

Design Statement



View of existing premises

Introduction

The Watergate Theatre in Kilkenny is a conversion of the Savoy Cinema which was constructed in 1936 and which operated as a cinema until 1985.

Today's theatre takes its name from the historic water gate in the city wall at the River Breagh which divided medieval High Town and Irishtown.

Following its closure, the Savoy was acquired by local theatre enthusiasts and with assistance from the Mayor's Fund was adapted for live performance by the construction of the stage/fly tower block to the rear and the Watergate Theatre was formally opened by President Mary Robinson on April 4th 1993.

The three principal elements of the Theatre are the entrance block, the auditorium with crow-stepped gable and the taller fly tower to the rear.

Design Objectives

There are two principal design objectives;

1. To improve the energy performance of the Theatre auditorium and fly tower elements, thus enhancing comfort levels within the auditorium and also reducing the running costs.

Following an Energy Audit undertaken by The 3 Counties Energy Agency in 2019, a range of energy efficiency measures (EEM's) were recommended including, inter alia, the proposed external wall insulation and roof insulation to the Theatre auditorium and fly tower elements. This work is the subject of this application for Part 8 Approval.

2. To improve, as part of the external cladding insulation works, the appearance of the Theatre onto Horse Barracks Lane & to create a suitable backdrop to the planned outdoor performance area in the existing seating area/off-street car park beside the Theatre.

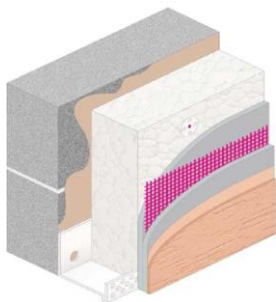
The recent conversion of the Smithwick's Brewhouse behind the Theatre to offices and the conversion and extension of the former Mayfair Ballroom as the new City Library, along with the hard and soft landscaping of Horse Barrack Lane to a high standard, have brought the rear of the Watergate Theatre into greater prominence and the upgrading of the Theatre presents the opportunity to further enhance the area, which is set to become a much more vibrant part of the city centre as the development of the Abbey Quarter unfolds.

The Proposed Works

The works relate to the provision of external wall insulation to the auditorium and stage/fly tower, finished with render and rainscreen cladding panels; raising of parapets to screen existing mechanical plant; new membrane coverings to the auditorium and fly tower roofs, trims; rainwater goods and ancillary related works.

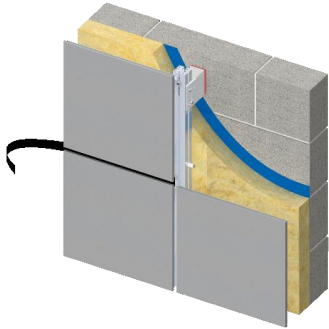
Outline specification

- a) The wall insulation will be externally mounted on the Theatre auditorium and fly tower elements, and is made-up of the following materials at the locations noted on the attached drawings:
 1. External wall insulation with coloured render finish (or similar).



typical view of external wall insulation build up.

2. Selected coloured fibre cement panel rain screen panel system with insulation mounted on existing wall (or similar).



3. Vertical aluminium fins, powder-coated in a range of colours, as cladding to the insulation system, which will complement the similar treatment of the south wall of the City Library.



- b) The roof insulation will form a new layer with membrane finish on top of the existing roof of the pitched auditorium roof and the flat fly-tower roof, all as noted on the attached drawings.
- c) Gutters and down pipes will be adjusted to facilitate the works.