

3. BREWERY CODE

3.1. General

This section provides the detailed guidance and a set of potential outcomes for the individual blocks and streets and spaces in the Brewery area in order to achieve the vision set out in the Masterplan. The extent of the blocks and the main streets and spaces are as defined by the Masterplan (see Figures 22 and 23).

The Code sets out guidance for each street and space around desired activities, built form, furniture and other elements. The Code also sets out objectives and guidance for land use and built form for each block in the area.

The objectives and guidance are based on the general guidance set out in Section 2 of this Code.



Figure 22: Brewery code Spaces and streets

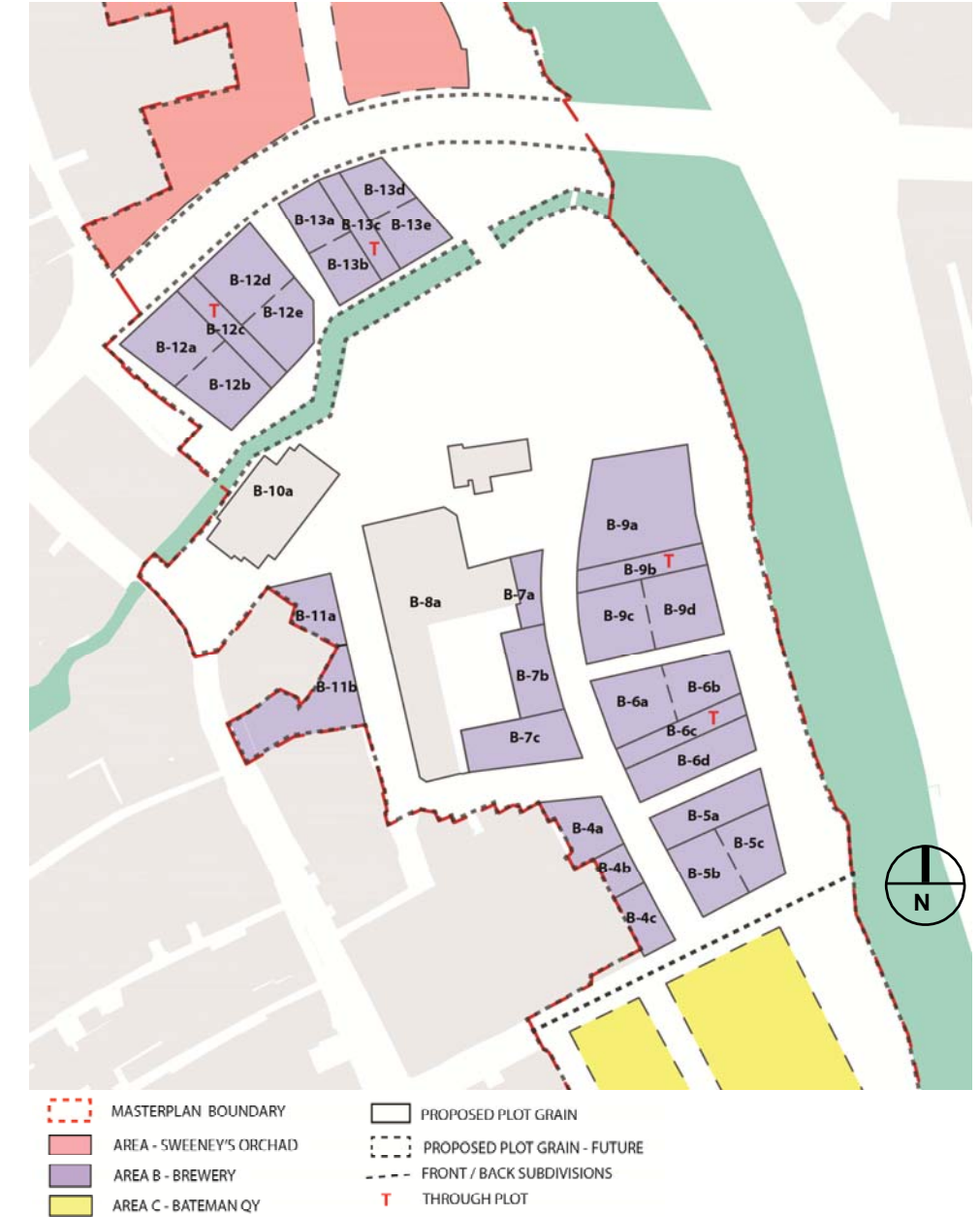


Figure 23: Brewery code and potential urban block subdivisions

3.2. Streets and Spaces

B-S1 – Abbey Square

Area: Approximately 0.68 ha

Key dimensions

Irregular shaped square incorporating St. Francis's Abbey averaging approximately 80m in width on the north-south axis and 100m in width on the east-west axis.

Objectives

- To complete archaeological investigation before advancing the design of the space;
- To provide a multi-purpose, destination space for Kilkenny;
- To provide high levels of accessibility for all users, with particular emphasis on those with disabilities, children and older people;
- To provide good opportunities for staying and resting in the space, with primary and secondary seating facilities;
- To ensure lively edges at the interfaces between the space and surrounding building;
- To cater for occasional leisure, recreation, entertainment, commercial, and cultural activities and events;
- To provide a complementary and restrained setting for St. Francis's Abbey;
- To provide the opportunity for civic and cultural events appropriate to the scale of the Abbey Square and to provide the necessary services and infrastructure for such events; and
- To provide an attractive and safe link between surrounding streets and spaces.

Activities
Provide for active ground floor uses in Block B-9.
Provide for a wide range of activities in the Square, including passive activities such as sitting, strolling, watching, and socialising.
Provide for occasional commercial activities such as market.
Provide for occasional performance and entertainment.
Key features
Smooth, continuous surface, minimising level changes and stepping.
Durable natural materials on the floorplane with preference for local/regional stone surfacing.
Restrained colour palette.
Uncluttered central area free of services and structures to allow a range of events and activities.
Carefully considered grading and treatment of the surface in the immediate curtilage of the Abbey.
Potential to reflect archaeology or other heritage features in the design of the floorplane.
Contemporary furniture design.
Occasional benches and features for sitting.
Carefully positioned bins and utilities.
Appropriate ambient and task lighting to highlight heritage buildings and important urban space features.
Directional and information signage



Figure 24: Abbey square



Brewery Code

B-S2 – Riverside Garden

Note: This area is the subject of an approved part VIII consent procedures. Elements of the design have not been completed pending conclusion of archaeological investigation.

Area: Approximately 1.18ha

Objectives

- To provide an accessible city-level amenity;
- To implement the approved Riverside Garden proposal;
- To protect existing built heritage and archaeology;
- To provide an attractive and safe park for passive amenity and recreation;
- To provide high levels of accessibility for all users, with particular emphasis on those with disabilities, children and older people;
- To provide a skate park as proposed in the part VIII consent procedure.
- To provide good opportunities for staying and resting in the space, though primary and secondary seating facilities; and
- To provide good opportunities for staying and resting in the space, though primary and secondary seating facilities; and
- To complement commercial and residential frontage.

Activities
Active ground floor interfaces to commercial buildings fronting the space.
Passive activities, such as sitting, strolling, watching and socialising.
Active recreation, such as running, cycling and water-related sports.
Key features
Broad well landscaped linear park to riverfront.
Attractive green area with irregular tree line facing the river front.
Embankment transition from garden to river.
Landscape features and smaller spaces punctuating the park.
Improvement of setting for built heritage features.
Curving paths, grassed areas and distinctive tree planting.
Carefully positioned furniture with formal and informal seating.
Lower-level, low impact riverside lighting.

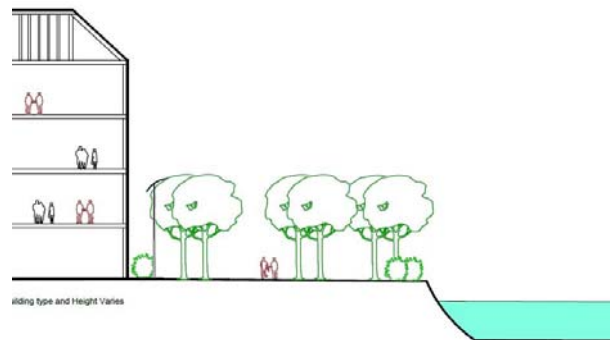


Figure 25: Indicative riverside section

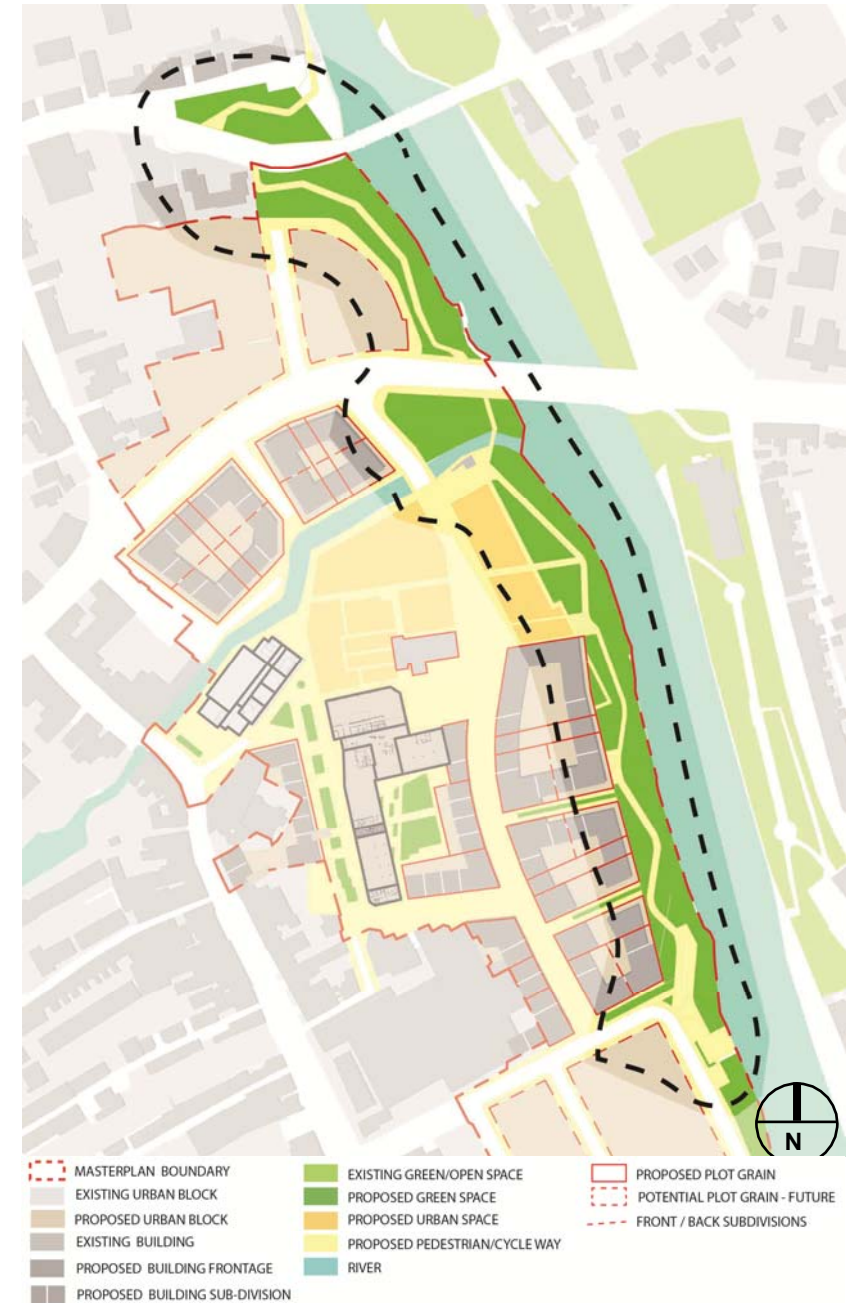


Figure 27: River front place



Figure 26: Indicative frontage - riverside



B-S3 - Mixed-use street

Area: Approximately 0.22 ha.

Key dimensions

North-south alignment with shallow curve - approximately 150m in length. Approximately 12m wide (front to front). Closer dimensions will be considered.
 General building height of 3-4 storeys with potential for 5 storey elements at corners to Abbey Square and Market Yard.
 Street height to width ratio of approximately 1:1.

Objectives:

- To provide a rich, distinctive and high quality street for the Brewery area;
- To provide a vibrant street with a strong presence of day and evening uses; and
- To provide a strong and legible connection between the Abbey Square the Market Yard.

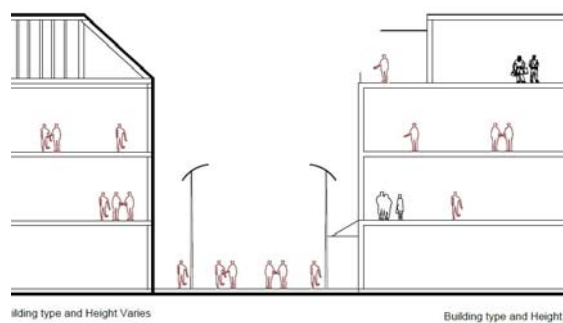


Figure 28: Indicative mixed use street section

Main activities
Active ground floor uses to commercial buildings fronting the street.
Passive activities such as sitting, strolling, watching and socialising.
Pedestrian priority with managed emergency and service vehicular access.
Key features
Mixed urban grain to street frontages, including a finer grain of ground floor shopping and services.
Smooth continuous surface in the floorplane, generally avoiding steps and kerbs.
Design of the floorplane may reflect historic or modern plot subdivisions and/or archaeology.
Simple palette of materials with preference for natural stone, local limestone and granite.
Uncluttered space with carefully considered street furniture to include formal and informal seating, and lighting.
Contemporary street furniture design.
Directional and regulatory/advisory signage minimised.



Figure 29: Indicative frontage - east side of mixed use street



Figure 30: Mixed used street



Brewery Code

B-S4 – Horse barrack lane

Note: This area is the subject of an approved part VIII consent procedure in part of the redevelopment of the Brewhouse.

Area: Approximately 0.18ha.

Key dimensions

North-south alignment measuring approximately 100m in length. Averaging approximately 14m in width (building front to building front).
 Building height equivalent of 3-5 storeys.
 Street height to width ratio approximately 1:1.

Objectives:

- To provide a new high quality space connecting the existing city streets with the Brewery Sector;
- To provide a high quality setting for the Brewhouse and the Watergate complex;
- To provide a space for interaction and socialising.

Main activities
Active spill out spaces for the Brewhouse.
Cater for occasional leisure, recreational, entertainment and cultural events.
Ensure that services required to accommodate the necessary infrastructure for such events
Spill-out space for the redeveloped Watergate complex.
Passive activities such as sitting, strolling, watching and socialising.
Pedestrian priority with managed local and emergency vehicular access.
Key features
Mixed urban grain to street frontages, incorporating larger grain of the Brewhouse and Watergate and the finer grain of existing frontage to the lane.
Smooth continuous surface in the floorplane, generally avoiding excluding steps and kerbs.
Design/patterning of the floorplane may reflect historic or modern plot subdivisions and/or archaeology.
Simple palette of materials with preference for natural stone, local limestone and granite.
Uncluttered space with carefully considered street furniture to include formal and informal seating, lighting.
Contemporary street furniture design

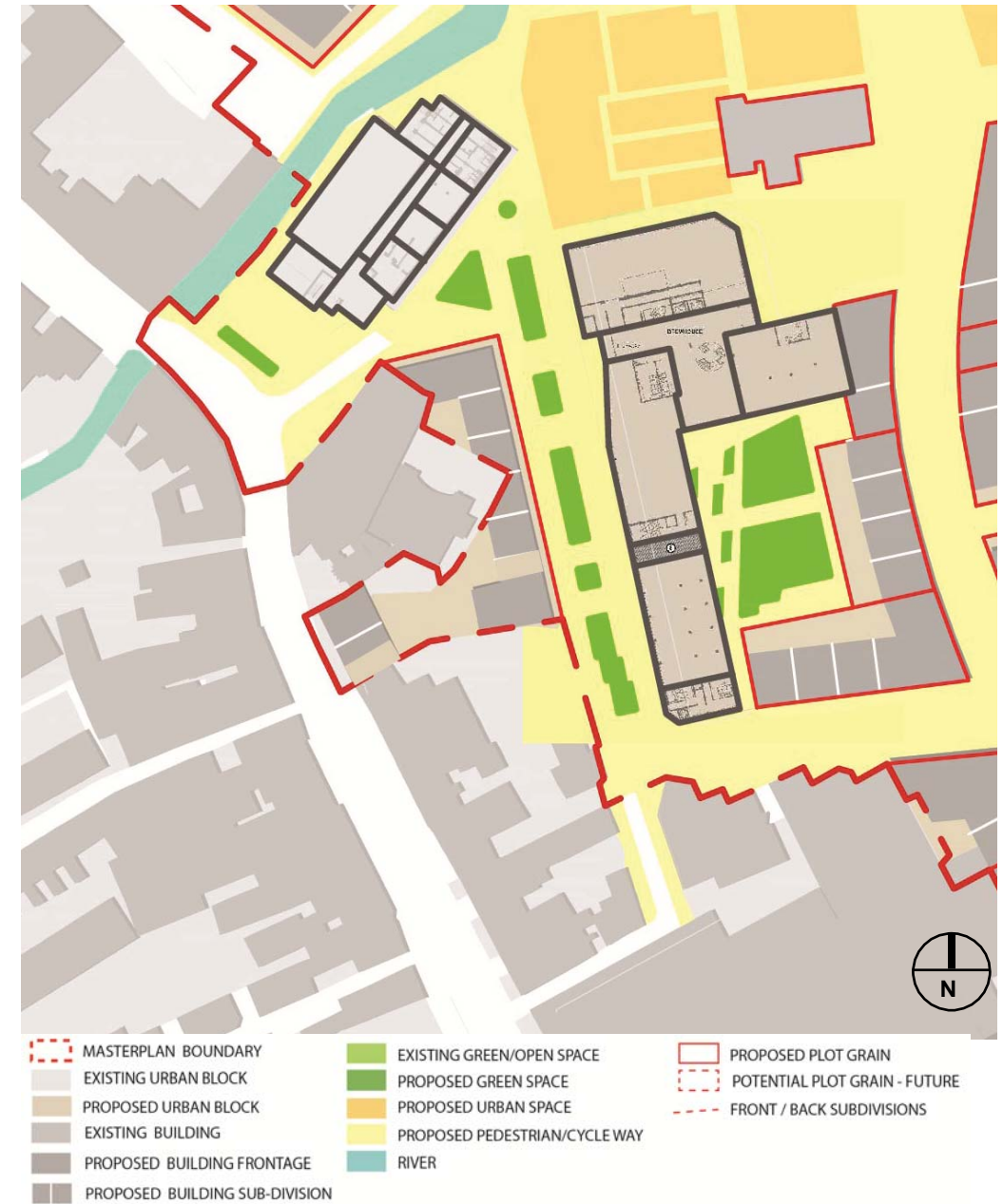


Figure 32: Horse Barracks Lane



Figure 31: Indicative Horse barracks lane section



B-S5 – Watergate / Irishtown

Note: This area is the subject of an approval under Part VIII consent procedures as part of the detailed proposals for the Mayfair. The current proposal presents basic interim proposals for the space.

Area: Approximately 0.05ha.

Key dimensions

Irregular shaped measuring approximately 30m in frontage length and 20m in depth to the front wall of the Mayfair.

Objectives:

- To provide a new high quality space as part of the Medieval Mile.
- To provide an attractive gateway space to the Brewery area.
- To provide a high quality setting for the Mayfair and an intriguing glimpse to the Abbey Square.
- To provide a space for interaction and socialising.

Activities
Resting and orientation space for the Medieval mile, the city centre and Brewery area.
Spill-out space for the redeveloped Mayfair and the Watergate.
Passive activities such as sitting, strolling, watching and socialising.
Pedestrian priority with managed local and emergency vehicular access.
Key features
Mixed urban grain to space frontages, incorporating larger grain of the Mayfair and the finer grain of existing frontage to the space and Irishtown.
Design/patterning of the floorplane may reflect historic or modern plot subdivisions and/or archaeology, and the Breaghagh River.
Simple palette of materials with preference for natural stone, local limestone and granite.
Uncluttered space with carefully considered street furniture to include formal and informal seating, lighting and bins.
Contemporary street furniture design.
Directional and regulatory signage to be minimised.

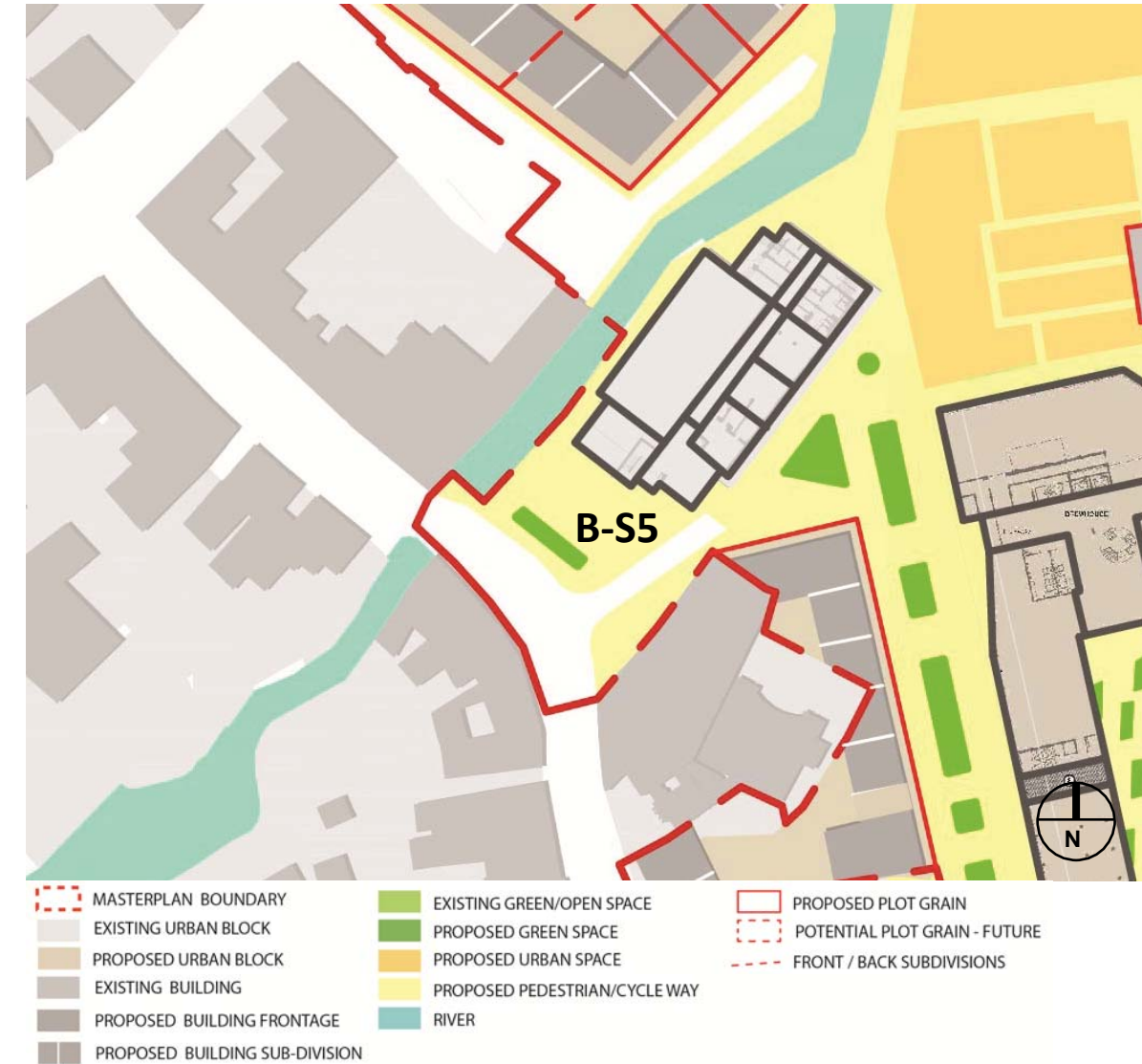


Figure 33: Watergate



3.3. Blocks

Block B-4

Area: 925sqm.

Description

An important development parcel providing the completion of a perimeter block integrating existing buildings, including the Courthouse Complex and Brewery visitor centre.

Objectives

- To complete a coherent urban block, consisting of new and existing development;
- To provide appropriate continuity of building frontage and enclosure to the mixed use street;
- To provide for a mix of uses, with emphasis on active ground floors;
- To contribute to the richness and variety of the mixed use street;
- To provide an element of passive supervision to the mixed use street; and
- To provide a distinctive corner as part of an attractive gateway to the Brewery area.

Land use
Mixed use.
Non-residential ground floors with potential for small or medium-scale uses such as creative, KIBS, residential or commercial uses.
Potential to extend existing brewery/visitor function to mixed-use street.
Built form
Continuous frontage to Market Yard and mixed use street to complete a perimeter block.
Mixed urban grain comprising up to three discrete buildings in three developable plots.
Recommended plot subdivision:
- B-4a – Medium-sized corner plot
- B-4b – Medium-sized plot
- B-4c – Medium-sized corner plot.
Building height of 3-4 storeys with additional storey permitted to Market Yard corner to enhance legibility.
Small scale units to ground floor of the mixed use street frontage.

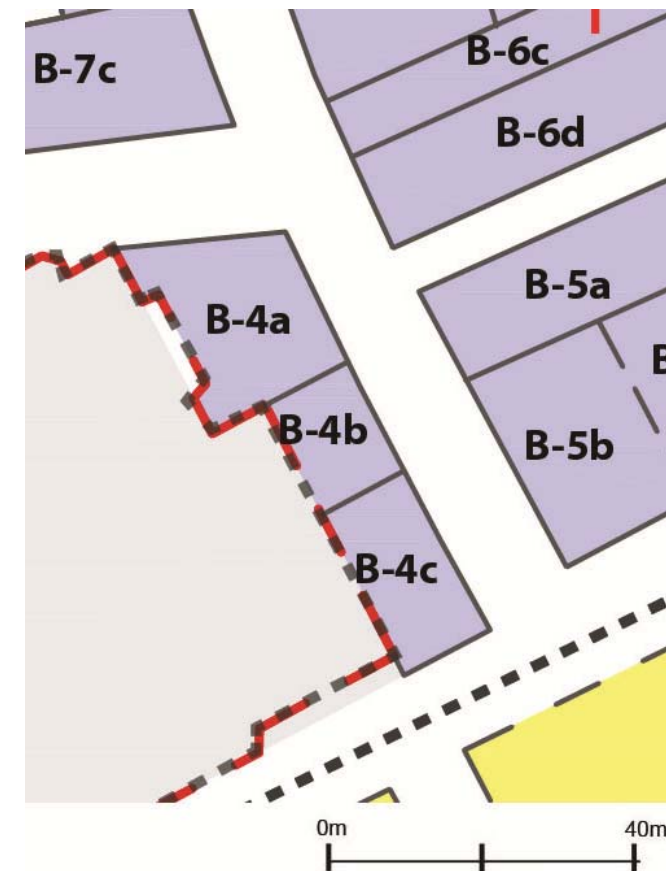


Figure 34: Block and plots



Figure 35: Indicative frontage and massing

MASTERPLAN BOUNDARY	EXISTING GREEN/OPEN SPACE	PROPOSED PLOT GRAIN
EXISTING URBAN BLOCK	PROPOSED GREEN SPACE	POTENTIAL PLOT GRAIN - FUTURE
PROPOSED URBAN BLOCK	PROPOSED URBAN SPACE	POTENTIAL PLOT OR GROUND FLOOR SUBDIVISIONS
EXISTING BUILDING	PROPOSED PEDESTRIAN/CYCLE WAY	
PROPOSED BUILDING FRONTAGE	RIVER	
POTENTIAL BUILDING SUB-DIVISION		

Block B-5

Area: 1,525sqm.

Description

An important, compact urban block located at the south-eastern end of the mixed-use street, with prominent frontage to the Market Yard, the riverfront and the mixed use street.

Objectives

- To develop a robust new perimeter block;
- To provide continuity of building frontage to Market Yard, the riverfront and the mixed use street;
- To provide for a good level of enclosure for the mixed use street and appropriate scale to the Market Yard and the riverfront;
- To provide for flexibility in the use of the block;
- To contribute to the richness and variety of the main block frontages;
- To contribute to the passive supervision of all block frontages; and
- To provide a distinctive high quality development to take advantage of this prominent location.

Land use
Flexible use: maximise the use mix. At ground floor, seek active ground floor uses such as small/medium scale retail, entertainment, tourism, specialist retail and support services to the mixed use street.
Potential location for boutique hotel (up to circa 100 rooms), incorporating active ground floor uses to Market Yard / riverfront / mixed use street.
Built form
Compact perimeter block.
Continuous frontage to mixed-use street, Market Yard and riverfront.
For land use option A, up to three discrete and independently-developable plots:
- B-5a - Through plot for fine urban grain
- B-5b and B-5c - Medium size corner plots.
For land use option B, number of plots reduced to accommodate boutique hotel footprint.
Building height of 3-4 storeys with additional storey permitted at Market Yard and riverfront frontages to enhance legibility.

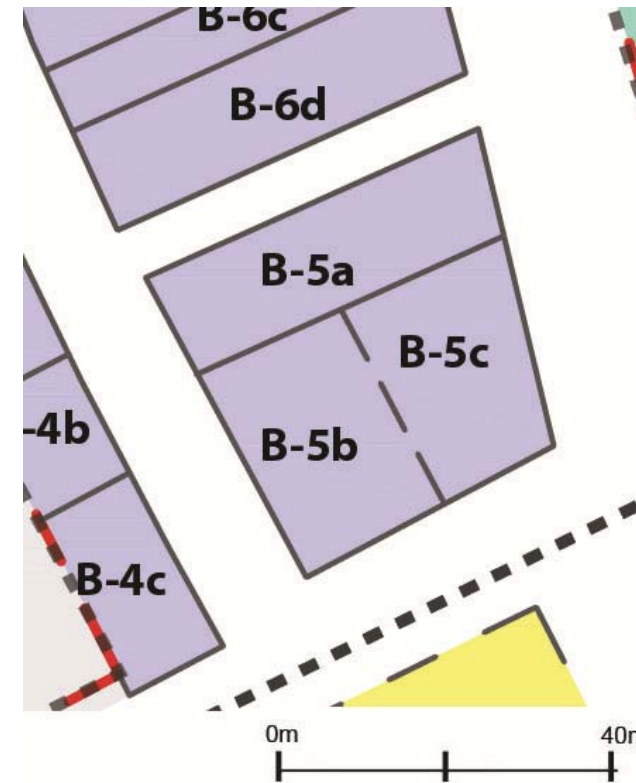


Figure 36: Block and plots



Figure 37: Indicative frontage and massing



Block B-6

Area: 2,055sqm.

Description

A compact perimeter block providing important frontage along the mixed-use street and the riverfront.

Objectives

- To develop a robust new perimeter block;
- To provide continuity of building frontage to the mixed use street;
- To provide for a good level of enclosure for the mixed use street and appropriate scale to the riverfront;
- To provide for mixed use of the block;
- It is an objective to deliver a throughplot in this block;
- To contribute to the richness and variety of the mixed use street and the riverfront; and
- To contribute to the passive supervision of all block frontages.

Land use

A range of uses across plots B-6a, B-6b, B-6c, B-6d, along the mixed use street at ground floor level. Small/medium scale creative, KIBS, entertainment, specialist retail and support services.

Residential or residential/commercial use to the riverfront. Allow for active ground floor use to linear park such as café, tourist related activities

Built form

Continuous frontage to streets and spaces in a perimeter block format.

Mixed urban grain to the mixed-use street and riverfront, with block comprising at least one throughplot (B-6c) and up to 3, discrete and independently developable plots (B-6a, B-6b and B-6d).

General building height of 3-4 storeys.

Inclusion of small unit spaces at ground floor to the mixed use street frontage.

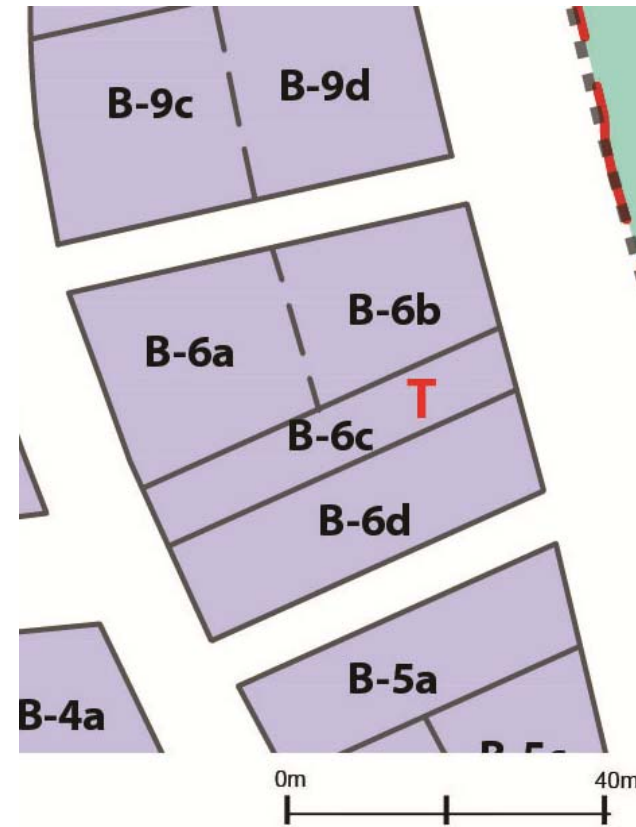


Figure 38: Block and plots



Figure 39: Indicative frontage and massing



Block B-7

Area: 1,400sqm.

Description

An important block, which integrates with the Brewhouse complex and courtyard to create a new perimeter block. An essential component of the mixed use street frontage.

Objectives

- To develop a robust new perimeter block incorporating the Brewhouse and courtyard;
- To provide appropriate continuity of frontage to all block frontages;
- To provide for a good level of enclosure to the mixed use street and the lane, and appropriate scale to the Abbey Square;
- To provide for mixed use;
- To contribute to the richness and variety of the mixed use street and the Abbey Square; and
- To contribute to the passive supervision of all block frontages.

Land use
Mixed use.
Ground floor small/medium-scale creative, cultural, community, KIBS, entertainment and support services to the mixed-use street. Opportunity for small to medium scale, specialist retail.
Commercial/offices uses in upper floors with a component of residential use at upper floors desirable to mixed-use street to provide passive supervision.
Built form
Continuous frontage to streets and spaces in perimeter block allowing for pedestrian access from mixed use street to courtyard and one through Brewhouse.
Up to three discrete and independently developable plots:
- B-7a – Small size corner plot.
- B-7b - Medium size plot.
- B-7c - Medium size corner plot.
Potential for single, educational building integrated with the Brewhouse on a single large plot.
Building height to match that of the Brewhouse with additional storey permitted at Abbey Square and mixed use street corner to assist legibility.
Active street frontage desirable to ground floor to the mixed-use street.

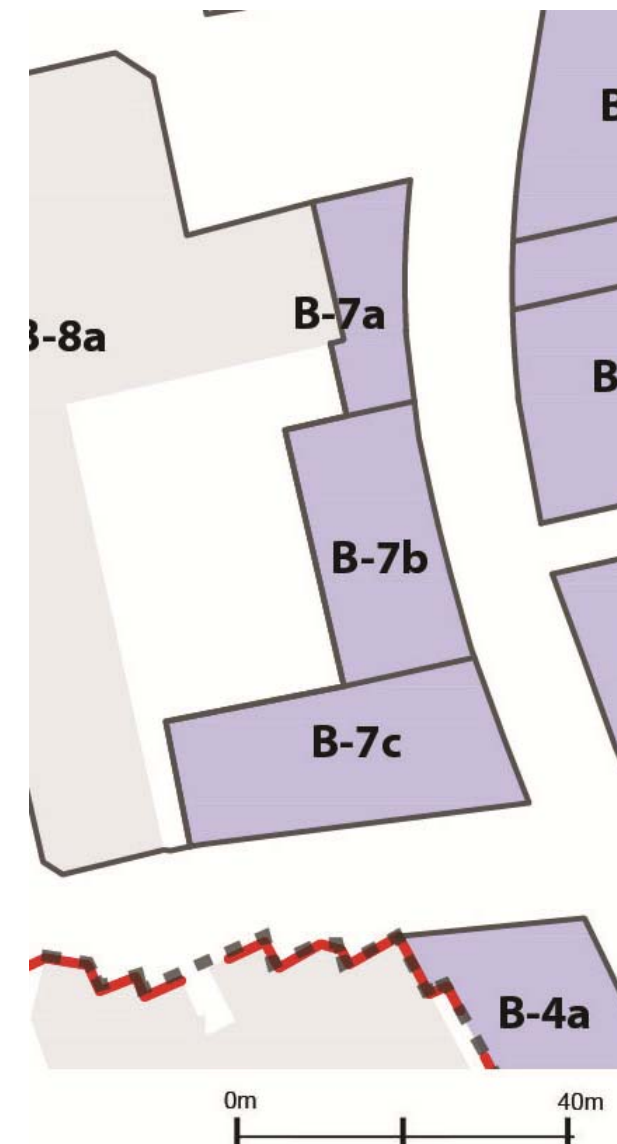


Figure 40: Block and plots



Figure 41: Indicative frontage and massing

MASTERPLAN BOUNDARY	EXISTING GREEN/OPEN SPACE	PROPOSED PLOT GRAIN
EXISTING URBAN BLOCK	PROPOSED GREEN SPACE	POTENTIAL PLOT GRAIN - FUTURE
PROPOSED URBAN BLOCK	PROPOSED URBAN SPACE	POTENTIAL PLOT OR GROUND FLOOR SUBDIVISIONS
EXISTING BUILDING	PROPOSED PEDESTRIAN/CYCLE WAY	
PROPOSED BUILDING FRONTAGE	RIVER	
POTENTIAL BUILDING SUB-DIVISION		

Block B-8 (Brewhouse)

Note: This block is the subject of an approved for a detailed proposal under part VIII consent procedures for office use.

Area: 3,150sqm.

Description

An existing building complex with approval under Part VIII consent procedures for redevelopment for approximately 6,200sqm of gross office/commercial use.

Objectives

- To implement the approval for the refurbishment of the building complex; and
- To provide a focus for business and creative interactions, spin-off and spill-outs.

Land use

Commercial uses as permitted through part VII with a preference for knowledge intensive business services (KIBS) and creative uses. Potential for higher level education and/or research.

Built form

Coarse urban grain comprising a single refurbished building with internal modifications, extension and new and renewed facades. Development largely within current building complex envelope. New courtyard.



3 Dimensional view

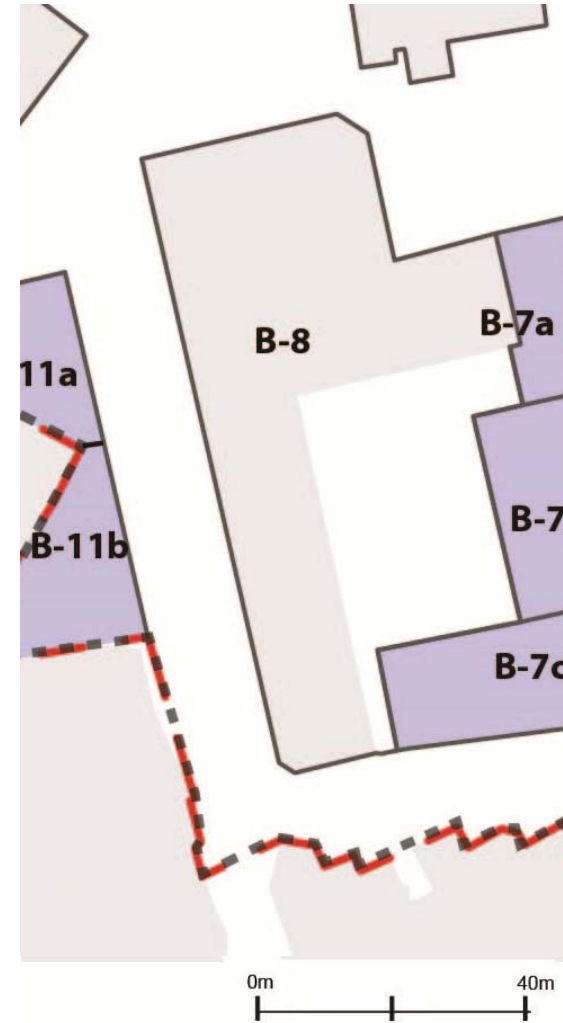


Figure 42: Block and plots

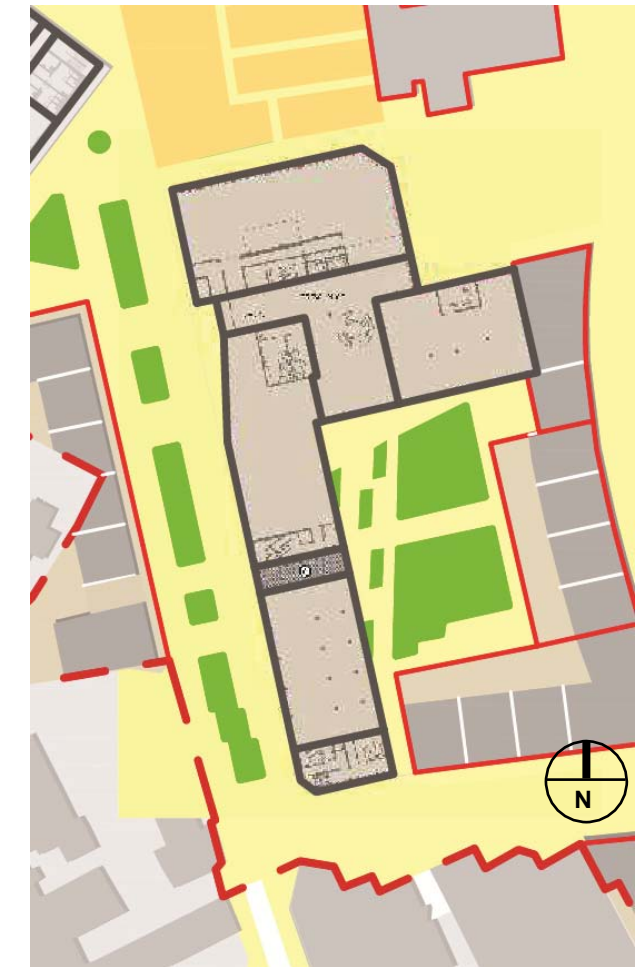


Figure 43: Indicative frontage and massing



Block B-9

Area: 3,150sqm.

Description

An important urban block located at the northern end of the mixed-use street, with prominent frontage to the Abbey Square and the riverfront.

Objectives

- To develop a robust new perimeter block;
- To provide continuity of frontage to the Abbey Square, the riverfront and the mixed use street;
- To provide for a good level of enclosure for the mixed use street and appropriate scale to the Abbey Square and the riverfront;
- To provide for flexibility in the use of the block;
- To provide richness and variety of the main frontages to the block, riverside, Abbey and mixed use street;
- To contribute to the passive supervision of all block frontages;
- It is an objective to deliver a through plot in this block;
- To provide a distinctive high quality development to take advantage of this prominent location; and
- To protect and enhance the character and integrity of the built heritage and archaeology, in particular the Abbey.

Land use
Flexible use: maximise the use mix. At ground floor, seek active ground floor uses such as small/medium scale retail, entertainment, tourism, specialist retail and support services to the mixed use street.
Potential location for Boutique hotel (up to circa 100 rooms), incorporating active ground floor uses to riverfront/mixed use street.
Built form
Continuous frontage to streets and spaces in perimeter block format.
At least one throughplot (B-9b) and up to three discrete and independently developable blocks (B-9a, B-9c and B-9d).
Building height 3-4 storeys with additional storey permitted at Abbey Square frontage and riverfront corner.
Inclusion of small unit spaces at ground floor to mixed use street frontage.

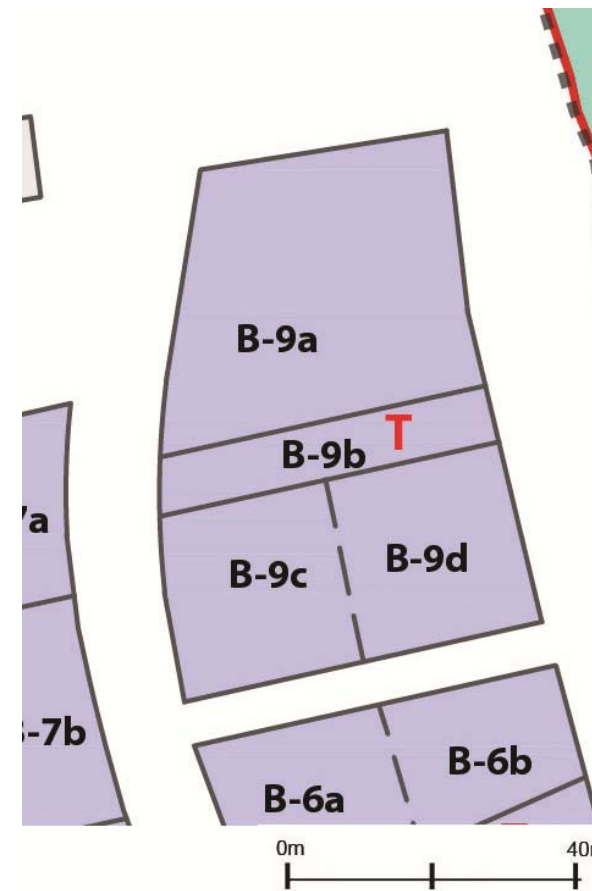


Figure 44: Block and plots

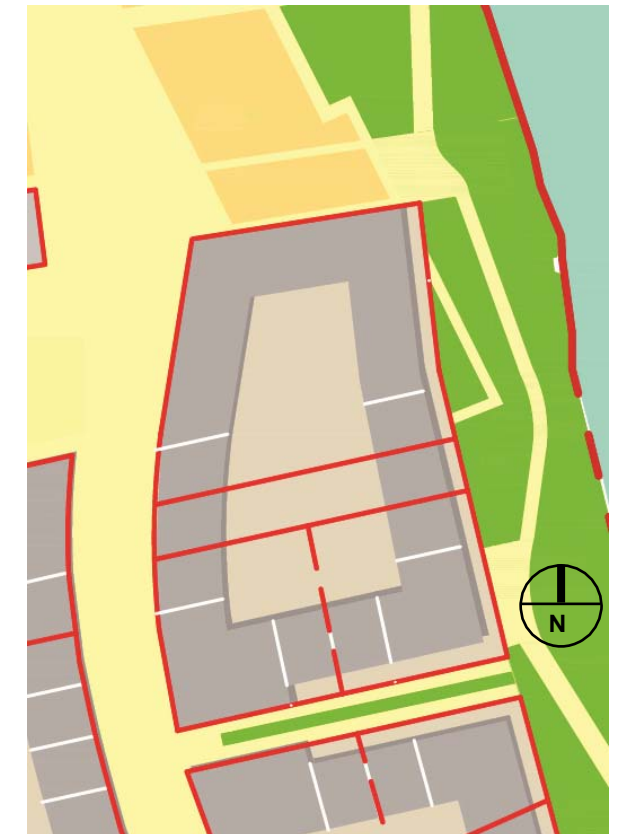


Figure 45: Indicative frontage and massing



Brewery Code

Block B-10 (Mayfair building)

Note: This block is the subject of an approved for a detailed proposal under part VIII consent process for office use.

Area: 1,100sqm.

Description

An existing building with approval under Part VIII consent procedures for redevelopment for approximately 1,500sqm of office/commercial use.

Objectives

- To provide a local landmark building as part of an attractive gateway to the Brewery area;
- To implement the approval for the refurbishment of the building complex; and
- To provide a focus for business and creative interactions, spin-off and spill-outs.

Land use

Commercial uses as permitted through part VIII with a preference for knowledge intensive business services (KIBS) and innovative and creative industries..

Built form

Coarse urban grain comprising a single, refurbished building with internal modifications, removal of later additions, new and renewed facades.

Development largely within current building complex envelope.

Building height within existing building envelope.

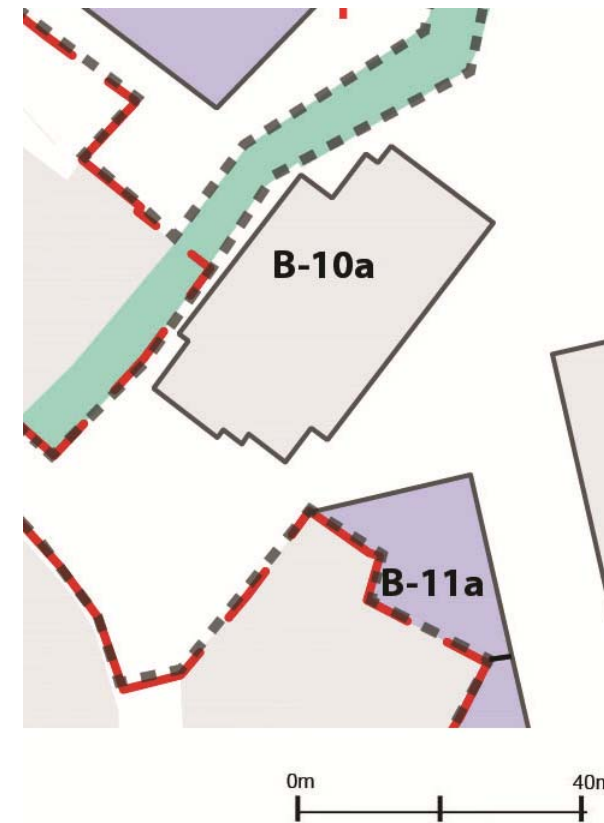


Figure 46: Block and plots



Figure 47: Indicative frontage and massing



3 Dimensional view



Block B-11

Area: 1,250sqm.

Description

An important infill development parcel with potential to complete a robust perimeter block, integrating the existing Watergate complex and completing frontage to Parliament Street and Horse Barracks Lane. Provision for pedestrian way from Parliament Street through to the Brehouse.

Objectives

- To complete a coherent urban block, integrating new and existing development;
- To provide continuity of building frontage and enclosure to Parliament Street and Horse Barracks Lane;
- To support the development and consolidation of the performance and related functions of the Watergate Theatre;
- To contribute to the richness and variety of Parliament Street and Horse Barracks Lane;
- To provide an element of passive supervision to Parliament Street and Horse Barracks Lane.

Land use
Mixed uses - with preference for cultural, educational and office/commercial.
Potential for residential use in upper floors.
Built form
Continuity of frontage to Parliament Street and Horse Barrack Lane to complete a perimeter block format.
Up to two discrete and independently developable plots:
- B-11a - Medium size corner plot; and
- B-11b - Medium size through plot.
Building height 3-4 storeys.
Potential for the inclusion of small unit spaces at ground floor to the Parliament Street and Horse Barracks Lane frontage.

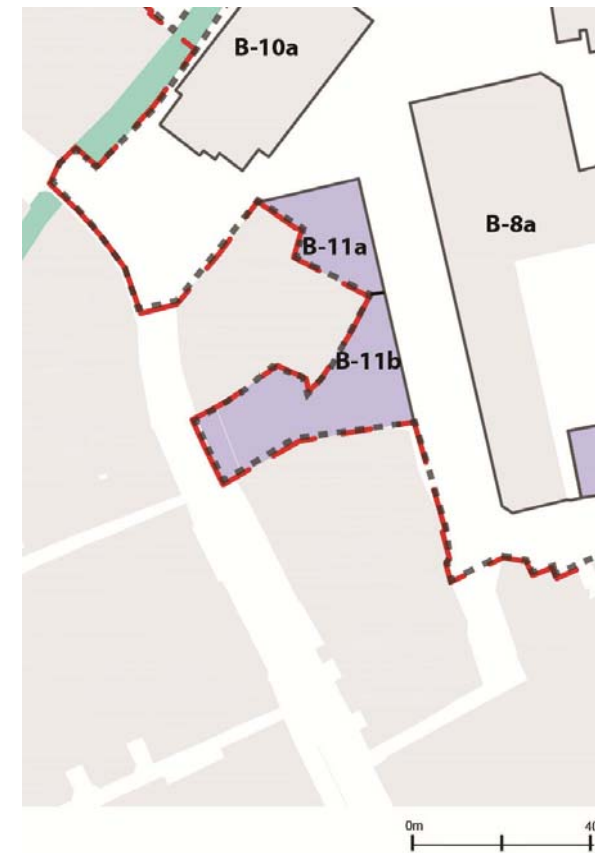


Figure 48: Block and plots



Figure 49: Indicative frontage and massing



Block B-12

Area: 2,775 sqm.

Description

A block with prominent frontage to the St Francis Bridge and the Breaghagh River/City Wall and the Abbey Square.

Objectives

- To develop a robust new perimeter block;
- To provide continuity of building frontage to the St Francis Bridge and the Breaghagh/Abbey Square.
- To provide for a good level of enclosure for the St Francis Bridge and appropriate scale to the Breaghagh and Abbey Square;
- To provide for mixed use in the block;
- It is an objective to deliver a through plot in this block;
- To contribute to the richness and variety of the St Francis Bridge and appropriate scale to the Breaghagh and Abbey Square; and
- To contribute to the passive supervision of all block frontages.

Land use
Mixed use frontage to St Francis Bridge with potential for small/medium-scale KIBS, health, education and social uses to St Francis Bridge frontage combined with residential use.
Primarily residential use to Breaghagh/Abbey Square frontage.
Temporary or meanwhile uses as per section 2.4 of the code.
Built form
Continuous frontage to streets and spaces in a perimeter block format.
Mixed urban grain to the St Francis Bridge and the Breaghagh/Abbey Square frontage.
Mixed urban grain block comprising at least one throughplot (B-12c) and up to four discrete and independently developable plots (B-12a, B-12b, B-12d and B-12e).
General building height of 3-4 storeys.
Maximise the potential for small unit spaces at ground floor to St Francis Bridge.

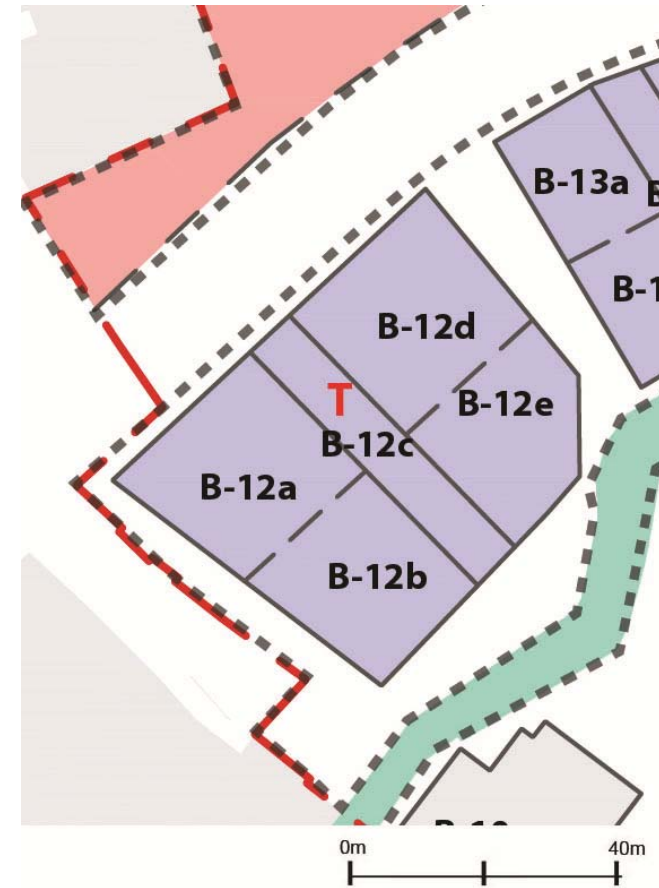


Figure 50: Block and plots



Figure 51: Frontage and massing



Block B-13

Area: 1,810 sqm.

Description

A block with prominent frontage to the St Francis Bridge, the riverfront and the Breaghagh/Abbey Square.

Objectives

- To develop a robust new perimeter block;
- To provide continuity of building frontage to the St Francis Bridge, the Breaghagh/Abbey Square and the riverfront;
- To provide for a good level of enclosure for the St Francis Bridge and appropriate scale to the Breaghagh/Abbey Square and the riverfront;
- To provide for flexibility in the use of the block;
- To contribute to the richness and variety of the main block frontages;
- It is an objective to deliver a throughplot in this block;
- To contribute to the passive supervision of all block frontages; and
- To provide a distinctive high quality development to take advantage of this prominent location.

Land use
Flexible mixed use including educational. Maximise the use mix. At ground floor, seek active ground floor uses such as small/medium scale retail, entertainment, tourism, specialist retail and support services to the mixed use street
Potential location for boutique hotel (up to circa 100 rooms), incorporating active ground floor uses to riverfront/mixed use street.
Built form
Continuous frontage to streets and spaces in perimeter block format.
At least one through plot (B-13c) and up to four discrete and independently developable blocks (B-13a, B-13b, B-13d and B-13e).
For the boutique hotel, the number of plots may be reduced to accommodate the ground floor footprint.
Building height of 3-4 storeys.

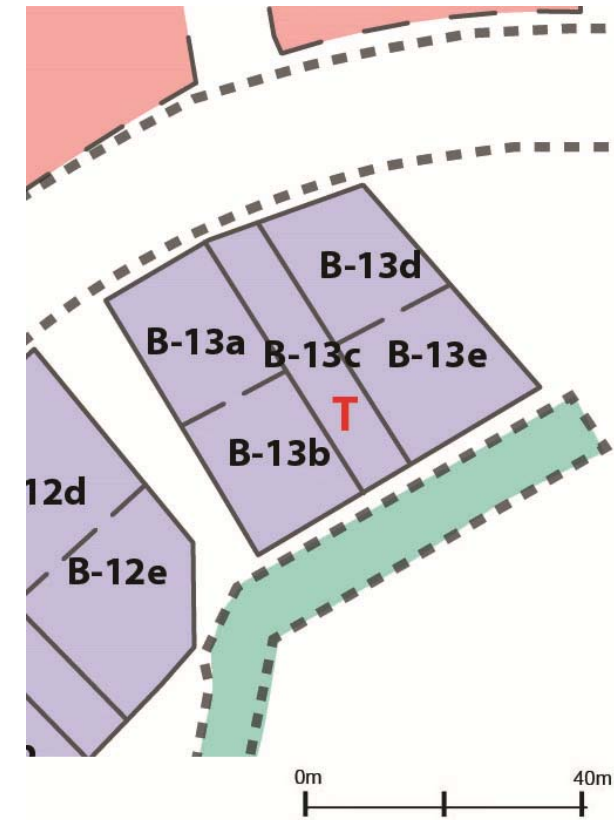


Figure 52: Block and plots

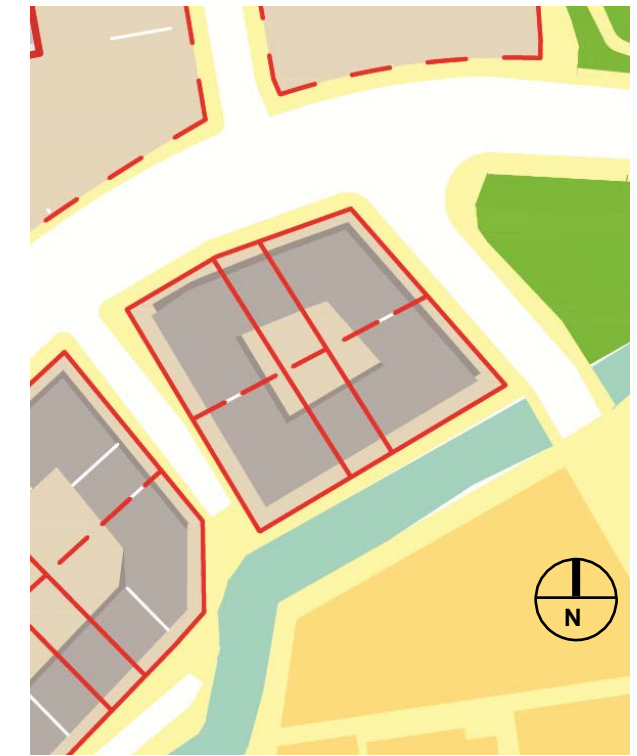


Figure 53: Frontage and massing

