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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

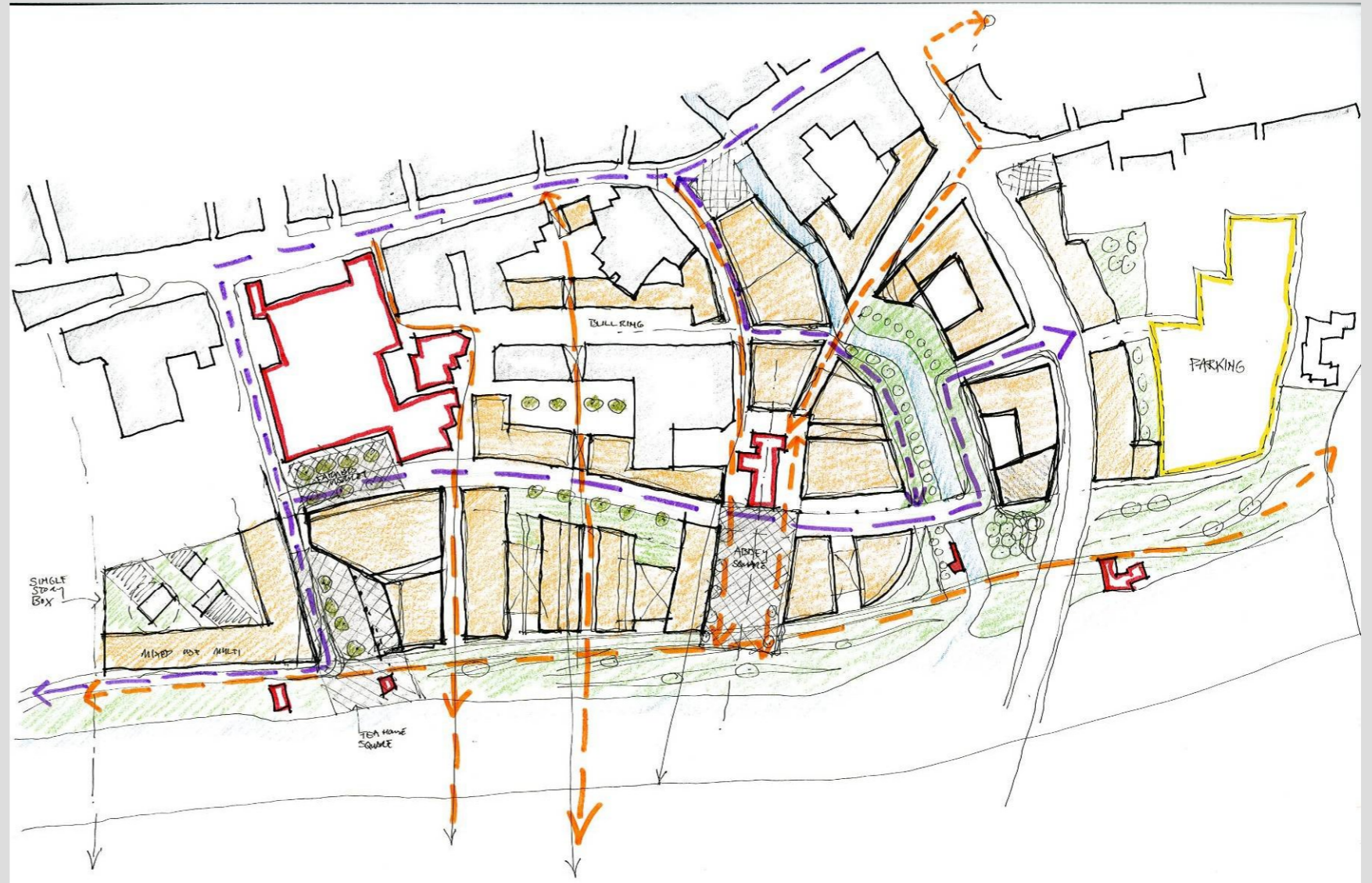
It is evident that Kilkenny city has an imbalance of economic activity, gravitating around the Parade and Castle. The development of the St Francis Abbey and Bateman Quay site has the potential to open up the entire north-eastern quarter of the city, and to attract new businesses, tourism and residents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

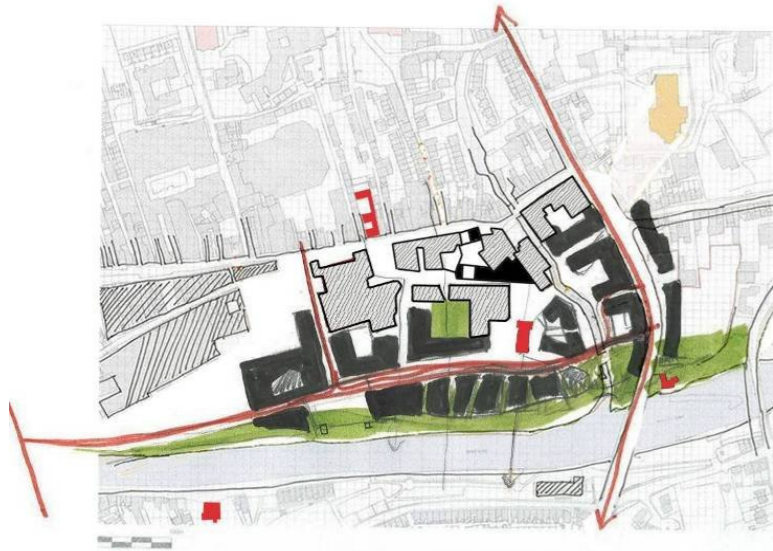
# 5.2

- 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

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



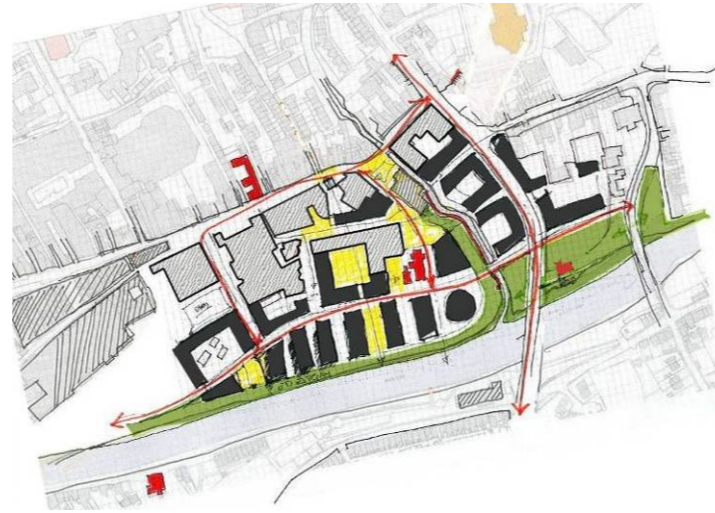
### Option 2

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



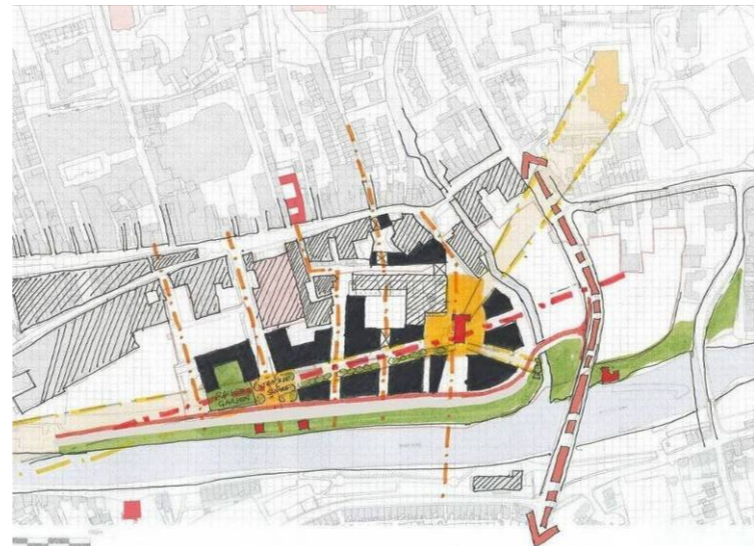
### Option 3

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



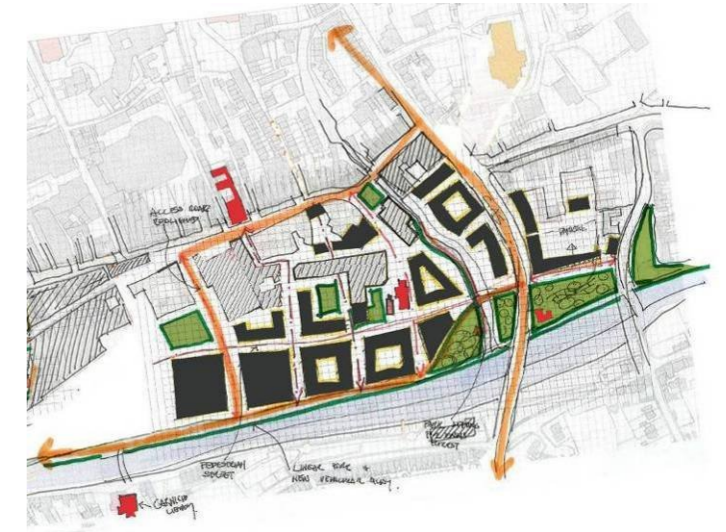
### Option 4

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



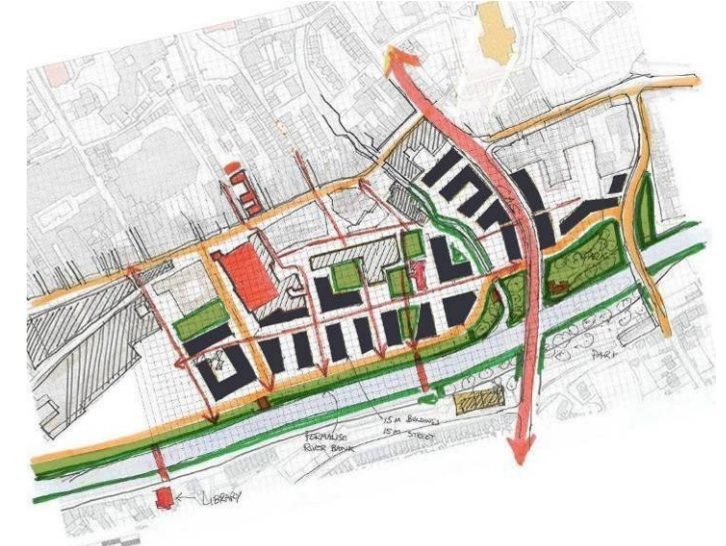
### Option 5

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



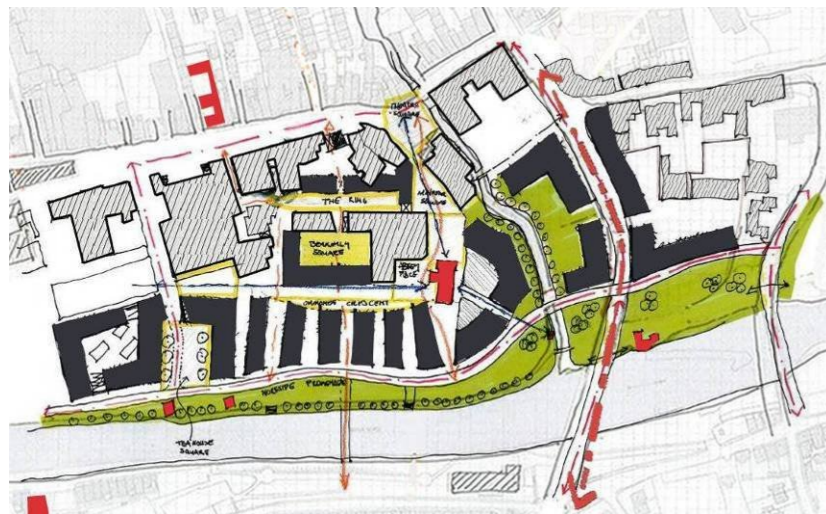
### Option 6

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



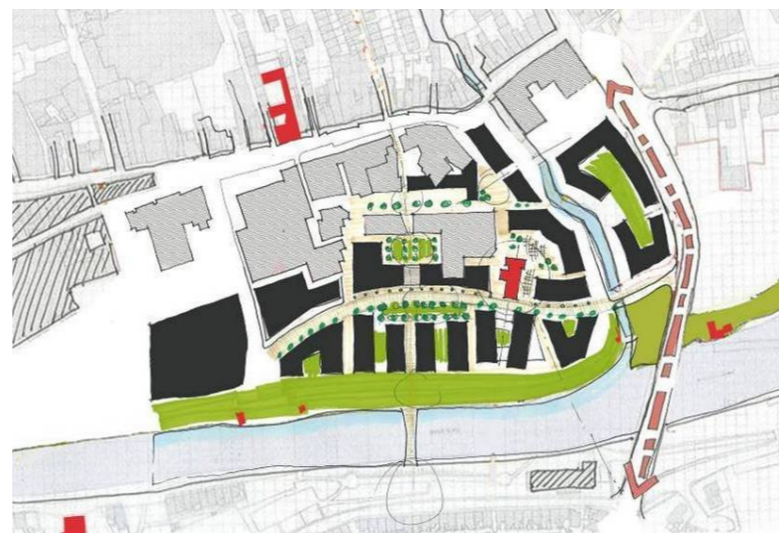
### Option 9

- 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



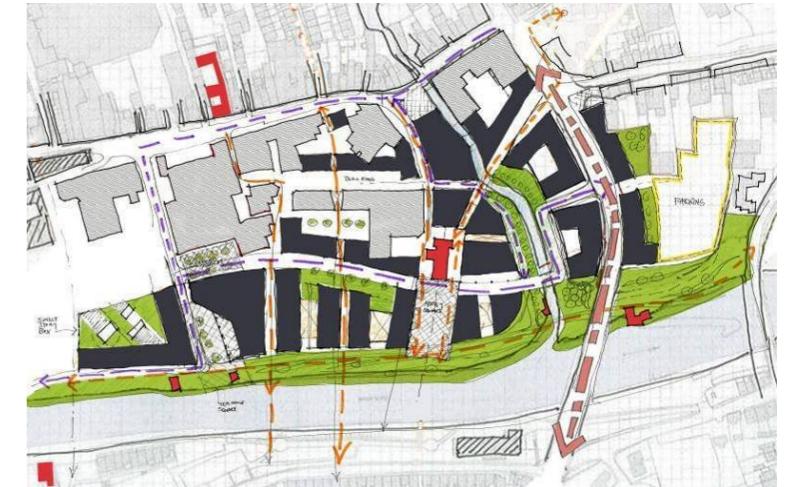
### Option 10

- 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



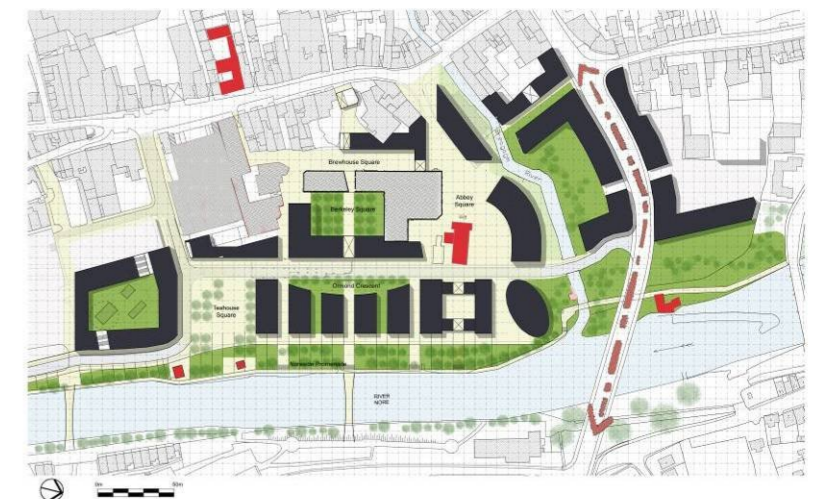
### Option 11

- 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



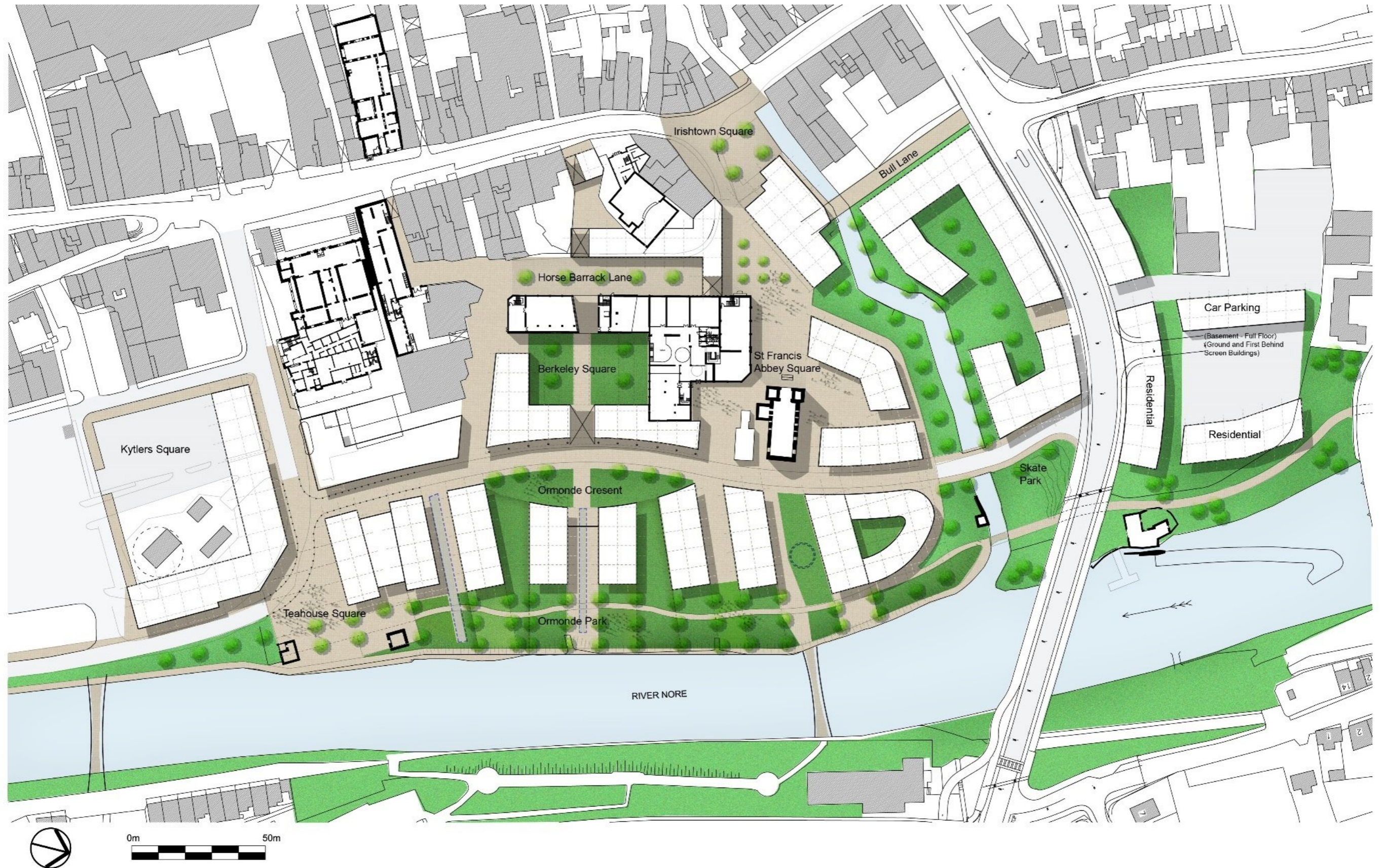
### Option 12

- 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

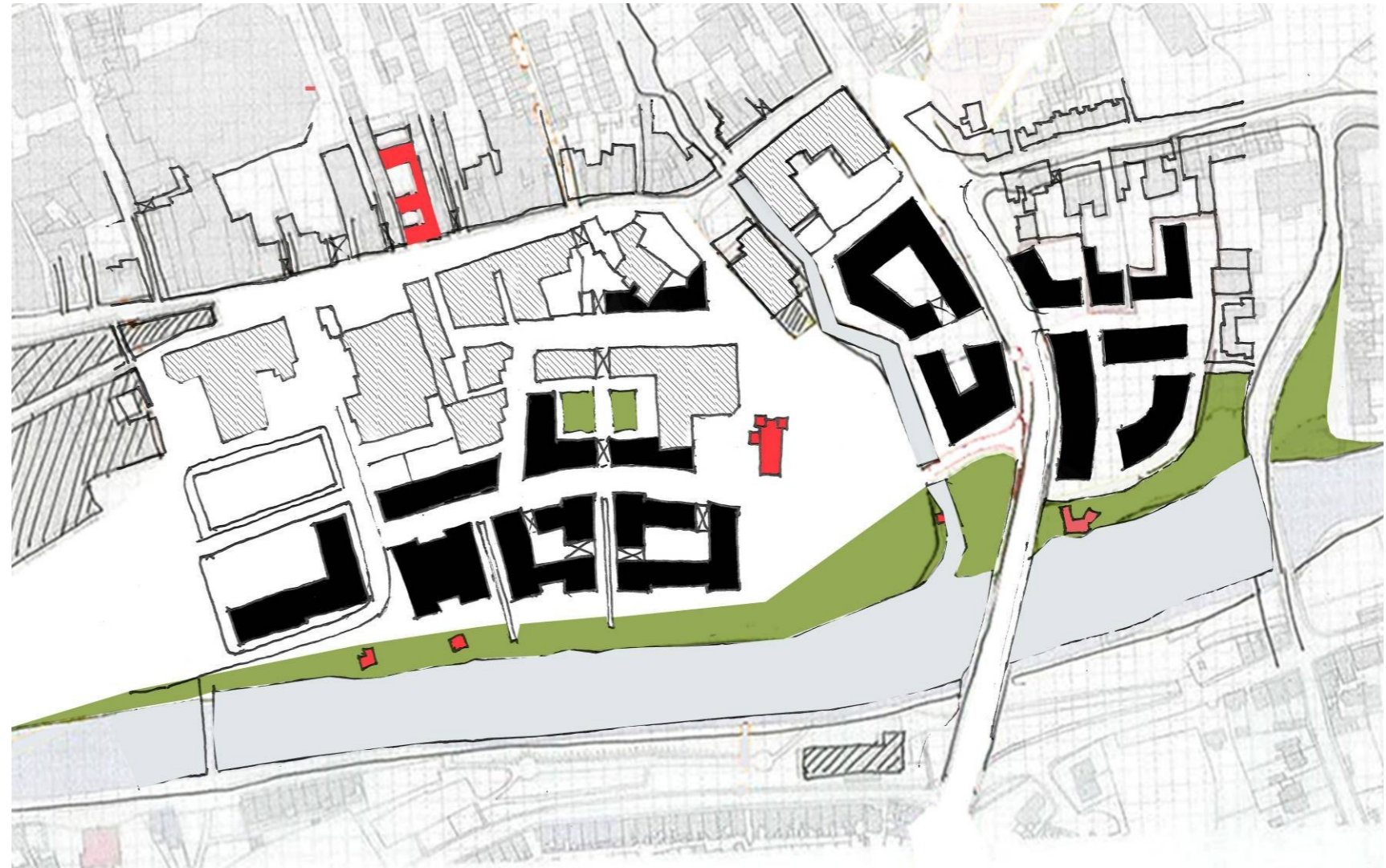


### 5.2.3 Revised Design Options

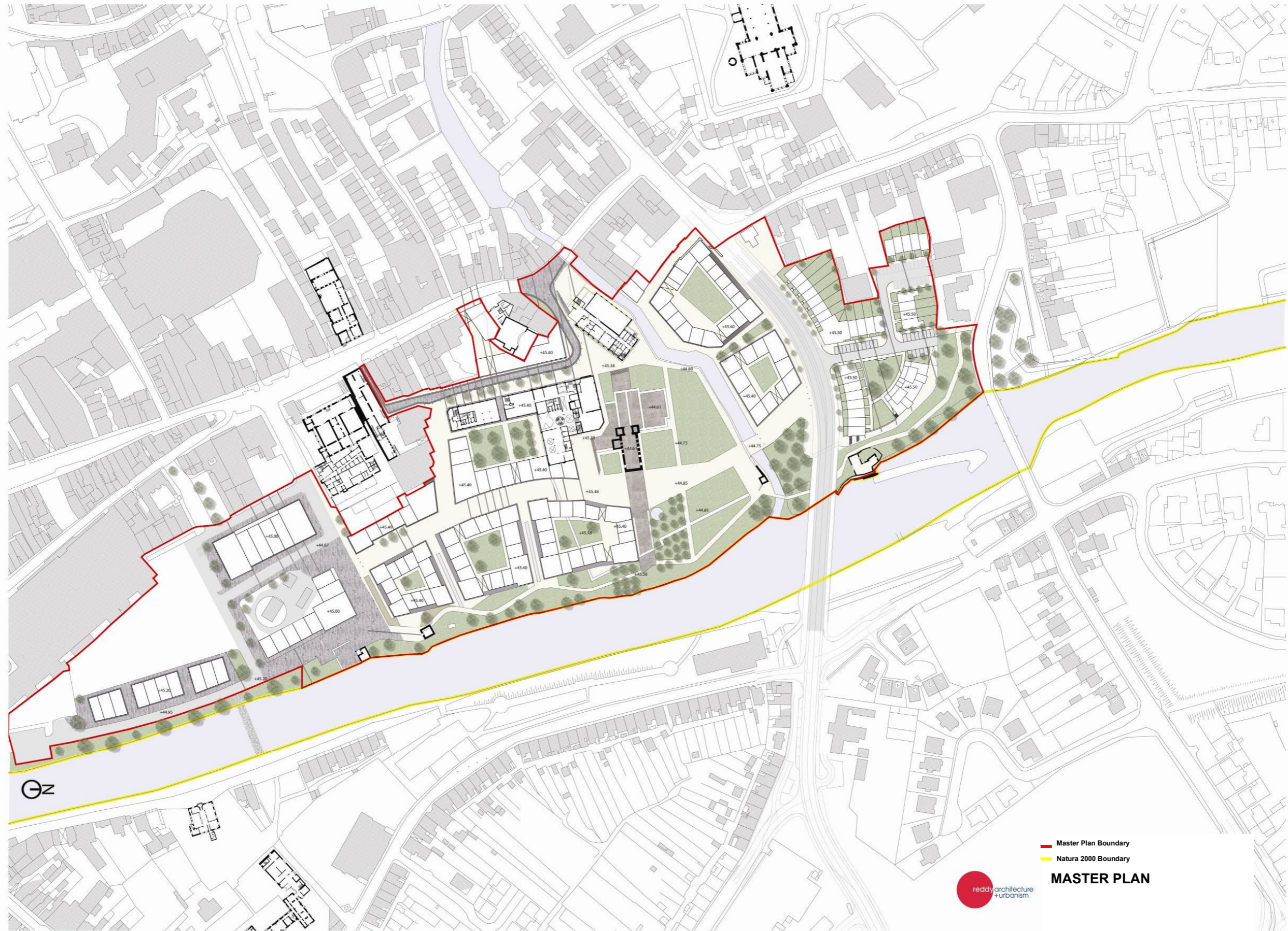
Following the Public Consultation process and incorporation of the recommendations of the Public Consultations, Archaeological Strategy, Flood Risk Assessment and Appropriate Assessment the draft masterplan was reviewed and amended as follows.

#### 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

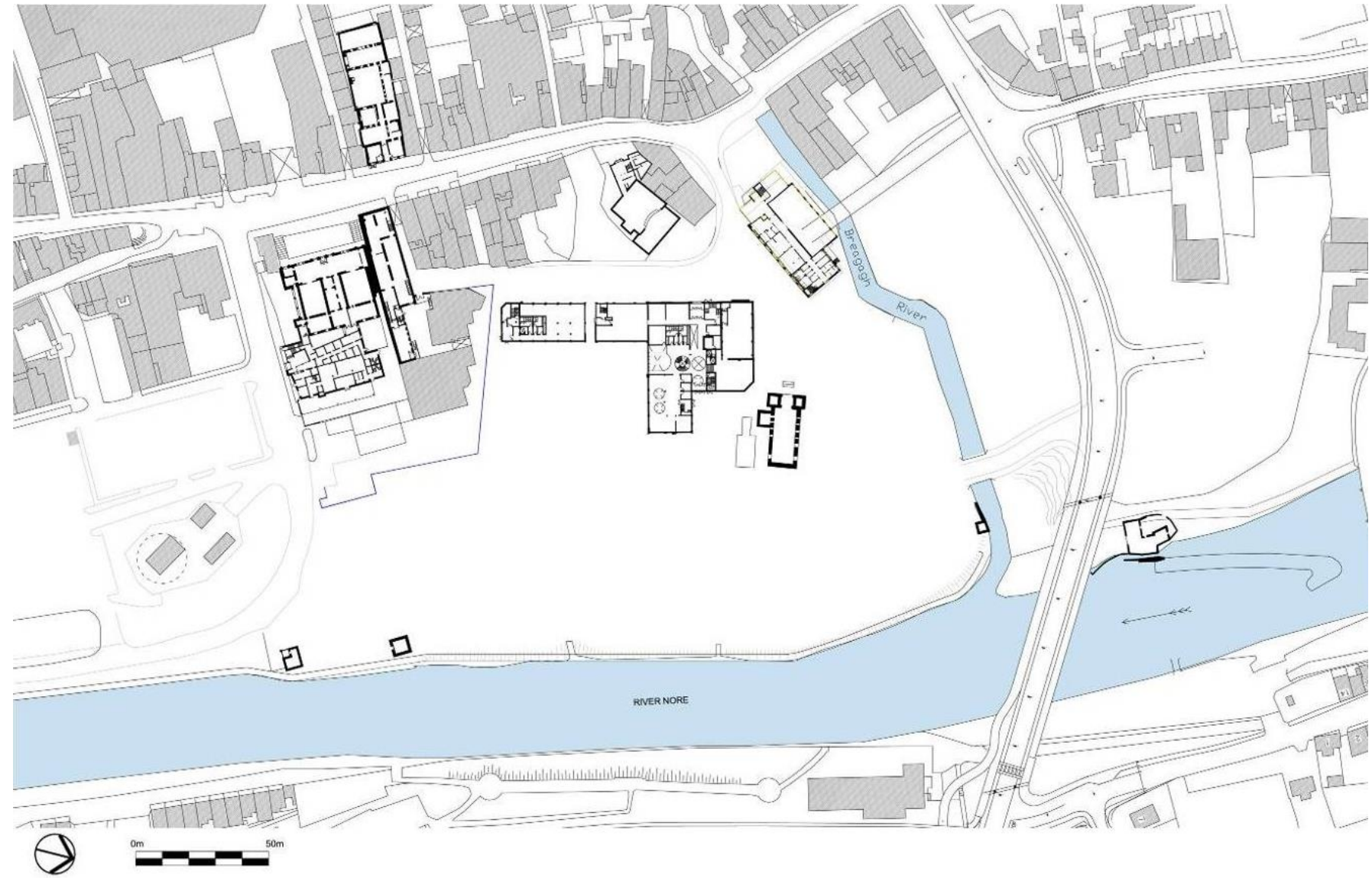
## Final Urban Framework Masterplan

- 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

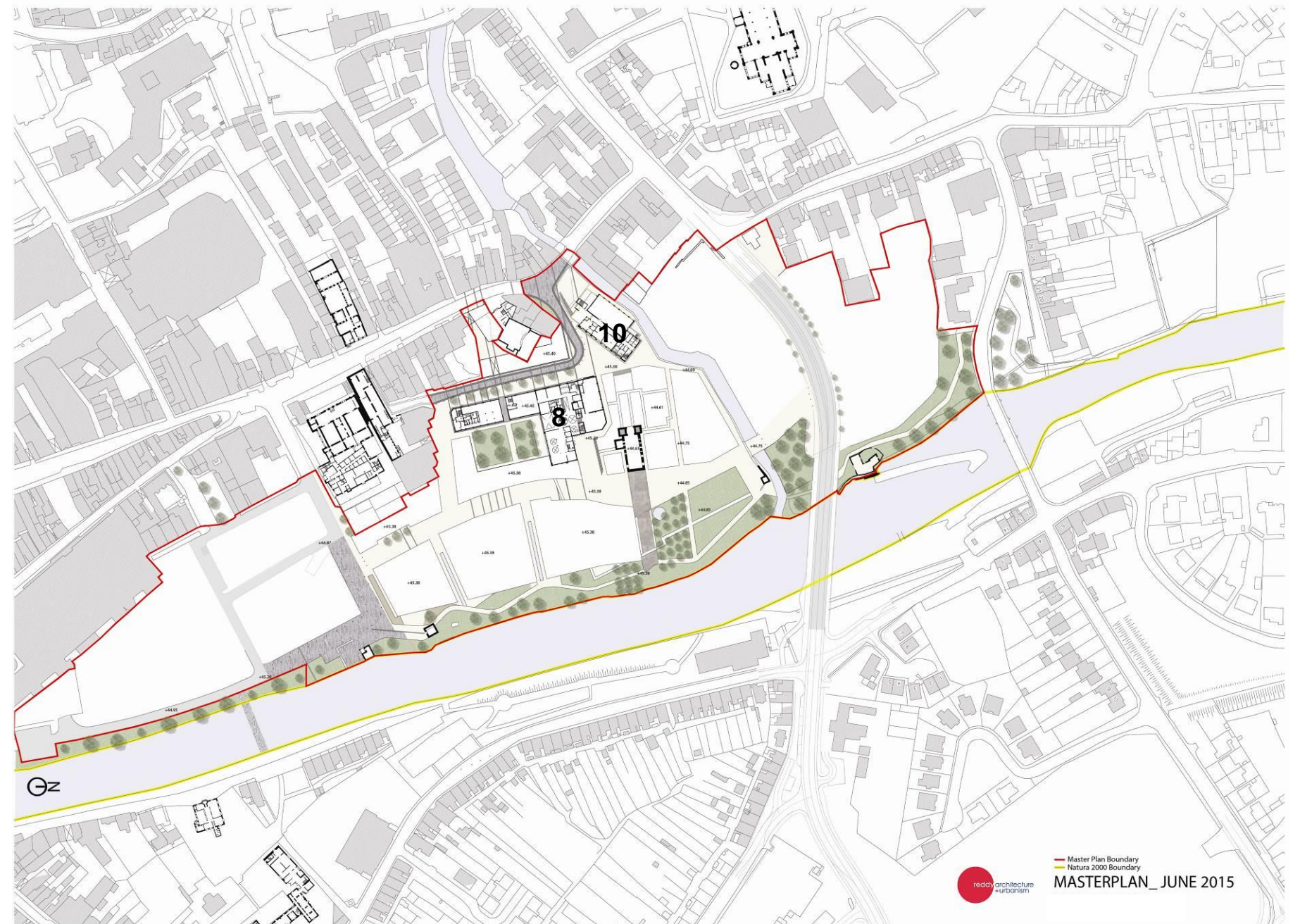
- Vacant site post Smithwick's Brewery clearance by Diageo
- Buildings remaining include:
  - St Francis Abbey
  - Brewery Sampling Room
  - Brewhouse Building
  - Mayfair Building
  - Evans Turret
  - Tea Houses on Bateman Quay
  - Chancellors Mills



## Stage 2

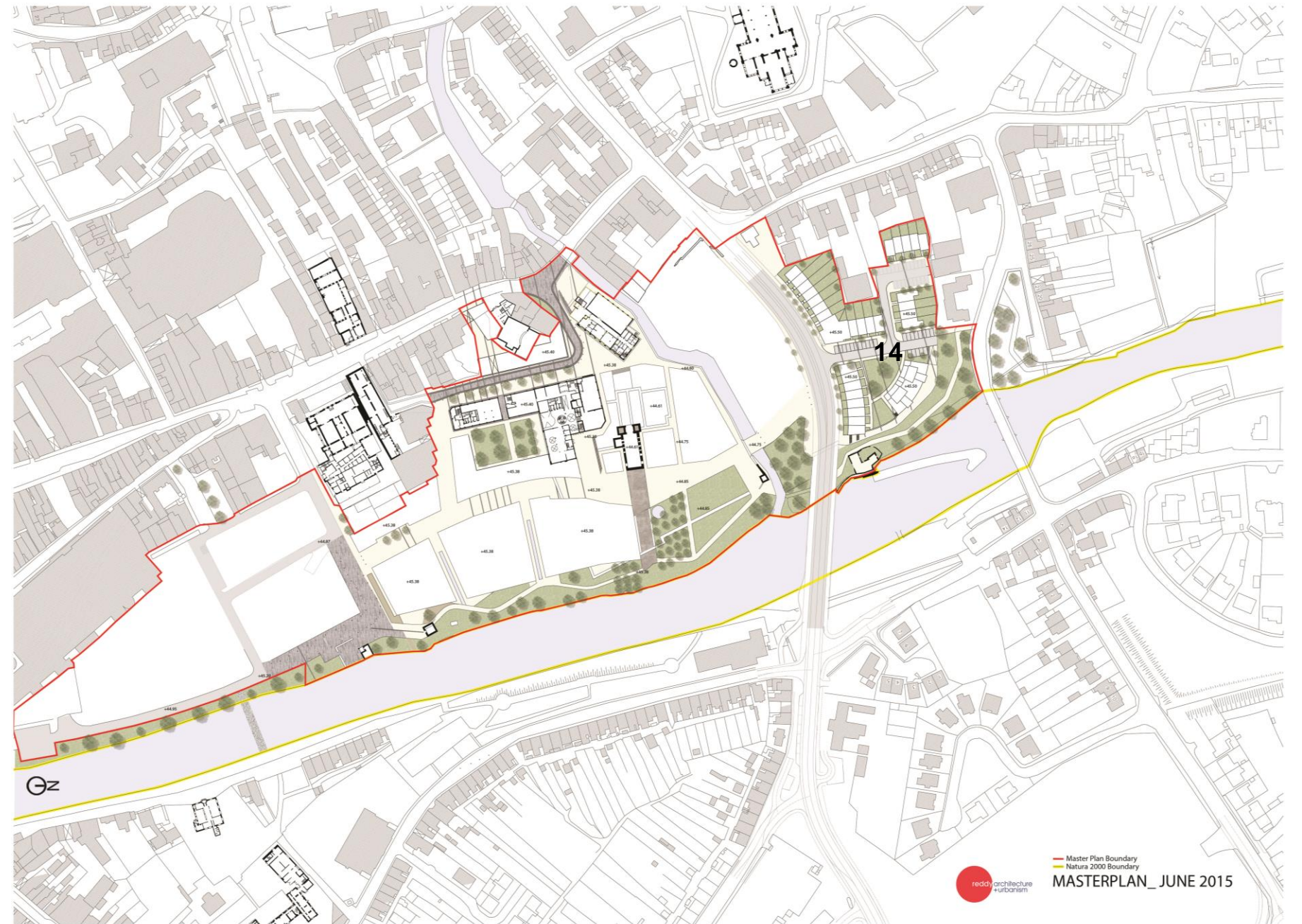
- Noreside Linear Park developed from Bateman Quay to Greens Bridge.
- Brewhouse Building (Bldg No. 8) renovation and shell and core fit out to 'grey box' standard in preparation for new occupiers.
- External spaces such as Berkley Square, Horse Barrack Lane, Tea House Square, and Parliament Square developed.
- 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.



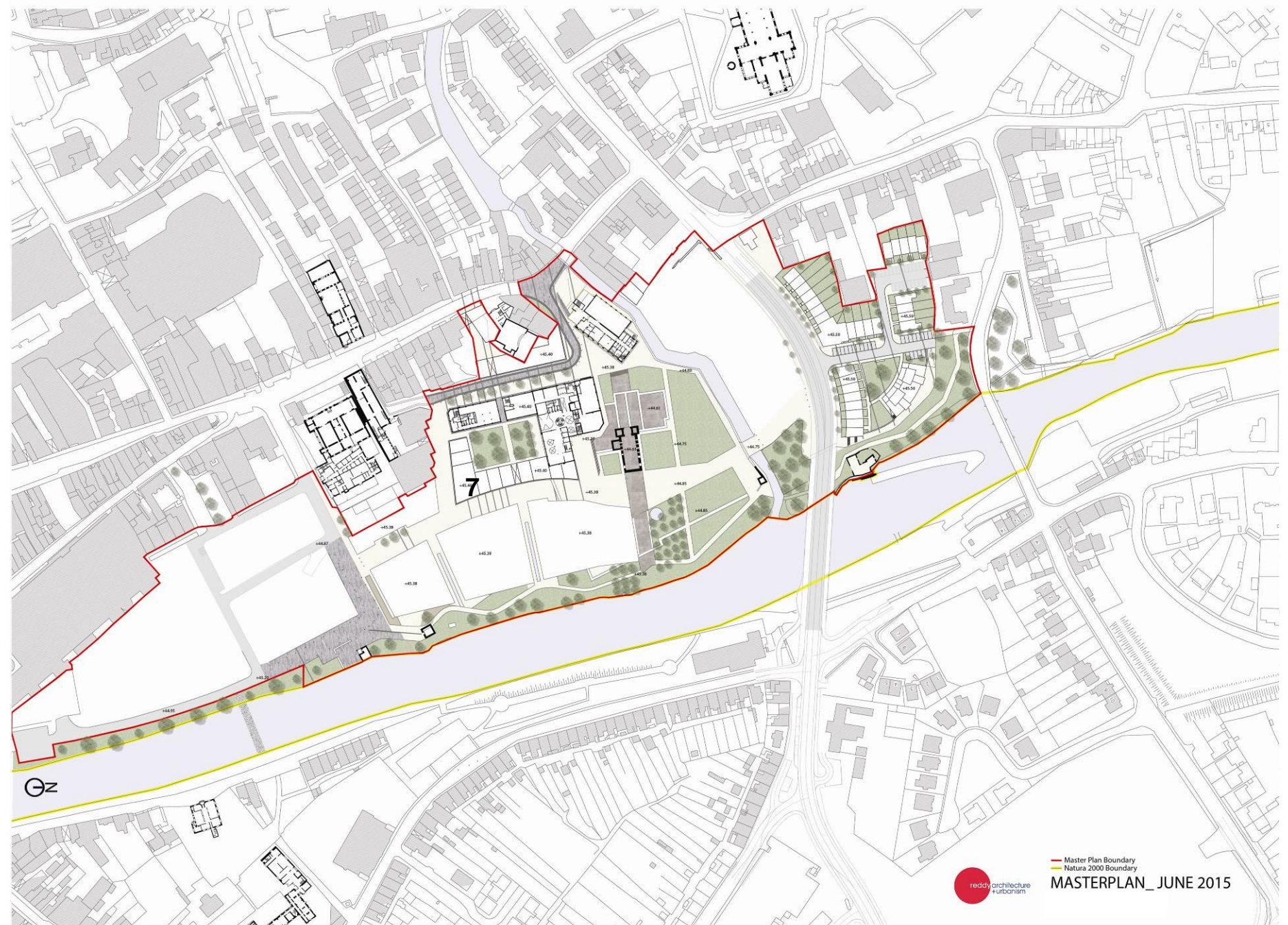
### Stage 3

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



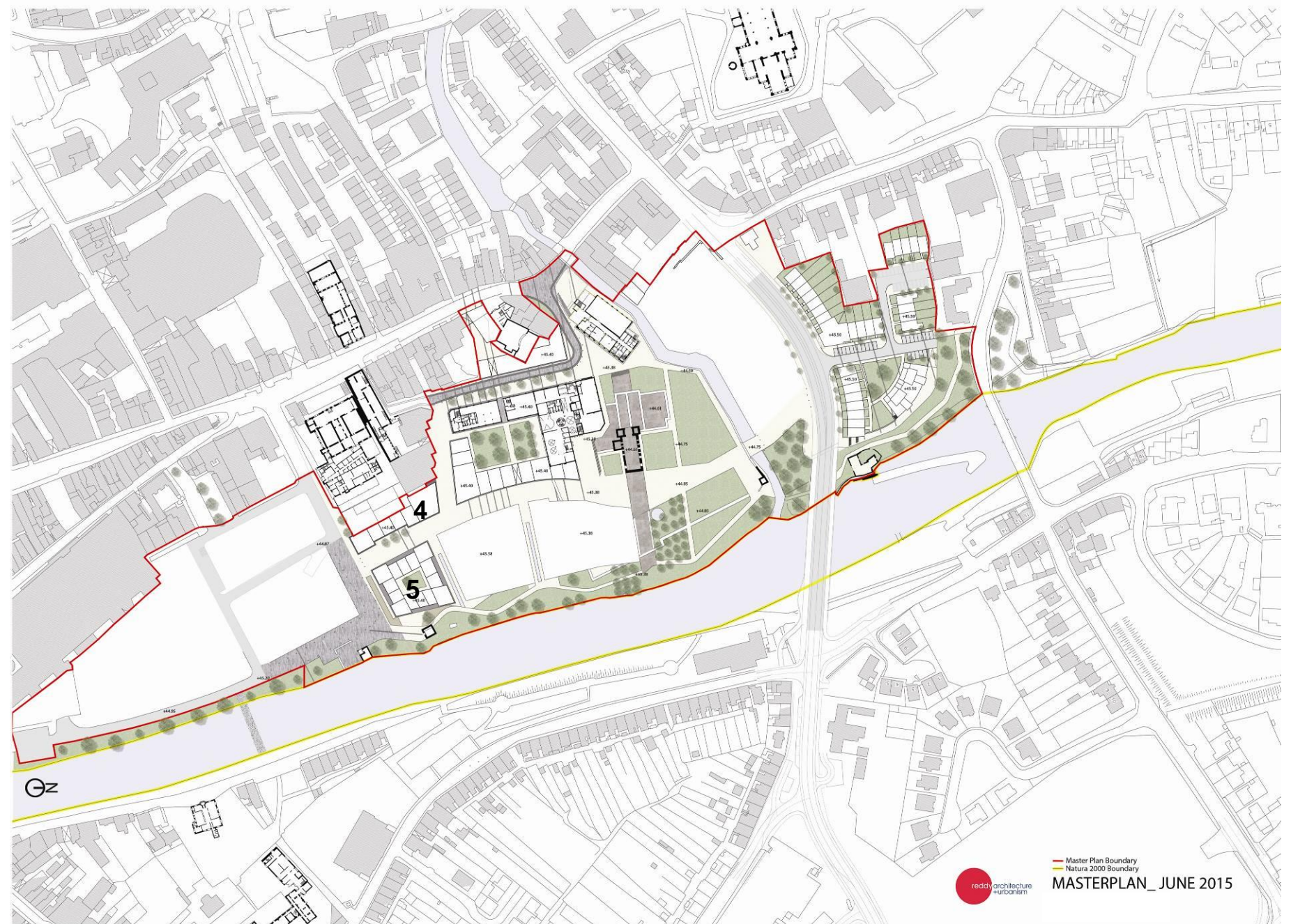
#### Stage 4

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



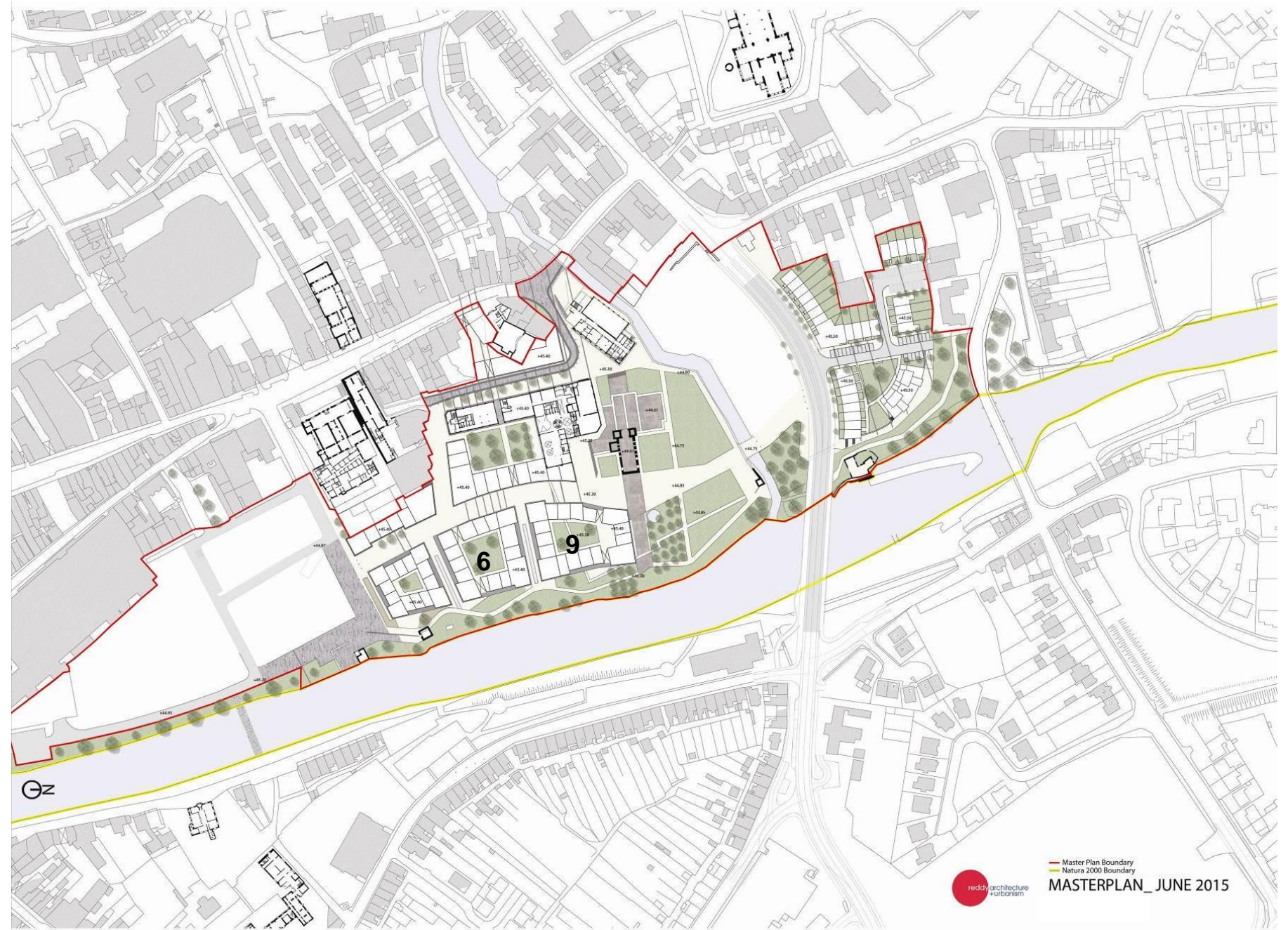
## Stage 5

- Buildings No.'s 4 and 5 completed (or equivalent, see Section 4.3.11).



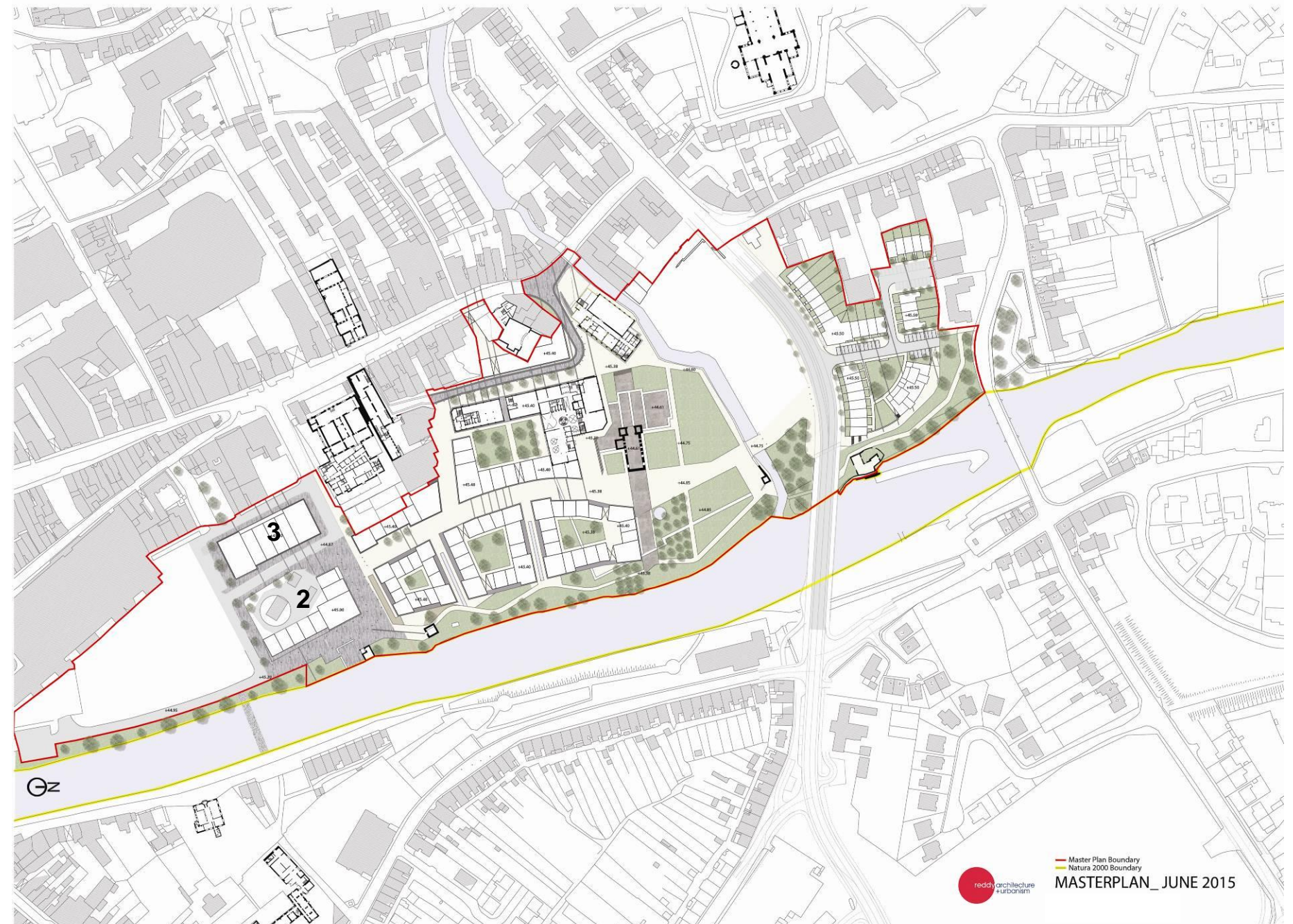
## Stage 6

- Building No.'s 6 and 9 completed.



## Stage 7

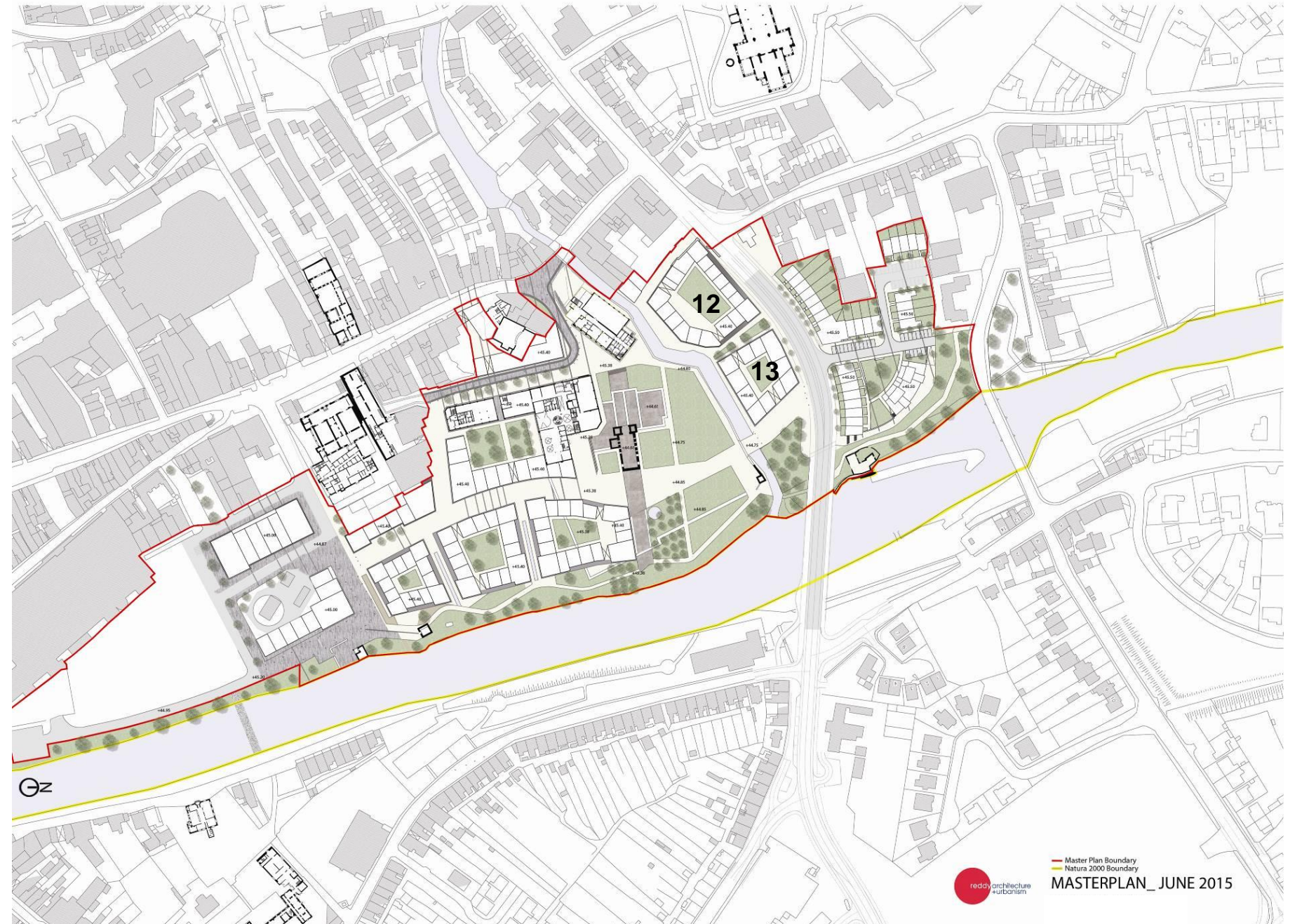
- Building No.'s 2 and 3 completed.





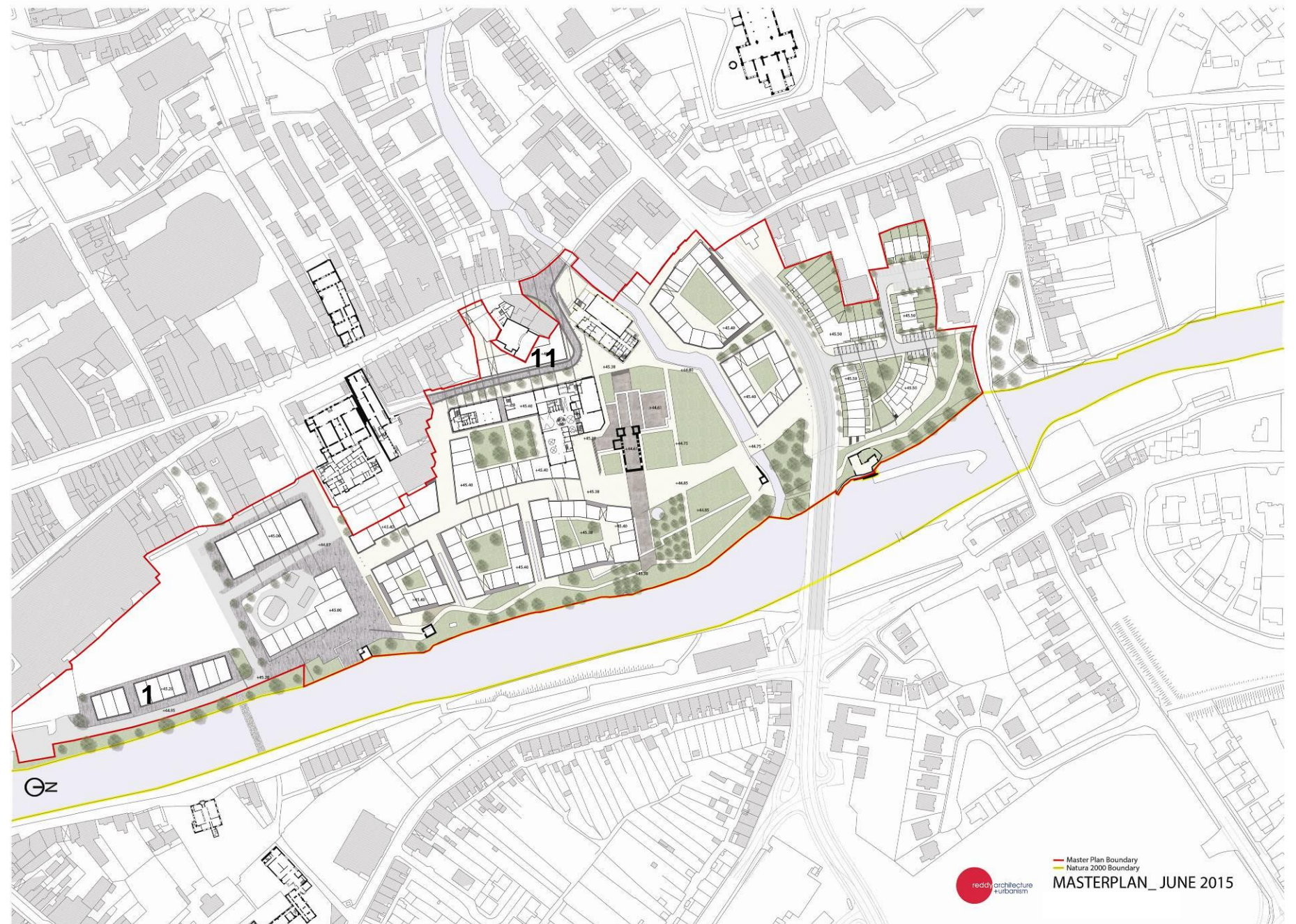
### Stage 8

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

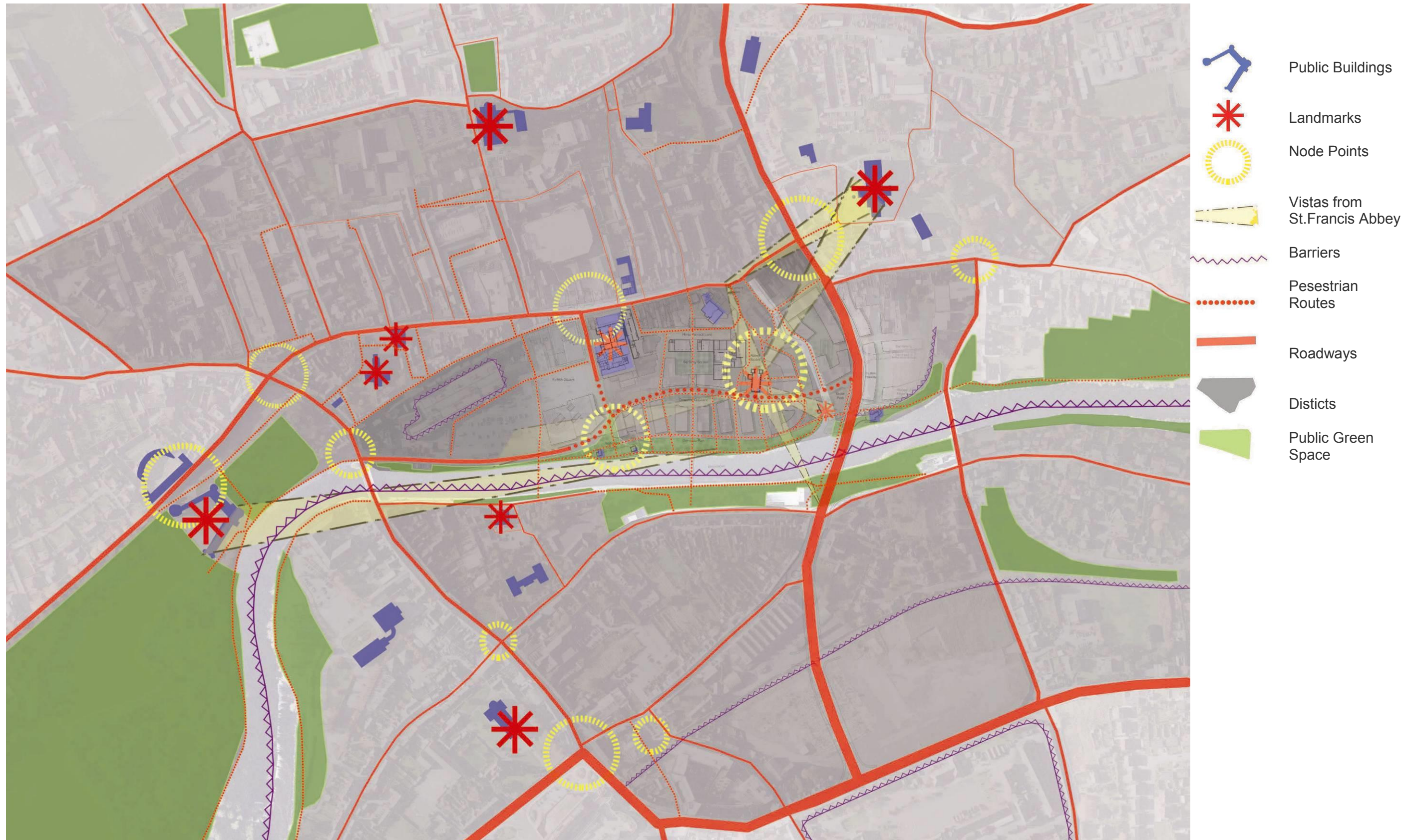


### 5.3.2 Stage 9 - Final

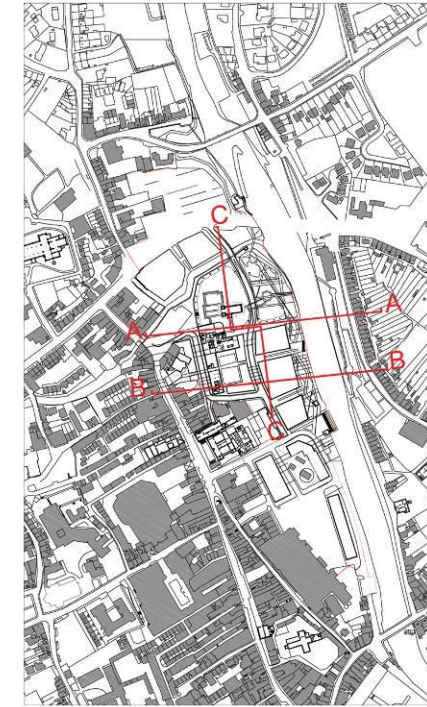
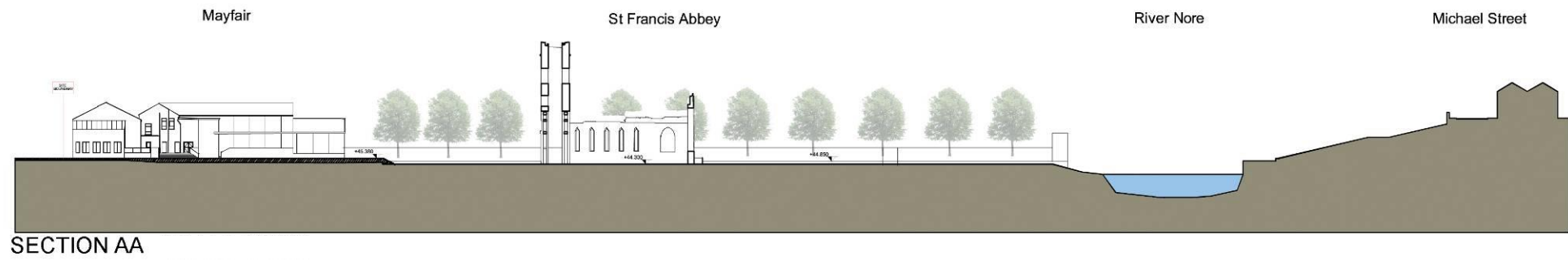
- Slipway to Parliament Street completed.
- Building No. 11 (Extension to Watergate Theatre) completed.
- Building No.1 Bateman Quay completed (or equivalent, See Section 4.3.11).



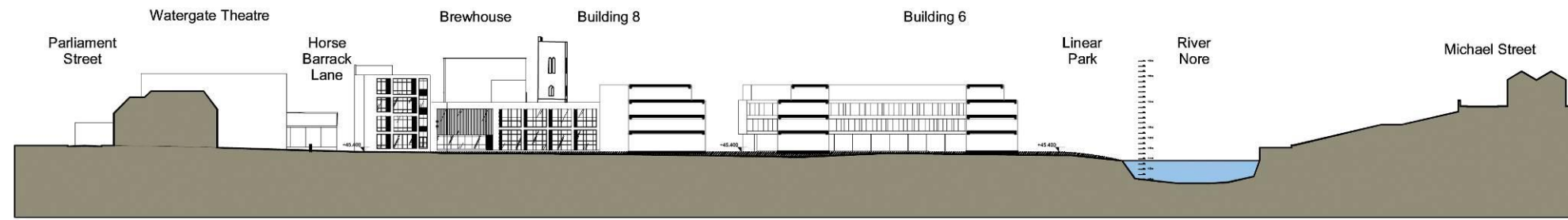
5.3.3 Site Analysis Lynchian Method - Post Masterplan Implementation



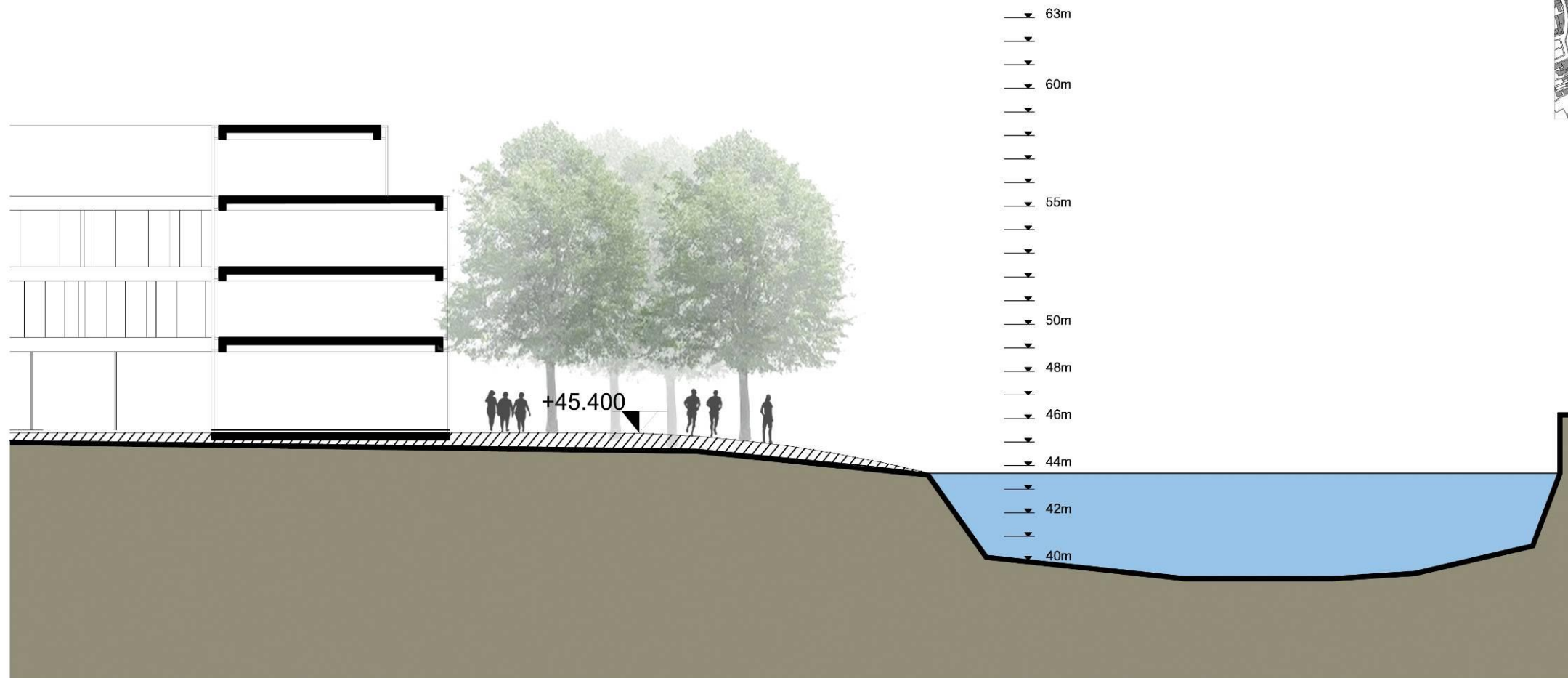
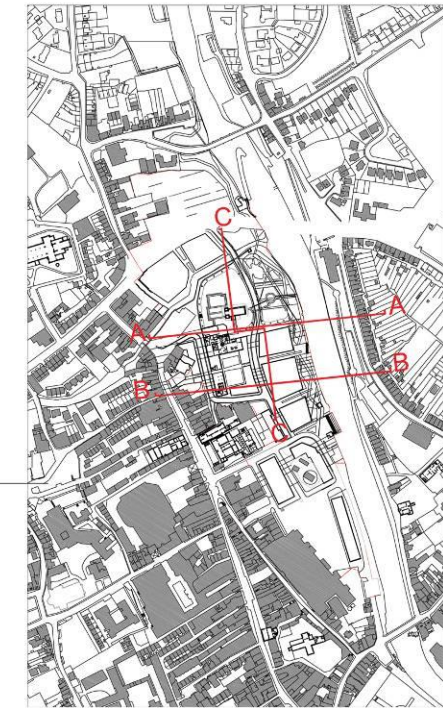
5.3.4 Site Sections - St. Francis Abbey (West – East)



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

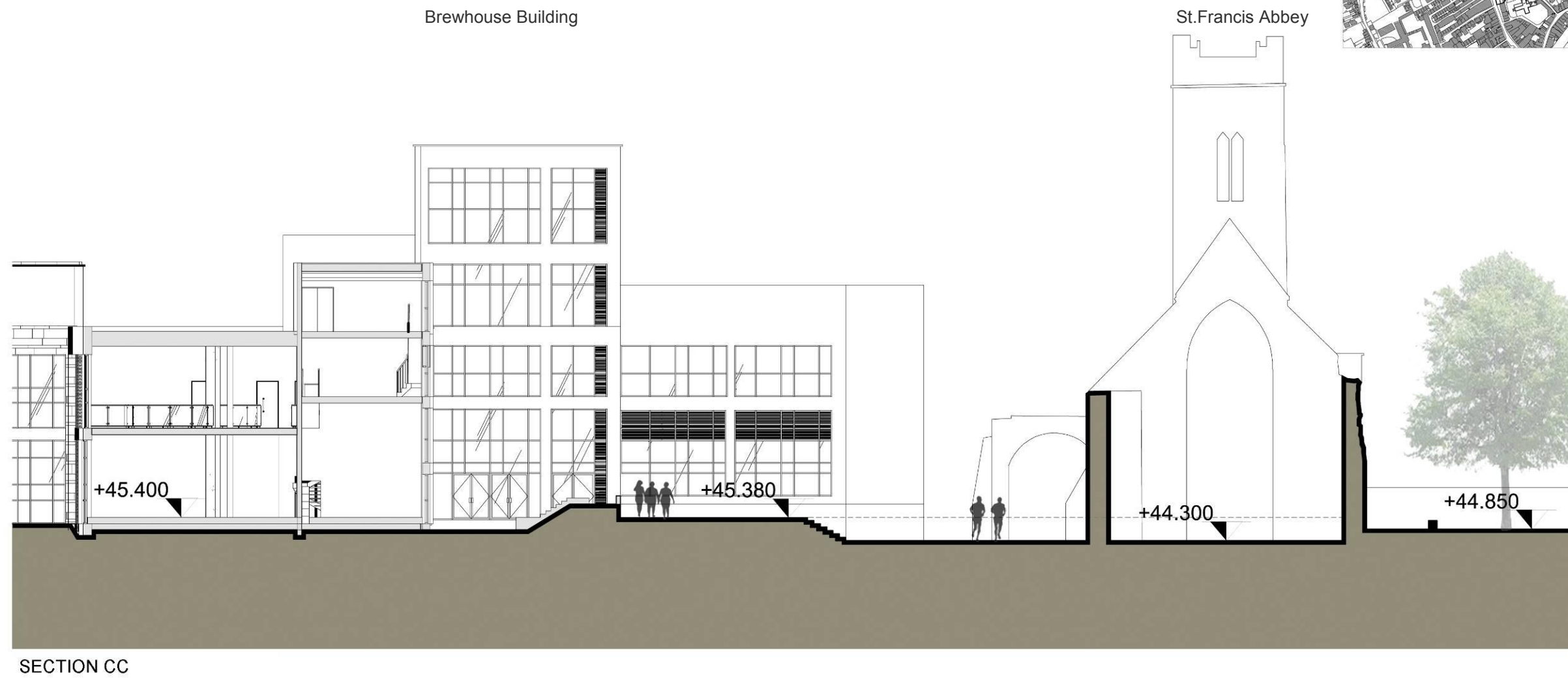
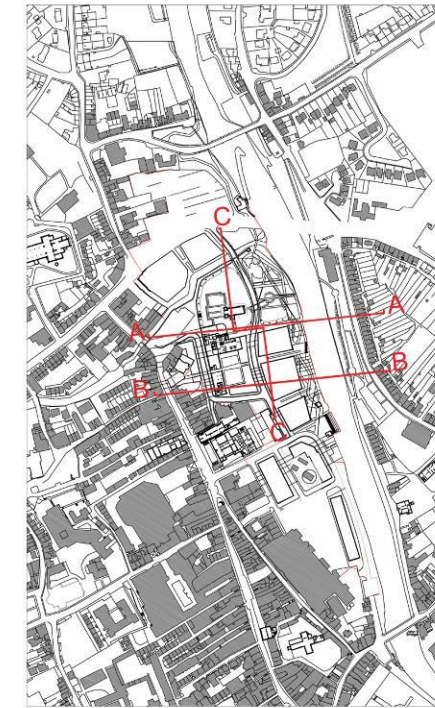


SECTION BB



SECTION BB

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



### 5.3.5 Masterplan 3D Views



### 5.3.5 Masterplan 3D Views





