



# **KILKENNY COUNTY COUNCIL**

**REPORT - Dated 10<sup>th</sup> January, 2017**

**In Accordance with Section 179 of the  
Planning and Development Acts, 2000-2015**

**RE: *Proposed Development of New Butler Gallery  
at Evan's Home, Barrack Lane, Kilkenny.***

**For consideration by the Elected Members  
of Kilkenny County Council  
at monthly meeting to be held  
on 16<sup>th</sup> January, 2017**

## **Introduction**

- Description of proposed development
- Notice of development
- Implications for proper planning and sustainable development of the area and copy of Planner's Report dated 10<sup>th</sup> January, 2017.
- Submissions received
- Council's Intention regarding proposed development

**Appendix A**            List of Submissions received

**Appendix B**            Site Location Map and Public Notice

**Appendix C**            Site Layout, Floor Plan and 3D Image

## **Introduction**

This report has been prepared for submission to the elected members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000-2015.

## **Description of Proposed Development**

Proposed Development of New Butler Gallery at Evan's Home, Barrack Lane, Kilkenny.

## **Notice of Development**

A notice describing the proposed development was placed in the Kilkenny People, week ending 23<sup>rd</sup> September, 2016. A Site Notice was displayed at the site location from 23<sup>rd</sup> September, 2016.

## **Implications for proper planning and sustainable development of the area**

The proposed development is consistent with the provisions of the City & Environs Development Plan and is compatible with the zoning objectives for the area. Copy of a report to this effect from the Senior Planner is appended to this report.

## **Submissions Received**

The submissions received are listed in Appendix A. A public meeting was held on 18<sup>th</sup> October, 2016.

**Kilkenny County Council's Intention**  
**regarding Proposed Development**

**Proposed Development:** Part 8 Proposal  
New Butler Gallery at Evans Home,  
Barrack Lane, Kilkenny.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

**SIGNED**

\_\_\_\_\_  
**Mary J Mulholland**  
**Director of Services**

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

**SIGNED:**

\_\_\_\_\_  
**Colette Byrne**  
**Chief Executive**

# Comhairle Chontae Chill Chainnigh Kilkenny County Council Planning Report



## Proposed development by a Local Authority Section 179 of the Planning and Development Acts 2000-2015 Part 8 of the Planning and Development Regulations 2001-2015

### APPLICATION: NEW BUTLER GALLERY AT EVAN'S ALMS HOUSE

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#### The Subject Site

The site of this proposed development is located west of John Street to the rear of St. Johns Priory. The existing building on the site is Evan's Alms House, a Protected Structure which is currently vacant and has a floor area of approx. 870sqm. The attendant grounds were previously utilised by the former Borough Council as a garden nursery. The site is accessed from 3 locations, being from Barrack Lane, from Carnegie Library car park and from Back Lane off Michael Street.

St. John's Junior School and Back Lane are located to the north-west of the subject site; houses and commercial units on Michael Street are located to the north-east; St. John's Priory is located to the east; the stone arched gateway and gate lodge of Evan's Home are located to the south; a detached dwelling is located to the south-west, and Carnegie Library and car park are located to the west of the subject site.

#### Proposed Development

The proposal development comprises the following components:

- The refurbishment and carrying out of conservation works to the existing Evan's Home, a Protected Structure, for use by the Butler Gallery as education rooms, archive storage, café and offices.
- The construction of 140sqm in two small blocks for a media gallery, WC accommodation, lift and staircase.

- Associated site works and art and sculpture garden development, comprising a new set of steps, railings and ramp from the Carnegie library car park.

## **2014 -2020 Kilkenny City and Environs Development Plan**

### (ii) Tourism

The Council will encourage and assist tourism bodies in the provision of adequate tourism infrastructure. Tourism has been identified as a significant driver of the local economy, ref Section 4.4.4 City Development Plan. Evan's Home restoration to include a new Butler Gallery is one of the projects identified as adding to the existing tourism infrastructure which would add value to the Kilkenny tourism product.

St Mary's Medieval Mile Museum is also one of those projects. Specific objective 4D of the Kilkenny City & Environs Development Plan states the Council's intention to deliver the Evans Home restoration to include a new Butler Gallery during the life time for the Plan.

### (iii) Arts infrastructure:

Section 6.7: Cultural development should be seen as an integral part of the overall development of the city. The culture of a county, city or town is one of the crucial aspects which distinguish it from other counties or cities.

Kilkenny's cultural and arts organizations span a diverse breadth of disciplines and activity and the Butler Gallery is part of that diversity.

### (iv) Zoning

The site is zoned '*Community Facilities*', the objective of which is '*to protect, provide and improve community facilities*'. In accordance with Section 3.4.5.7 of the City and Environs Development Plan, permitted uses in an area zoned Community Facilities include educational, cultural facilities, public buildings etc.

### (v) Conservation

Evan's Alms House (also known as Evans Home and/or Evans Asylum) is a **Protected Structure**, ref. B3, described as '*detached nine-bay two storey almshouse, founded 1818, on a H shaped plan*'. It is also included in the National Inventory of Architectural Heritage. It is the policy of the Council to require the sympathetic retention reuse and rehabilitation of protected structures.

The site is located in the **John Street Architectural Conservation Area**. It is an objective of the Development Plan '*to protect and retain the historic integrity of the city wall, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005) (JSACA5)*'.

### (vi) Archaeology

The site is located within the Zone of Archaeological Potential, 'KK019-026 City', established under the National Monuments Act.

## **Screening for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)**

The site is located approx. 60m from the River Barrow and River Nore candidate Special Area of Conservation (SAC) which is a Natura 2000 site. As the proposed development is not located within the cSAC and as the proposed development will be connected into public mains, there is no anticipated impact on the SAC from this development. Appropriate Assessment is not required.

Due to the nature and extent of the works there are no applicable thresholds and it is considered that no EIA is required.

### **Referrals**

The proposal was referred to:

#### Department of Arts, Heritage and the Gaeltacht:

The positive response to the project proposal in principle is noted.

Issues raised under Architectural Heritage & Archaeology as follows:

- Architectural Heritage
  - Recommendation that the following material is submitted and circulated prior to construction commencing, with the design details below agreed with the Department:
  - A Conservation Methodology and Specification document.
  - Contemporary intervention of two bronze anodized boxes to North elevation; suggests design alterations to the two boxes in the context of the North elevation noting that they inhibit a full view of this elevation.
  - Opening of Western boundary wall to the city.
  - Detail required of the gate to the head of the steps adjoining the Prior's cloister
  - Original gates to Barrack Lane and relocation of the bin store.
  - Internal alterations.
- Archaeology
  - All conservation proposals, piling layouts, location of services, and any alterations to same, be submitted to National Monument Service for agreement in advance of those works commencing.
  - Opening of Western boundary wall to the city.
  - Original gates to Barrack Lane and bin store

#### An Taisce:

- Welcomes the proposal
- Concerns about the external finishes on the extension, proposes stone
- Welcomes the refurbishment of the garden. Recommends vertical greening

- Connectivity to pedestrians, cyclist and park and ride
- Would be unfortunate to see more vehicular traffic
- Park and Ride shuttle busses from peripheral car parks

Conservation Officer:

- Internal doors, architraves, shutters, wainscoting should be retained where possible
- All internal paving slabs should be retained in the building. If they cannot be retained in current locations, rooms within Block A or Block B should be identified
- Any new roof lights in Block C should be flush with the roof and have low level impact on the building
- To harl (render) the building with quoins and other architectural features to be left exposed. There is overwhelming evidence the building was originally harled, this would also increase the protection of the fabric of the building, while following good conservation practice of “like for like”.
- Blind window openings with traces of trompe-l’oeil should have the feature re-instated
- Archaeological monitoring for removal of the western boundary wall due to potential of Town Wall
- Retention and repair of the original gate from Barrack Lane entrance
- As part of the overall works, a Maintenance Plan for the building to be included in scope of works

Irish Water: No objection subject to connection agreement for water and wastewater

City Engineer: No objection

**Third Party Submissions:**

Marion Acreman on behalf of McDonagh Junction:

- Commends the proposal.
- Will boost interconnectivity in the city
- Strongly supportive of the concept of a sculpture garden

Dan Lenehan:

- Located in Zone of Archaeological potential
- Spoil to the rear needs to be scanned with metal detector
- All spoil needs to be scanned prior to disposal

Michael Morris:

- Concerns about car parking and litter on Johns Quay
- Johns Quay car park already operating at capacity
- Large numbers of camper vans
- Camper vans should be directed to alternative facilities



- Council should set up a park and ride

Aine Hickey:

- Passing traffic between Black Mill Street (sic) and Barrack Lane has not been considered in the design.
- Stepped areas are unusable for wheelchairs and buggies.
- Recommends separate 3m wide walkway through the site linking Barrack Lane to the carpark.

All the submissions were considered in the assessment of the proposed development.

**Public Information session:**

A public information session was held on the 18<sup>th</sup> of October 2016. Approximately 40 people in attendance at public information session. In attendance were Architects from McCullough Mulvin, being partners Ruth O’Herlihy & Niall McCullough, who made a presentation followed by Q & A/discussion.

Issues raised at the session can be summarised as follows:

1. Comprehensive sustainability principles
2. Garden project as much as art gallery project
3. Extension facilitates use of the building and brings accessibility to modern requirements
4. Occupation & habitation is a requirement for this building
5. Integration with existing city attractions
6. Access vs. Amenity (open spaces)
7. Cost of project
8. Social history attached to the building important
9. New gallery & adjacent Carnegie Library provide a great synergy
10. Relationship with St.Johns Church/Priory- existing connection can be further developed
11. Consider layout of library carpark in the context of proposed development
12. Opportunities for exhibition by artists from SE region

**Deliberation:**

**Background:**

The Butler Gallery is currently located within the basement of Kilkenny Castle and which hinders the development of the Gallery due to:

- The lack of an individual *locus* or sense of place to reflect the Butler Gallery’s distinctive identity and profile.
- The lack of adequate display space
- The lack of proper storage facilities
- The lack of disabled access
- The lack of supporting facilities

The proposed new facility will -

1. Provide new state of the art accessible gallery spaces that will:
  - Increase the profile of the gallery nationally and internationally
  - Enable the gallery to exhibit it's important permanent collection of Irish and international artists dating from the 1800s
  - Enhance it's ability to programme high profile international artists
  - Offer incubator exhibition spaces to emerging artists
  - Facilitate exchange programmes with European and American organisations
  
2. Provide arts education workshops, courses, events, exhibition spaces and associated resources in order to:
  - House the full extent of the current education and outreach programme (for school, family, adult and community audiences)
  - Allow for the development of new strands of the programme and new audiences
  - Facilitate participant-led exhibitions maximising the use of the Butler Gallery Collection
  - Develop a media lab and associated programmes for all age groups and backgrounds
  - Facilitate exchanges between partner organisations nationally and internationally
  
3. Develop the artistic infrastructural needs of the County through the provision of:
  - Artists studios
  - Incubators
  - Internet and specialist library resources
  - Increase the Butler Gallery's ability to raise funds through merchandising, rental income and franchise opportunities.
  - Increase the visibility, audience and reputation of Butler Gallery

The proposed location of the Butler Gallery is in a central location in the city, close to other culturally significant buildings such as the Carnegie Library and St. John's Priory, Kilkenny Castle, St Mary's Medieval Mile Museum, The Tholsel and Rothe House.

Furthermore, the proposed development is supported by Development Plan policies pertaining to the provision of additional community and cultural facilities within the retail core as a priority, with particular consideration being given to the reutilisation of vacant buildings within the city centre.

Each of the issues raised in the submissions have been responded to by the design team and the responses are contained in appendix A attached to this report.

### **Planning considerations:**

#### **Refurbishment of the Evan's Alms House:**

The conservation and re use of existing built heritage in general and buildings on the Record of Protected Structures in particular is central to the Council's policy on built heritage. The refurbishment and use of the former Alms House is welcomed by the Planning Authority. The retention of the original fabric and form, windows as well as internal fittings and features is also welcomed. It is accepted that some new window openings and the removal of internal masonry walls to provide larger exhibition and movement spaces will be necessary to adapt the building for modern use.

#### **The West Wall (boundary with Library car park)**

The alterations to the West Wall (boundary wall with Library Car Park) as a part of the proposed development is to allow a better view of the existing building, a better view of the proposed development generally, integration with other City attractions together with providing suitable/required access arrangements to the proposed development. It should be noted, however, that there is a commitment to;

- a) retain and re-use any stone removed as a part of the project,
- b) archaeologically explore all spaces and levels being removed,
- c) identify and represent the line of any identified Town Wall.

It is considered therefore that the proposal to lower the existing wall and place a railing on top is acceptable in the context of allowing better visibility and appreciation of the building while at the same time retaining sufficient elements of the existing wall.

#### **Harling (rendering) of the building**

The original 1818 structure was certainly harled. The decision to retain the stone character of the building (i.e. re-pointing only and not re-harling) was taken in the context of:

- a) the relationship of Evans Home to the other stone monuments of the City- i.e. it is now to be a PUBLIC BUILDING in the City- a monument in the City equal to St Mary's Medieval Mile Museum, St Canice's Cathedral and the Tholsel - all of which are of stone and
- b) the textural quality of the 'hard' stone finish against the bronze of the new extensions.

The re-pointed building will have a very strong character. The current character of the building is as a stone building and the re-pointing as proposed will in itself be sufficient to protect the building.

The harling of the building is not considered to be an essential necessity.

#### **The proposed extensions Media Gallery Box:**

It is proposed to construct an additional 140sqm of floorpace in two small two storey blocks to the Northwest of the Alms House. These extensions will be clad in a bronze finish which would significantly contrast with the original house so as to clearly distinguish the old from the new buildings. The southern building will comprise a stairlift and lobby for the media gallery to be situated on the first floor. Due to the media gallery

on its first floor, the rear building is somewhat higher than the front building. However, due to anticipated perspectives, when viewed from ground level, the rear building will be significantly obscured from both the sculpture garden and car park adjacent to the Carnegie Library. The observable difference in height will be insignificant and to have the media gallery function as proposed, the form has to be somewhat altered to provide more height and from a planning point of view this is not a significant consideration.

The Media Gallery, as proposed, is required to enable the Butler Gallery to maximise the potential of the proposed development. The location chosen for these buildings recognises:

- a) the archaeological findings to date,
- b) the protection and enhancement of other elevations, particularly the South Elevation, together with the views of same,
- c) functionality requirements
- d) accessibility requirements
- e) the adaptation of the existing building as an operational modern day art gallery.

The South elevation matches the North and will remain completely visible. The North elevation will still be seen between the new elements and its character enhanced by subtle glimpses of old stone between new forms. The design of the two boxes should also be seen as architecturally inventive and as a positive contribution to the scheme. They will advertise the new art character of the building in the wider city. The boxes are in themselves sculptural in nature, their abstracted nature setting off the old walls of the Evans house and their inter-relationship has also been considered from a sculptural viewpoint, and therefore making them the same height defeats the purpose of their art contribution, as does the concept of moving them closer together.

### **The sculpture garden:**

The sculpture garden to the rear and front will form an interesting outdoor exhibition space around the gallery consisting of a variety of surfaces. With steps and a ramp down to the Carnegie Library car park, the sculpture garden will, to the one side link the gallery directly to Kieran Street via the Lady Desart pedestrian bridge and to the other side directly to Barrack Lane and John Street. This will significantly improve inner city permeability, particularly beyond the Northern bank of the river. This link through the sculpture garden however needs to be wheelchair and buggy friendly and an appropriate surface dressing is therefore imperative. A condition can be included accordingly. This issue will also be addressed as part of compliance with Building Regulations.

In the area of the sculpture garden comprehensive archaeological testing has already taken place. It is stated in the City Walls Conservation Plan that the course of the north wall of the suburb of St. John's is unknown. In this regard, for the previous Part VIII application, archaeological test trenching was carried out on site and at Back Lane to ascertain the location of the City Wall in relation to the proposed development. The Development Applications Unit of the Department has reviewed the archaeological impact statement and agreed that the existence of the town wall along Back Lane is inconclusive.

**Parking and vehicular access:**

No additional parking is provided specifically for the Gallery. The proposed development provides for the relocation of an existing City Centre based facility and therefore, in general terms, there is unlikely to be a resultant upsurge in parking demand in the City generally. Specific parking provision for Camper Vans, together with facilities for same, will be examined as part of the Council's commitment to a new Mobility Management Plan for Kilkenny City Centre and the opportunities afforded arising from the opening of the Kilkenny Central Access Scheme. Currently parking bye-laws facilitate use of public parking bays by camper vans.

**Conclusion and recommendation:**

The proposed refurbishment and conversion of Evan's Home will restore life to this hidden, unused building, ensuring the retention, reuse and rehabilitation of a protected structure. The proposed development is in line with the tourism and economic strategy set out in chapters 4 and 6 of the Kilkenny City & Environs Development Plan. The intended use of Evans Home as a gallery and associated uses ensures that the building will be used by members of the public for educational and cultural purposes.

Thus, having regard to:

- (a) the local, regional and national importance of the Butler Gallery and its continued location in and relationship with Kilkenny City
- (b) the cultural, educational, social and civic benefits of the Gallery to the people of Kilkenny City and County
- (c) the contribution of the Gallery to the development of arts, culture and tourism in the City and County
- (d) the central location of the proposed gallery in walking distance from the majority of the city's prominent landmarks
- (e) the restoration of Evans Home, a protected structure which is of architectural, archaeological, historical and social interest and of regional importance which is currently unused and at risk of further dereliction
- (f) the policies and objectives of the City and Environs Development Plan which envisage community and cultural facilities being located in the city centre and the promotion of pedestrian links throughout the city
- (g) the policies and objectives of the City & Environs Development Plan which envisage the growth of Kilkenny City as a Compact City and Hub for the South East Region
- (h) the creation of a new civic urban space of high quality for the city framed by Evan's Home and the new extensions.

It is considered that the proposed development is consistent with proper planning and sustainable development of the area and hence it is recommended that the development proceed as proposed subject to the conditions below.

**Conditions to be complied with under Part VIII:**

- Recommendations from the arboricultural assessment shall be carried out
- A wheelchair accessible connection between the library car park and Barrack lane shall be established.
- Prior to commencement of development a conservation methodology report shall be submitted to the Planning Authority and the Department of Arts, Regional, Rural and Gaeltacht Affairs describing clearly all the conservation works and upgrading works proposed for the building, confirming that all will be carried out in accordance with best conservation practice.
- Internal doors, architraves, shutters, wainscoting should be retained. An inventory & condition report shall be compiled and agreed in consultation with the Conservation Officer.
- All internal paving slabs should be retained in the building. If they cannot be retained in current locations, rooms within Block A or Block B should be identified for fitting of same.
- Full details of new roof lights in Block C shall be agreed with the Conservation Officer.
- Blind window openings with traces of trompe-l'oeil shall have the feature reinstated and agreed with the Conservation Officer.
- Full details of the conservation works required at the Barrack Lane gate entrance shall be agreed with the Conservation Officer and the Department of Arts, Regional, Rural and Gaeltacht Affairs.
- Archaeological Monitoring, under consent to the Minister, to be carried out in relation to all groundworks and conservation/alteration works and the alterations/removal of the western boundary wall.

**Nicolaas Louw**  
**Senior Executive Planner**

I agree with the above report and recommendation

**Denis Malone**  
**Senior Planner**

**A.M. Walsh**  
**Senior Executive Officer**

**Date: 10/1/2017**

## **Appendix A**

# **Design Team Responses to Submissions**

**SUMMARY OF SUBMISSIONS RECEIVED**

The following submissions were received in relation to the scheme, these are as follows:

Submissions received from	Summary of Issues Raised	Design Team Response.
<i>Statutory Body submissions</i>		
<p><b>Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs</b></p>	<p><b>Welcomes the proposed development in principle subject to comments (summarised below) in respect of specific design issues raised under the headings of Architectural Heritage &amp; Archaeology as follows:</b></p> <p><b>Architectural Heritage</b>  <b>Request for a Conservation Methodology and Specification document to be submitted prior to construction and as the detailed design progresses.</b></p> <p><b>Considers that the Media Gallery Box (new extension) inhibits full appreciation of the North West elevation. Advises that the Media Gallery Box be moved nearer to the Circulation Box and that one bridge be constructed joining them to the original structure, from the circulation</b></p>	<p>Noted.</p> <p>Noted and Agreed. This will be prepared and submitted during the detailed design development phase and circulated to the Department &amp; Conservation Officer.</p> <p>As noted by the Dept. <i>‘the north-west elevation is largely hidden from the main views of the Evans Home but is partly visible from Michael Street to the north east.’</i> This remains the case in the post development scenario. For the purposes of functionality and compliance with modern building standards a new Circulation Block and services area require interventions outside of the existing building footprint. Additionally the Media Gallery, as proposed, is required to enable the Butler Gallery to maximise the potential of the proposed development. The</p>



	<p><b>box only, thereby reducing the height of the Media Gallery Box to below the apex of the north east pedimented blind arch.</b></p>	<p>location chosen for these interventions recognises;</p> <ul style="list-style-type: none"> <li>f) the archaeological findings to date,</li> <li>g) the protection and enhancement of other elevations, particularly the South Elevation, together with the views of same,</li> <li>h) functionality requirements</li> <li>i) accessibility requirements</li> <li>j) the adaptation of the existing building as an operational modern day art gallery</li> </ul> <p>Niall McCullough, McCullough Mulvin Architects notes:  <i>'The South elevation matches the North and will remain completely visible ; the North elevation will still be seen between the new elements, its character enhanced by subtle glimpses of old stone between new forms.  The addition of the two boxes should be seen in an architectural context beyond simple functional arguments. Every building in Kilkenny is a 'palimpsest' of different periods where new fabric has been added to old over time; this is also true of the Evans which re-uses stonework from much older buildings. To fix an existing building in time is against the architectural tradition of the city; this is only the latest addition-there may even be more with time. The design of the two boxes should also be seen as architecturally inventive and as a positive contribution to the scheme. They will advertise the new art character of the building in the wider city; they are in themselves sculptural in nature, their abstracted nature setting off the old walls of the Evans – their inter-relationship has also been considered from a sculptural viewpoint- making them the same height defeats the purpose of their art contribution, as does the concept of moving them closer together.'</i></p> <p>Comments are noted regarding the possible location of the Town Wall. The proposed scheme leaves the Northern boundary wall intact in view of this possibility. However more of the West Wall (boundary wall with Library Car</p>
	<p><b>The boundary wall with the Library Car Park should be repaired and retained save where the new elongated sliding gate</b></p>	

	<p><b>is proposed.</b></p> <p><b>Clarity sought in respect of the intention to retain or close off the existing steps and gate from the Library Car Park. The cobbles, steps and wrought iron gate should be retained in situ.</b></p> <p><b>The proposed gates (new or repaired) at Barrack Lane and the proposed location for the bin store to be the subject of further discussion with the Department.</b></p> <p><b>Archaeology Archaeological Monitoring, under consent to the Minister, to be carried out in relation to all groundworks and conservation/alteration works.</b></p> <p><b>All conservation proposals, piling layouts,</b></p>	<p>Park) is removed as a part of the proposed development to allow a better view of the existing building, a better view of the proposed development generally, integration with other City attractions together with providing suitable/required access arrangements to the proposed development. It should be noted, however, that there is a commitment to;</p> <ul style="list-style-type: none"> <li>d) retain and re-use any stone removed as a part of the project,</li> <li>e) archaeologically explore all spaces and levels being removed,</li> <li>f) identify and represent the line of any identified Town Wall.</li> </ul> <p>This is a position where the ‘line’ of the wall will be more celebrated than before by the intervention of appropriate contemporary architecture.</p> <p>Noted and Agreed.</p> <p>Noted and Agreed</p> <p>Noted and Agreed. Detailed description and nature of archaeological monitoring, resolution and reporting noted and agreed.</p>
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	<b>location of services, and any alterations to same, be submitted to NMS for agreement in advance of those works commencing.</b>	Noted and Agreed
<b>An Taisce</b>	<p><b>Mary T. Brennan (Hon Secretary, Kilkenny Association)</b>  <b>An Taisce welcomes proposals</b></p> <p><b>Issues Raised:</b></p> <ol style="list-style-type: none"> <li><b>1. Traffic, Connectivity</b></li>   <li><b>2. Design of extensions</b></li> </ol>	<ol style="list-style-type: none"> <li>1. The proposed development facilitates the relocation of an existing City Centre based facility. As such the proposed development will not result in any discernible increase in traffic volumes. Furthermore, in the scenario where the proposed development is approved/completed, there will be a requirement to examine the current level of car parking availability in the John's Quay/Carnegie Library area, with a possible reduction in car parking availability in favour of public plaza/public shared space.</li> <li>2. In the matter of the design/presentation of the proposed extensions the Council is satisfied that the finishes represent a suitable and acceptable solution.</li> </ol>
<b>Irish Water</b>	<b>No objections to proposed development subject to connection agreement with Irish Water</b>	Noted & agreed that any direct or indirect connection to public water/waste water Irish Water network will adhere to standards & conditions set out in Irish Water connection agreement
<i>Kilkenny County Council Internal submissions</i>		
<b>Conservation Officer</b>	<p><b>Internal doors, architraves, shutters, wainscoting should be retained where possible</b></p> <p><b>All internal paving slabs should be</b></p>	<p>Noted and Agreed. Inventory &amp; Condition Report to be compiled for possible re-use in locations to be agreed in consultation with the Conservation Officer.</p> <p>Noted and Agreed. Any flags removed from their original positions will be</p>

	<p><b>retained in the building. If they cannot be retained in current locations, rooms within Block A or Block B should be identified.</b></p> <p><b>Any new roof lights in Block C should be flush with the roof and have low level impact on the building.</b></p> <p><b>To harl (render) the building, quoins and other architectural features to be left exposed. There is overwhelming evidence the building was originally harled, this would also increase the protection of the fabric of the building, while following good conservation practice of “like for like”.</b></p>	<p>retained and re-used in alternative locations in consultation with the Conservation Officer.</p> <p>Point noted. Flush roof lights may not be achievable in Block C (none proposed for Blocks A and B). Making the roof lights visible here is not contrary to conservation policy allowing for the integration of historic and contemporary architecture. A design detail to be agreed between Design Team &amp; Conservation Officer in accordance with best practice.</p> <p>The original 1818 structure was certainly harled. The decision to retain the stone character of the building (i.e. re-pointing only and not re-harling) was taken in the context of;</p> <ul style="list-style-type: none"> <li>a) the relationship of Evans Home to the other stone monuments of the City- i.e. it is now to be a PUBLIC BUILDING in the City– a monument in the City equal to St Mary’s Medieval Mile Museum, St Canice’s Cathedral and the Tholsel - all of which are of stone and</li> <li>b) the textural quality of the ‘hard’ stone finish against the bronze of the new extensions. It is considered that the re-pointed building will have a very strong character. The character of the project depends on a fine relationship BETWEEN new and old rather than a straightforward adherence to ‘like for like’. In this, the soft yet reflective metallic finish to the new boxes depends on a hard ‘stone’ character to the existing building for its effect. If the building is reharled on a purely ‘like for like’ basis, the contrasting yet complimentary relationship between new and old will be the less.</li> <li>c) the current character of the Evan’s Home is as a stone building.</li> </ul>
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	<p><b>Blind window openings with traces of trompe-l'oeil should have the feature re-instated</b></p> <p><b>Archaeological monitoring for removal of the western boundary wall due to potential of Town Wall.</b></p> <p><b>Retention and repair of the original gate from Barrack Lane entrance.</b></p>	<p>Agreed. One window with trompe-l'oeil will be removed in making the link corridor between the WC accommodation and the main building. It is intended to carefully remove the painted finish to this reveal before works commence and re-mount it on a separate panel for display in the completed building. Appropriate position to be agreed by Design Team &amp; Conservation Officer.</p> <p>Agreed. Archaeological monitoring, investigation &amp; recording to take place in keeping with an Archaeological Ministerial Consent as required by Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. In this regard comments are noted regarding the possible location of the Town Wall - the proposed scheme leaves the Northern boundary wall intact in view of this possibility. However more of the West wall is removed as a part of the proposed development to allow a better view of the existing building, a better view of the proposed development generally, integration with other City attractions together with providing suitable/required access arrangements to the proposed development. It should be noted, however, that there is a commitment to;</p> <ul style="list-style-type: none"> <li>a) retain and re-use the any stone removed as a part of the project,</li> <li>b) archaeologically explore all spaces and levels being removed,</li> <li>c) identify and represent the line of any identified Town Wall.</li> </ul> <p>This is a position where the 'line' of the wall will be more celebrated than before by the intervention of appropriate contemporary architecture.</p> <p>The new ramps up from this level to the front of the building are also part of an 'archaeological garden'.</p> <p>Noted and Agreed.</p>
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	<p><b>As part of the overall works, a Maintenance Plan for the building to be included in scope of works.</b></p> <p><b>Slates and other fabric which are not used during the refurbishment works remain the property of Kilkenny County Council.</b></p> <p><b>To include a different material in the floor indicating the line of the walls, thus allowing visitors to “read” the original layout e.g. proposed temporary gallery space of this large open area.</b></p>	<p>Noted and Agreed.</p> <p>Noted and Agreed.</p> <p>Noted and Agreed. The point about marking the position of walls on the floor of Block C is noted and understood and will be considered in detailed design development by the Design Team in consultation with Conservation Officer.</p>
<b>City Engineer</b>	<p><b>No objections to proposed development.</b></p> <p><b>Recommends a traffic/pedestrian link plan be prepared for the development which focuses on using city centre car parks for parking and proper signage and delineated walkways to the gallery.</b></p>	<p>Noted and Agreed.</p>
<i>Report of Public Meeting held on October 18<sup>th</sup> 2016 in County Hall</i>	<p><b>Approximately 40 people in attendance at public information session which commenced with a presentation by Architects McCullough Mulvin: partners Ruth O’Herlihy &amp; Niall McCullough &amp;</b></p>	<p>All contributions welcomed &amp; those in attendance were thanked for their participation in the public planning process.</p> <p>Noted and Agreed.</p>

	<p><b>followed by Q &amp; A/discussion. Issues discussed:</b></p> <ol style="list-style-type: none"> <li><b>1. Comprehensive sustainability principles.</b></li> <li><b>2. Garden project as much as art gallery project.</b></li> <li><b>3. Extension facilitates use of the building and brings accessibility to modern requirements.</b></li> <li><b>4. Occupation &amp; habitation is a requirement for this building.</b></li> <li><b>5. Integration with existing city attractions.</b></li> <li><b>6. Access v Amenity (open spaces)</b></li> <li><b>7. Social history attached to the building important</b></li> <li><b>8. Relationship with St.Johns Church/Priory- existing connection can be further developed.</b></li> </ol>	<p>Noted and Agreed.</p> <p>Noted and Agreed.</p> <p>Noted and Agreed.</p> <p>Revisions to the existing western boundary seek to maximise visibility between and connectivity with other city centre attractions.</p> <p>Noted and Agreed. Through access via the development site to be encouraged.</p> <p>Noted and Agreed.</p> <p>Noted and Agreed.</p>
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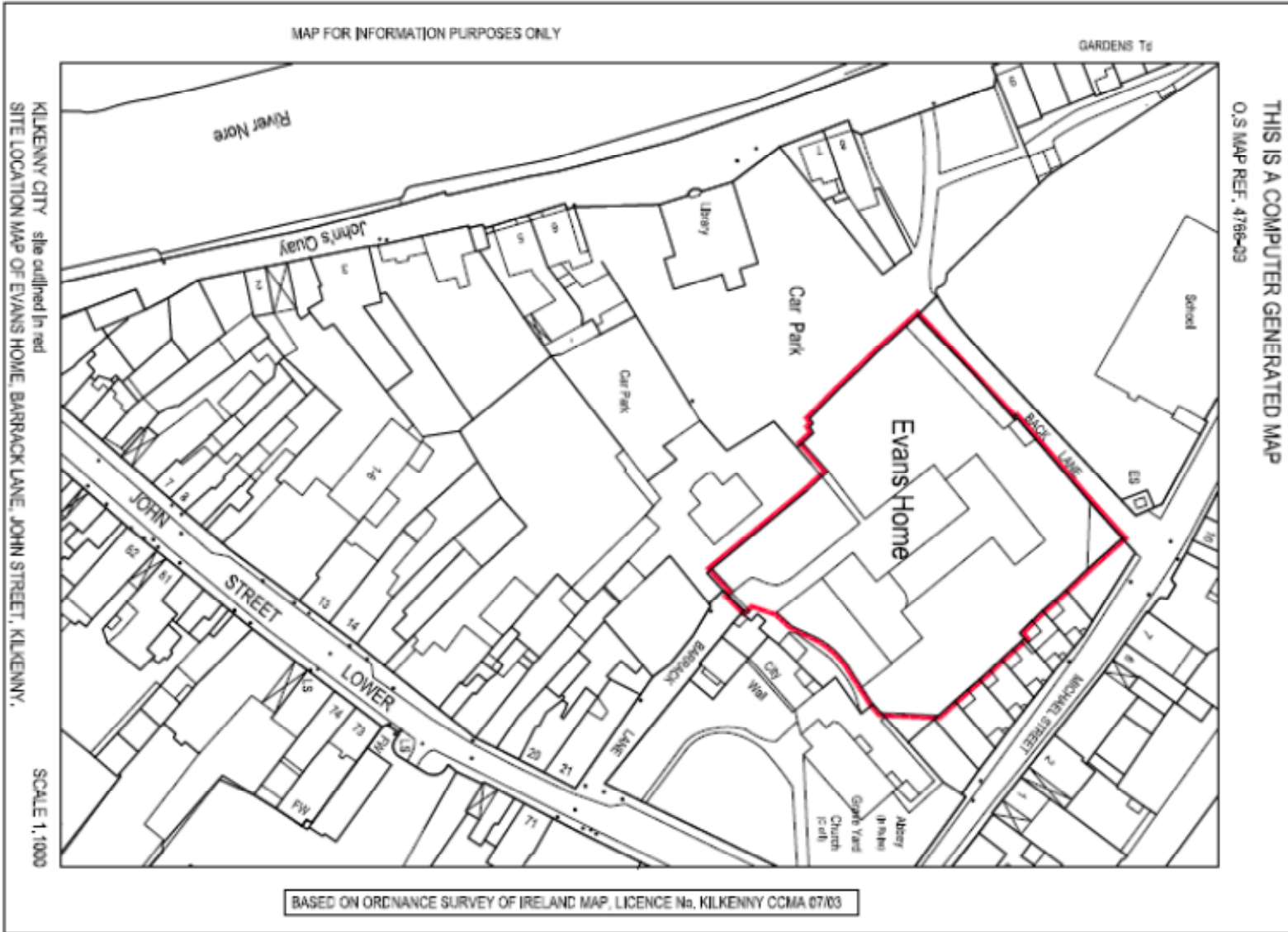
	<b>9. Consider layout of library carpark in the context of proposed development.</b>	Noted and Agreed.
<i>3rd Party Submissions/Observations:</i>		
<b>Individual</b>	<b>Daniel Lenehan</b> <b>Issue Raised: Archaeological Monitoring</b>	Archaeological Monitoring has been undertaken to date in accordance with Ministerial Consents and further Ministerial Consents will be required to enable the works proposed under this Part 8 proposal. The spoil heap to which Mr. Lenehan refers has already been subject to archaeological examination being the spoil removed from the area adjacent to the northern and western portion of the site during archaeological examinations undertaken in 2010 and 2012.
<b>Individual</b>	<b>Michael Morris</b> <b>Issues Raised: Upsurge in Parking on John's Quay and illegal dumping</b>	The proposed development provides for the relocation of an existing City Centre based facility and therefore, in general terms, there is unlikely to be a resultant upsurge in parking demand in the City generally. Furthermore, in the scenario where the proposed development is approved/completed, there will be a requirement to examine the current level of car parking availability in the John's Quay/Carnegie Library area, with a possible reduction in car parking availability in favour of public plaza/public shared space. Specific parking provision for Camper Vans, together with facilities for same, will be examined as part of the Council's commitment to a new Mobility Management Plan for Kilkenny City Centre and the opportunities afforded arising from the opening of the Kilkenny Central Access Scheme. Currently parking bye-laws facilitate use of public parking bays by camper vans.
<b>Individual</b>	<b>Aine Hickey</b> <b>Issue Raised:</b>	The proposed development will create new connections from John's Street to the development site and onwards to John's Quay and Lady Desart Bridge. In the



	<p><b>Connectivity through the proposed development site from Back Lane, Barrack Lane and the Library Car Park.</b></p>	<p>main, the new connections will be for cyclists and pedestrians aside from local vehicular access on Barrack Lane and delivery vehicles accessing the proposed development site from John's Quay. Such vehicular movements will be limited in volume. The submission supports the designation of a walking/cycling route through the site and expresses concerns that the proposed layout will present barriers for those seeking to walk or cycle through the site.</p> <p>In response it is confirmed that the proposed layout is on the shared space principles with no specific designation for cyclists and pedestrians. The proposed metal-mesh ramped walkway over "archaeology garden" &amp; sculpture garden 1 will accommodate the passage of wheelchair/buggies through the level change from the western entry point to the front of the main building at an appropriate gradient. Cyclists will be able to traverse the across/through the site to/from the western boundary via the slightly steeper stone paved loading bay ramp &amp; onwards to Barrack Lane/John Street, without recourse to a designated cycleway in the area immediately in front of Evans Home.</p>
<p><b>MacDonagh Junction</b></p>	<p><b>Marion Acreman, MacDonagh Junction: Positive Development for City and MacDonagh Junction would like to commend the proposed development</b></p>	<p>Contribution &amp; participation in the public planning process welcomed</p>
<p><b>Kilkenny Chamber of Commerce</b></p>	<p><b>John Hurley Chief Executive Officer Kilkenny Chamber Exciting opportunity for the people of Kilkenny Kilkenny Chamber is fully supportive of this exciting project.</b></p>	<p>Contribution &amp; participation in the public planning process welcomed</p>

## Appendix B

# Site Location Map & Public Notices



**KILKENNY COUNTY COUNCIL**

**Comhairle Chontae Cill Chainnigh**

Planning & Development Act 2000–2015

Planning & Development Regulations 2001-2015

**NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY**

In accordance with Part 8, Article 81, of the above regulations, Kilkenny County Council hereby gives notice of its intention to develop the

**New Butler Gallery at Evan’s Home, Barrack Lane, Kilkenny**

The proposed development will include:

- Refurbishment and conservation works to the existing building
- Construction of a 140m<sup>2</sup> two storey extension at the north end to house a lift, staircase, media gallery and sanitary accommodation
- Upgrading of the grounds to form an ‘art & sculpture garden’ around the building
- Associated siteworks including a new set of steps, railings and a ramp from the Carnegie library car park

Evan’s Alms House (Evan’s Home) is a Protected Structure reference B3, located in the John Street Architectural Conservation Area as set out in the Kilkenny City & Environs Development Plan 2014-2020. It is also located within the Zone of Archaeological Potential ‘KK019-026 City’

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Friday 23<sup>rd</sup> September to Friday 4<sup>th</sup> November 2016, at the following Kilkenny County Council offices:

Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City

from 9am to 1pm & 2pm to 4.00pm Monday to Friday (Except Public Holidays)

Carnegie Library, Johns Quay, Kilkenny

from 10am to 1pm and 2pm to 8pm Tuesdays and Wednesdays, 10am to 1pm and 2pm to 5pm Thursdays and Fridays, and 10am to 1:30pm Saturdays (except Bank Holiday weekends).

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and [www.kilkennycoco.ie](http://www.kilkennycoco.ie)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the undersigned or sent to the following e-mail address [Butlergallery@kilkennycoco.ie](mailto:Butlergallery@kilkennycoco.ie) . The latest date for receipt of submissions on the development is Friday 18<sup>th</sup> November 2016. Submissions should be clearly marked *“Butler Gallery– Planning Submission”*

**Ms.Mary J.Mulholland**

**Director of Services, Kilkenny Co.Co., County Hall, John St., Kilkenny.**

32 KILKENNY PEOPLE [www.kilkennypeople.ie](http://www.kilkennypeople.ie) Fri

**Public information talk on the proposed development for the New Butler Gallery at Evan's Home, Kilkenny on 18th October**



**PROPOSED DEVELOPMENT AT EVAN'S HOME**

Kilkenny County Council is holding a public information talk on the proposed development at Evan's Home, Barrack Lane, John Street, Kilkenny for the New Butler Gallery to coincide with the Part 8 public consultation process. The talk will be presented by the project architects Niall McCullough & Ruth O'Herlihy, McCullough Mulvin Architects, Dublin.

Venue: Council Chamber, 2nd Floor, County Hall, John Street, Kilkenny

Date/Time: Tuesday 18th October 7-8pm

Please note that the County Hall car park will be open for this event.

Plans and particulars of the proposed development are available for inspection until Friday 4th November 2016, at the following Kilkenny County Council offices:

Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City &

Carnegie Library, Johns Quay, Kilkenny

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and [www.kilkenny-coco.ie](http://www.kilkenny-coco.ie)

The latest date for receipt of submissions on the development is Friday 18th November 2016. Submissions should be clearly marked "Butler Gallery - Planning Submission"

**ÍmBéal an Phobail**

**LAETHE DEIRI AN tSAMHRAIL**

**SCRÍOFA AG PEADER BAIRÉAD**

[patandpeter@gaeil.ie](mailto:patandpeter@gaeil.ie)  
Twitter: KKPeopleNews

**THE LAST DAYS OF SUMMER by VANESSA RONAN**  
**This week we review Vanessa Ronan's first Novel**

**Ní mhaithe choir do Jasper**

choir náireach ú ag súil go nglacta áitiúil le Jasper. dóibh euairt a th an séipeál áitiúil dóibh dal 'un caí Urramach áitiúil in amhras ar bitl dhearcadh an ph sin, sé sin, go raí in aghaidh glaca mar bhall den bh feasta.

Ní mhaithe choir do Jasper

Níorbh é sin s ach tugadh le fí bhealach neamh raibh seans ar b athródh siad a bh bith sa todcheal. tuiscint do mhú freisin, nach raib mbeadh, dearthá muintir, Rose, ar ghortaigh sé, deí roimhe sin, nach siad toilteanach mhaitheamh dó. Lizzie bheith istí nach é a dearthá

**An crú ar an Tairne**

De thimpiste a tháinig mé ar an leabhar seo, a chéadair, cara liom a thug ar iasacht dom é, agus caithfidh mé a admháil dhuit, go mba séal ar dóigh a fuair mé idir chlédaigh ildaite an leabhair spreagúil seo. Vanessa Ronan a scríobh, agus nuair a chuireann tú san áireamh gurb é seo a céad úrscéal, bheadh ort a dhearbhu go bhfuil an-mholadh tuille aici. I Houston Texas. sna

## Appendix C

# Site layout, Floor Plans & 3D Images



SITE PLAN 1:1000

- 01 EXISTING BUILDINGS
- 02 NEW PROPOSED CONCRETE FRAME
- 03 NEW EXTERIOR
- 04 NEW EXTERIOR FINISH
- 05 NEW EXTERIOR LANDSCAPE
- 06 NEW DRIVE



SITE PLAN 1:125

McCullough Mulvin Architects

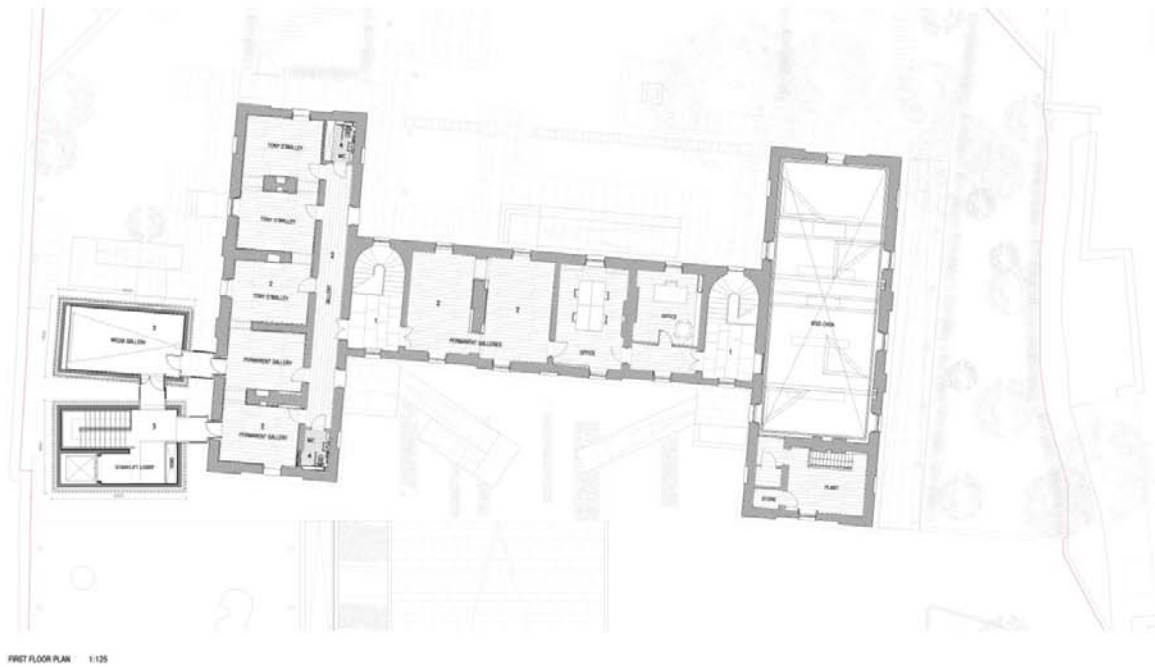
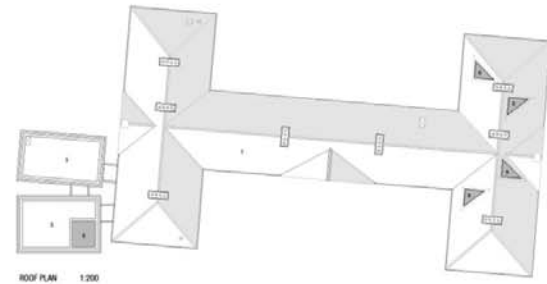
BUTLER GALLERY AT EVANS HOME KILKENNY

SITEPLAN +  
GROUND FLOOR PLAN

SEPTEMBER 2016

4



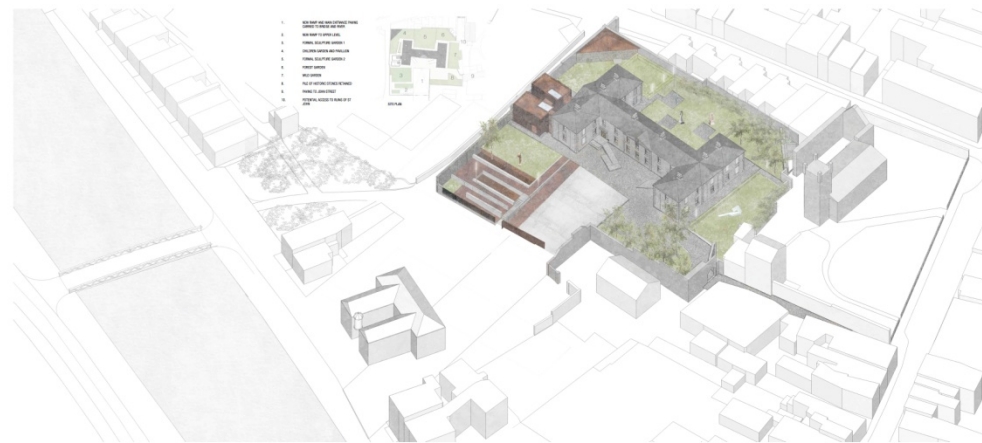


- KEY
- 1 EXISTING CLADDING
- 2 ORIGINAL EXISTING FLOORING
- 3 NEW POLISHED CONCRETE FLOOR
- 4 FLOOR FINISH
- 5 NEW ROOF
- 6 NEW ROOFLIGHT
- 7 EXISTING GLASS ROOF TO BE REPIRED





CONTEXT PHOTOS OF EVANS HOME



AERIAL VIEW OF GARDENS

