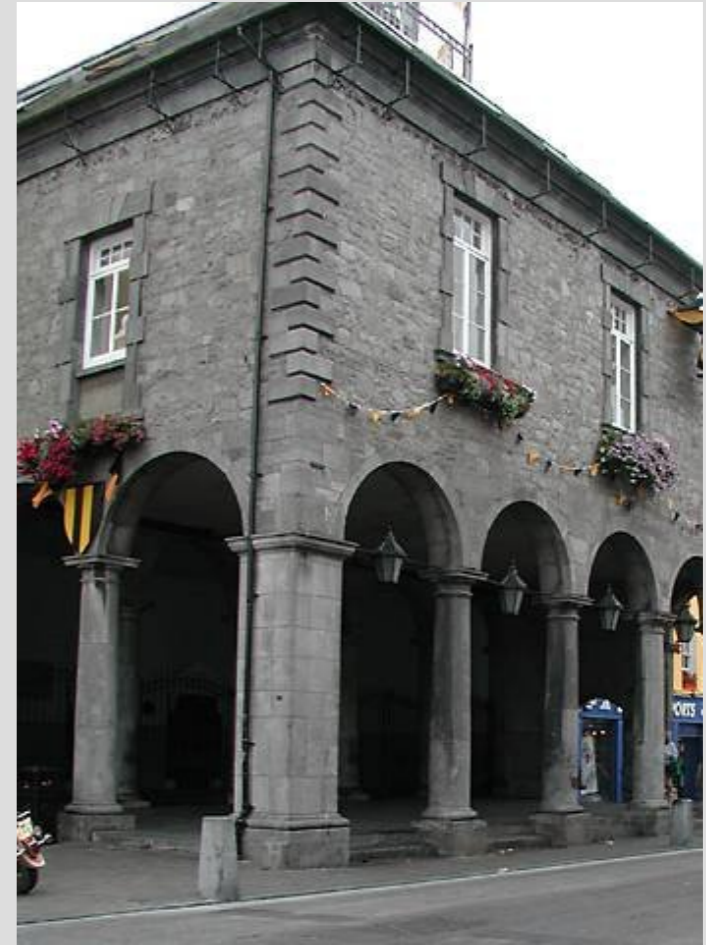
The text of the Masterplan outlines how the various Strategies in the Masterplan will contribute towards environmental protection and sustainable development.

### Kilkenny City & Environs Development Plan 2014-2020 Provisions

Proposals for development within the Masterplan area must comply as appropriate with the relevant provisions included within the Kilkenny City & Environs Development Plan 2014-2020. A number of City Plan provisions which contribute towards environmental protection and sustainable development are reproduced in Appendix A. Proposals for development should ensure that they are consistent with all the provisions contained within the City Plan.

<sup>1</sup> Issues considered include: biodiversity and flora and fauna; population and human health; soil; water; air and climatic factors (including sustainable mobility); material assets; cultural heritage

(including archaeological and architectural heritage); and landscape.



## Historical Background of Kilkenny

# 2.1

- 2.1.1 History of Kilkenny
- 2.1.2 Timeline for Kilkenny
- 2.1.3 Townscape and Urban Structure
- 2.1.4 The City and the River

## 2.1 Historical Background of Kilkenny

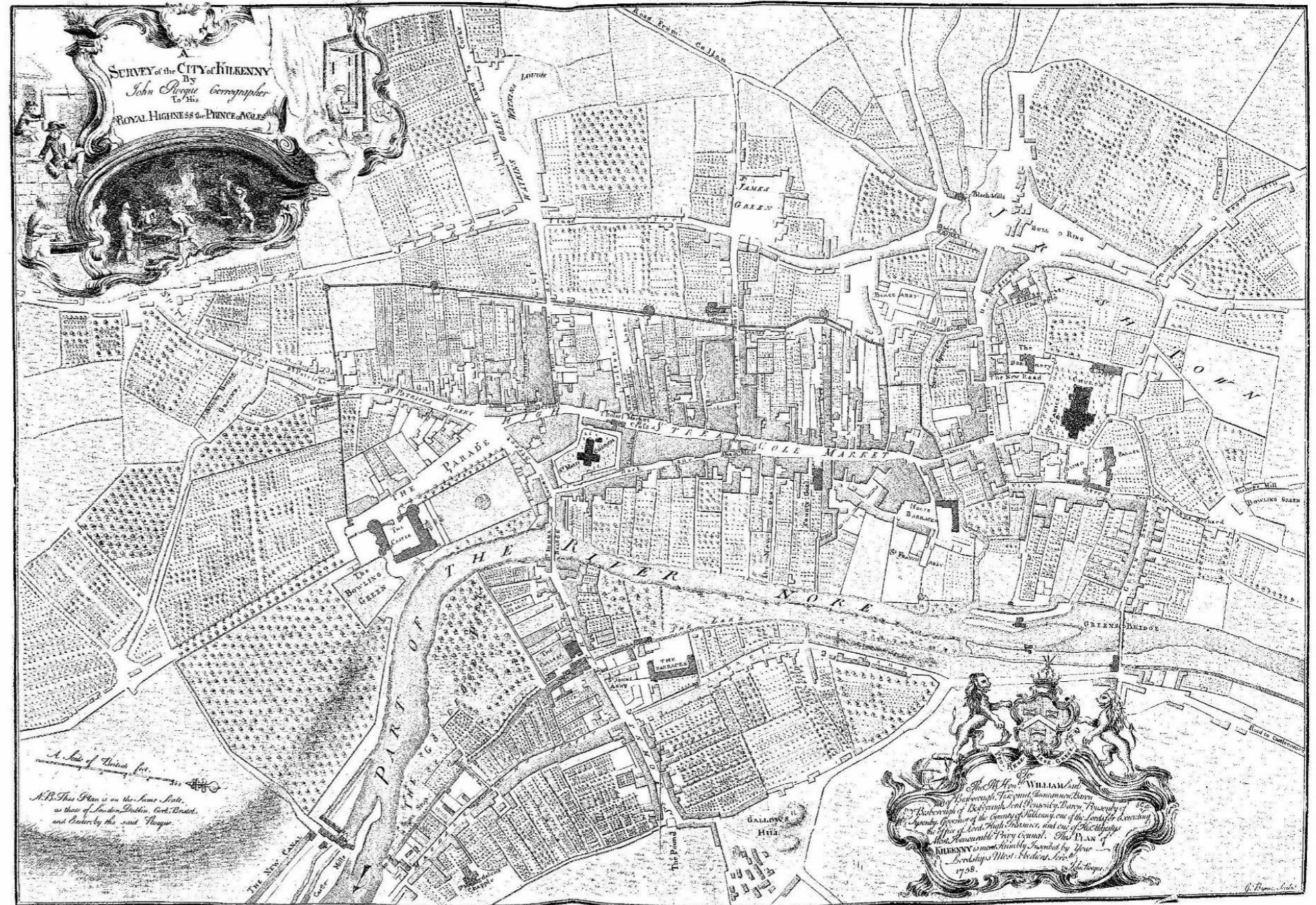
### 2.1.1 History of Kilkenny

Kilkenny began with an early sixth century ecclesiastical foundation and was a stronghold of the kings of Ossory, the Mac Giolla Phádraig family. This early settlement centred on St. Canice's Cathedral, was known as the Irishtown of Kilkenny, and formed a separate town from the Hightown, with its own Corporation existing until the 1830's. In 1207, William Marshall, Lord of Leinster, gave Kilkenny a charter as a town setting out the rights of its burgesses and freemen. Its first Council was elected in 1231 and from then Kilkenny has had a continuous record of municipal government.

Following the Norman invasion of Ireland, Kilkenny Castle and a series of walls were built to protect the burghers of what became a Norman controlled merchant town. The Statutes of Kilkenny, passed in 1367, aimed to curb the decline of the Hiberno-Norman Lordship of Ireland. In 1609, James I, King of England granted Kilkenny a Royal Charter conferring on it the status of a city, with the title of Mayor for its chief citizen. From the 13<sup>th</sup> century to the end of the 16<sup>th</sup> the chief magistrate was known as the Sovereign, and subsequently as the Mayor. Following the Rebellion of 1641, the Irish Catholic Confederation, also known as the "Confederation of Kilkenny", was based in Kilkenny and lasted until the Cromwellian conquest of Ireland in 1649.

Kilkenny retains many buildings from the early centuries of its existence. The Round Tower at St. Canice's is at least 900 years old; the Talbot Tower was built around 1260; there are five medieval churches dating from the 13<sup>th</sup> century; Rothe house is the best known of a series of merchants' houses from the late 16<sup>th</sup> and early 17<sup>th</sup> centuries; and a number of fine Georgian houses are to be seen on its streets. The two most prominent and historically important buildings in the city are Kilkenny Castle, and St. Canice's Cathedral.

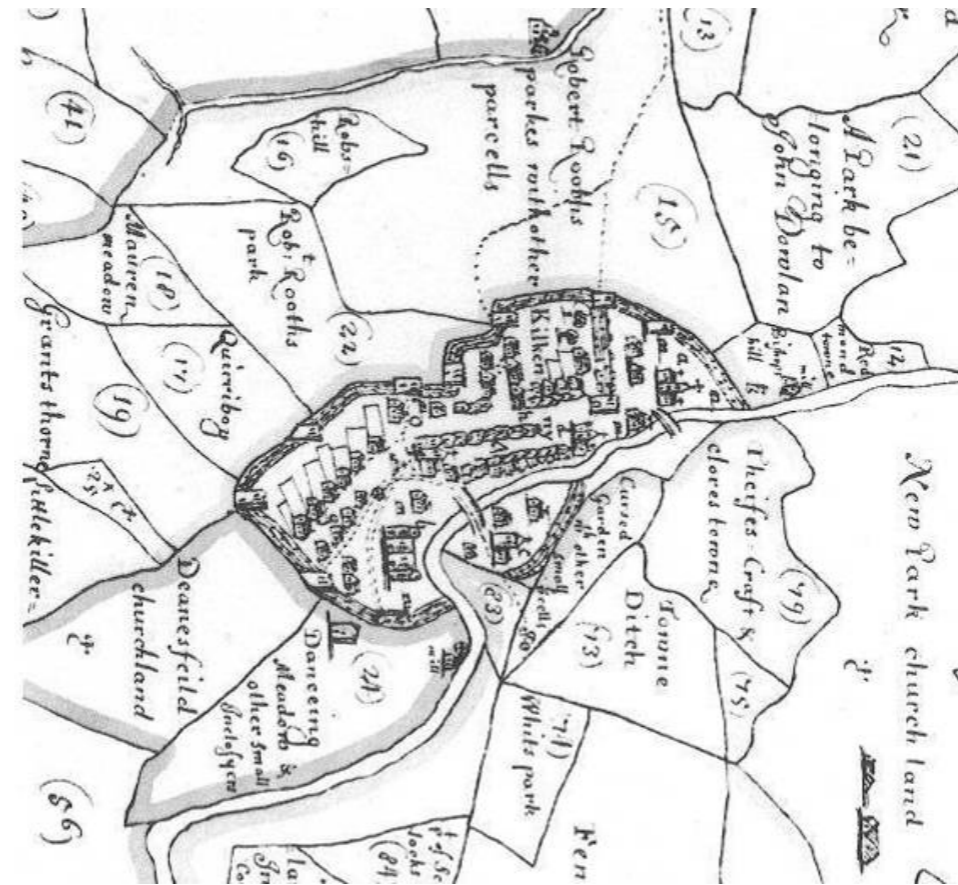
As well as its built heritage, Kilkenny has an outstanding written record. The Tholsel on High Street houses an important collection of documents from the 13<sup>th</sup> century to the present day. As well as the charters mentioned already, there are deeds, grants, leases and record books giving a unique insight into the governance of Kilkenny over the centuries. The most important document of the collection is the "Liber Primus Kilkenniensis", a manuscript record of urban records containing a copy of William Marshall's charter, and continuing to the 16<sup>th</sup> century.



Kilkenny, 1758, by John Roque (Trinity College Dublin),  
Historic Towns Atlas

## 2.1.2 Timeline for Kilkenny

- 1100 St. Canice's Round Tower was built. Beside it stood a church which was taken down in the 13th century to make way for the present St. Canice's Cathedral.
- 1111 Old church of St. Canice adopted as Cathedral of Diocese of Ossory.
- 1172 Strongbow builds a wooden motte and bailey castle at Kilkenny.
- 1205 Start of work on Cathedral of St. Canice.
- 1205 (approximately) St. Mary's Church built.
- 1207 William Marshall, Earl of Pembroke, gives Kilkenny its first charter as a town.
- 1211 St. John's Priory built by William Marshall.
- 1225 Black Abbey founded by William Marshall the younger.
- 1231 St. Francis Abbey founded by Richard Marshall.
- 1231 Kilkenny elects its first Sovereign (the equivalent of Mayor).
- 1250 First Murage Grant (the right to collect taxes to build a wall around Kilkenny).
- 1260 (approximately) Building of the Talbot Tower at south-west corner of wall.
- 1366 Lionel, Duke of Clarence holds a parliament at Kilkenny. A series of laws called the Statutes of Kilkenny are passed.
- 1383 King Richard II of England confirms the charters of William Marshall and his son and confirms other rights to the citizens of Kilkenny.
- 1466 Act of Parliament restoring the rights of Sovereign, William Archer, and to the Burgesses of Kilkenny.
- 1540 St. Francis Abbey and St. John's Priory suppressed.
- 1543 Black Abbey suppressed.

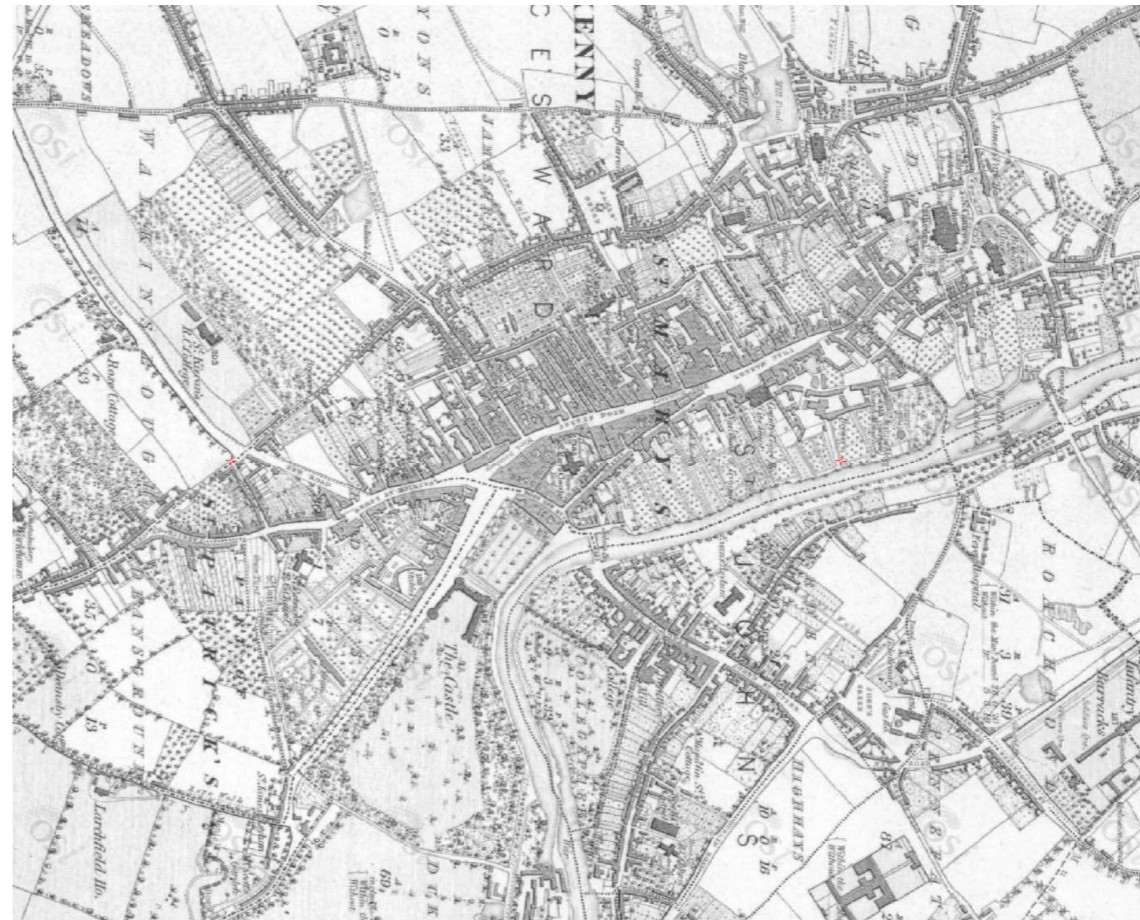


Map of Kilkenny, c. 1655

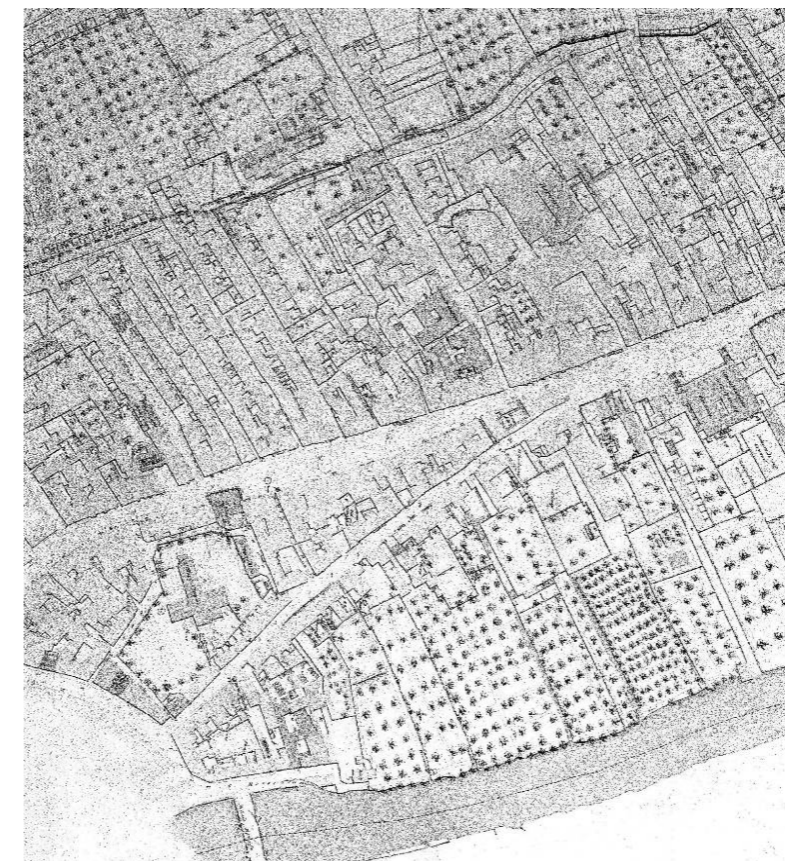


Map of Kilkenny, c. 1760

- 1564 A great flood in which St. John's Bridge and Castle fell down.
- 1582 The Shee Almshouse in Rose Inn Street is founded by Sir Richard Shee.
- 1594 – 1610 Rothe House built.
- 1597 The defences of Kilkenny strengthened during the Nine Years War.
- 1603 Churches in Kilkenny seized by citizens for Catholic Worship.
- 1642 – 1949 Confederation of Kilkenny. Confederate Catholics set up a legislative assembly, and a Supreme Council to govern the parts of Ireland in rebel hands.
- 1759 – 1761 The Tholsel (city Hall) in High Street is built.
- 1763 A great flood sweeps away both bridges in the city.
- 1771 The Market Cross, built in 1335 is removed.
- 1782 Burrel's Hall in James's Street is opened as a Catholic school by the Diocese of Ossory.
- 1782 County Hall, formerly Kilkenny College built.
- 1831 St. Canice's Catholic Church consecrated.
- 1843 – 1857 St. Mary's Cathedral is built.
- Waterford becomes the dominant industrial location.
- 1842 Kilkenny Workhouse built to house 1,200 paupers. Within 5 years, Kilkenny Workhouse held 2,228 people at the height of the famine.
- 1935 Kilkenny Castle is closed up and the Ormonde family leaves Ireland.
- 1965 Kilkenny Design Workshops open.
- 1967 The Marquess of Ormonde presents Kilkenny Castle to the people of Kilkenny.
- 2012 Smithwick's Brewery site is purchased from Diageo by Kilkenny County Council.



Map of Kilkenny 1829 -1841 OSI Historic 6" Map



Map of Kilkenny 1841

### 2.1.3 Townscape and Urban Structure

The city of Kilkenny is readily identifiable by its distinctive urban grain, with the main thoroughfare of High Street and Parliament Street intersected with parallel slipways in a herringbone pattern.

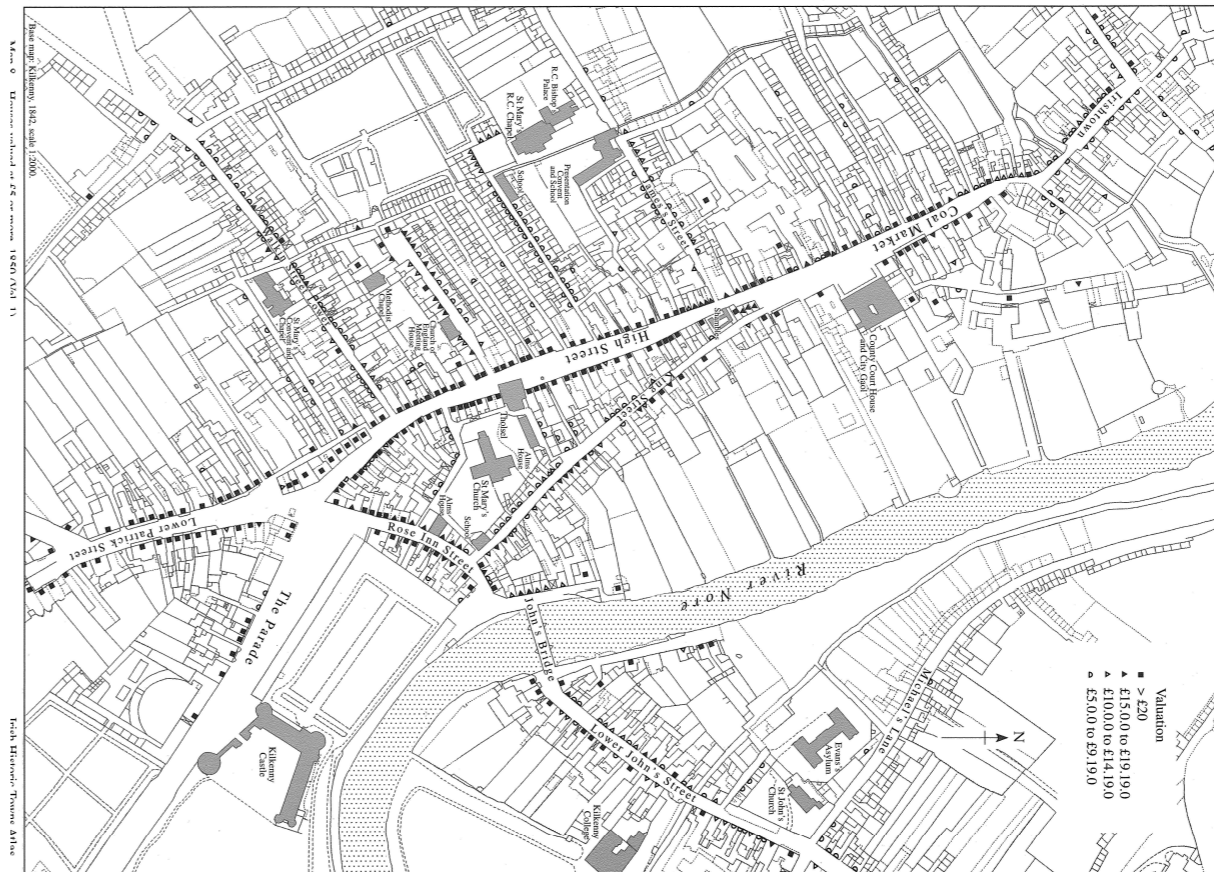
On the former Smithwick's Brewery and Bateman Quay sites, historical maps reveal that the site was subdivided into long plots of ground with one end on the main street known as burgage plots. These burgage plots were first established by William Marshall in 1207. A 'burgess' rented a burgage plot for a shilling a year and built a house on the street. Behind the house stretched a long narrow garden for growing fruit and vegetables. The burgesses built sheds in these gardens and in some instances, a dovecote, which ensured a supply of fresh meat for the family all year around.

If the city offers a model that might inform an approach to the redevelopment of the masterplan site then the subdivision of the site into "burgage" type plots recommends itself. This urban form is integral to the urban structure of Kilkenny City. Its usefulness as a model is invoked not to suggest an historicist approach to site planning but rather to demonstrate that a wide range of functions can coexist in the context of well ordered and legible public spaces.

### 2.1.4 The City and the River

Historically, Kilkenny like all Irish cities and towns, turned its back on the river. The redevelopment of the masterplan site represents the first large scale opportunity to redefine the relationship of the river to the city. The Council has identified the potential of the river and its banks to be developed as a recreational, amenity and transportation asset for the city, the county and the region as a whole.

It is the policy of Kilkenny County Council to promote the natural amenity potential of the River Nore in order to facilitate the development of amenity, recreational, ecological and tourism benefits for the city and region generally.

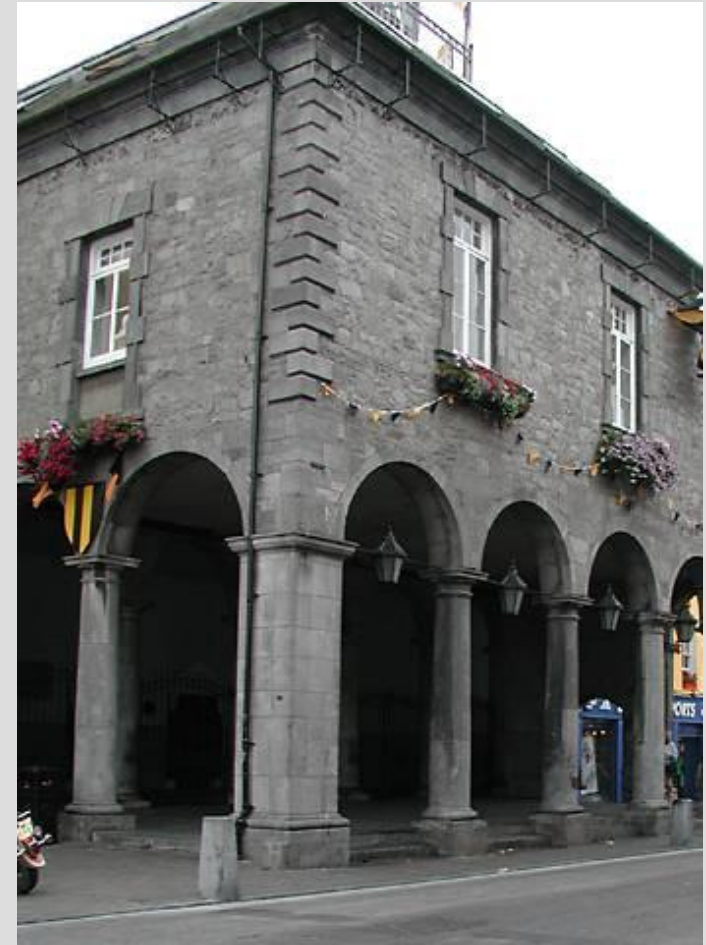


Map of Kilkenny c 1850



Map of Kilkenny c 1910





# 2.2

## Context of Kilkenny

- 2.2.1 Vision arising from Public Consultation
- 2.2.2 Kilkenny attracting New Industries

## 2.2.1 Vision arising from Public Consultation Workshops

Kilkenny County Council continually seeks to develop the city as a centre of excellence for creativity in all sectors whilst ensuring the continued protection and enhancement of the city's magnificent built and natural heritage, its thriving cultural and artistic base and its strong and dynamic services economy. This will ensure that the city will be a vibrant and attractive place for people to visit, work and live in.

The following vision statement was developed from the work that was carried out at the Public Consultation Workshops held in January 2015.

**“To plan the area as a seamless complement to the medieval city as an inclusive place for an inter-generational community to work, live, visit and play with St. Francis Abbey at its core. The regeneration of the area will focus on embracing the sites' natural, cultural and built heritage, whilst maximising the benefits of the rivers Nore and Breaghagh, providing for a broad range of uses, sustaining growth in employment, 3<sup>rd</sup> and 4<sup>th</sup> level education and advancing economic activity in a sustainable and energy efficient fashion where innovation can flourish. The area will be a permeable expansion of the city for pedestrians and cyclists where smarter travel principles will apply throughout.”**

The following objectives are fundamental to achieving that vision;

- Integration of former Smithwick's Brewery site and riverside into the medieval city.
- Redevelop and regenerate the former Smithwick's Brewery site as a modern, vibrant and permeable complement to the medieval core of Kilkenny City which will consolidate the city's role as a regional hub.
- Creation of a quayside quarter which addresses the River Nore.
- Establishment of a mixed use Creative Quarter which enhances the Life of the City in Economic, Commercial and Social Terms.
- Development of Kilkenny as a location for Creative Industries, Research and Development, Incubation Clusters, University Faculties & Cultural Institutions.
- Establishment of 'Green City' Kilkenny as a model for Irish and European cities and communities.
- Allow for the Government 'Smarter Travel' initiative published in 2009 and the 'Mobility Management Plan' adopted for Kilkenny City.



## 2.2.2 Kilkenny attracting new industries for living and working

In the post-industrial era, the most attractive urban environments have been those that established an attraction for creative industries. American Sociologist Richard Florida has identified creative industries as those which involve technology workers, professional services, artists, musicians and knowledge based industries. He suggests that this 'creative class' fosters an open, dynamic, personal and professional environment which in turn, attracts more creative people as well as economic vitality.

This development can successfully take place in interesting cities with a strong urban identity and good amenities which offer long term prosperity.

Kilkenny, while smaller than many Irish cities, nevertheless has all the characteristics of a much larger city including a medieval core, high quality public realm, an attractive setting and a strong cultural base. These attributes give Kilkenny a significant edge in competing as a destination for creative and knowledge based industries in the future. With the Former Smithwick's Brewery site on the banks of the River Nore, presenting the possibility of providing accommodation for such companies at the heart of the urban core.



# 3.1

## Masterplan Area Context

- 3.1.1 Description of Study Area
- 3.1.2 Context of the Study Area
- 3.1.3 Statutory Planning & Planning Policy
- 3.1.4 Site Analysis - Archaeology
- 3.1.5 Site Analysis - Views
- 3.1.6 Site Analysis - Architectural Heritage
- 3.1.7 Site Analysis - Conservation Policies
- 3.1.8 Site Analysis - Linear Park
- 3.1.9 Site Analysis - River Bank
- 3.1.10 Site Analysis - Tourism
- 3.1.11 Site Analysis - Flood Risk
- 3.1.12 Site Analysis - Urban Scale

### 3.1.1 Description of the Study Area

The masterplan site comprises an area of 8.25 hectares (20.4 acres) and lies at the heart of the medieval core of Kilkenny City Centre. The topography of the site is generally flat with the ground gently sloping from west to east down to the river. The ground is generally level from south to north, with the ground levels rising at the junction with Green's Bridge.

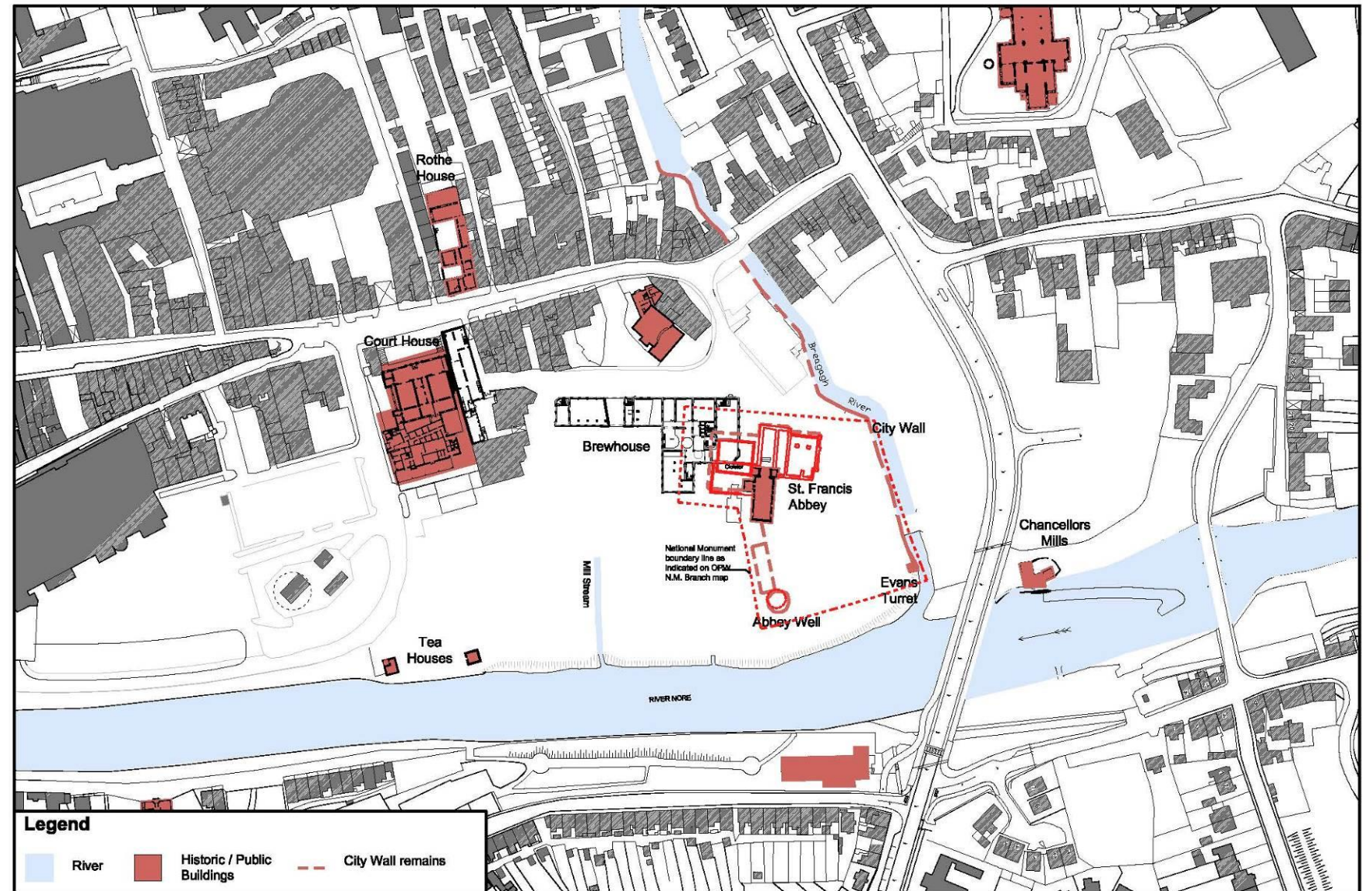
The River Bregagh and sections of the old city wall traverse the site on an east west axis and effectively subdivide the site into two distinct quarters of very different character. The southern quarter contains the majority of the existing buildings and is quite industrial in nature with large industrial and warehouse buildings surrounded by extensive concrete marshalling yards. The northern quarter is less developed and was primarily used by the Brewery for vehicular parking, truck washing, etc.

The most northerly section of the site is a parcel of land known as Sweeney's Orchard. This would best be described as a disused back lot. The site is bordered to the south by Bateman Quay and the Market Yard. To the west lies Parliament Street, containing many fine three storeys over basement Georgian buildings, Horse Barack Lane and Vicar Street with predominantly two storey residential terraced buildings. To the north lies some residential properties and industrial units which are accessed from Green Street. To the east is the River Nore.

There are several existing heritage structures within the site. These are:

- St. Francis Abbey,
- The City Walls,
- Evan's Turret,
- Tea Houses,
- Wall of the Bull Inn.

Due to the inaccessibility of the site these structures remain in reasonable condition. There are a further eight individual structures on the site. These vary in scale from single storey to seven storeys. A detailed analysis of these buildings suggested that the majority of these structures are not suitable for reuse. However it was determined that the Brewhouse and Mayfair Buildings could be renovated for alternative uses.



### 3.1.2 Context of the Study Area

Kilkenny City Centre is characterized by its historic street and laneway network, the River Nore, its historical public buildings and its two city centre bridges, John's Bridge and Green's Bridge.

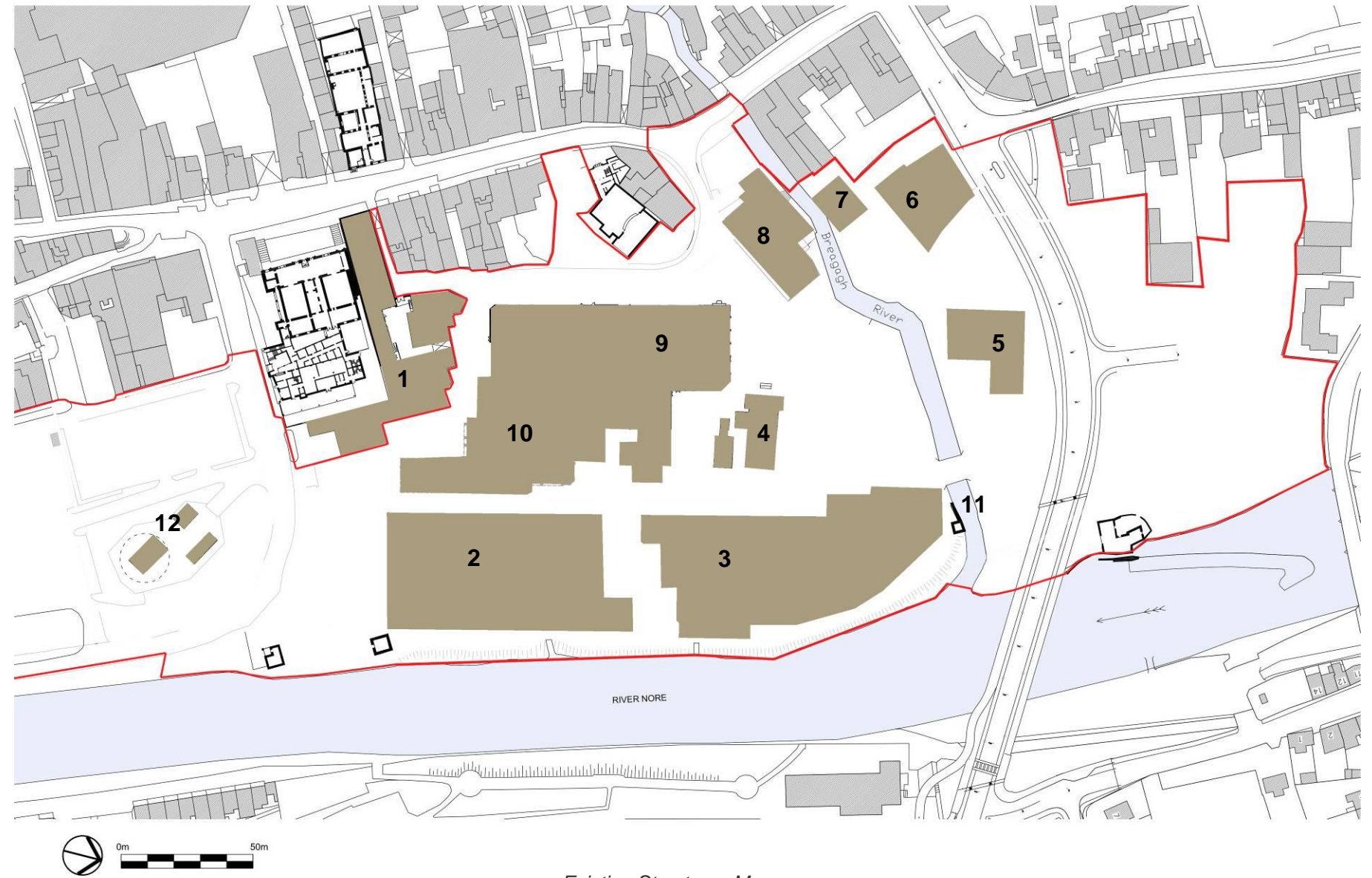
The masterplan site area is quite different in many ways from these characteristics. The southern quarter contains the majority of the existing buildings and is industrial in nature with large production and warehouse buildings surrounded by extensive concrete marshalling yards. The River Nore, the River Bregagh and the Old City Walls are hidden by these structures.

St. Francis Abbey Brewery, due to its industrial nature, has for many years been separated from the city. It has been an impediment to creating a permeable city and has prevented the formation of linkages through the city.

Vehicular access to the site is restricted primarily to the main entrance from Parliament Street. A secondary vehicular access point lies on the southern boundary of the site to the rear of the Courthouse with access from Bateman Quay.

Keyplan:

1. Labs, Engineering, Cellar and Visitor Centre
2. Bottling Store
3. Kegging Store
4. St Francis Abbey
5. Truck Wash Garage
6. Car parking Shed
7. Hop store – Squash Court
8. The Mayfair
9. Brewhouse
10. Maturation Towers
11. Evans Turret & Line of Old City Wall
12. Pumping Station



Existing Structures Map



View of site from St. Canice's Tower (North West)

### 3.1.3 Statutory Planning & Policy Framework

This section of the Abbey Creative Quarter Urban Design Framework Plan identifies the statutory planning context within which the Urban Design Framework for the Abbey Quarter Area is set.

Development and land use zoning aims, policies and objectives are determined by the higher ranking statutory development plans adopted by Kilkenny County Council which have been subject to Strategic Environmental Assessment and Appropriate Assessment. These local statutory plans in turn are guided by the strategic planning policies of the Regional Planning Guidelines and National Spatial Strategy.

The Kilkenny City & Environs Development Plan 2014-2020 is the most relevant reference document in relation to the implementation of strategic and local development policies and objectives at a local level within Kilkenny City. As a lower ranking non-statutory plan for a defined urban area, contained within the development boundary of the Kilkenny City & Environs Development Plan, this Urban Design Framework for the Abbey Creative Quarter Area will function primarily as a design guide for development within the plan area.

#### Kilkenny City and Environs Development 2014 -2020

This masterplan/framework document is set within the context of the Kilkenny City and Environs Development 2014 -2020.

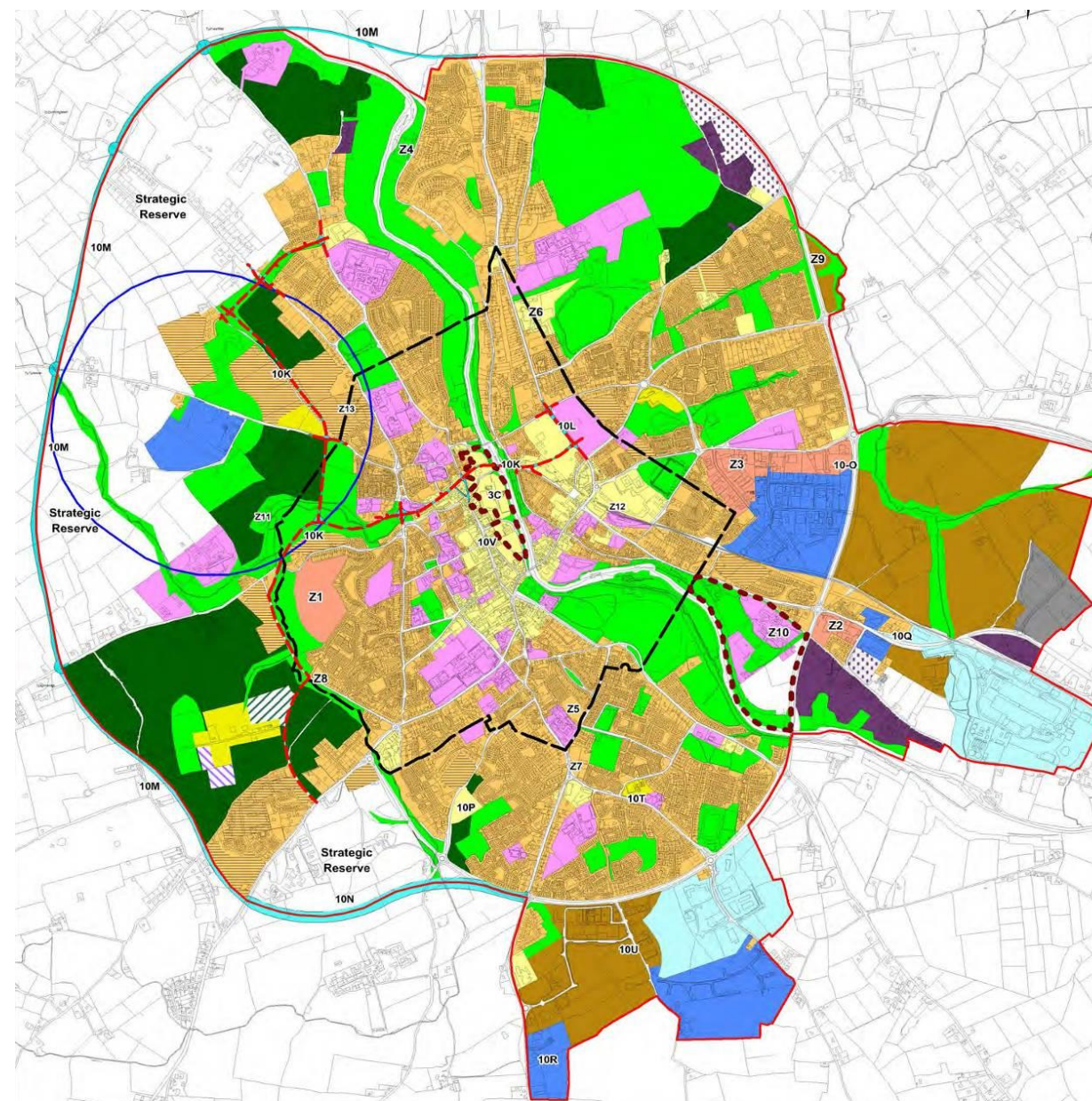
The key issues identified as requiring to be addressed in Kilkenny City and Environs Development 2014 -2020 Plan are as follows:

- Economic recovery; positioning of the city and county to avail of any economic upturn.
- Underpinning the settlement strategy for the city and compliance with the requirements of the Regional Planning Guidelines through the core strategy.
- Framework for development of Smithwick's site.
- Continued protection of the natural and built heritage.

Objective 3C of the Kilkenny City and Environs Development 2014 - 2020 Plan states that it will be an objective of the Council to; "Prepare a Masterplan and Urban Design Framework for the Smithwicks Site and Bateman Quay during the lifetime of the development plan."

Arising from an analysis of the issues identified in the Kilkenny City and Environs Development 2014 -2020 Plan the following objectives were advanced through this masterplan:

- To advance the co-operation between Kilkenny Local Authorities, existing third level institutions and the proposed Technology University for the South East.
- To support employment creation, innovation and lifelong learning.
- To promote the sustainable development of the city.
- To provide the highest quality living environments possible.
- To guide the location and pattern of development whilst ensuring a relatively compact urban form is maintained.
- To promote balanced and sustainable economic development and employment by ensuring that a diverse range of economic sectors are developed.
- To develop an integrated transport strategy for the city linked to land use objectives, which facilitates access to a range of transport modes.
- To protect, conserve and enhance the built and natural heritage of the city.
- To promote the regeneration of the city centre and to protect and promote the city centre as the commercial and cultural focus for the city.
- To advance the redevelopment of the Bateman Quay site for civic and prime retail use.
- To provide a hierarchy of parks, open spaces and outdoor recreation areas and to use the river corridors of the River Nore, Breaghagh and Pockocke to provide open space for the city while having due consideration to their ecological sensitivity<sup>1</sup>.



Kilkenny City & Environs Development Plan 2014-2020 – Zoning Map

<sup>1</sup> These rivers are partly designated within the Natura 2000 Network.



### 3.1.5 Site Analysis - Views

The Policies of Kilkenny County Council in relation to the protection of views are articulated as follows within Kilkenny City and Environs Development Plan 2014-2020:

There are a number of sites, areas and vantage points within the City and in the Environs, from which fine views of the City can be had, see Figure 7.5. There are also vantage points within the City from which particularly good views of the City's most important public buildings and natural landscape features may be obtained. Of particular importance are views of and from the Castle, Cathedrals and the River Nore.

It is a policy of the Council to:

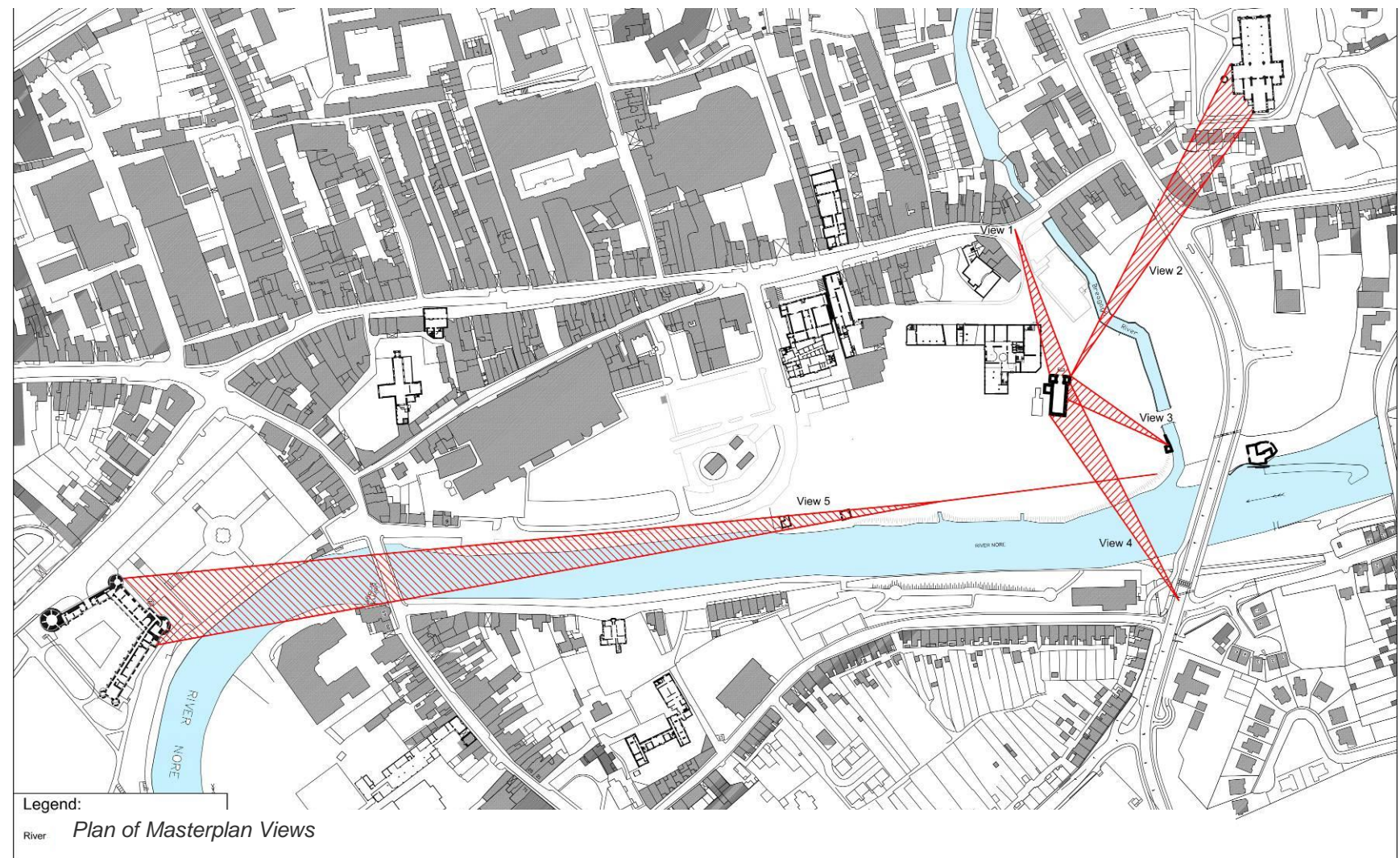
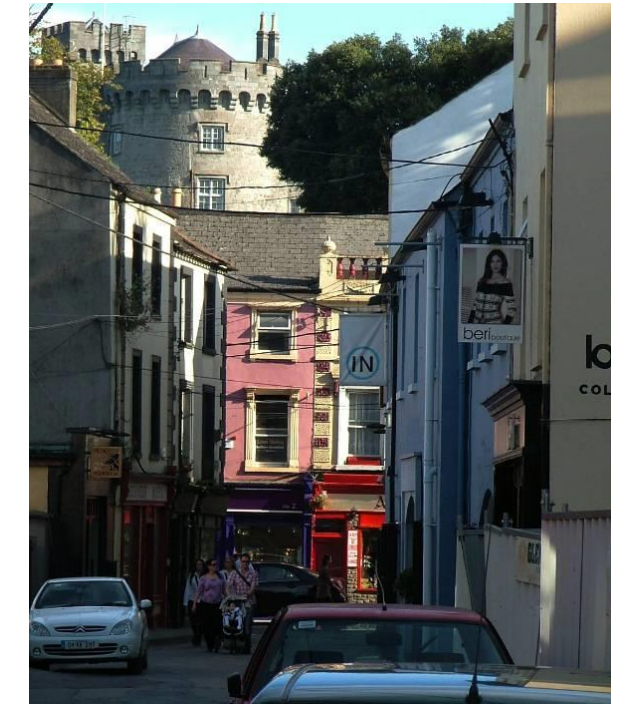
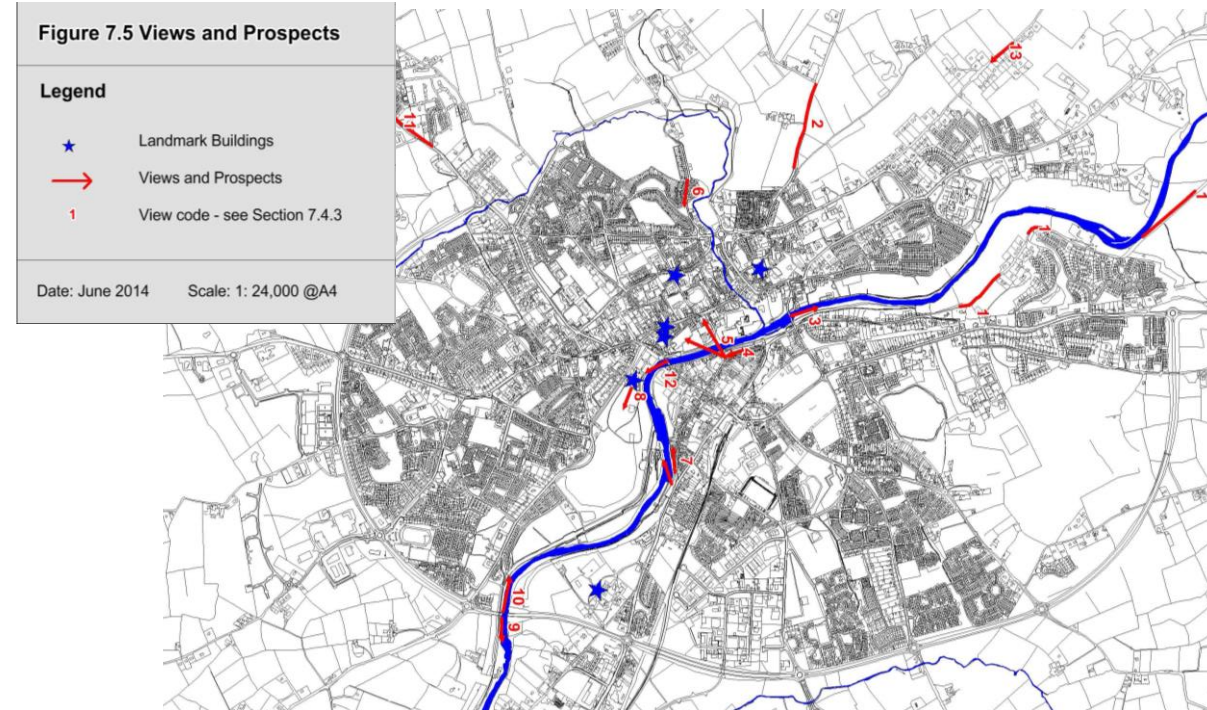
- Protect the views and prospects identified on Figure 7.5 by requiring new development or extensions to existing development to be designed and located so as not to have a significant impact on its character.
- Encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within Brownfield sites.

Noted views which relate to the Abbey Creative Quarter consist of:

- View of St. Mary's Cathedral, Tholsel and St. Mary's Church from No. 30- 35 Michael Street,
- Panoramic view from Dublin Road/Windgap Hill area to River Nore and city skyline,
- View of River Nore valley to east from Ossory Bridge.

While not identified within the development plan the following views are design drivers for the Urban Framework Masterplan:

- View from Parliament Street to St.Francis Abbey
- View from St.Francis Abbey to the City Wall, Evans Turret and St.Canice's Cathedral
- View from Evans Turret to Kilkenny Castle
- View from the Central Access Scheme to St.Francis Abbey





Old Swimming Pool

Chancellors Mills

Evans Turret

Maturation Building St. Francis Abbey

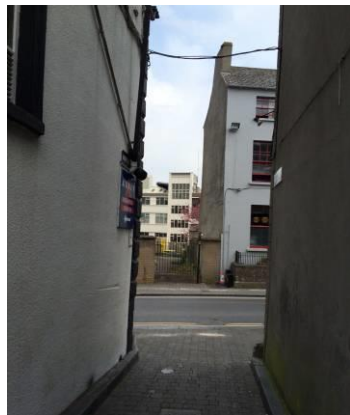
St. Marys Cathedral

St. Canices Cathedral

Bishops Palace



View from Greens Bridge south towards the Castle



View from Abbey Street east to Site



View from Watergate east to St. Francis Abbey



View from St. Francis Abbey west to Mayfair Building



View from St. Francis Abbey south towards Bateman Quay



View from Evans Turret south towards Kilkenny Castle



View from Tea House south to Kilkenny Castle



View north from Bateman Quay



View east from Parliament Street along Bateman Quay

### 3.1.6 Site Analysis - Architectural Heritage

The Architectural Heritage Policies of Kilkenny County Council are articulated as follows within Kilkenny City and Environs Development Plan 2014-2020:

- To have regard to the Architectural Heritage Protection Guidelines when assessing proposals for development affecting a protected structure.
- To promote principles of best practice in conservation in terms of use of appropriate materials and repair techniques through the administration of the Structures at Risk Fund, provided by the Department of Arts, Heritage and the Gaeltacht.
- To require the sympathetic retention, reuse and rehabilitation of Protected Structures and their settings.
- To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates which are Protected Structures.

Protecting architectural heritage is an important function of the planning authority, particularly in a city like Kilkenny where the built heritage has such a strong role to play in ensuring the continued economic prosperity of the area. The development plan includes policy objectives to protect structures or parts of structures of special interest within its functional area. The primary means of achieving this is to include a Record of Protected Structures for the functional area within the development plan.

It is an objective of the Council:

7J - To ensure the protection of the architectural heritage of Kilkenny City & Environs by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.

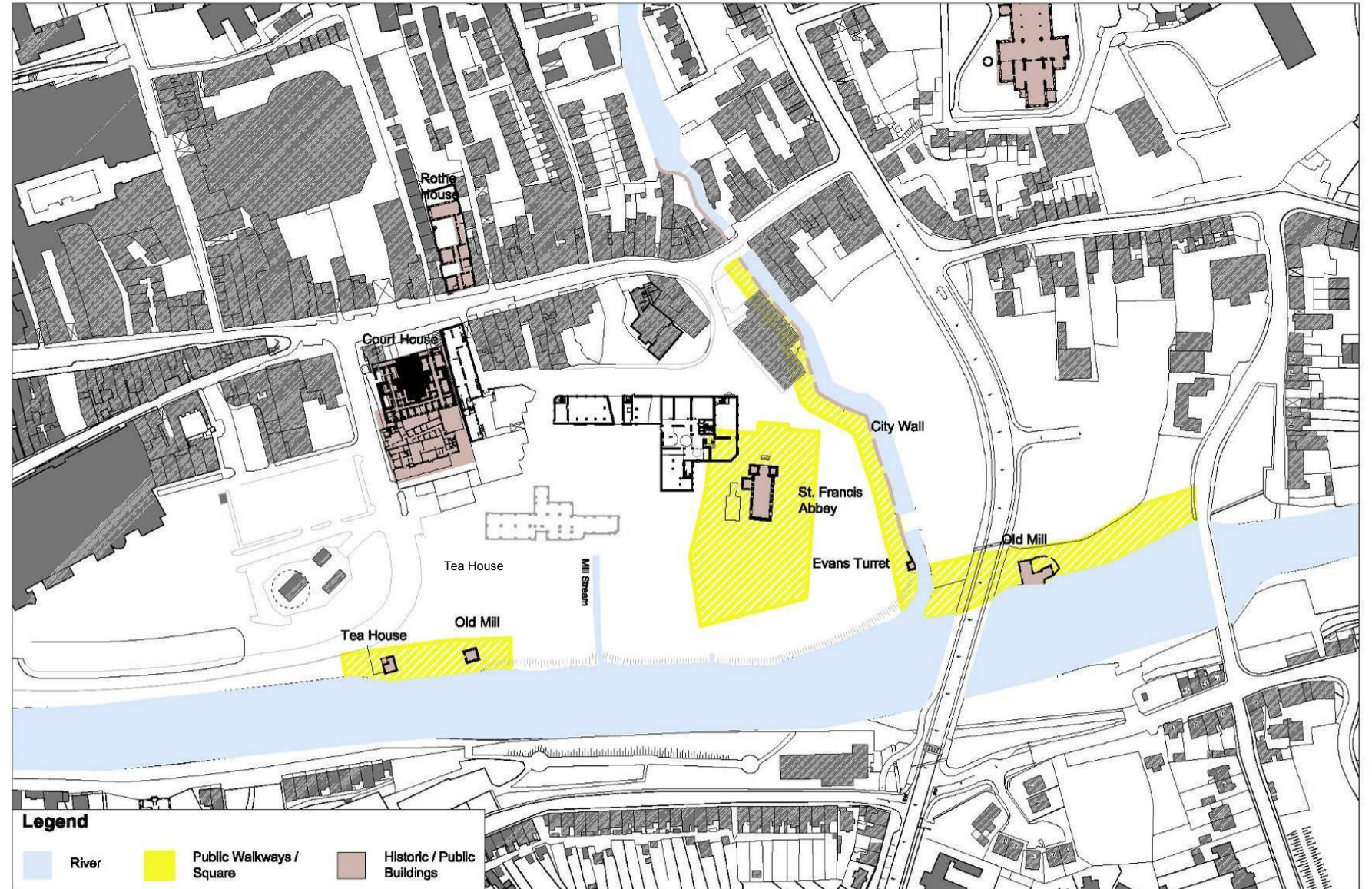
7K - To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of Architectural Heritage survey of the city and county published in 2006.

7L - To carry out a review of the Record of Protected Structures for the functional area of Kilkenny City and Environs.

7M - 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.

7N - To designate ACAs where appropriate and provide a local policy framework for the preservation of these areas.

In response to these objectives the Urban Framework Masterplan will retain, reuse and rehabilitate the protected structures on site by re-establishing original settings where possible.



### 3.1.7 Site Analysis - Architectural Conservation

The Abbey Creative Quarter is located primarily within the City Centre Architectural Conservation Area with the northern section lying within the St. Canice's Architectural Conservation Area.

#### City Centre ACA

The City Centre ACA encompasses the medieval core of Kilkenny, the boundaries of which follow the line of the city wall to the west and north, the river to the east and Rose Inn Street to the south (see Figure 7.6). This area is defined by the central spine of the city running along High Street and Parliament Street with the medieval slips running to the east between High Street and Kieran Street and the surviving burgage plots to the rear of properties on High Street and Parliament Street. This part of the City contains some of the city's most architecturally and historically significant structures including St. Francis Abbey, The Black Abbey, St. Mary's Church, Rothe House, Shee Alms House and the Hightown Circuit of the city walls, visual reminders of the city's prosperity in the 14th, 15th and 16th centuries. The Tholsel and the Courthouse are also within this area representing major contributions from the 18th century.

Apart from these landmark buildings and structures (of which there is a high proportion in such a small area) the external built fabric of these streets dates to the 18th and 19th centuries. Even within this however, there are small reminders of the medieval past incorporated into many of the city's structures, particularly on High Street, and it is highly likely that there is further medieval fabric hidden from view. The urban vernacular of much of the City Centre is characterised by rendered and painted facades with classically proportioned wall to window ratios and the survival of the timber sash as the most common window type.

One departure from this type is the east side of Parliament Street which is home to a number of redbrick four storey over basement Georgian houses. Adjacent to these is an important reminder of the 19th century brewing industry in the St. Francis Abbey Brewery.

#### Character

The City Centre ACA is characterised by its evolution during the medieval period as Hightown, containing the residences of the merchant princes, the custom house/Tholsel, the market cross and later the courthouse. Much of the medieval street pattern survives with the main streets running along a north south central spine, having narrow slips unique to Kilkenny running downhill off the main street to the east and having long burgage plots running east to west to the rear of the properties on High Street and Parliament Street. The area today is characterised by a sizeable collection of landmark medieval and 18th century buildings set in an 18th and 19th century commercial streetscape of two and three storey rendered facades with classically proportioned wall to window ratios and many surviving early shop and pub fronts to ground floor. In the north east corner of the area is a significant element of Kilkenny's 19th century industrial heritage in the form of the St. Francis Abbey brewing site.

The following Development Management Standards for the City Centre ACA are articulated as follows within Kilkenny City and Environs Development Plan 2014-2020.

CCACA 1: Assessment of proposals for the presentation of commercial premises will require retention of genuine early/original shopfronts/pub fronts, and the provision of high quality contemporary design when new shopfronts/commercial fronts are proposed,

CCACA 2: To maintain high standard of presentation of ground and upper floors by controlling the size, number and composition of advertisements on buildings to prevent and reduce visual clutter in the ACA. Plastic or neon signage will not be considered in the ACA.

CCACA 3: To protect the remaining surviving medieval street pattern and tight urban grain, particularly the burgage plots to the rear of High Street and Parliament Street limiting large scale developments which may necessitate assimilation of smaller historic building plots and retention of the existing scale of three and four storey buildings.

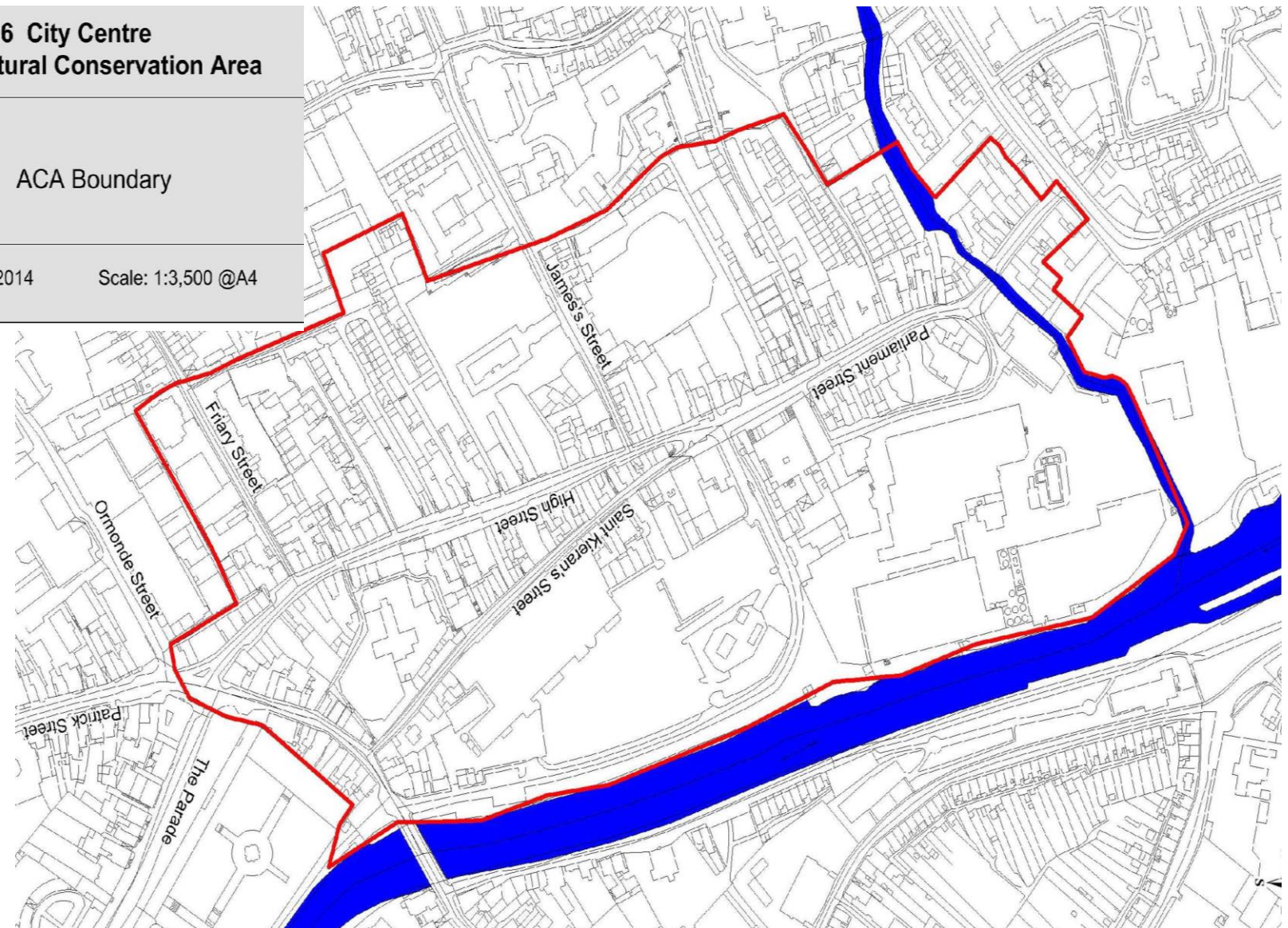
CCACA 4: To improve the visual appearance of the car parking area at the Market Yard and to ensure a high standard of architectural design for any development at Bateman Quay

**Figure 7.6 City Centre Architectural Conservation Area**

#### Legend

— ACA Boundary

Date: June 2014 Scale: 1:3,500 @A4



## St. Canice's ACA

Description and historical background St. Canice's Cathedral, which gives its name to the city (Cill Chainnigh, Church of Canice), is the central landmark in this area which encompasses an area running from Butt's Green in the west to the river Nore in the east and bounded to the north by a line running from the Freshford Road west to Granges Road (See Figure 7.8).

The area is known as Irishtown and was historically always separated from Hightown by the River Breaghagh, prone to flash flooding at certain times of the year, forming a natural boundary between the two. The 13th Century St. Canice's is still surrounded by the remnants of its close, including the 11th century round tower, the Bishop's Palace, The Deanery, St. Canice's library, alms houses and St. Canice's steps. It is a complex of buildings of enormous significance architecturally, historically and culturally to the city. The area is characterised by narrow lanes and streets which surround the base of the mound on which the cathedral was built – Dean Street, St. Canice's Place, Vicar Street and Troy's Lane.

The area also includes sections of the medieval Kilkenny City Walls (Irishtown Circuit). The 13th century St. Francis Abbey is located in the south- eastern corner of the Smithwick's brewery site. This structure has survived substantially intact in spite of its location in the centre of a working brewery site but requires a strategy for future integration into any new developments which will be proposed on this site. St. Canice's Catholic Church is another major landmark in the area, occupying a visually prominent position on another of the five hills of Kilkenny, terminating the vista westwards along Dean Street. It was built in 1824- 47 in the Gothic style by Rev. Jacob Gorman. The scale and the fine detailing throughout represent a quality rarely seen in churches predating Catholic Emancipation (1829), thereby indicating the religious tolerance in Kilkenny together with the relative prosperity of the local congregation.

The area is traversed by a number of small laneways enclosed by high stone walls. There is a predominantly residential character to the area with some institutional buildings and a small number of shops along Dean Street. The line of the Central Access Scheme runs through the area and a new bridge has been approved across the River Nore at the south eastern most section of the ACA. Green Street which runs east off Vicar Street towards Greens Bridge is an area of mixed uses with some vacant commercial buildings which have potential for renovation and re- use.

### Character

This is the area which gives its name to the city of Kilkenny. It is characterised by its separateness from the medieval Hightown, being located outside the walls and known as Irishtown, and is dominated by the Church of Ireland Cathedral, St. Canice's, the current structure an impressive gothic structure dating to the 13th century. This church is surrounded by a complex of associated buildings of great architectural and historical importance to the city. Its attendant buildings are located on a hill, the streets and laneways that surround it and which criss-cross it being another significant feature which contributes to the character of the area.

To the east of this complex is the area close to the river which includes that part of the 19th century brewery site containing the remains of the 13th century St. Francis' Abbey. To the west of the Protestant Cathedral

is St. Canice's Catholic Church, an 1820's church in the gothic style with fine detailing, and a visually prominent landmark on the approach roads into the city. Surrounding these landmark buildings the area is predominantly residential in character with the exception of Dean Street., Green Street and the brewery site.

ACA Development Management Standards based on assessment of special character.

SCACA 1: To protect the historic and architectural character of St. Canice's Cathedral and its unique setting and to protect the grouping of the Cathedral, Library, Deanery, and other buildings associated with the administration of the Cathedral.

SCACA 2: To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan.


SCACA 3: To encourage and facilitate the adaptation and re- use of any derelict and under- utilised buildings on Green Street.

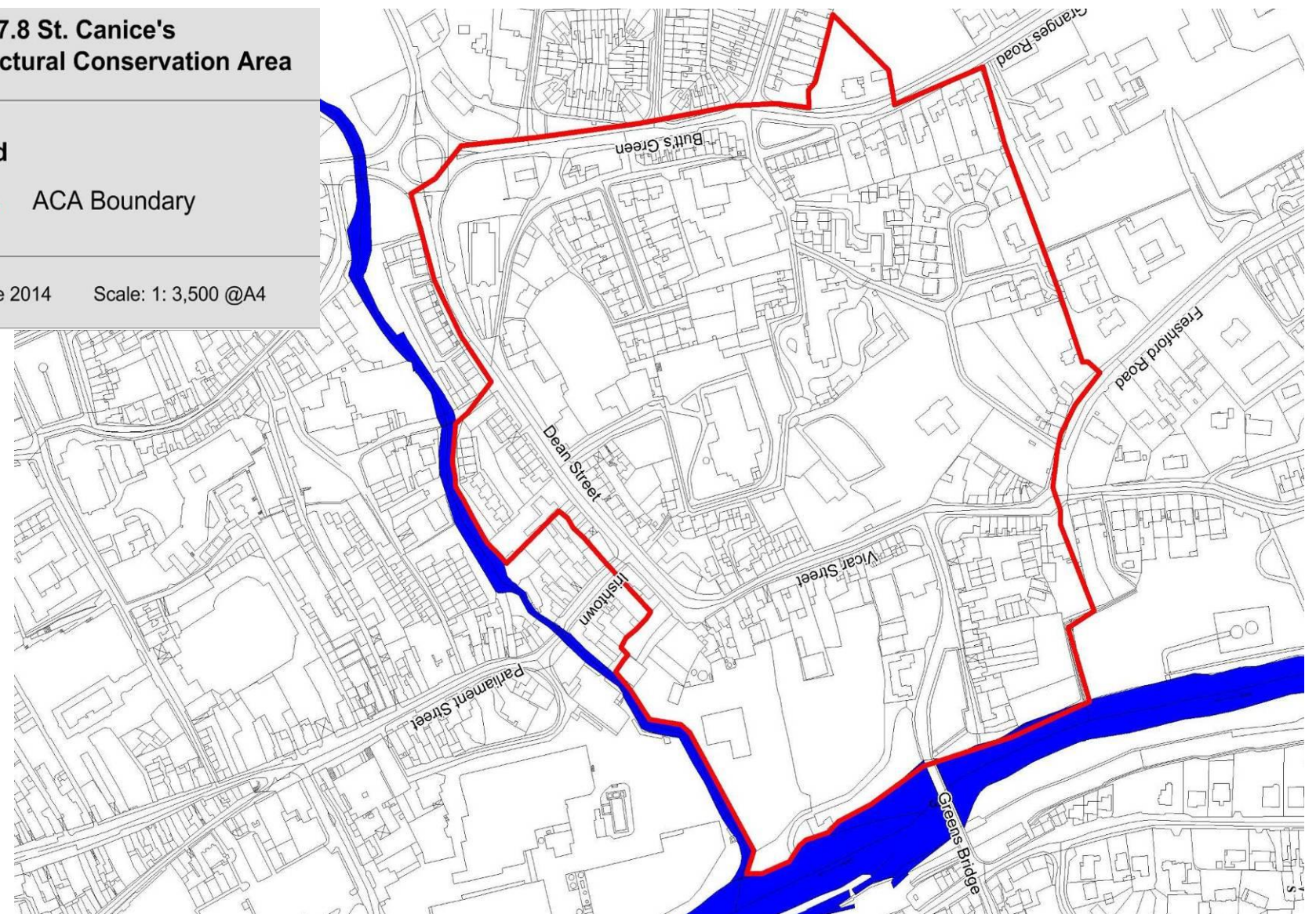
SCACA 4: To ensure the buildings proposed following the completion of the Central Access Scheme proposal are designed in such a manner so as not to detract from the special character of the area and are sensitive to the existing scale of development within the area.

SCACA 5: To seek the conservation of St Francis Abbey and its setting

SCACA 6: To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.

**Figure 7.8 St. Canice's Architectural Conservation Area**

<b>Legend</b>	
	ACA Boundary
Date: June 2014	Scale: 1: 3,500 @A4



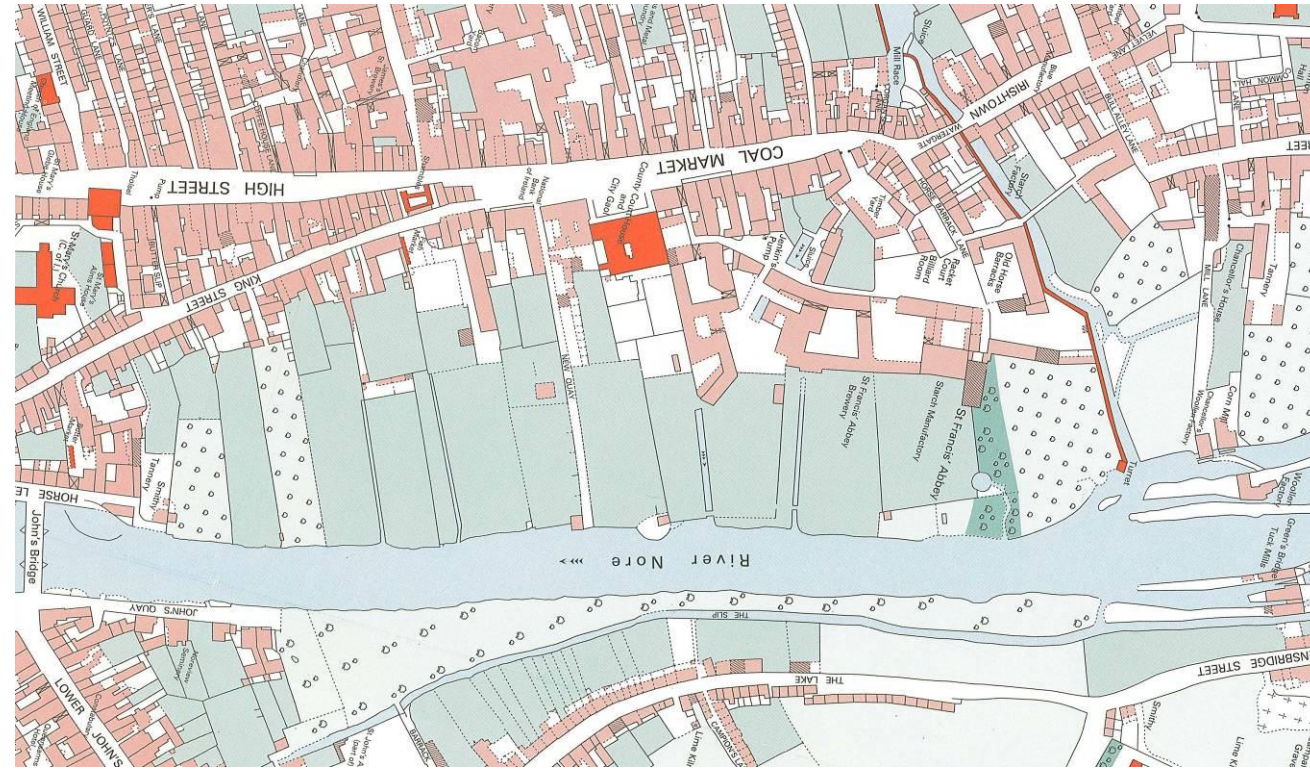
### Impact on Masterplan

To maintain the existing scale within the city centre the Masterplan will be cognisant of the variety and pattern of building heights and plot widths in the existing city centre.

To improve the visual appearance of the car parking area at the Market Yard the Masterplan will propose:

- the erection of new 3 to 4 storey buildings along the eastern edge of the car park to screen the view from the River Nore and create an improved streetscape along Bateman Quay,
- the erection of new 3 to 4 storey buildings along the northern edge of the car park and around the Pump House to screen the view from the Courthouse and create an improved streetscape along Bateman Quay.

To protect and retain the historic integrity of the city walls, the Masterplan will take into consideration the policies outlined in the Kilkenny City Walls Conservation Plan, published by the Heritage Council in 2005.



Burgage Plot Lines from 1841 Map Irish Historic Towns Atlas. No. 10



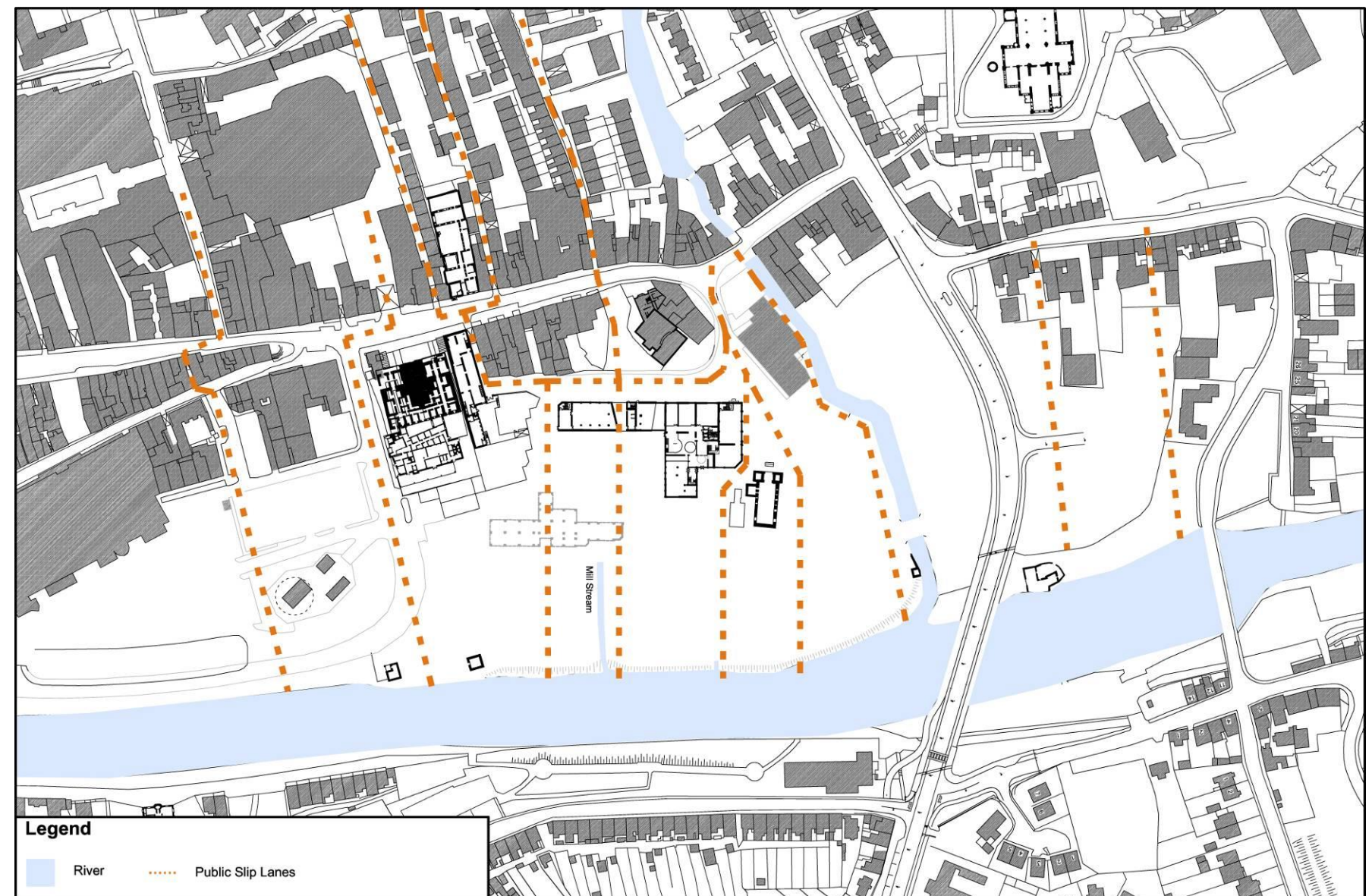
Burgage Plot lines (in red) overlaid on OS Map 2015

In addition the Masterplan will:

- propose the erection of 3 to 4 storey buildings along the Central Access Scheme to create an appropriate streetscape.
- propose to conserve St. Francis Abbey and re-establish its original setting with respect to the City Walls, Evans Turret and the River Nore.
- propose the creation of a linear park along the River Nore while being cognisant of the river as a Natura 20000 site, a Special Area of Conservation (SAC), and a Special Protection Area (SPA).



*Slipways of Kilkenny*



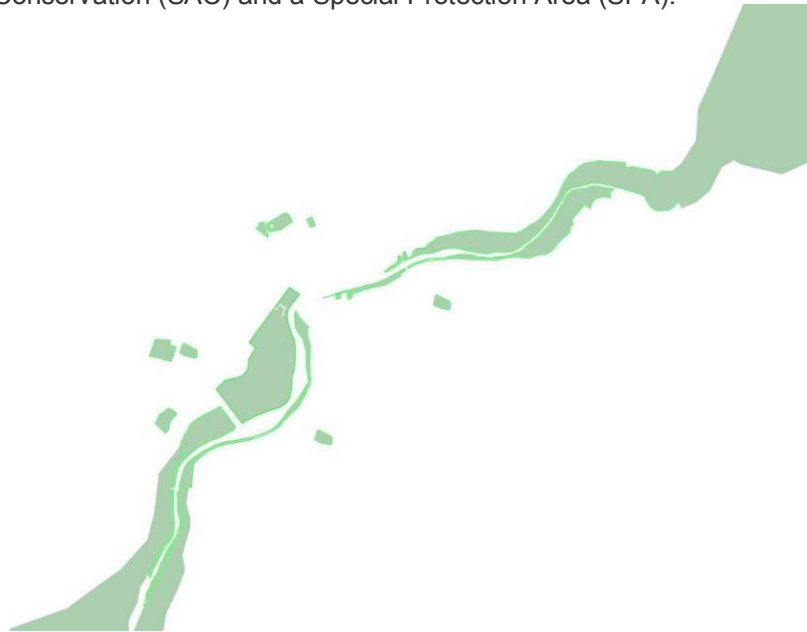
### 3.1.8 Site Analysis - Linear Park

The Noreside walking trails include the Nore Valley Walk from the city centre to Bennetsbridge stretching south 11 kilometres, and the Bishops Meadows Walk to the north of the city stretching 2.6 kilometres. These walks are both on the western bank of the River Nore. Currently there is a fracture in this trail as the St. Francis Abbey Brewery Site does not allow public access along the River Bank.

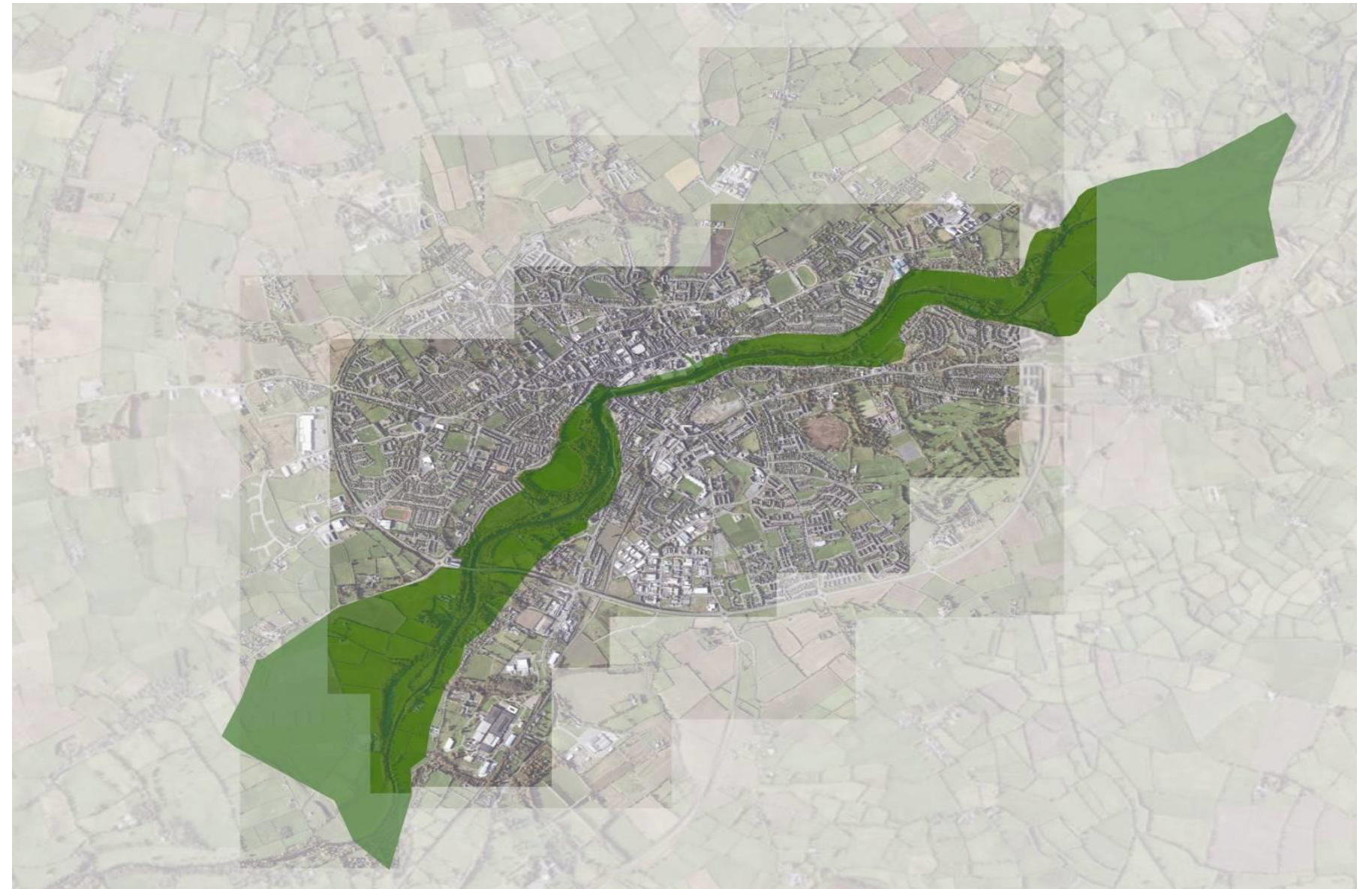
It is an objective of the Council:

**Objective 6B - To complete the River Nore Linear Park within the lifetime of the Plan.**

The Masterplan will propose the creation of a linear park along the River Nore to extend the existing walkways through the city centre while being cognisant of the river as a Natura 2000 site, a Special Area of Conservation (SAC) and a Special Protection Area (SPA).



*A missing link in the Noreside Green Route*



*Aim to complete the Noreside Green Route through the City*



*View north from Johns Bridge of Masterplan Site*



*View north from Johns Quay of Masterplan Site*



*View north from Johns Quay of Masterplan Site*

### 3.1.9 Site Analysis - River Bank Conditions

There are four river bank conditions existing within the masterplan site area.

The first condition lies to the south of the Masterplan area adjacent to Bateman Quay. There is a grass bank along the Bateman Quay section of the river bank. This area varies in width from 3 metres at the southern end to 14metres at the northern end where the Tea Houses are located. It is bordered by a 1.5m high wall on Bateman Quay (public road) to the west and 1.1m high steel railings on top of a stone wall to the east (river edge). This river edge treatment restricts access to the river itself.

This environment makes it difficult to enjoy the river edge at this point, at one of the most beautiful parts of the River Nore with striking views south towards Kilkenny Castle. This poor environment combined with difficult access to the bank as a result of heavy traffic along Bateman Quay, results in very limited use by the public of this section of the river bank.

The second condition lies along the section of the river bank within the St.Francis Abbey site area. This area is typically 3 metres in width and is bordered by a tall warehouse structures to the west and a heavily overgrown river bank to the east planted with mature poplar trees. There are several areas at the river edge that are concreted over where drainage pipes discharge into the river. This environment makes it difficult to enjoy the river edge at this point. There is no public access to this section of the river bank.

The third condition lies to the north of the confluence of the River Nore and Bregagh. There is a grass bank along this section approximately 20 metres wide. It is bordered by a 2.5m high wall to the west and a grass river bank to the east. This section of the river bank is used by several clubs e.g. Kilkenny Aqua Canoe Club, to access the river.

The fourth condition exists along the River Bregagh where 1.5 metres high walls have been constructed on both the north and south banks of the river. The wall on the southern bank has been constructed on top of the old city wall.



*View north from Castle*



*View south from Bateman Quay to Castle*



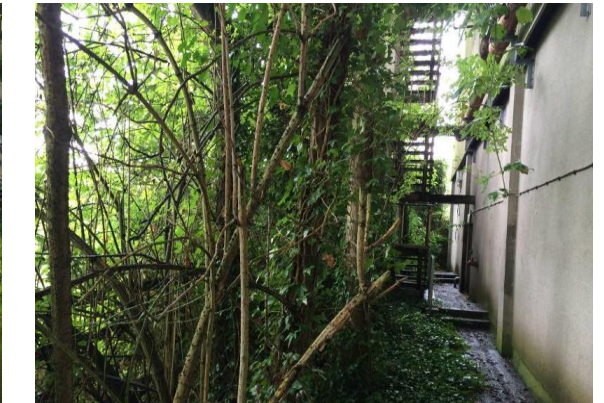
*View west from John's Quay of West Bank and Tea House*



*View west from John's Quay of West Bank and Kegging Building*



*View west from John's Quay of West Bank and drainage outfall*



*View north along walkway between Kegging Building and rivers edge*



*View southwest from Green's Bridge*



*View west from east bank of River Nore*



*View south from Green's Bridge*



*View east from Breaghagh Bridge to Evan's Turret*



*View west from Breaghagh Bridge to Irishtown*



*View west long walkway between Mayfair and Breaghagh River*



## River Access – Amenities

There is an active Kayaking and Canoeing club which operates from the river bank just south of Greens Bridge. An access slip is provided at this point but it is outdated and needs to be upgraded. Swimming is becoming more popular in the Nore between Green's Bridge and John's Bridge and this stretch has been used for the Nore Swim and various Triathlon events which take place in Kilkenny and the South East.

It is an objective of the Masterplan to improve access to the river through the masterplan area. The detail of this access will be considered in the preparation of the detailed design of the Linear Park and with consideration of the environmental requirements arising from the designation of the River Nore as a SAC and SPA.



### 3.1.10 Site Analysis - Tourism

Kilkenny City has much to offer as a tourist destination, in particular its rich natural, physical and cultural heritage and vibrant city life. In addition, there are annual festivals of national and international standards.

The Council is committed to:

- The development of sustainable tourism as an essential element in Kilkenny. This will be achieved through co-operation between Fáilte Ireland, Kilkenny Local Authorities, Kilkenny Tourism, Kilkenny Leader Partnership and neighbouring counties in the South East Region.
- The development of iconic attractions and other tourist attractions that will assist in the diversification of the tourism product, including varied projects such as the Medieval Mile, the River Nore Walking Route and Rothe House.
- The provision of adequate recreational and tourism infrastructure and to further develop tourist orientated facilities in the City and Environs.
- Promoting Kilkenny City and Environs as a designated conference centre in the Southeast Region.
- Facilitating the clustering of tourism products to increase linkages within and reduce leakage from, the local economy.
- Providing a need for a small, flexible venue to fulfil a multiplicity of roles ranging from space for community groups, dance, band rehearsal, theatre rehearsal, performance and storage facilities.
- Facilitating measures to encourage and promote activity based tourism in the city including walking, cycling and water- based activities.

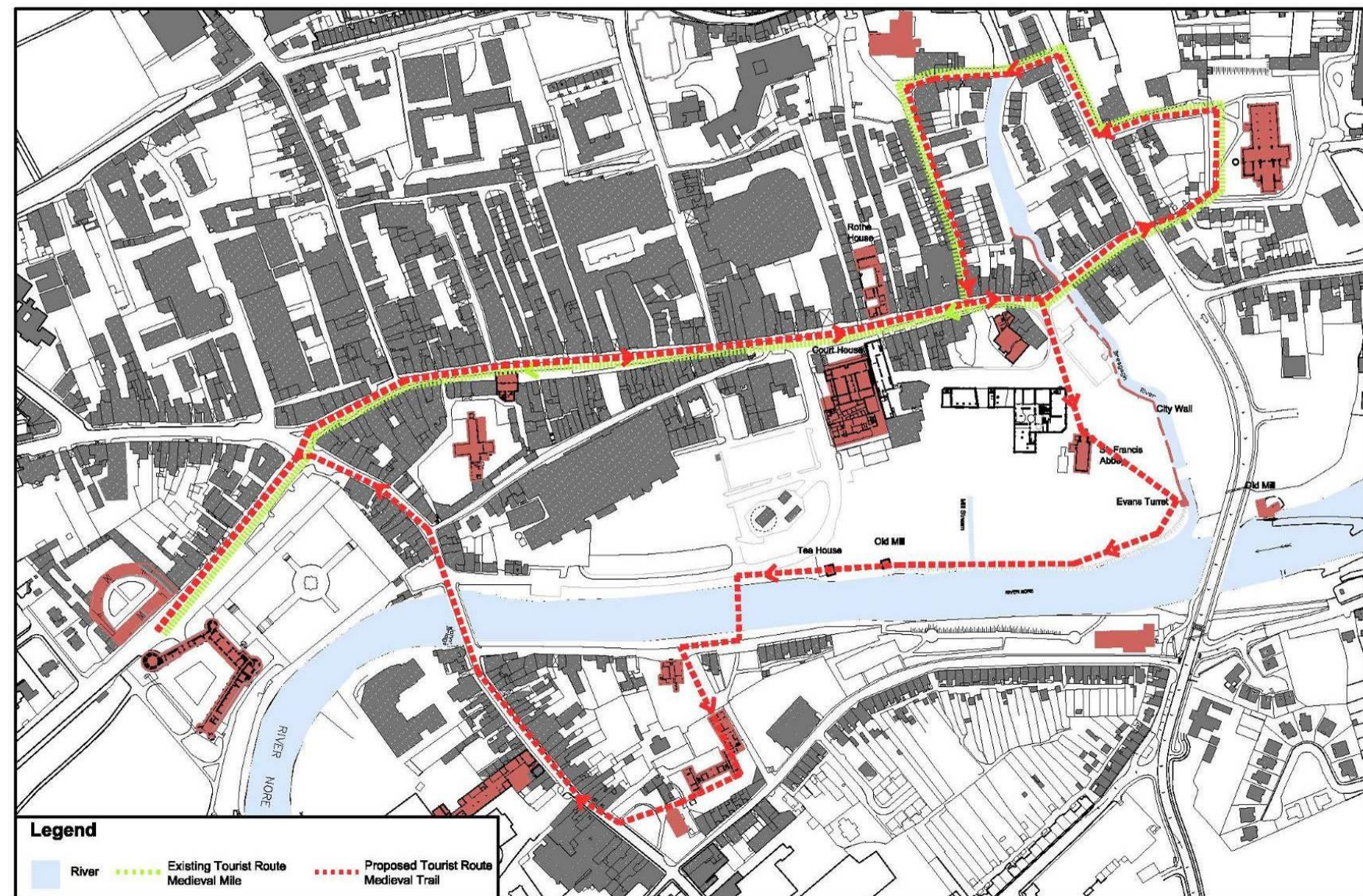
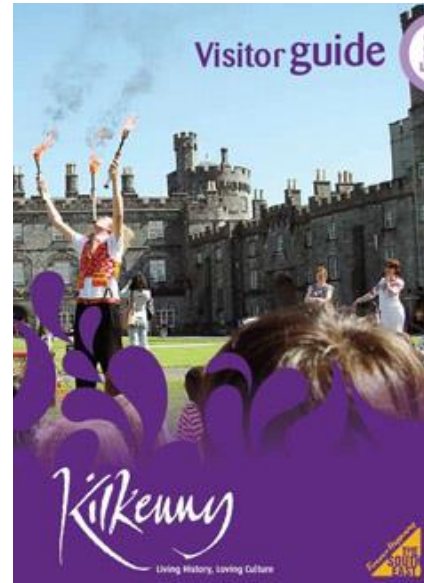
The following Policies of Kilkenny County Council are articulated as follows within Kilkenny City and Environs Development Plan 2014-2020:

**Objective 6G-** To develop an arts venue within the county to fulfil a multiplicity of artistic uses.

**Objective 6H -**To implement the Kilkenny Local Authorities' Arts Strategy.

In response to the Council's objectives with regard to the development of Kilkenny City as a tourist destination, the Masterplan proposes to:

- Maintain quality of the urban fabric of the city by planning for the area as a seamless complement to the medieval city.
- Maintain the historic buildings on the site and make them accessible to the public so adding a new tourist attraction.
- Create new public spaces within the site.
- Create a linear park along the River Nore and provide access to the river for various water sports.



Potential new Tourist Trail through the city

### 3.1.11 Site Analysis - Flood Risk Analysis

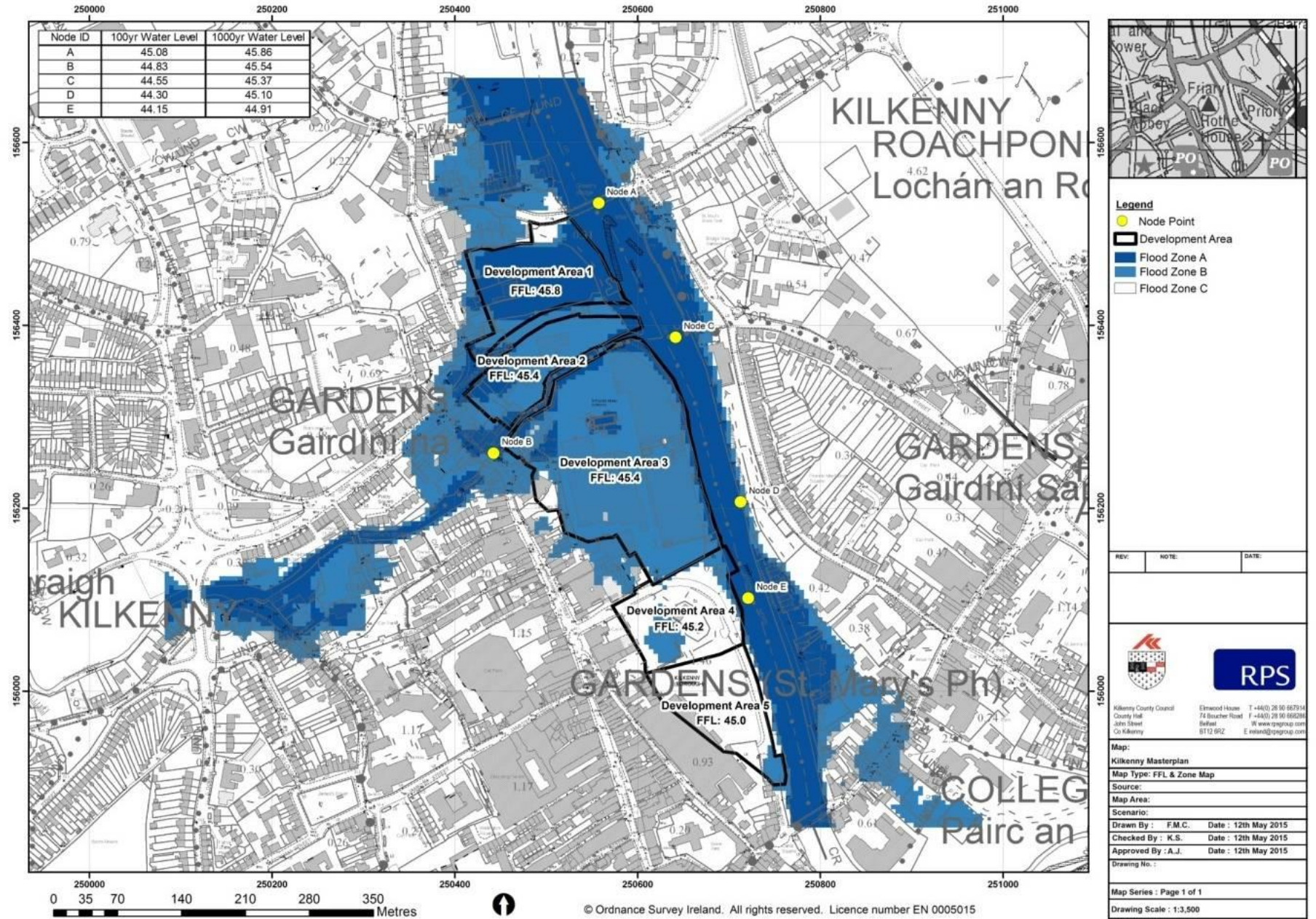
Historically the masterplan site had been subject to flooding primarily at the confluence of the River Bregagh and the River Nore. In response to a number of significant events in the late 1990s, the OPW completed the Kilkenny Flood Relief Scheme within Kilkenny City in 2005. The scheme incorporated river widening and deepening, improvements to the flood defences, dredging and construction or alteration to weirs and flood bunds and/or walls within the River Nore and its tributary, the River Bregagh. As a result of these works, the 100 year flood levels have been reduced across the masterplan site.

Since 2012, The Office of Public Works' national Catchment-based Flood Risk Assessment and Management (CFRAM) studies have analysed all areas considered to be at risk of flooding using the latest hydrological and hydraulic modelling techniques. The River Nore and the River Bregagh were included as part of the South Eastern CFRAM Study and detailed flood maps of both rivers have been produced. These indicate that the 1% Annual Exceedance Probability (AEP) flood level (1 in 100 year) varies between 45.08 m OD upstream of Green's Bridge down to 44.15 m OD at the downstream extent of the proposed masterplan site. These flood levels compare favourably with existing ground levels in the vicinity of the Abbey and the brewery which vary from +44.67 to +44.85 m OD. The majority of the existing site is therefore above the 1% AEP level, and generally the remaining lower lying areas are protected by the existing flood defences. This represents a good standard of flood protection.

To support and inform the masterplan for the site, a detailed Flood Risk Assessment has been undertaken in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009). This has assessed the flood risk in the context of the proposed development and has identified suitable mitigation measures to be incorporated into the Masterplan where appropriate, including setting finished floor levels for the development. The FRA has also demonstrated that the development does not result in increased flood risk elsewhere in the city. The intention is to provide protection from the 0.1% AEP (1 in 1000 year) event where possible to ensure the proposed development will be at a low risk of flooding.

Note: The Flood Zones illustrated assume that there are no defences in place. In reality, there are extensive defences in place which offer a good standard of flood protection.

Zone	Existing Ground level	Proposed Finished Floor Level
1	44.2 – 44.5 m	45.8m
2	44.8m	45.4m
3	44.6m	45.4m
4	44.8 - 45.2m	45.2m
5	44.6 – 45.0m	45.0m



### 3.1.12 Site Analysis - Urban Scale

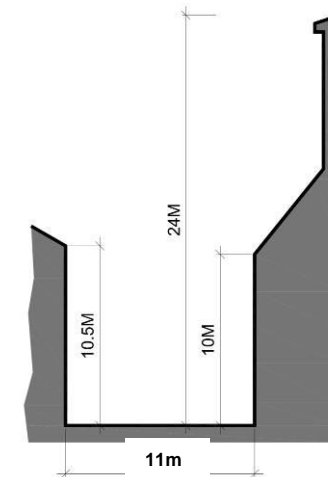
Kilkenny County Council will take possession of the St. Francis Abbey Brewery Site after Diageo has removed the majority of the industrial brewing structures on site. Accordingly the urban scale analysis relates to the urban scale of Kilkenny City as the proposed development will be required to reflect this medieval street pattern and scale.

Analysis of the existing streets within Kilkenny City centre identifies 4 main street types

Type A includes High Street and Parliament Street, the principal streets running north south through the city and linking the Castle and St. Canice's Cathedral, the two predominant buildings in the city. Streets are typically 11 metres wide enclosed with predominantly 4 storey buildings.

Type B includes William Street, Friary Street, and James Street secondary streets linking with High Street. Streets are typically 9 metres wide enclosed with predominantly 3 and 4 storey buildings.

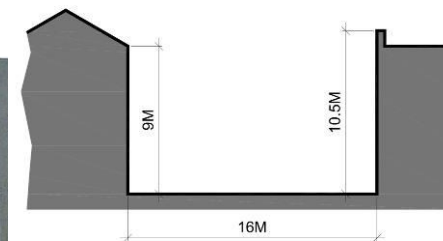
#### Street Type A



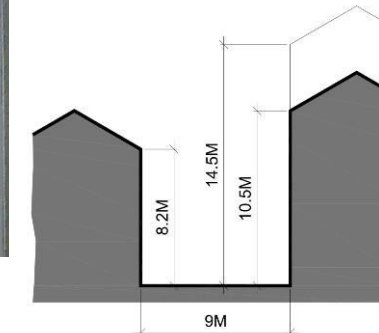
Section 1-1



#### Street Type B



Section 1-1



Section 2-2

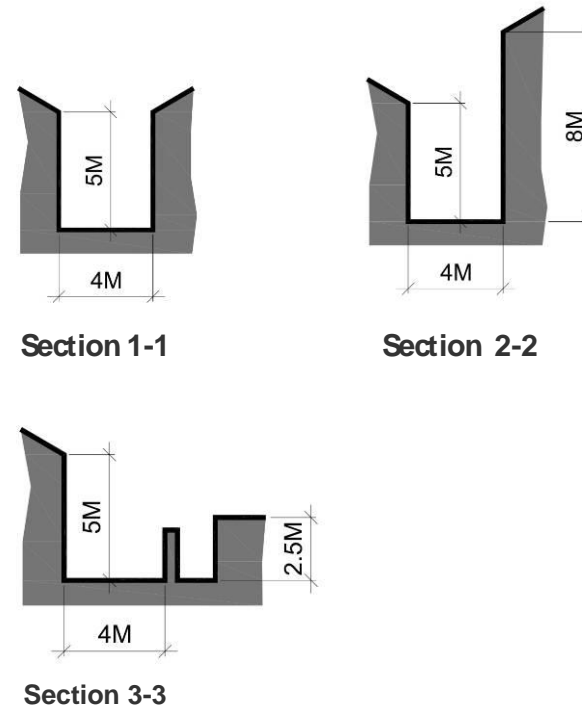


### 3.1.12 Urban Scale – Cont.

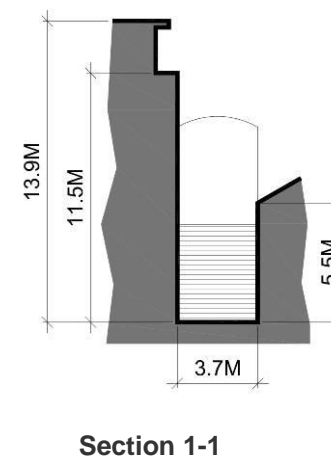
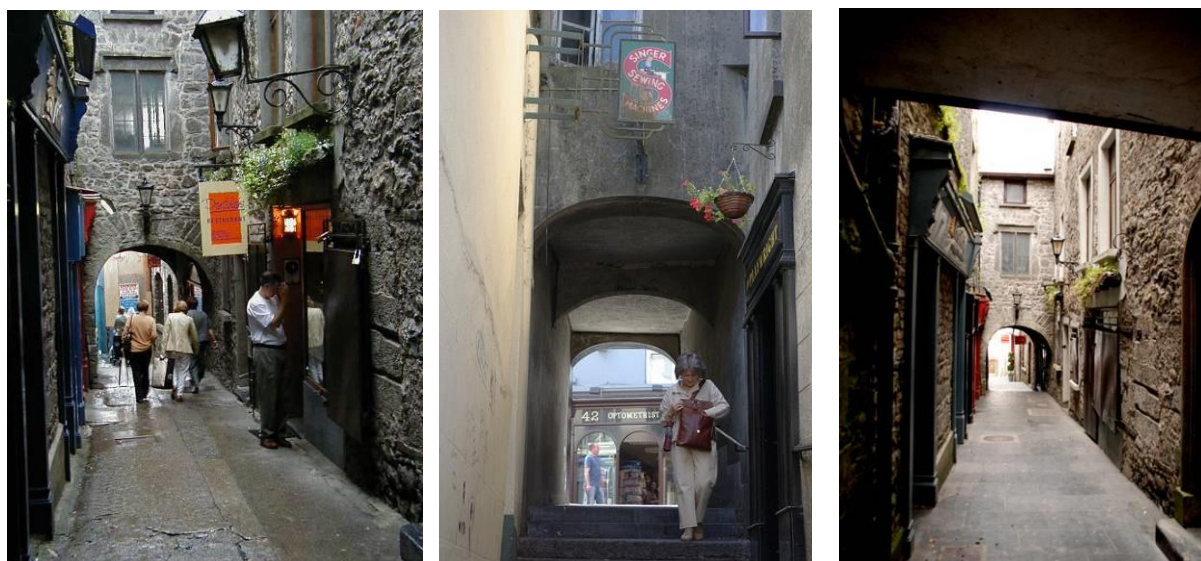
Type C includes lanes such as New Building Lane and Evans Lane.  
Streets are typically 4 metres wide enclosed with predominantly 3 storey buildings

Type D includes lanes such as Butter Slip and Market Slip are typically 3.5 metres wide enclosed with predominantly 3 storey buildings

#### Street Type C



#### Street Type D





# 3.2

## Urban Planning & Analysis

- 3.2.1 Site Analysis – Lynchian Method
- 3.2.2 Opportunities, Strengths and Weaknesses
- 3.2.3 Context

### 3.2.1 Site Analysis Lynchian Method

Analysis of existing urban area using the method of urban planner Kevin A. Lynch (1918 - 1984 ). He was an American urban planner and author. His most influential books include *The Image of the City* (1960) and *What Time is This Place?* (1972).

Kevin Lynch provided seminal contributions to the field of city planning through empirical research on how individuals perceive and navigate the urban landscape. His books explore the presence of time and history in the urban environment, how urban environments affect children, and how to harness human perception of the physical form of cities and regions as the conceptual basis for good urban design. He used simple sketches of maps created from memory of an urban area to reveal five elements of the city; nodes, edges, districts, paths and landmarks. The creation of a mental map relies on memory as opposed to being copied from a pre-existing map or image.

This map outlines the Public Buildings, Landmarks, Nodal Points, Vistas, Barriers, Roadways, Pedestrian routes, Districts and Green spaces. The resulting analysis shows the Brewery site at the heart of the development containing landmark buildings with no public access or permeability through to these areas or through the site.

-  Public Buildings
-  Landmarks
-  Node / Focal Points
-  Vistas from St. Francis Abbey
-  Barriers
-  Pedestrian Routes
-  Roadways
-  Districts
-  Public Green Space



### 3.2.2 Opportunities and Weaknesses

A SWOT Analysis of the Masterplan Area was carried out by Kilkenny County Council. This analysis assists in guiding urban planning by maintaining a focused, long-term vision for the masterplan area, which aids decision making about the urban development. The review and understanding of the masterplan area, its strengths and weaknesses are of major importance in the strategic planning of Kilkenny City. Awareness of the strengths and weaknesses, opportunities and threats are a necessity for urban development plans and programs.

#### Opportunities

Conditions that are helpful in achieving the stated objectives.

- Size of the site to consolidate the city centre.
- Potential for a third level education institution.
- Potential for exemplar 'green city'/sustainable buildings.
- Complete the River Nore linear park.
- To utilize the River Nore for water based activities and amenity.
- Cultural significance and heritage value of site.
- Bring St. Francis Abbey and the City Wall/Evan's Turret back into the public realm.
- Archaeological finds.
- Enhance the public realm by introducing a large well designed public open space.
- City centre family living.
- Employment generation.
- Implement Smarter Travel Policy.
- Deliver a city skate park.
- Establish / Open up new city vistas.
- To maximize the potential of the Watergate Theatre.
- Potential to deliver high quality places and spaces in an urban context (See Appendix F *Observations on Urban Code*).

#### Strengths

Attributes of the masterplan area that are helpful in achieving the stated objectives.

- The site is substantial in area and enjoys a remarkable geographic position and orientation within the city.
- It's setting - immediately adjoining the River Nore and River Breaghagh.
- Includes several existing heritage structures of national importance.
- The line of the old city wall traverses the site.
- Several of the existing buildings on the site are suitable for refurbishment and conversion to new uses.
- Adjacent to retail core.
- All parts of the city are within walking distance

#### Weaknesses / Threats

Attributes of the masterplan area that are harmful in achieving the stated objectives.

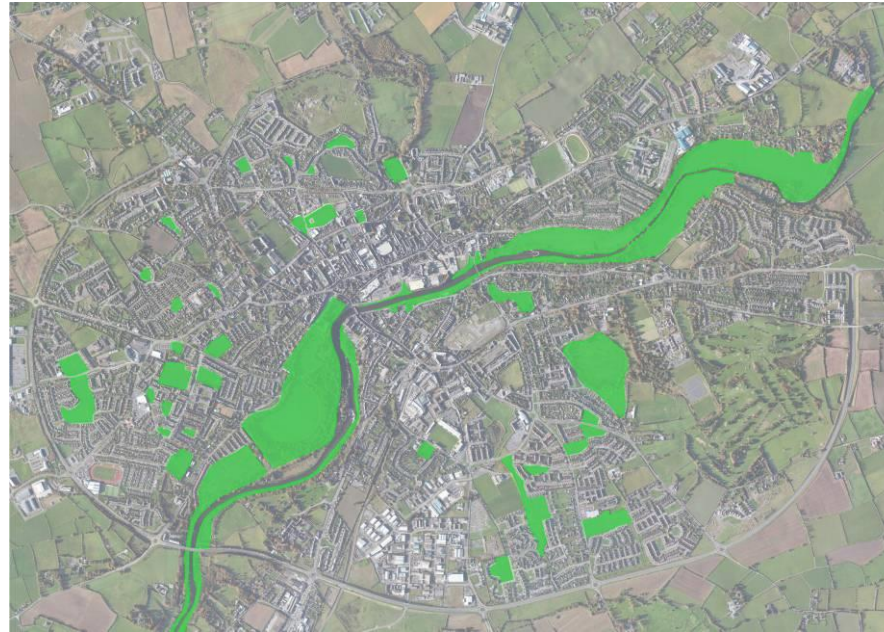
- Though surrounded by the city the site has few physical links with the city
- While immediately adjoining the River Nore and River Breaghagh the site does not currently have a relationship to either river
- Robust flood relief measures are in place with a residual risk of flooding
- Fragmented nature of the masterplan area.
- Site remediation.
- Sequential development of other key city sites.
- Traffic movement / the car.
- May detract from the existing city centre.
- Potential dereliction associated with slow pace of development.



### 3.2.3 Context

From a historical context, both for Kilkenny City and in the wider sphere of the evolution of a European medieval city, the opportunity offered by the vacating of St. Francis Abbey Brewery from this site is unique for the aspiration to realise the following:

- The stitching back together of the heart of a city that is sympathetic to its individual character, whilst providing for the needs of a modern thriving urban environment, in terms of education, cultural, office, retail and residential provision.
- The possibility of Kilkenny city turning to face the river Nore in a meaningful way, to bring the amenity and aesthetic value of the waterfront into the heart of the city.
- The continuation of the River Nore green route through the city.
- The ability to rejuvenate Irishtown and bring balance to the city.





# 4.1

## Connectivity and Movement Strategy

- 4.1.1 Smarter Travel / Mobility Management Plan
- 4.1.2 Key Connectivity and Movement Issues
- 4.1.3 Pedestrian & Cyclist Movement
- 4.1.4 Vehicular Movement
- 4.1.5 Public Transport
- 4.1.6 Parking / Traffic Management

#### 4.1.1 Smarter Travel / Mobility Management Plan

'Smarter Travel' is a Government initiative published in 2009 which sets out policies for a sustainable transport future. The main objectives are:

- To encourage smarter travel, i.e. to reduce overall travel demand
- To maximise the efficiency of the transport network
- To reduce reliance on fossil fuels and therefore to reduce transport emissions
- To improve accessibility to transport.

In 2009, a Mobility Management Plan was adopted for Kilkenny city. The purpose of this Plan was to establish a formal mobility and traffic management plan dealing with transport modal shift and accessibility. A number of proposals were included in this Plan covering cycling, parking, traffic management and bus services.

In supporting the objectives of the Mobility Management Plan, this masterplan aims to create a pleasant pedestrian environment in the city. This brings enormous benefits, in terms of tourism, the economy, and to quality of life. In line with Smarter Travel, the master plan will facilitate cycling and walking by providing a network of safe, well-lit and convenient pedestrian and cycle routes within the site which will encourage such modes of transport. Routes will be designed to be connected, convenient, comfortable, and conspicuous.

#### 4.1.2 Key Connectivity and Movement Issues

As with all urban areas, streets are needed in an urban context to provide permeability into areas of development and connectivity and ease of movement within the area.

In the case of the St Francis Abbey Brewery Site, access to the site is required to:

- Provide access for the people of Kilkenny and tourists alike to the historic monuments that exist on the site and to the future amenity, residential and commercial facilities that may be developed on the site.
- Provide access for residents.
- Provide access for people working in the area.
- Provide access for deliveries to residential, commercial and other properties in the area.
- Provide access for Emergency Vehicles to the site.

In considering access requirements, various modes of transport need to be accommodated:

- Pedestrians incl. Wheelchair users, prams/buggies etc
- Cyclists.
- Cars.
- Light Goods vehicles.
- Service Vehicles.

The level of permeability that should be afforded to each of these users needs to be considered in the layout of the Masterplan Area.

#### 4.1.3 Pedestrian & Cyclist Movement

The city centre contains the core retail area and main tourist trails accordingly priority in these areas should be afforded to pedestrians. The recent improvements to the footpaths and streetscape in High St through the Medieval Mile project help to promote and assist pedestrian movements in the city centre area.

In the Masterplan area, it is intended that movement will be dominated by pedestrians and cyclists, with limited vehicular access. This will help to create a vibrant and sustainable place, providing the area with an important sense of place.

Any areas where vehicles are allowed within the Masterplan area will be designed as shared spaces. Such spaces are integrated spaces, where pedestrians, cyclists and vehicles share the carriageway, and are considered to be highly desirable where pedestrian activities are high and vehicles movements are only required for lower level access or circulatory purposes.<sup>1</sup>

A key element of new linkages is the provision of pedestrian and cycle linkages on both the east and west banks of the river. These will serve as both amenity routes and access routes to the city centre. As amenity routes, they will form part of long distance amenity routes along the Nore, completing the missing link in the River Nore Linear Park. Within the urban area of the City they will provide ideal short and longer distance walking routes along the river incorporating the existing bridges, the Central Access Scheme Bridge, and the new pedestrian bridge at John's Quay.

Kilkenny is a relatively flat and compact City with a significant proportion of its population living within two kilometres of the City Centre. These characteristics contribute towards making Kilkenny City an ideal location for commuting to work or school by foot or bicycle.

Key to the delivery of a successful cycle network is the provision of a complete supporting infrastructure. This includes providing secure cycle parking facilities at popular destinations such as The Parade, John's Green, Bateman Quay and High Street. Cycle parking facilities will be provided at suitable locations within the Masterplan site.

<sup>1</sup> *Design Manual for Urban Roads and Streets* published by the Dept. of Transport, Tourism and Sport and the Department of Environment, Community and Local Government (2013).

Transport and the Dept. of Environment, community & Local



#### 4.1.4 Vehicular Movement

While it is intended that movement through the Masterplan area will be dominated by pedestrians and cyclists, provision must be made for limited vehicular access to the site for deliveries, service vehicles and emergency vehicles. It is intended that access for deliveries and service vehicles to the site will be restricted to certain times of the day, similar to the current arrangements on Kieran St.

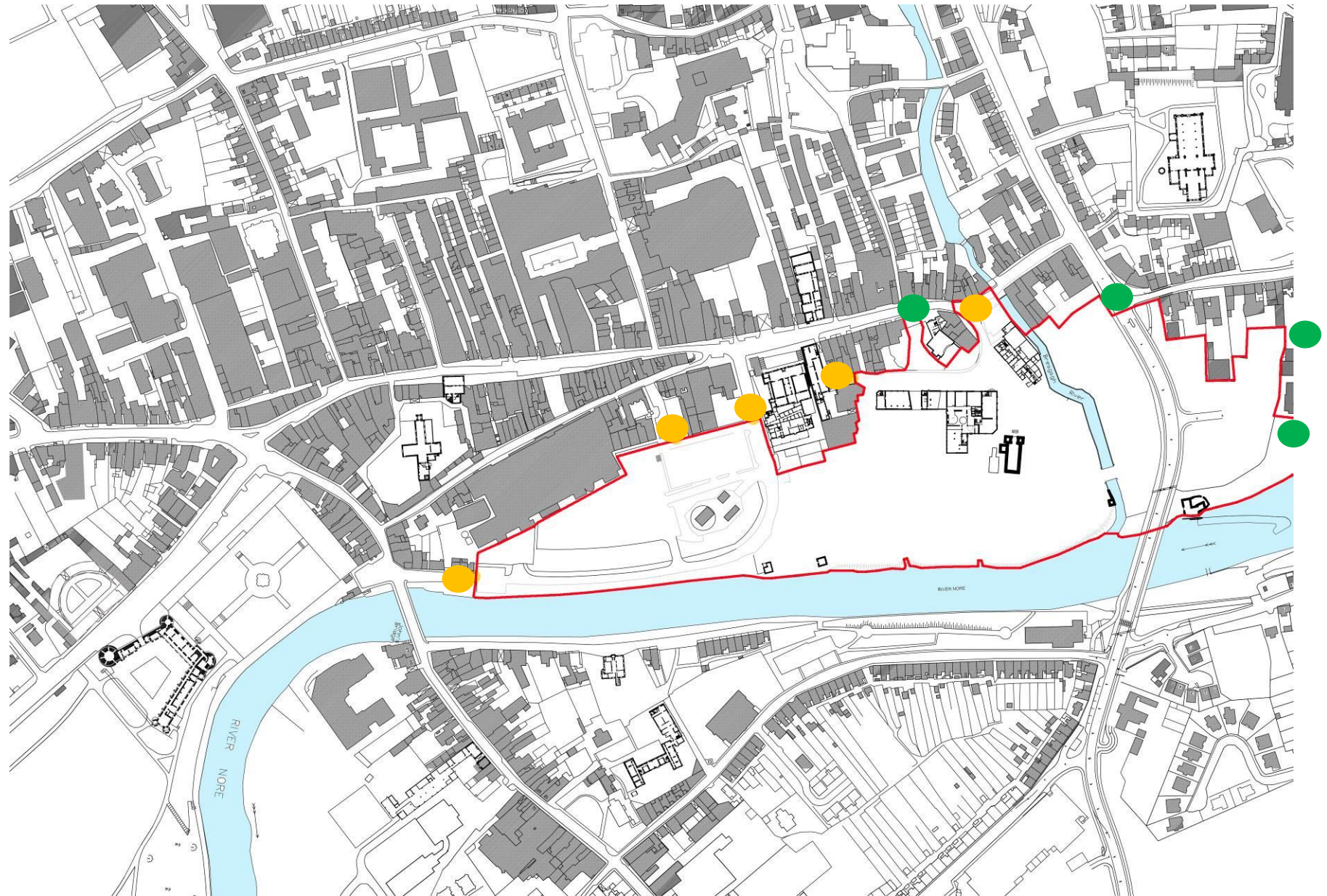
Various options for movement into and out of the site were considered (see iterations in section 5.2). Street locations along the river's edge, centrally located, and to the west along Horse Barrack Lane were considered. Having considered the various options, it was decided that the best option was a new street located centrally within the site that would link with Bateman Quay to the south and the Central Access Scheme to the north, via the existing bridge over the River Breagagh. It is intended that access to this street will be limited and will be controlled by way of retractable bollards (automated or removable) to be located in the area of the existing bridge over the River Breagagh.

Furthermore, it is intended that the design of the street in the area of St. Francis Abbey will be subject to detailed design with a view to the creation of an open civic space. This civic space, whilst accommodating limited traffic movements at certain times of the day, would be useable as a civic space for outdoor events. The detailed design of this civic space will be incorporated into the proposed urban park in the area of St. Francis Abbey.

It is intended that the existing vehicular access along Horse Barrack Lane will be maintained, continuing to provide access to properties on Parliament Street that back onto Horse Barrack Lane.

#### 4.1.5 Public Transportation Strategy

Public transport within the city is primarily Bus and Taxi services. It is the policy of the Councils to encourage the development of public transport and the masterplan will be reflective of this.






Access points to the Masterplan Area

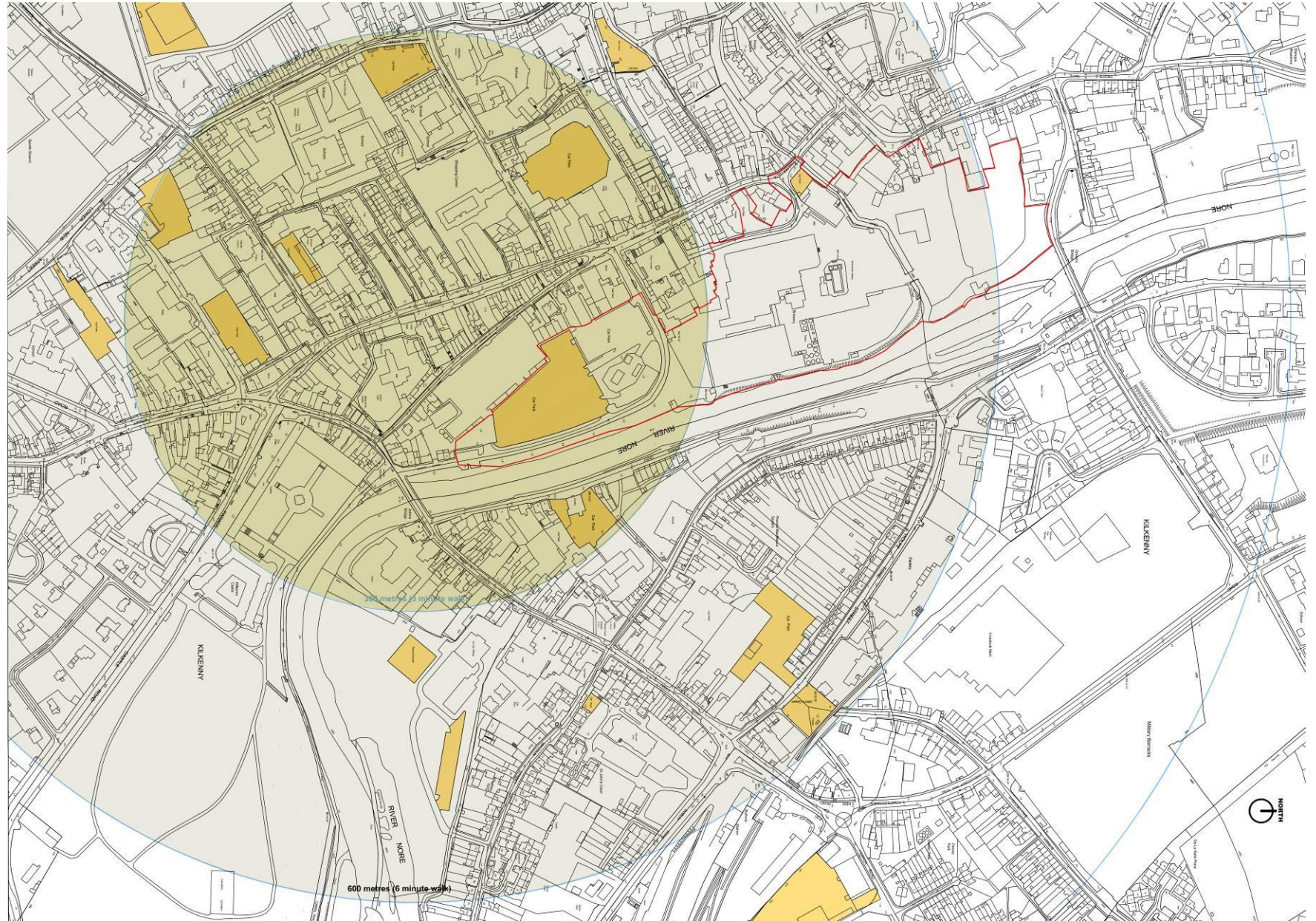
- Existing Access Points
- Proposed Access Points

#### 4.1.6 Parking / Traffic Management

Within the city centre public car parking is provided both on and off street. Car parking inventories carried out indicate that there are currently approximately 1,400 free or daily rate parking spaces within or on the periphery of the city centre. Typically public car parking within the city centre is reserved for short-term parking, which is subject to a tariff system.

Limited new car parking will be provided within the Masterplan area, primarily for loading/unloading and for mobility impaired drivers. Options for the provision of additional off site car parking facilities, within a short walking distance of the Masterplan Area will be considered.

Kilkenny City Public Carparks	
	Existing Public Car park
	300 metre Zone (3 minute walk)
	600 metre Zone ( 6 minute walk)



City Plan with Walking Distances from city centre and location of existing public car parks highlighted.



## Conservation and Heritage Strategy

# 4.2

- 4.2.1 Conservation Objectives
- 4.2.2 Archaeological Strategy
- 4.2.3 Summary of Archaeological Recommendations
- 4.2.4 Heritage Structures Strategy
- 4.2.5 Existing Structures Strategy

#### 4.2.1 Conservation Objectives

Kilkenny City & Environs Development Plan 2014-2020 and Kilkenny City Centre Local Area Plan 2005 set out a series of policies to develop the public realm within the city centre.

- Retain the existing scale of building heights of three and four storey buildings.
- Encourage the renovation and re-use of any vacant or derelict buildings.
- Retain the medieval street pattern.
- Protect the tight urban grain and rhythm of existing streetscapes.
- Support the implementation of the Kilkenny City Walls Conservation Plan.
- Improve the visual appearance of the car parking area at the Market yard, and ensure a high standard of architectural design for any development at Bateman Quay.
- To ensure pedestrian permeability is paramount in any future redevelopment of Bateman Quay.



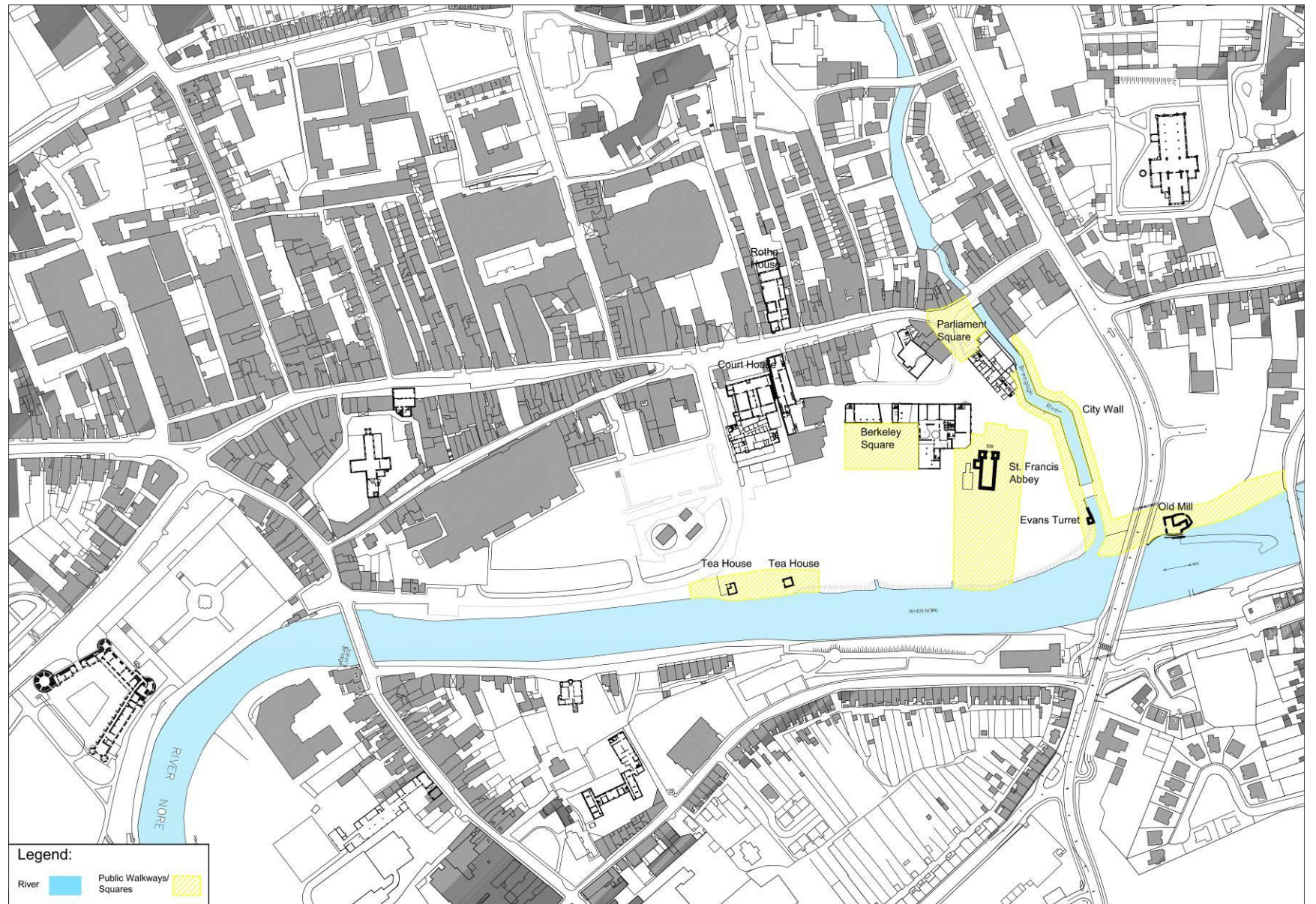
#### 4.2.2 Archaeological Strategy

The Masterplan area is located in the heart of medieval Kilkenny and is located within the Zone of Archaeological Potential for Kilkenny City (kk019-026). The site encompasses a number of significant Heritage Structures including:

- St Francis Abbey (National Monument)
- City Walls (National Monument)
- Evans Turret (National Monument)
- Woollen Mills (Protected structure)
- Tea / Pleasure Houses (Protected Structures)
- Bull Inn (Recorded Monument)

Some of these structures, nestled within the former brewery site, have not enjoyed the widespread public appreciation and interaction that other medieval monuments in Kilkenny have had due to restricted access issues. As a result they have become lost and forgotten locally, regionally and nationally.

The Masterplan has the potential to breathe new life into these historic gems. The development of the Masterplan lands provides a significant opportunity to reconnect these historic landmark sites and to provide a strong, distinct visual and physical presence to the existing streetscape of Kilkenny.



## Background

In early 2014, Kilkenny Co. Co. prepared an archaeological strategy for the development of the Masterplan lands.

This strategy advocated the establishment of a very thorough spatial (and plan form) knowledge and understanding of the sites historical development, a detailed evaluation of its current fabric and the incremental study of its below ground archaeology.

In late 2014, Kilkenny Co. Co. appointed Courtney Deery, Heritage Consultancy, to develop the archaeological strategy and in particular to:

- Enhance the understanding of the historic development of the site
- Create a record of the existing knowledge base.
- Inform the Masterplan process so that decisions in relation to the development of the site will be based on all available archaeological and historical information.

Through a detailed study of existing cartography, extant archaeological monuments and features, and an examination of the many test trenches, bore holes, window samples, dredged river areas and archaeological assessments, it has been possible to generate an understanding of where there is a potential to reveal significant below ground archaeological remains within the Masterplan site.

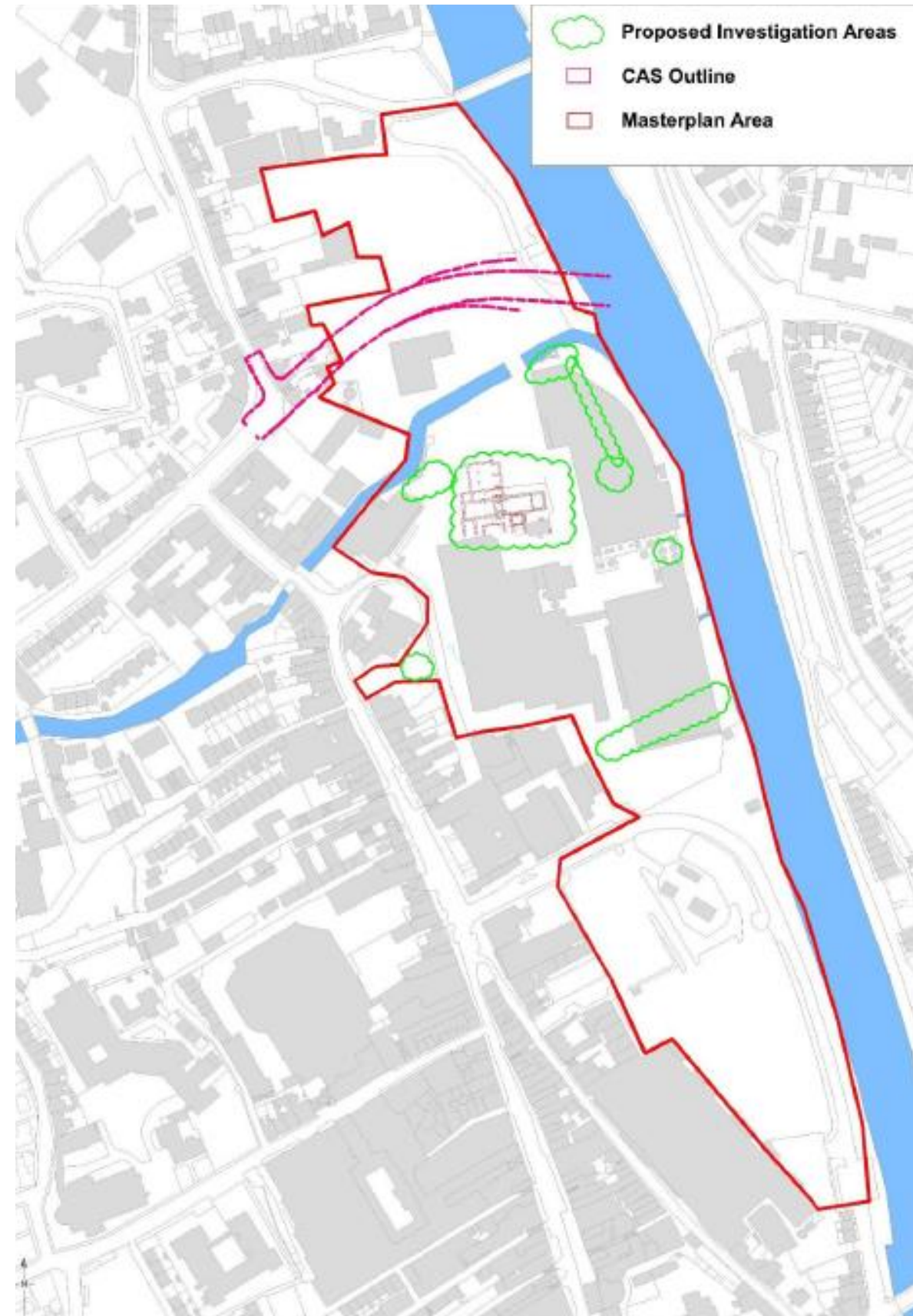
### 4.2.3 Summary of Archaeological Recommendations

In order to provide an understanding of the extent and type of below ground archaeological potential, archaeological test excavation is required.

All excavation works at or in proximity to a National Monument on the site will require Consent from the Minister for Arts, Heritage & the Gaeltacht and these excavation works will be subject to the conditions of any such consent.

The stratigraphy demonstrated in archaeological investigations throughout the site commonly shows a sequence of modern concrete, sitting above made ground, over evidence of post medieval walls or structural foundations, overlaying (an often sterile) organic dark silty clay with occasional finds dating it to the medieval period, along with river silts and gravels, and a yellow boulder clay.

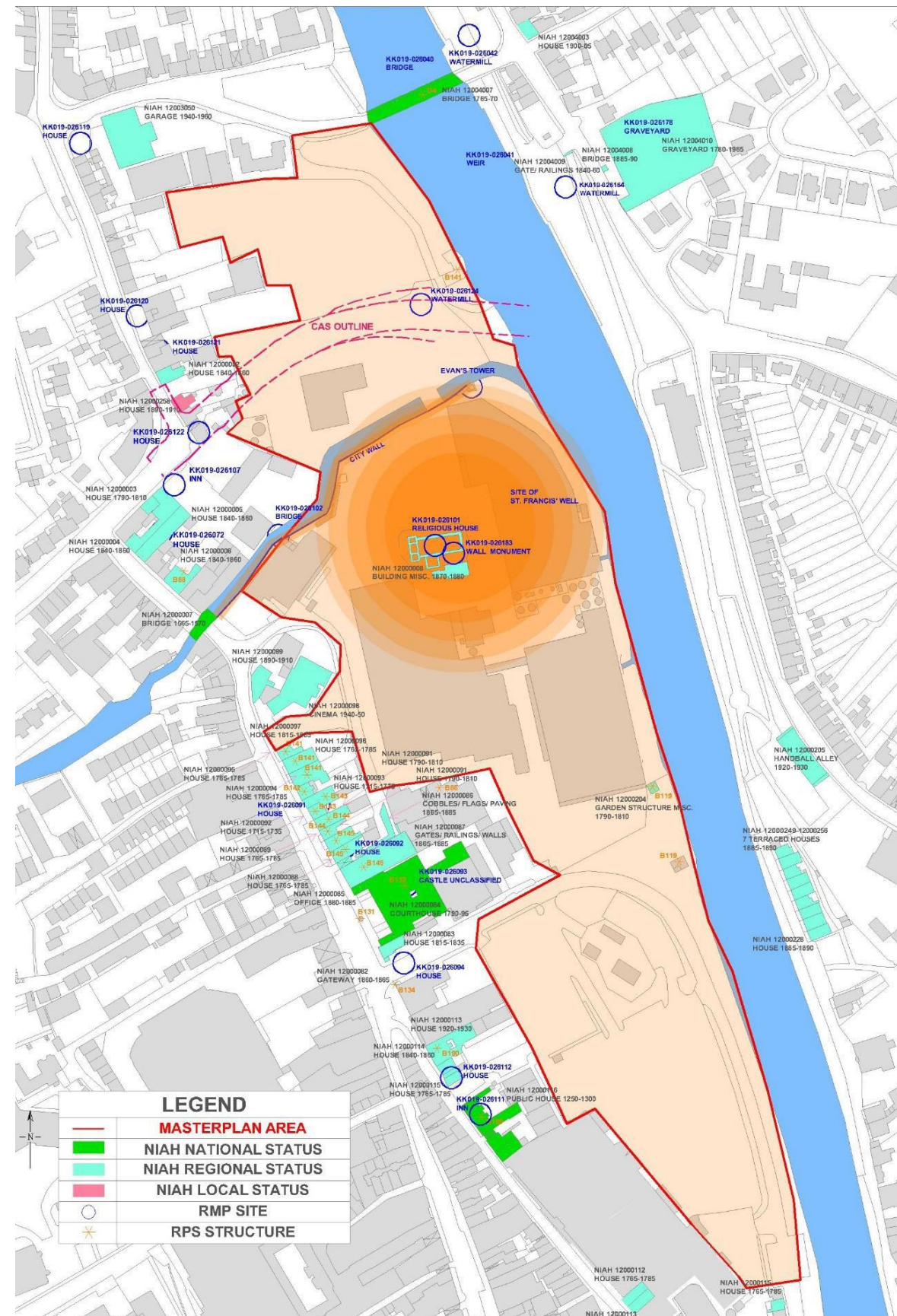
It is proposed that the following guiding principles will be adopted to facilitate an understanding of the below ground archaeological remains and to minimise disturbance of the remains where possible:



*Areas Identified through research for archaeological investigation*

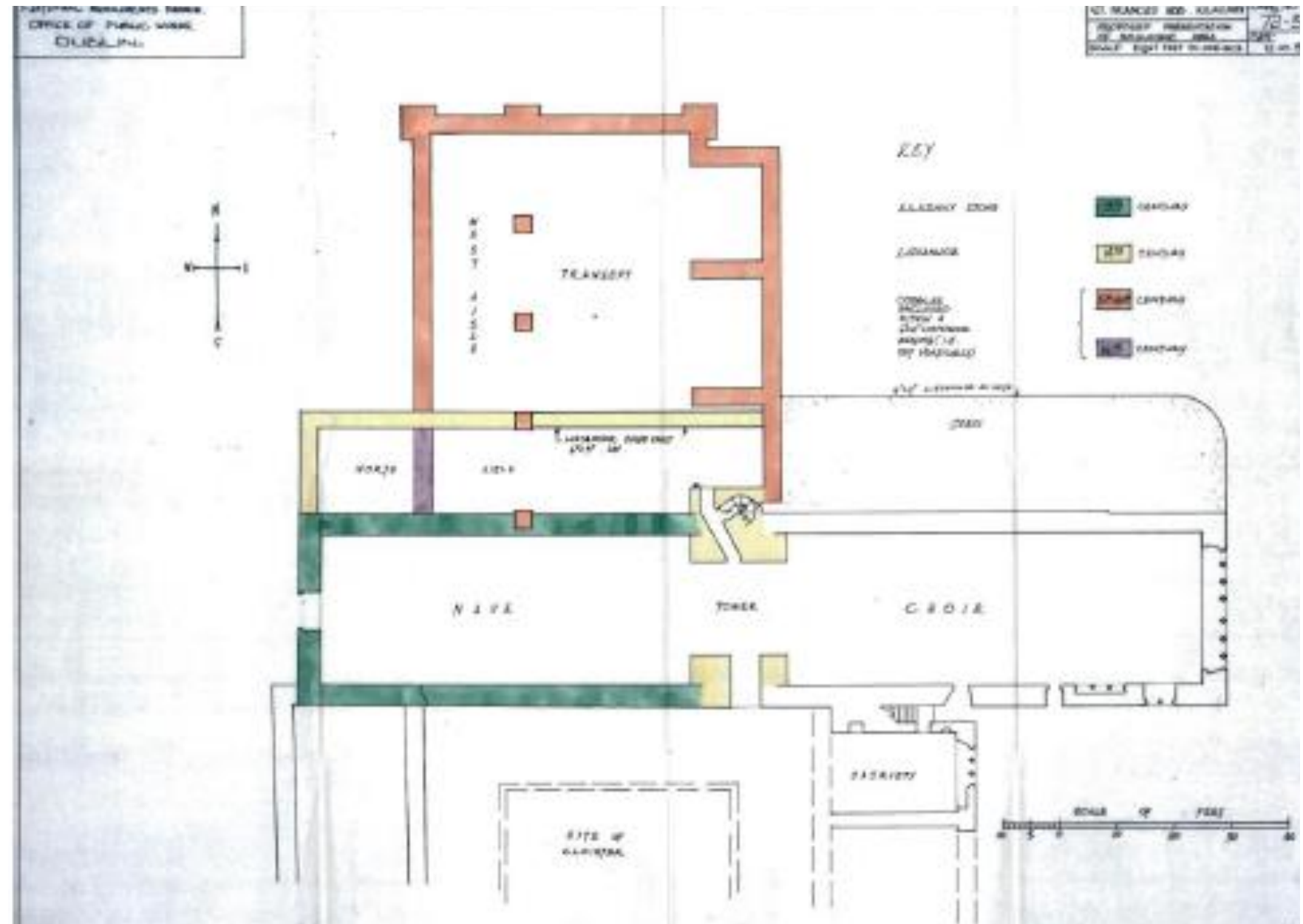


- Excavation is to take place in the environs of St Francis' Abbey with investigations extending to Evan's Tower and St Francis' Well at the waterfront and to the extant buildings to the south and the River Breaghagh to the north.
- The extent of these excavations is to be informed and guided by a comprehensive and targeted testing programme. There is merit and precedence to link investigative work with volunteer programs and open the experience to the general public in a controlled manner subject to health and safety requirements. This also has the advantage of uniquely identifying St Francis' Abbey within the medieval city of Kilkenny and act as a live attraction and educational experience.
- The purpose of this excavation will be to confirm the limited knowledge that exists today through cartographic and documentary research and also to confirm the findings of archaeological excavations in the 1960's (carried out by Marcus ÓhEochaidhe's for the OPW) as shown on a map belonging to that time. It is hoped that this will answer key questions such as the location and extent of burials, the survival and ground plan/layout of the transept, nave and cloister, whether the Abbey Precinct was walled and if this can be defined and any additional features that may have influenced life in a medieval Franciscan Friary or finds that can further inform the significance of the monument.
- The findings from these excavations will be included in the proposed framework for the area in an imaginative and creative way lending themselves to an educational experience. Depending on the nature of the remains, consideration will be given to leaving below ground masonry remains in-situ so they can be explored as part of the St Francis' Abbey experience and exhibited.
- Archaeological investigation in the form of test trenching and strategically placed boreholes will assist the development of the southern and northern portion of the site. Initially it is proposed to place a series of boreholes at regular intervals in order to build a cross-section, below ground profile of the site. This will be supplemented by testing where necessary and areas of interest will be excavated.



Location of National Monuments and Protected Structures

- In the areas to the south of the Diageo site and immediately north of the River Breaghagh the site is largely built on a 300-400mm concrete slab, which was evidenced throughout the geotechnical investigations. It is proposed that the concrete slab remains in-situ to the south of the Abbey and north of the River Breaghagh and that no basements or lower ground levels are permitted onsite. A proposed sub-structure will consist of a series of piles set out to a 7.5m grid with a ground beam located above the existing slab level. All excavation work within the complex must be preceded by an appropriate programme of archaeological evaluation.
- It is also proposed that new services, where possible, are to be located in a band of made ground raised up from the existing slab and in the case of drainage that, where possible, it will be linked with existing services on the site.
- The design proposal where possible will reflect the historic plot layout for example to the north of the site, post medieval linear garden plots extending east –west have been recorded in excavations and have been identified in cartographic references.
- The River Breaghagh and Nore are integral to the setting and history of the site and substantial deposits as well as features were revealed along the waterfront during previous investigations. Works associated with the rivers in previously unexplored areas will be appropriately archaeologically investigated where necessary.
- All proposals as set out in the archaeological strategy will be subject to agreement with the relevant state bodies including the National Monuments Service, Dept. of Arts Heritage & the Gaeltacht, OPW etc.



St. Francis Abbey (OPW 1966)

## Conservation and Repair

The Archaeological strategy for the site has documented the following conservation priorities:

1. Immediate stabilisation works
2. Archaeological investigation works in order to inform conservation practices
3. Conservation works fit for purpose;
  - Future proposals associated with St Francis' Abbey will have to be agreed in advance with the relevant authorities. Previous interventions and additions to fabric such as the concrete superstructure and iron pillars now examples of historic conservation should be retained where appropriate and where these do not diminish the integrity of the structure.
  - The conservation of other heritage structures within the Masterplan area, including;
    - Evan's Tower and wall walk
    - City defences
    - Tea houses
    - Bull Inn wall
    - Mill buildings

will be dependent on the proposed future function of these historic features and the role that they will have in the overall development proposal. A Conservation Plan will be prepared and agreed with the relevant stakeholders and the conservation of these structures will be considered and incorporated into the detailed design of the immediate area surrounding them.

It is the policy of Kilkenny County Council to promote awareness of and facilitate access to the archaeological inheritance of Kilkenny City and Environs. The Masterplan presents an opportunity to open up access to those heritage structures which were previously inaccessible to the general public.

## Finance

There will be a need to identify and secure sources of funding from the EU, Government, development-led and private sources in order to support the archaeological investigation of the site.



*Evans Turret and Wall Walk*



*Wall of Bull Inn*



*Sentry Post and Tea House*



*Chancellors Mill*

## 4.2.4 Heritage Structures Strategy

An analysis of all of the existing National Monuments and Protected Structures within the Masterplan areas has been carried out. Outlined below are the detailed strategies for each individual structure.

### St Francis Abbey:

- Archaeological investigation of the Abbey and Environs
- Protect the fabric of the structure
- Develop proposals for reuse of ruins and existing building
- Allow for safe public access
- To prepare a Heritage Conservation Plan for St. Francis Abbey, St. Francis Abbey Well, and Evans Turret in conjunction with the Heritage Council, the OPW, the National Monuments Service, the Department of Arts Heritage and the Gaeltacht and other relevant stakeholders.

### St Francis Abbey Well:

- Archaeological investigation of the Well to be carried out once demolition of brewery buildings takes place.
- Inclusion in landscaping plans for linear park.

### Tea Houses:

- Archaeological and conservation investigations
- Preservation of existing interiors
- Restoration of teahouses to suitable civic uses.

### Chancellors Mills:

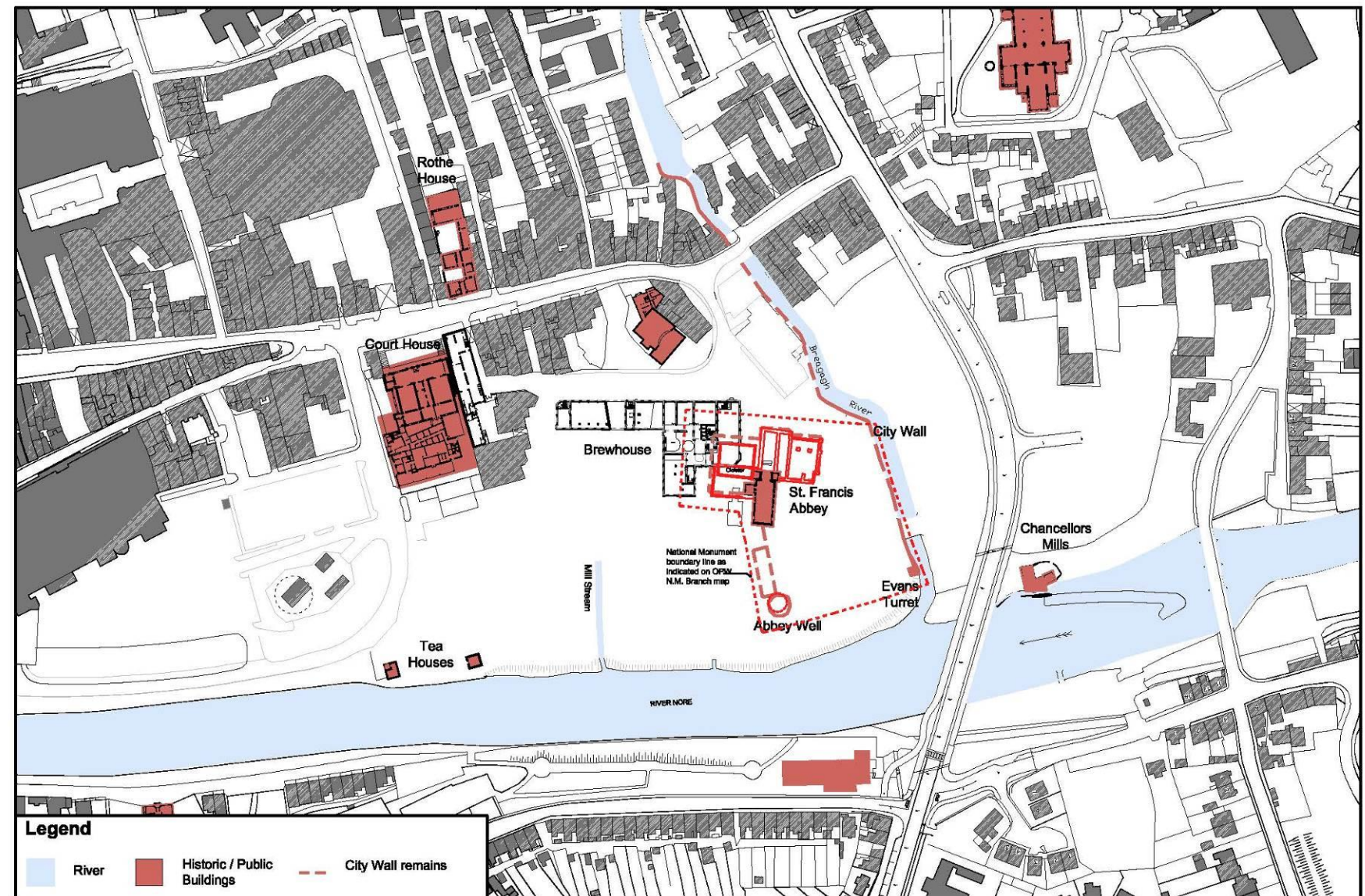
- Archaeological investigation of the Mills and Environs
- Public site access
- Protection of the structures.

### City Wall:

- Archaeological investigation of the Wall and Environs
- Determine possibility of a new pedestrian bridge at the location of Bull Lane
- Propose solutions for the preservation of original fabric of the wall.

### Evans Tower:

- Archaeological investigation of the Tower and Environs
- Secure the structure
- Propose future use and provide safe public access
- Retain Arcadian Setting.



## 4.2.5 Existing Structure Strategy

Kilkenny County Council carried out an assessment of all of the existing buildings / structures in response to the statement in the “Architectural Heritage Protection - Guidelines for Planning Authorities” published by the Department of Arts Heritage and Gaeltacht, that:

“sympathetic maintenance, adaptation and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits even where the original use may no longer be viable. The creative challenge is to find appropriate ways to satisfy the requirements of a structure to be safe, durable and useful on the one hand, and to retain its character and special interest on the other.”

This policy stresses the value of existing buildings as a resource to be exploited in the production of a sustainable built environment, and that subject to retaining its cultural value, the continuing use of the existing building stock should be an important objective in both public and privately led development.

The principle of sustainable development is a fundamental principle of the Kilkenny City & Environs Development Plan 2014-2020. It is noted that Kilkenny Borough Council ( now Kilkenny County Council), is a signatory to the Aalborg Charter of European Cities and Towns Towards Sustainability and the charter is referenced and contained in the Kilkenny City & Environs Development Plan 2014-2020. The reuse, where possible, of some of the existing buildings on site accords with the principles of sustainable re-use of building assets.

Following a review of the existing structures in the St.Francis’ Abbey Brewery site, the following buildings were identified as being suitable for re-use;

- The Brewhouse Building
- The Mayfair Building

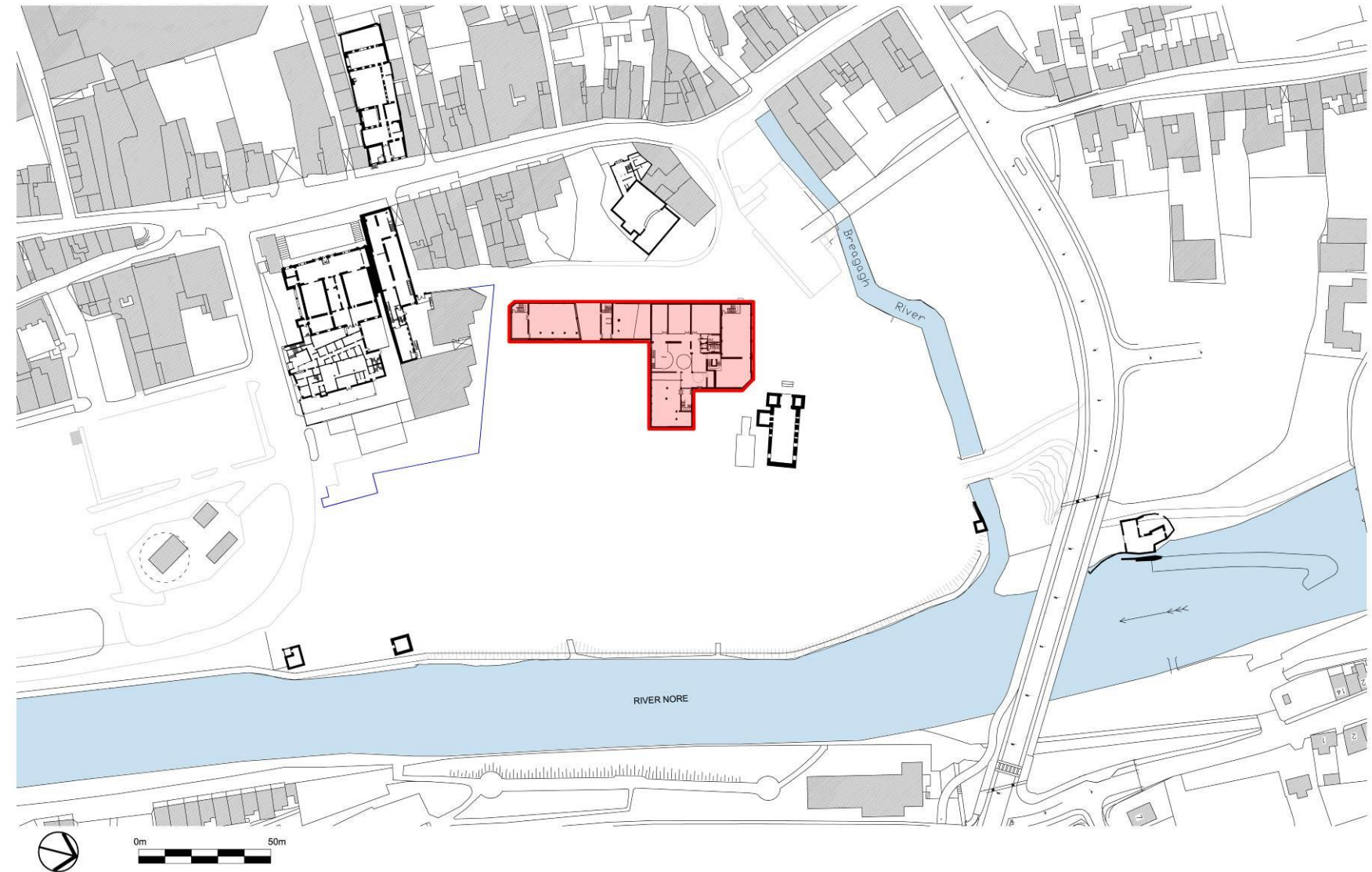
### 4.2.5.1 Brewhouse Building

Description:

This is a large three and part four storey concrete structure, with some steel framed clad infill elements. The building was commenced in the 1960’s and has had a number of accumulated extensions up to the 1980’s.

Condition:

- A robust concrete framed structure which appears to be suitable for adaptation and future use.
- There are issues in relation to moisture ingress and damp on the uninsulated walls.
- The roof appears to have failed in a number of locations.
- The glazing system on the earliest portion of the building may need to be replaced, subject to conservation architects comments.



Brewhouse Location Map

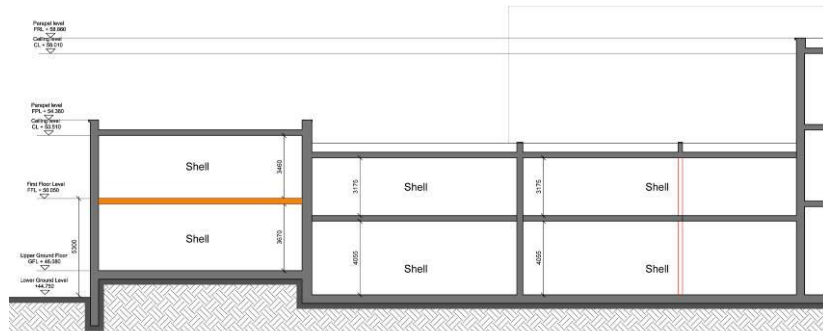


Status:

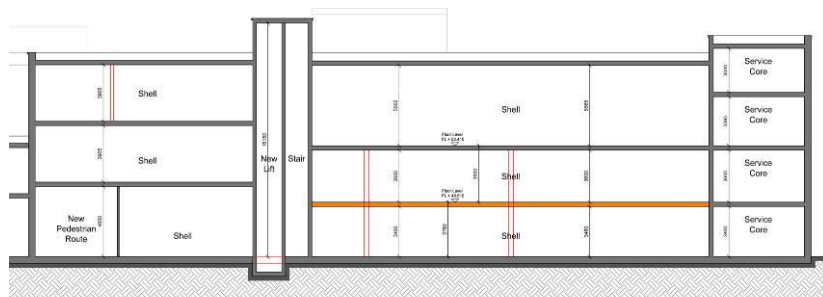
Not a protected structure (but has architectural merit as an industrial building of its type, and is not replicated elsewhere in the city).

Recommendation

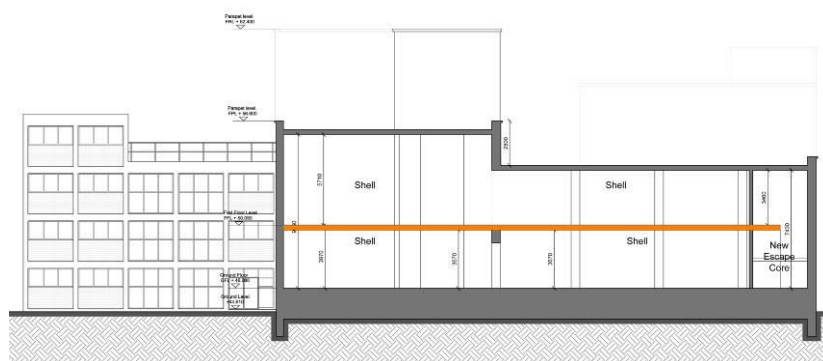
- This building has great potential for a number of uses, from exhibition to commercial / workshops / third level education.
- The existing tanks and brewing equipment should be carefully removed to enable retention of the building.
- A number of the infill steel structures should be demolished in full, which have been constructed around the disused mild steel brewing chambers.
- Other key considerations include the ease of removal of the industrial equipment without demolition, and the potential requirement for remediation under the building.



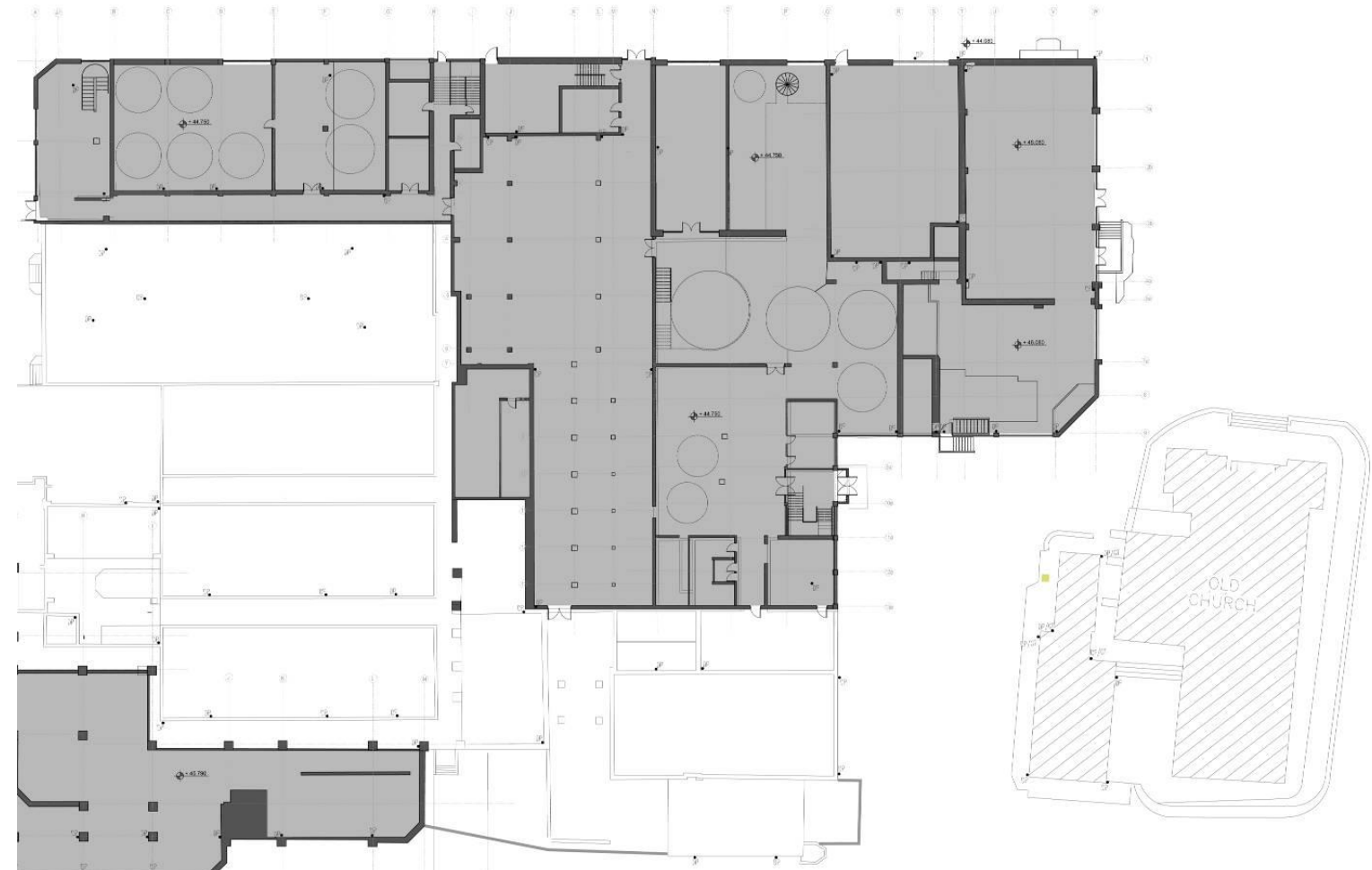
Part Long Section AA



Part Long Section AA



Section BB



Brewhouse : Existing Ground Floor Plan



Brewhouse : Existing First Floor Plan

#### 4.2.5.2 Mayfair Building

##### Description:

This is a small two storey concrete structure characterised by the double gabled form. The building was commenced in the 1960's and has had a number of accumulated extensions up to the 1980's. The Mayfair was one of the main ballrooms in Kilkenny during the '50s, '60s and '70s. It first opened its doors on St Stephen's night 1943. The Mayfair closed in 1973 and was subsequently converted to Office, Staff Canteen and Staff Locker Rooms by Diageo. Diageo vacated the building in 2013.

##### Condition:

- A robust concrete structure which appears to be suitable for adaptation and future use.
- There are issues in relation to moisture ingress and damp on the uninsulated walls.
- The concrete asbestos roof should be replaced
- The glazing system on the earliest portion of the building needs to be replaced

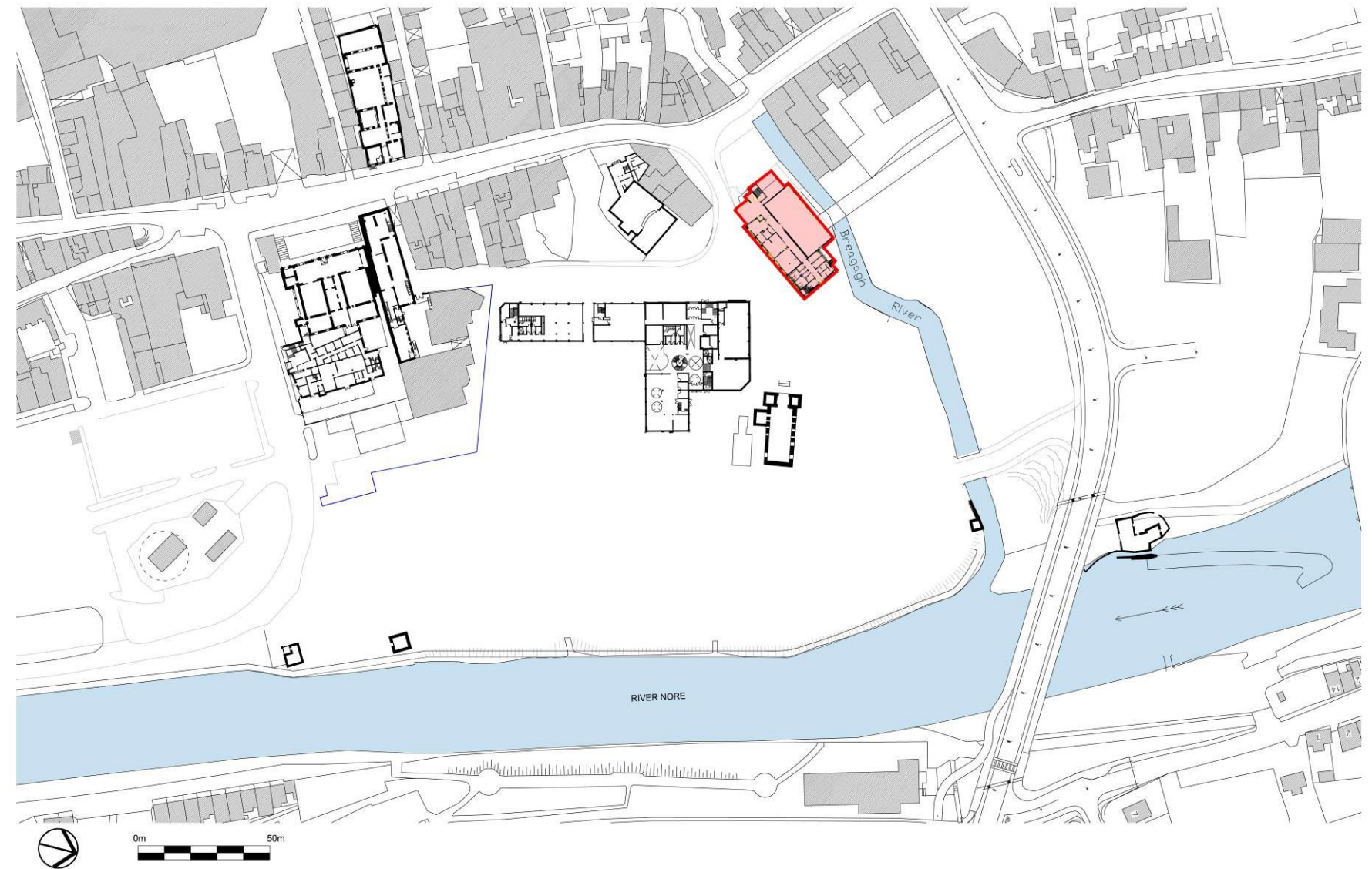
##### Status:

While not a protected structure a detailed appraisal of the existing two storey building suggests that it is of little architectural significance internally or externally. What merit the building has lies in its social heritage.

##### Recommendation:

- The refurbishment and extension of the building will create a building of distinction more appropriate to its location at a primary entrance to the new Abbey Quarter precinct.
- While it is proposed to replace the roof covering to the existing pitched roofs the proposed building the overall scale of the existing building i.e. the existing ridge height should be maintained.
- The overall physical form of the proposed building which consists of a random series of single and two storey extensions to the central double gabled form can be replaced by a more regular two storey form.
- External concrete steps and Boiler Room abutting the City Wall to be carefully removed
- Trees and associated vegetation abutting the City Wall to be removed.
- Remove internal dividing wall and suspended ceiling to reveal original form of the ballroom.

These recommendations will be subject to compliance with the EU Habitats and Birds Directive.

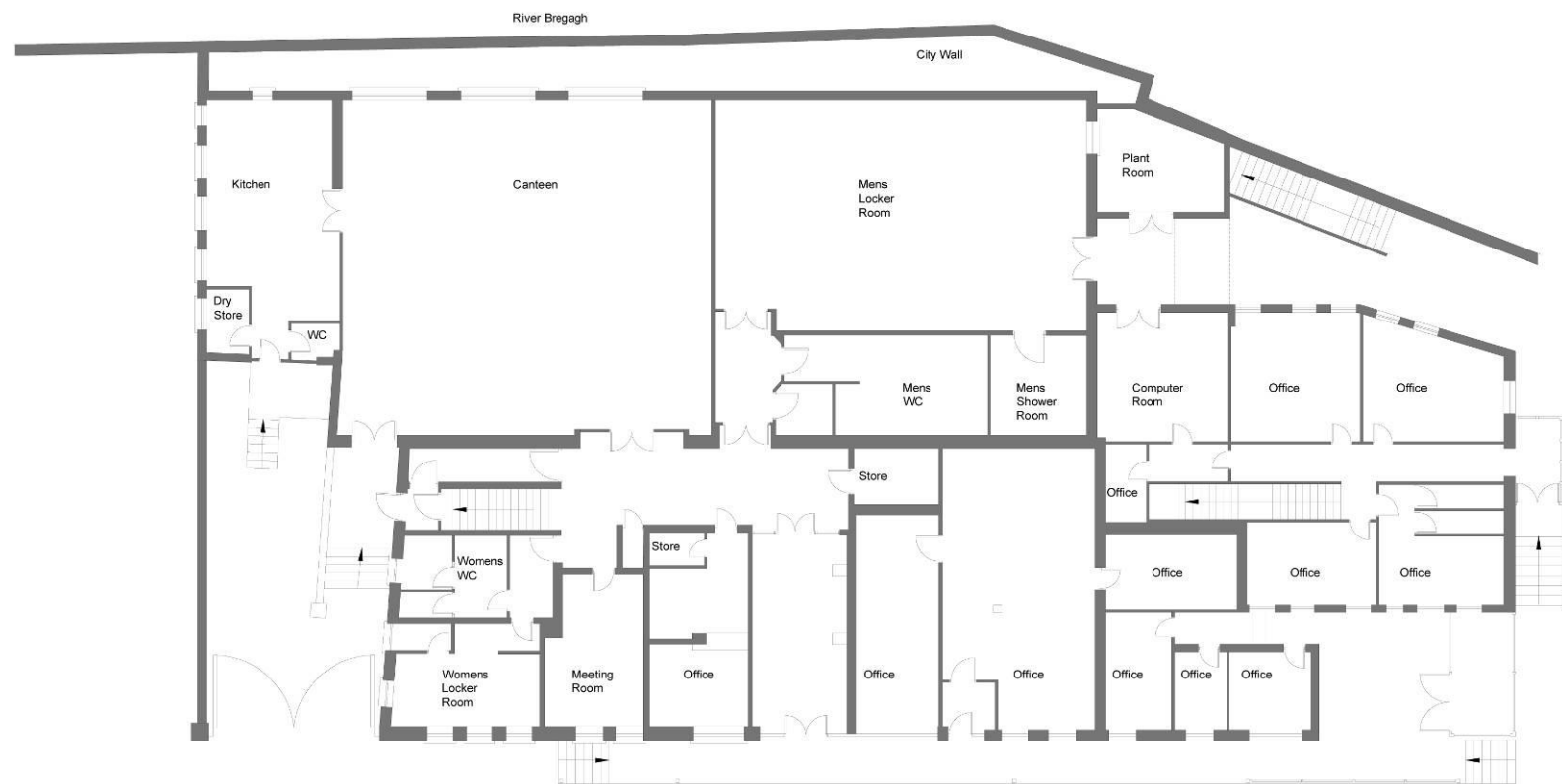


Mayfair Location Map





Mayfair: Cross Section



Mayfair: Existing Ground Floor Plan



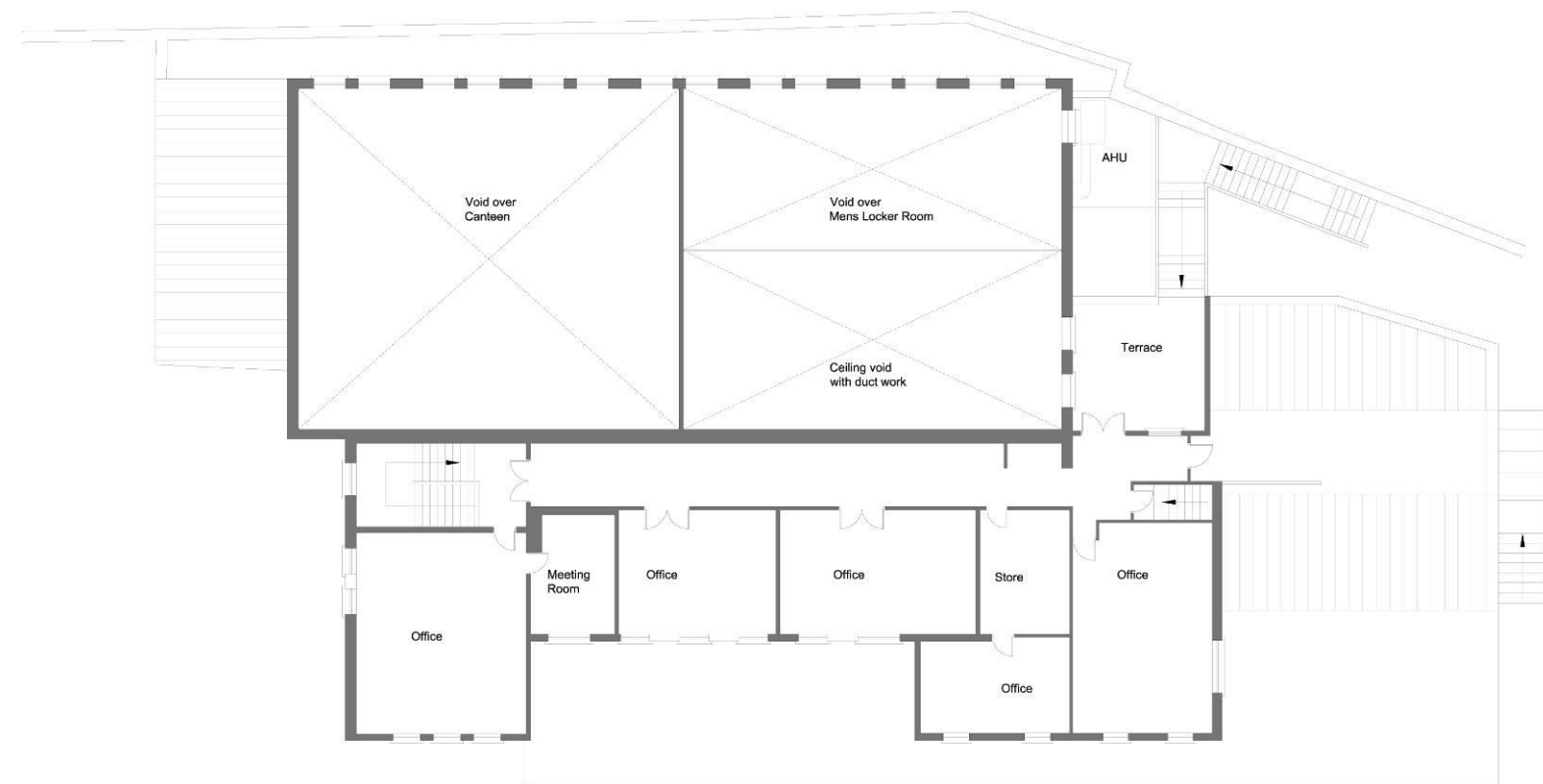
View of concrete steps along city wall



View of ground floor hallway



View of typical office



Mayfair: Existing First Floor Plan

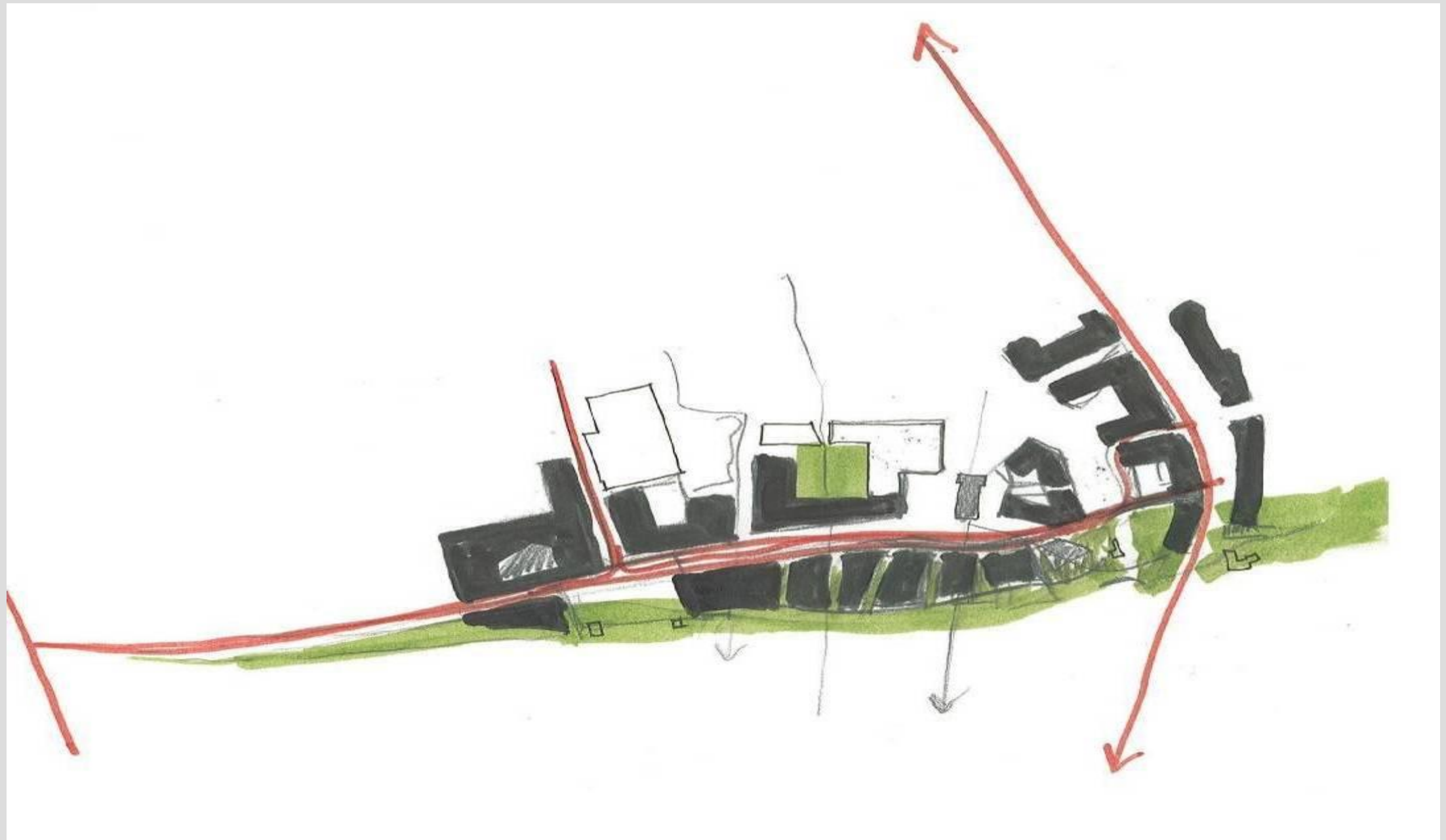


View of Canteen / Ballroom



View of ceiling to Locker Room





## Urban Design Strategy

# 4.3

- 4.3.1 Character Areas
- 4.3.2 Environmental Strategy
- 4.3.3 Linear Park Strategy
- 4.3.4 Archaeological Sensitivity Mapping
- 4.3.5 Public Park and Gardens
- 4.3.6 Public Realm Strategy
- 4.3.7 Movement Strategy
- 4.3.8 Pedestrian Streets / Lanes Strategy
- 4.3.9 New Building Strategy
- 4.3.10 Urban Grain Strategy
- 4.3.11 Further Masterplan Development

### 4.3.1 Character Areas

The Abbey Creative Quarter area can be subdivided into four distinctive character areas. The character of each area is distinguished by the prevailing scale, built character and land uses. Some characteristics are shared by more than one area, and the boundaries between some areas may also overlap. However, in the main, there is a distinctive quality to each of the four character areas, which is useful to consider when developing a policy on scale for the future development of the Quarter.

#### 1. Sweeney's Orchard (The Gardens)

This area is located to the rear (east) of Vicar Street which is a primarily residential street with some commercial uses, such as the Kilkenny Inn Hotel and north of the Central Access Scheme. The garden is a notable feature of the individual residential plots with commercial uses converting their rear gardens into car parking areas.

The area itself was used by Diageo as a Marshalling Yard for its articulated vehicles. The ground is predominantly covered with a concrete slab. The prevailing height is 2 to 3 storeys.

While abutting the River Nore the construction of a 2.4 metre high wall along its south and east boundaries removes its connection with the river.

#### 2. Breagagh North (Mills and Industry)

This area is located to the north of the River Bregagh and to the south of the Central Access Scheme. It was used by Diageo as a Marshalling Yard for their larger articulated vehicles and as a car park. The area is visually dominated by the Truck Wash Building and concrete yard which extends over the majority of the area. Both the Truck Wash and Hop Store buildings will be removed from the site prior to the Council taking possession.

Prevailing height of this area is 2 storeys.

Localised sections of upstanding walls associated with the Bull Inn remain along the western boundary.

#### 3. The Brewery

This area is currently dominated by the existing St. Francis' Abbey Brewery Buildings consisting of; Bottling Store, Kegging Store, the Mayfair Building, Brewhouse Building and the Maturation Building.

The large Maturation Tanks extending to effectively seven stories in height (25 metres) are currently the dominant feature in this area. However most of the Diageo Brewery Buildings will be removed from the site prior to the Council taking possession. It is proposed to retain the Mayfair and Brewhouse Buildings.

The Brewhouse Building will be the most significant building within this character area. It has a strong industrial aesthetic whose design in part is reminiscent of the Bauhaus Building<sup>1</sup>. Sections of the building are clad in red brick with a framed structure with glazed infill sections characterising the remainder

of the building. It is a 3 and part 4 storey building with chimneys punctuating the skyline.

St. Francis' Abbey, a National Monument, sits at the centre of this area. It is unfortunately surrounded by a concrete yard reflecting its location within a modern brewery.

Kilkenny's City Wall, also a National Monument, sitting on the southern bank of the River Bregagh forms the northern boundary of this area with Evans Turret located at the end of the city wall at the confluence of the Rivers Nore and Bregagh.

While abutting the River Nore it has no connection with the river.

Immediately adjoining this area is Kilkenny Courthouse. This protected structure was recently extended to its rear (east) with a modern 4 and part 5 storey granite clad building.

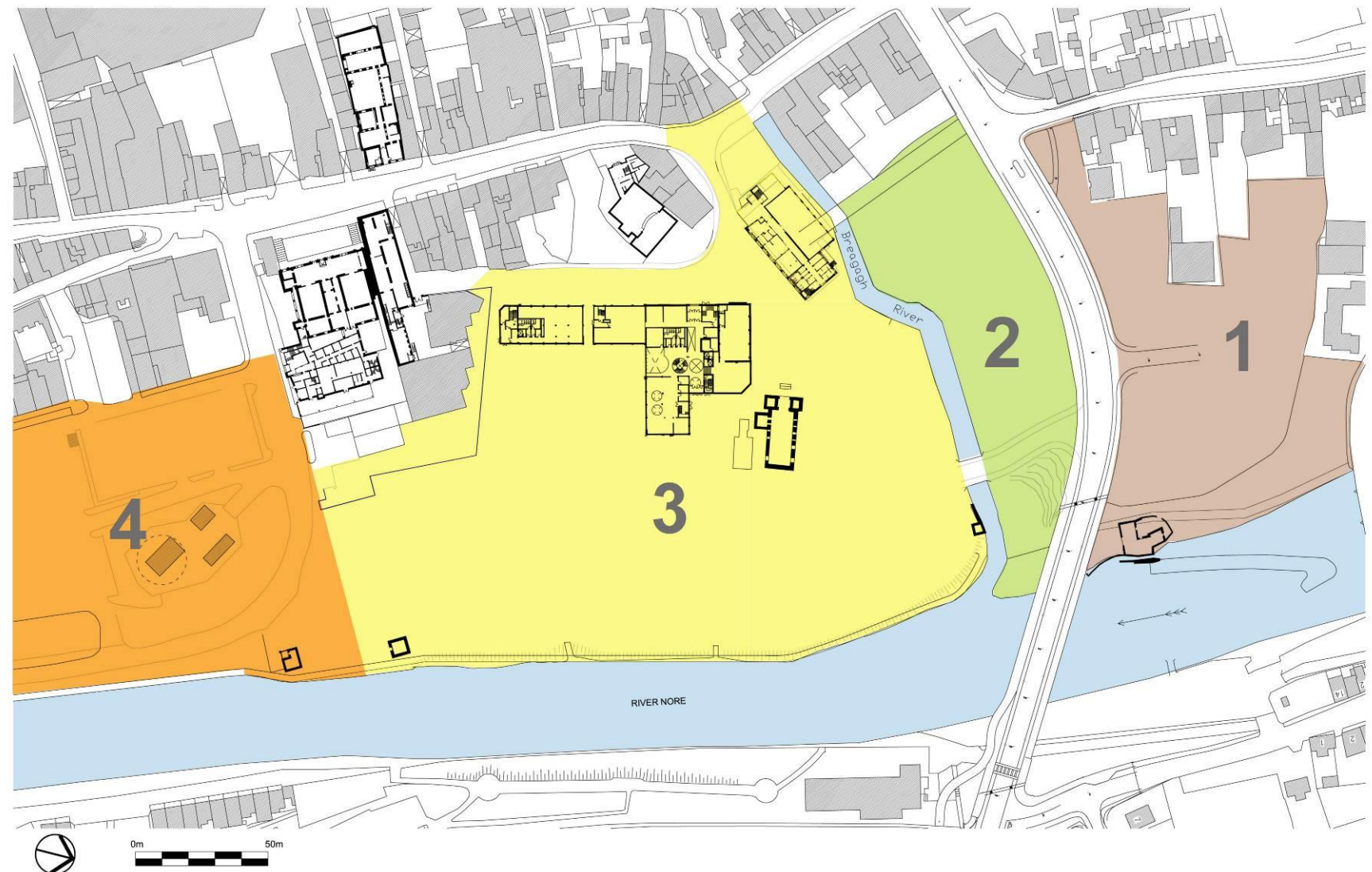
#### 4. The Market Yard

This area is primarily retail uses with some commercial. It contains fine grain and larger footprint/scale buildings. The area is characterised by the expansive surface level public car park providing spaces for approximately 700 cars. While abutting the River Nore this area has no connection with the river.

The prevailing height is 2 storeys (Dunne's Stores) with notable exceptions such as Winston's and the Bank of Ireland Building which are 4 and 3 storeys in height respectively.

#### Conclusion

The Character Areas described above are important in considering the appropriate scale of new development in Kilkenny and are used to inform guidance on scale.



1. The Bauhaus was first founded by Walter Gropius in Weimar. It was founded with the idea of creating a "total" work of art in which all arts, including architecture, would eventually be brought together. The Bauhaus style later became one of the most influential currents in modern design, modernist architecture and art, design and architectural education. The Bauhaus had a profound influence upon subsequent developments in art, architecture, graphic design, interior design, industrial design and typography.

### 4.3.2 Environmental Strategy

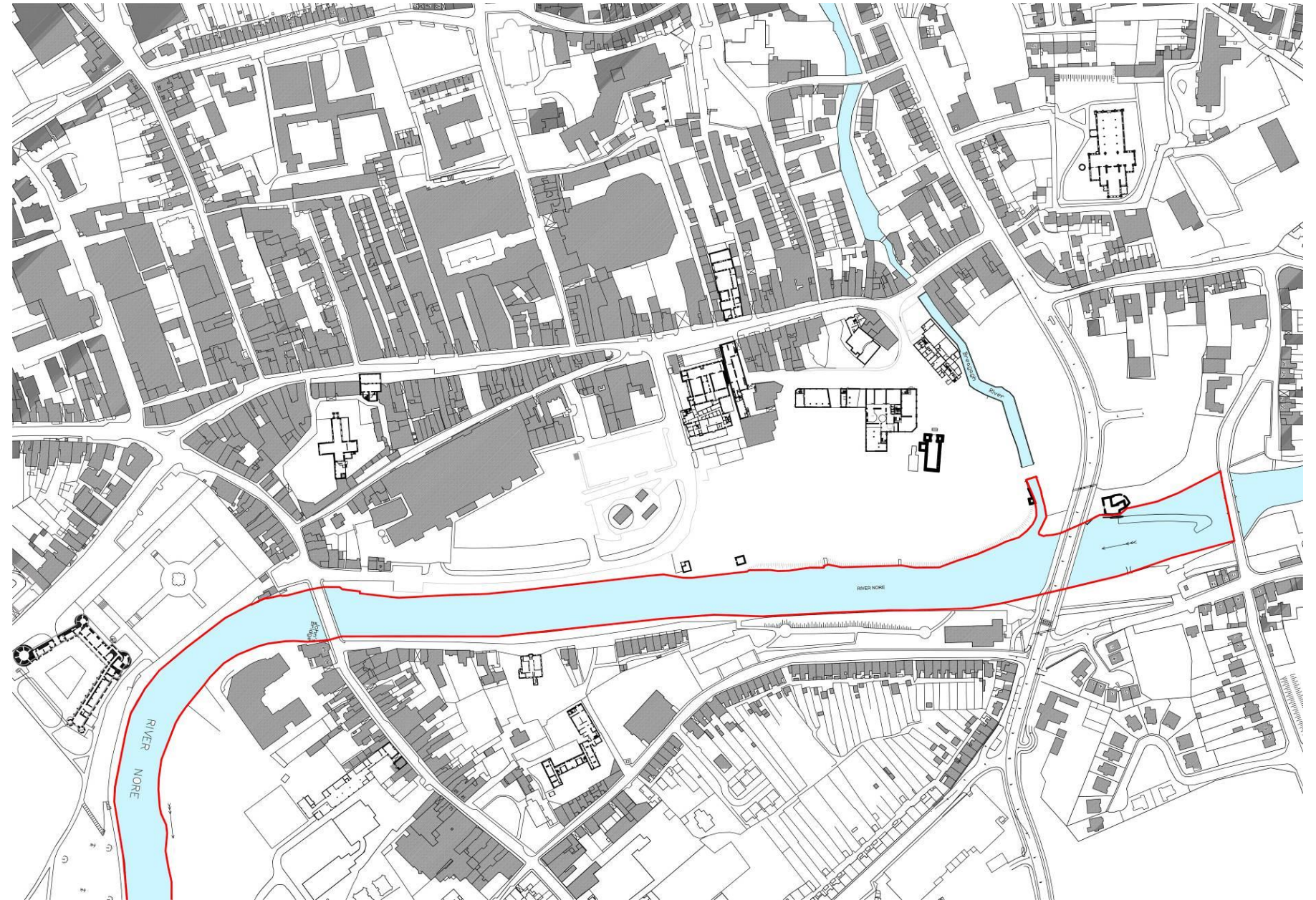
In addition to the archaeological requirements of the site, the location of the riverside park, adjoining the River Nore, and the designation of the river as a candidate Special Area of Conservation (cSAC) and Special Protection Area (SPA), will need to be considered in the preparation of the detailed design of the scheme. This will be very significant factor in the design process and it is likely to have a very significant impact on layout and facilities to be provided within the riverside park area.

Developments which may lead to adverse impacts on the River Nore will not be permitted as part of the Masterplan. Linear Park development and associated works will not be permitted within the boundaries of either Natura 2000 site, unless it is demonstrated, by means of project level Appropriate Assessment, that such development will not lead to adverse impacts on the integrity of the sites<sup>1</sup>.

The boundary of the cSAC as indicated was provided by the National Parks and Wildlife Service (NPWS). This boundary was drawn using the OSI 6 inch mapping overlaid on the most current OSI Mapping. The intended boundary of the cSAC in the vicinity of the masterplan area is likely to correspond with the SPA boundary (drawn using the most recent mapping.)

A detailed Environmental Report has been prepared by Kilkenny County Council. This report is available in full in Appendix B.

Any contaminated soils identified during the development of existing brownfield lands shall be remediated and managed appropriately. The Southern Regional Waste Management Plan should also be taken into account as appropriate in this regard.



Map showing Natura 2000 boundary

#### Legend

Natura 2000 Boundary 

<sup>1</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:  
a) no alternative solution available,

b) imperative reasons of overriding public interest for the plan to proceed; and  
c) Adequate compensatory measures in place.

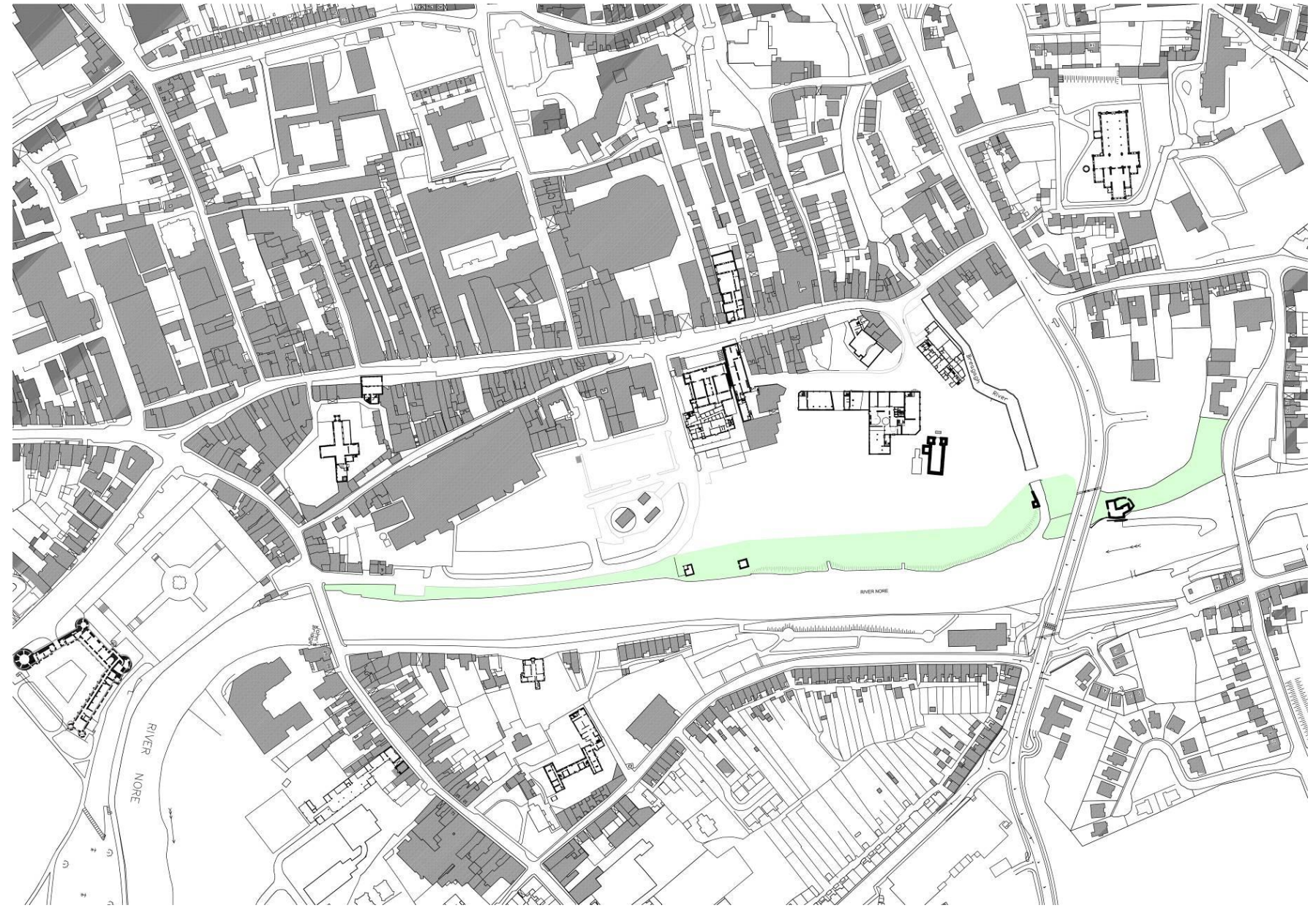
### 4.3.3 Linear Park Strategy

At the heart of the city lies the River Nore flowing from north to south and dividing the town into two distinct halves. The River is the predominant landscape feature in the City providing many opportunities for the enjoyment of nature in the centre of the City. Historically, and more recently, there has been emphasis placed on providing access to the river with a series of river walks on both banks of the river to the north and south of the town. The missing link is right at the centre of the city along Bateman Quay where pressure from development and, in particular, car parking has detracted from the riverside experience. The development of a new City 'River Garden' seeks to provide a redress to this missing link.

To achieve these objectives the Council ran a competition in 2014 for the design of a Linear Park and subsequently appointed Mitchell & Associates (Landscape Architects) to prepare design for the Linear Park along the River Nore within the Abbey Quarter Area.

The Council has secured funding from Failte Ireland for the development of a linear park which is to occupy the section of river bank in the centre of the City between John's Bridge and Green's Bridge and, by doing so, increase connectivity to the already established riverside walks further up and down stream. This Linear Park represents the first phase of delivery of the development principles set down in the Masterplan for Abbey Creative Quarter.

The Appropriate Assessment for the linear park shall be informed by an ecological impact assessment which shall consider issues including ecological connectivity and species such as otters and kingfishers (including potential interactions with food sources and aquatic and terrestrial habitats) and bats (including potential interactions with roosts, foraging sites and lighting). The ecologist working on the AA for the project shall be consulted at the start of the project so that any necessary mitigation or design changes can be incorporated early into the project.





## Walking Trails

The Noreside walking trails include the Nore Valley Walk from the city centre to Bennettsbridge stretching South for 11km, and the Bishops Meadows Walk to the North of the city stretching north for 2.6km. These walks are both on the western bank of the River Nore. Currently there is a fracture in this trail as the Smithwick's Brewery site does not allow public access along the river bank.

In line with objective 6B of the Kilkenny City & Environs Development Plan 2014-2020 "To complete the River Nore Linear Park within the lifetime of the Plan", provision has been made in the Masterplan for the development of a riverside park along the western bank of the River Nore between Bateman Quay and Greens Bridge. This riverside park will complete the missing link in the Nore Valley Walk.

This riverside park will incorporate a meandering circulation route along the riverbank, accommodating both Pedestrians and Cyclists.

The detailed design of the riverside garden will divide the park into a number of sections, with different planting and landscape layouts, suitable to its riverside location, provided along the route. This will create interesting focal points in the garden, creating a sense of place and inviting people to further explore the garden.

The garden will be designed to reflect the former and historical uses of the site, with the layout of the site to give consideration to the location of burgage plots and historical planting such as orchards within the site. Subject to their availability, it is also intended to incorporate elements from the brewing process into the park design as features, to reflect the former use of the site as a brewery.

## River Amenities

The river is at the heart of the city and the completion of the linear park through the city will help to provide a focus onto the river. The creation of the park will ensure that the river is opened up to the city, inviting people to enjoy and embrace the opportunities presented to the city by the river.

In addition to the provision of walking and cycling facilities along the river bank, access to the river for water based leisure facilities will be considered in the detailed design of the park subject to compliance with the EU Habitats and Birds Directives.

The existing boat slip to the north of the confluence with the River Breagh will be incorporated into the park design providing continued access for the Canoes, Kayaks and other boats to the river.

In addition to the protection and improvement of existing access points to the river, the design of the park will look to facilitate additional access points to the river, subject to environmental considerations. This will facilitate access to the river for other leisure uses such as swimming, which has become increasingly popular along this section of the river in recent years with the annual River Nore Swim and the holding of various national and international triathlon events in the city.

## Other Amenities

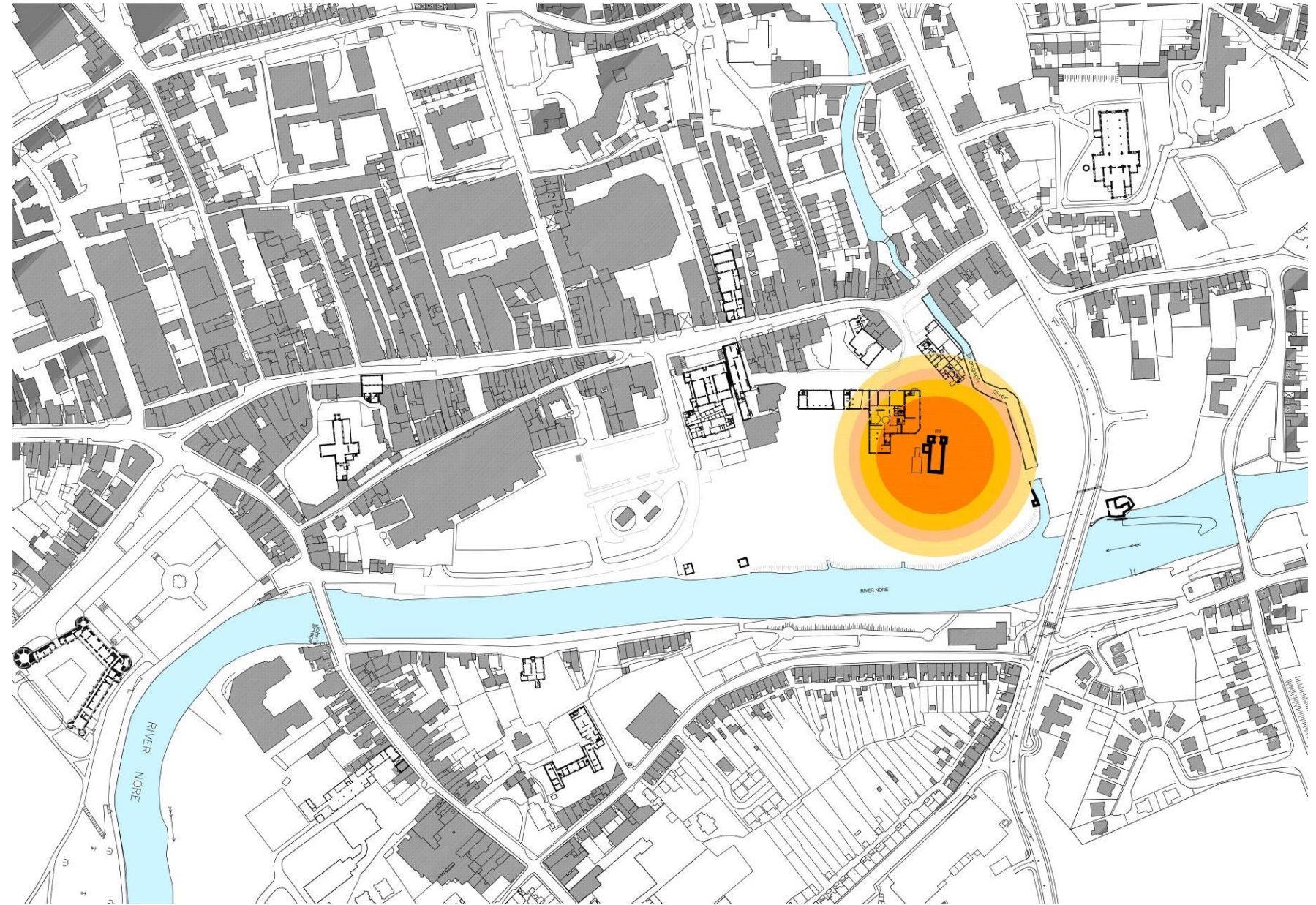
The design of the park will also provide for a skate park facility within the masterplan area.



#### 4.3.4 Archaeological Sensitivity Mapping

The archaeological review undertaken in the preparation of this Masterplan has identified the area incorporating St. Francis' Abbey, Evans Turret, St. Francis Well and the City Walls as an area of high archaeological potential, requiring archaeological excavations. These excavations are required to answer key questions about the history and development of the site and to gather information to appropriately conserve the upstanding monuments and understand their setting and how the site developed over time. Preservation in-situ is considered the preferred option when developing and constructing within such an archaeological sensitive area.

A detailed Archaeological Strategy has been prepared by Kilkenny County Council. This report is available in full in Appendix C.



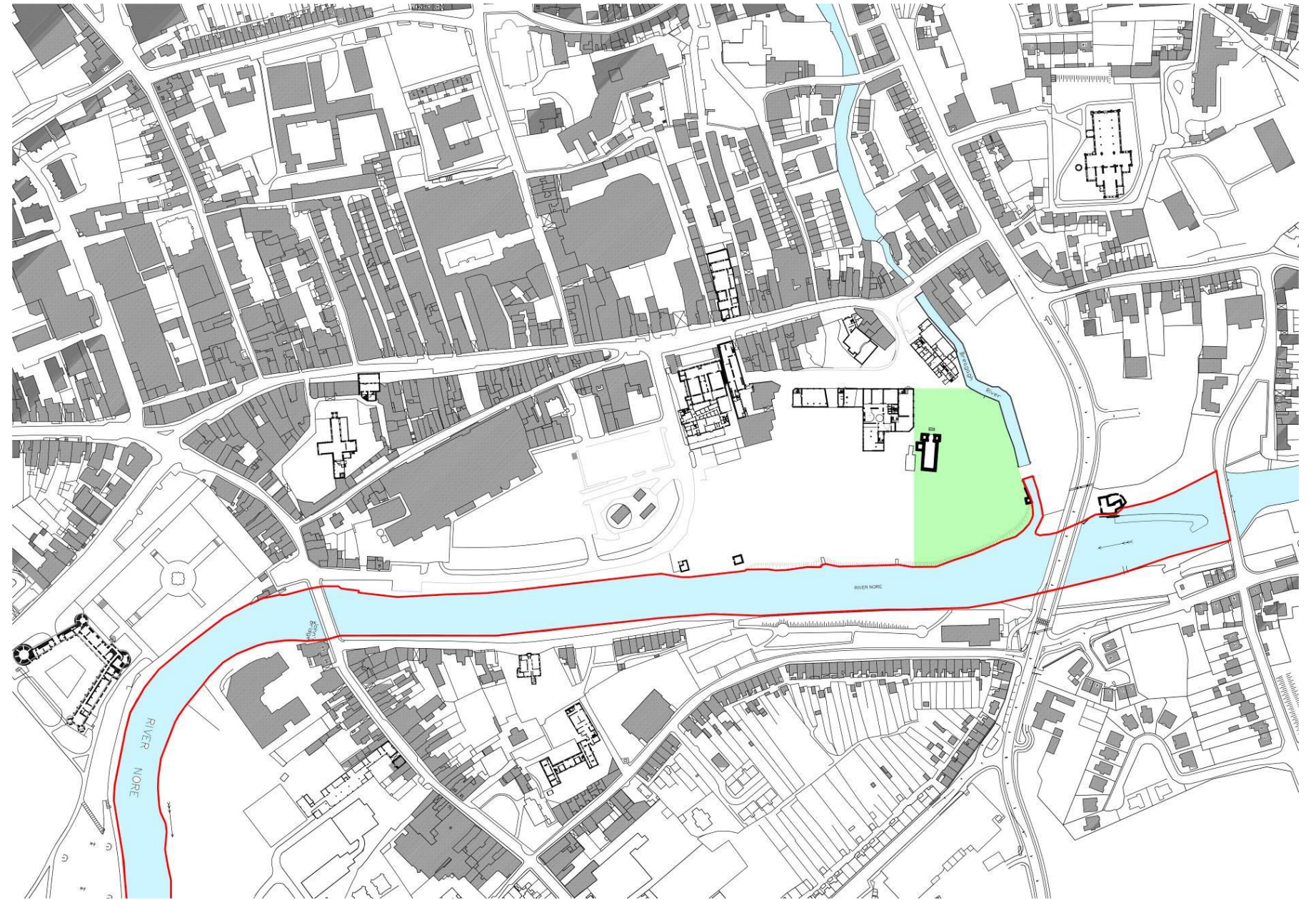
#### 4.3.5 Public Park / Garden

The archaeological review undertaken in the preparation of this Masterplan has identified the area incorporating St. Francis Abbey, Evans Turret, St Francis' Well and the City Walls as an area of high archaeological potential. Accordingly, it is proposed to develop a park / garden in this area with St Francis' Abbey as its focus.

The design of the park area will incorporate, where possible, any archaeological remains that might be uncovered in the archaeological excavations and to represent other buried features through either soft or hard landscaping as appropriate. The detailed design and development of a park in this area will be informed by the archaeological review and excavations, with the detailed design subject to consultation and agreement with the relevant statutory bodies.

It is intended that the access to the site through this area will be developed as a civic space, with any vehicular movement through the area to be restricted through the provision of bollards in the area of the existing bridge over the River Breagagh. This will ensure that the space is dominated by pedestrians and cyclists, creating an appropriate setting for the National Monuments in the area and creating an important sense of place.

This civic area will be designed as a 'shared space' using a layout and materials that will clearly identify it as being a pedestrian focused area. The area will be designed to be suitable for hosting outdoor events such as the Kilkenny Arts Festival and other outdoor performances.





### 4.3.6 Public Realm Strategy

Kilkenny City & Environs Development Plan 2014-2020 and Kilkenny City Centre Local Area Plan set out a series of policies to develop the public realm within the city centre.

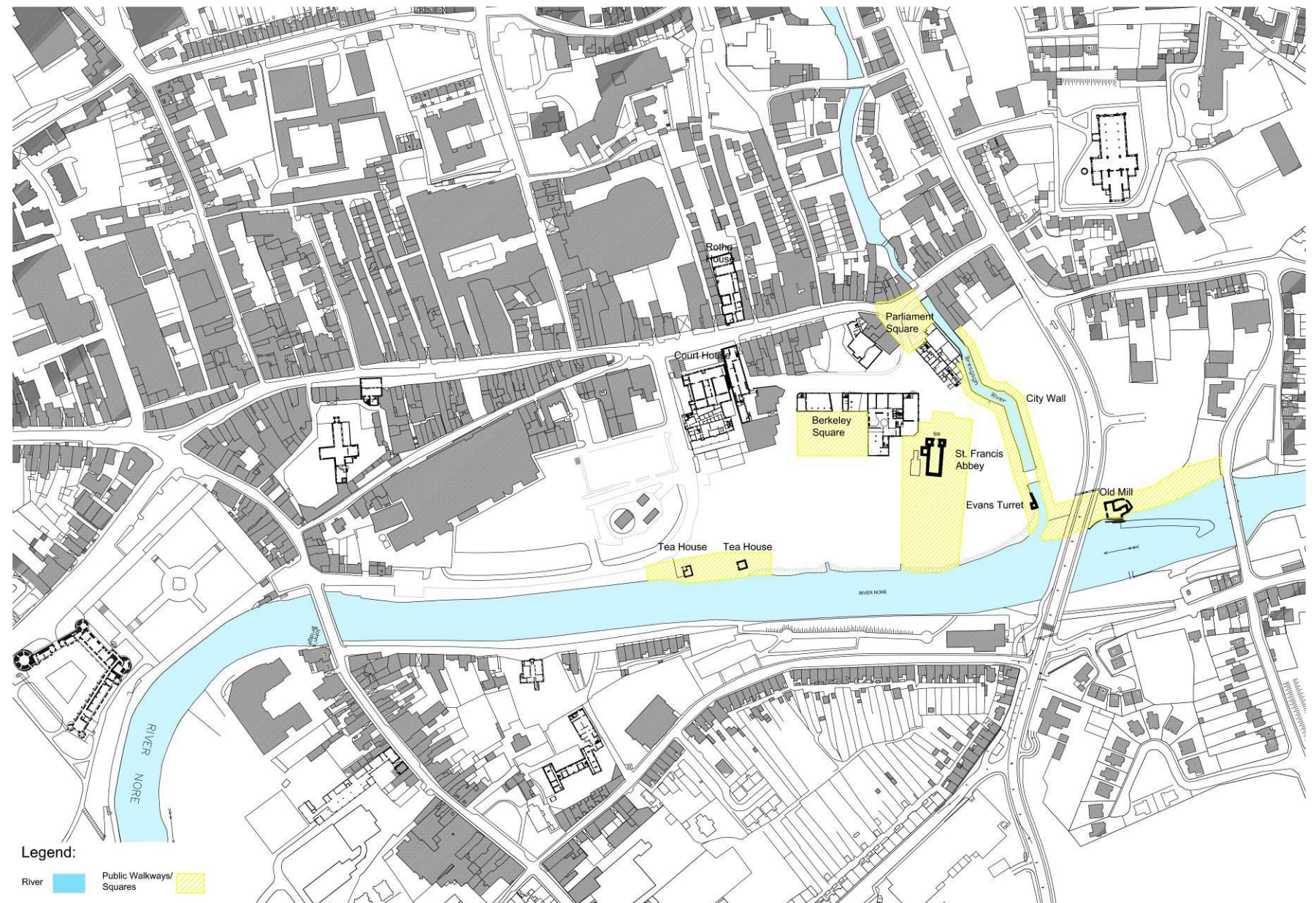
- To protect, enhance, improve, extend and where appropriate create new public/civic spaces throughout the city.
- To maintain important historic details within the civic spaces such as historic paving, cobblestones, post boxes, spur stones etc.
- To reduce the impact of traffic congestion in the historic centre by traffic calming measures, more efficient signage and pedestrianisation.
- To conserve and enhance biodiversity in new and existing civic spaces.

In response to these objectives it is proposed to create appropriate new civic spaces as new settings for the existing heritage structures on site:

- St. Francis Abbey, - New Square
- Evan's Turret, - New walkway
- Old City Wall, - New walkway
- Old Mill buildings - New Promenade / Linear Park
- Tea House. – New Promenade / Linear Park

In addition it is proposed to create appropriate new civic spaces for the buildings proposed to be retained on site:

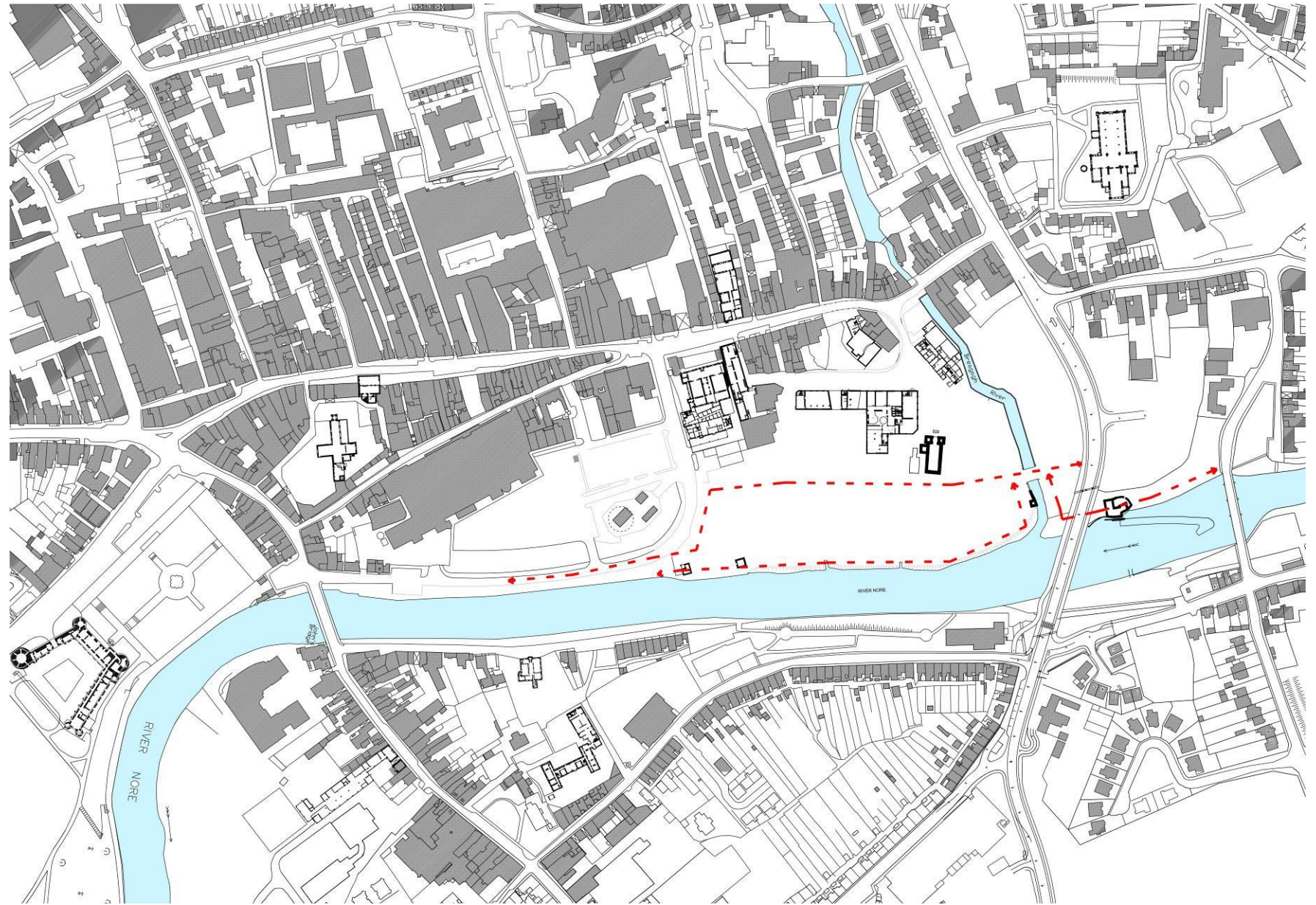
- Mayfair – New Public Square
- Brewhouse – New Square



Plan of Proposed New Public Spaces

#### 4.3.7 Movement Strategy

- Need for a route on a north south axis through the site utilising the existing bridge over the River Bregagh in order to minimise disturbance in the area of the City Walls (a National Monument) identified.
- Within the Masterplan area, pedestrian and cyclist movements shall take precedence over vehicular traffic.
- Secure bike parking facilities will be provided at Bateman Quay, centrally adjacent to St. Francis' Abbey and to the north of the Bregagh River, adjacent to the CAS.
- Provision of a pedestrian dominant shared surface within the central section of the Masterplan area.
- Provision of a shared surface along Bateman Quay.
- Provision of a pedestrian crossing of the River Bregagh



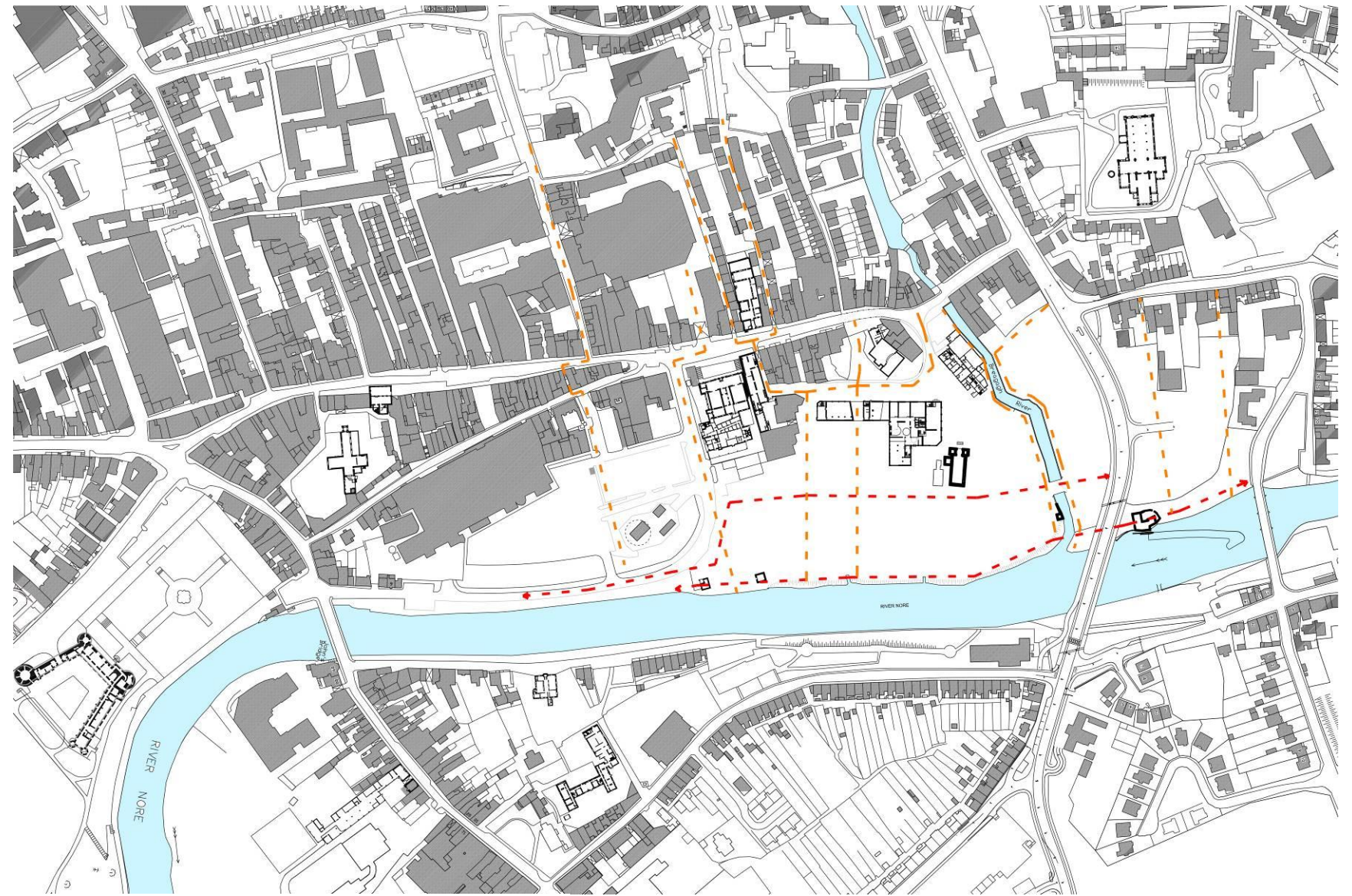
*Plan of Proposed Routes*

#### 4.3.8 Pedestrian Streets / Lanes Strategy

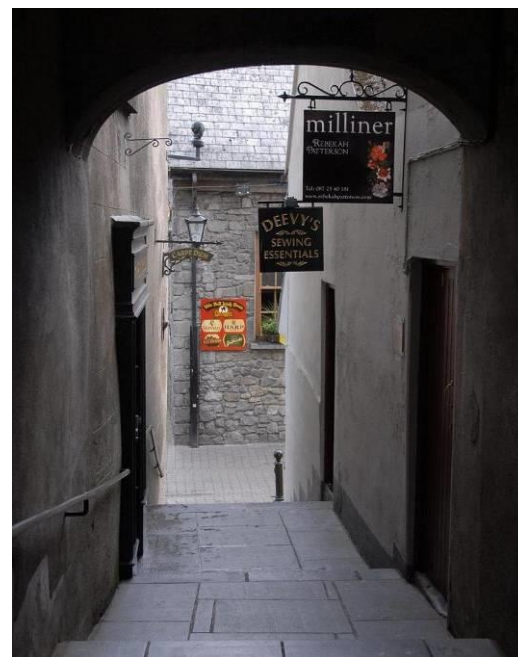
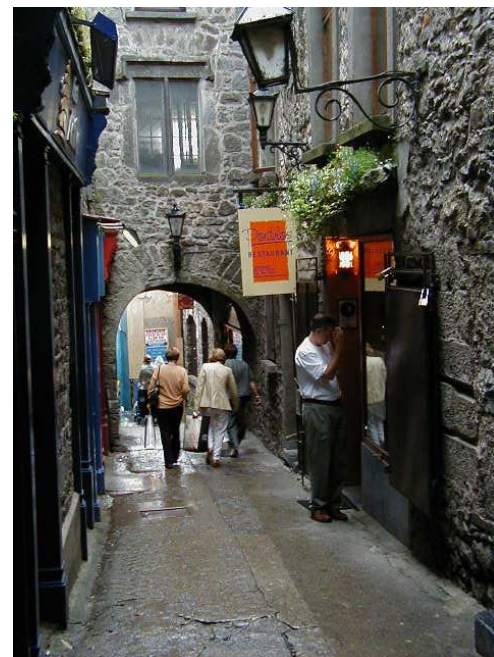
- Various movement desire lines on an east west axis linking Parliament Street to the River Nore.

In response to the Council's objectives with regard to urban grain and slipways it is proposed to:

- Create extensions of existing slipways located to the west of Parliament Street on an east west axis reminiscent of the historical burgage plot.
- Implement traffic management and calming schemes for the City as the need arises.
- Have regard to the Architectural Heritage
- Have regard to the natural heritage and ensure compliance with the requirements of the EU Habitats and Birds Directives.



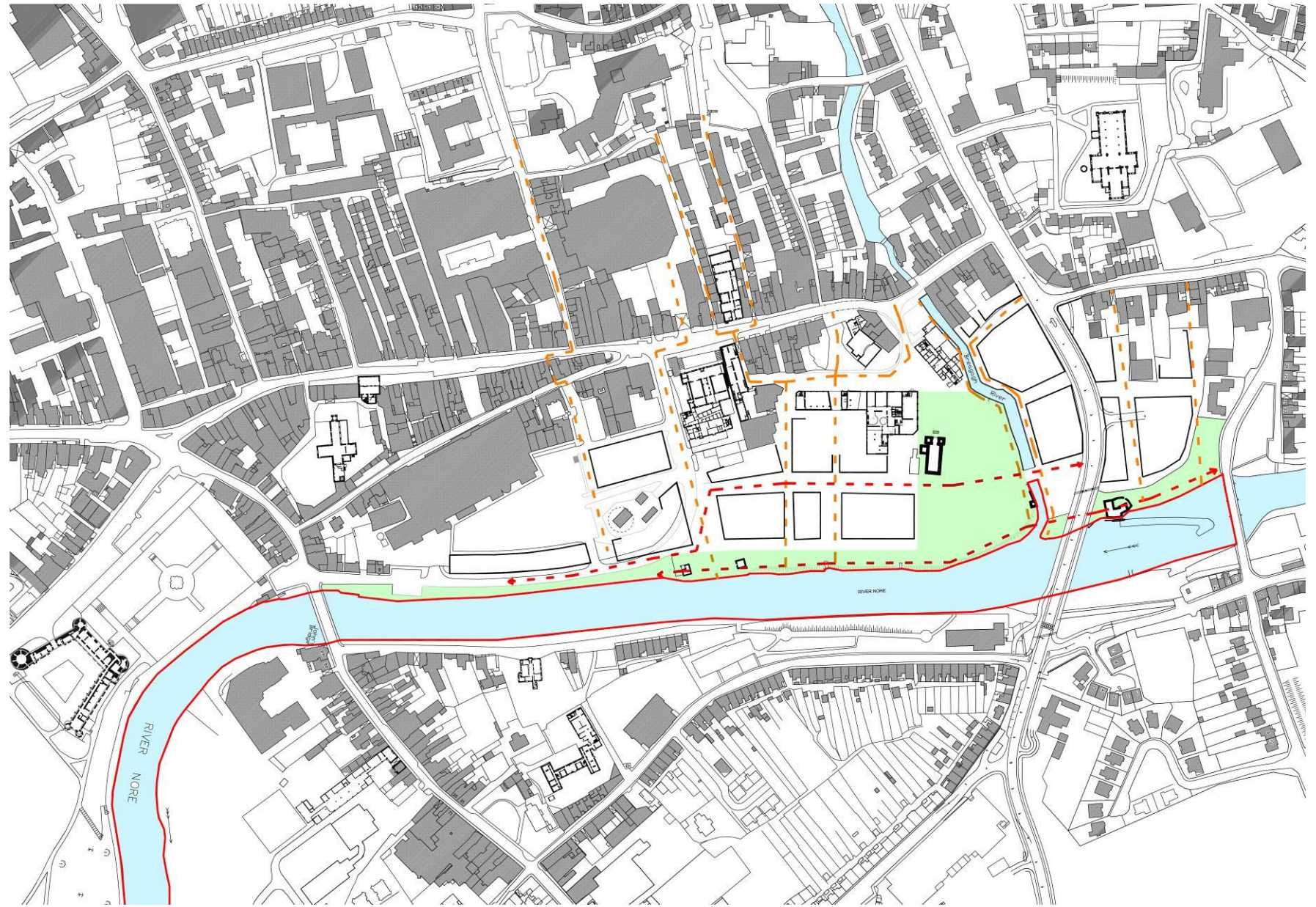
Plan of Proposed Pedestrian Streets / Lanes



#### 4.3.9 New Building Strategy

In response to the Council's objectives to extend the existing street pattern and scale into the Masterplan Site it is proposed to:

- Provide appropriately scaled new buildings to form edges to the Linear Park and new public squares.
- Provide appropriately scaled new buildings to form streets, lanes and slipways along the proposed routes previously identified.
- Compile an Architectural Design Guide specifying the building design requirements for each plot within the Masterplan Area.

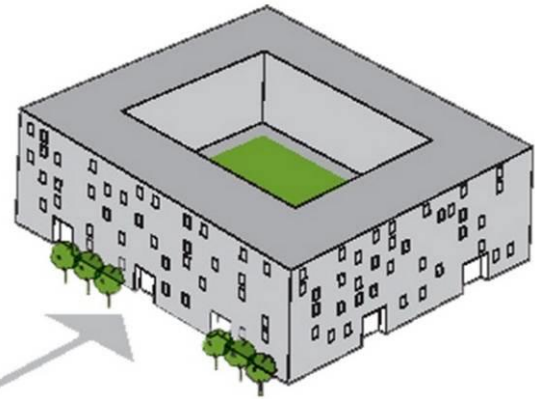


*Plan of Proposed Building Edges*

### 4.3.10 Urban Grain Strategy

In response to the Council's objectives to extend the existing street pattern and scale into the Masterplan Site it is proposed to:

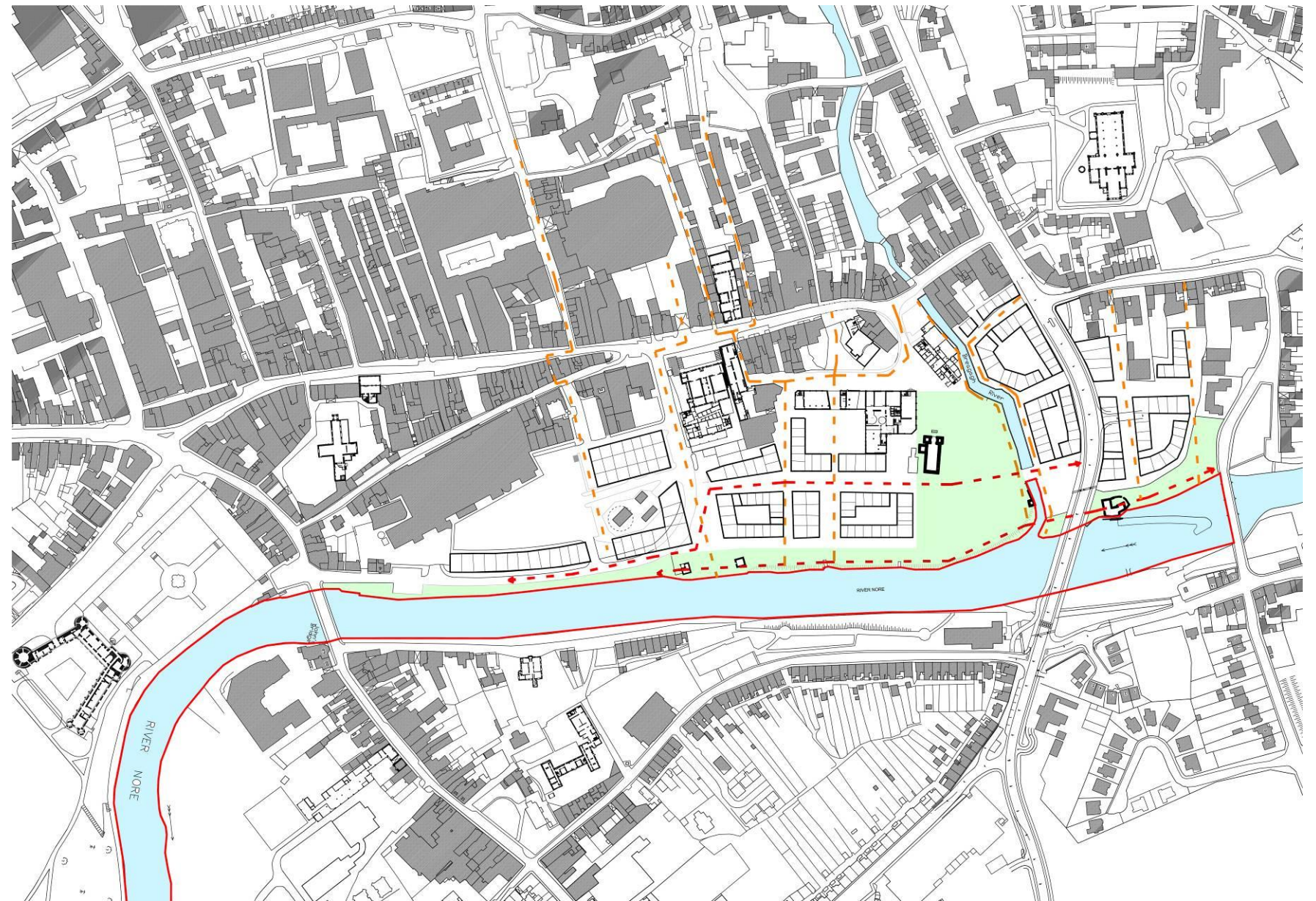
- Sub-divide the urban blocks into building units more in keeping with Kilkenny.
- Provide varied building heights and façade treatments in keeping with the architecture of Kilkenny City.



Mono block:  
Hierarchy makes it difficult for residents to relate to individual dwellings.



Mixed block:  
Residents have the feeling that they are living in a comprehensible social unit where it is easy to belong. Variation and architectural hierarchy create an exciting and eventful environment.

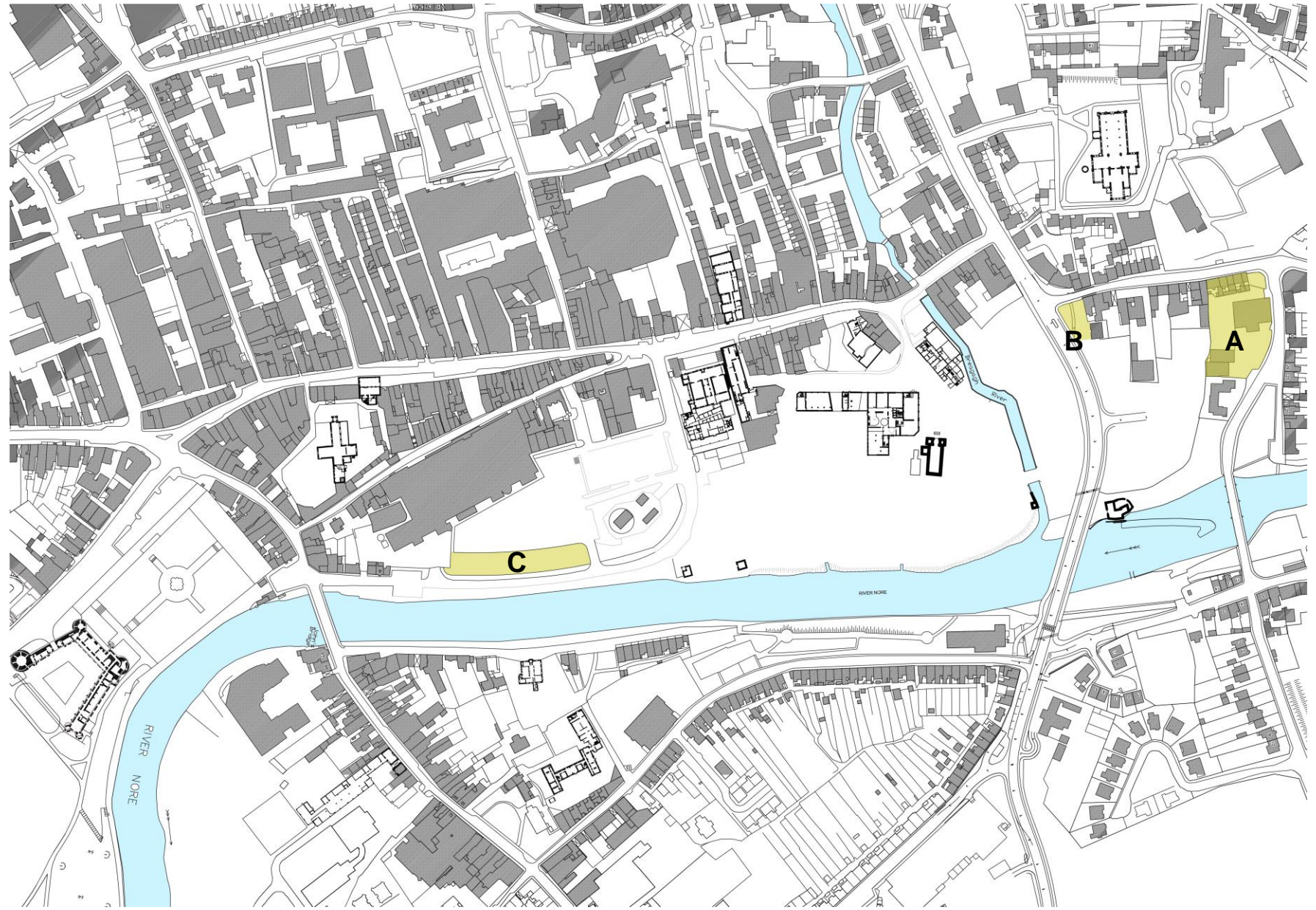


Plan of Urban Grain

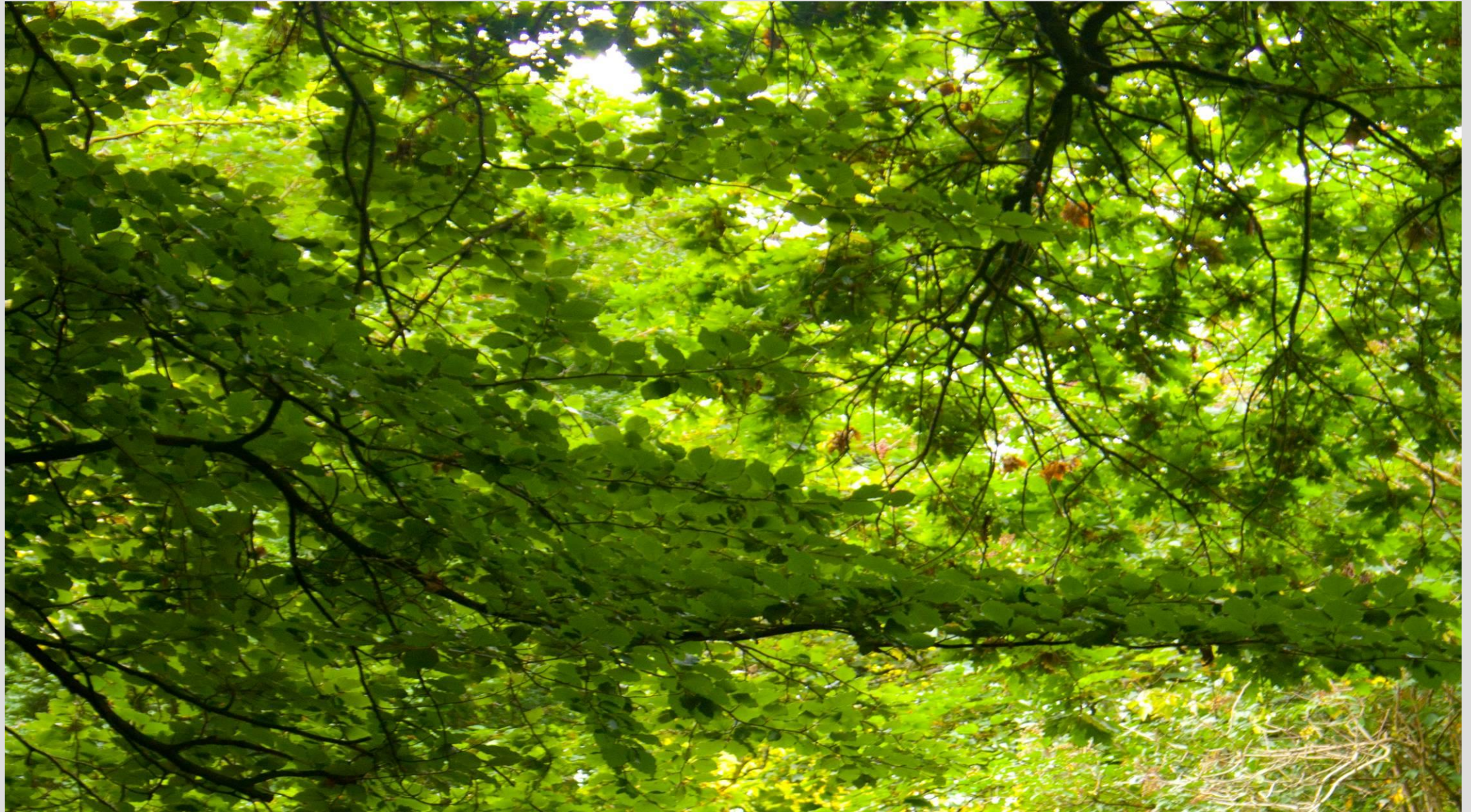
### 4.3.11 Further Masterplan Development

Further design development will be required to determine the most appropriate urban design response to the following;

- a) Area between the Masterplan and Vicar Street / Green Street / New Road
- b) Corner of Vicar Street and Central Access Scheme
- c) Bateman Quay



*Further Masterplan Development Areas Map*



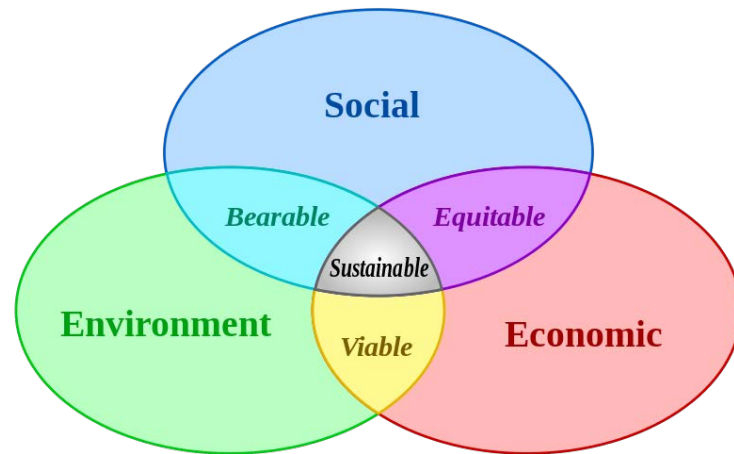
# 4.4

## Sustainability

- 4.4.1 Sustainability Strategy
- 4.4.2 Density and Mixed Uses
- 4.4.3 Transport
- 4.4.4 Environmental Quality
- 4.4.5 Energy Strategy
- 4.4.6 Zero Brown Waste
- 4.4.7 Water Conservation
- 4.4.8 R&D Funding
- 4.4.9 Exemplar Developments

#### 4.4.1 Sustainability Strategy

The sustainability strategy proposed will be in line with the National Sustainable Development Strategy of the Government of Ireland, The Southeast Regional Planning Guidelines 2010-2016 and the Kilkenny City & Environs Development Plan 2014-2020



Sustainability Venn Diagram: The achievement of sustainability requires a balance between economic, environmental and social concerns in equal harmony (Image Source: Wikimedia).

#### 4.4.2 Density and Mixed Uses

This masterplan aims to expand the city centre and provide for mix of uses reducing urban sprawl and expansion in line with Section 3.2 and 3.3 of the City & Environs Development Plan. The Masterplan promotes mixed use development with close proximity of housing, jobs, services and amenities. Development should create an attractive and vibrant environment that appeals to a wide range of people.

The mix of uses should allow for synergies to be established between them. The density of the scheme should be compatible with the existing density of development in the retail core.

#### 4.4.3 Transport

The master plan seeks to strike a balance between the need for good vehicular access whilst promoting reduced dependency on the private car and increased use of cycling, walking and public transport. The density and mixed use envisaged for the area will reinforce the idea of the compact city for Kilkenny in keeping travel distances between homes work and other services to within the ten minute city concept.

#### 4.4.4 Environmental Quality



The masterplan seeks to develop a high quality and sustainable environment within the Abbey Quarter. This will be achieved within the energy and water management for the area.

The Appropriate Assessment for the linear park shall be informed by an ecological impact assessment which shall consider issues including ecological connectivity and species such as otters and kingfishers (including potential interactions with food sources and aquatic and terrestrial habitats) and bats (including potential interactions with roosts, foraging sites and lighting). The ecologist working on the Appropriate Assessment for the project shall be consulted at the start of the project so that any necessary mitigation or design changes can be incorporated early in the project.

#### 4.4.5 Energy



Strategic Objectives to achieve Net Zero Energy Green Zone as an Exemplar Urban Redevelopment model.

The redevelopment of an urban brownfield site presents a unique opportunity to create an exemplar low carbon urban centre that will extend through the existing network and infrastructure. This site has the potential to provide the economic, sustainable and climate friendly stimulus towards a truly sustainable urban centre.

In the development and maturing of this site the opportunities for Research and Development in the green smart economy cannot be underestimated in terms of job creation.

In moving towards these objectives, the Local Authority will propose and implement holistic problem-solving approaches, integrating the most appropriate technologies and policy measures. This will incorporate ambitious and pioneer measures in buildings, energy networks and transport.

Section 9 of the Kilkenny City & Environs Development Plan sets out in detail the Energy Objectives for the city.



## 1) Net Zero Energy / Carbon Neutral Site

a) Passivhaus Standards for all New and Old Buildings on Site ranging as low as 15kWh/m<sup>2</sup> for all buildings. (reference La Confluence Site – Paris) – Each building owner contracted at the time of site purchase or lease will be required to achieve Passive standard as an absolute requirement in construction.

i) New buildings with net zero energy requirements or net zero carbon emissions when averaged over the year by 2018, thus anticipating the requirements of the recast Directive on the energy performance of buildings (EPBD). This requirement could be anticipated (e.g. 2012) for all new buildings of the local public authority (city).

ii) Refurbishment of the existing buildings to bring them to the lowest possible energy consumption levels (e.g. passive house standard or level of efficiency that is justified by age, technology, architectural constraints) maintaining or increase thermal performances and comfort. This would include innovative / natural insulation material (solid insulation, vacuum insulation, vacuum windows, cool roofs, living roof space etc.)

b) Integrate renewable heat and electricity generation and export potential in site development with site becoming a net exporter of heat and electricity.

## 2) Energy Strategy

An energy strategy will be developed for the Masterplan area. This strategy will consider the following principles:

### a) Demand Side Management:

- i) Smart grids, allowing renewable generation, electric vehicles charging, storage, demand response and grid balancing / stabilisation on site.
- ii) Smart metering and energy management systems domestically and commercially.
- iii) Smart appliances/services (ICT, domestic appliances), lighting (in particular low energy solid state lighting for street and indoor), equipment (e.g. motor systems, water systems/waste pumping systems designed to Triple-E standards etc.)

### b) Heat & Cooling Supply

- i) District Heating network powered by innovative and cost effective biomass, solar thermal and heat pump applications – allowing for the uptake of the Renewable Heat Incentive tariffs programmed in DCENR for 2017 and beyond.
- ii) Innovative hybrid heating and cooling systems with advanced distributed heat storage technologies.
- iii) Highly efficient co- or tri-generation centralised CHP utilising renewables where feasible (Biomass, BioGas, Solar Thermal)

iv) Install district heating Network that delivers connection point to each serviced site location Heat pumps from

- (a) River
- (b) Sewerage System

v) Ground Source Install solar thermal roof panels to allow individual building owners to export excess hot water to the DH network.

vi) Install other communal facilities planned in the buildings to include capturing heat from warm grey-water to pre-heat hot-water tanks. Greywater is collected from showers, washing machines and washbasins; and then, once biologically treated and cooled, it can then be used for watering.

### c) Electrical Energy Supply

- i) Positive site generation – foster local Renewable Energy Supply (RES) and trading and envision the site as a future Net Exporter to Other Areas of Urban Space
- ii) Hydro power for Renewable Electricity from River

Nore.

- iii) Install smart grid network in utility service delivery package to allow buildings to export excess Photovoltaic Solar energy into network generated from Rood top/Brie-soleil's solar generators.
- iv) Lead to potential to expand energy supply network to the older developed areas of the city along existing service network routes.

### **4.4.6 Zero Brown Waste Site**

- a) All brown bin waste will be recovered
- b) Rainwater recovery.
- c) Brown Water reuse for non- potable uses.

#### 4.4.7 Water Conservation

The specifications for buildings should encourage architects to prefer methods that save drinking water; and encourage the public- and greenspace designers to address the water-management issue at a very early stage. In this district, saving water should be approached holistically, both inside and outside of buildings.

The public spaces that feature vegetation will be designed to be water-frugal and able to incorporate rainwater-harvesting systems. The aim will be to limit watering by selecting appropriate tree and plant varieties; and to supply them with water from rainwater stocks. And also to limit the flood risk by avoiding too much impermeable ground.

Excess rainwater will be conveyed via channels and released into the River Nore. These channels restore rainwater to the natural environment while limiting pollution, as slow natural filtration takes place en route.

Details of this proposal will need to consider the potential for adverse effects on the ecology of the River Barrow and Nore cSAC and the River Nore SPA as required under Article 6 of the EU Habitats Directive.

#### 4.4.8 R&D Funding and EIB Funding Opportunities

Options for the funding of the research and development of the energy strategy for the masterplan area will need to be identified and considered.

#### 4.4.9 Exemplar Urban Developments:

The following is a bibliography of examples of similar type European developments:

- [http://www.wbarchitectures.be/en/architects/MDW\\_ARCHITECTURE/Savonnerie\\_Heymans/454/](http://www.wbarchitectures.be/en/architects/MDW_ARCHITECTURE/Savonnerie_Heymans/454/) which is in the middle of the old centre and it was previously a soap factory
- <http://www.lyon-confluence.fr/en/index.html> which is in the middle of the centre of Lyon- in the past, you were able to find the jail and wholesale markets.
- <http://www.archdaily.com/164519/chevalnoir-housing-with-artists-studios-lescaut-ateliergigogne/> which was previously the Hallemans breweries
- <http://www.molenbeek.be/fr/la-vie-amolenbeek/espace-public/contrats-de-quartiers> (in French or NL) in Brussels – there are working neighbourhood / neighbourhood – phase 3
- [www.molenbeek.be/fr/la-vie-a-molenbeek/espacepublic/contrats-de-quartiers/fichiers/066CQLEO\\_dossier PH3\\_FRopt.pdf](http://www.molenbeek.be/fr/la-vie-a-molenbeek/espacepublic/contrats-de-quartiers/fichiers/066CQLEO_dossier_PH3_FRopt.pdf) and phase 1 & 2 :
- [www.molenbeek.be/fr/la-vie-a-molenbeek/espacepublic/contrats-de-quartiers/fichiers/CQLEO\\_dossierphase12\\_FR.pdf](http://www.molenbeek.be/fr/la-vie-a-molenbeek/espacepublic/contrats-de-quartiers/fichiers/CQLEO_dossierphase12_FR.pdf)
- Hammerby Sjostad – Stockholm  
[www.hammarbysjostad.se](http://www.hammarbysjostad.se)
- Wels – Austria
- Vaxjo – South East
- Tralee – Ireland





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## Establishing a New Quarter

# 5.1

### 5.1.1 Defining a new role for the Quarter

This site offers a unique opportunity to create an entirely new and viable city centre quarter, based on education, innovation, culture, residential and employment. It also offers the challenge of extending a medieval city in a manner that is both contemporary and forward looking, whilst also contextually sitting comfortably within the site setting of archaeological and industrial monuments.

### 5.1.2 Integration of site into the existing Medieval fabric

The stitching of the Brewery site into the existing medieval city is a complex task, where due consideration must also be given and appreciation to the validity of the industrial heritage of the site as an important aspect of the historical evolution of the city. The proposed long term retention and renovation of the Brewhouse Building is an important part of this process, and its juxtaposition alongside St. Francis Abbey and the space between the two buildings, when developed as a public open space, will demonstrate the long and varied history of the site.

### 5.1.3. Links to the Historic Spine / Medieval Mile

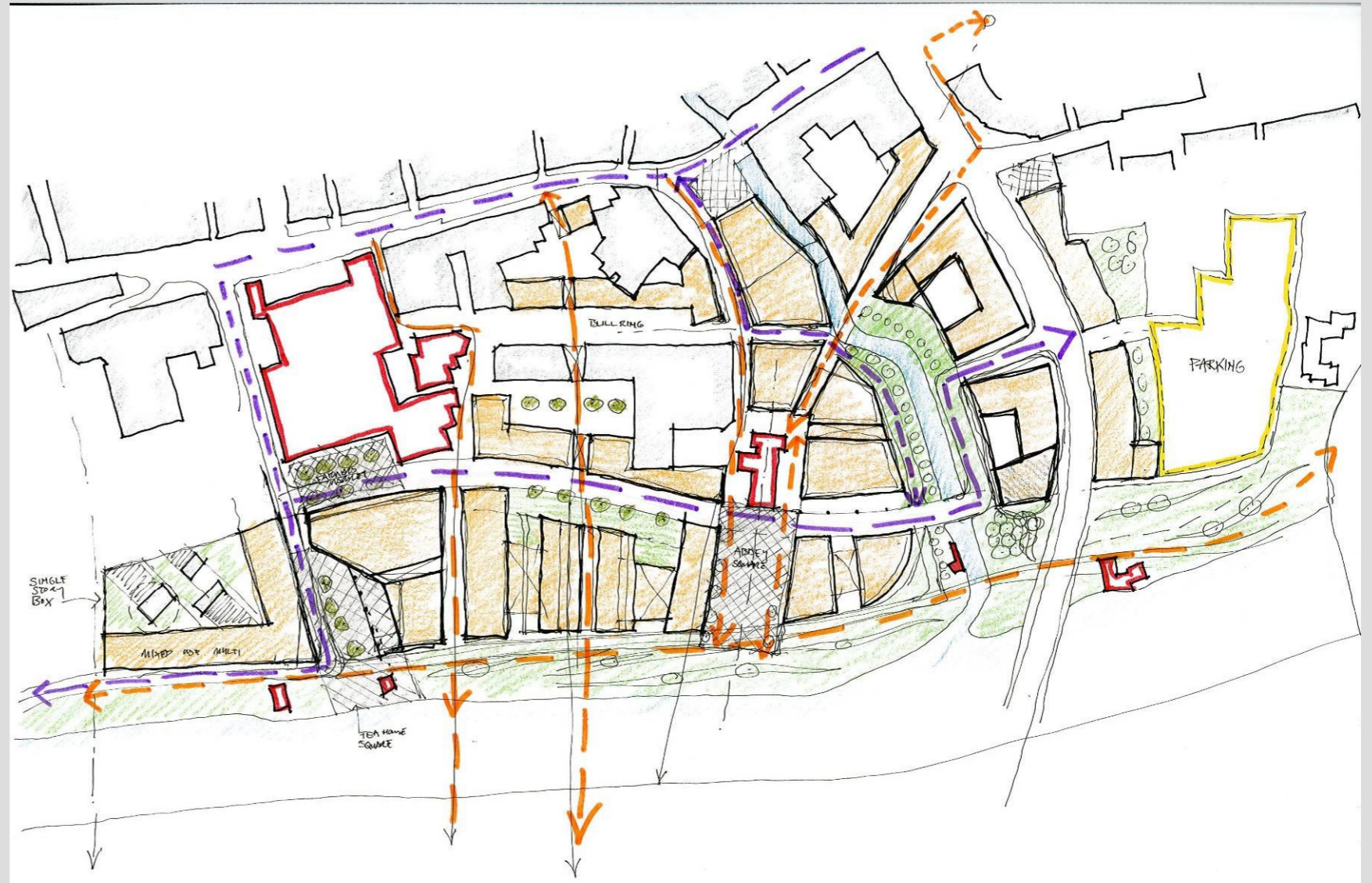
It is evident that Kilkenny city has an imbalance of economic activity, gravitating around the Parade and Castle. The development of the St Francis Abbey and Bateman Quay site has the potential to open up the entire north-eastern quarter of the city, and to attract new businesses, tourism and residents back into the city and improve the overall perception and success of the city. Thus benefiting all areas.

### 5.1.4 Public Open Spaces

The architectural character of a city is determined not only by the importance of individual buildings and groups of buildings but also by the quality of the spaces formed by the buildings i.e. the footpaths, streets, squares, parks, views and vistas.

The public spaces in Kilkenny are many and varied, from the grand civic space of the Parade to the many smaller and incidental spaces and the numerous streets and slipways of the medieval city. Primarily the new public spaces proposed relate to the provision of new appropriate settings for the numerous existing heritage structures within the site.





## Urban Framework Plan Options

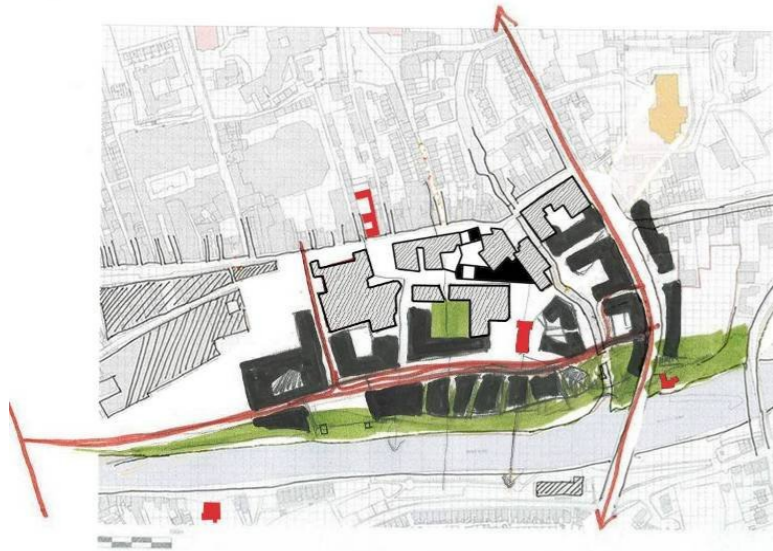
# 5.2

- 5.2.1 Design Options
- 5.2.2 Draft Masterplan Design
- 5.2.3 Revisoned Design Options
- 5.2.4 Final Masterplan Design

## 5.2.1 Design Options

### Option 1

- Nore Linear Park completed from St John's Bridge to Greens Bridge
- Bateman Quay extended to link with Central Access Route
- Network of urban streets, slipways and squares created
- New pedestrian bridge links to eastern Nore quayside provided
- New public spaces at St Francis Abbey created.
- New "academic" square created.



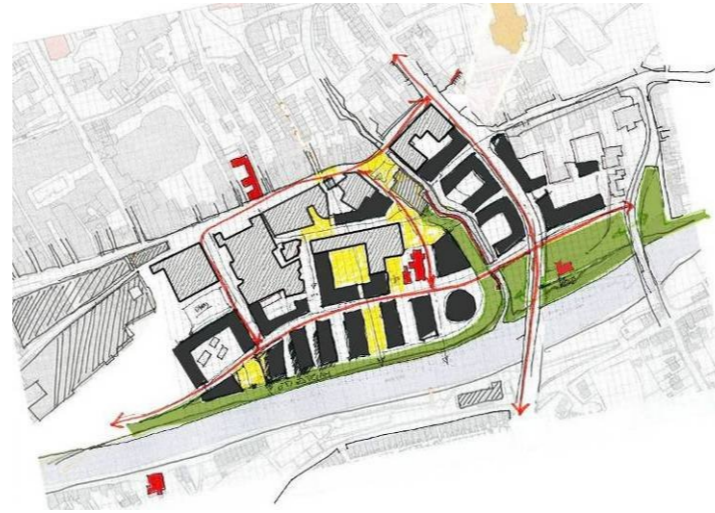
### Option 2

- Nore Linear Park completed from St John's Bridge to Greens Bridge
- Bateman Quay extended to link with Central Access Route
- Quiet Garden Zone created between Bateman Quay and River
- Network of urban streets, slipways and squares created
- New pedestrian bridge link from Abbey Square to eastern Nore quayside provided
- New "academic" square created.



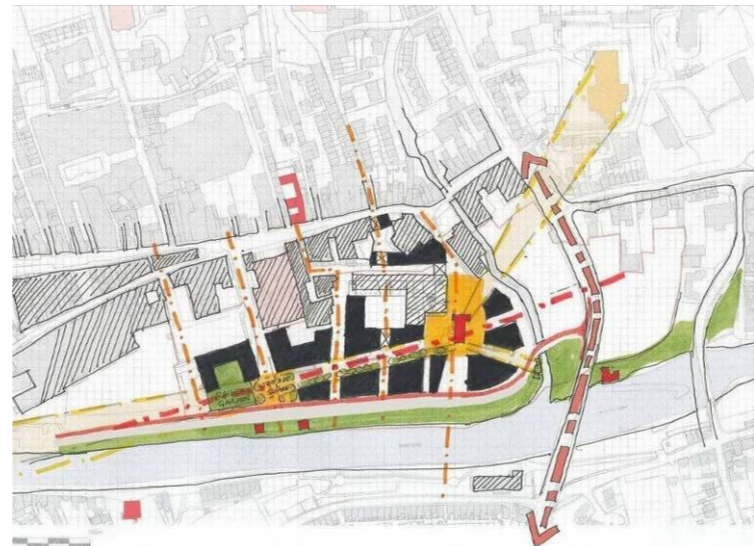
### Option 3

- Bateman Quay vehicular route extension relocated westwards to create quiet garden sector adjoining the river and connected to Greens Bridge.
- North south pedestrian route omitted
- Cultural building indicated at the highly visible north east corner of the site
- Infill buildings on Horse Barrack Lane proposed



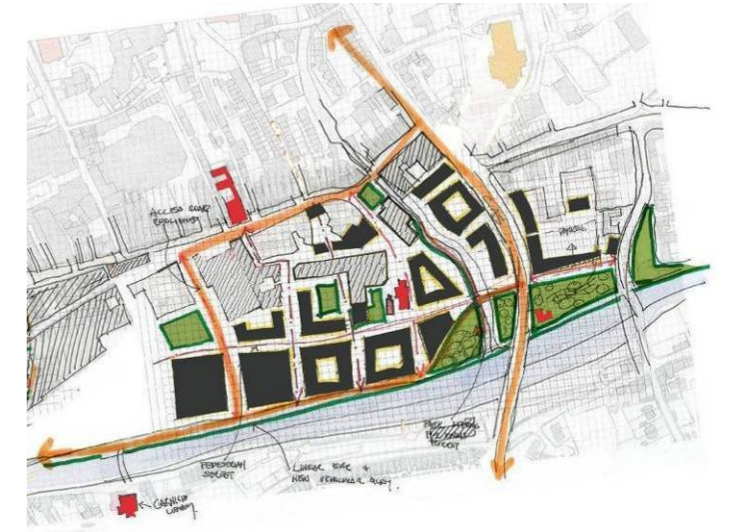
### Option 4

- New quayside street and city access from St John's Bridge and Greens Bridge created
- Nore Linear Park / Promenade reduced in width
- Network of urban streets, slipways and squares created
- New pedestrian bridge links to eastern Nore quayside provided
- New public spaces at St Francis Abbey, Evan's Turret and Old City Wall created.
- New academic square created.
- Vista to St. Canices Cathedral provided.
- Vista to the Castle Provided



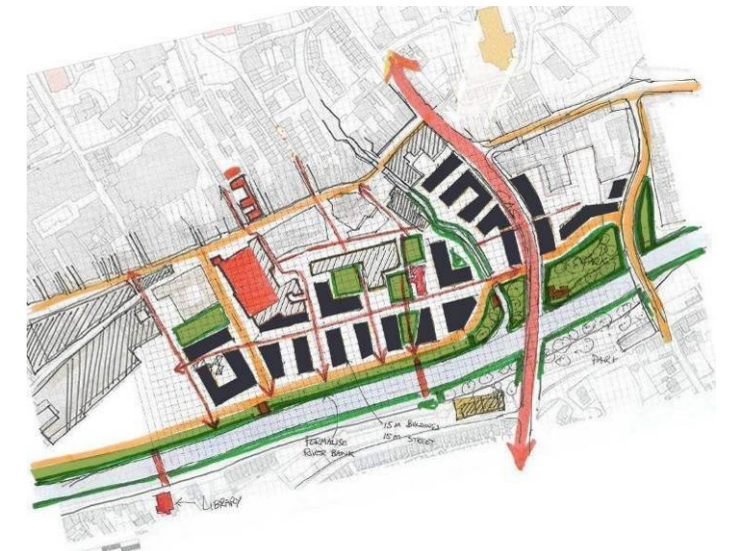
### Option 5

- New quayside street and city access from St John's Bridge and Greens Bridge created
- Nore Linear Park completed from St John's Bridge to Greens Bridge
- Network of urban streets, slipways and squares created
- New pedestrian bridge links to eastern Nore quayside provided
- New public spaces at St Francis Abbey, Evan's Turret and Old City Wall created.
- New academic square created.
- Coffee House Square, Ormonde Crescent, Carnegie Square and Berkeley Square.



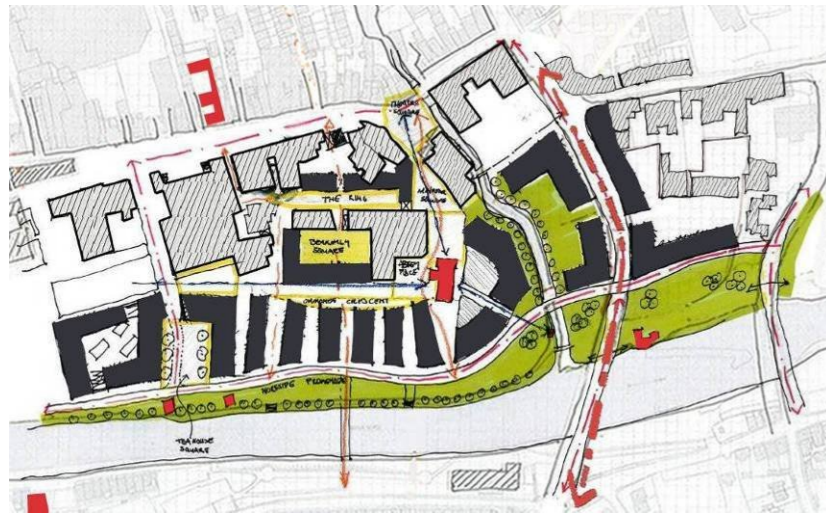
### Option 6

- Buildings to River Nore amended to be more in keeping with burgage plot widths
- Additional new pedestrian bridge provided from Abbey to John's Quay
- Bateman Quay extended to Greens Bridge



### Option 7

- North south pedestrian route relocated to align with Abbey
- Nore Linear Park widened
- New public square created at Tea House
- Buildings to River Nore amended to be more in keeping with burgage plot widths
- Additional new pedestrian bridge relocated to Academic Square axis
- Infill buildings on Horse Barrack Lane proposed with link at upper levels from Watergate Theatre to Academic Building



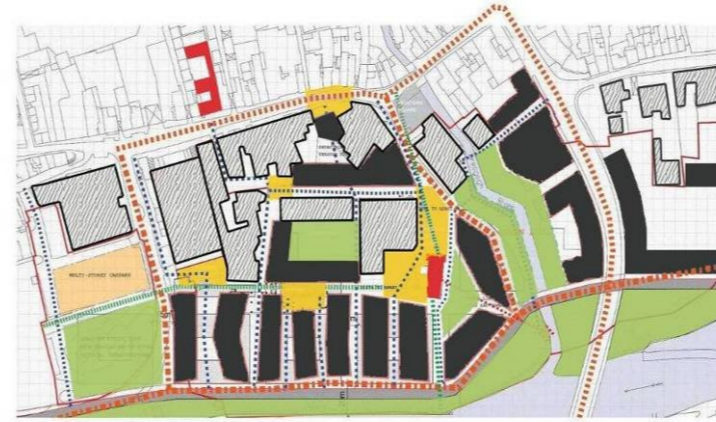
### Option 8

- Bateman Quay extension relocated westwards to create quiet garden sector adjoining the river
- North south pedestrian route reintroduced with vista terminating on St. Francis Abbey
- Public square to St. Francis Abbey increased to represent original extent of abbey and cloister opening onto river.
- Public square to Old Mill / Tea House proposed
- New pedestrian bridge proposed from Abbey Square to east side
- New pedestrian route from Abbey to Dean Street with vista terminating on St. Canices Cathedral
- Cultural building indicated at the highly visible north east corner of the site
- New academic square created.



### Option 9

- Bateman Quay extension relocated eastwards to form hard edge to River Nore
- Nore Linear Park reduced in width.
- North south pedestrian route reintroduced with vista terminating on St. Francis Abbey
- New square on pedestrian route introduced



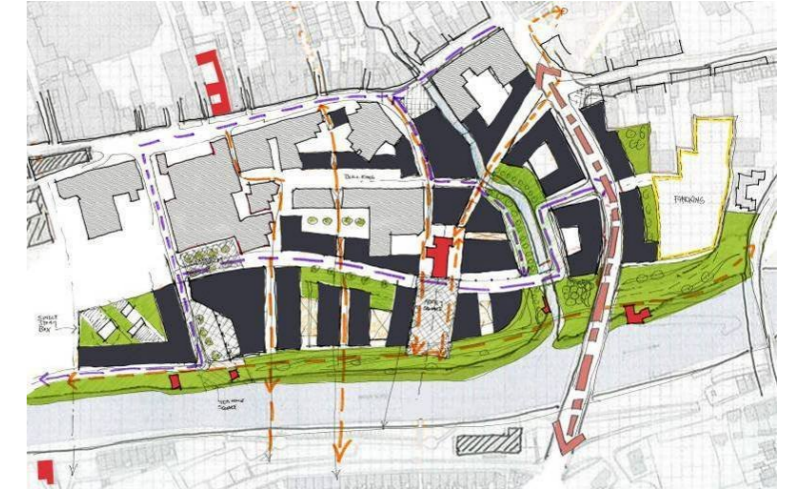
### Option 10

- Bateman Quay relocated eastwards to form hard edge to River Nore
- Nore Linear Park reduced in width.
- North south pedestrian route reintroduced with vista terminating on new building to conceal pumping station
- New square on pedestrian route enlarged to form crescent
- Infill buildings on Horse Barrack Lane reintroduced with link at upper level from Watergate Theatre to Academic Building.
- Cultural Building on North East Corner enlarged



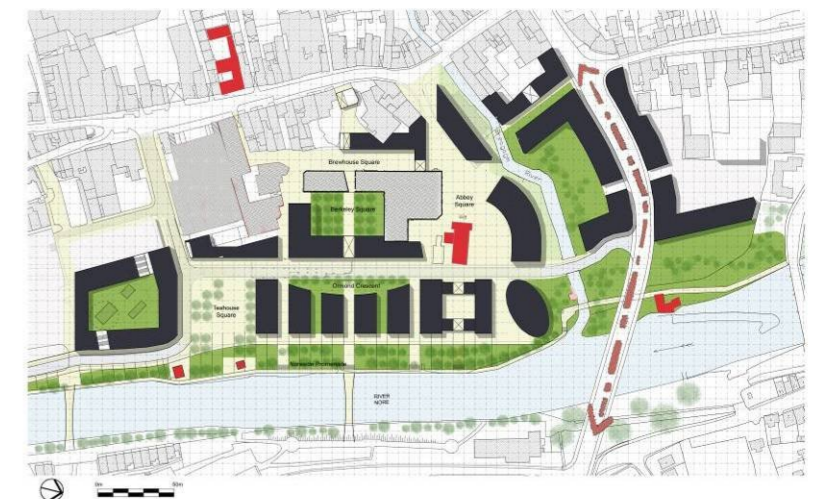
### Option 11

- New quayside street and city access from St John's Bridge and Greens Bridge created
- Nore Linear Park completed from St John's Bridge to Greens Bridge
- Network of urban streets, slipways and squares created, with main central boulevard as a pedestrian street.
- New colonnade provided to eastern edge of central boulevard
- New public spaces at St Francis Abbey, Evan's Turret and Old City Wall created.
- Academic Square reduced, and crescent relocated to eastern side



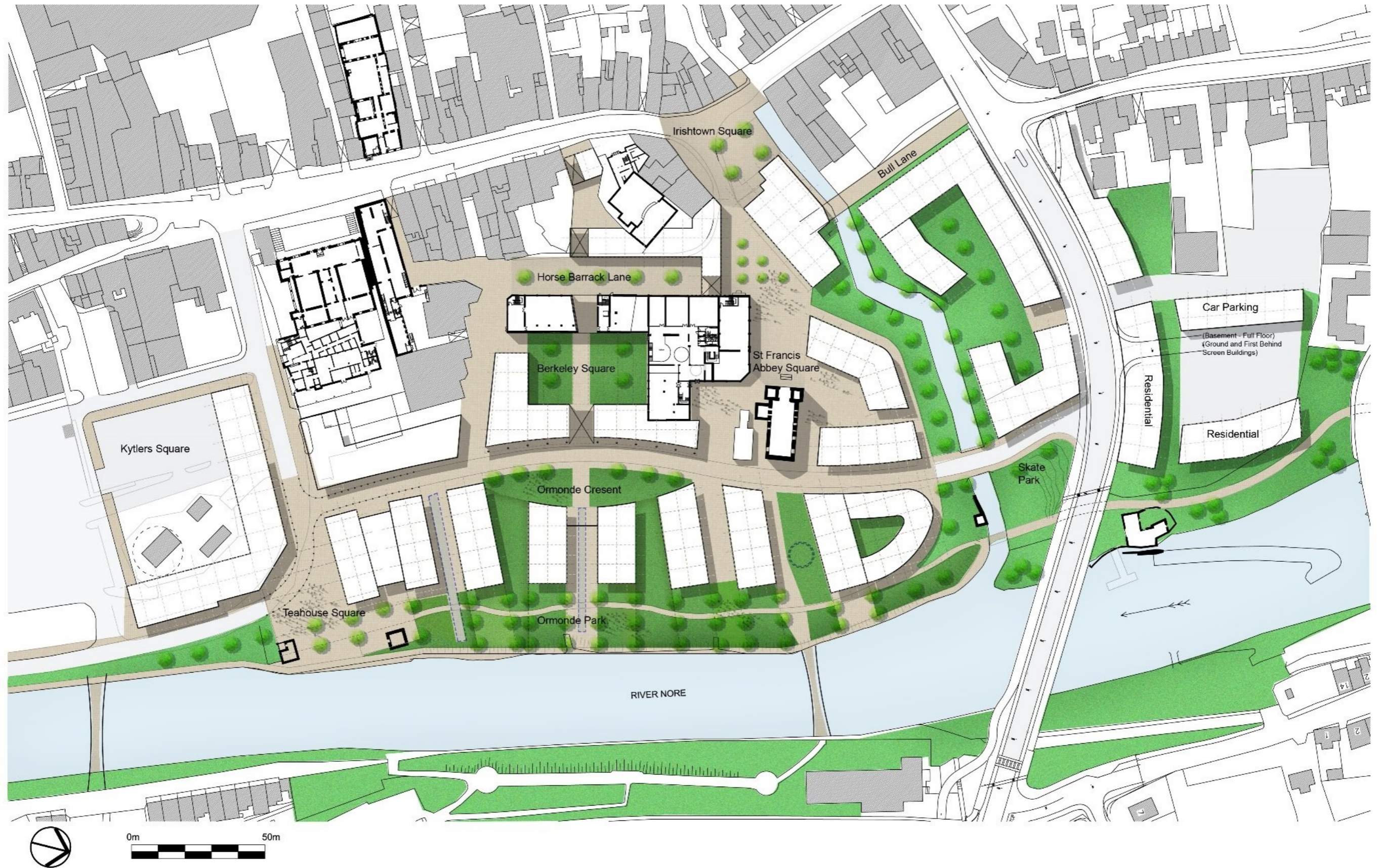
### Option 12

- Direct visual and physical link between Cathedral and St. Francis Abbey Created
- Curved street maintained with space to eastern edge, with geometry of slip lanes responsive to the curved street
- Colonnade reduced to block north of Abbey only
- Urban grain more tightly packed around Abbey, with new public space with geometry derived formally from lancet window gable of Abbey.
- New public space in location of current farmers market.
- Geometry of Teahouse Square evolved to align with direction of courthouse façade and Tea Houses.



## 5.2.2 Draft Masterplan Design

Draft Masterplan as published by Kilkenny County Council in October 2013



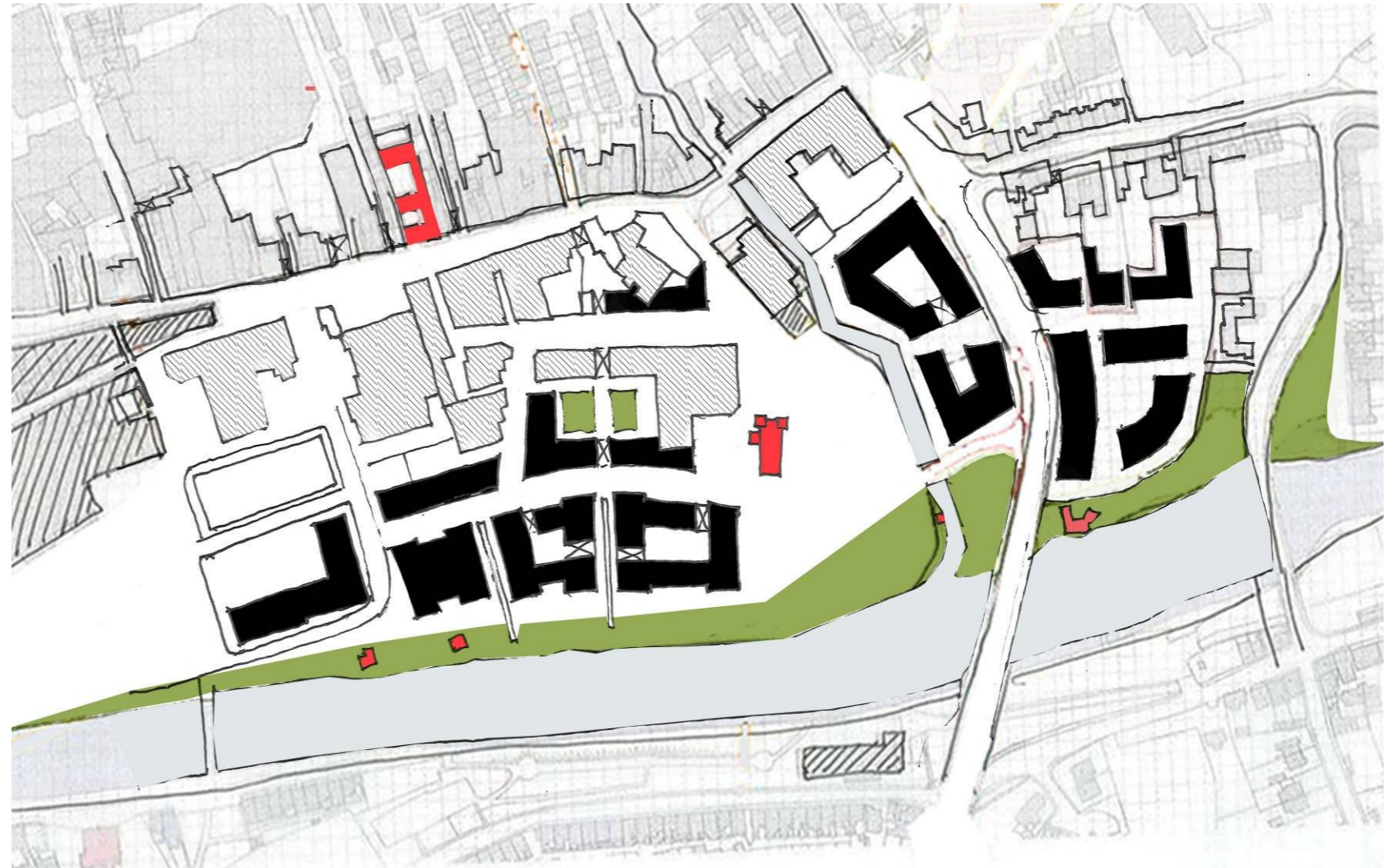


### 5.2.3 Revised Design Options

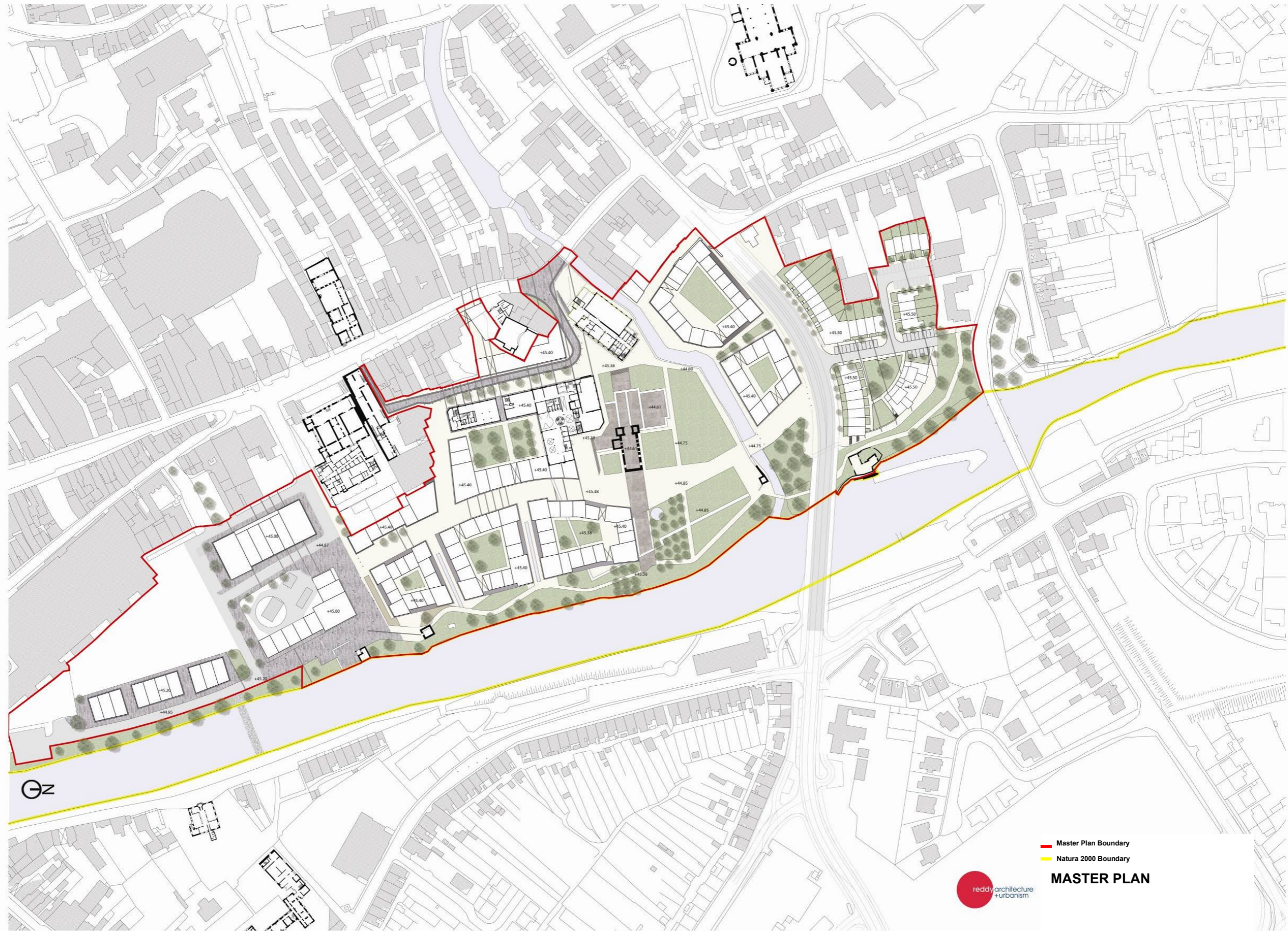
Following the Public Consultation process and incorporation of the recommendations of the Public Consultations, Archaeological Strategy, Flood Risk Assessment and Appropriate Assessment the draft masterplan was reviewed and amended as follows.

#### Option 13

- Proposed buildings to the north of St. Francis Abbey removed.
- Abbey Park created to area north of St. Francis Abbey to allow visual links to be established from the Abbey with Evans Turret, St. Francis Well and the City Walls.
- "Finger blocks" to the river side replaced with more traditional urban blocks.
- Social housing identified in site to the north of the CAS street with pedestrian links to Vicar Street and Green Street.
- Buildings in Market Yard divided into 2 blocks.



### 5.2.3 Final Masterplan Design





# 5.3

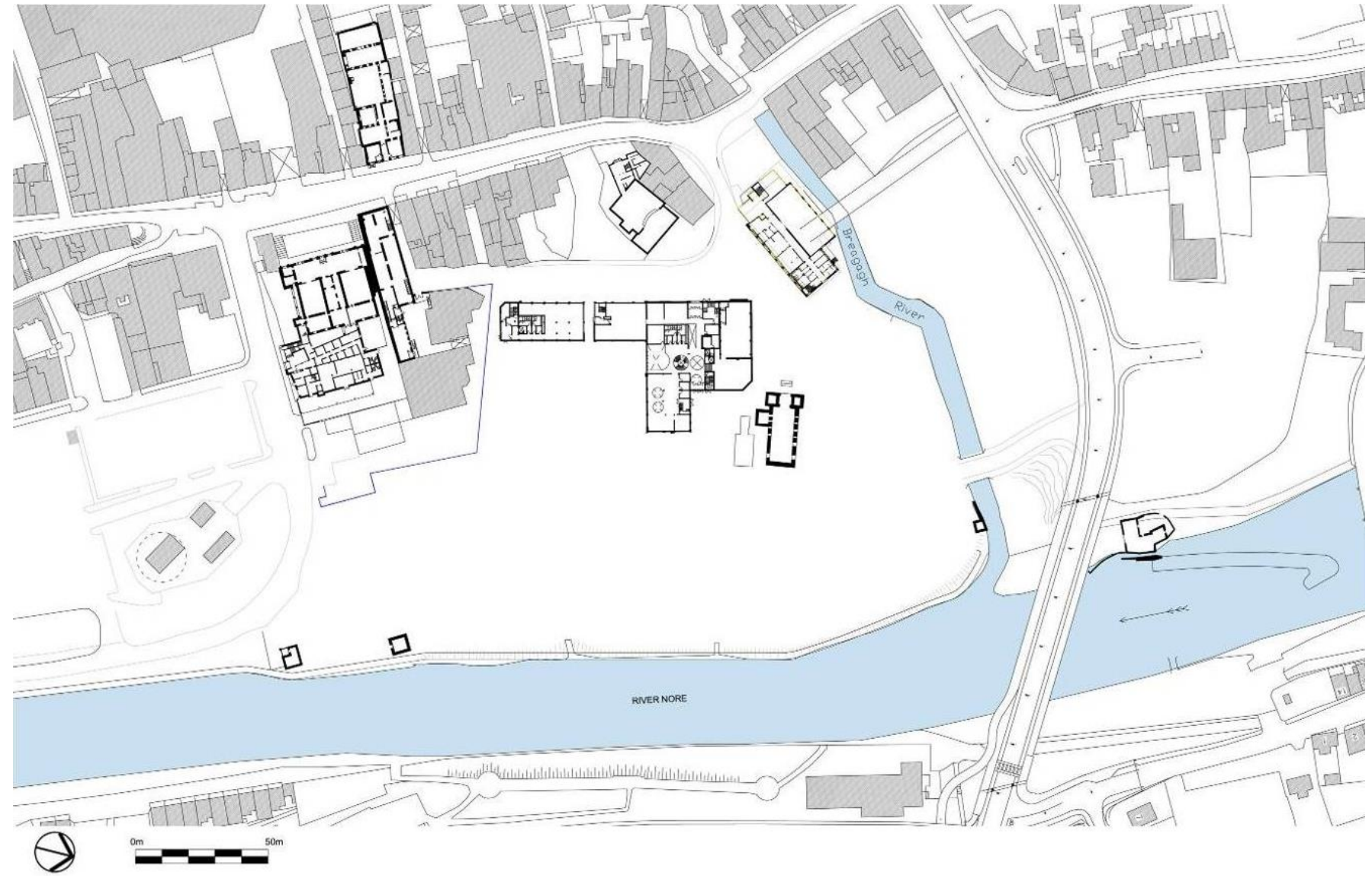
## Final Urban Framework Masterplan

- 5.3.1 Phasing Proposals
- 5.3.2 Overall Masterplan
- 5.3.3 Lynchian Diagram – Post Construction
- 5.3.4 Site Sections
- 5.3.5 3D Views

### 5.3.1 Phasing Proposals

#### Stage 1

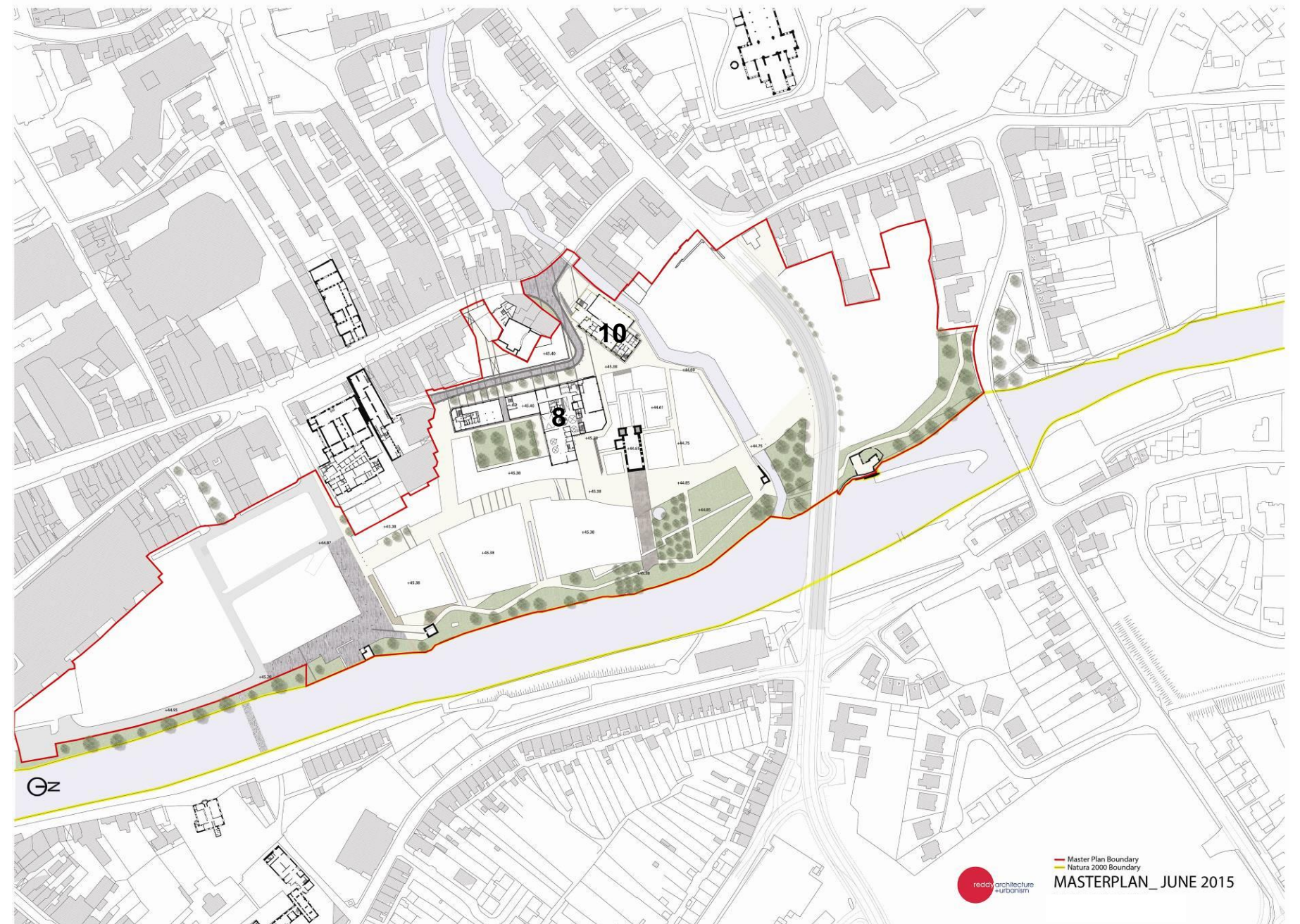
- Vacant site post Smithwick's Brewery clearance by Diageo
- Buildings remaining include:
  - St Francis Abbey
  - Brewery Sampling Room
  - Brewhouse Building
  - Mayfair Building
  - Evans Turret
  - Tea Houses on Bateman Quay
  - Chancellors Mills



## Stage 2

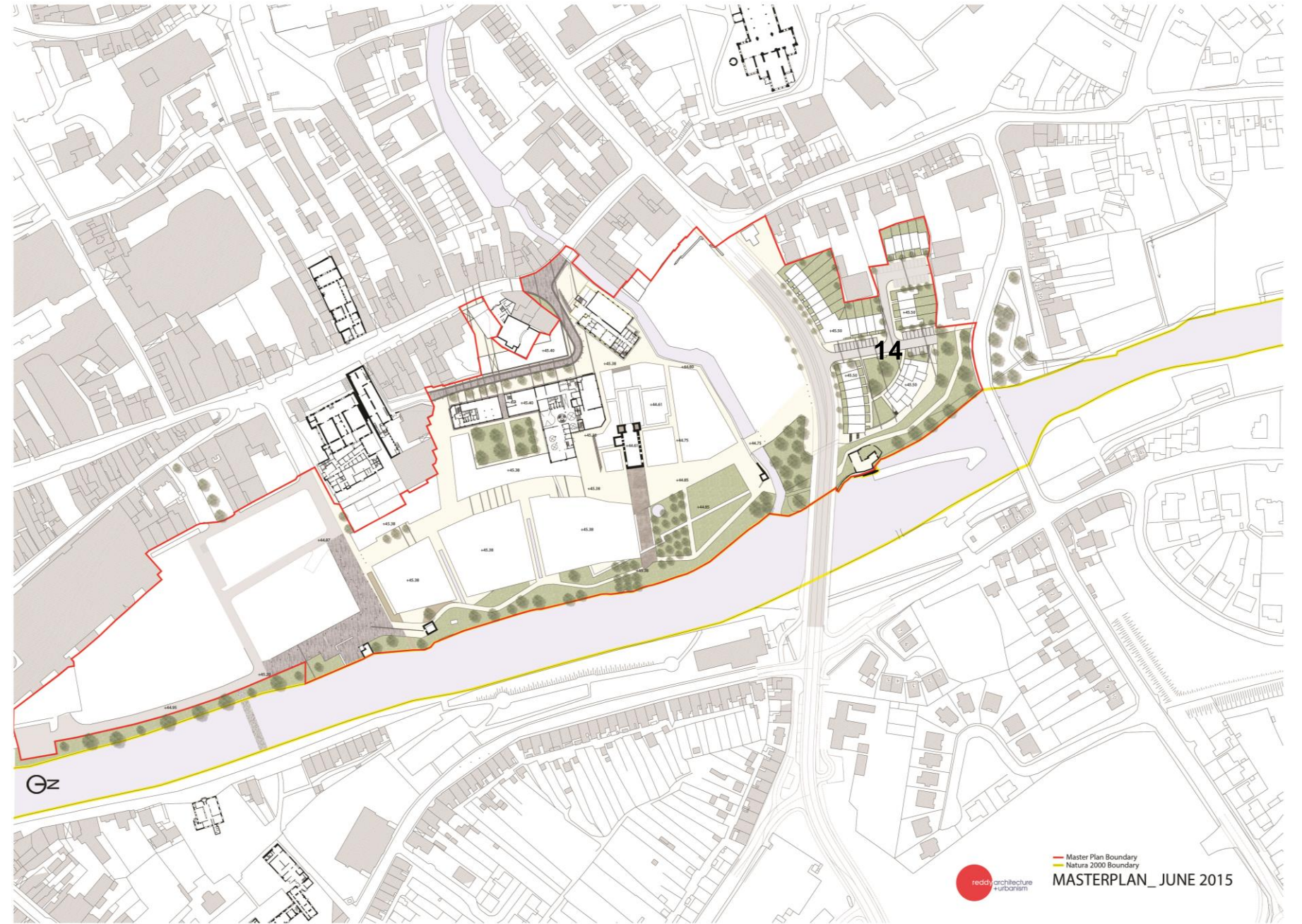
- Noreside Linear Park developed from Bateman Quay to Greens Bridge.
- Brewhouse Building (Bldg No. 8) renovation and shell and core fit out to 'grey box' standard in preparation for new occupiers.
- External spaces such as Berkley Square, Horse Barrack Lane, Tea House Square, and Parliament Square developed.
- Mayfair Building (Bldg No. 10) renovation, extension and shell and core fit out to 'grey box' standard in preparation for new occupiers.
- Drainage, Water, Comms, District Heating and all necessary infrastructure constructed prior to completion of Central Street.
- Archaeological investigations and studies carried out in the area of St. Francis Abbey, St. Francis Well, the City Wall and Evans Turret.

Note: The temporary naming of new streets and squares in the masterplan is a device used for the sake of clarity at the masterplan stage. Kilkenny County Council will subsequently adopt a policy on naming new streets, squares and public places.



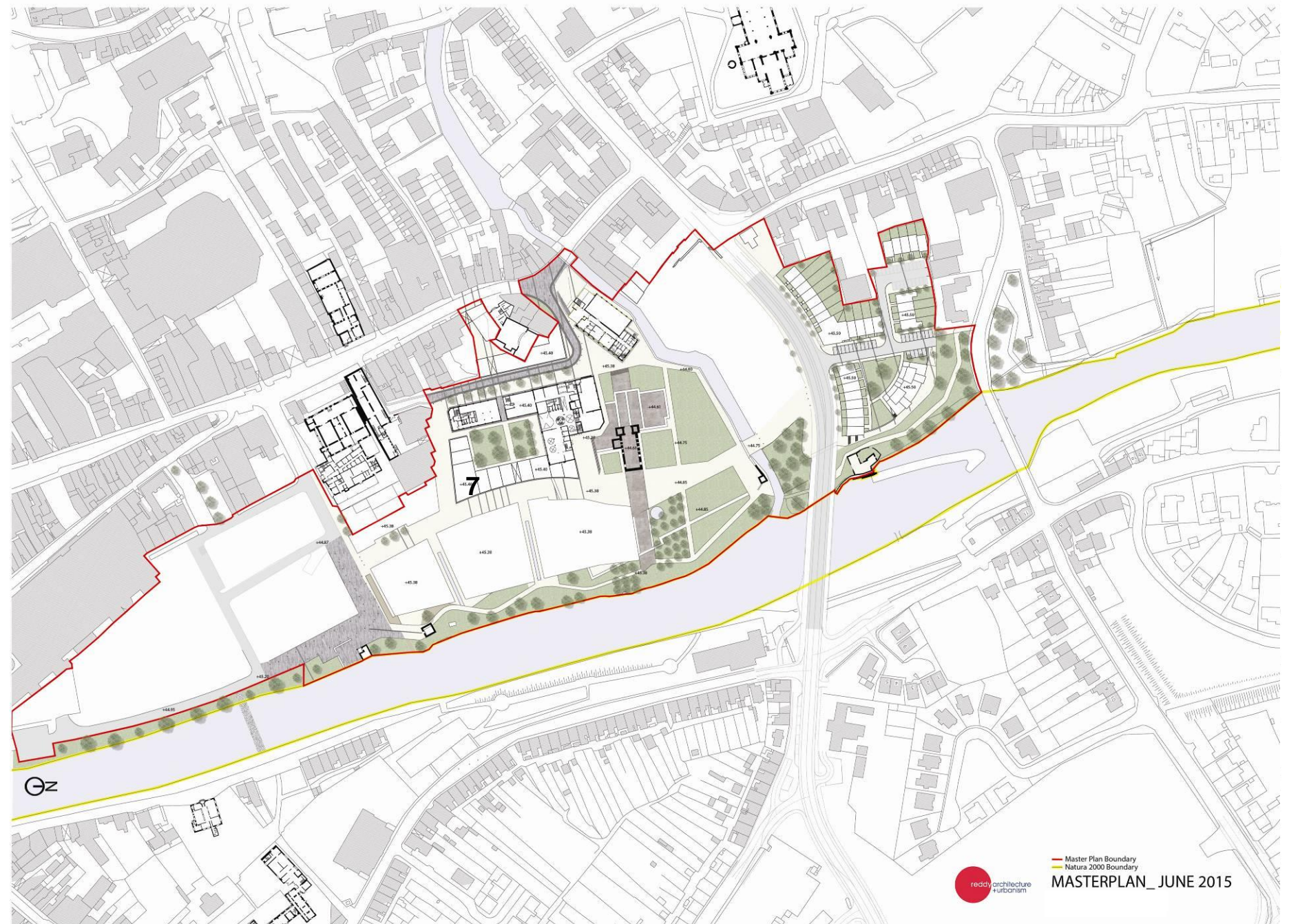
### Stage 3

- Community Housing to north of Masterplan site completed.
- Continued Archaeological investigations and studies carried out in the area around St. Francis Abbey.



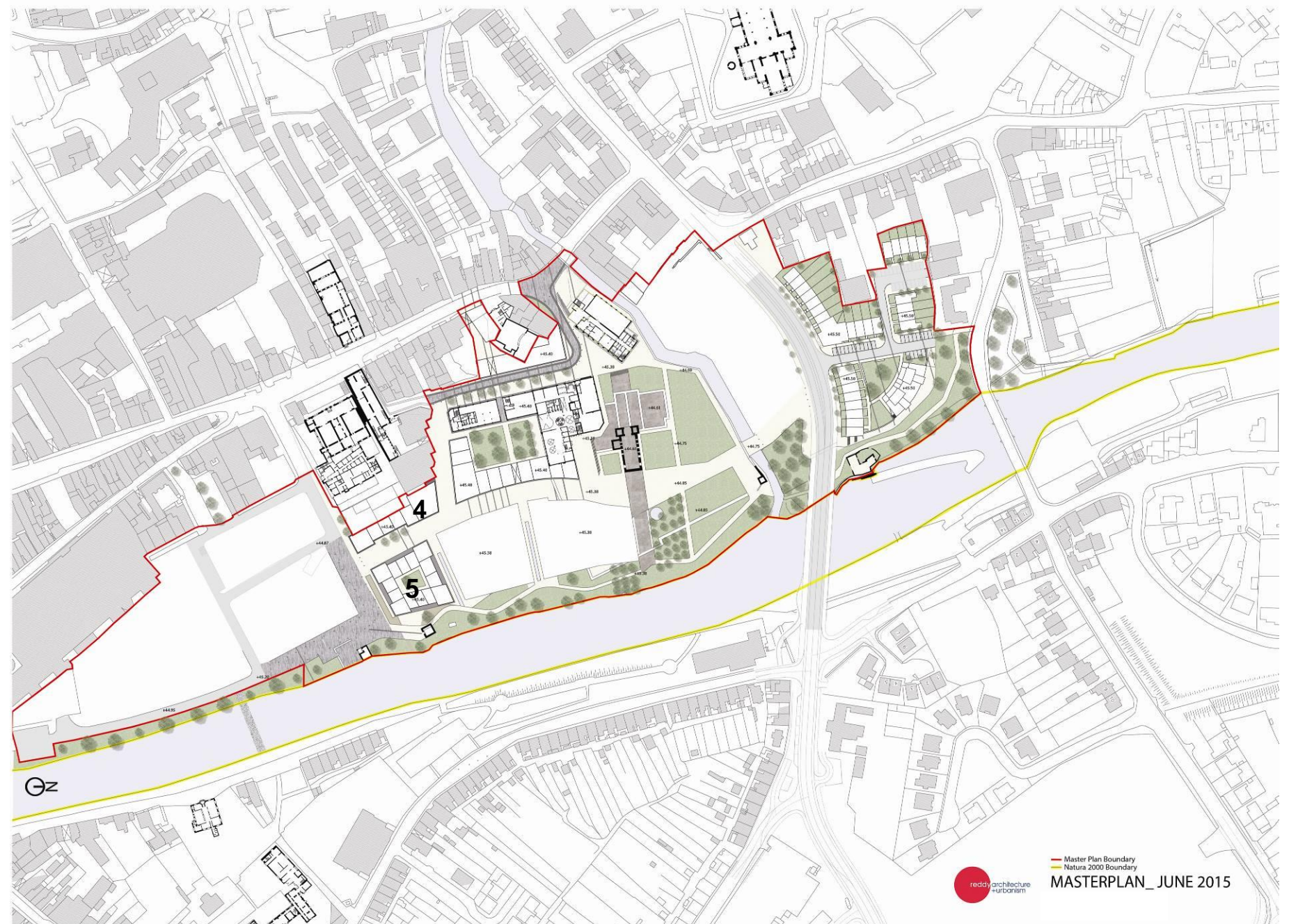
#### Stage 4

- Buildings No. 7 completed.
- Abbey Park completed.



## Stage 5

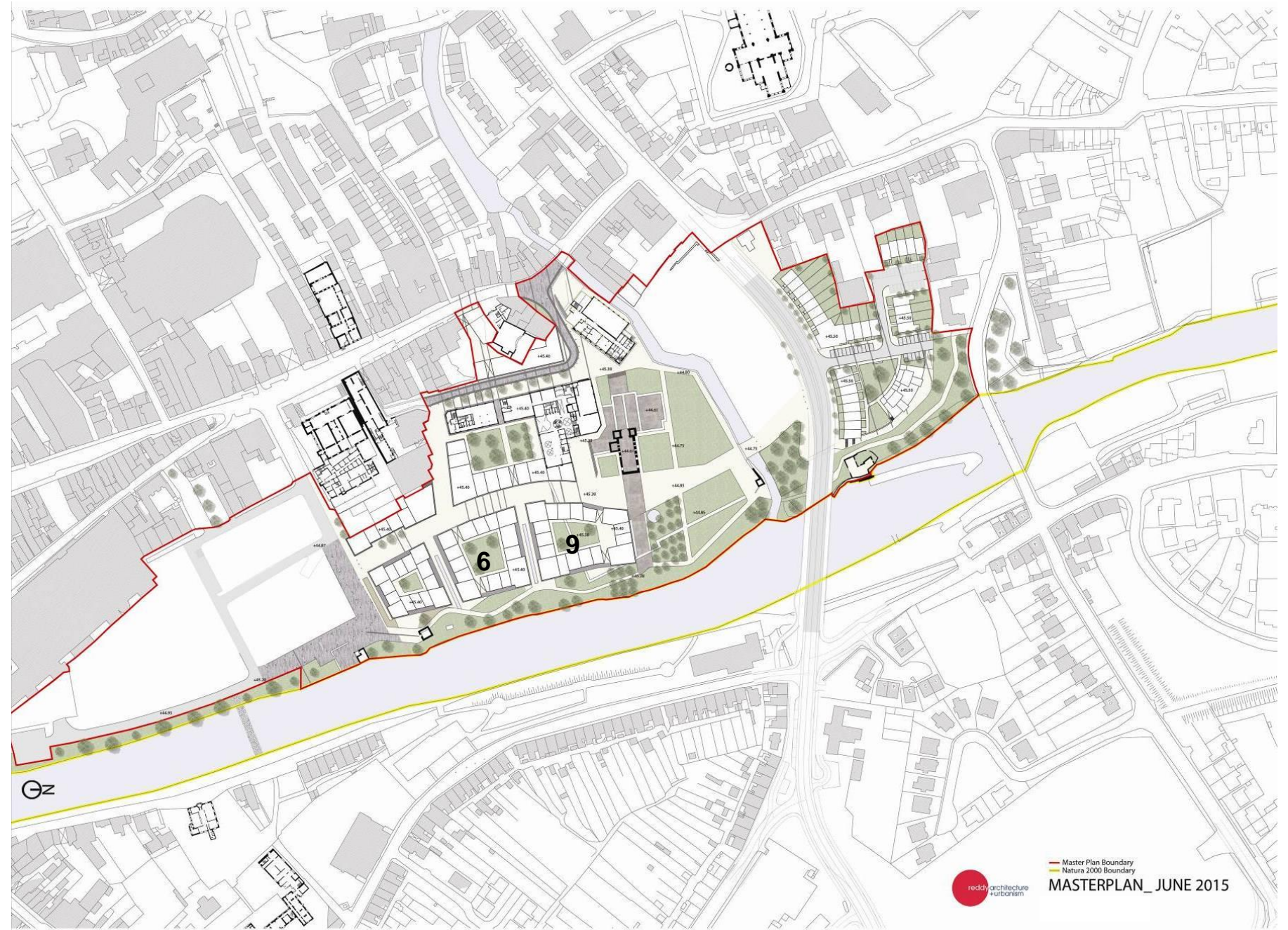
- Buildings No.'s 4 and 5 completed.





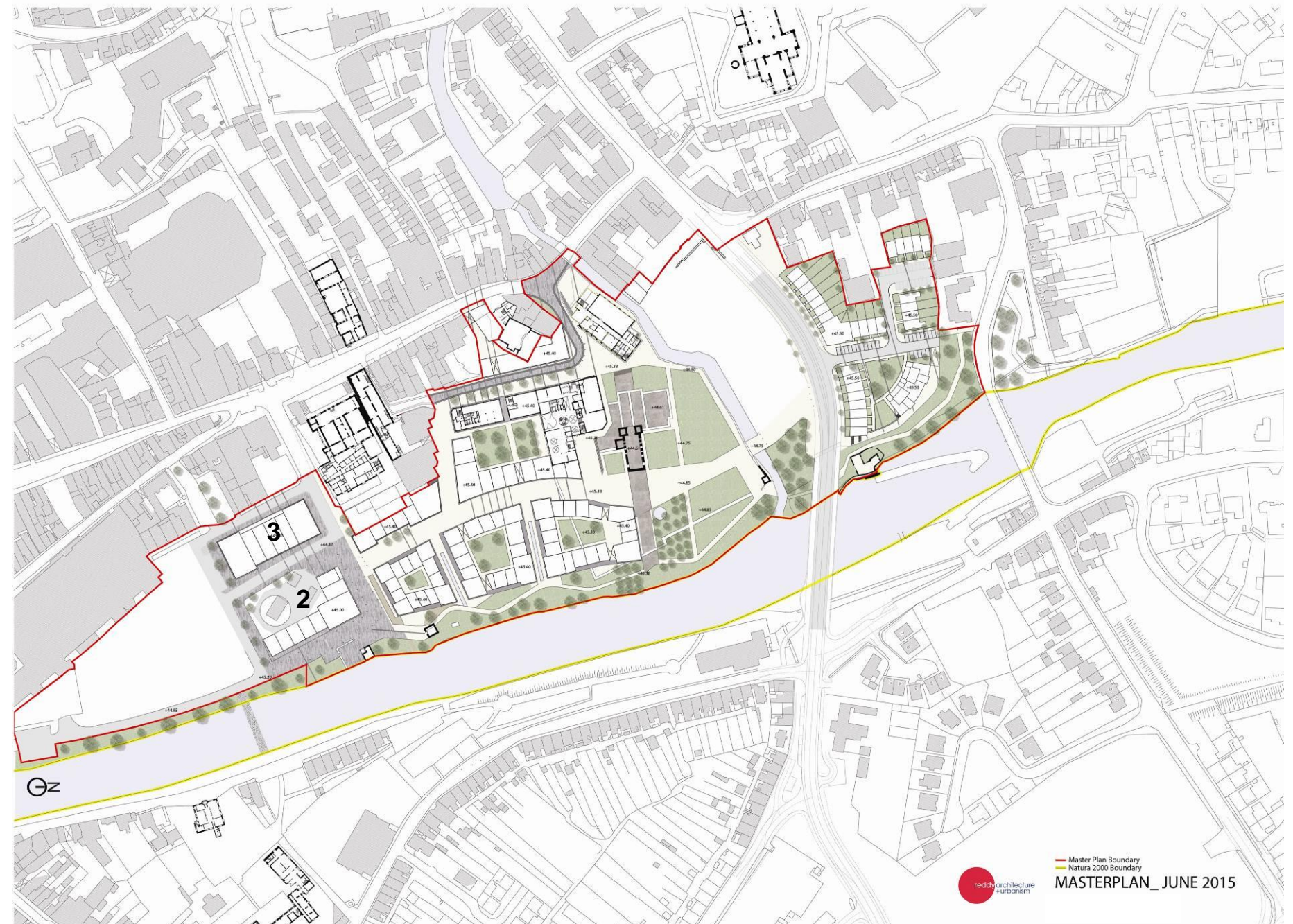
## Stage 6

- Building No.'s 6 and 9 completed.



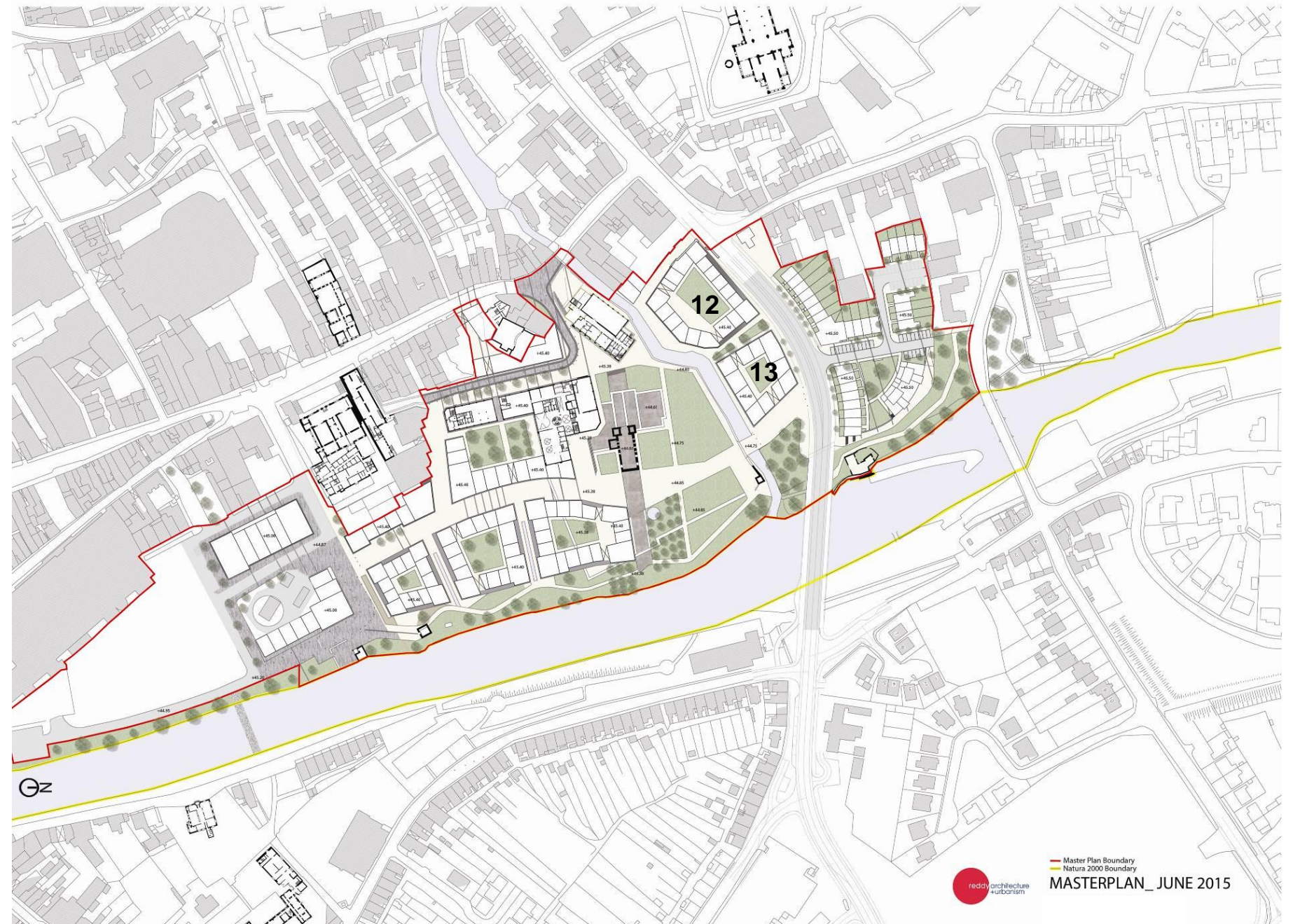
## Stage 7

- Building No.'s 2 and 3 completed (or equivalent, see Section 4.3.11)..



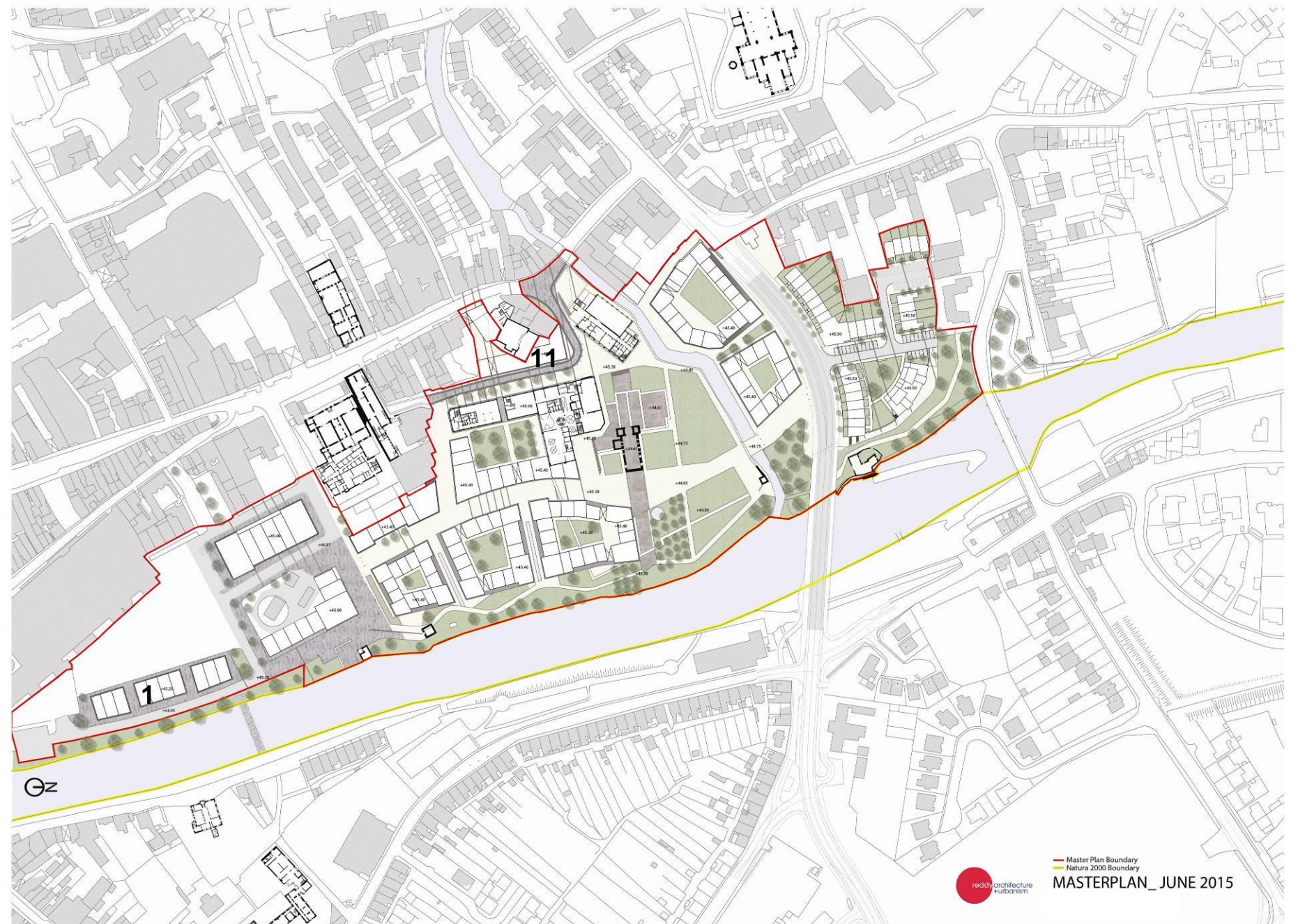
## Stage 8

- Building No.'s 12 and 13 completed.
- Bull Lane and Breagh Walk completed.

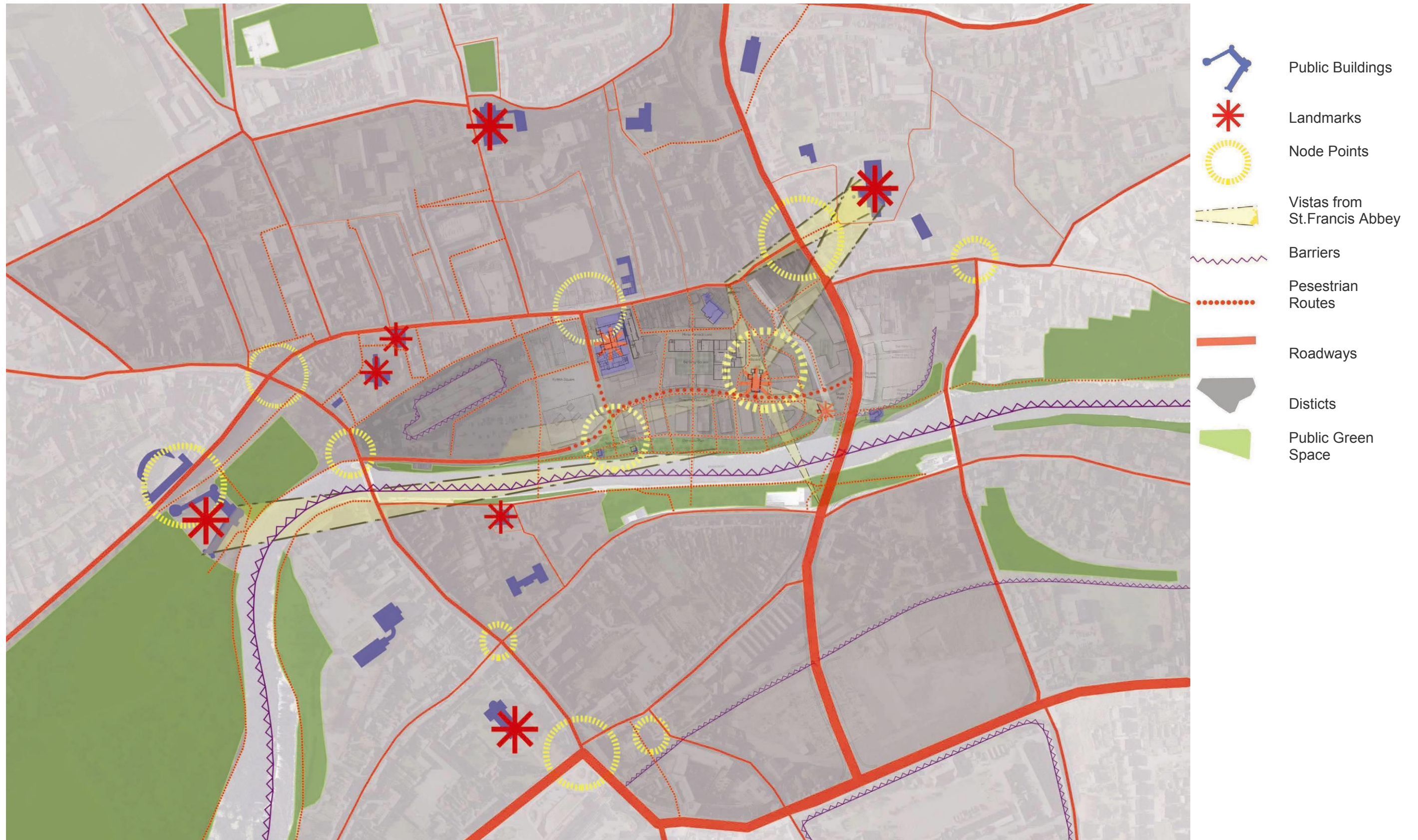


### 5.3.2 Stage 9 - Final

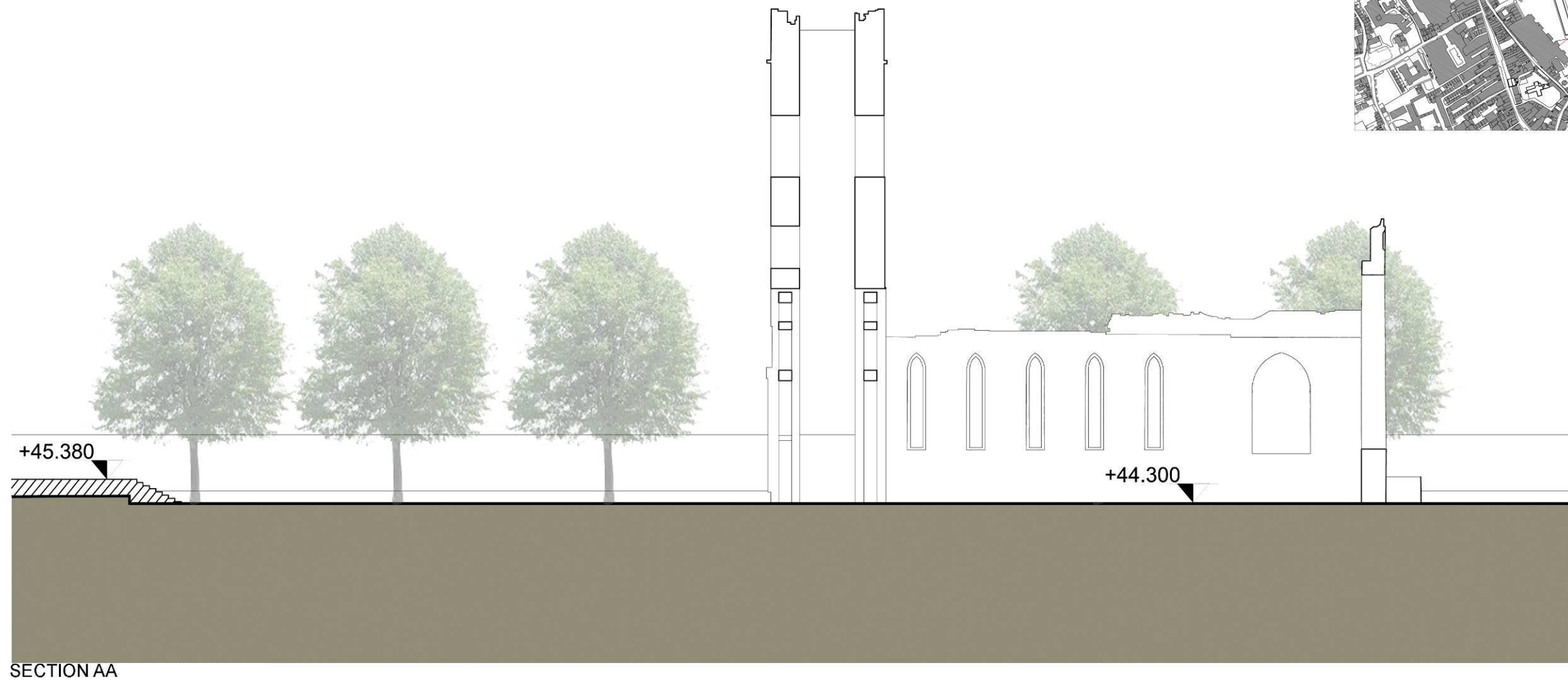
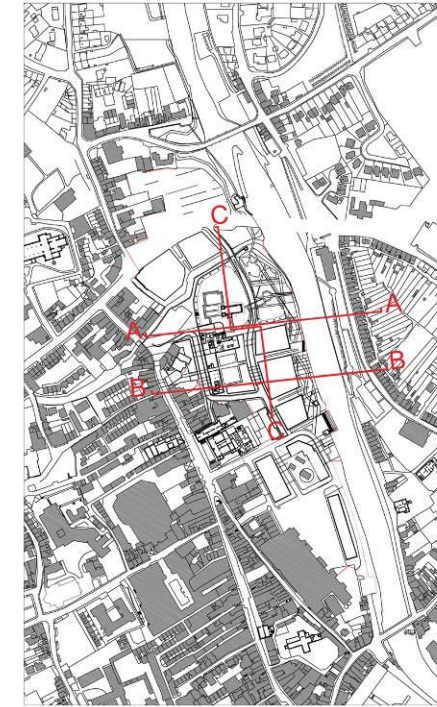
- Slipway to Parliament Street completed.
- Building No. 11 (Extension to Watergate Theatre) completed.
- Building No.1 Bateman Quay completed (or equivalent, See Section 4.3.11).



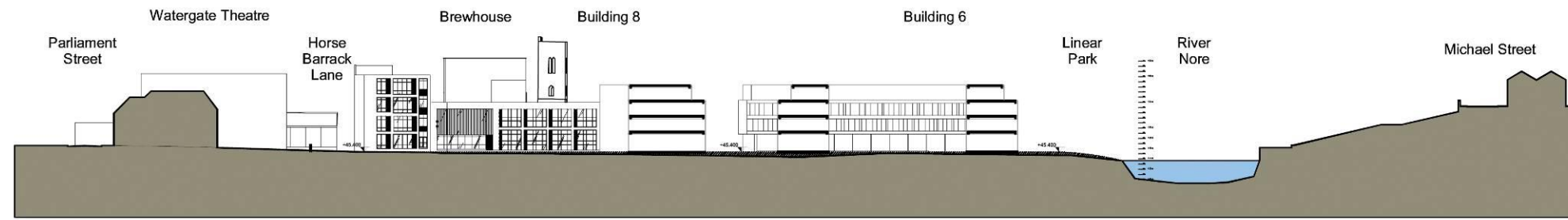
5.3.3 Site Analysis Lynchian Method - Post Masterplan Implementation



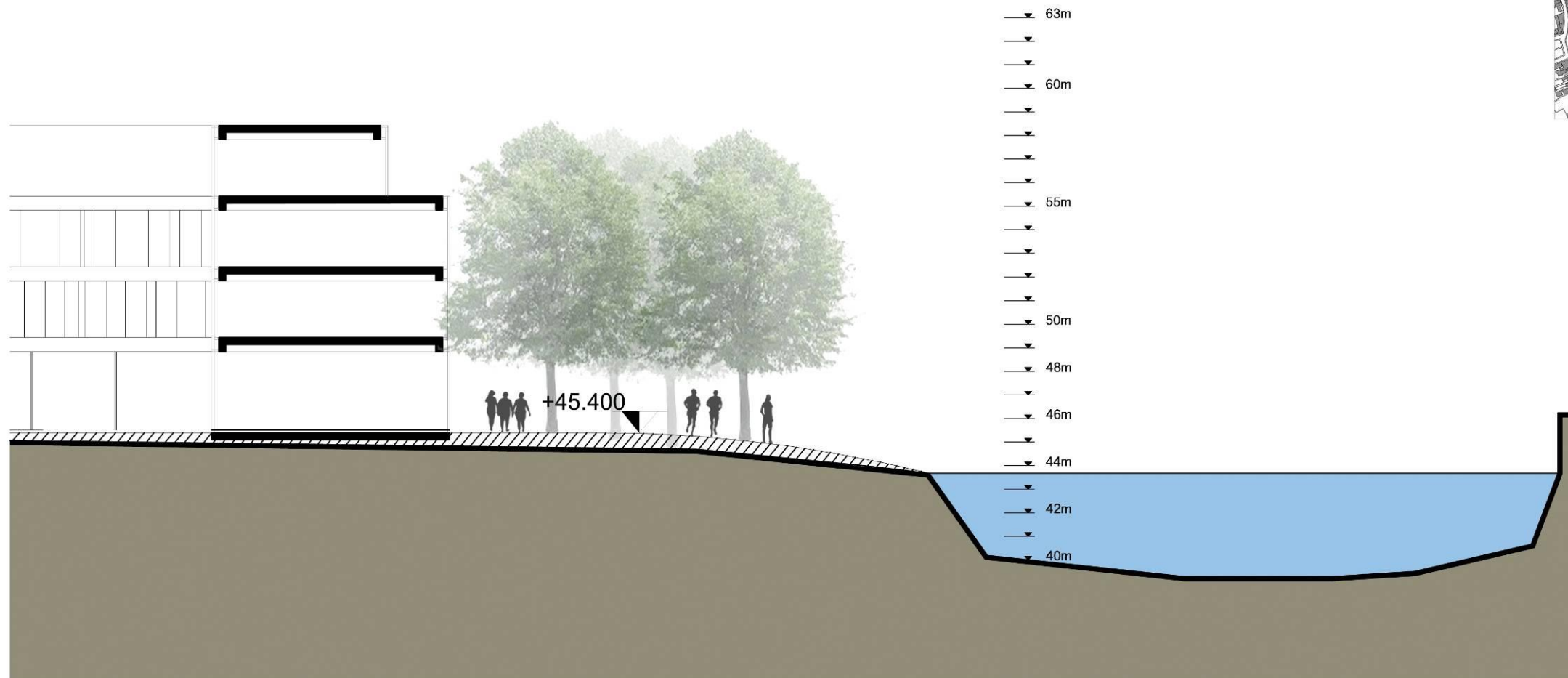
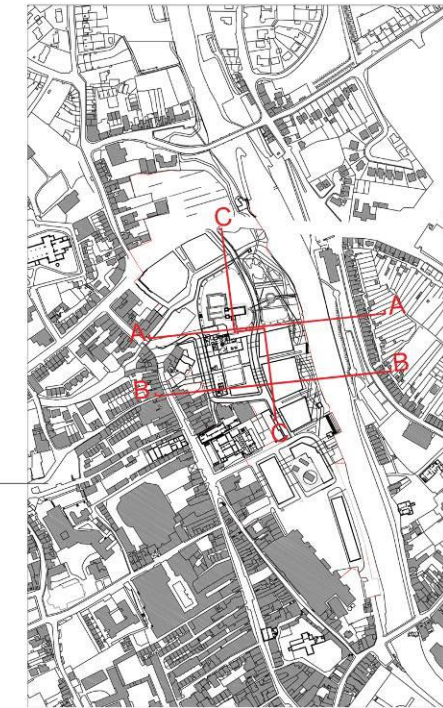
5.3.4 Site Sections - St. Francis Abbey (West – East)



**5.3.4 Site Sections - River Nore Edge Condition (West- East)**

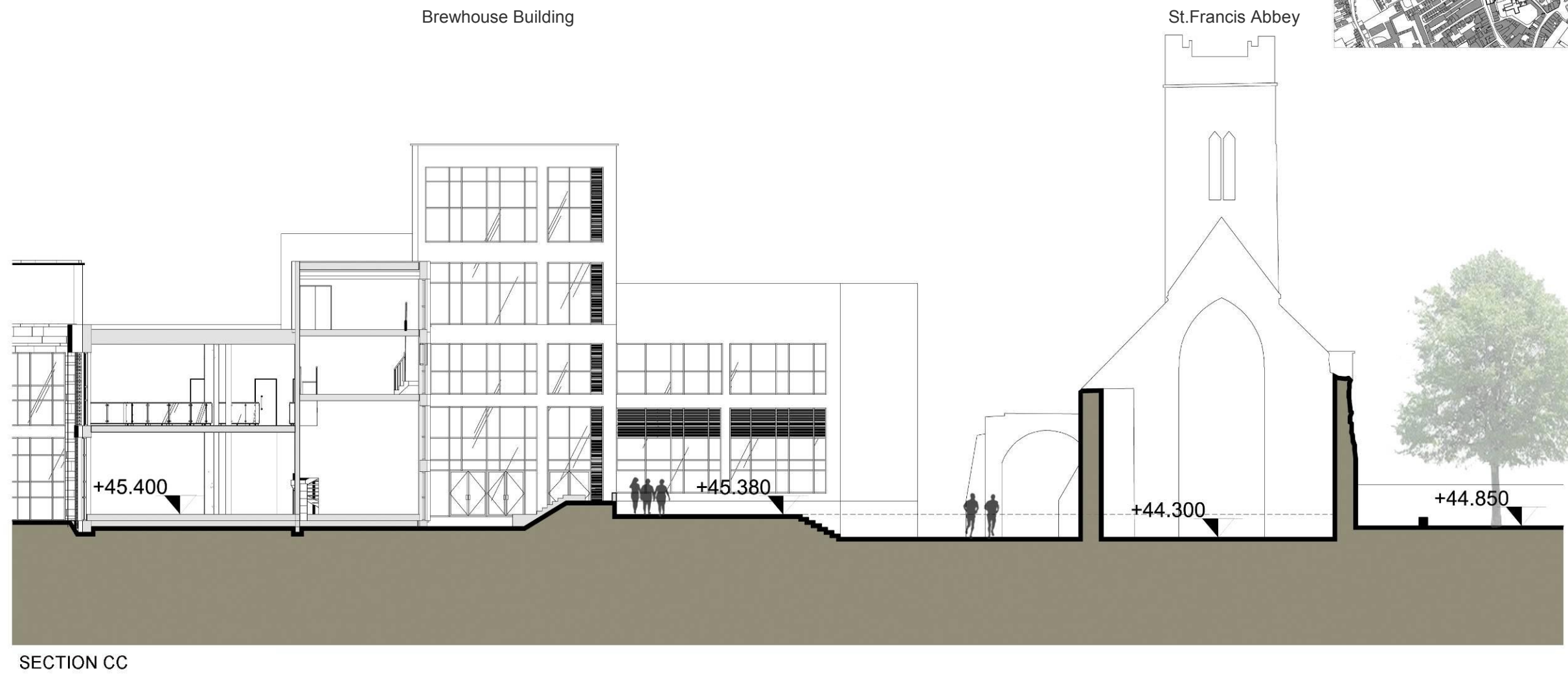
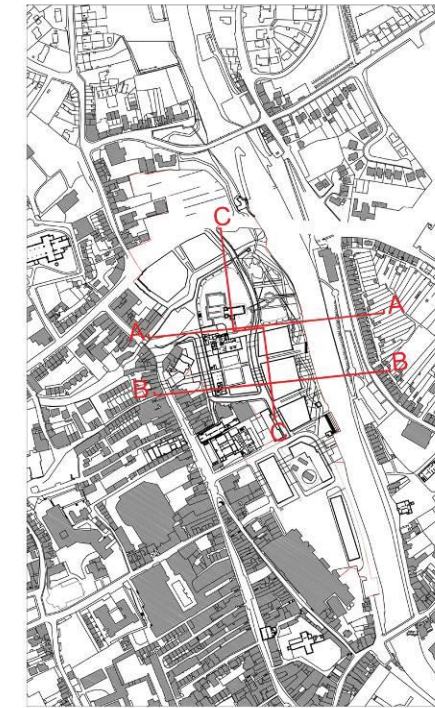


SECTION BB



SECTION BB

5.3.4 Site Sections – St. Francis Abbey (South - North)





### 5.3.5 Masterplan 3D Views



### 5.3.5 Masterplan 3D Views







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## Appendix A

Kilkenny City & Environs Development Plan 2014-2020  
Environmental and Sustainable Development Provisions



## Appendix A: Kilkenny City & Environs Development Plan 2014-2020 Provisions

As detailed in the Masterplan, proposals for development within the Masterplan area must comply as appropriate with the relevant provisions included within the Kilkenny City & Environs Development Plan 2014-2020. A number of City Plan provisions which contribute towards environmental protection and sustainable development are reproduced on the table below.

Proposals for development should ensure that they are consistent with all the provisions contained within the City Plan.

Environmental/ Sustainable Development Component	Kilkenny City & Environs Development Plan Provision (policy/objective/development management standard)
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> <li>• To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive</li> <li>• To ensure that any plan or project within the functional area of the Planning Authority is subject to appropriate assessment in accordance with the Guidance Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009 and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.</li> <li>• To protect and where possible enhance the natural heritage sites designated in National legislation (the Wildlife Acts and the Flora Protection Order). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.</li> <li>• To protect and, where possible, enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows, gardens and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites. Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character and green infrastructure networks. The Council will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property</li> <li>• To implement, in partnership with the Kilkenny Heritage Forum and all relevant stakeholders, a County Heritage Plan and County Biodiversity Plan</li> <li>• To allow for green links and biodiversity conservation and to preserve, provide and improve recreational open space.</li> <li>• Ensure that an ecological impact assessment is carried out for any proposed development likely to have a significant impact on rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.</li> <li>• Proposals must demonstrate that they will not adversely affect any habitats and/or species of interest or compromise the river's function as a green infrastructure corridor</li> <li>• To consult with Inland Fisheries Ireland and the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development which may have an impact on rivers, streams and waterways.</li> <li>• To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to the landscape character of the city and environs, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development.</li> <li>• To ensure that when undertaking, approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees, and hedgerows.</li> <li>• Retain hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development; where the loss of the existing boundary is unavoidable as part of development, to ensure that a new hedgerow is planted using native species, and species of local provenance to replace the existing hedgerow and/or that the wall is rebuilt using local stone and local vernacular design.</li> <li>• Ensure, as far as is possible, that the potential for spread of invasive species is examined as part of any application.</li> <li>• To promote the use of native plants and seeds from indigenous seed sources in all landscape projects</li> <li>• To ensure the protection of the special character and setting of protected structures, ACAs and Recorded Monuments, and protected species when considering proposals for floodlighting.</li> <li>• See also measures on this table under Soil, Water, Flood Risk Management and Drainage and Water Services</li> </ul>
Human Health and Provision Sustainable Planning and Development for People	<ul style="list-style-type: none"> <li>• To ensure the highest standards of environmental protection in the assessment of planning applications for all development proposals.</li> <li>• To integrate the planning and sustainable development of the county with regard to the social, community and cultural requirements of the county and its population.</li> <li>• See also measures on this table under Soil, Water, Water Services, Air and Climatic Factors and Flood Risk Management and Drainage.</li> </ul>
Soil/Geology	<ul style="list-style-type: none"> <li>• Development will be encouraged and facilitated where it can be demonstrated that the development of the potentially contaminated site will result in a recreational and social benefit to the local area/community provided that identified remediation measures for the lands are carried out. The Council will require that a detailed investigation is carried out and appropriate measures are taken to ensure that the land is treated properly before development takes place.</li> <li>• The Council will consult the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect Geological Sites.</li> <li>• See also measures on this table under Biodiversity, Flora and Fauna, Water, Water Services and Flood Risk Management and Drainage</li> </ul>
Water	<ul style="list-style-type: none"> <li>• Meet in full the requirements of the E.U. Urban Waste Water Treatment and Water Framework Directives.</li> <li>• To have regard to the Groundwater Protection Scheme and the Water Services Acts 2007 &amp; 2012 in decision making on the location, nature and control of developments and activities in order to protect groundwater.</li> <li>• To promote compliance with environmental standards and objectives established: <ul style="list-style-type: none"> <li>○ for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;</li> <li>○ for groundwater, by the European Communities (Groundwater) Regulations 2010;</li> <li>○ which standards and objectives are included in the South East River Basin Management Plan.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• See also measures on this table under Biodiversity, Flora and Fauna, Soil, Water Services and Flood Risk Management and Drainage</li> </ul>
Flood Risk Management and Drainage	<ul style="list-style-type: none"> <li>• To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Guidelines, the avoidance of development in areas where flood risk has been identified shall be the primary response</li> <li>• To promote compliance with environmental standards and objectives established: for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009 and for groundwater, by the European Communities (Groundwater) Regulations 2010; which standards and objectives are included in the South East River Basin Management Plan.</li> <li>• To complete the mapping of source protection areas and to map Source Protection Areas for any new public water supply schemes as appropriate.</li> <li>• Where flood risk may be an issue for any proposed development, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This FRA shall be undertaken in accordance with the Flood Risk Management Guidelines.</li> <li>• All new development must be designed and constructed to meet the following minimum flood design standards: Where streams open drains or other watercourses are being culverted ! the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.); To give adequate allowance for climate change in designing surface water proposals a multiplication factor of 1.2 shall be applied to all river return periods up to 100 years except in circumstances where the OPW have provided advice specifying the particular multiplication factor for return periods up to 100 years.; In the case of rainfall a multiplication factor of 1.1 shall be applied to rainfall intensities to make allowance for climate change requirements.; In the design of surface water systems, regard shall be had to the Greater Dublin Regional Code of Practice for Drainage Works<sup>114</sup> and associated GSDS technical documents.</li> <li>• Development must, so far as is reasonably practicable, incorporate the maximum provision to reduce the rate and quantity of runoff e.g.: Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials, On site storm water ponds to store and/or attenuate additional runoff from the development should be provided, Soakaways or french drains should be provided to increase infiltration and minimise additional runoff.</li> <li>• Individual developments shall be obliged, in all cases where surface water drainage measures are required, to provide a surface water drainage system separated from the foul drainage system.</li> <li>• In the case of single dwellings or extensions, except in circumstances where an existing surface water drainage system is available to the proposed site for development and which, in the opinion of the planning authority has adequate capacity to accommodate the identified surface water loading, surface water shall be disposed of, in its entirety within the curtilage of the development site by way of suitably sized soak holes.</li> <li>• In the case of brownfield development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development</li> <li>• In line with the above Kilkenny Local Authorities will consider all drainage proposals consistent with SuDS (Sustainable Drainage Systems).</li> <li>• For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. A setback of 5m!10m is required depending on the width of the watercourse. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.</li> <li>• See also measures on this table under Human Health</li> </ul>
Air and Climatic Factors and Sustainable Transport	<ul style="list-style-type: none"> <li>• To prepare a Climate Change Adaptation plan following the adoption of the Development Plan</li> <li>• To review the progress of the Climate Change Strategy, report on the progress to date and thereafter develop a Climate Change Adaptation strategy and action plan in line with national policy</li> <li>• Prepare and implement traffic management and calming schemes for the City &amp; Environs in line with the 3 year Roads Programmes.</li> <li>• To review the Mobility Management Plan (2009) and adopt a new MMP for the period 2015!2020</li> <li>• Complete the demarcation of the Gateways as depicted on the map and prioritise pedestrian and cyclist movement within the Gateways.</li> <li>• To prepare and support the implementation of a Green Infrastructure Strategy for Kilkenny city and environs, as resources allow.</li> <li>• Complete the River Nore Linear Park within the lifetime of the Plan.</li> <li>• Plan for the provision of the Greensbridge Way and the Ossory Bridge connection.</li> <li>• To ensure that developments which are subject to the requirements of the Air Pollution Act 1987 and Air Pollution (Licensing of Industrial Plant) Regulations 1988 or any subsequent regulations meet appropriate emission standards and other relevant national and international standards.</li> <li>• To seek to minimise noise and dust through the planning process by ensuring that the design of developments incorporate measures to prevent or mitigate the transmission of dust, noise and vibration, where appropriate</li> <li>• Ensure traffic noise levels are considered as part of all new developments along the N77 and N10, or other roads as identified in the Noise Action Plan.</li> <li>• Require planning applications to demonstrate the development proposal's accessibility for pedestrians and cyclists. Planning applications for residential/commercial or mixed use developments need to: <ul style="list-style-type: none"> <li>○ Demonstrate detailed layouts and design which reflect the importance of walking and cycling by providing safe and direct access to local services and public transport nodes.</li> <li>○ Demonstrate how walking and cycling is integrated with open space provision.</li> <li>○ Demonstrate that the proposal is easily accessible to pedestrians and cyclists alike with the layouts displaying high internal pedestrian and cyclist permeability.</li> <li>○ Show a high quality of internal routes which are safe, secure and convenient for users.</li> <li>○ Require that adequate covered facilities for the secure parking of bicycles are provided at convenient locations close to building entrances in order to encourage cycling. The number of bicycle parking spaces required will be in accordance with Table T1 below.</li> </ul> </li> <li>• See also measures on this table under Human Health</li> </ul>
Water Services	<ul style="list-style-type: none"> <li>• Prioritise the upgrading of the Purcellsinch wastewater treatment plant.</li> <li>• Investigate the feasibility of installing anaerobic digestion facilities at the Purcellsinch wastewater treatment plant</li> <li>• Implement the programme as outlined in the Water Services Investment Programme.</li> <li>• See also measures on this table under Human Health</li> </ul>

Waste Management	<ul style="list-style-type: none"> <li>• To implement the Joint Waste Management Plan for the South East Region</li> <li>• To have regard to the waste produced by proposed developments including the nature and amount of waste produced and proposed method of disposal.</li> <li>• Proposed apartment and housing developments must be appropriately laid out to enable the implementation of three bin collection systems.</li> <li>• Proposed apartment, housing and commercial developments must be either serviced by existing infrastructure or make appropriate provision for bring sites in their layout. The sites shall be made available to the Council at the developer's own expense and will be maintained by the Council or its agents. Adequate access must be provided in developments to service proposed bring sites.</li> <li>• For significant construction/demolition projects, the developer shall include construction and demolition waste management plans, to be prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects. These plans should seek to focus on waste minimisation in general and optimise waste prevention, reuse and recycling opportunities, and shall provide for the segregation of all construction wastes into recyclable, biodegradable and residual wastes.</li> <li>• For any development, the developer shall ensure that all operations at the site during the construction and demolition phase shall be managed and programmed in such a manner as to minimise waste production and that procedures are in place to deal with any litter arising.</li> </ul>
Archaeological Heritage	<ul style="list-style-type: none"> <li>• Protect archaeological sites and monuments (including their setting), underwater archaeology, and archaeological objects, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered subsurface and underwater archaeological remain</li> <li>• Endeavour to preserve in situ all archaeological monuments, whether on land or underwater, listed in the Record of Monuments and Places (RMP), and any newly discovered archaeological sites, features, or objects by requiring that archaeological remains are identified and fully considered at the very earliest stages of the development process and that schemes are designed to avoid impacting on the archaeological heritage.</li> <li>• Ensure that development within the vicinity of a Recorded Monument is sited and designed appropriately so that it does not seriously detract from the setting of the feature or its zone of archaeological potential. Where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development.</li> <li>• To require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance if a development proposal is likely to impact upon in situ archaeological monuments, their setting and archaeological remains.</li> <li>• Require the retention of surviving medieval plots and street patterns and to facilitate the recording of evidence of ancient boundaries, layouts etc. in the course of development.</li> <li>• To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan.</li> <li>• To seek the conservation of St Francis Abbey and its setting</li> <li>• To ensure the protection of the special character and setting of protected structures, ACAs and Recorded Monuments, and protected species when considering proposals for floodlighting.</li> <li>• See also measures on this table under Landscape</li> </ul>
Architectural Heritage	<ul style="list-style-type: none"> <li>• To ensure the protection of the architectural heritage of Kilkenny City &amp; Environs by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.</li> <li>• 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.</li> <li>• To carry out a review of the Record of Protected Structures for the functional area of Kilkenny City and Environs</li> <li>• To ensure the preservation of the special character of each ACA listed above and within the county particularly with regard to building scale, building lines, height, general land use, building materials, proportions, historical plot sizes, historic street furniture and paving</li> <li>• To designate ACAs where appropriate and provide a local policy framework for the preservation of the character of these areas.</li> <li>• To ensure the protection of the special character and setting of protected structures, ACAs and Recorded Monuments, and protected species when considering proposals for floodlighting.</li> <li>• To improve the visual appearance of the car parking area at the Market Yard and to ensure a high standard of architectural design for any development at Bateman Quay.</li> <li>• See also measures on this table under Landscape</li> </ul>
Landscape and Visual Sensitivities	<ul style="list-style-type: none"> <li>• To protect and, where possible, enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows, gardens and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites. Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character and green infrastructure networks.</li> <li>• To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to the landscape character of the city and environs, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development.</li> <li>• To protect views and prospects identified on Figure 7.5 by requiring new development or extensions to existing development to be designed and located so as not to have a significant impact on its character.</li> <li>• To encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within brownfield sites, the Western Environs and the Loughmacask Local Area Plan lands.</li> <li>• Where the Council believes development has the potential to either diminish or enhance significant views into and/or out of the city and environs, it may require that a visual impact assessment be carried out prior to development being undertaken on any site.</li> <li>• Safeguard the importance of significant archaeological or historic landscapes from developments that would unduly sever or disrupt the relationship, connectivity and/or inter-visibility between sites.</li> <li>• To seek the protection, and enhancement of significant historic gardens, parklands and designed landscapes in the city and environs, their setting and views to and from them</li> <li>• To require an assessment of the potential visual, heritage and environmental impacts of proposals to floodlight buildings and structures</li> <li>• To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.</li> <li>• See also measures on this table under Biodiversity, Flora and Fauna, Archaeological Heritage and Architectural Heritage</li> </ul>



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## Appendix B

# B

Appropriate Assessment and  
Strategic Environmental Assessment (SEA) Environmental Report  
(See separate A4 documents)



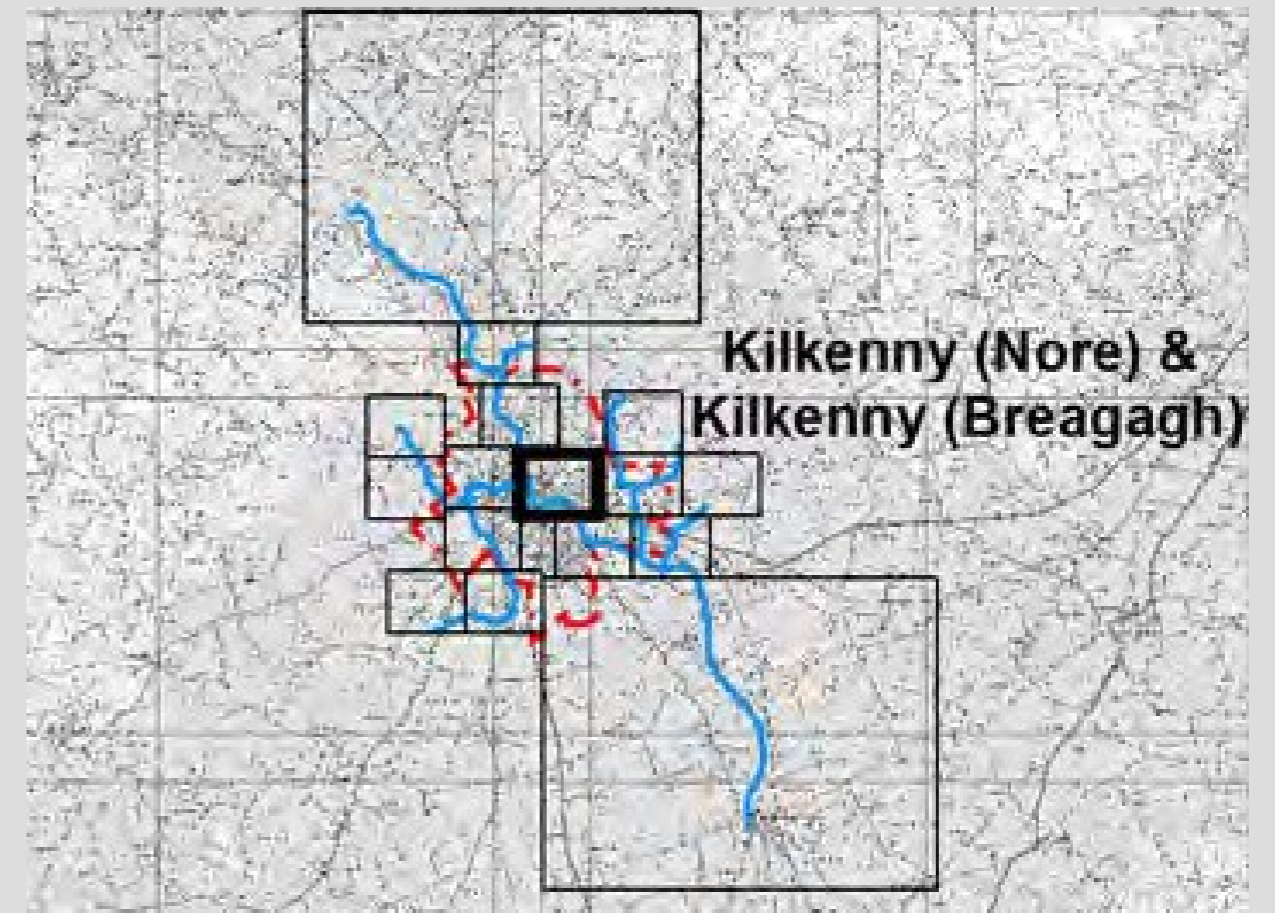


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## Appendix C

Archaeological Strategy  
(See separate A4 document)

C



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# D

## Appendix D

Flood Risk Assessment  
(See separate A4 document)



# E

## Appendix E Spatial Content & Process Principles

- E.1 Diversity, Safety & Tolerance
- E.2 A New Neighbourhood for Kilkenny
- E.3 Kilkenny a City of Short Distances
- E.4 Public Transport & Density
- E.5 Education, Science & Culture
- E.6 Industry, Enterprise & Jobs
- E.7 Nature & Environment
- E.8 Design Quality
- E.9 Long Term Vision
- E.10 Communication & Participation
- E.11 Reliability, Obligation & Fairness
- E.12 Co-operation & Partnership

## E.1 Diversity, Safety & Tolerance

- Encouragement of a balanced age and social profile within the New Quarter.
- The provision of facilities in public and private infrastructure for all generations with the provision of well-managed places balanced with free spaces.
- The provision of a full range of facilities, especially for all ages.
- The integration of all strands of society irrespective of ethnicity, gender or age.

## E.2 A new neighbourhood for Kilkenny

- Decentralised governance is of particular importance in: residential living and working, social infrastructure, education and culture, recreation and management of green spaces and networks.
- The protection of Kilkenny's identity is a precondition for sustainable urban planning and development



“Great neighbourhoods emerge when individuals have a sense of pride and their neighbours have a collective responsibility for the quality of the places where they live, work and visit.”

Kevin McGeough, Academy of Urbanism

## E.3 Kilkenny, a city of short distances

- Existing facilities should be enhanced and new ones introduced in such a way that they are in accordance with the concept of the Compact City
- Accessibility to all infrastructure networks on foot minimises car traffic and leads to an improvement in environmental quality.
- The development of public transport and shuttle services should be given priority over the use of private motor vehicles.
- New pedestrian and bicycle network to be established linked to the existing City Network.

## E.4 Public transport and density

- Kilkenny's public transport should be closely integrated with the urban design vision and, as a general principle, must always be given priority.
- The urban density of the New Quarter should be brought about in a sensitive and sustainable manner.
- Land uses with civic function and high frequency of use should be located in close proximity to public transport and shuttle nodes in order to increase urban intensity.



## E.5 Education, science and culture

- Schools and universities, research facilities and cultural institutions make a significant impact on the attractiveness and the quality of a city. They have a strong influence on public life and can have a decisive influence on the planning culture of a city.
- Kilkenny has to create opportunities for personal development and life-long learning.
- Kilkenny, having had a Charter granted by James II for the University of St. Canice in 1689, has all the attributes of a city in which a third level college, research facilities and cultural institutions are based.



## E.6 Industry, enterprise and jobs

"Kilkenny is a sustainable city because it has Understood its past and its citizens appreciate how that fits with its future"

- The most important task for the future of Kilkenny is the conservation of existing employment and the development of innovative knowledge based businesses.
- The former Smithwick's Brewery site presents the opportunity to counteract the trend to greenfield development and 'edge city' with a concentration on the regeneration of existing urban fabric.
- The Brownfield former brewing site, located in close proximity to the medieval High Street and Parliament Street, is an ideal site, if properly planned and marketed, for the location of Creative Industries, Research & Development and Cultural Facilities.

## E.7 Nature and environment

- The conservation of biological diversity, the wise use of resources for the benefit of future generations and the protection of a healthy and liveable environment are key objectives for urban development.
- All areas of planning have to be evaluated for their impact on the environment prior to implementation, in order to safeguard the habitats of animals and plants as well as historically-important cultural landscape.
- The new Noreside Park, the opening up of public parks along the Breaghagh River, the creation of new recreation areas, in addition to new squares and public spaces is a significant contribution to the quality of the public realm of Kilkenny.



## E.8 Design quality

- The planning decisions on the Smithwick's Brewery / Bateman Quay site will shape the appearance of Kilkenny for generations. These decisions must therefore support and enhance the character of Kilkenny by promoting the highest qualities of design.
- Public spaces will play a key role: together with their neighbouring buildings they will form the public face of this new Quarter in Kilkenny.
- The development of key building projects has to be led by the planning authority from initial concept through to realisation on the ground.
- Tools such as architectural design competitions, and expert panels, should be employed as a general principle, in order to find solutions for important buildings and public spaces.
- The structure of the plot plan – as a starting point for diversity – plays a very important role.
- Processes of urban redevelopment will be of special importance in determining the successful future of the site.



## E.9 Long term vision

- Consistent urban planning and development of needs to follow a unifying vision that refers back to the city's past and projects forward several generations.
- The city must not be submitted to short-lived fashions or political whim. Additions to cities that have evolved over historical timeframes must anticipate the needs of future generations, conserving the old and celebrating the new. Only in this way can the uniqueness and the character of a Kilkenny, maintained and enhanced.
- Continuity, quality and awareness of the intricacies and genius loci of a site are important attributes for a sustainable future for Kilkenny.

This new urban quarter in Kilkenny integrates water and landscape within both the historic spine of High Street and Parliament Street and the proposed new development simultaneously improving quality of life and reducing energy demands"

Prof. Brian Evans, University of Glasgow

## E.10 Communication and participation

- Communities must work continuously on their collective vision for the city through public discourse that becomes manifest in public spaces and in city culture.
- Continuous communication will be supported among the protagonists and stakeholders inside and outside Kilkenny's administration. The outputs should be fed directly into planning processes to help create transparency and to inform political decisions.
- All Kilkenny's Citizens will be invited to participate and engage through appropriate modes of communication – in all phases of development from initial visioning and Masterplanning through to detailed planning, delivery and management.
- A culture of engagement will be established, employing a wide range of techniques available to Kilkenny County Council as demonstrated by the extensive public consultation in the preparation of this masterplan.

## E.11 Reliability, obligation and fairness

- A citywide concept, with principles of consensus, creates the proper environment within which all the participants in urban regeneration projects can act with equal rights.
- In order for Kilkenny to become a reliable partner for all citizens and investors, urban policy will be founded on basic resolutions that have a binding effect on the city administration.
- Basic principles will govern site development guidelines and standards of sustainable construction. These principles should be made legally binding through development masterplans.
- A level of trust & communication will be created within Kilkenny's administration and citizens in relation to the new Kilkenny Noreside Masterplan with sufficient freedom to enable innovation and creativity to flourish.

"Nothing beats real citizen involvement in the planning of sustainable cities!" Frank McDonald, Academy of Urbanism, Environment Correspondent, Irish Times



## E.12 Co-operation and partnership

- Co-operation and participation between local authority and citizens serve to distribute and share the burden of complexity of urban planning and development.
- Financial support for projects from the European Union, Irish Government and Energy Research Institutions can create incentives for investors and can also serve to guide them in implementation.
- The exemplary action by Kilkenny Borough & County Councils with regard to the initiatives in preparing an Urban Design Framework and Masterplan for the former Smithwick's Brewery site.
- Agreement with stakeholders, the support of citizen commitments, all make wide-ranging urban redevelopments processes possible and more successful and sustainable.
- Scientific institutions, universities, industry and professional bodies are important players in innovative urban development.

### Reference:

With thanks to the Academy of Urbanism and the City of Freiburg, Germany, which produced the following a study Town and discourse produced "The Freiburg Charter for Sustainable Urbanism"

This Charter advocates good practice in Sustainable Urbanism and has been a guide in producing this Masterplan



Gordon Cullen, The Concise Townscape

## Appendix F

### Observations on Urban Code

# F

- F.1 People walk in the sunshine
- F.2 Passersby have an intuitive knowledge of the district
- F.3 People attract people
- F.4 Each Building has at least one entrance
- F.5 No entrance is the same as any other entrance
- F.6 Locals and tourists use the streets at different times
- F.7 Benches are found on public squares
- F.8 Small public squares are busier than large public squares
- F.9 Streets were once communal spaces
- F.10 Public squares and niches create positive outside spaces
- F.11 People sit with their backs protected
- F.12 Sitting people observe their environment
- F.13 Tourists stand still. Residents pass
- F.14 When people stand still, group develop
- F.15 Destinations are more attractive when they invite a stay
- F.16 Grocery stores on street corners have an advantage

The following is an attempt to decode the syntax of typical city scenes by explaining what is behind the scenes. The hidden forces, unwritten laws that determine why people move, congregate pause and choose particular behaviours in an urban setting are an important element in understanding the way cities work and how we can plan them better.

### F.1 People walk in the sunshine

Man will follow the sun blindly. Its bright light and pleasant warmth create a certain allure, which the urban being visibly follows. In a choreography repeated daily, the chairs of small cafes are turned according to the current path of the sun. In the same rhythm, passersby follow sunny sidewalks and illuminated public squares. Janus-faced, they stroll between light and shade. If one moment they are approaching the rays of light, the next they are seeking protection. Vegetable sellers shade their wares and pedestrian take out their sunglasses.

Alongside the daily pulsing reactions to the presence of the sun, its influence has long become a decisive advantage for shops' positions. Shop owners profit from the sun-ripened happiness of people who fall prey to consumerism in the pleasure of sunlight. Yet the ongoing movement of light and shade quickly takes this temporary advantage away from the shops, in order to pass it on to their neighbours. That which eludes the shops forms the very basis of the street vendors; spatial flexibility. Freely mobile, they can always redetermine their position throughout the course of the day.

A city street equipped to handle strangers, and to make a safety asset, in itself, out of the presence of strangers, as the street of successful city neighbourhoods always do, must have three main qualities: ... And their, the sidewalk must have users on it fairly continuously, both to add to the number of effective eyes on the street and to induce the people in buildings along the street to watch the sidewalks in sufficient numbers.

(Jane Jacobs, The Death and Life of Great American Cities, p.35)

The basic requisite for such surveillance is a substantial quantity of stores and other public places sprinkled along the sidewalks of a district; enterprises and public places that are used by evening and night must be among them especially. Stores, bars and restaurants, as the chief examples, working in several different and complex ways to abet sidewalk safety.

(Jane Jacobs, The Death and Life of Great American Cities, p.36)



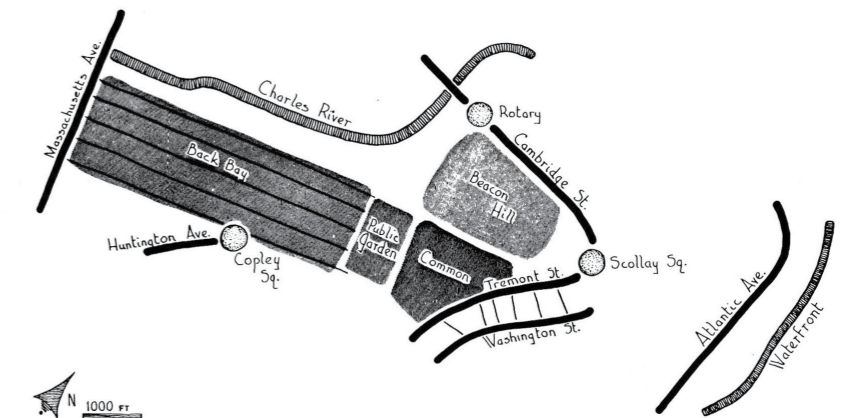
### F.2 Passersby have an intuitive knowledge of the district

Whenever passersby enter a new district, they intuitively draw a mental image of their environment. Although only a fraction of the context is familiar, it allows them to orient themselves, to reduce reality and thereby airbrush out unimportant contexts and structures.

All passersby develop their own personal image of a district. Yet fundamental similarities exist between the different images. Urban Planners should therefore not concern themselves with the individual differences between images, but should focus instead on the general perception: the common mental images of a large number of passersby. Here they will find the interactions between physical reality and its general impact. Here they will recognise the intuitively perceived markers of a district, as well as what it lacks.

In the process of way-finding, the strategic link is the environmental image, the generalised mental picture of the exterior physical world that is held by an individual. This image is the product both of immediate sensation and of the memory of past experience, and it is used to interpret information and go guide action.

(Kevin Lynch, The Image of the City, p.4)



Subjects, when asked which city they felt to be a well-oriented one, mentioned several, but New York (meaning Manhattan) was unanimously cited. And this city was cited not so much for its grid, which Los Angeles has as well, but because it has a number of well-defined characteristic districts, set in an ordered frame of rivers and streets.

(Kevin Lynch, The Image of the City, p.67)



### F.3 People attract people

William H. Whyte has described the power of attraction that people exert upon other people. Through his capacity to analyse urban configurations, Whyte attempted to explain the growing popularity of public squares. The phenomenon of peoples' attraction to other people, however, does not manifest itself only in public squares; it is a fundamental feature of urban life – it is the reason that social communities are formed in villages and towns. The attraction does not being with individuals themselves, but with the many economic, social, strategic, and cultural dependencies that they create and on which they depend. The appearance of “global cities” is an excellent example of these economic dependencies. International headquarters – which stand for actual people – converge in a highly compressed space.

They evoke a row of dependencies that create new dependencies of their own. Therefore, a network of dense economic relationships develops that constantly attracts new companies – and therefore new people. But also, on a much smaller scale, people attract people. Thus pedestrians walking through the darkness intuitively choose the most popular of all possible routes, because the presence of other people affords them a sense of security. By day, a gathered mass of people arouses curiosity.

What attracts people most, it would appear, is other people.

(William H. Whyte, *The Social Life of Small Urban Spaces*, p.19)

... that the sight of people attracts still other people, is something that city planners and city architectural designers seems to find incomprehensible. They operate on the premise that city people seek the sight of emptiness, obvious order and quiet. Nothing could be less true. People's love of watching activity and other people is constantly evident in cities everywhere.

(Jane Jacobs, *The Death and Life of Great American Cities*, p.37)

### F.4 No entrance is the same as any other entrance

For, as Christopher Alexander correctly noted, the people and shops of a city are different. The differing needs of either proximity or distance to public life are reflected most quickly in the respective expression of the entrance position. When entrances constitute a direct transfer to the public realm, they become meaningful points of personal contact, and they facilitate sustainable use through shops on the ground floor.



### F.5 Each Building has at least one entrance

It seems self-evident that entrances that face a street invigorate the street spaces. Yet all too often, large buildings are entered via a central courtyard, turned away from the street. The street loses an important identifying marker that facilitates orientation in the public realm. The positioning of an urban entrance should generally be onto the adjoining street.

People are different, and the way in which they want to place their houses in a neighbourhood is one of the most basic kinds of difference.

(Christopher Alexander, *A Pattern Language*, p.193)

### F.6 Locals and tourists use the streets at different times

One way to counter these temporary concentrations is to bring different social classes and uses together in one common place. The more diverse the basis of everyday life in one place, the more scattered the individual activities over the course of a day. For example, if we consider the daily population fluctuation of a purely residential area, we notice that most residents leave home at roughly the same time in the morning; they also return at around the same time in the evening. Thus daily rituals develop, which temporarily block particular streets. If residential buildings are enriched with a second use-for example, offices- the daily morning migration out is countered by migration in, or the evening migration in by a migration out. As office space becomes increasingly available, residential usage decreases; the total space available remains constant. The detested rush hours are thus diluted. If one were to extend the current limited diversity of use by incorporating cultural institutions, shops and businesses of every kind, as well as restaurants, an almost constant population distribution would immediately come into effect.



The district, and indeed as many of its internal parts as possible, must serve more than one primary function; preferably more than two. These must insure the presence of people who go out doors on different schedules and are in the place for different purposes, but who are able to use many facilities in common.

(Jane Jacobs, *The Death and Life of Great American Cities*, p.152)

### F.7 Small public squares are busier than large public squares

The smaller a public square, a courtyard, or a crossroad, the greater the probability that one will meet one's neighbour or friend. Therefore not only the presence of these places, but also their size has an impact on social networking in a locality. In general, public squares are neither too large nor too small. The size of a square in an urban setting is always relative to the number of people using it. A small square with 15 people on it can be perceived as busy. A slightly larger square, populated with the same number, might seem abandoned. It is possible, according to usage and volume of visitors to determine the right size for a square to appear attractive in its particular context. For example, residential areas, with their heightened need for intimacy and security, always require a few small squares, squares that can be activated by the presence of only 3 or 4 people.

People tend to sit most where there are places to sit.

(William H. Whyte, *The Social Life of Small Urban Spaces*, p.28)

### F.8 Benches are found on public squares

William H. Whyte's empirical studies show that the provision of places to sit, while not the only parameter for the liveliness of a public square, is nevertheless the most important. According to his observations, public squares without seats are noticeably poorly frequented. Steps and walls can serve equally as well as benches and chairs. The most popular seating option has always been the traditional bench, with its wooden backrest, designed to fit the human form. This invigoration will unfurl particularly powerfully if the benches are on a city square, where their good overview permits the sitter to observe all of the action. Very often, it is the colourful impressions of playgrounds that move people to sit and observe.



I end, then, in praise of small spaces. The multiplier effect is tremendous. It is not just the number of people using them, but the larger number who pass by and enjoy them vicariously, or even the larger number who feel better about the city center for knowledge of them. For a city, such places are priceless, whatever the cost. They are built of a set of basics and they are right in front of our noses.

(William H. Whyte, *The Social Life of Small Urban Spaces*, p.101)

### F.9 Streets were once communal spaces

Communal spaces are an important component of our society, as both meeting points and interfaces of social contact. In a district, when there is not sufficient space for parks, squares, or other preferred types of urban communal space- the street takes on this role. To the extent that a street is divided into individual areas, its function as a communal space is enhanced.

Without common land no social system can survive.

(Christopher Alexander, *A Pattern Language*, p.337)

The most important requirements for the development of communal spaces along a street are the functional and spatial preference for pedestrians over cars, a tight network of social interfaces, an environment shaped for humans' needs, sufficient places to sit, get some sun, enjoy shade, find quiet, and engage with others, and a subtle balance between predictability and surprise, so that different sorts of activities can develop and coexist in the streetscape.

At the start of the twentieth century, when cars took over the roads, compensatory spaces were developed for relaxation and public life, while streets were reduced to little more than functional access conduits. Today, the street's function as a communal space has greatly diminished.

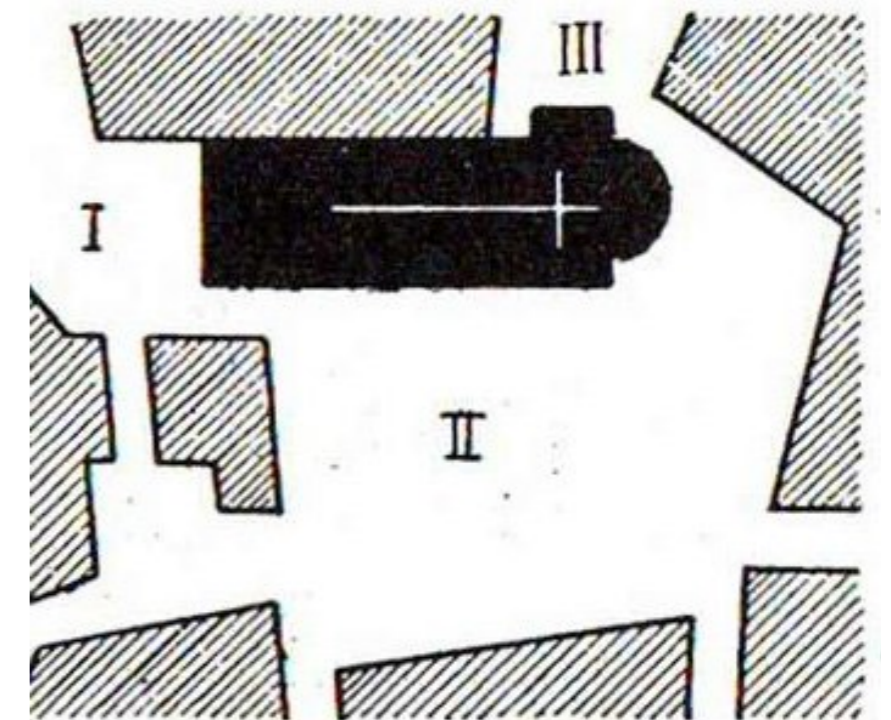
Only in historic city centers can this function be maintained, and even then usually only with immense effort. It often takes many small measures to allow an accumulation of communal spaces to develop out of a homogeneous "modern" street. Alongside the classification of a street into individual zones, which we have already considered, one can also improve the quality of external spaces through the form of their surrounding walls.



### F.10 Public squares and niches create positive outside spaces

Outdoor spaces which are merely "left over" between buildings will, in general, not be used.

(Christopher Alexander, *A Pattern Language*, p.518)



Streets are used because they link together different parts of a city. However, as pure access mechanisms, they lack the necessary quality of affording people a pleasant stay. A city is only truly lively and attractive when its streets offer spaces for stopping and lingering, in addition to their fundamental access role. This supplementary function requires a spatial quality that invites lingering. It has been shown that people feel more at ease when they are not in leftover spaces in buildings, but in main spaces, whose boundaries are clearly defined.

A positive external space, then, is a place that one can contain, as Camillo Sitte emphasises in *City Planning According to Artistic Principles*. If a space is actually negative, though, like a street in SoHo, it can be divided into positive parts with small ledges, flights of steps, niches, and different uses. These can then be perceived as defined areas. In these small, positive, external spaces, people feel more at ease and secure than in negative external spaces. This need for encapsulation and enclosure goes back to our most primal instincts.

There are two fundamentally different kinds of outdoor space: negative space and positive space. Outdoor space is negative when it is shapeless, the residue left behind when buildings which are generally viewed as positive- are placed on the land. An outdoor space is positive when it has a definite shape, as definite as the shape of a room, and when its shape is as important as the shape of the building which surrounds it.

(Christopher Alexander, *A Pattern Language*, p.518)



For example, when a person looks for a place to sit down outdoors, he rarely chooses to sit exposed in the middle of an open space. He usually looks for a tree to put his back against; a hollow in the ground, a natural cleft which will partly enclose and shelter him.... To be comfortable, a person wants a certain amount of enclosure around him and his work.

(Christopher Alexander, *A Pattern Language* p. 521)

### F.11 People sit with their backs protected

Human anatomy has evolved to possess a privileged front and a disadvantaged rear. While our sensory organs constantly monitor movements forward, our back remains in need of protection. This imbalance in our body structure leaves us with an urgent need to protect our backs at all times. It is for this reason that covering one's back becomes a critical criterion in our choice of a place to sit. First, it summons a sense of security- it is difficult to observe anything that happens behind one's back- and second, the protective enclosure often offers a pleasant opportunity for relaxed reclining. Without the various parapets, flights of steps, and façade ledges whose cosy perches transform SoHo's streets into a busy sitting room, generous dining room, and relaxing recreation ground, many pedestrians would flee to cafes, shoe stores, public squares, and their own apartments, to seek relaxation there. Therefore, if a street is to detain people longer, it must be perceived as a pleasant place to linger. As people have varied requirements for an urban seat, a street should offer a variety of different seating options, delivering a good range of qualities, affording a good view, orientation, shade, and protection from the element. Sometimes it is the position of the sun, sometimes wind speed, and other times quiet surroundings that are decisive in choosing the right place to sit.

Choosing good spots for outdoor seats is far more important than building fancy benches. Indeed, if the spot is right, the most simple kind of seat is perfect.

(Christopher Alexander, *A Pattern Language*, p.1120)

### F.12 Sitting people observe their environment

Our unconscious protective instinct has a decisive influence over our choice of seat. Yet one is unlikely to sit on a balustrade if the resulting view is of a deserted, miserable wasteland. Thus there is another factor that influences our choice of seat: activity. Sitting people love to observe their environment, sometimes to the extent that street events are elevated to a dramatic production in the eyes of the observer. With canny interventions, the city planner can create an exciting and varied backdrop, with highly diverse potential usages. The more exciting the twists and turns in the urban drama, the longer people will sit and watch. Unlike classical theatre, "street theatre" involves all of its protagonists as both actors and audience. Jane Jacobs describes this reciprocal observation of various story lines as the origin of a secure locality. This is the essence and arrangement of a well-functioning street.

Under the seeming disorder of the old city, wherever the old city is working successfully, is a marvellous order for maintaining the safety of the streets and the freedom of the city. It is a complex order. Its essence is intricacy of sidewalk use, bringing with it a constant succession of eyes. This order is all composed of movement and change, and although it is life, not art, we may fancifully call it the art form of the city and liken it to the dancenot a simple-minded precision dance with everyone kicking up at the same time, twirling in unison and bowing off e masse, but to an intricate ballet in which the individual dancers and ensembles all have distinctive parts which miraculously reinforce each other and compose an orderly whole. The ballet of the good city sidewalk never repeats itself from place to place, and in any one place is always replete with new improvisations. .

(Jane Jacobs, *The Death and Life of Great American Cities*, p.50)



### F.13 Tourists stand still. Residents pass

It is a familiar image: residents hurrying to their destinations, while tourists stand still examining their maps and focusing their cameras. This contrast between the dweller and the visitor makes the different uses and rhythms of the urban realm starkly visible. A balanced relationship between passive and active attentiveness, and the tension that arises as a result of this contrast, is one of the basic facts of the urban code.

### F.14 When people stand still, group develop

Who is not familiar with the feeling of missing out on something? Conspicuous ogling of a well-arranged shop window display will inevitably attract others's glances. SoHo features many situations that lead to spontaneous group formation many times each day: at countless intersections, outside popular shops, behind street vendors' booths, outside cafes, on flights of stairs, at entrances, by interesting shop windows, and at snack kiosks. Sometimes, these gatherings can be explained by normal pedestrian density and the "stop/go" movements on sidewalks too full for people to pass each other, or because of a red light, promenaded, and thus the more it grows.



We do not say categorically that the number of people per square foot controls the apparent liveliness of a pedestrian area. Other factors- the nature of the land around the edge, the grouping of people, what the people are doing- obviously contributes greatly.

... A small group attracted to a couple of folk singers in a plaza gives much more life to the place than the same number sunning on the grass.

(Christopher Alexander, A Pattern Language, p.597)

### F.15 Destinations are more attractive when they invite a stay



Many destinations create situations where standing in line and waiting arouse displeasure and impatience, such as the visit to an overflowing post office, or lining up at a cash machine. Other destinations that induce a stay, such as a cinema, a cafe, or a sunny square, calm and gratify their users. These destinations are different from the first set mainly because they do not compel anybody to stay.

The same is true of the bench outside the bakery, which permits locals impulsively to modify their original intention of quickly buying some bread. Destinations that invite a stay can make an experience of a transaction. Instead of gradually ticking off the elements on their shopping list, shoppers spend time in attractive squares, are inspired by new offers, and buy products that they had never planned to buy. Needs have long been recognised and taken into account by vendors. Not only does the extravagant product compel one to buy; shopping itself is increasingly made into an experience. The attractively wrapped service extends to the actual product.

At the same time it is made more and more difficult for customers to decide for themselves whether they want to agree to a purchase or not. Apparent freedom is constantly manipulated. Along with the economic health of the vendor, the street realm benefits as well. Various small interventions push up its value, keeping it attractive. Yet one quickly forgets that a place's increased value has not grown out of the locality's inner social microstructure. The advantage evolves from a business between a provider and a consumer, who pays for it. The resulting economic dependency can become dangerous for the sustainable development of the borough, and if demand stagnates, can lead to a rapid diminishing of glamorous appearance. Of decisive importance, therefore, are those checkpoints that exist continuously, to cover the basic needs of inhabitants: grocery stores, drugstores, bakeries and hairdressers.

### F.16 Grocery stores on street corners have an advantage

Street corners are the location of choice for SoHo's grocery stores. Not only do street corners provide merchants with the advantage of presenting their goods on two street fronts simultaneously, they also have the advantage of luring pedestrians who are waiting to cross streets or emerging from taxis. The competition for storefront locations at crossroads is keen. This is directly reflected in rental rates and property values.



If a break in transportation or a decision point on a path can be made to coincide with the node, the node will receive even more attention. The joint between path and node must be visible and expressive, as it is in the case of intersecting paths.

... These condensation points can, by radiation, organise large districts around themselves if their presence is somehow signalled in the surroundings.

(Kevin Lynch, The Image of the City, p.102f.)