



Kilkenny by Design

A City where Medieval meets Modern



Kilkenny County Council
Comhairle Chontae Chill Chainnigh

August 2019

The Abbey Quarter, site of the former Smithwick's Brewery, is a strategic city centre site located on the banks of the River Nore and accessed off Ireland's Medieval Mile, a unique discovery trail running through the heart of Kilkenny City.

Kilkenny County Council entered into a 50:50 partnership with Ireland Strategic Investment Fund (ISIF) and established the Kilkenny Abbey Quarter Development

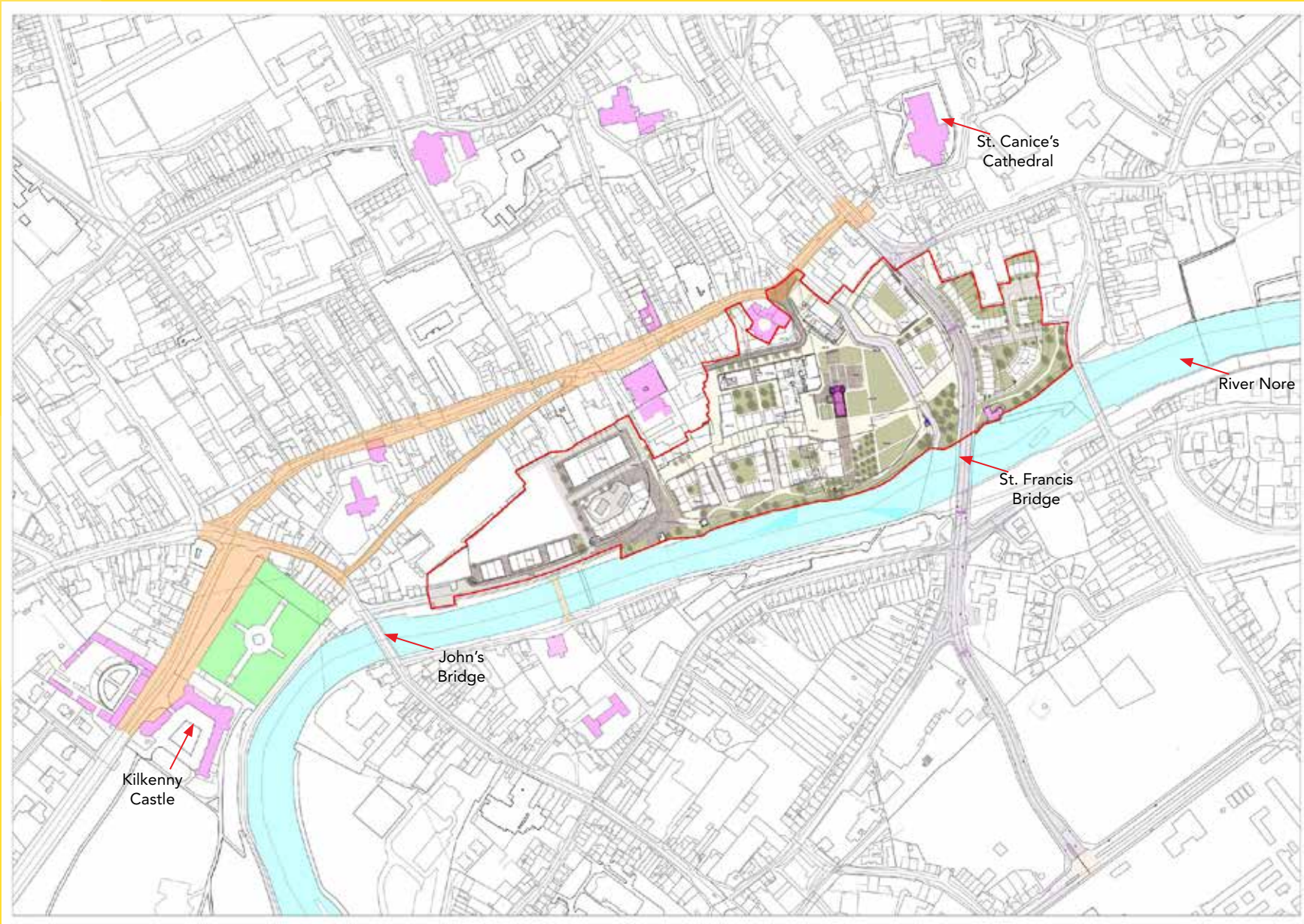
Limited (KAQDL) to develop the building plots. KAQDL has responsibility for the commercial development of the plots, including the buildings on the Abbey Quarter. These buildings will include a mix of offices, residential, education and retail uses and will be delivered on a commercial basis. Kilkenny County Council is responsible for the delivery of the significant public realm, community and cultural infrastructure in the Abbey Quarter and the public library in the Mayfair Building.

Abbey Quarter Masterplan Vision

'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, 3rd & 4th 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.'

*Approved by Kilkenny County Council
on Friday 31st July 2015*

Abbey Quarter City Context



Abbey Quarter Past, Present and Future

2012



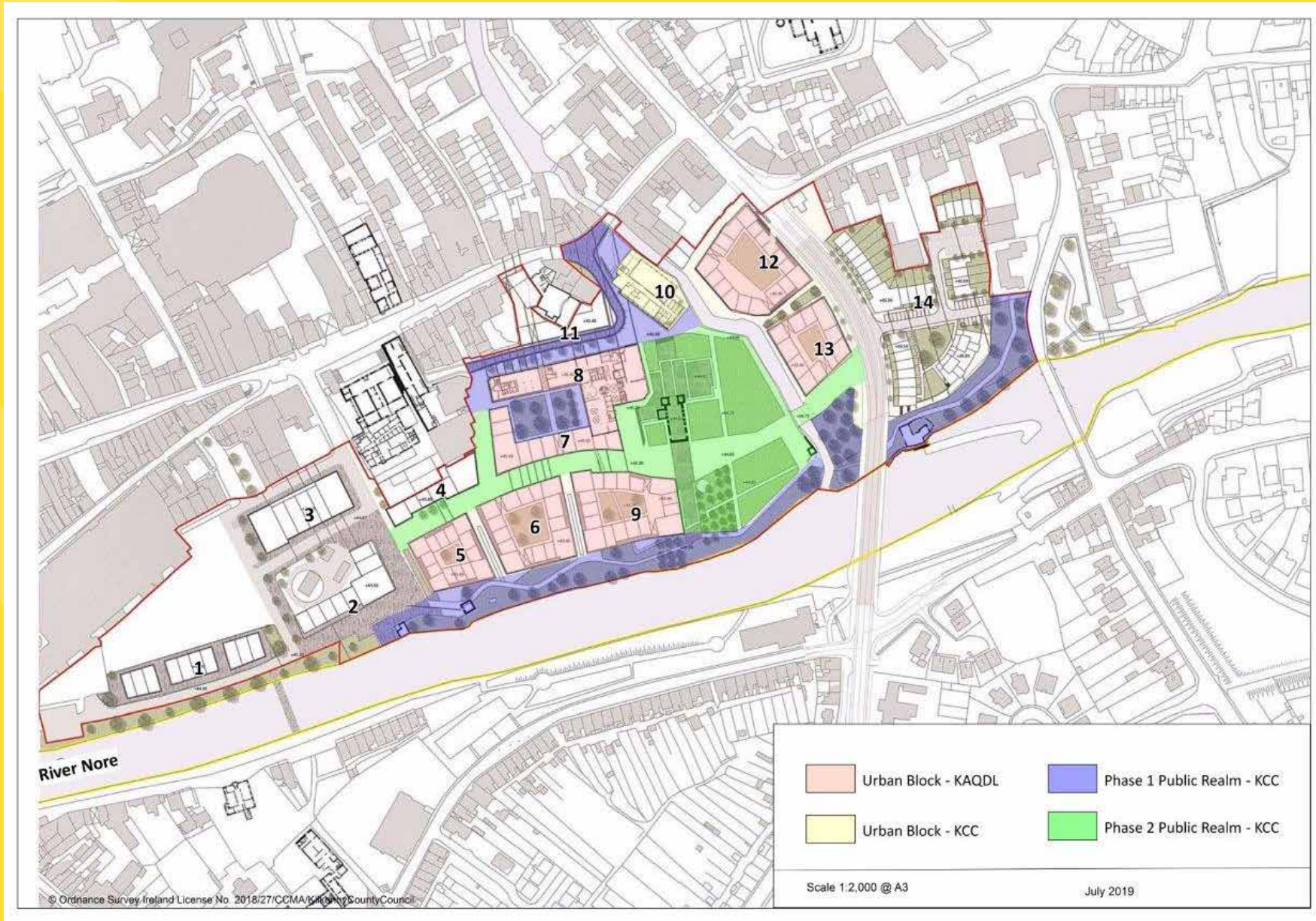
2018



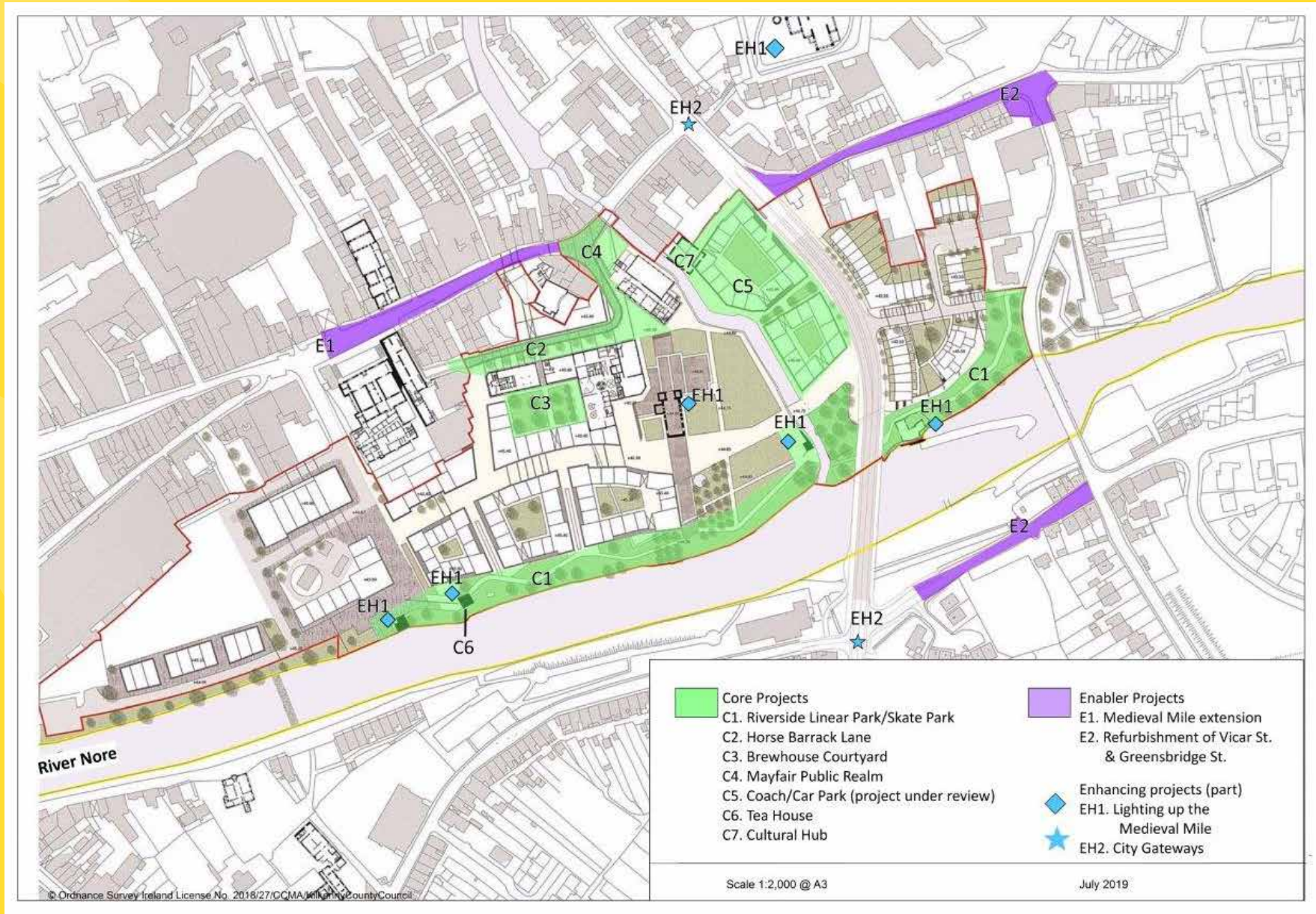
Planned



Abbey Quarter Site Layout



Abbey Quarter Projects

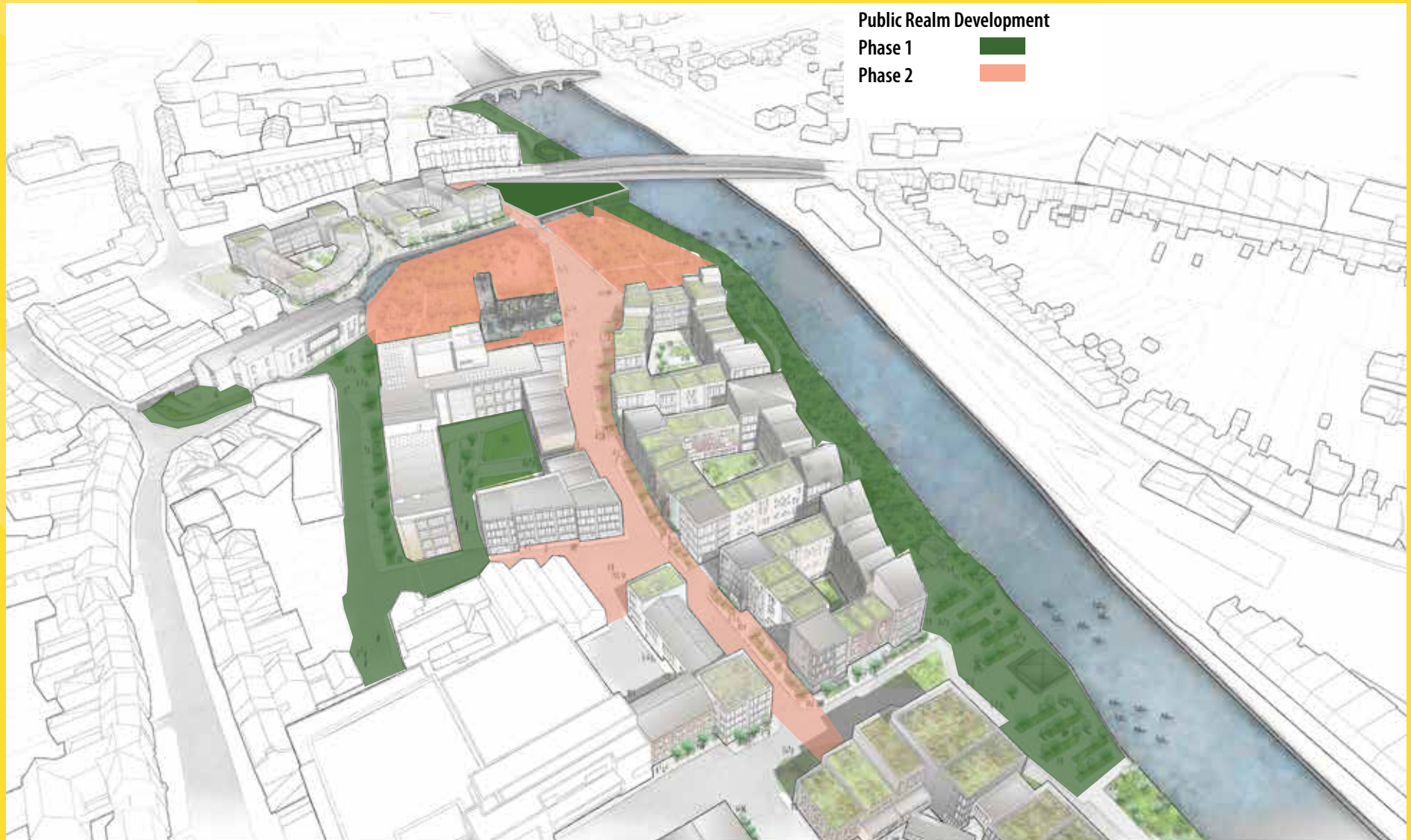


Abbey Quarter Public Realm

The Abbey Quarter will not just be a centre for people to work but a transformational space that creates an entirely new city centre quarter incorporating residential, education, innovation and community uses. The public spaces and parks will become a backdrop to Kilkenny's many outdoor festivals.

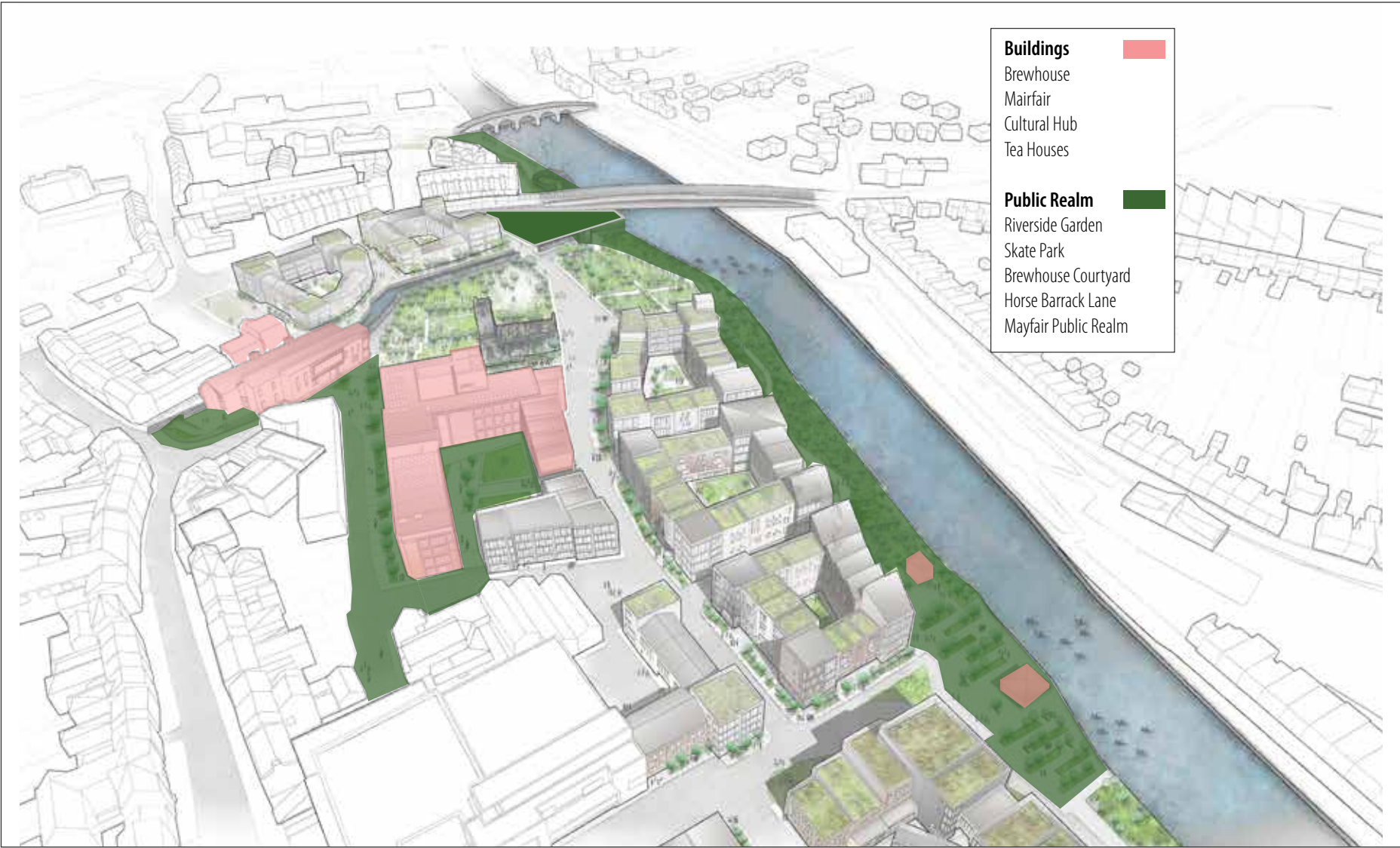


Abbey Quarter Public Realm



Abbey Quarter Phase 1

Phase 1 Buildings & Public Realm



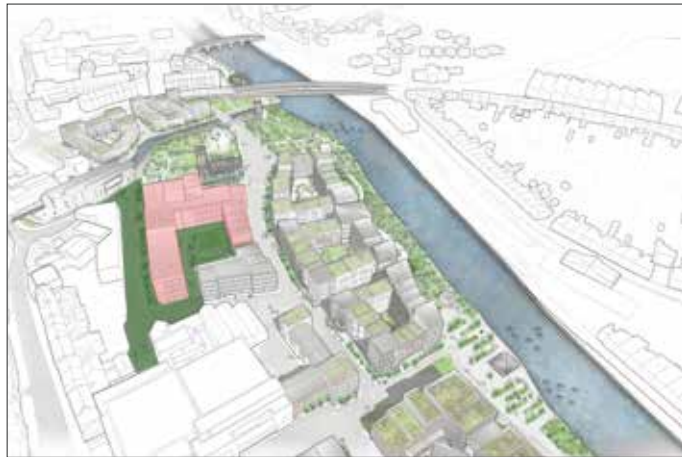
The Brewhouse & Public Realm



Existing

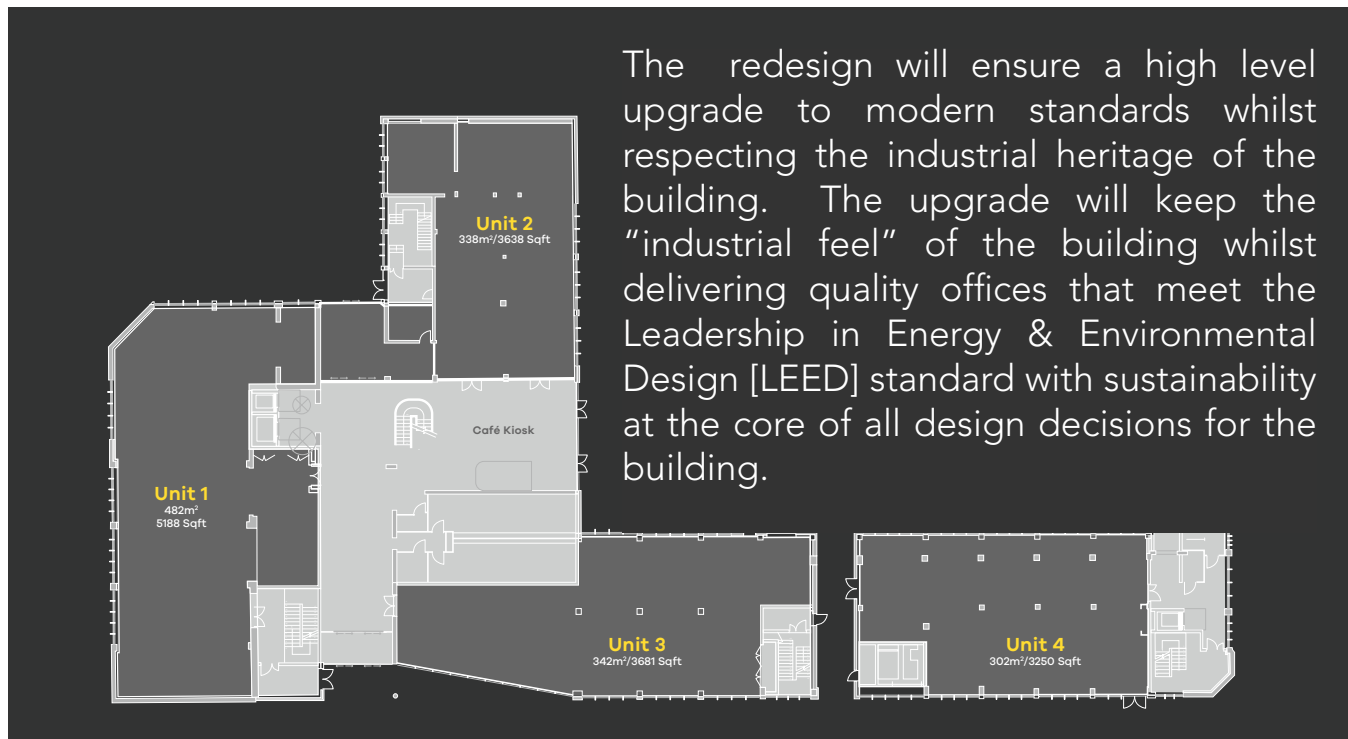


Proposed



The Brewhouse will be transformed and redeveloped to create a bespoke modern work space. The building is the only example of Bauhaus architecture in Kilkenny. Its retention and redevelopment is an important link to the former industrial and brewing history of the Abbey Quarter site and accords with the principle of sustainable re-use of existing buildings.

The Brewhouse



The redesign will ensure a high level upgrade to modern standards whilst respecting the industrial heritage of the building. The upgrade will keep the “industrial feel” of the building whilst delivering quality offices that meet the Leadership in Energy & Environmental Design [LEED] standard with sustainability at the core of all design decisions for the building.



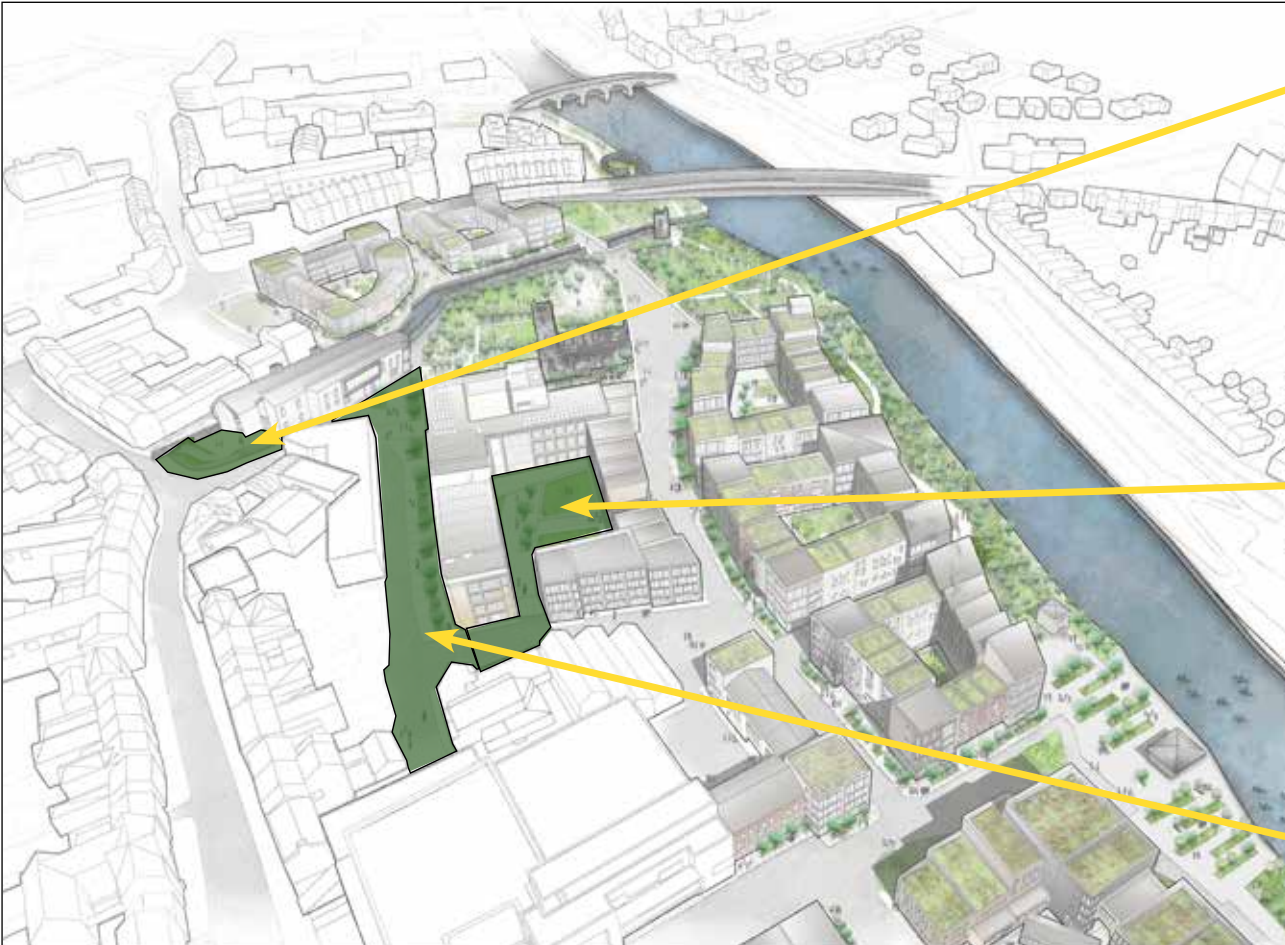
The Atrium will create a wow factor when you enter the building

When complete the Brewhouse will comprise 4500 sq metres of high Grade A office space, divided into 12 units wrapped around a central atrium. The building will be ready for fit out by the end of summer 2020.

*Planning in place
Mythen Construction Ltd. appointed July 2019
Commencement date July 2019
Completion scheduled for end of Q3 2020*



Public Realm Works



Mayfair
Public
Realm

Brewhouse
Courtyard

Horse
Barrack
Lane

Horse Barrack Lane



Horse Barrack Lane

Phase 1 of the public realm works include the provision of high quality public realm on Horse Barrack Lane and Brewhouse Courtyard. Detailed design and construction of these spaces will be undertaken in tandem with the development of the Brewhouse and Mayfair Buildings.

Planning in place

Mythen Construction Ltd. appointed July 2019

Commencement date July 2019

Completion scheduled for end of Q3 2020

The Mayfair & Public Realm

The Mayfair Building is an iconic landmark located at the entrance to the Abbey Quarter. It holds huge importance for the people of Kilkenny in terms of its social heritage. The building was originally constructed as a ballroom and first opened its doors on St Stephen's night in 1943. It was one of the main ballrooms in Kilkenny during the '50s, '60s and '70s up to when it closed in 1973. The building was acquired by Smithwicks in 1973 for use as offices, staff canteen and locker room. The building continued to be used by the Brewery until the Brewery closure in 2013.

The Mayfair Building will be converted into a modern public Library for Kilkenny.



Proposed



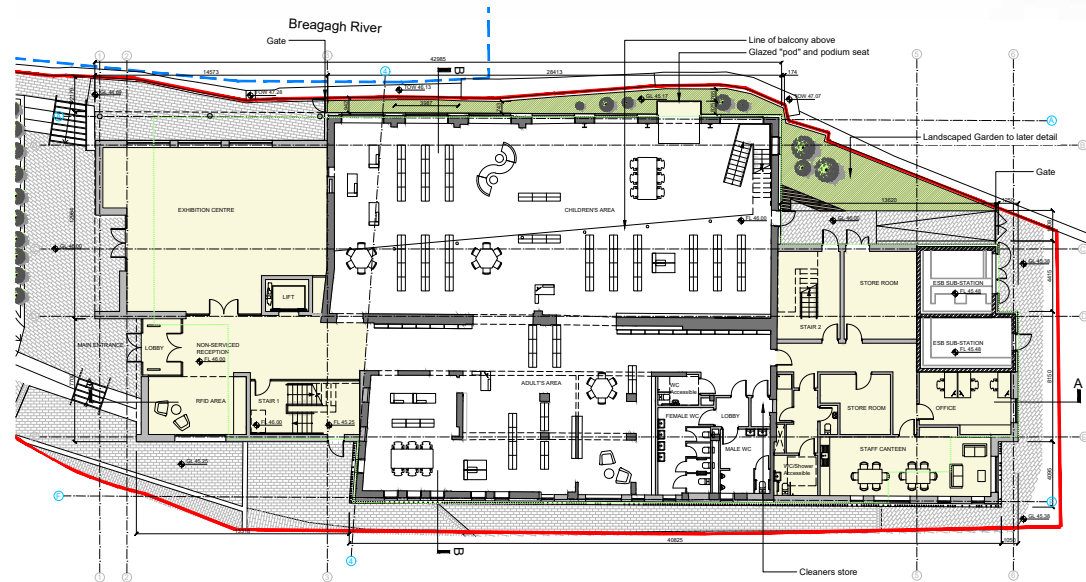
Existing

*Planning in place
Tender Process underway
Commencement due date Q1 2020
Completion scheduled for end of 2020*

The Mayfair - Kilkenny City Library



Once completed, the service provided will include 'My Open Library', which will offer extended opening hours, providing additional library access to members from 8am to 10pm, seven days a week, 365 days per year.



All going to plan work will commence Q1 2020 and the library along with the adjacent public realm should be complete in tandem with the Brewhouse by end of 2020.

Riverside Linear Park including Skate Park

The development of the Linear Park along the river front will provide an area of high quality green infrastructure in the city centre while connecting two existing walks to form a 17km river side trail. The Noreside walking trails include The Nore Valley Walk stretching south from the city centre to Bennettsbridge and the Bishops Meadows Walk to the north of the city by the river Nore. Currently there is a fracture in this trail in the city centre as the former Brewery site was under private ownership.

The tendering process for construction works is currently underway.

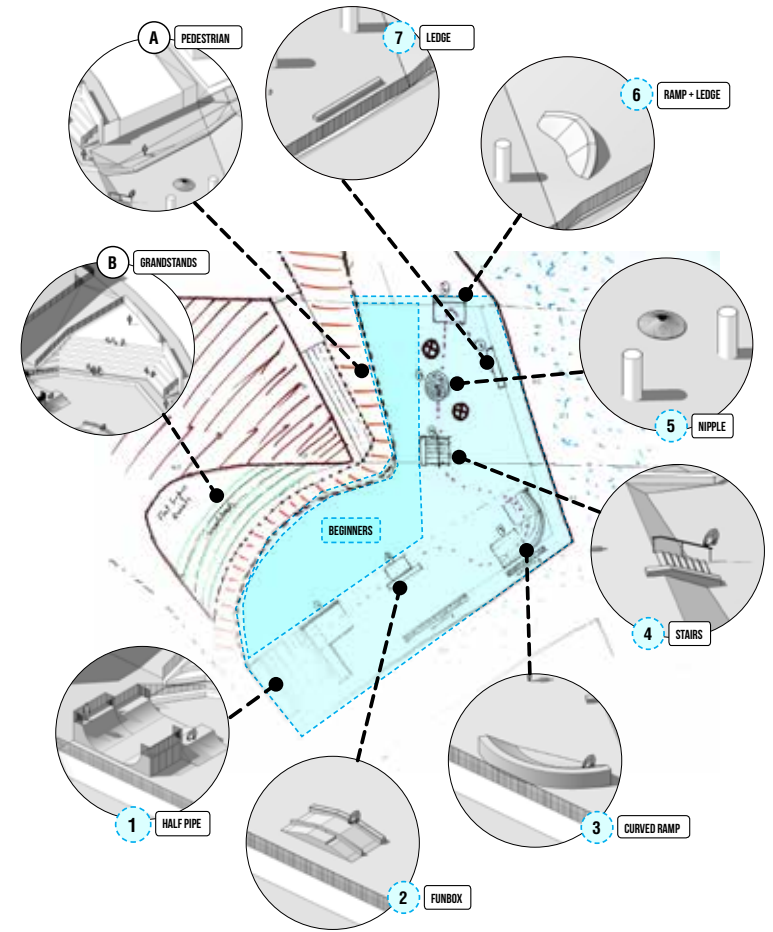


Planning in place
Tender Process underway
Commencement due date Autumn 2019
Completion scheduled for end of Q1 2020

Skate Park

Plans for the Youth & Skate Park which forms part of the Linear Park were developed in conjunction with Kilkenny Recreation & Sports Partnership (KRSP). Funding for the design element was accessed from the Sports Capital Grant.

Following a Participatory Design Consultation process with over 200 young people participating from schools and youth groups, a tender process was undertaken and is now complete. Contractor 'Spraoi Linn' has been awarded the contract for the design and build of the Skate Park.



Planning in place
Contractor 'Spraoi Linn' has been awarded contract
Commencement due date end of Autumn 2019
Completion scheduled for end of Q1 2020

Tea House Restoration

The Tea Houses are early 19th century buildings, standing at the southern entrance to the Abbey Quarter Linear Park. These buildings are important riverside landmarks, noted for their rarity and historical significance in the context of Kilkenny city. Known as 'Pleasure Houses' at the time, the Tea Houses were built sometime between 1790 & 1810 for use by the gentry.

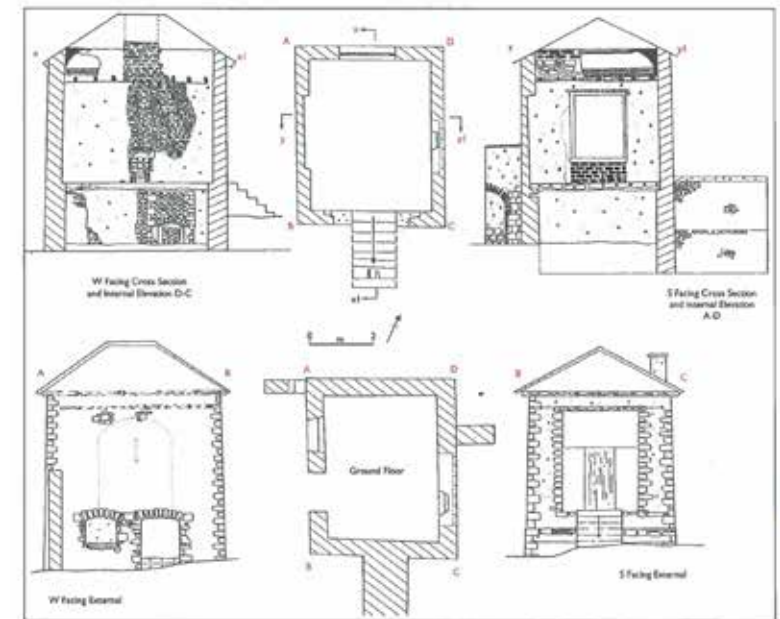
It is believed the larger Tea House was a place where the gentry came to while away the time as they sipped tea discussing the

woes of the time. The smaller building, due to its proximity to the City Gaol, gained the local name of The Sentry Box. A two floored building, it is believed the owners used the upper floor for viewing the sights whilst their servants occupied the lower floor for preparing food.

Blackwood Associates Architects have been appointed for the design and management of refurbishment works to the two tea houses.



*Blackwood Associates Architects appointed in June 2019
Commencement due date for construction Q4 2019
Completion scheduled for end of Q1 2020*



Prepared by Margaret Gowen & Co. Ltd for EPO Mott McDonald / OPW.

Cultural Hub



The old Squash Court will be converted into a Cultural Hub for youth theatre group Barnstorm. This will free up space currently in use by them for the Good Shepherd Centre for use in meeting current housing crisis need in the city. Reddy Architecture & Urbanism have been appointed to design the internal adaptation of the building.



This Cultural Hub, The New City Library and The SkatePark are all in close proximity on the overall site. This will help create a strong focus for youth engagement and activity on the site.



*Reddy Architecture & Urbanism appointed June 2019
Commencement due date Autumn 2019
Completion scheduled for end of December 2019*

Public Realm on Parliament Street (continuation of Medieval Mile)

The objective of the medieval mile streetscape is to extend the high quality pavement treatments along the medieval mile on Parliament Street & Irish Town to St. Canice's Cathedral. These works include the re-alignment of pavements, public lighting and creating linkage to the Abbey Quarter through laneways.

Works are currently in progress.



Completed Work



*Works on Parliament Street are complete
Works in Irish Town will commence in September 2019
Completion scheduled for end of December 2019*

Greensbridge Street and Vicar Street Refurbishment



Greensbridge Street completed works



Adjacent to the Abbey Quarter, refurbishment works are being undertaken along Greensbridge (70m) & Vicar (250m) Streets. These works include upgrading of footpaths and services. It is also proposed to introduce a one-way system in Vicar Street to allow ease of movement of traffic.

*Greensbridge Street
works completed late 2018*

*Vicar Street
Kilgallen & Partners appointed to
prepare planning documentation
Planning process to commence
October 2019
Awarding of contract end of Q1 2020
Commencement due date Q2 2020
Completion scheduled for Q3 2020*

Smarter City Travel – Off Street Connectivity

Kilkenny is a relatively flat and very 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.

The Eastern Environs of the city has a population of approximately 8,000 people. Starting in this area plans are to connect the outer environs to the city centre / Abbey Quarter through a network of safe, well lit pedestrian and cycle routes. Works will include off street paving, road markings, drainage and lighting.

Proposed works are to commence in autumn 2019. The works require vegetation clearance and will commence post the nesting period.



*Commencement due date Q3 2019
Completion scheduled for end of Q1 2020*

Lighting up the Medieval Mile

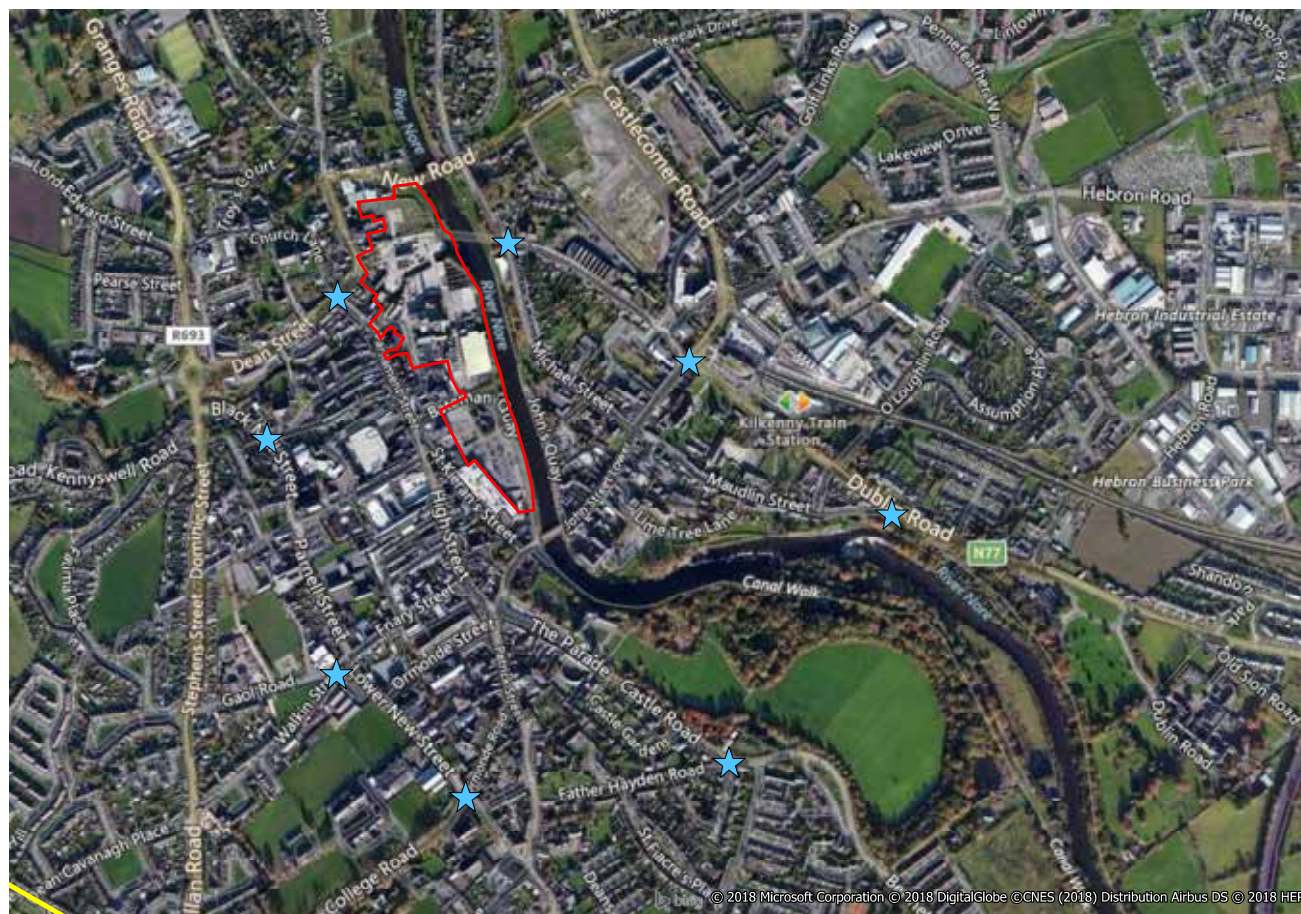
This project involves the lighting of buildings and streets of significant historical and cultural importance along the Medieval Mile within Kilkenny city. The Medieval Mile is targeted specifically at the objectives underpinning Ireland's Ancient East. It will enhance the tourism attraction by creating memorable visits to iconic built attractions, leading through medieval lanes and historic slipways, facilitating easy exploration of unique visitor attractions. It will attract additional visitors, boost overnight stays and help expand the tourism season.

Secure planning and other consents as appropriate Q3 2019
Awarding of contract Q2 2020
Commencement due date Q2 2020
Completion scheduled for end of Q4 2020



City Demarcation & Gateways

The city centre is marked by 'Gateways' within which a 30km speed restriction applies. These Gateways define the entry points into the city centre street and laneway network. Within this area there is traffic calming such as raised pedestrian crossings, road narrowings and special surfacing – shared vehicle and cycle space with dedicated pedestrian footways. Gateways demarcate the city centre within which pedestrians and cyclists should have priority. Works on the eight gateways adjacent to the Abbey Quarter will be progressed in tandem with phase 1 of the Abbey Quarter public realm areas.



Awarding of contract Q4 2019
Commencement due date Q1 2020
Completion scheduled for end of Q3 2020

Abbey Quarter Phase 2

Urban Street

The new Urban Street will be the 'spine' of the Abbey Quarter, linking St. Francis Bridge to the Market Yard with priority being given to pedestrians and cyclists. The development of the urban street will be the enabler for the development of other plots within the Abbey Quarter Masterplan areas.

Mitchell & Associates, Landscape Architecture Urban Design, along with Malone & O'Regan Consulting Engineers have been appointed to design the internal street along with the urban park around St. Francis Abbey.



Pedestrians and cyclists priority

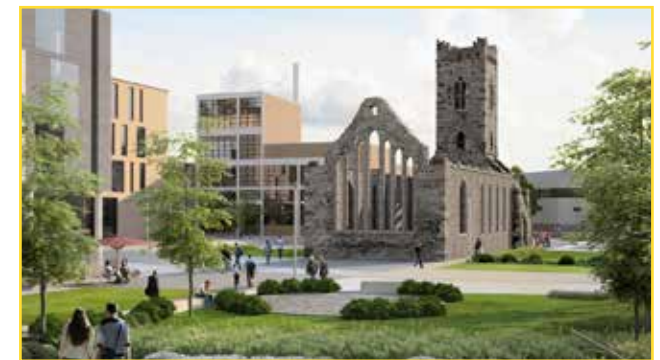
St. Francis Park

The area incorporating St. Francis Abbey, Evans Turret, St. Francis' Well and the City Walls will be developed into an urban park with 12th Century St. Francis Abbey as its heart.

The design of the park will be informed and take cognisance of the archaeological and environmental reports carried out on the site. This area will be developed as a civic space, 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 space will be designed to be suitable for hosting outdoor events during the Kilkenny Arts Festival and other outdoor performances.



Initial concept drawing for park



Hotel Site

Fáilte Ireland has identified the need for additional 'bed nights' in Kilkenny. The Kilkenny Abbey Quarter Development Ltd. will respond to this gap by progressing plans for a hotel of approximately 100 rooms on the Abbey Quarter site. Located beside the river with uninhibited views of the majestic castle should prove attractive to hotel operators.

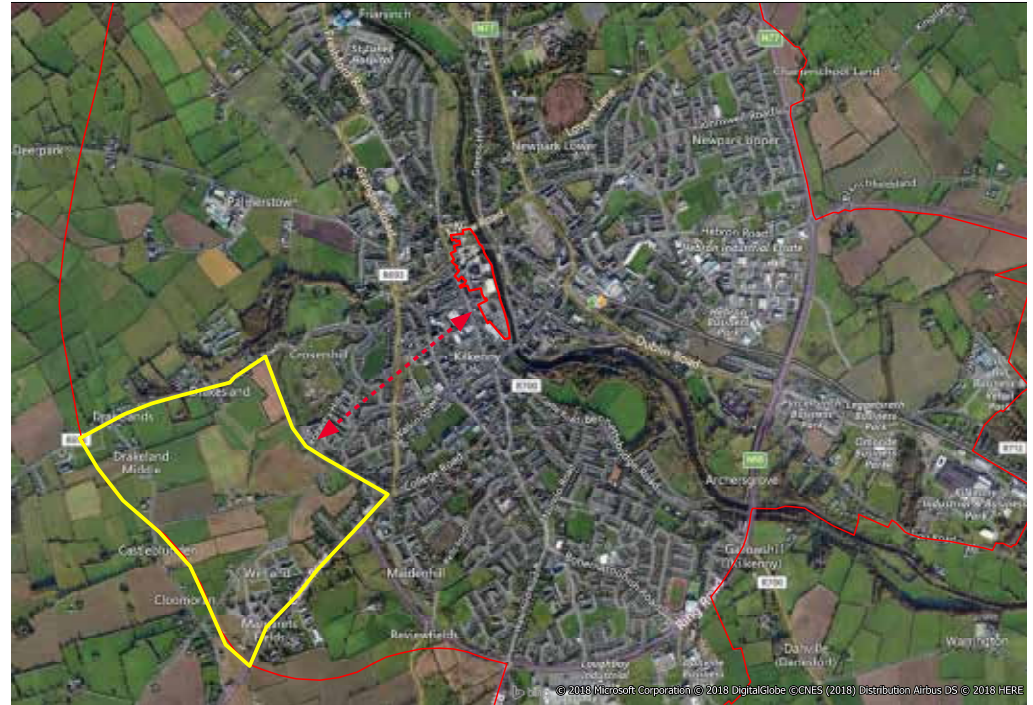


**But there
is more
to Kilkenny
than the
Abbey Quarter...**

Kilkenny City Breagagh Valley



Breagagh Valley, a new neighbourhood which will accommodate up to 3000 housing units along with schools, crèches, parks etc. It is within a 10 minute walk to the city centre and will be linked by cycling and walking paths.



The scheme is jointly funded to the tune of €13m by Kilkenny County Council and the Department of Planning, Housing and Local Government under the Local Infrastructure Housing Activation Fund (LIHAF) Section of the Rebuilding Ireland Programme.

Kilkenny City Breagagh Valley



SIAC Construction Limited were appointed and construction commenced in March 2019. Works are now advancing. The infrastructure being provided includes roads, services and amenity areas and will facilitate the activation of development of c800 new homes by 2021 and a further c2000 homes over the next 10 years. In keeping with earlier housing developments in the city, the Breagagh Valley is within a 10 minute walk of the city centre.



Additionally, the Kilkenny Carlow Education and Training Board has recently announced the appointment of the design team, Thompson Architects and Designers for two post primary schools in the area. A new primary school is also planned for the area.



New Butler Gallery at Evans Home

Evan's Home, a little known yet significant building in Kilkenny City's history and the broader Evan's Home site is rich in archaeological heritage. Formerly it was the site of the St.John's monastic settlement and later from c.1700 it became a military barracks. The current building Evan's Ayclum also known as Evan's Home was created by the bequest of Joseph Evans of Belevan, Ballyfrank in 1818 as a Servants' Asylum and could accommodate 12 men and 12 women. Joseph Evans also provided for the future financing of the institution which continued as a home until the 1980's.

Once complete the refurbished Evan's Home will be occupied and operated by the Butler Gallery, currently located in Kilkenny Castle. The project is managed by Kilkenny County Council, a journey that began in 2008 came one step closer to realisation when in May 2018 Mythen Construction Ltd were appointed to complete refurbishment and conservation works at Evan's Home to transform it to the new Butler Gallery. Construction work is due for completion at the end of 2019 followed by the final fit-out and the building is due to open to the public as the Butler Gallery in spring 2020.

Established in 1943, The Butler Gallery is one of Ireland's most vibrant contemporary art spaces outside of Dublin. The finished building will support a range of art forms including a gallery for major temporary exhibitions, the Butler Permanent Collection and the Tony O'Malley collection, a media gallery and an education and learning centre. Tony O'Malley (1913-2003) was a painter from Callan, Co.Kilkenny. The O'Malley collection, a private collection valued at €1.3m is being gifted to the gallery by his widow Jane.

In addition, the development delivers a significant new area of public open spaces which will include a Children's Garden, an Archaeological Garden, a Sculpture Garden and a direct connection from John Street through the site to the Lady Desart Pedestrian Bridge.

The project cost estimate of €5.6million is funded by Kilkenny County Council with grant aid from Department of Culture, Heritage and the Gaeltacht and Fáilte Ireland.



The Tholsel

The proposed development at the Tholsel will open a new chapter in the history of this iconic building, which has stood at the heart of the medieval “High Town” on the city’s High Street, since 1578.

The project will see the civic function of the building retained and enhanced, while greater universal public access to the building for locals and visitors alike will be facilitated with the introduction of a new stairs and lift and the creation of a new visitor experience in the dungeons underneath the Tholsel which has been virtually hidden for centuries.

The development works will include the provision of a new reception area at ground floor level; the Mayor’s Parlour will be enhanced, with the reinstatement of its double height space and the reintroduction of the windows, removed during renovation works in the 1950’s. A lightweight glazed reception area will be provided in the inner porch area of the building to accommodate visitors to the building.

Limited public access will be provided to the clock tower or cupola offering unique views over the city sky line.

The elected members of Kilkenny County Council approved plans for the project in June of this year. Work will commence in Q4 2020 subject to grant aid from Fáilte Ireland.



Kilkenny City Bus Route

A mobility strategy for Kilkenny city is currently being prepared and will be published towards the later part of 2019. It is being prepared as a project driven strategy that will identify desired projects that will be delivered once planning and finance is in place.

One specific project within this strategy is the provision of a city bus service. Plans are progressing and bus stops are currently being installed throughout the city. The buses which will be used are the most efficient diesel buses available. These have already been procured and are ready to enter service. The contract and tender materials have been structured in such a way that the winning operator will be compelled to run electric/alternative fuelled buses on the network in future should the National Transport Authority provide them. The buses will accept Leap cards. It is expected that the city bus service will be launched in Q4 2019.



Work on shelters and stops currently underway

Future Proofing Water Services

A planning decision is awaited from An Bord Pleanála with regard to the upgrade of the Troyswood Water Treatment Plant in Kilkenny City. This will cater for future domestic and business water needs of the city. The estimated cost of the upgrade is in excess of €10m.

Consultants have also been appointed to examine the current waste water drainage network for the city and to plan for the future requirements. This will culminate in the informed and timely expansion of the waste water network, infrastructure and treatment for Kilkenny City.



Ormonde Street Enhancement

This project consists of improvements to street layout, enhanced streetscape and changes to traffic flows. Currently on display for Part VIII planning due for decision September 2019. It is proposed to go to tender for design and construction Q1 2020.





ITV. WIRK. KILKENNY



Rialtas
na hÉireann
Government
of Ireland

Tionscadal Éireann
Project Ireland
2040



European Union
European Regional
Development Fund



Ireland's European Structural and
Investment Funds Programmes
2014-2020
Co-funded by the Irish Government
and the European Union



Kilkenny County Council
Comhairle Chontae Chill Chainnigh