

Abbey Quarter
Urban Design Code

November 2017

DRAFT



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1.1. General

This urban design code is part of a suite of planning documents for the Abbey Quarter in Kilkenny City Centre. The Code is required as an objective of the City and Environs Development Plan (2014-2020) and it is prepared to complement the current Abbey Quarter Masterplan (2016). The Code provides important planning guidance and direction in areas such as land uses and mix of land uses, built form and the nature and use of new and refurbished public spaces in the Quarter.

The Code provides greater clarity for all stakeholders on the nature of planning and development outcomes in the Quarter. It provides greater certainty for investors, assuring them of the commitment of all stakeholders to realising the full potential of the Quarter “as a place”. The Code also provides a basis for setting priorities in terms of important projects in the public domain. The Code will be a material consideration when development proposals are being considered by the Planning Authority.

The code is not intended to be prescriptive or to slavishly follow but is there to put further detail on the framework and vision set out in the masterplan document. The masterplan together with this code and the overarching Kilkenny City and Environs Development Plan will form the basis to planning decisions relating to the area.



Aerial view of Quarter

1.2. Abbey Quarter

The Abbey Quarter is an area of largely undeveloped or underdeveloped land immediately adjoining the core of the city centre occupying an extensive stretch of the west bank of the Nore. It comprises some 8.29 hectares and comprises three distinct areas; the Bateman’s Quay area (2.11 Ha), the former Smithwick’s Brewery lands (4.64 Ha) and an area known as Sweeney’s Orchard (1.21 Ha).

A catalyst for the regeneration of the Quarter was the decision by Diageo to centralise its operations in St. James’s Gate and to terminate brewing activities at St. Francis’s Abbey, and the decision by the County Council (Kilkenny Borough Council) to acquire these lands in 2012. This has provided perhaps one of the most significant opportunities for regeneration and consolidation in the long history of Kilkenny City Centre.

Significant consultation and planning work has been carried out around the lands in recent years, commencing with a public meeting and colloquium in 2012, an urban design review in 2013 and preparation of a Masterplan commencing in 2013. This was followed by a Brewery Vision workshop in 2015, revision and completion of the Masterplan and a Variation of the statutory development plan adopted in 2015.

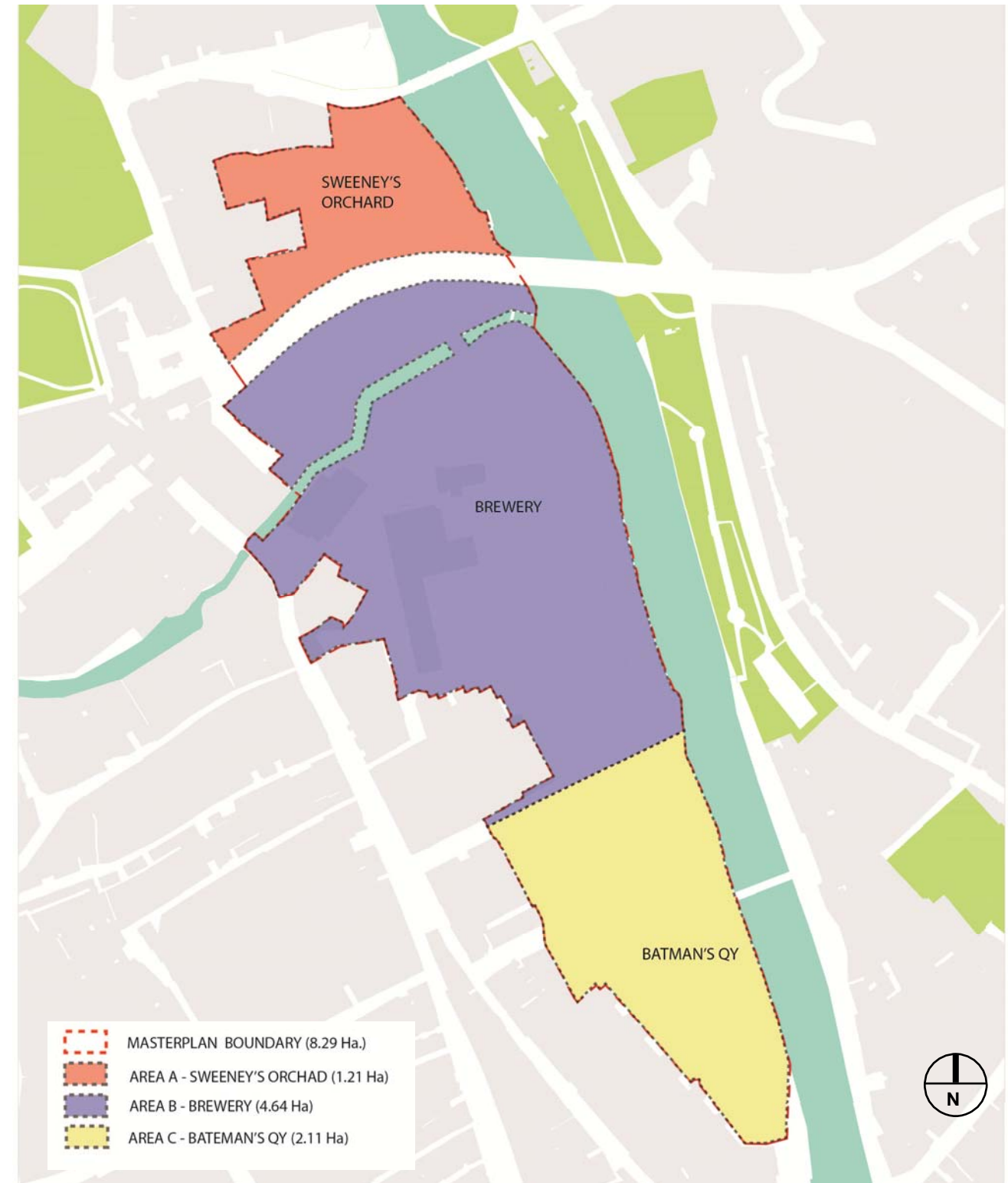


Figure 1: The three distinct areas in the Quarter

1.3. The Code

This Code is a bespoke planning document setting out objectives, guidance and direction for a key part of the Quarter. It is complementary and ancillary to the Abbey Quarter Masterplan. The Code provides additional detail for selected aspects of the Masterplan that are considered crucial to the successful planning and development of the area. Land use mix, quality of built form and the nature and use of public spaces are considered to be critical to the success of the Quarter and are, therefore, the focus of this Code.

Although the Code is, in itself, non-statutory, it is an objective of the Development Plan to “prepare urban design criteria and recommendations for the implementation of the Abbey Quarter Masterplan”. In that context, it is a document that must be used in the decision making process. The Code has a number of purposes, and in summary, these are to:

- Complement the Masterplan by providing additional and detailed objectives, guidance and direction for the development of the public and private domains;
- Focus on selected key aspects of development, in the interests of achieving quality outcomes;
- Provide the basis for formulation of development proposals for the area
- To assist in investment decisions by providing greater clarity and certainty on future development outcomes; and
- To ensure a consistency of approach, particularly over longer-term planning horizon.

1.4. Preparation and Consultation

The Code was commissioned in February 2017. It was prepared in a sequence of stages. The initial stages included set-up and preliminary analysis. This was augmented by the public consultation process, which included an open call for submissions and a workshop in April 2017. The workshop focussed on aspects of functions and land use and aspects of the physical form of the buildings and public spaces. The consultation proceedings and submissions were collated and considered in the preparation of the code. Previous consultation material associated with Masterplan and urban design studies was also reviewed and considered. The project also included working meetings with the Elected Members, engagement with other consultants and interaction with the KCC project team and steering groups.

Following the workshop and further consultations, a draft Code was prepared for public display. Following consideration of any submissions the Code will be completed. It will then be considered by the Elected Representatives.

While the consultation process was rich and included a wide range of issues and details, the following main themes could be discerned:

- Character and senses of place – particularly the need to develop the Quarter as an intrinsic part or extension of the city centre;
- Heritage – in particular the need to protect the natural and built heritage including archaeology;
- The overall function – in particular the need to ensure that the functions of the Quarter are compatible and complementary to the functions of the city centre and Kilkenny generally;

- Mix of uses – in particular the need to facilitate potential third level uses and to focus on small and medium scale retail floor plates that are compatible with the High Street;
- Employment – the need to secure quality long term employment, without dependence on a large, single provider;
- Urban scale and grain – in particular the need to manage building height and size and diversity of buildings;
- Movement – in particular the need to optimise pedestrian access, control vehicular access and provide appropriate car parking;
- Public spaces – in particular the need to provide well connected, accessible routes connecting the main attractions and riverfront; and
- The potential for creative and cultural Quarter with a mix of supporting functions and land uses.

Many other detailed observations and recommendations relating to particular locations, buildings or features, were included in the consultation and these have been considered and incorporated in the framing this Code, where appropriate.



Consultation event, April 2017

1.5. Planning and Development Context

The Code is derived from and within a framework of higher-level plans and policy. The vision and strategies of the Abbey Creative Quarter Masterplan (ACQM) provide the spatial framework and the urban design basis for the Code. The policies and objectives set out in the Kilkenny City and Environs Development Plan (KCEDP) 2014-2020, as varied, provide the statutory basis for both the Code and the Masterplan.

1.5.1. Kilkenny City and Environs Development Plan, 2014-2020

KCEDP required the preparation of a masterplan and urban design framework for the former Smithwick's Brewery and Bateman's Quay (Objective 3C) to consolidate the city centre and contribute towards its vitality and viability and to maximise the benefit accruing from current funding and resource opportunities. The Quarter is zoned for General Business in the KCEDP, with a linear area zoned for Recreation, Amenity and Open Space to provide for a linear park.

Following the preparation of the Abbey Quarter Masterplan, Variation No. 1 of the KCEDP was adopted by the Kilkenny County Council in 2016. It endorses the Masterplan and includes nine, key local objectives as follows:

1. To provide for a linear park along the western bank of the River Nore connecting to the existing River Nore linear park north of Green's Bridge and the existing River Nore linear park south of the Masterplan area (Canal Walk) (as indicated on Fig 3) subject to compliance with the Habitats and Birds Directives and the provisions of the Abbey Quarter Masterplan.

2. To provide for an urban park in the vicinity of St. Francis Abbey (National Monument) incorporating Evan's Turret and St. Francis' Well taking into account the recommendations of the archaeological strategy developed in the preparation of the Abbey Quarter Masterplan (as indicated on fig 3) and subject to compliance with the Habitats and Birds Directives and the provisions of the Abbey Creative Quarter Masterplan,
3. To prepare a Heritage Conservation Plan for St. Francis Abbey, Evans' Turret and St. Francis' Well in the context of the existing City Wall conservation plan in conjunction with the Heritage Council, the Office of Public Works, the National Monuments Service, the Department of Arts, Heritage and the Gaeltacht and other relevant stakeholders.
4. To prepare urban design criteria and recommendations and archaeological recommendations for the implementation of the Abbey Quarter Masterplan.
5. To finalise and adopt the Abbey Quarter Masterplan and to incorporate it into the Kilkenny City & Environs Development Plan 2014-2020.
6. To develop a low carbon energy strategy for the masterplan area and advance the provision of near zero energy buildings on site.
7. To provide for park and walk facilities for car and bus/coach parking at a site or sites in close proximity to the Abbey Quarter Masterplan area to service both the masterplan area and the city centre generally.
8. To provide for housing within the masterplan in the area north of the Central Access Scheme as identified on fig 2.

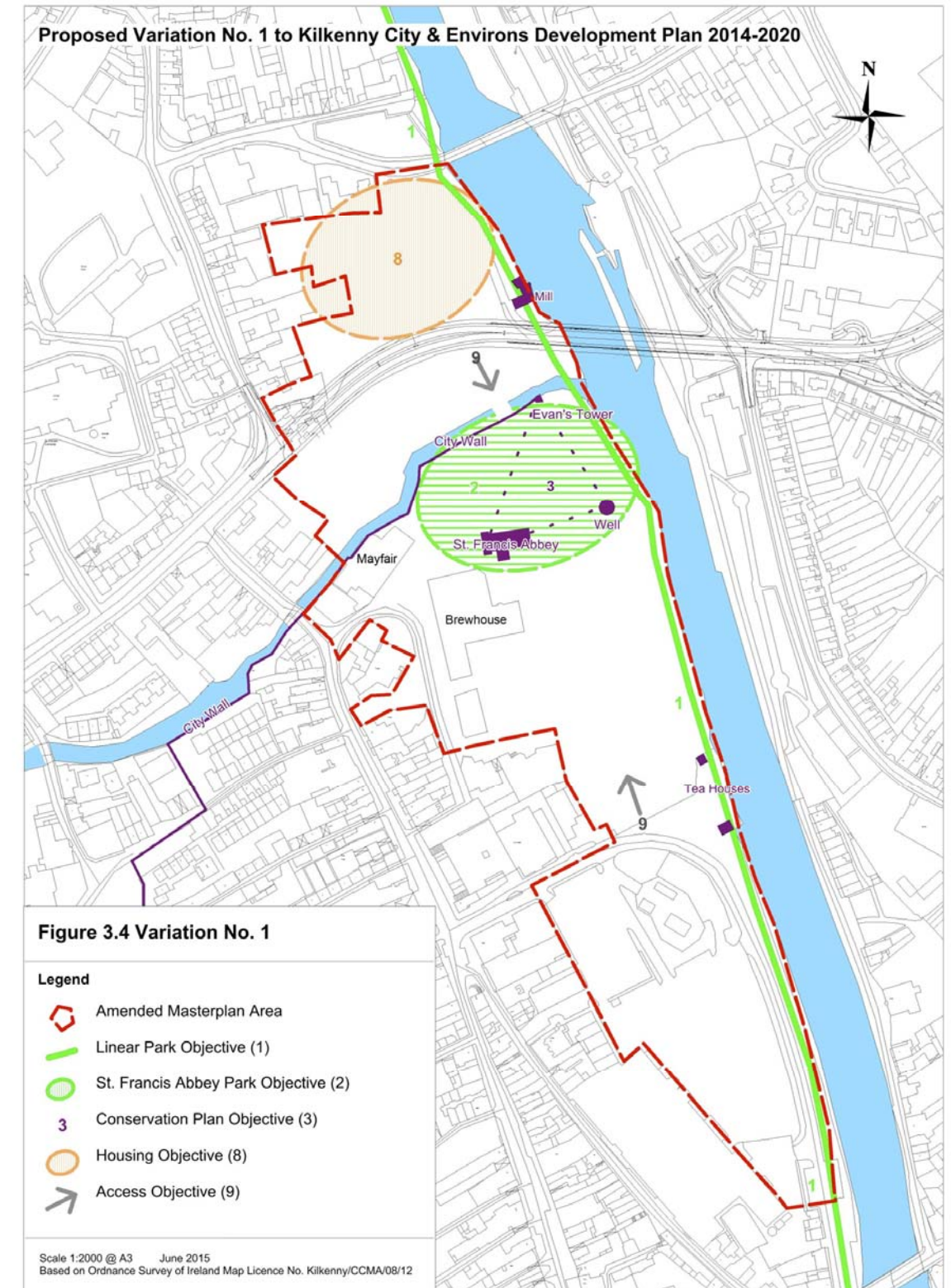


Figure 2: Variation to Kilkenny City and Environs Development Plan, 2014-2020

9. To provide for an urban street of pedestrian and cyclist priority between the Central Access Scheme and Bateman Quay crossing the River Breagh at the existing bridge crossing. To provide for traffic management measures on the street such as to inhibit the flow of through traffic and heavy goods vehicles.

The KCEDP includes extensive general requirements for development in the City, which also apply to the Abbey Quarter. Important development management objectives address zoning, universal design, urban design, open space, apartments, scale of development (density, plot ratio, site coverage), building height, building lines and infill development. These are development management objectives which must be reflected in the Code.

1.5.2. Abbey Quarter Masterplan, 2015

The overall vision for the Abbey Creative Quarter as set out in the Masterplan is:

“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 Breagh, providing for a broad range of uses, sustaining growth in employment, 3rd and 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.”

Key objectives

The Masterplan sets out the following objectives, which are fundamental to achieving the 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; and
- Allow for the Government ‘Smarter Travel’ initiative published in 2009 and the ‘Mobility Management Plan’ adopted for Kilkenny City.



Figure 3: Abbey Creative Quarter Masterplan, 2016

Masterplan Strategies

The Masterplan contains a set of strategies. The connectivity and movement strategy sets out the primary role of pedestrians and cyclists in the plan area. High levels of access and permeability will be provided for pedestrians and cyclists. Vehicular traffic will be largely restricted to local access, servicing and emergency. In terms of car parking the Masterplan states that (p.41) '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.'

The conservation and heritage strategy sets out key objectives from the KCEDP and includes archaeology, building conservation and repair, heritage structures, existing structures strategy (including the Brewhouse and Mayfair Buildings). The strategy sets out an approach for archaeology based on reduced impact on known areas of archaeology and a mitigation strategy (preservation in situ, construction type and methods, recording and incorporation of archaeology) for all other areas. The Strategy identifies the key heritage structures and sets out a general approach to their conservation. The strategy identifies the Brewhouse and the Mayfair building as building resources worthy of adaptation and reuse.

The urban design strategy in the masterplan (ref. 4.3.1.) comprises a wide range of components. The strategy divides the area into four distinct character areas; Sweeney's Orchard (The Gardens), Breaghagh North (The Mills and Industry), The Brewery and The Market Yard. Other key urban design components include:

- The environment, which includes the Nore cSAC and SPA;
- The linear park of the riverfront;
- Archaeological sensitivity and potential at the Abbey;
- The public park/garden in the area incorporating St. Francis Abbey, Evans Turret, St Francis' Well and the City Walls;

- The public realm strategy with new civic spaces and walkways at St. Francis Abbey, Evan's Turret, Old City Wall, Old Mill buildings and the Tea House Mayfair and the Brewhouse;
- The movement strategy including pedestrian and cyclist new north south links;
- Pedestrian streets and lanes including new links to existing streets
- A new building strategy including appropriately scaled and designed buildings to frontages;
- An urban grain strategy including the subdivision of the blocks into smaller parcels with appropriate height and façade design; and
- Areas for further masterplan development.

The sustainability strategy addresses a range of dimensions of the masterplan including density and mixed use, transport, environmental quality, energy, waste and water conservation. The strategy refers to case examples of urban sustainability.

Other elements of the Masterplan

The final Urban Design Framework is presented along with a proposed nine phases of development over the time horizon of the plan. In section 5 under establishing a new Quarter the Masterplan emphasises some key objectives:

- New role for the Quarter based on education, innovation, culture, residential and employment;
- The integration of the site into the existing Medieval fabric;
- Links to the Historic Spine / Medieval Mile; and
- New Public Open Spaces.



Figure 4: Masterplan detail

1.5.3. Ongoing development

There are a number of significant projects currently under way, and at different stages in the planning and development process in the Quarter. Most of these are located in the Brewery sector.

The Brewhouse

As recommended in the Masterplan, and as initially suggested following a building survey on the former brewery lands in 2013, two significant building complexes have been earmarked for retention and redevelopment. The Brewhouse building complex has been advanced to the development stage, with approval secured in 2016 for its redevelopment under Part 8 of the Planning and Development Regulations, 2000 to 2017. The proposal entails the retention of this significant building complex, which was developed in different stages from the 1950s. Various annexes and extensions of lesser value and utility have been removed. The Part 8 consent provides for the development of ground floor area of 6,400sqm of commercial/office space and this predates the preparation of this Code.

The Mayfair

The Mayfair Building has also been advanced to the development stage, with approval secured in 2016 for its redevelopment under Part 8 of the Planning and Development Regulations, 2000 to 2017. A detailed study of the building was carried out and the approved plans will see the retention and refurbishment of most of the original building. Later annexes of lesser value and utility will be removed as part of the redevelopment of the building, internal spaces will be reorganised. The Mayfair Building will be renovated to provide a total of 1,500sqm of commercial/office floorspace.

Horse Barrack Lane

Permission was granted in 2016 with the Planning and Development Regulations, 2000 to 2017, for improvement of Horse Barrack Lane as part of the Brewhouse redevelopment proposal. The proposal will include the creation of a new and extended urban space, with new floorplane, landscape and street furniture to complement the Brewhouse redevelopment.



Existing – The Brewhouse



Proposed – The Brewhouse



Existing – The Mayfair



Proposed – The Mayfair

Riverside Garden

Planning for the Riverside Garden is at an advanced stage with approval secured for key elements in 2016 under Part 8 of the Planning and Development Regulations, 2000 to 2017. The linear park will ultimately provide a continuous riverside amenity stretching along the west bank of the Nore from John Street bridge to beyond Green Street Bridge. The linear park will provide an attractive, safe and comfortable multi-purpose public space with high levels of connectivity and accessibility for all (Fig 5).

Kilkenny Abbey Quarter Development Partnership

Given the scale and complexity of development in the Brewery lands of the Quarter, Kilkenny County Council decided in 2015 to enter a partnership with the National Treasury Management Agency (NTMA) with funding secured from the Ireland Strategic Investment Fund (ISIF) to secure the development of key elements of the Brewery lands. The partnership is in the form of a joint venture, The Kilkenny Abbey Quarter Development Partnership, and it is constituted as a limited liability company with equal ownership between the County Council and the NTMA. Sixty percent (60%) of the area will remain in public ownership. For the development partnership, Kilkenny County Council will provide equity in the form of development land from the remaining 40% of the area and this will be augmented by NTMA funding and other external funding sources. Responsibility for the development of the public streets and spaces will rest with the Council. This method provides the capacity to successfully deliver appropriate development on the site.

1.5.4. Studies

As set out in the Masterplan and as required by the KCEDP, as varied, a number of required studies and investigation are underway or due to be commissioned. These include:

- An archaeological study and strategy, which was commissioned for the Masterplan and is being implemented as the Masterplan developments are progressed;
- A heritage conservation plan incorporating St. Francis's Abbey, St. Francis's Well and Evan's Turret due to be commissioned;
- A low carbon energy management strategy, which is ongoing;
- A car parking strategy for the Quarter, which is also ongoing;
- Mobility management plan for the city; and
- Service utility plan.

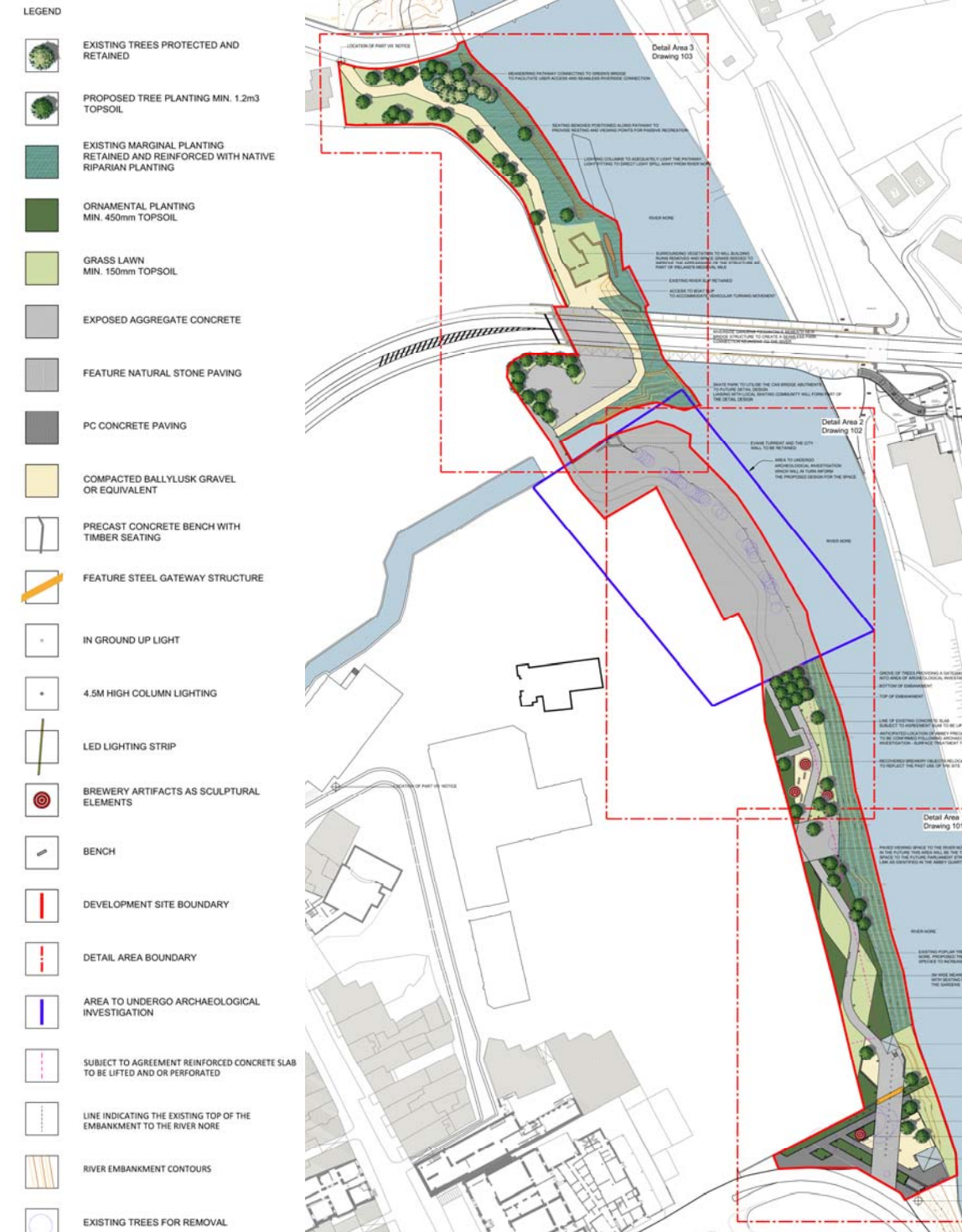


Figure 5: Riverfront Park – detailed proposal (Masterplan, 2015)

1.6. Areas and Priorities

As outlined in Section 1.2, there are three distinct areas of the Quarter that present different opportunities within different timeframes. It is considered that the Sweeney's Orchard Area and the Bateman's Quay Area have medium to longer-term potential, given current ownership, development and planning contexts. In contrast, the Brewery Area has apparent short, medium and long-term potential. For this reason, this Code focuses on the Brewery Area within the context of more general guidelines set out in the Masterplan for the Quarter. The objectives included in the Masterplan are considered adequate at this stage to guide the future planning and development of the Bateman's Quay and Sweeney's Orchard Areas.

The section between St. Francis Bridge and Bateman Quay in the area of the masterplan which is the subject of the joint venture partnership and has secured development consents through three Part 8s for (a) Brewhouse, (b) Mayfair, and (c) the Linear Park. For this reason it is considered reasonable to focus this Code on this area alone.

The quantum of development possible within the Brewery area is sufficient to absorb development proposals without the necessity to consider Bateman Quay or Sweeney Orchard in the short term.

Considering the potential buildout timeframe for the masterplan area, the use of the area for temporary and meanwhile uses is an opportunity that should be utilised.

1.7. Temporary Uses

As indicated in Section 1.6, there is an extensive area for development which will take in the region of 10 years or more to complete. In this context, it is considered appropriate and beneficial for the City to allow for temporary and meanwhile uses within the Masterplan area which can fulfil short term needs, while longer-term solutions are being formalised.

The Potential uses can include, but are not limited to fairs, concerts, markets, festival events, temporary car parking, pop up shops etc.



Figure 6: Areas and priorities

2.1. General

This section sets out the general area-wide guidance for the Brewery sector in the context of important considerations for the Quarter and the city centre. It sets out key objectives for land use, urban form and structure, movement and urban space for the sector.

2.2. Diversity, viability and vitality

City centres must function effectively and in a sustainable manner to meet the social, economic and environmental dimensions of sustainable development. A key aspect of sustainable city centres is diversity, a broad concept, which provides city centres with longer-term adaptability and robustness to survive ever-changing economic and social conditions.

Diversity encompasses, among other things, mix of uses, adaptability of built form, and variety of buildings and blocks. Diversity is recognised as the single most important component of urban vitality and viability.

Viability is the ability of the local, urban economy to exist and to continue to attract investment into the longer-term within levels which avoid depletion of resources and secure important aspects of social equity. Vitality, in contrast, is a shorter-term objective, which refers to the 'busyness' of urban centres. It is normally measured by a set of metrics including footfall, commercial yields, local rental values, vacancy rates, customer views and behaviour, and retailer representation.

For the Brewery area and the Quarter to contribute to the sustainability of the City Centre it must secure its own vitality and viability while contributing to the overall vitality and viability of the city centre.

It is essential that diversity underpins the vitality and viability of the Quarter and the area. An appropriate mix of uses, a mix of different building and block typologies and a new network of quality and activated public spaces will make a major contribution in this regard.

2.3. Complementing the City Centre

The consultation highlighted the need for the Code to be placed within the larger context of the City Centre. The Quarter will provide a very significant expansion of the functional area of the established City Centre. While this provides many opportunities for Kilkenny, it should not threaten the health of the established city centre streets through competition for investment, business or employment. Relocating established businesses from currently viable City Centre streets will not bring additional benefits for the city economy and is likely to lead to other planning issues and problems.

It is important that the development of the Quarter prioritises the expansion of the existing range of functions in the City Centre. It should also attract new investment for established and appropriate new functions with growth potential. It will be important in particular to ensure that:

- Retail and services expansion complements and underpins the retail and services functions of the High Street/Parliament Street and Irishtown and supports other primary uses in the Quarter;
- New retail and services are developed sequentially from the established retail core with direct physical connections between the established retail and future retail expansion;
- Destination and evening uses complement the existing offer in the city centre;
- The new amenity and cultural potential around the Abbey, the Linear Park and around the Brewhouse is seamlessly connected to the cultural attractions of the Medieval Mile; and
- New residents are integrated with the established community.

The distribution and location of new uses will be critical in achieving these considerations. For this reason these guidelines include spatial concepts, for land use, urban form, urban spaces and movement.



2.4. Variety, Clustering and Scale

Mix of uses is supported by a wide range of planning policy as it has a number of benefits for City Centres. Mix of use can produce an expansion of the local economy through greater diversity of businesses (including evening uses), reduced travel demand and reduction in crime and anti-social behaviour.

It is important, however, when mixing uses in the city centre that they are compatible and can coexist, where necessary, in the same, building, block or area. While the range of uses currently permissible in the KCEDP zoning for the area is very broad, the Masterplan provides additional focus for the desirable range of uses by highlighting the potential for creative and cultural uses in the Quarter. This Code seeks to outline an appropriate mix of uses for this area that can best deliver the vision of the Masterplan.

Related variety

Related variety is a model for mixing uses in district quarters within a city centre. This model is particularly suited to this area as it allows a range of complementary uses to be targeted, which can complement and expand the established City Centre functions.

Clustering

The large scale of the area, relative to the established City Centre, means that a single range of uses cannot be applied broadly. This is because many uses need to be clustered for them to operate successfully. If they are spread out and disjointed they will not achieve the critical mass necessary to ensure their survival. Specialist retailers are a good example of this as they often require the presence of other specialist retailers to attract custom to the general location. Clustering also allows businesses to develop mutually beneficial business links. Creative, innovative, education and cultural uses are also known to require clustering.

Scale of land uses

The mix of use in the area should also seek to achieve diversity in the scale of land uses. Larger scale uses can play an important role in anchoring and driving land use mix in the sector. They generally develop relationships with other uses, which provide support or services. An example might be printers, stationers and cafes, which provide support to larger creative uses, such as software developers or animators.

While large scale uses will be required as potential drivers for the area, a good mix of medium and small scale uses are required to deliver vitality and viability for the area.

Small and medium size uses provide for small and medium size businesses and research has shown that a rich variety of these businesses tends to provide greater levels of longer-term, quality employment. These businesses also tend to be independent in nature. They also tend to develop strong links with other local business and make a strong contribution to the local economy. The evening economy, in particular, relies heavily on small and medium scale independent business.

The aim in the area will be to provide a proportionate mix of large, medium and small scale uses. In essence, there should be a relatively small number of larger scale uses, a greater number of primary or medium scale uses, and a larger number of small scale uses in the area. Figure 7 shows how this concept for a mix in the scale of uses works.

Temporary and meanwhile uses

Within the range of uses in the KCEDP and the masterplan document, there is potential to accommodate occasional or temporary uses such as entertainment, events, and markets, and 'meanwhile' uses such as car parking can be considered to encourage connectivity between the area and existing city centre in the short term. This can be done without compromising medium to long term objectives (see section 1.6).

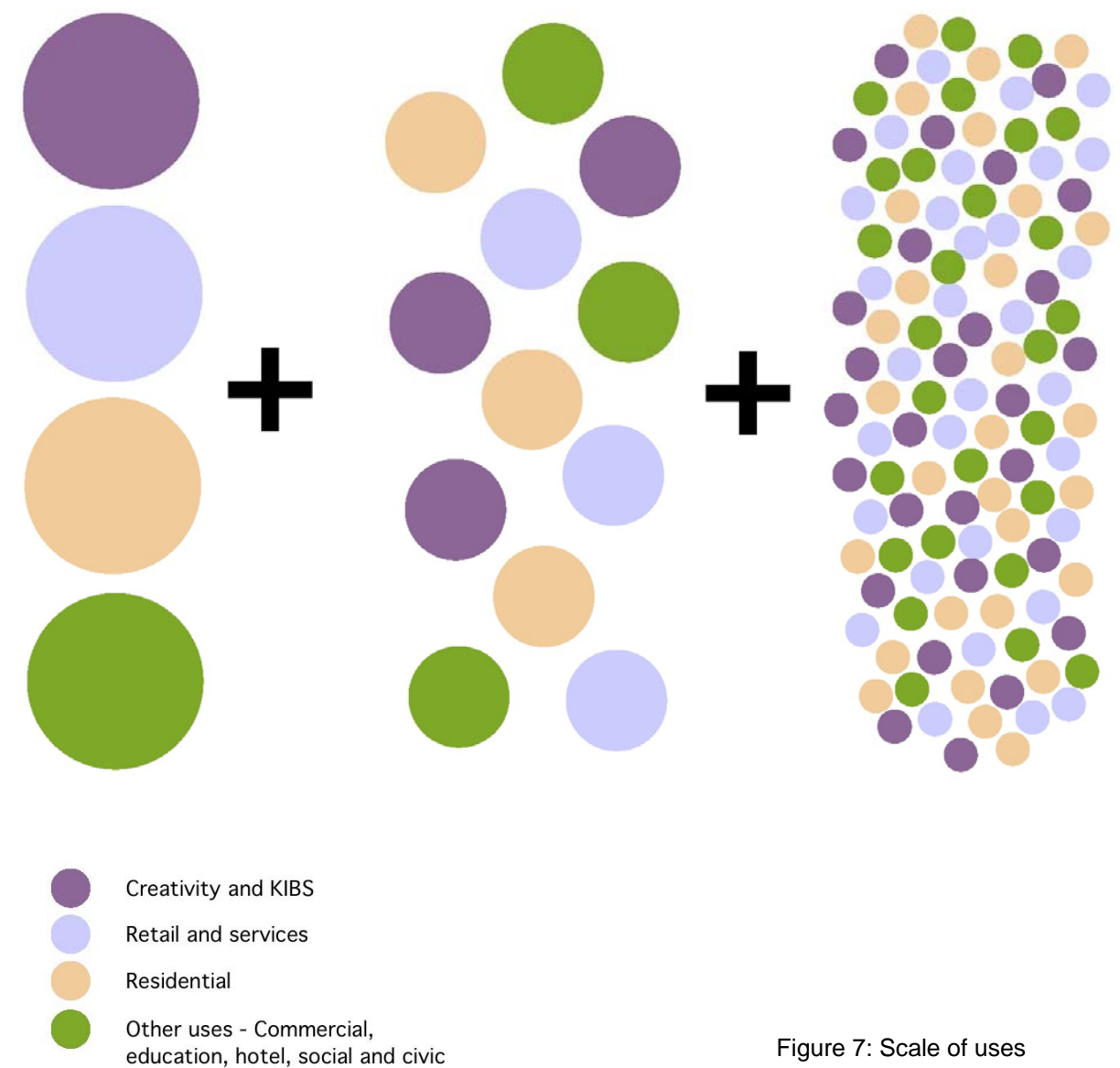


Figure 7: Scale of uses

2.5 Key uses for the Brewery Area

Creative uses

Creativity and creative uses underpin the concept of creative quarters. Creativity involves processes of exploration and examination in an effort to generate new ideas and reframe old ideas. Although originally associated with the artistic sector, it is now an important aspect of business, administration and commerce normally considered as office use. Creativity also involves innovative uses such as research and development and broad range of design.

Urban creativity is seen as a way to make cities more liveable and vital by harnessing imagination and talent. City centres can provide the possibilities and places where innovation can occur. In recent years planning policy has tended to focus on creativity as a means of replacing lost employment and providing new spin-off businesses and employment.

Urban creativity comes about in different ways. There are two basic models; the first is organic and self-organised in nature, developing from the bottom up, with little or no support or planning, and the second is 'top-down' in nature and is planned and supported. There are successful examples of both models in many city centres and one model does not exclude the other.

Clustering is a key requirement for creative uses as they benefit from a close association with other uses such as cultural, knowledge intensive business services (KIBS), retail and services and residential. Creativity also requires appropriate social capital (people and networks) and physical capital (places and spaces). Urban creativity has unique requirements, such as a creative milieu for potential collaborations, links to education and graduates, support facilities and affordable spaces.

Creative uses include, but are not limited to, the following categories:

- Advertising;
- Architecture;
- Arts and Antiques;
- Animation;
- Designer Fashion;
- Video, Film and Photography;
- Music and the Visual and Performing Arts;
- Publishing;
- Digital design;
- Craft design;
- Education from 1st to 4th level;
- Software, Computer Games and Electronic Publishing; and
- Radio and TV.

Efforts should also be made to encourage and support the spill-over of creative uses to existing premises on High Street, Parliament Street and Irishtown.

Cultural uses

Culture is a means by which cities express themselves through their identity, character and uniqueness. Culture has strong connections to creativity, in particular artistic creativity, which often emerges from local culture. Indeed, the combination of culture and creativity is seen as providing a new wealth for cities to replace declining sectors and lost employment.

As with creative uses, cultural uses flourish in clusters. Cultural clusters depend on adequate social capital (artists and cultural entrepreneurs) and physical capital (places and spaces). While many cultural clusters have been organic in nature, there are many examples of successful clusters within planned cultural quarters.

Cultural clusters vary considerably in their nature and character. Kilkenny has an established cultural function with many cultural attractions located along the 'Medieval Mile'. These cultural attractions are supported by other cultural uses and activities including performance, heritage, and arts and crafts. Crucially, the cultural uses of Kilkenny are supported by many other uses, such as hotels, restaurants, cafes and pubs. As part of this urban mix, Kilkenny City Centre could be described as an urban cultural district, within which this area needs to function.

There is potential in the area to build on the cultural uses of the City Centre. This can be done with the consolidation of the Watergate Theatre and the development of robust urban spaces focused on the Abbey in front of the Brewhouse, Evan's Turret and the City Wall as shown in Figure 8. These cultural elements must be closely knitted into the existing cultural offer of the City Centre. The area also has potential to provide the necessary cultural support uses (e.g. retail, services, evening entertainment, accommodation etc.), many of which will be small in scale.



Figure 8: Creative and Cultural land use concept



Knowledge Intensive Business Services (KIBS)

Knowledge Intensive Business Services (KIBS) consist of a wide range of uses that exist to serve other businesses or public agencies. KIBS have flourished in recent years with the rise of the knowledge economy. They are heavily reliant on professional knowledge and they tend to employ many experts who are often leading users and developers of technology and IT. By this measure, KIBS are usually high in terms of graduate employment intensity.

Computers and related activities make up around one quarter of KIBS in terms of value to the economy. Although mostly associated with the private sector, KIBS can also be delivered by agencies of the public sector. KIBS have grown substantially in recent years and on average account for approximately 15% of Member State GDP in the EU.

There is a strong association and mutually beneficial relationship between creative uses and KIBS, with some uses being common to both categories (e.g. architecture and product design). Elements of R&D provide an obvious example of overlap between KIBS and creative uses. KIBS include a broad range of uses including:

- Legal, accounting, book-keeping and auditing activities; tax consultancy; market research and public opinion polling;
- Business and management consultancy; management activities of holding companies;
- Architectural and engineering activities and related technical consultancy;
- Technical testing and analysis;
- Advertising;
- Labour recruitment and provision of personnel;
- Photographic activities;
- Other business activities;
- Computer and related activities;
- Research and development sector; and
- Other smaller business sectors.

Computer and related services include software consultancy and supply, data processing, database activities, maintenance and repair of office, accounting and computing machinery, hardware consultancy and other computer-related activities.

Research and development includes research and experimental development in natural sciences and engineering, and research and experimental development in social sciences and humanities.

KIBS will play a key role in broadening the use range of area, the Quarter and the city centre. They will also provide strong associations with creative uses. In addition, KIBS provides significant multipliers in terms of employment in smaller support and spin-off businesses.

KIBS will benefit from clustering with other KIBS and creative and support uses (e.g. retail, personal services, business services etc.), many of which will be small in scale. Smaller scale KIBS would be appropriate on the mixed-use street and St Francis Bridge frontages as part of the mixed-use frontage. Larger scale KIBS will also be accommodated in the context of the scale of uses outlined in section 2.4 of the code.



Retail, services and hospitality

The area has potential to provide for new retail, services and hospitality as shown in figure 9. There is significant potential to provide for smaller-scale specialist retail to expand the existing range of the City Centre. This may be associated with creative and cultural uses in the area. Local-level convenience retail should be provided to meet 'everyday' needs of workers, residents and visitors. Retail to meet the needs of workers, residents and tourist/visitors should be considered in the area at a scale that would reflect the vision of the Masterplan.

Due to their form, large scale retail stores, such as supermarkets requiring extensive open areas of floorspace together with adjacent car parking, are not appropriate in this area given the vision of the Masterplan, the mix of uses identified, and the extensive site area such a use would require. It does not preclude however a large retail user within one of the blocks in the context of the scale of uses outlined in section 2.4 of the code.

Services include small-scale, customer services such as beauty and health, advice, consultancy and information. These uses should be part of the mixed-use support services for the larger-scale uses in the sector. These uses should be located in mixed-use street as part of mixed and active ground floor frontage. In emerging development proposals, developers will be expected to maximise service uses at ground floor level to provide for active ground floor frontage.

Hospitality uses include food, drink and entertainment and includes facilities such as restaurants, cafes and bars. These uses will be important in supporting the main uses in the sector, particularly creative, cultural, KIBS, retail and residential uses

These uses are essential in securing an evening and night-time economy, which should evolve around cultural activities in and near the area (e.g. events and performance art). It will be important to connect these uses to the established hospitality uses in the city centre. Hospitality will also be an important component of any hotel accommodation in the area.

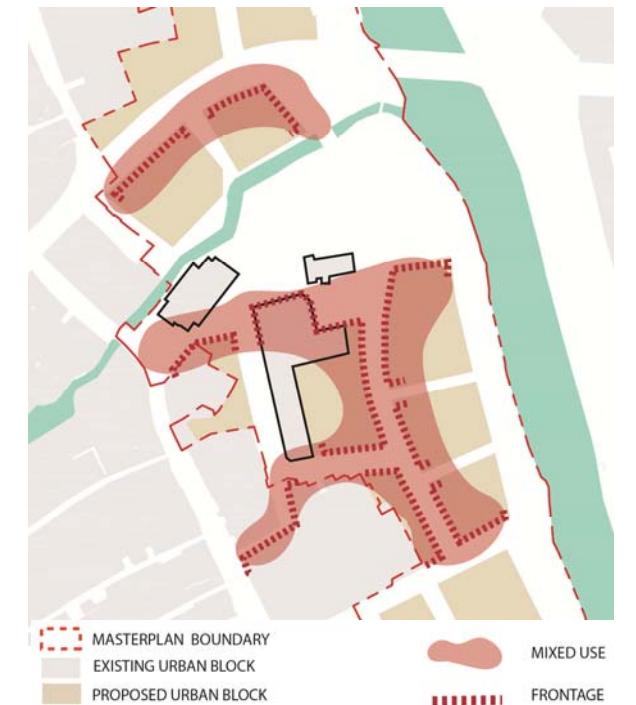


Figure 9: Retail, services and hospitality concept



Hotel and guest accommodation

Guest accommodation and hotel can act as a resource for tourism in the city and support new uses in the area, in particular, business, creative and cultural uses. Hotel accommodation can also serve as a destination/events venue. Hotels can provide a range of hospitality services to support business in the area. A hotel in the sector is likely to be small to medium in scale, most likely in a boutique format, given the character of the area, the size of available blocks and potential access arrangements.

There are a number of potential locations for a boutique hotel. Options examined are: (a) fronting and framing the Abbey (Block B-9) with frontage on to the mixed use street and the riverfront, (b) at the corner of Bateman Quay and the riverfront garden and (c) fronting St Francis Bridge with frontage also to the Bregagh River.

Residential

Over recent census periods, the population of the City (former Borough area) has remained relatively static at about 8,700. This increased slightly to approximately 9,400 in 2016. While this is welcome new residential use in the City, it will be essential to ensure that the area will be strong and vibrant both by day and by night. It will also provide the possibility for working and living in the same location. Residential use will also ensure that the area is lively and passively supervised after normal business hours. This will also have benefits for safety and the attractiveness of the area for visitors.

The area should provide for a range of household sizes and tenures. Residential use should be focused on the river frontage and it should be an important component of the mixed use street, above the ground floor. These residential areas will be connected to surrounding communities by different spaces and streets, notably the new spaces and streets and the riverside garden. The active residential frontage to the riverside garden may also include uses such as café and restaurant.



Figure 10: Residential concept

**Civic and social**

New civic and social infrastructure will include a range of uses and services to support the community. These will span recreation, education, health and other public services.

A significant higher-level educational use to support the economy and more specifically creative uses would be very desirable in the area. The blocks fronting St Francis Bridge could be considered for any lower level (primary education) facility, if it is so required. Further investigation and consultation would be required with the Department of Education and Skills to fully determine the exact location.

There is also potential for developing community and health uses in the area.



Figure 11: Civic and social infrastructure concept

Other uses

Other smaller scale uses will be encouraged if they add to the mixed-use nature of the area and satisfy the statutory zoning objectives and land use policies for the area.



2.6. Land Use Mix

This Code sets out a mix of land use for the area based on the Masterplan vision for the Quarter. The mix is based on some key objectives:

- There should be a minimum residential component, which is adequate to provide a strong community of residents in the area;
- There should be a minimum of small and medium size retail and services business to enliven the mixed-use frontages and support other uses in the area;
- There should be a critical mass of creative and KIBS uses in the area;
- Land use mix should assist in delivering the vision of the masterplan. It should allow significant flexibility to attract other uses to the area, including boutique hotel, education, social and civic uses and other commercial uses; and
- There should be potential to expand creative and KIBS uses and residential use in the area, should this be desirable.

The land use targets are to be applied across the area. The mix is based on overall gross floor area (GFA). This will allow flexibility around land use mix at the individual block level, which will be necessary to deal with changing market conditions and requirements. In that scenario it is not a requirement that the block would have the targeted mix of uses but as the area is progressively developed, the requirement is to achieve the mix of uses as targeted in it (table 2.1) across the entire area. At the same time it will be important that progress towards a good mix of uses is maintained during the development of the area.

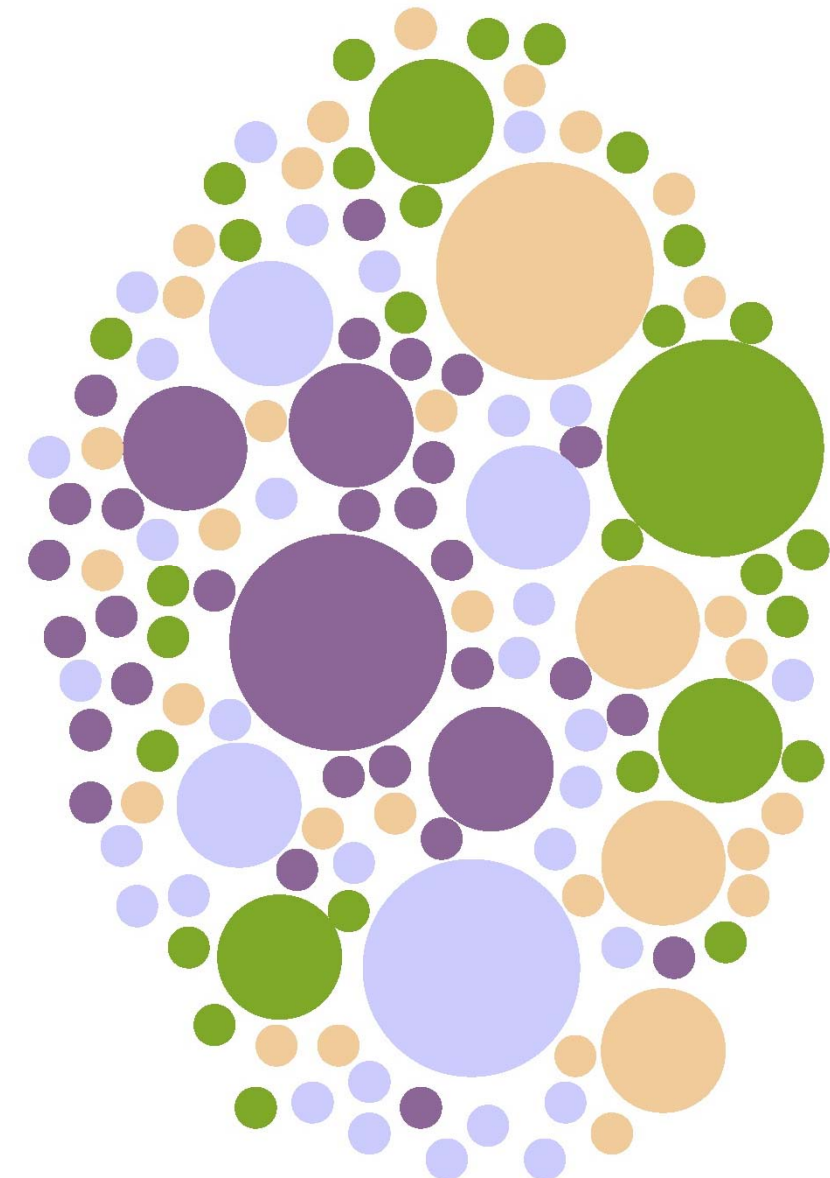
This will require ongoing monitoring and review of land use mix across the area. A monitoring and review mechanism is recommended to be carried out at appropriate times, such as yearly or bi yearly or at development plan revision, or the chief executives progress report on the city development plans.

It should also be noted that not all elements of land use are flexible. At block level, the Code requires that certain elements of land use that are fundamental to the success of the area (such as active ground floor uses to some frontages) are delivered. Based on these objectives the following breakdown of mix of land use categories should be targeted:

Broad land use category	Target
Creative and KIBS	At least 10%
Retail and services	Between 15% and 20%
Residential	Between 30% and 35%
Other uses including commercial, education, boutique hotel, social and civic uses, or, additional creative and KIBS and/or residential use.	The remainder

Table 2.1: Target land use mix

A generous provision is made for the 'Other uses' category. This provides flexibility for other land uses which could contribute to a richness of land use mix in the area e.g. retail destination, hotel, education, health etc. The other uses category will also allow for significant destination uses or uses of scale in the area. This category also allows for the expansion of creative and KIBS, and residential uses, should this be required in the area.



- Creativity and KIBS
- Retail and services
- Residential
- Other uses - Commercial, education, hotel, social and civic

Figure 12: Mix of uses concept

2.7. Urban Form

2.7.1. General

The urban form and structure of the area must provide a robust framework for the realisation of the range and diversity of functions and activities that will make the area a successful place. The Masterplan has already set out the main urban structure of the area, establishing the new route and block structure. It has also provided general guidelines on how buildings should be developed within the blocks. This Code focuses on the urban grain, scale and key elements of building detail. The vision in the Masterplan is to create a similar complement to the Medieval City.

Robust urban blocks

The urban blocks represent the developable parcels of land in the area, when all public spaces are excluded. The Masterplan provides for a pattern of urban perimeter blocks to reflect the character of the city centre of Kilkenny. The perimeter block allows all frontages of the block to be developed, by bringing continuous building frontages forward to the street or space. This has a number of benefits including the possibility of activity to all streets and spaces and a clear definition between public streets and spaces and internal areas such as private or semi-private courtyards. This allows for a mix of use type and sizes to be developed which will compliment the existing pattern of development in the city centre. As outlined in section 1.6, this Code focuses on the urban blocks of the Brewery area.

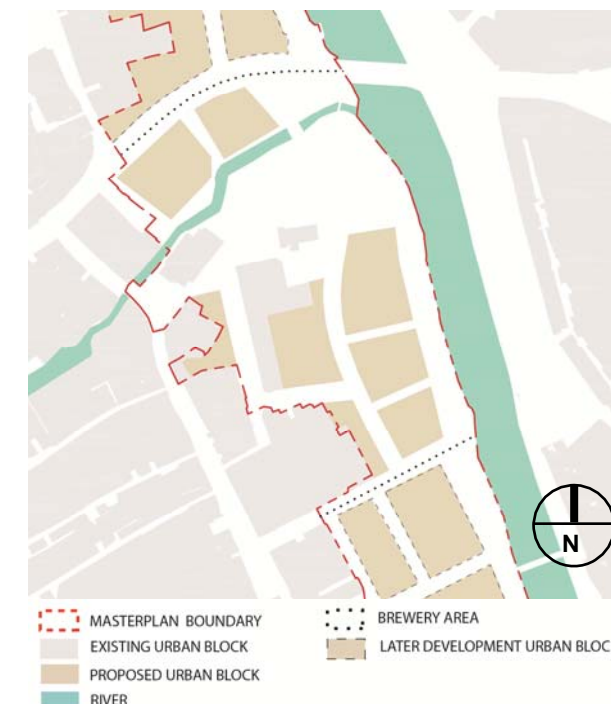


Figure 13: Block structure

The success of the perimeter block, depends on some key criteria, including:

- Clearly defined extent of urban block;
- Carefully considered building lines and building set-backs to reflect ground floor uses and the function of the street or space;
- Massing to the perimeter of the block;
- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;
- Proper design and attention to corners, avoiding dead or windowless gables;
- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces/courtyard;
- Adequate back-to-back distances within the block to ensure adequate light and privacy and internal open space;
- Appropriate building set-backs from the street to suit the use of ground floors; and
- Adequate arrangements for access around, within or below the block.

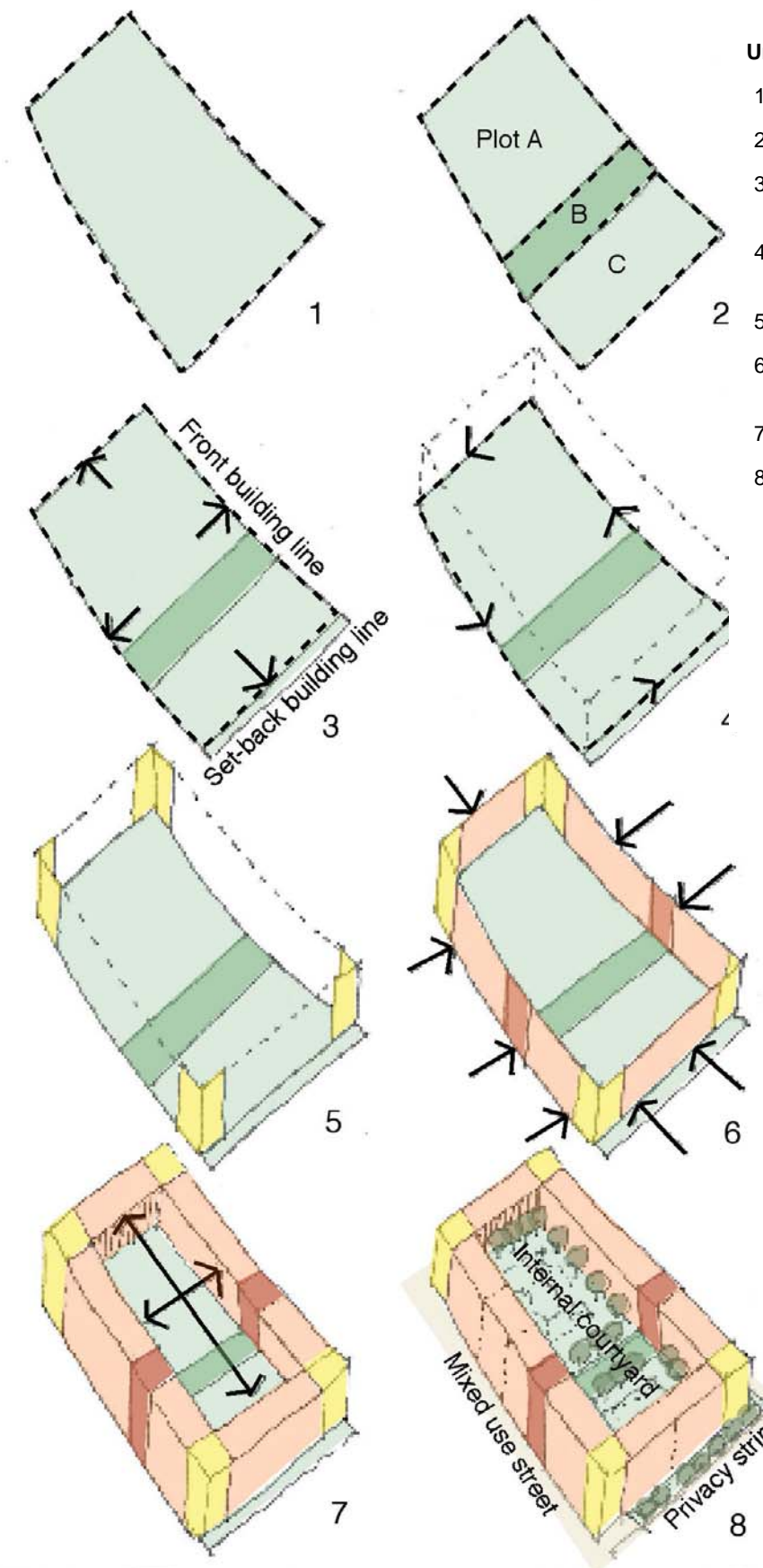


Figure 14: Urban design principles for urban blocks

Urban design principles for the perimeter urban block

1. Define the urban block;
2. Sub-divide into plots as required;
3. Establish the front building lines, set-backs and general building massing;
4. Provide appropriate building continuity to all frontages;
5. Provide well-defined and well-designed corners;
6. Ensure that the main entrances are to the block frontages;
7. Ensure adequate space in the internal courtyards;
8. Proceed with detailed design of buildings, private and semi-private open spaces, and building interfaces with surrounding streets and spaces.

2.8. Mixed Urban Grain

Urban grain is a way of describing the degree of mixing of different physical elements in an urban area. Urban grain most often relates to the pattern of the subdivision of plots within urban blocks (sometimes referred to as horizontal subdivision). Urban grain is a key factor in determining mix of uses and diversity, as greater mix of uses is associated with greater variety of blocks and plots.

Guiding the urban grain is an essential component of this Code. The Code seeks to deliver a built form that is diverse and adaptable to accommodate a mix of uses and activities over the longer term. As detailed in sections 2.4 and 2.6, it seeks to establish a relatively small number of larger uses, a greater number of primary or medium scale uses and a larger number of small scale uses in the area.

Mixed urban grain is where there is a mix of plot sizes and shapes in an area. Mixed urban grain is essential where a mix of uses of different scales is planned, as the plot size effectively determines the size and scale of buildings and the internal spaces available for different uses.

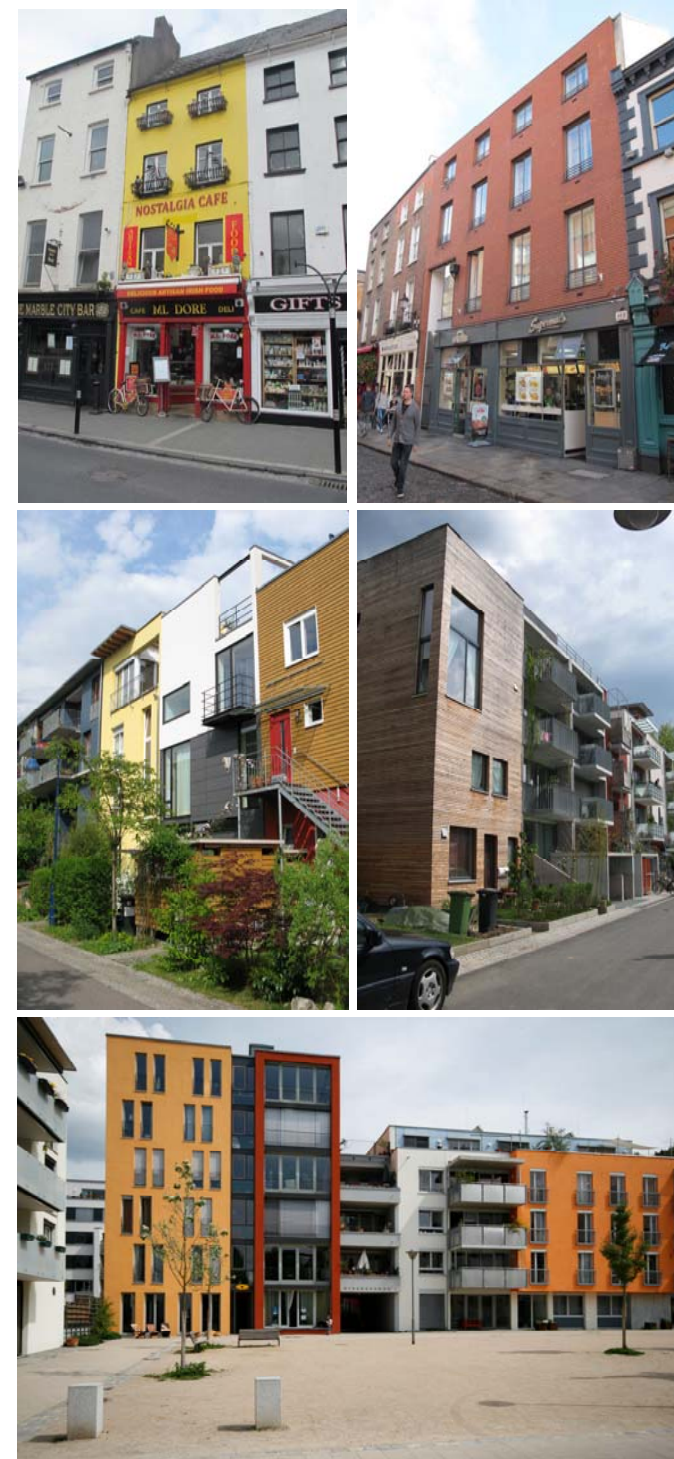
Mixed urban grain cannot be achieved without providing for smaller plots in key locations in the area. Smaller plots are important as they provide for smaller, independent buildings, which are more adaptable and flexible for changes of use and occupancy over time. Buildings on smaller plots have also been shown to provide greater levels of mixed use. Other benefits include greater variety and richness in the streetscape.

Small plots and smaller buildings and internal spaces are crucial to the success of creative and cultural quarter and essential for the development of the evening and night-time economy.

The subdivision of larger buildings, at ground floor level, will also be important to achieve mix of use at ground floor level. It will not, however, provide the flexibility or independence required by many small businesses, particularly evening economy uses.

The benefits of a mixed urban grain are significant, as:

- It provides a range of development parcels for a range of potential uses;
- It is attractive to a wider range of potential developers;
- It results in a range of designers and range of approaches to building;
- It produces a greater diversity of building type and expression;
- It results in a greater diversity of use;
- It produces spatially, independent buildings with greater adaptability and flexibility for changes and modification in many cases; and
- It gives flexibility for the phasing and incremental development of blocks.



Large plots

Large plots (typically greater than 1,000sqm in area) accommodate larger buildings, which are suitable for large-scale uses and users. They are important in satisfying the land use mix set out in the Code. However, large plots should not dominate the sector as the fundamental character of the city centre is defined by small and medium urban grain. The Brevhouse and Mayfair Building through their planning consents provide for larger scale uses in the area and additional larger plots may be required to accommodate other potential uses such as hotel, education, retail or other suitable uses subject to the provision of section 2.4 relating to the mix of scale of uses.

Medium plots

Medium plots (typically between 400 and 1,000sqm, with varying main street frontage lengths) accommodate buildings, which are suitable for medium-scale uses and users. They are also important in satisfying the land use mix set out in the Code. Medium plots should support and complement larger and smaller plots as part of a mix of grain in the area. It is desirable that medium grain would be provided within all urban blocks in the area to complement large and small plots. Depending on the uptake of uses, this may not be possible in all blocks (e.g. a boutique hotel could require the full footprint of a small block).

Small plots

Small plots (typically between 200 and 400sqm, with main street frontages not exceeding 9m) accommodate buildings, which are suitable for smaller-scale uses and users. These plots are essential in achieving land use mix and richness and variety in the streetscape. Small plots will provide for smaller commercial footprints, which are attractive to smaller, independent businesses, which are themselves vital to the development maintenance of a mixed, local economy. Small plots are included in most urban blocks in the area. They should support and complement other plots as part of the mix of grain of the area.

Small plots must be capable of development independently of other buildings/plots within the block. For this Code, small plots will be provided as 'throughplots'. A throughplot is a single plot which stretches between two main block frontages. It provides a larger and more developable plot, while providing building variety to two frontages.

Vertical subdivision of buildings

Vertical subdivision of buildings allows for a vertical mix of uses in individual buildings. This can be important in providing use mix in medium and larger scale buildings. In the mixed use street vertical subdivision of buildings will be an important consideration, given the active retail and services uses of ground floors and the need for residential and commercial uses in the upper floors. Figure 16 shows how vertical and horizontal subdivision can be achieved in a mixed use block.

Urban grain and plots

Figure 15 shows one potential scenario that could be examined which is explained in the text below

1. Large plots comprising one whole block. Suitable for larger uses, such as commercial or boutique hotel.
2. Medium plots, which can be developed separately or amalgamated to form a larger plot.
3. Small plot in the format of a "throughplot", which extends to both of the main block frontages.
4. (---) Potential plot or ground floor subdivision.

> Block frontage



Figure 15: Indicative urban grain and plots

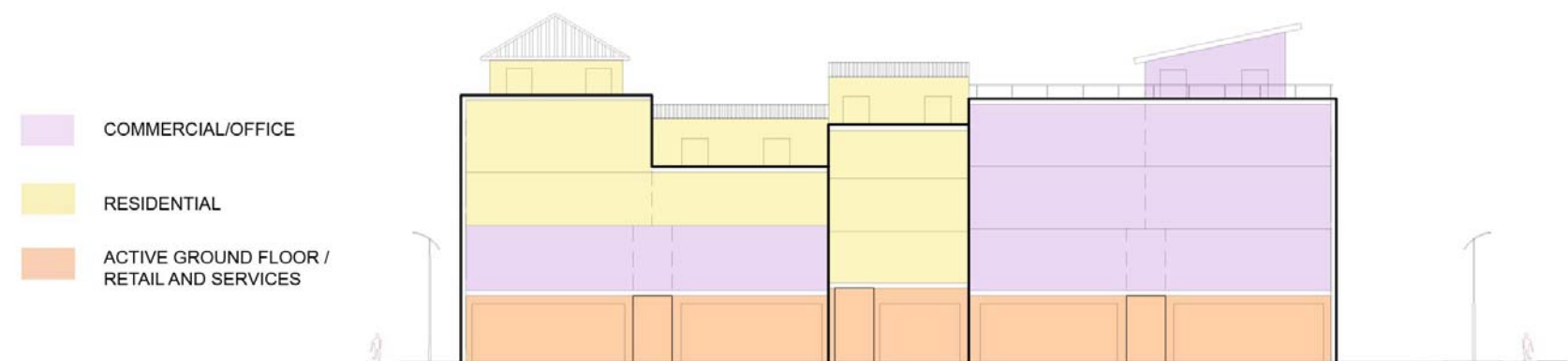


Figure 16: Example of vertical and horizontal subdivision of an urban block

2.9. Urban Scale

Urban scale is defined by the relationship between building height and the size and scale of streets and spaces. Appropriate building scale is a critical feature of any successful place. In managing building scale it is important to set out a clear set of controls and guidelines, within a clear rationale. There are many considerations around building scale in the area including local character and heritage, existing and surrounding buildings and landmarks, the nature, intensity and importance of the planned uses, the need to adequately enclose streets and spaces and the need to present attractive and overlooking frontages to local and strategic open spaces. An increase in scale in carefully considered locations, for example, can help to reinforce legibility by strengthening the civic qualities of urban spaces. It can also assist with legibility, by providing greater enclosure to important routes such as avenues and orientation points, such as corners.

Building height

The building height concept (Figure 17) provides spatial guidance for building height. Along with the sections (Figure 18), it shows the importance of the relationship between building height and the overall width of streets and spaces.

The building height concept in the area comprises three bands as follows:

- Between 1 and 2 storeys - the refurbished Mayfair;
- Between 3 and 4 storeys – general context building height for all new blocks and the existing Brewhouse; and
- 5 storeys – at prominent frontages to expansive urban spaces at the Market Yard and the Abbey Square or at important corner locations.

Different floor-to-floor dimensions for residential and commercial uses will mean that absolute building height will vary within the building height bands. This will allow for flexibility and variety in design and outcomes.

An additional storey may be considered in the 3 to 4 storey building height band so long as it does not impact negatively on the height to width ratio of the new streets or on access to daylight and sunlight to the internal courtyard. In all cases the additional storey will be recessed sufficiently from the front wall of the building to protect street scale and proportions.

Street Proportions

Street proportion is a determining factor in urban scale. It is normally defined by comparing street width with the height of buildings fronting the street. Section 3.1.12 of the Masterplan requires that new streets reflect the street pattern and scale of the Medieval City. The Masterplan indicates that general relationship of between 0.7:1 and 1:1 (street width to building height) is common in the Medieval City. Bearing in mind the scale of buildings proposed in the area (3-5 storeys), streets width should range between 8m and 12m. Provision is currently made in the Masterplan for a width of 12m (building to building) on the mixed use street. This dimension may be reduced to reflect a more intimate scale. Figure 18 shows typical street sections for the area.

Sunlight and daylight

The Masterplan provides the broad framework where daylight and sunlight requirements can be met through appropriate block layout and building design. However, it will be the responsibility of the designer to meet acceptable daylight and sunlight requirements on a building-by-building basis within each block. This will be important when considering building depth, typology, back-to-back distances and the internal courtyards.

Landmark buildings

Landmark buildings are distinctive, individual buildings, which signify an important function and/or play an important role in legibility and sense of place. The buildings fronting the Market Yard and the Abbey Square occupy a special and prominent position in the area. As such, the quality of their design, materials and finishes must be exemplary and highly responsive to context. In both cases building must respond to the riverside location and built heritage (including the Abbey and the Tea Rooms). If a building is for public use such as a school, the design should be a significant exemplar; In these circumstances, the option of designing buildings through design competitions should be explored to encourage greater participation in the design of the area and ensure innovative and responsive design approaches.



Figure 17: Building height

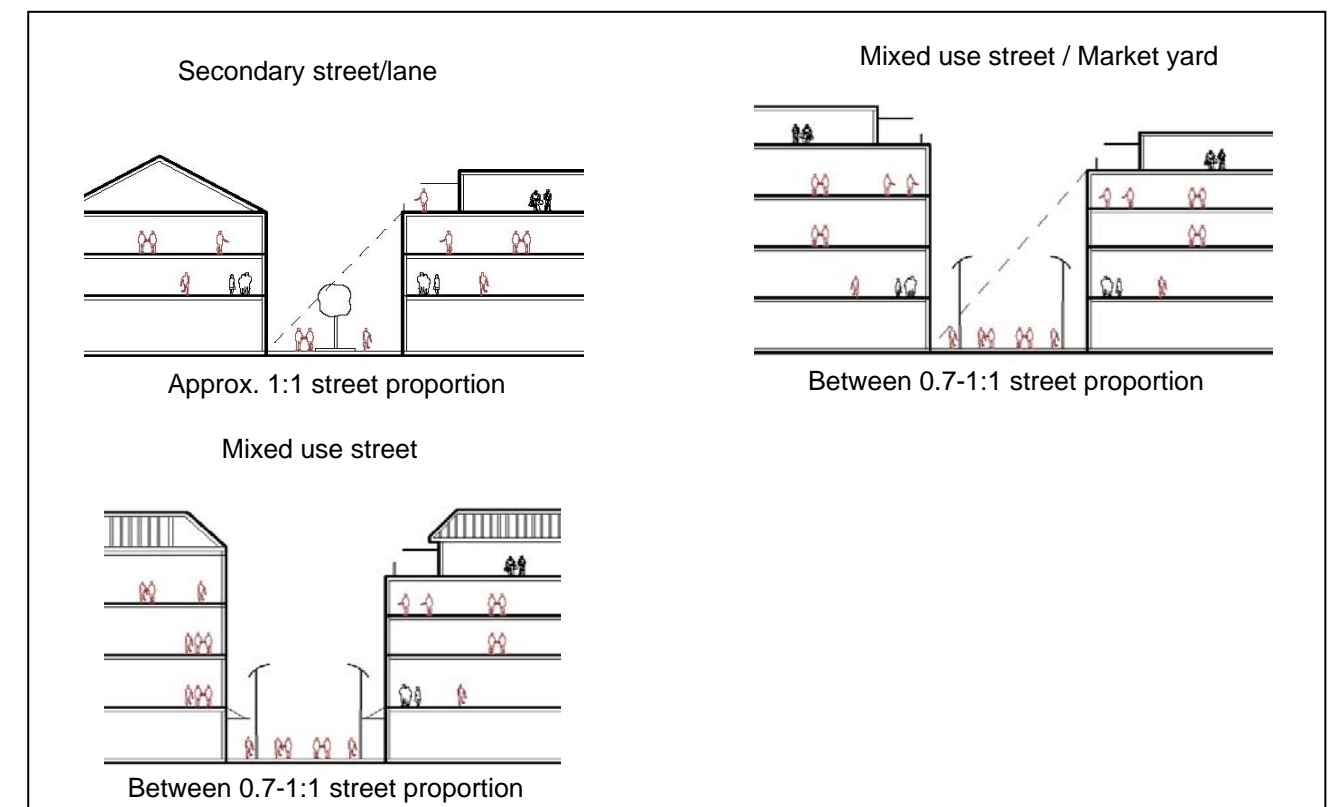


Figure 18: Indicative street proportions

2.10. Building Design

The development management process covers many building-related matters. The framework and the standards for development management are set out in the KCEDP. These standards are informed by national planning guidelines and best practice. This Code does not in any way alter these development management standards, as it focuses on aspects of building quality and urban design matters that are specific to the area. The code is a more detailed layer to be considered in the development management process.

Building quality

Building quality will be a key determinant in the success of the area and includes:

- Quality of design;
- Quality of materials;
- Quality of construction; and
- Quality of finishes.

It is important, in decisions affecting each of these qualities that the Council insists on an appropriate standard to deliver a high quality environment.

Building typologies

A range of typologies will be needed to accommodate different land uses and to ensure a diversity and variety in the built fabric of the area. Buildings should be designed to reflect their uses. Mixed-use buildings, in particular, should be designed to accommodate future changes of use. This will require a 'loose-fit, long-life' approach, where additional internal or external space or dimensions may be provided. The mixed urban grain approach of varying plot sizes in individual blocks in this code will facilitate a variety of building typologies. Smaller mixed-use building typologies will require appropriate and bespoke design consideration and solutions.

Architectural diversity

The area will express a diversity of architecture and architectural style. There are many different contexts (e.g. riverfront, mixed use street, Abbey frontage etc.). The area, and the architecture should respond to this. The smaller plot buildings will be required to be spatially-independent of adjoining buildings, with separate entrances and private courtyard/storage spaces. Individual architectural design approaches by different design practices will be required. Variety and innovation of design, construction, materials and colours will be promoted to enhance architectural diversity. These buildings should be mixed use in nature, and should include some element of residential use. The overall maximum building height will be in accordance with the building height concept.

Where coarser urban grain and larger buildings are proposed, a careful approach to the design of facades will be required. Individual buildings on the medium and large plots within blocks should express distinctive building design. Designers will be required to clearly express the ground floor, the main façade, a strong parapet and the roof form. A vertical emphasis to the facades should be achieved, by design and the use of different materials and colours.

Building entrances should be designed as a key element of the facade, which may also be expressed vertically in the main façade. Balconies may be incorporated in multi-storey, residential development to improve the expression of the facade and the interface with the street and riverfront. The treatment of ground floor corners must be carefully considered in terms of design and interface. Corners provide an opportunity for architectural diversity, with the inclusion of features, such as raised parapets and additional building height. Distinctive corner buildings can also aid legibility, signifying a significant route or gateway.



Building and space interface

The interface of the building and space is critical to the success of streets and spaces. The design of the ground and lower floors of buildings fronting streets and spaces are critical in determining this relationship. The purpose of the street or space and the nature of the land use will determine the approach to the design of the interface. In all instances, interfaces should be carefully designed and attractive, and provide appropriate levels of interaction and safety. General rules can be established for new mixed use and residential frontages to streets and spaces in the area.

Generally, for new mixed-use frontage to streets and spaces there should be no building set back from the back of the street or space. Frequent entrances to ground floor uses and upper floor uses, generous windows and display areas, varied and richly detailed and designed shopfronts, generous floor-to-floor heights (at least 4m) and design for potential for uses to spill out onto the street or space.

For new residential frontage to streets and spaces, there should be building set-back or a small privacy strip (not greater than 1.0m deep) depending on context. Less private rooms such as kitchen, living and dining rooms to the main frontages, direct access to ground floor units from the street or space, carefully designed access to upper floors, and balconies at upper floors.



Roofscape

Variety of roofscape will contribute to the architectural and visual diversity of the sector. Roof form should be an important aspect of building design. Roofscape should be varied to reflect the mixed urban grain of the area. Ridged or sloping roofs of reasonable pitch will be preferred. Large expanses of roof should be avoided on medium and large buildings and should be broken by changes in ridge and/or pitch. Inclusion of additional floorspace in the roofspace may also provide variety of roof scape. An additional set-back floor above the maximum storey height will be considered for 3-4 storey buildings. Natural stone/slate roof finishes will be normally be preferred. Alternative durable materials will be considered where it contributes to quality building design.

Variety in roofscape

1. Stepped parapet to corner.
 2. Set-back residential unit.
 3. Gable front to 'throughplot'.
 4. Set-back top floor.
 5. Sloped set-back top floor.
- ⋮ Division of the facade reflected in roof-form.

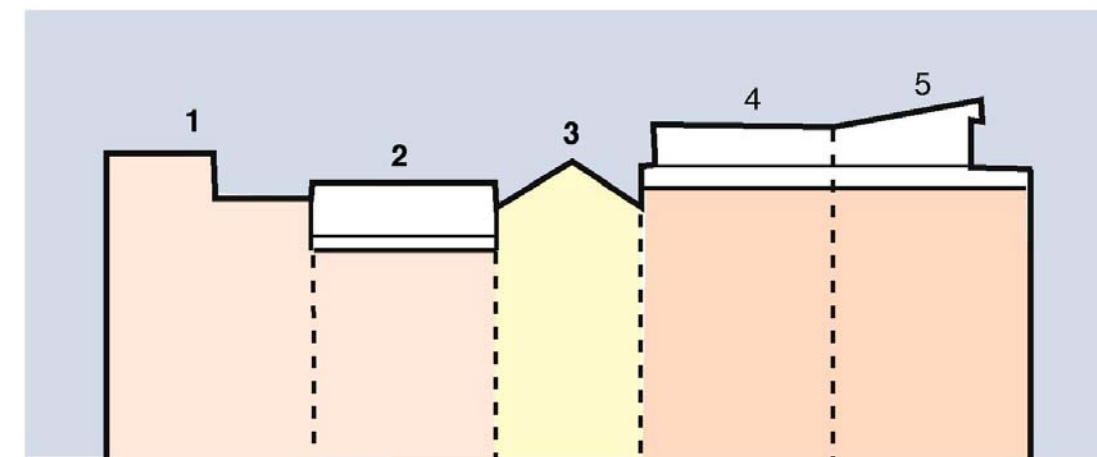


Figure 19: Different ways of varying the roofscape

Ground floor levels and gradients

Buildings will need to respond closely to level differences at ground floor level due to localised land raising. Building entrances must be level with the adjoining footpath or public space. On sloping streets and spaces, buildings will be required to step closely with the changing gradient. Fine urban grain will be an ideal typology in these locations. Excessive level differences will not be permitted between the ground floor of buildings and the footpath. Building designers will be required to work closely with the designers of the streets and spaces in this respect.

**Materials**

High quality and durable materials are essential in creating successful places. Natural and 'tried and tested' building materials that are common in the Kilkenny will be preferred. These include stone, brick, render, timber, and steel and glass. Insofar as possible, materials should be environmentally-friendly in terms of production and composition. The planning Authority will encourage the use of recycled material. Above all, it will be important that materials are durable and weather well, so as to avoid long-term maintenance problems. This will be important when considering, for example, the use of render in larger buildings.

Green building

Green building is a philosophy and a code for sustainable building. It relates to all types of building and its key components are:

- Energy management – including energy supply, energy efficiency and energy use;
- Water management – including water conservation, rainwater harvesting and grey water recycling;
- Waste management – including fewer and more durable materials, end of life recovery and reuse of materials and building user's reuse and recycling;
- Health and well-being – including achieving good indoor air quality, natural light, noise levels;
- Landscape - including integration of biodiversity, roof gardens, green roof, planting etc; and
- Resilience and adaptability – including resilience to flooding and climate change, flexible spaces for use changes.

For project proposals it will be a requirement to demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems.

In terms of energy, measures can be taken for individual buildings or for the larger urban block. Building fabric energy efficiency will be the priority. At present this is regulated by the Building Regulations. However, Near Zero Energy Buildings (NZEB) will be introduced as the standard in Ireland by 2020 and the Council will work with developers in the interpretation and implementation of this standard in the sector.

2.11. Urban Space

The area will provide a major addition to the network of public spaces in the city centre, providing new amenities. The network of spaces and streets and the broad parameters for their design, have been set out in the Masterplan. A number of these spaces have been brought forward in the planning and design process. These are Horse Barrack Lane and the Riverside Garden (excluding the riverfront area at Abbey Square).

Heritage considerations

There are significant challenges in delivering urban space in the area. The development of the open spaces will need to protect and enhance the substantial above-ground built heritage of the area, and be responsive to known and undiscovered archaeology underground. The Abbey Quarter Masterplan Area Archaeological Strategy (2015) recommends development of an archaeological investigation strategy, within which above ground built heritage is protected and enhanced and below-ground archaeology is protected in situ with selected investigations (including specific project-related investigations) and the preservation of the current industrial apron/slab. The report also recommends that the ground level in and around the Abbey precinct be lowered to match levels in and around current levels at the Abbey in order to place the Abbey within its historic topographical setting. This requirement must be considered having regard to flood risk management in the area.

New ground levels

Ground levels will be raised in the area, in accordance with the recommendation of the flood risk assessment carried out for the masterplan (see section 3.1.11 of masterplan document). This will manage the flood risk for a 1 in 1000 year flood event. This will allow for the preservation of the slab and any in situ, below-ground archaeology. The transition to this new ground level will need to be smooth and discrete with gentle slopes and it will need to avoid steps in level. The space between the existing slab and the new raised ground level will also provide a space for new services (such as water, waste electricity, gas, heating, telecoms etc.). There is also the potential to link with existing below ground drainage services on the site, which would also minimise the impact on the archaeology. A gently sloping surface should be designed across the entire Abbey Square to connect new raised ground levels and lower levels in and around the Abbey.

Variety of spaces

The Masterplan includes a network of spaces of different types, size and character, including informal social spaces, civic and destination spaces, recreational areas and commercial and mixed-use spaces. Figure 20 shows how these spaces can function to accommodate a wide range of activities. Within larger spaces it will be important to facilitate smaller scale activities. The proposals for new spaces prepared to date present a considered and high quality design approach, which should be replicated in the design of the remaining streets and spaces of the sector.



Figure 20: Activities and new urban spaces concept



Qualities of space

In achieving quality streets and spaces, key objectives will inform detailed space design:

- All spaces should be utilised. No space, no matter how small, should be left-over and all spaces should have a clear role and function.
- All public spaces should allow for the opportunity for civic and cultural events appropriate to their scale and include the necessary built-in services and infrastructure.
- All spaces should be designed to be safe and should be perceived to be safe. Uncluttered spaces with good sight-lines with adequate lighting that are well maintained will complement the essential passive supervision of streets and spaces by workers, visitors and residents. Vehicular traffic through the area will be strictly controlled within pedestrian priority areas.
- All spaces should be attractive to residents, workers and visitors alike. High quality design based on the essential local character or genius loci, and well-considered concepts and themes, including local culture and art, will play a key role in this.
- Spaces should be uncluttered to provide an understated setting for the built heritage and the riverside setting and to ensure that they are robust for a variety of uses and activities.
- All spaces should be designed for comfort. In this regard, consideration should be given to micro-climate, orientation and existing and proposed, surrounding buildings. Informal and formal seating should be provided in all spaces, with shelter provided where appropriate.
- All spaces should be designed to be accessible to all in society, including those with disabilities children and older people. Gentle slope will be favoured in preference to abrupt and stepped level changes

- All spaces should allow for vibrant and active edges, where active ground floor uses can spill-out in to the space and where people can browse, linger and socialise.
- Opportunities for biodiversity (tree planting and landscaped areas and features) and sustainable urban water management should be included in space design proposals
- Ample opportunities should be provided for play – both formal and informal.

Materials and finishes

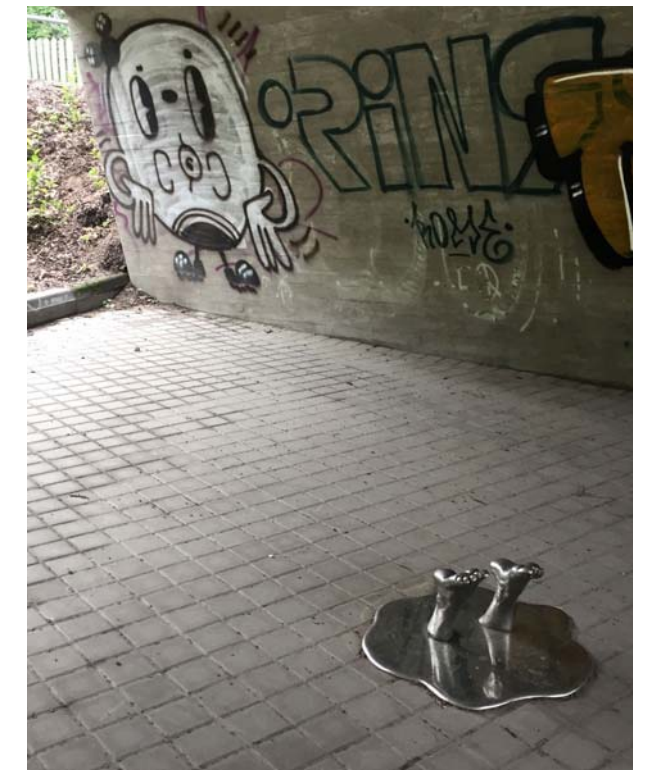
It is essential that a coherent range of materials is chosen for the public streets and spaces of the area. Natural stone, including limestone and granite similar to the already in the public realm in Kilkenny, are preferred surface materials which may be augmented by other high quality building products. Streets and spaces in the city centre have already been improved to a high quality and design proposals, should consider these scheme in future design proposals. A narrow palette of surfaces colours should be used. Again, improvements in public spaces in Kilkenny City Centre have already shown the benefits of using a limited range of natural materials with a restrained colour palette. All materials should be appropriately specified to ensure that they are durable and easily maintained and replaced, if necessary.

**Street furniture**

Street furniture in the area should be provided to for the comfort and safety of users. Spaces should not be cluttered unnecessarily by furniture. A coherent, carefully selected and narrow range of furniture should be chosen for the area, which is compatible with the better examples of street furniture in the City Centre. Essential street furniture includes formal seating (seats and benches) and informal seating (e.g. low walls, plinths for art works, steps and grass), street and space lighting and bins. It will be important to consider the suite of furniture as part of the design and implementation of the initial spaces (Horse Barracks Lane and Riverside Garen). Elements of landscape and street furniture (e.g. lamps and benches) can often be combined to improve comfort and reduce clutter

**Public art**

An approach for public art in the area should be devised as part of the implementation of the masterplan and Code. Ideally, local artists should be involved in the design of the remaining streets and spaces in the area. Just as important will be an artistic input into the design of the floorplane and the boundaries of the streets and spaces and unique elements of street furniture.



2.12. Movement

The area will provide a major addition to the network of public streets and spaces in the city centre. This new network is highly permeable and will integrate with the existing network of streets in the city centre. Managing movement for all modes will be crucial to the success of the area.

Movement for high value places

In line with KCEDP and higher-level transport policy the Masterplan gives priority in the sector to pedestrians. In reference to the Design Manual for Urban Roads and Streets (2013), the area is in a higher value urban context and status where the streets and spaces in the area should be categorised as places rather than links. This underpins the approach to the design and management of the streets and spaces in the area (The design aspects of the streets and spaces are largely described in the section 3.2).

Pedestrian priority

Overall, in accordance with the philosophy of the Masterplan, the area will be managed as a pedestrian priority zone. Pedestrians will have full permeability across all streets and spaces in the area. Management of movement in the sector will be as follows:

- Riverside Garden - this space will be pedestrianised with additional access only provided to cyclists.
- Mixed-use street, time-controlled, local vehicular access for loading and unloading will be permitted.
- Abbey Square will be largely pedestrianised, with time-controlled local vehicular access loading and unloading to connect the mixed-use street and St. Francis Bridge. This may be controlled by an automatic gate.
- Other streets and spaces will be managed as pedestrian priority.

The design of the streets and spaces should ensure that adequate space is provided for emergency and maintenance access.

Car parking

Options for car parking in the area are extremely limited given controls on vehicular access, the need to protect the below-ground archaeology and priority on the surface for pedestrians.

A car parking study is ongoing, and draft recommendations suggest that:

- Longer-term car parking solutions lie outside the central former brewery area covered by this code (Section 1.6);
- Existing car parking capacity in other car parking facilities in the city centre should be utilised;
- There is potential in the longer-term for multi-storey car parking facilities in adjoining areas such as Bateman's Quay, Sweeney's Orchard and The Mart; and
- In the short-term undeveloped blocks in the area can provide surface car parking to service development and build connectivity in accordance with the temporary use and phasing strategy outlined in sections 1.6 and 2.4.

Cycle facilities

Adequate cycle facilities will need to be provided in the area. These include a new shared pedestrian and cycle path along the Riverside Garden. Cycles should be allowed to use all other spaces in the sector on the basis of pedestrian priority without the provision of dedicated cycle paths or tracks. Cycle parking should be provided in the main streets and spaces. This should be discretely and conveniently located. Cycle parking within developments will be considered as part of development management process.



Figure 21: Movement concept



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

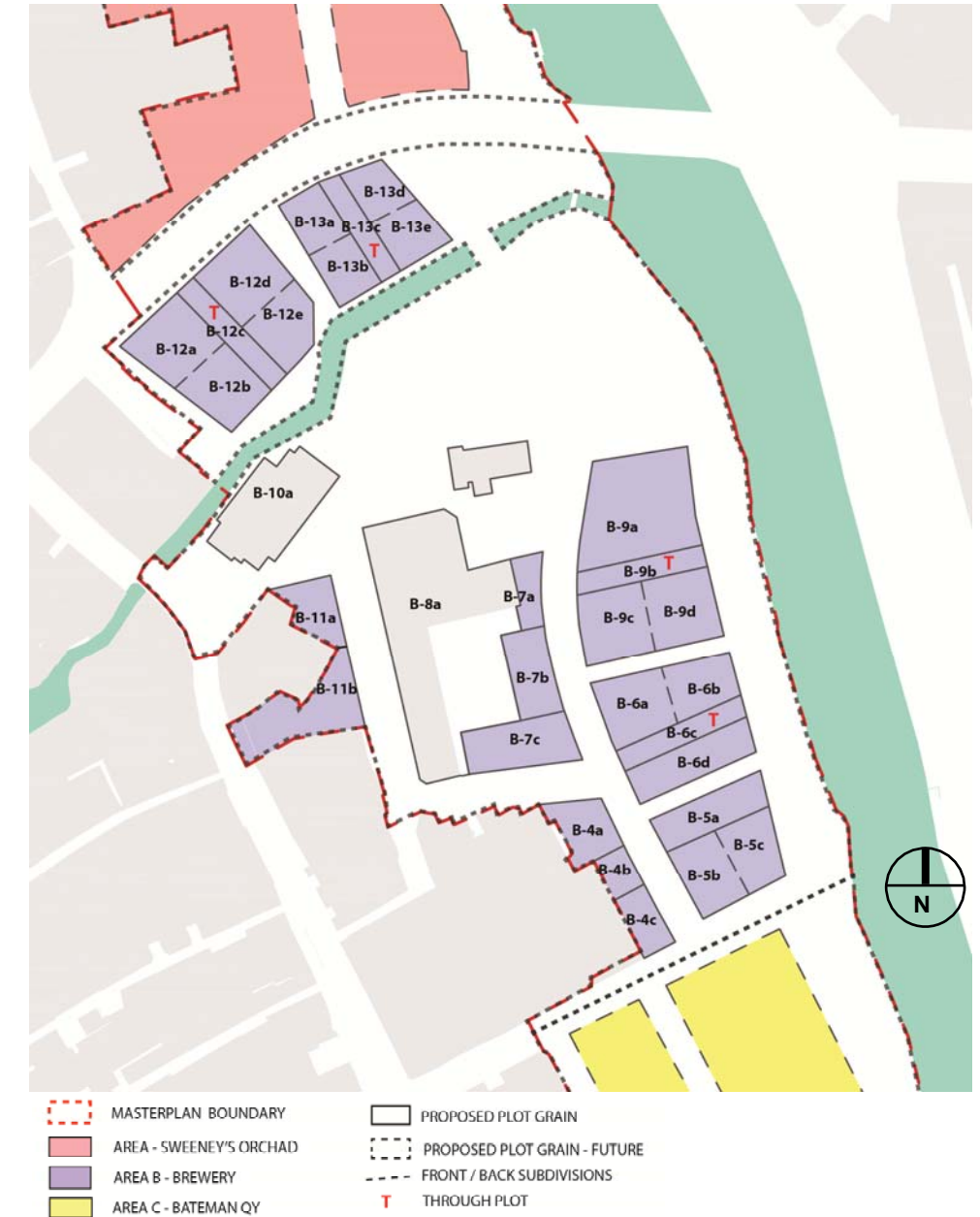


Figure 23: Brewery code and potential urban block subdivisions

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.

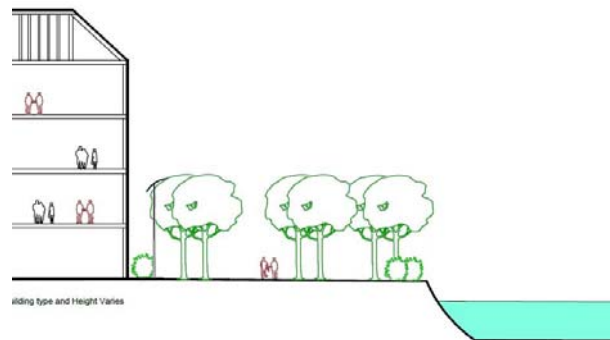


Figure 25: Indicative riverside section

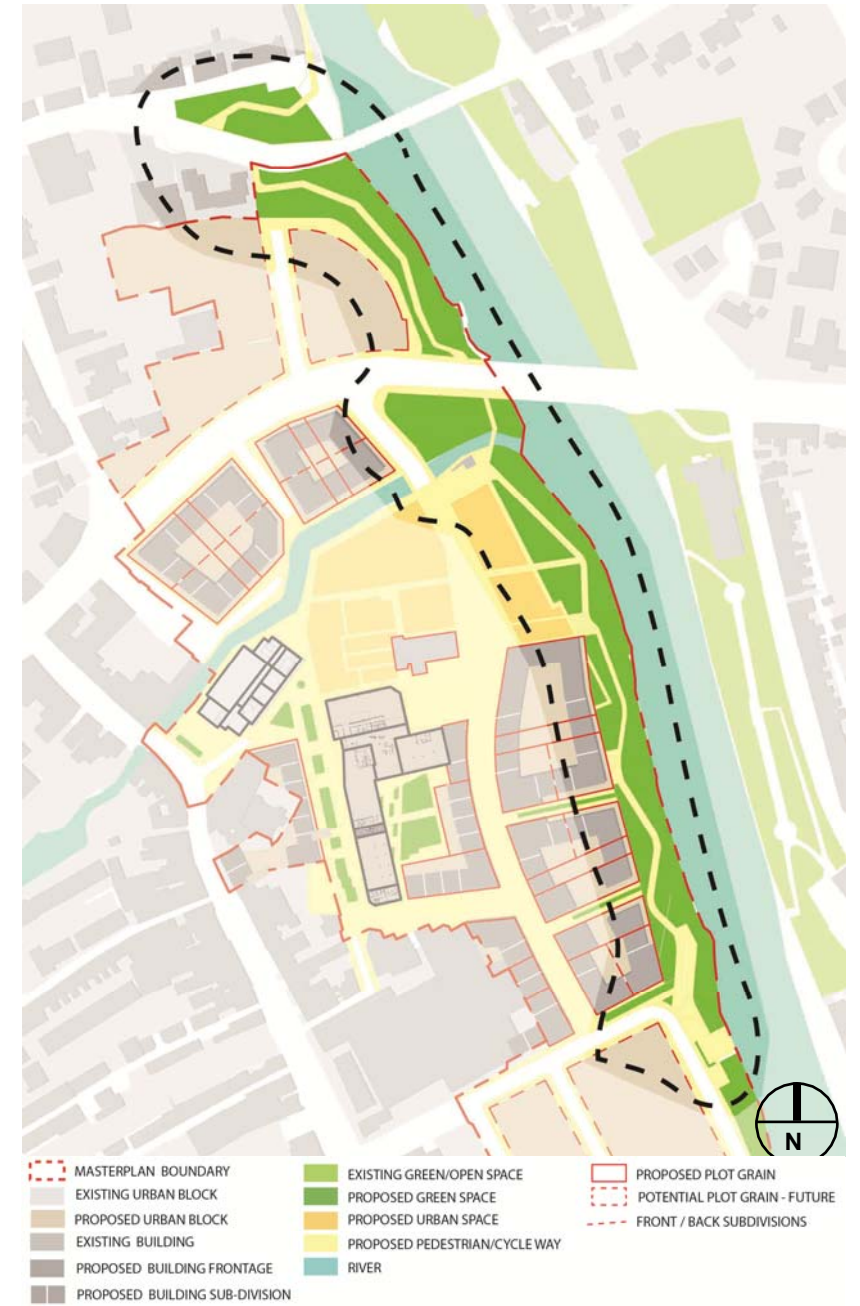


Figure 27: River front place



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.

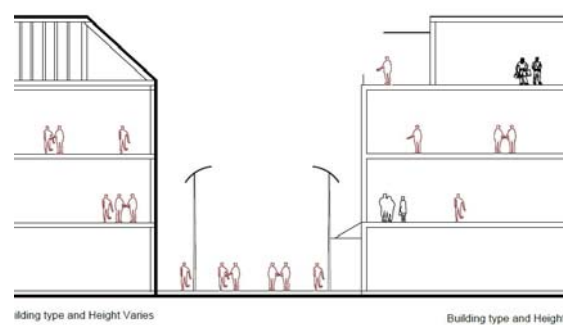


Figure 28: Indicative mixed use street section

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

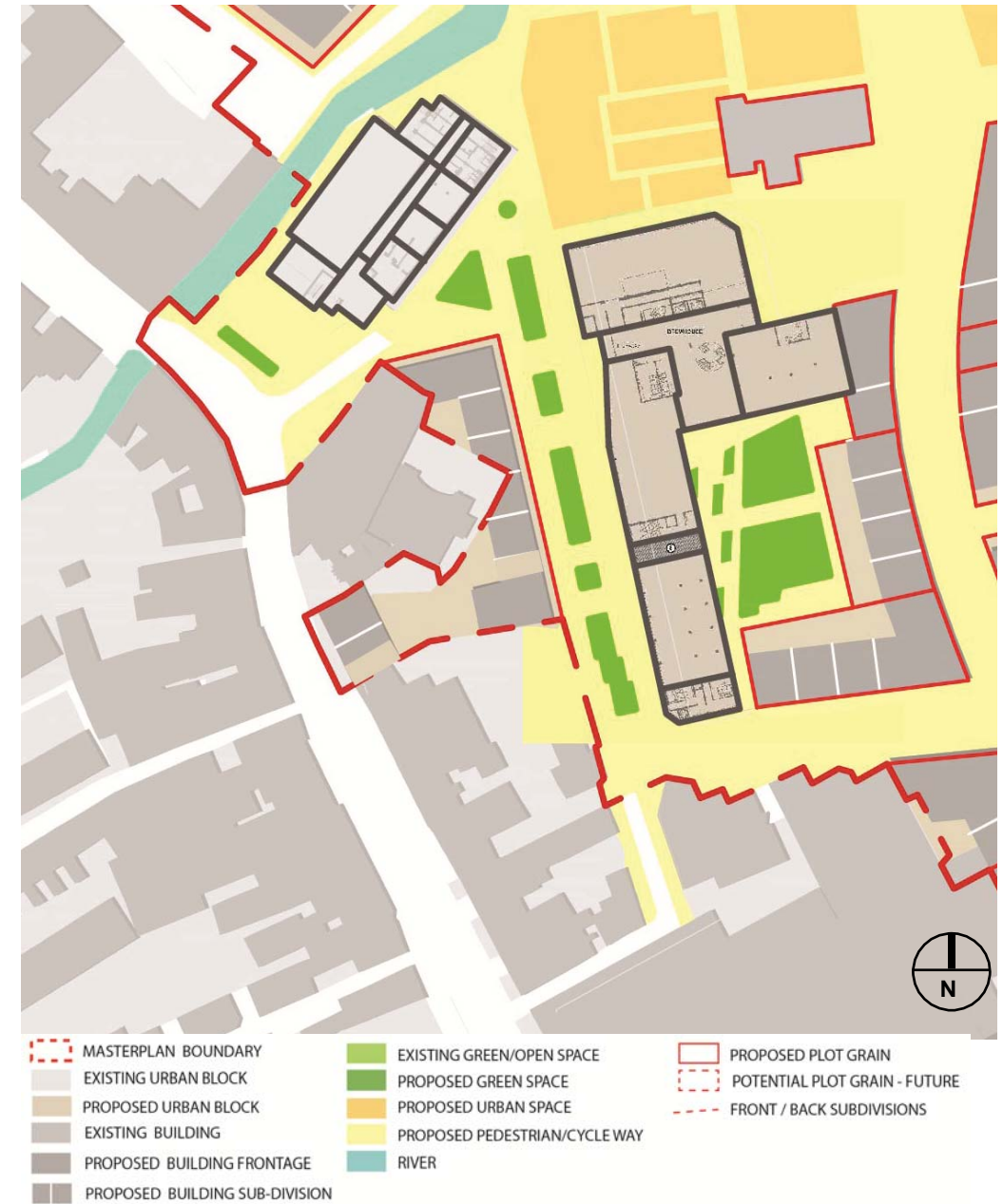


Figure 32: Horse Barracks Lane



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.

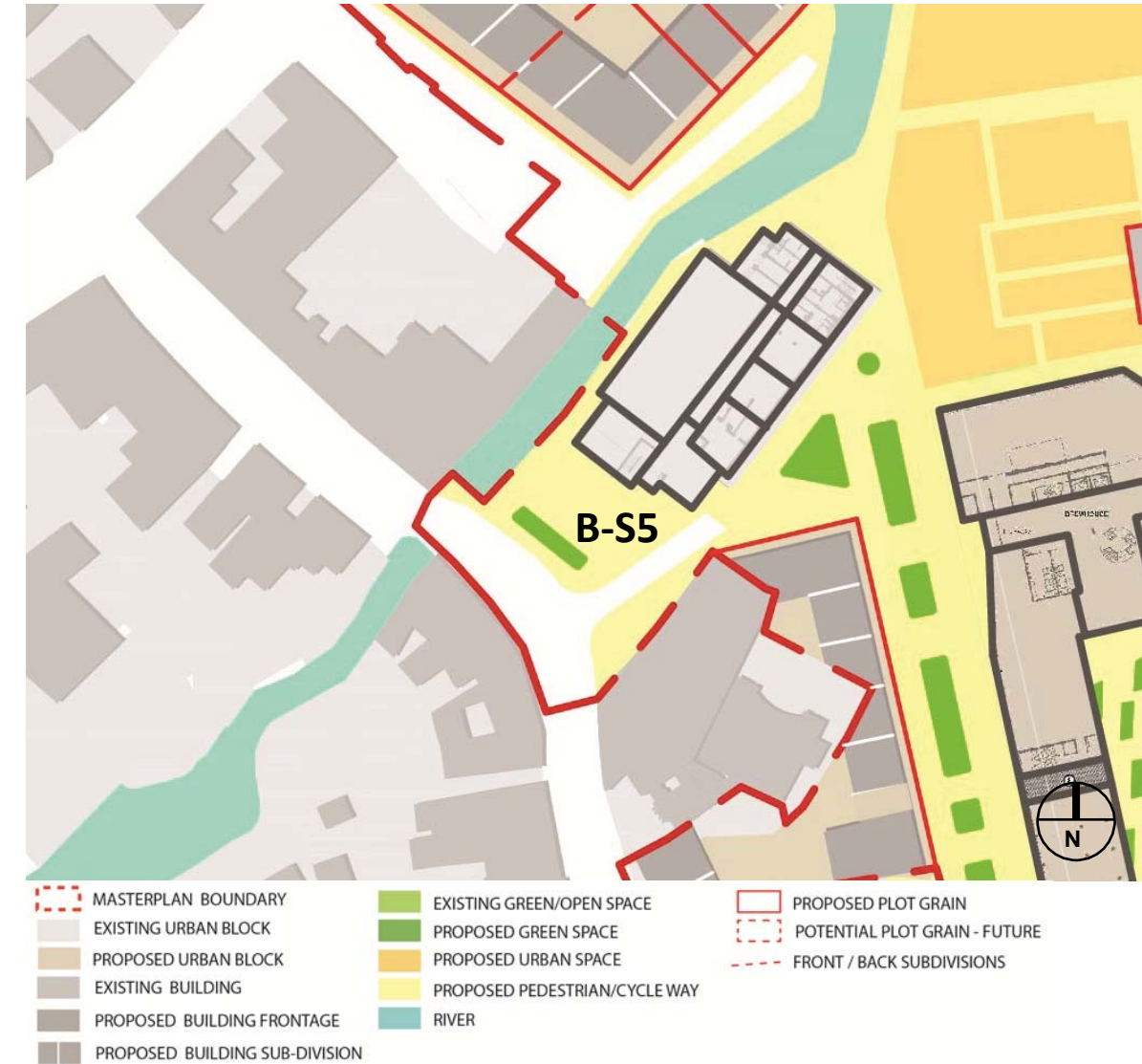


Figure 33: Watergate



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.

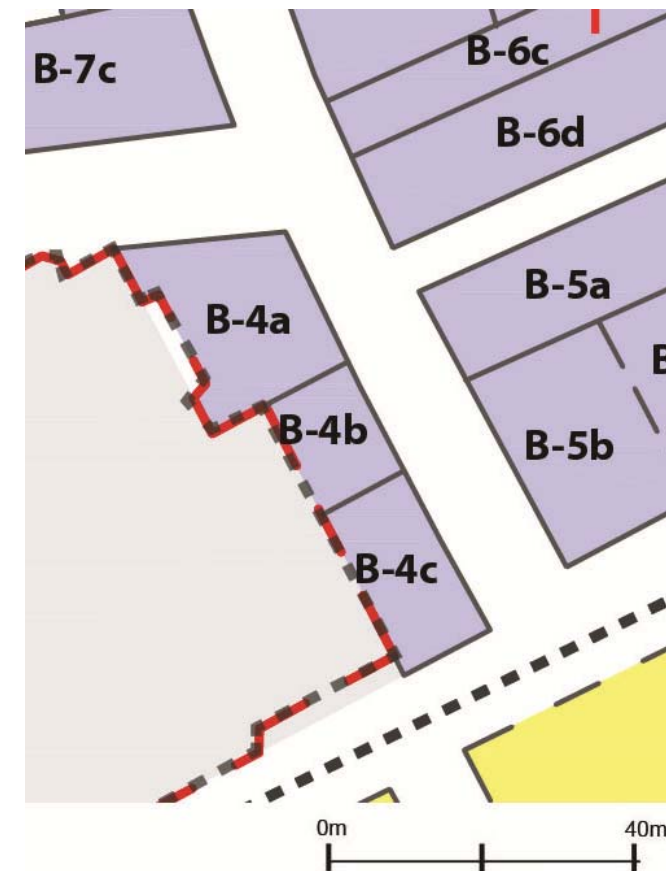


Figure 34: Block and plots



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.

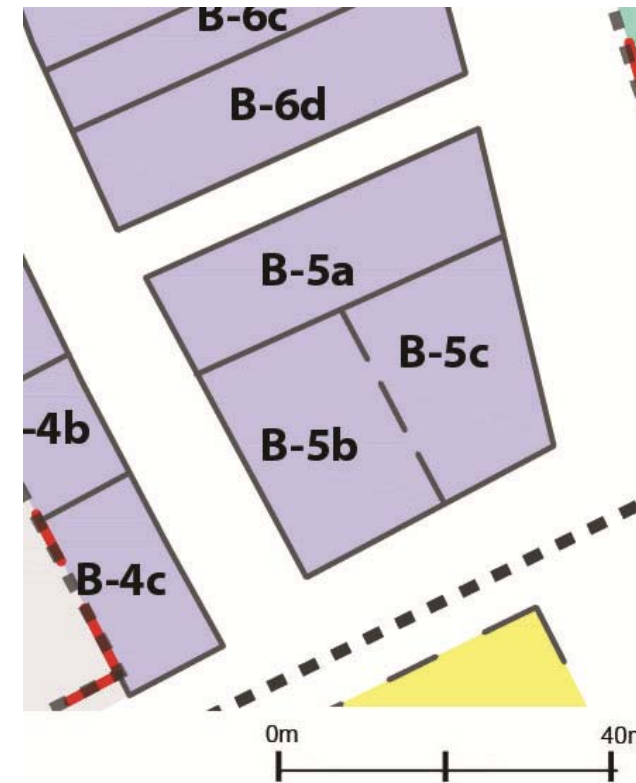


Figure 36: Block and plots



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.

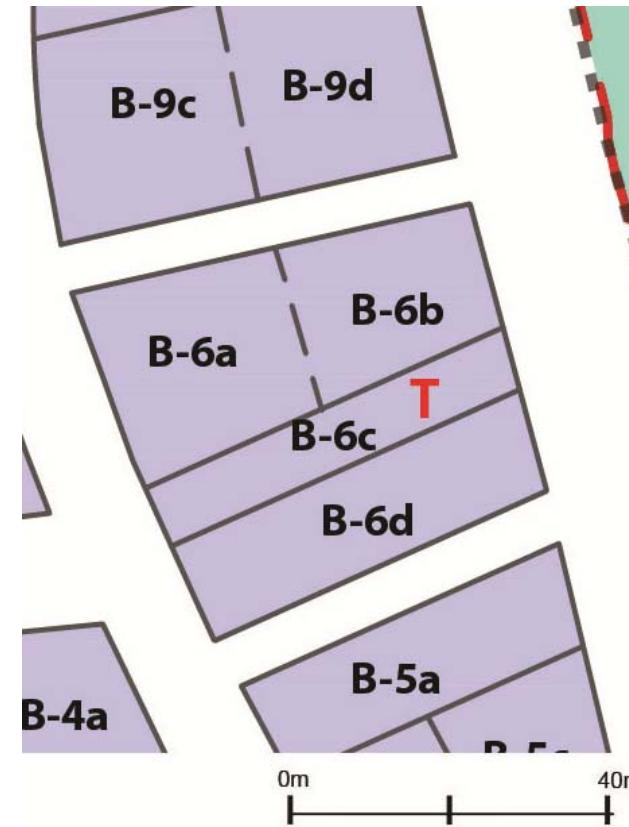


Figure 38: Block and plots



Figure 39: Indicative frontage and massing

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-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.

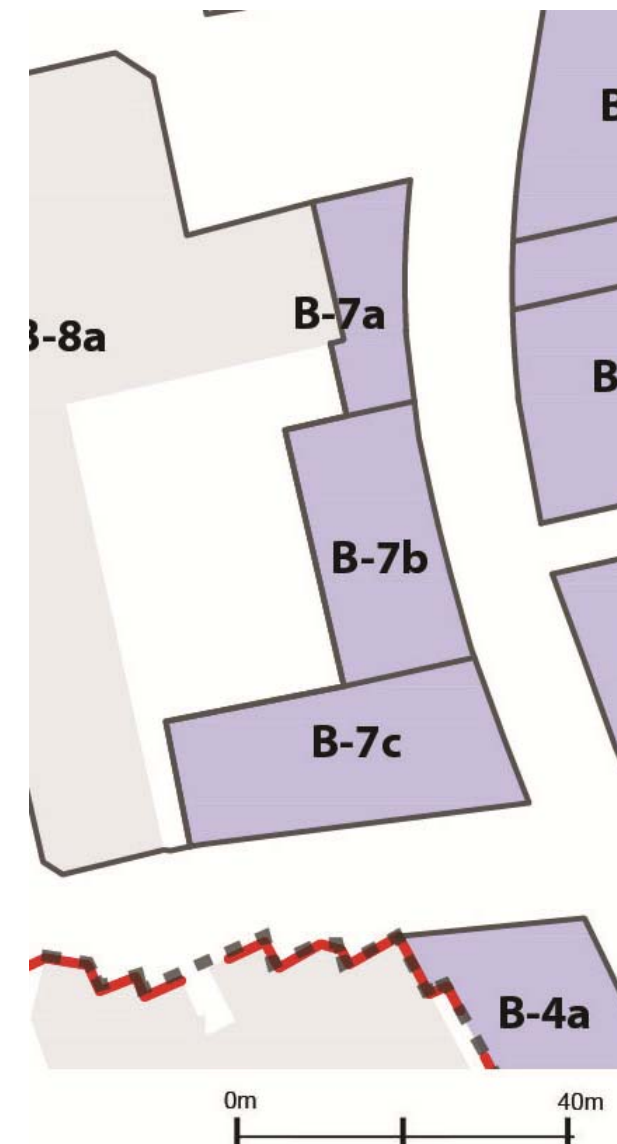


Figure 40: Block and plots



Figure 41: Indicative frontage and massing



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

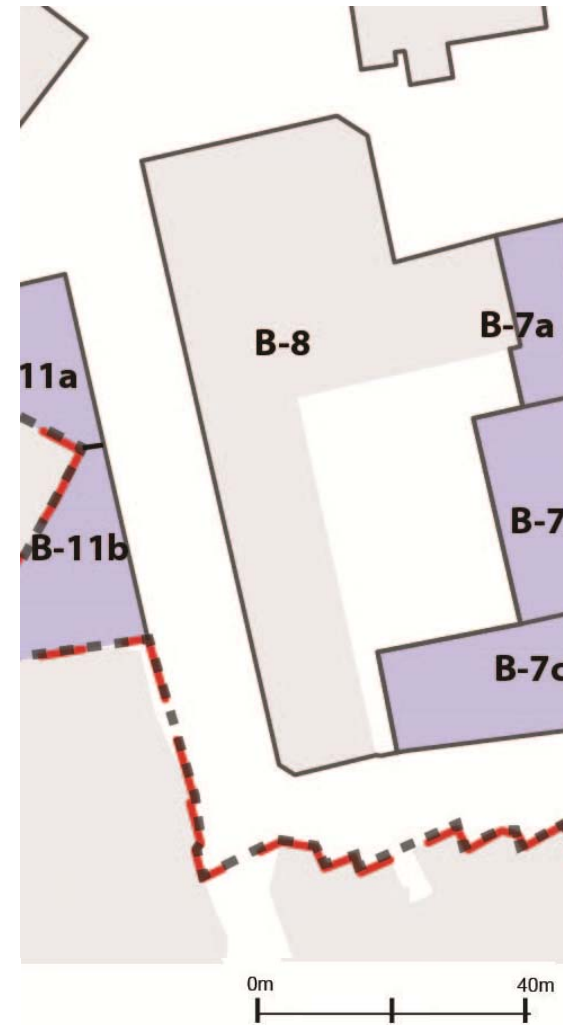


Figure 42: Block and plots

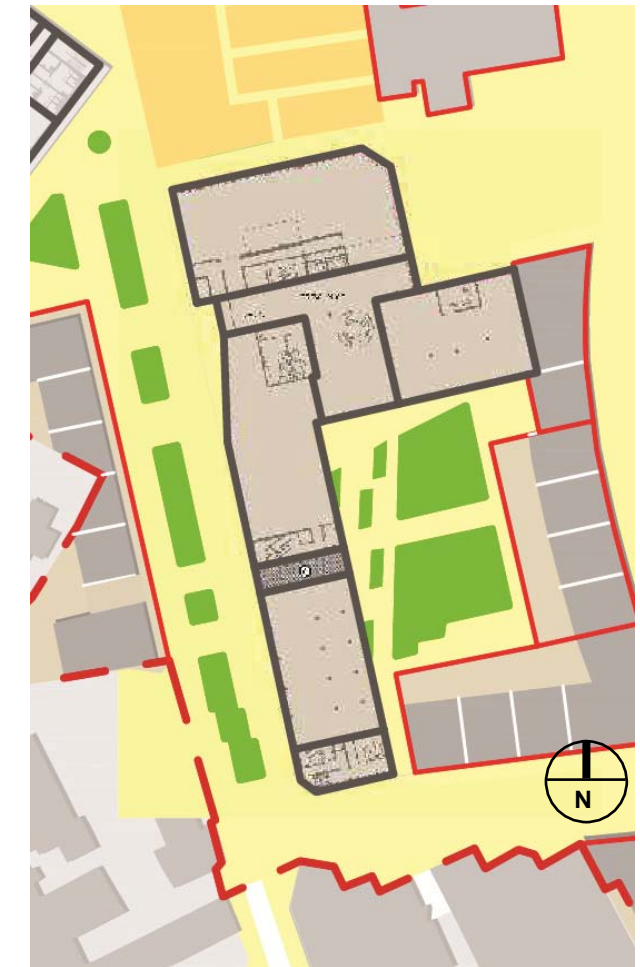


Figure 43: Indicative frontage and massing



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.

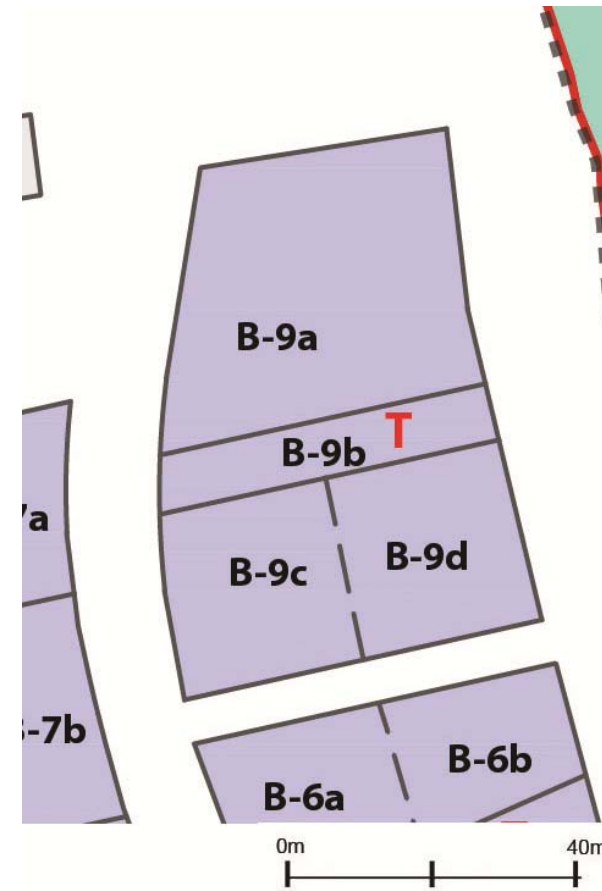


Figure 44: Block and plots

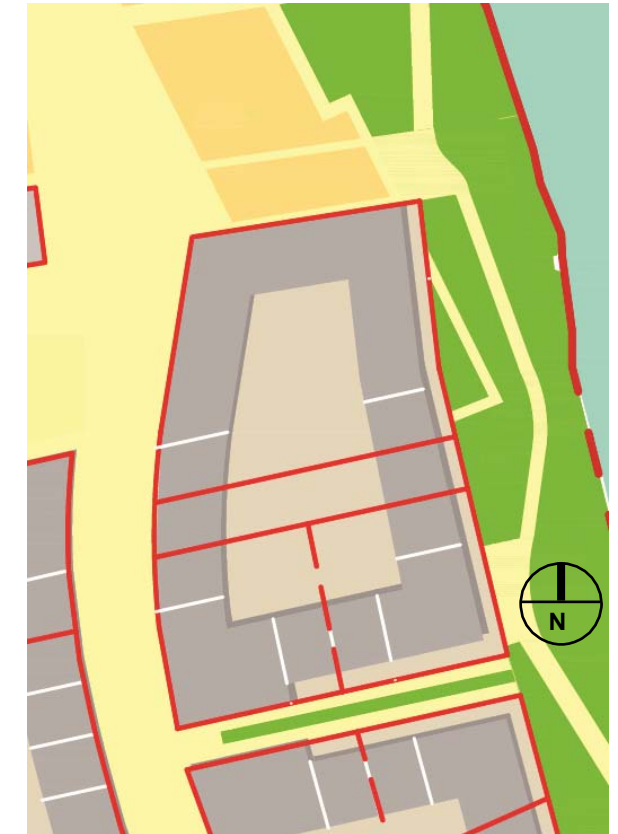


Figure 45: Indicative frontage and massing



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.

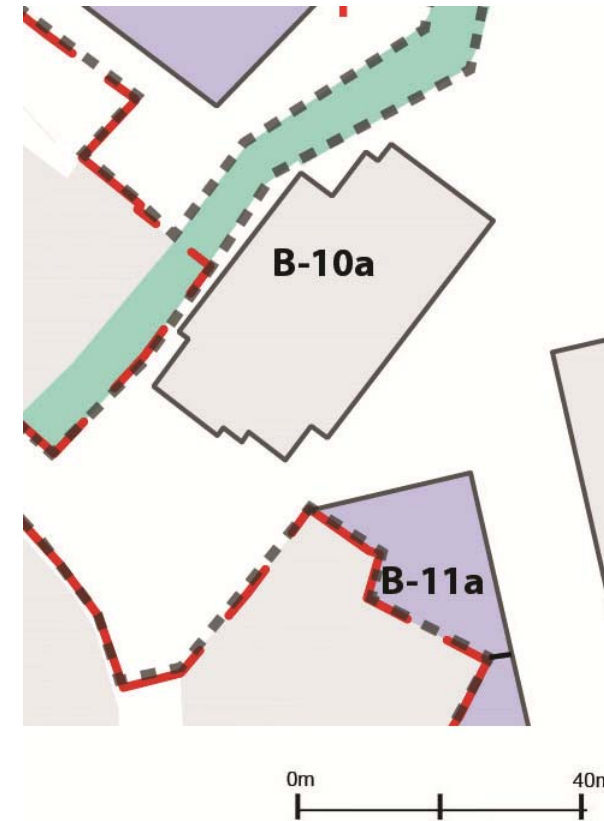


Figure 46: Block and plots



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 Brewhouse.

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.

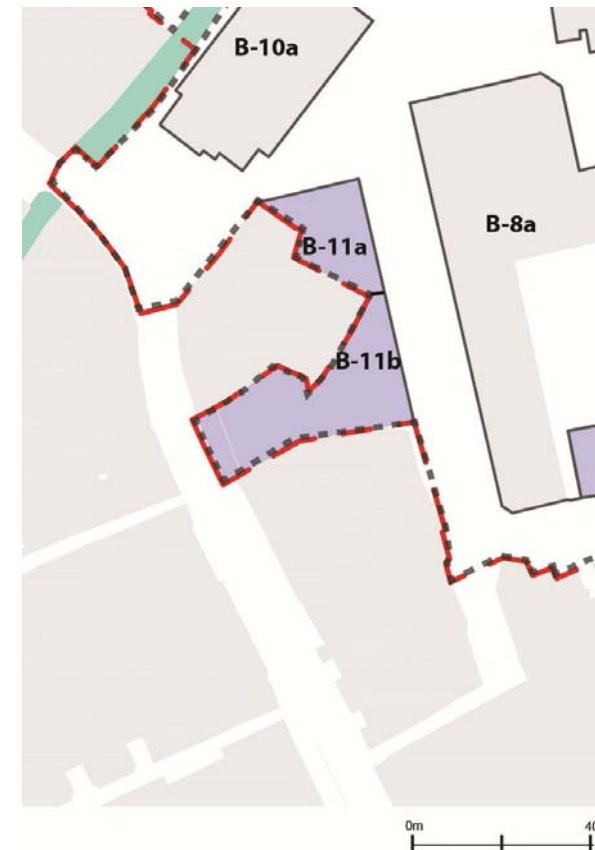


Figure 48: Block and plots



Figure 49: Indicative frontage and massing

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-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.

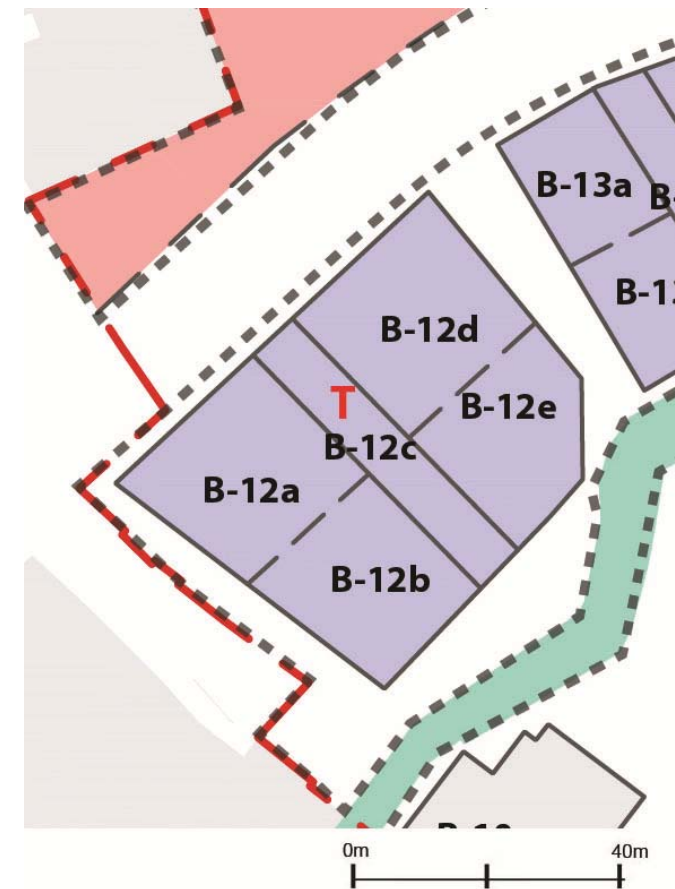


Figure 50: Block and plots

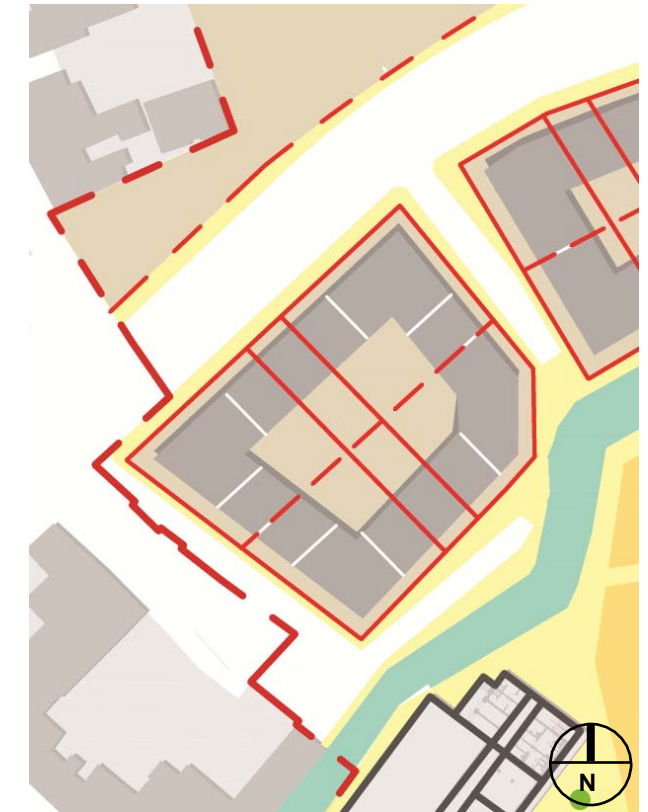


Figure 51: Frontage and massing



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.

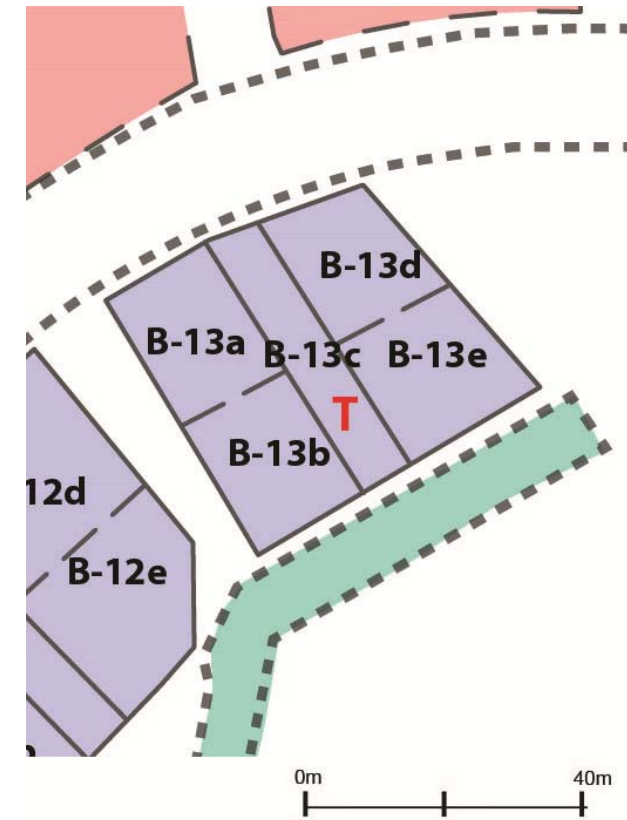


Figure 52: Block and plots

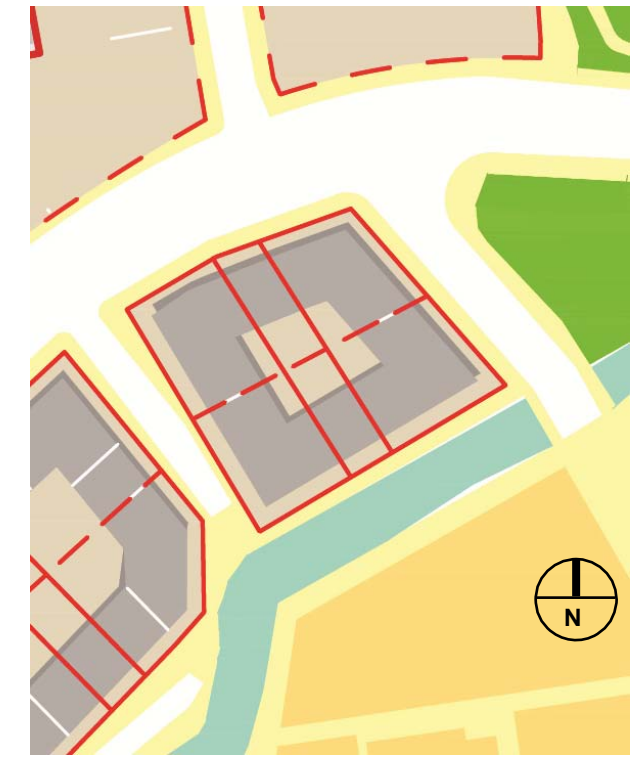


Figure 53: Frontage and massing



4.0. General

This section of the Code sets out the parameters that will determine the development potential of the area, the key roles and responsibilities in developing the area, potential phasing and procedures for monitoring and review of the Code.

4.1 Development Potential

The development potential for the area will be determined through the application of plot ratio, site coverage and other built form and planning considerations such as scale, building height and street widths.

The Kilkenny City and Environs Development Plan provides for a maximum plot ratio of 2 in the city centre. This plot ratio is normally based on a gross site area. As all blocks in the area will be separated from their surroundings streets and spaces, site areas will be net in nature. This will give rise to lower than expected ranges for quantum of development than might normally be expected in similar development contexts. The KCEDP allows for a plot ratio higher than 2 where exceptional standards of design can be achieved.

It is considered that plot ratios could be adjusted to a range of between 2 and 3 based on the net block area, and where design proposal area of sufficiently high quality and satisfy the requirements of the code, particularly in form of plot size, building designs, heights, and enclosure ratio/street proportions.

4.2 Roles and Responsibilities

The primary responsibility for implementing the Masterplan and this Code lies with Kilkenny County Council as the planning authority. The Masterplan and Code as objectives of the statutory development plan will be a material consideration in the assessment of development proposals for the area. The Masterplan and Code will be considered along KCEDP policies, local objectives. The Council is also responsible for monitoring the implementation of the Masterplan and the Code and reviewing and updating it as necessary.

The Abbey Creative Quarter Development Partnership, comprising Kilkenny County Council and the NTMA has the key development role in the area. The Council will deliver all of the new streets, Riverside Park and public spaces (i.e. public realm). The Partnership will be required to work with the Planning Authority in implementing the Code and the Masterplan.

4.3 Phasing

Phasing of the development of the sector will be critical given the scale of the area and the need to development incrementally. It will be important to develop the area in a logical sequence to ensure seamless growth of the established city centre. It will also be important to match development with infrastructural provision (services and open space). There are many factors, which may affect the phasing of the sector, therefore, phasing needs to be seen as indicative. Three phases are suggested as follows (Table 4.2):

Phase 1: Initial development phase.
Further studies, essential physical infrastructure and site preparation. Refurbishment of the Mayfair and Brewhouse. Completion of Horse Barrack Lane space. Development of the riverside garden.
Phase 2: Core development phase.
Development of key blocks for the hotel and mixed use. Development of other small streets and spaces.
Phase 3: Completion phase.
Completion of the blocks on St Francis Bridge frontage and mixed use street. Completion of remaining small lanes and spaces.

Table 4.2: Indicative phasing



Figure 54: Phase 1

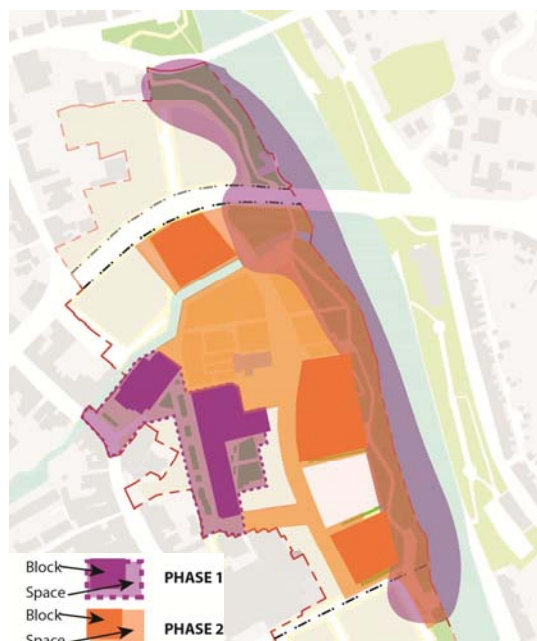


Figure 55: Phases 1 and 2



Figure 56: Phases 1, 2 and 3

4.4 Monitoring and Review

Progress on the development of the area will be monitored on a regular basis. This is necessary to respond to the outcomes of ongoing and planned studies in the Quarter. Monitoring will focus on the progress of the development of the area against the objectives of the Masterplan and Code.

Key aspects to monitor include:

- Progress on land use mix targets;
- Progress on the delivery of site services and physical infrastructure;
- Completion of ongoing and planned studies;
- Car parking provision (temporary and permanent);
- Progress on the delivery of public spaces and amenities;
- Archaeology and built heritage conservation and management; and
- Energy management.

Monitoring will be carried out on an annual basis (or more frequently, if required) by a cross-departmental review group established within Kilkenny County Council. This group will consult with all relevant stakeholders, including the Kilkenny Abbey Quarter Development Partnership. A monitoring report will be prepared and will set out progress to delivery in the key monitoring aspects mentioned above. It will also highlight any issues or essential amendments that may be needed to the Masterplan or Code to facilitate more successful outcomes for the area.

