

DESIGN STATEMENT

Archaeological Assessment: The Mayfair Ballroom, Horse Barrack Lane, Kilkenny

Cóilín Ó Drisceoil MA MIAI, Kilkenny Archaeology

1.0 INTRODUCTION

This archaeological assessment report was commissioned by Reddy Architecture and Urbanism in support of a proposed redevelopment by Kilkenny County Council of the 'Mayfair Building' at the former Smithwick's Brewery, Parliament street, Kilkenny. The site is within the area of archaeological constraint for Kilkenny City RMP KK19-26 and adjoins the precinct of Saint Francis' abbey (National Monument). It also lies immediately adjacent to the Town Wall (National Monument) and the medieval Irishtown Bridge, the fortified bridging point into the ecclesiastical borough of Irishtown. Each of these monuments is identified in the Urban Archaeological Survey of Kilkenny and as such are subject to the statutory protections of the National Monuments Acts 1930-2004, the Planning and Development Act 2000 and the provisions of the documents 'Frameworks and Guidelines for the Protection of the Archaeological Heritage' (DoEHLG 1999). In addition the policies contained in the 'Kilkenny City Walls Heritage Conservation Plan' as they relate to the site, apply through the statutory framework of the Kilkenny City Centre Local Area Plan (2005) and the City Development Plan 2014-2019. This assessment report begins by detailing the methodology that was employed in the assessment; this is followed by documentation of the recorded cultural heritage of the proposed development area and its environs. The potential impact of the proposed scheme on the archaeological heritage is outlined, as are mitigation measures to ameliorate any adverse affects.

1.1 Assessment Methodology

The material contained within the document is based on the *Guidelines on the Information to be Contained in Environmental Impact Statements* (E.P.A. 2002, 2003), and conforms to the methodologies recommended in 'Framework and Principles for the Protection of the Archaeological Heritage' issued by the Dept. of Arts, Heritage, Gaeltacht and the Islands (1999). Section 3.6.6 of 'Framework and Principles for the Protection of the Archaeological Heritage' notes '*Environmental impact assessment should unless there are substantial grounds to show that it is not necessary, involve the carrying out of archaeological assessment including, where appropriate, test excavation*' (Dept. of Arts, Heritage Gaeltacht and the Islands 1999). All recommendations conform to the legislative frameworks of the *National Monuments Acts 1930-1994*, *Heritage Act 2000* and the *European Convention on the Protection of the Archaeological Heritage (ratified by Ireland 1997)*. The National Roads Authority's (NRA) *Guidelines for the Assessment of Archaeological Heritage Impacts of National Road Schemes* (2005) was also consulted because of its in-depth consideration of

archaeological heritage as part of Environmental Impact Assessments (EIA). The assessment of architectural heritage was guided by the *Architectural Heritage Protection Guidelines for Planning Authorities* (DAHG 2011). The inclusion of a section of the medieval Town Wall (national monument) within the proposed development area required due reference to the policy framework in the *National Policy on Town Defences* (DoEHG 2008) and the objectives of the Kilkenny City Walls Conservation Plan (Oxford Archaeology 2005).

1.2 Defining the Study Area

This assessment focused on the proposed development area, which comprised the footprint of the existing Mayfair Building and an adjoining car park. The area measures approximately 75m northeast-southwest x 30m northwest-southeast, a total area of c.0.225 hectares. It is defined on the northwest by the Breaghagh river and fronts on to Watergate Street on the southwest and Horse Barrack Lane on the southeast.

1.3 Assessment Components

This assessment comprises a desk-based study and a field survey of the application area.

Desk-based study

The following documentary sources were also examined:

- Topographical Files of the National Museum of Ireland
- Archaeological Survey of Ireland RMP files
- 1st edition OS 6 inch mapping (1841) on www.OSI.ie
- 2nd edition OS 25 inch mapping (1898) on www.OSI.ie
- Griffiths Evaluation map, 1847-1864
- Aerial photographs from 2000 and 2005 (on www.osi.ie) and 2012 (Google Earth and Bing)
- Excavations bulletin at www.excavations.ie
- National Inventory of Architectural Heritage (NIAH) for Kilkenny
- RPS in the Kilkenny County Development Plan
- Archaeological 'grey literature' reports
- Secondary sources (see bibliography)

Field Survey

Field inspection was undertaken with the aim of identifying any potential impacts that the proposed development may have upon archaeological heritage and identified/previously unidentified archaeological sites/areas of archaeological potential that lie within or in close proximity to the proposed development area.

DESIGN STATEMENT

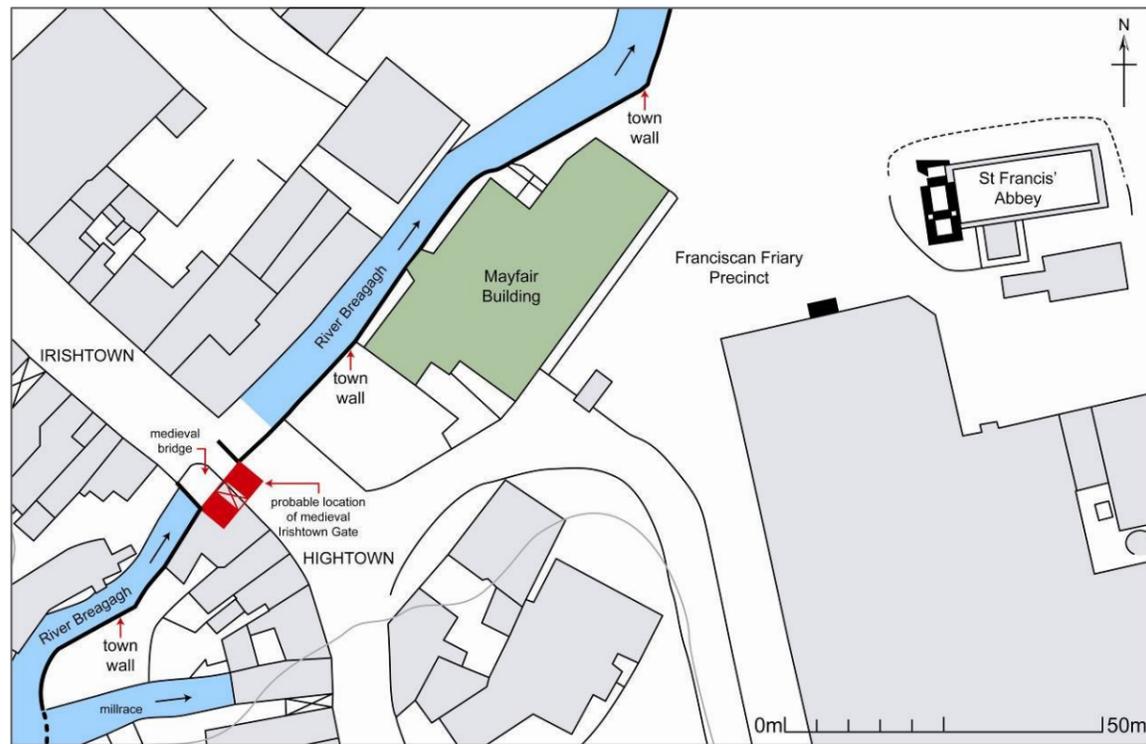


Figure 1: The Mayfair building and Town Wall and Irishtown Gate on 1999 OS map

2.0 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

Reclamation of the Breagagh flood-plain

The site is located on the southern bank of the River Breagagh, within the former flood-plain of the river Breagagh. Originally however the Breagagh was considerably wider than it is today (O Drisceoil 2004). During the earlier part of the thirteenth century massive reclamation works were undertaken within the old floodplains of the Nore and Breagagh to provide for the expansion of the town and a functioning quayside. This was achieved by dumping thousands of tons of refuse, stone and rubble between a succession of wooden revetments. Direct archaeological evidence for reclamation was uncovered to the rear of No.1 Irishtown, 50m north-west of the Mayfair building (Doyle 2004) (Licence number 02E1592). The project took place prior to the widening and deepening of the Breagagh river, part of the river Nore flood-relief scheme. Four metres of waterlogged archaeological stratigraphy was recorded including a series of timber fences, the remains of a post-and-wattle structure and a substantial riverside revetment. The bulk of the sequence dated from the late twelfth-fourteenth centuries and was associated with a large assemblage of finds.

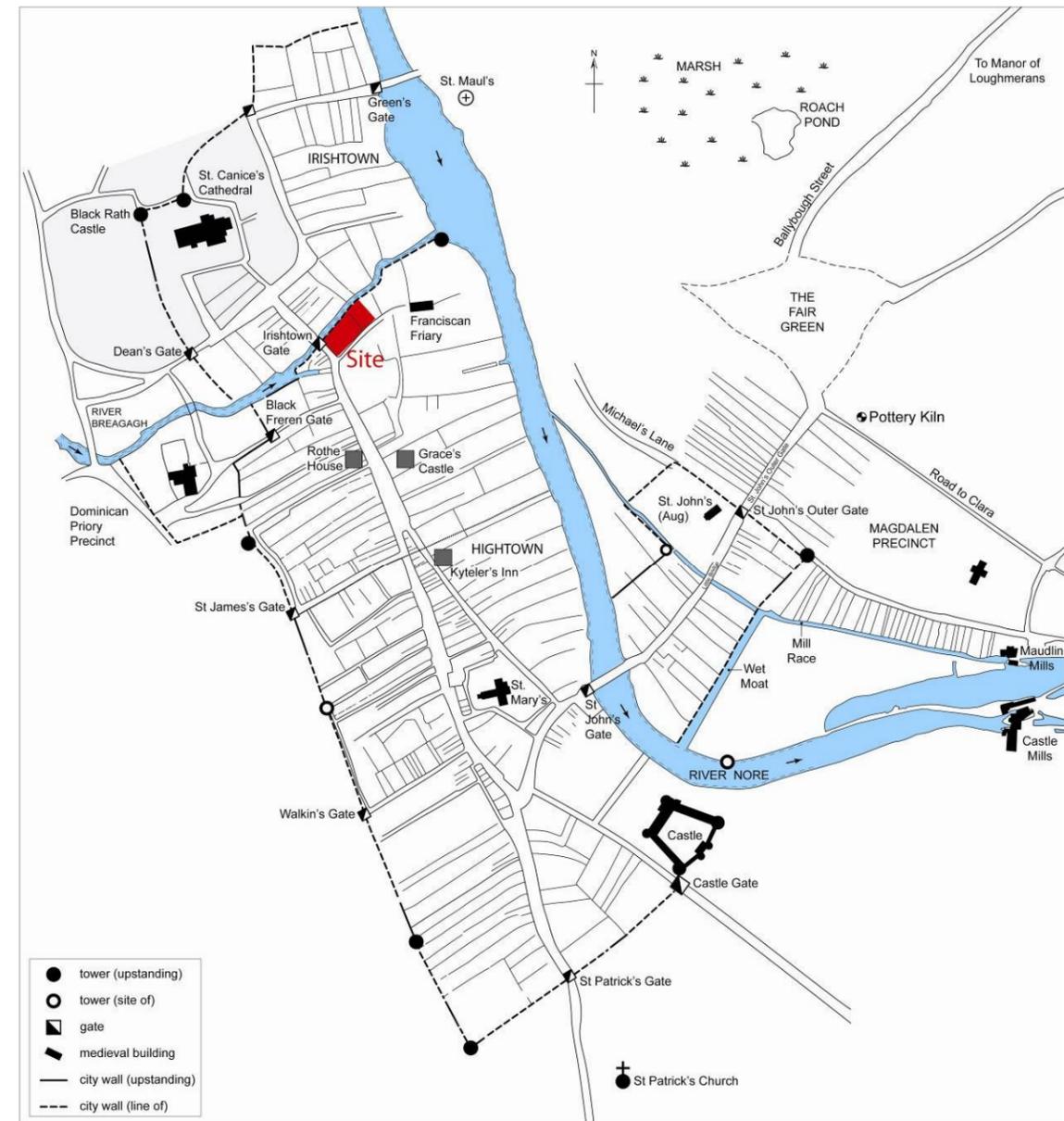


Figure 2: Area of proposed development on map of medieval Kilkenny

Saint Francis' Abbey

St. Francis' Abbey occupied the north-eastern corner of Hightown. It was founded by Richard Marshall in around 1234 (Bradley, 2000). The remains of the thirteenth century choir survive. A portion of the area to the north of the abbey church, as well as the nave and cloister to the south, was excavated in the late 1960s by Marcus Ó hEochaidhe in connection with major development work at the brewery, which surrounds the monument. The excavations have never been fully published but a sketch-plan (published in the Old Kilkenny

DESIGN STATEMENT

review 1975) and photographs (see below) indicate that an extremely large north transept with an aisle, in reality another church, was found to extend 22m north of the nave (also excavated) and chancel, which still stands. The transept is known to have contained an early 17th century graveslab (Manning 2007), indicating it was used for burial beyond the reformation.

The Irishtown/Hightown Gate and Town Wall

Following the reclamation of the Nore and Breaghagh Kilkenny's Town Walls were built to defend the urban population and create a secure marketplace. It is now thought that the bulk of the stone circuit was in place by 1300, having replaced a more constricted earthen rampart (Thomas 1992, ii, 131-2; Oxford Archaeology 2005, 55-62). The proposed development area is 10m to the northeast of the site of a gate on the Town Wall which is variously referred to as the 'Irishtown gate', 'Hightown gate' and 'Watergate', and linked the boroughs of Hightown and Irishtown. Its date of erection is not recorded though there is likely to have been a gate at this point from an early stage in the development of the town. It was demolished in the later 18th century and no accurate representation of it survives. The 1655 Down Survey map depicts a large rectangular gatehouse, though whether or not this is accurate is open to question. Similarly, Rocque's map (1758) simply shows a gap in the wall where the gate stood.

Historical sources provide some information on its appearance - the gatehouse of the Hightown Gate is referred to in the *Liber Primus* in 1499 (McNeill 1931, 38, 85, 106) and in 1596 Harry Pembroke held the 'upper room over the high town gate' (Ormond Deeds VI, 1818). A lease of 1609 required the tenant to build 'a Corbell Towre' upon the castle 'for the better guard and defence of said castle' (Watters 1872, 216). Various gate keepers were employed to take tolls and are recorded in the *Liber Primus*, the earliest in 1384 (McNeill 1931, 44). The fact that the revenue from the gate was sequestered by Hightown indicates the gate was on the south side of the bridge. There are also a number of references in the 16th to 18th centuries of a Water Gate and 'slip' suggesting that access was provided down to the river as part of the gatehouse (Bradley 2000, 14). The gate's demolition was ordered in tandem with the widening of the bridge in 1759 (KCM 5.4.1759). When exactly the gate was removed after this is not known though it was certainly gone by the time the first edition Ordnance Survey map was completed 1842.

A 120m long stretch of riverside wall, which stands to a height of up to 5.5m in places, extends west from the Irishtown gate, breaks across the former millrace and turns south at the junction with the Dominican 'Black Abbey' precinct.



Figure 3: The 1960s excavation at St. Francis' Abbey by Marcus Ó hEochaidhe



Figure 4: The 1960s excavation at St. Francis' Abbey by Marcus Ó hEochaidhe

DESIGN STATEMENT

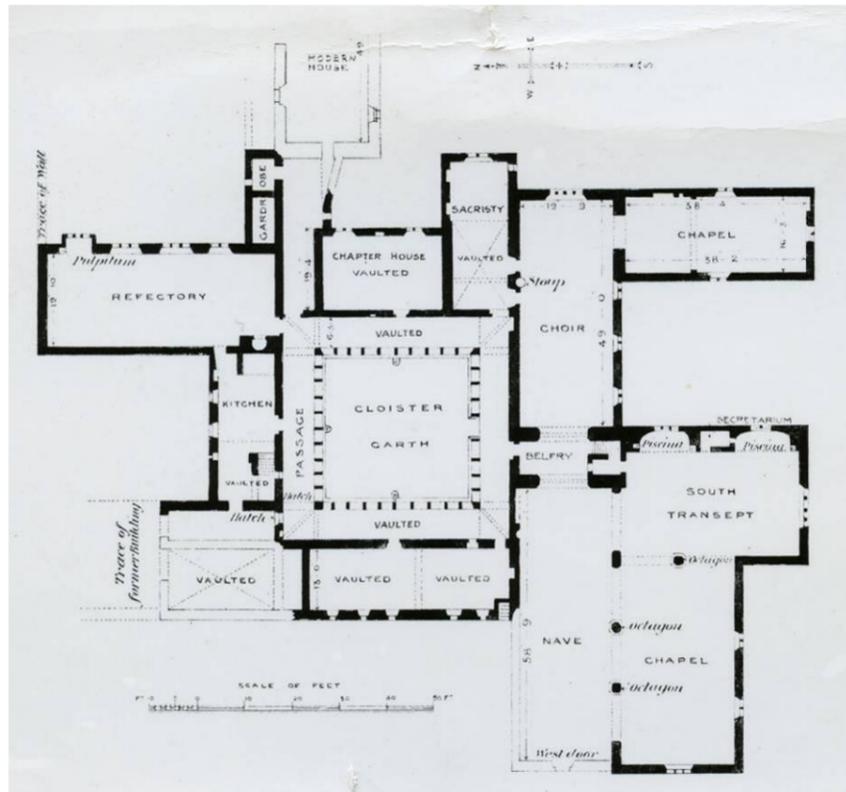


Figure 5: Sketch plan of St. Francis' Abbey (Old Kilkenny Review 1975)

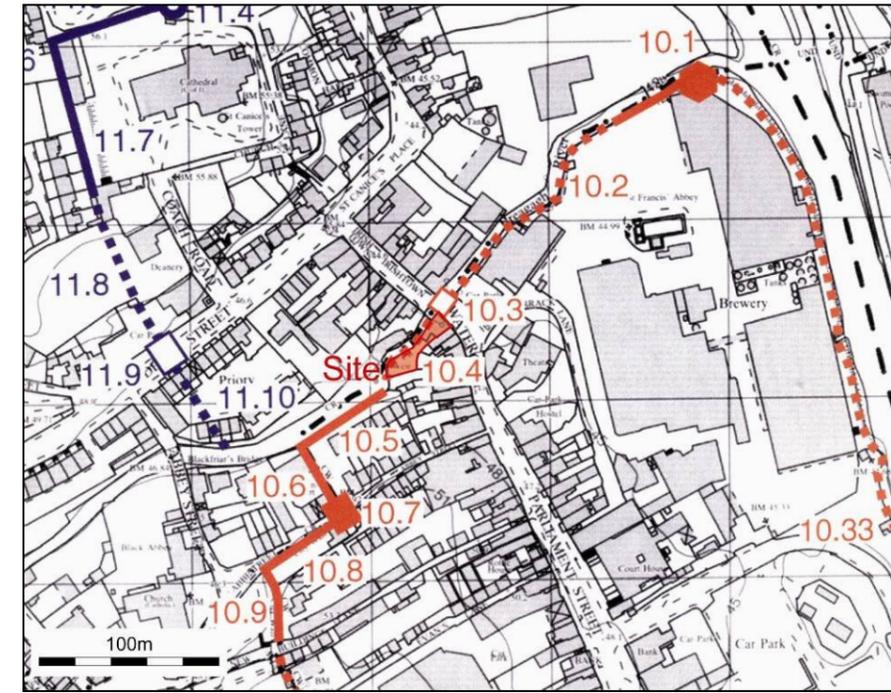


Figure 7: Site location on Kilkenny City Walls Heritage Conservation Plan (Oxford Archaeology 2005, fig.4)



Figure 6: St. Francis' Abbey from the northwest



Figure 8: The Town Wall from Watergate Bridge

The Horse Barracks

DESIGN STATEMENT

The Horse Barracks was built around 1700 , possibly as a result of the treaty of Ryswick, signed in 1658, which ended the nine years war and led to the British empire stationing two thirds of their troops in Ireland in peace time. This in turn lead to the first phase of extensive barrack building in the country. The barracks may have been built in response to the failure of the Confederation and Kilkenny's opposition to Cromwell's 1650s campaigns. The Horse Barracks closed when it was replaced by Kilkenny infantry barracks c.1800. The Irish Architectural Archive states that William Colles built an extension to the barracks between 1753 and 1755 (dia.ie 20/11/2014). The horse barracks was sold to the corporation for £200 in 1829 (KCM 12.5.1829).

The Mayfair Ballroom

The Mayfair Ballroom opened on St Stephen's night 1943. It was one of the most popular venues in the county throughout the 1950s, 60s and 70s and it played host to a number of well-known American names including Ray Charles, The Everly Brothers, Dusty Springfield, The Tremeloes, Engelbert Humperdink, Chubby Checker and, just months before he was killed in an air crash, Jim Reeves, who played to 1,700 people, the biggest crowd ever seen at the Mayfair. The decline of the showbands resulted in the Mayfair closing in 1973 (katharineblake.wordpress.com).



Figure 9: Aerial view of the former Smithwick's Brewery site, 1970

DESIGN STATEMENT

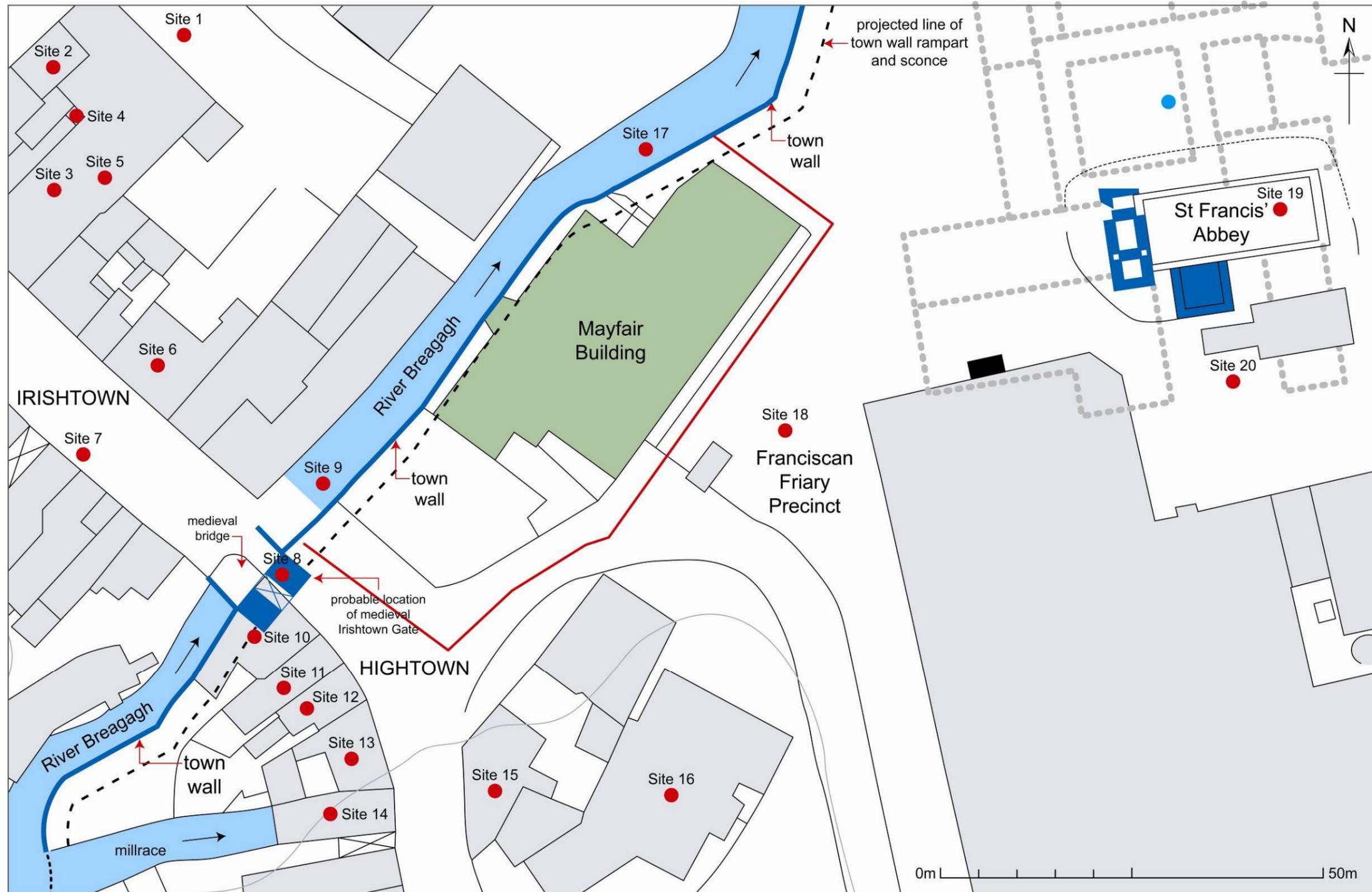


Figure 10: Archaeological sites in the immediate environs of the proposed area of development (numbers refer to Table 1)

DESIGN STATEMENT

Site Number	Source	NIAH Reference	UAS Reference	KKAP Reference	RMP Reference	Easting	Northing	Street	Description
1	UAS	NA	-107	NA	NA			Dean Street	Inn 15th century
2	NIAH	12000003	NA	NA	NA	250409	156316	Saint Canice's Place	House 1790 - 1810
3	RMP	NA	NA	NA	KK019-026072-	250410	156302	House - 16-17th century	House - 16th/17th Century
4	NIAH	12000004	NA	NA	NA	250413	156310	Irishtown	House 1840 - 1860
5	NIAH	12000005	NA	NA	NA	250416	156301	Irishtown	House 1840 - 1860
6	NIAH	12000006	NA	NA	NA	250425	156278	Irishtown	Bridge 1565 - 1575
7	NIAH	12000232	NA	NA	NA	250414	156265	Irishtown	Post Box 1910 - 1922
8	RMP	12000007	-12	NA	KK019-026005-, KK019-026012-	250441	156257	Town Wall	Town Defences - Town Gate
9	KKAP	NA	NA	-131	NA				Excavation and monitoring
10	NIAH	12000009	NA	NA	NA	250436	156241	Watergate	House 1765 - 1785
11	NIAH	12000010	NA	NA	NA	250440	156235	Watergate	Re-built house 1975 - 1985
12	NIAH	12000011	NA	NA	NA	250445	156232	Watergate	House 1865 - 1885
13	NIAH	12000012	NA	NA	NA	250449	156226	Watergate	House 1815 - 1835
14	NIAH	12000013	NA	NA	NA	250447	156218	Watergate	House 1790 - 1810
15	NIAH	12000099	NA	NA	NA	250468	156223	Parliament Street	House 1990 - 1910
16	NIAH	12000098	NA	NA	NA	250489	156222	Parliament Street	Cinema 1940 - 1950
17	UAS, RMP	NA	102	NA	KK019-026102-	250493	156299		Bridge 1260s
18	1872 map	NA	NA	NA	NA	250489	156271	Horse Barrack Lane	Ball Alley
19	NIAH, RMP, KKAP, UAS	12000008	101	-184	KK019-026150, KK019026151, KK019-026101	250560	156294	Horse Barrack Lane (off)	Abbey, Holy Well
20	1840 OS map	NA	NA	NA	NA	250550	156268	Horse Barrack Lane	Starch Manufactory

Table 1: Table of archaeological sites on map Figure 10

DESIGN STATEMENT

3.0 SITE SPECIFIC ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following provides brief descriptions of the each of the archaeological sites that fall inside and within the immediate environs of the proposed development area (Figure 10).

SITE 1 - The Bull Inn

Source: RMP

Coordinates: 240890, 144310

Reference Number: UAS-107

Description: Site of The Bull Inn

SITE 2 - House

Source: NIAH

Coordinates: 250409.823073, 156316.932062

Reference Number: 12000003

Description: House dating from 1790 - 1810

SITE 3 - House

Source: RMP

Coordinates: 250409.823073, 156316.932062

Reference Number: KK019-026072-

Description: House dating from sixteenth to seventeenth century.

SITE 4 - House

Source: NIAH

Coordinates: 250413.086561, 156310.263774

Reference Number: 12000004

Description: House dating from 1840 - 1860

SITE 5 - House

Source: NIAH

Coordinates: 250416.313185, 156301.469662

Reference Number: 12000005

Description: House dating from 1840 - 1860

SITE 6 - Bridge

Source: NIAH

Coordinates: 250425.987937, 156278.268894

Reference Number: 12000006

Description: Bridge dating from 1565 - 1575

SITE 7 - Post Box

Source: NIAH

Coordinates: 250414.453601, 156265.21187

Reference Number: 12000232

Description: Post Box 1910 - 1922

SITE 8 - Town Defences

Source: NIAH, UAS, RMP

Coordinates: 250441, 156257

Reference Number: 12000007, UAS-12, KK019-026005-

Description: Medieval Town Wall the Irishtown gatehouse defending the bridge over the Breagagh.

SITE 9 - Excavation and monitoring

Source: KKAP

Coordinates:

Reference Number: KKAP-131

DESIGN STATEMENT

Description: Monitoring of dredging works on the river Breaghagh, with excavation of test pits.

SITE 10 - House

Source: NIAH

Coordinates: 250436.778849, 156241.176542

Reference Number: 12000009

Description: House dating from 1765 - 1785

SITE 11 - House

Source: NIAH

Coordinates: 250440.159073, 156235.102174

Reference Number: 12000010

Description: House re-built 1975 1985.

SITE 12 - House

Source: NIAH

Coordinates: 250445.479777, 156232.928222

Reference Number: 12000011

Description: House dating from 1865 - 1885.

SITE 13 - House

Source: NIAH

Coordinates: 250449.061729, 156226.564062

Reference Number: 12000012

Description: House dating from 1815 - 1835.

SITE 14 - House

Source: NIAH

Coordinates: 250447.076193, 156218.062814

Reference Number: 12000013

Description: House dating from 1790 - 1810

SITE 15 - House

Source: NIAH

Coordinates: 250468.291425, 156223.378398

Reference Number: 12000099

Description: House dating from 1890 - 1910.

SITE 16 - Cinema

Source: NIAH

Coordinates: 250489.830241, 156222.655454

Reference Number: 12000098

Description: Cinema dating from 1940 - 1950.

SITE 17 - Bridge

Source: UAS, RMP

Coordinates: 250493, 156299

Reference Number: UAS-102, KK019-026102-

Description: Bridge over the Breaghagh, leading from the abbey precinct to Irishtown.

SITE 18 - Ball Alley

Source: 1872 OS map

Coordinates: 250489, 156271

Reference Number: NA

Description: Ball alley marked on the 1872 OS map.

DESIGN STATEMENT

SITE 19 - Abbey and Holy Well

Source: NIAH

Coordinates: 250449.061729, 156226.564062

Reference Number: 12000008, UAS-101, KKAP-184, KK019-026150, KK019026151, KK019-026101

Description: St. Francis' Abbey and Holy Well. Thirteenth century Franciscan abbey precinct.

SITE 20 - Manufactory

Source: 1840 OS map

Coordinates: 250550, 156268

Reference Number: NA

Description: Starch manufactory.

4.0 ARCHAEOLOGICAL INVESTIGATIONS

02E1592 Ian Doyle, 1 Irishtown

Archaeological excavation was undertaken on the north bank of the River Breagagh, at the Rear of No.1 Irishtown in Kilkenny. River works, including river widening and the lowering of the river bed, required the removal of between 6-8m of river bank along the length of the property (60m east-west).

The medieval phases of activity recorded during the excavation were concerned with reclamation and the establishment of plot boundaries. Initial settlement, dating to the later 12th - early 13th century, was concentrated in the east of the site where several phases of riverside fencing were identified. These were later replaced by a masonry riverside wall, with an associated timber baseplate (a re-used roof timber). Medieval pottery was recovered, and a portion of a post and wattle structure (similar to those found in Cork, Dublin & Waterford) with internal floor surfaces was exposed. Following further reclamation the site expanded again, and at least two phases of riverside fences were identified including a row of reused planks set on edge and a large tree trunk. This material was later than the post and wattle houses. Locally made medieval pottery, animal bone, leather and some iron objects were recovered from the surrounding gravels.

Phase I consisted of a curvilinear stake alignment that probably acted as an earlier riverside barrier. Within this riverside fence the introduction of consolidation layers facilitated the construction of Structure A. The

fragmentary remains of this structure (8m long and over 4m wide) consisted of a post and wattle external wall, recorded to a height of 0.2m, with a series of internal floor deposits.

Phase II: A post and wattle fence, built south of the Phase I riverside fence, extended the land again at the expense of the river. A masonry riverside wall soon replaced the post and wattle wall, and measured 5.23m E/W, 1.05m in thickness with a height of 0.60m. A fragment of 13th century pottery was recovered from the core of the wall. At the western terminus of the masonry river wall a horizontal oak beam was revealed, and interpreted as the remains of a timber riverside revetment. This structure ran on a north-south axis and acted as a return for the east-west aligned riverside wall. The two features form a property plot during this phase. A dendrochronological date of 1177-78 AD was returned for this beam.

Habitation continued within this property boundary, with the slight remains of Structure B recorded, sealing the Phase I structure (Structure A). Evidence of Structure B was represented by a series of floor and make-up deposits. Residual evidence suggesting the location of the wall was present in the form of a drip gully. Fragments of Kilkenny Type medieval coarseware were recovered from these floor deposits. Organic refuse formed towards the rear of the plot. Material recovered included animal bone, fragments of leather and copper alloy objects. The pottery suggested a date in the early to middle thirteenth century.

Phase III: This phase was represented by the expansion of the site, west, at the expense of the river. Initially a timber riverside fence was constructed (4m+ in length) to the south west of the eastern property boundary. The remains of roughly north-south aligned, parallel arrangements of timbers returning from the riverside fence may indicate the limits of a structure. West again another, timber riverside fence was recorded. Of more substantial construction this fence consisted of post and wattle structure built in two stages and separated by timber beams. The structure measured over 7.2m long and was recorded to a height of 0.9m. This structure was protected along the south side by a substantial tree trunk measuring 6.9m long. Layers of brushwood and consolidation deposits were recorded between the two alignments. A wooden plank and stake feature located in the north west corner of the site was interpreted as the remains of a possible cess pit (c.2m in length).

Phase IV: Following the deposition of blanket layers of river gravel, which completely sealed the earlier timber structures, the site was reorganised and split into 2 separate properties either side of a timber fence. The cess pit structure was modified slightly during this phase and certainly acted as a cess pit at this time. Pottery recovered from the gravel layers indicated a 13th/14th century date. The east west aligned boundary fence was recorded over a length of 25m. Consisting of over 50 stakes, this property boundary was aligned to the south western corner of No. 1 Irishtown, and as such may indicate that the existing property boundary originated at this time.

DESIGN STATEMENT

Phase V: This post medieval phase spanned the 17th to 20th centuries. Initially the phase was characterised by the construction of a masonry riverside wall, establishing the line of the riverside wall into the 20th century. Residual artefactual evidence suggested a 16th/17th century date for the initial construction of this wall. The slight remains of the wall were evident over a length of c.6m. The fragmentary nature of the remains suggested that the structure was deliberately dismantled or removed by flooding before being re-built. Several phases of rebuilding and repair were recorded across the length of the wall. All evidence of earlier house structures were sealed by successive layers of accumulated garden soils. During the 18th century the riverside wall was rebuilt. Activity was focused at the east end of the site where 2 wells with associated drains were inserted. By the 19th century these features were backfilled. A substantial kiln with associated flue and cobbled floor was constructed indicating industrial activity at the site. At the western end of the site garden soils continued to accumulate. Various drainage works were inserted across the site in the late 19th/early 20th century, and the entire site was covered with rubble layers and various deposits and paving forming the modern yard at the rear of No. 1 Irishtown.

00E086 Sheila Lane, 1 Watergate Street

A single test-trench was excavated to 0.6m depth at the rear of the 'Anaconda' public house. Modern infill was encountered and nothing of archaeological interest.

04E615 Kevin Lohan, Irishtown Bridge

As part of the Kilkenny flood relief scheme additional monitoring was undertaken at Irishtown bridge following on from Doyle's 2002 excavation. As part of the scheme it was necessary to remove a section of riverbank and riverbed material but due to health-and-safety concerns a full-scale excavation was not possible. The aim of the exercise was to record the stratigraphy revealed, recover as much artefactual evidence as possible and relate these findings to Ian Doyle's excavation of the yard directly adjoining this area at No. 1 Irishtown Road (Excavations 2002, No. 1015, 02E1592). Irishtown Bridge and associated structures were also surveyed as a large amount of 20th-century concrete and pipe work was stripped away.

Examination of the 1799 face of Irishtown Bridge when the 20th-century walkway and pipe work were removed showed the beautifully constructed breakwater, as well as the damage done to the arches by later insertions. The foundations of the freestanding arch were exposed, showing that they were rubble-built and also built onto a rubble-and-mortar deposit, probably in an attempt to prevent scouring. This arch lines up with current street frontage and seems to show that the street frontage extended over the river in the 18th and 19th centuries. The medieval HighTown Wall was not disturbed during the insertion of the culverts.

Four deposits observed from monitoring could be reliably matched to those recorded in the excavation. One

was the natural river gravels, last open in the 13th century, as evidenced by two sherds of medieval local ware which were retrieved from them. Immediately above the river gravels and sealing them was a thin, dark organic layer. This layer was again dated to the 13th century by pottery recovered from it during the 2002 excavation; 261 pieces of leather were recovered from this deposit, 97% of them off-cuts. This high level of off-cuts, as well as the fact that this area would still have been waterlogged while this deposit was exposed, led to the deposit being interpreted as a dump for industrial waste. The two remaining deposits, which could be reliably matched to those uncovered during the excavation, were 19th-century in date. The first was a rubble deposit lying over a number of demolished walls; 19th-century pottery was recovered from it both during finds retrieval and the excavation. The same applies to a cobbled surface interpreted as the ground surface at the time that Brennan's Yard was in use as a stonemason's yard during the 19th century. No trace of the river revetments uncovered during the 2002 excavation came to light during monitoring.

A programme of finds retrieval from the archaeological deposits removed during the works took place, although few of the finds could be securely stratigraphically placed. The medieval period was well represented by seventeen pottery sherds, 58% of which were Kilkenny and Leinster wares. The remainder were imported, including Saintonge from France and Ham Green from Britain. The largest group of artefacts from the medieval period was the large collection of leather shoe parts and off-cuts retrieved from a distinctive dark organic deposit lying directly over the river gravels that had been securely dated during the 2002 excavation; due to its position, it was possible to extract it separately from other material. Only 3% of the leather retrieved was shoe parts, the rest was off-cuts. None of the shoe parts were complete enough to say what type of shoes they may have come from. Three of the off-cuts had clearly visible teeth marks. The majority of the material recovered was post-medieval in date. This includes all but one of the 1005 metal objects found (there was one medieval needle), all the 76 sherds of glass, all the 120 fragments of clay pipe and 380 sherds of pottery.

A wide range of post-medieval pottery types are represented, from the earlier stoneware and painted wares to the later china and earthenware. The range of post-medieval pottery present shows a history of continuous use from the end of the medieval period to the present. It is slightly different from the rest of the finds recovered from the site. The earliest non-ceramic finds from the post-medieval era are metal. A coin dating to the reign of George II and minted in 1760 is the earliest precisely datable find and all the non-ceramic finds, apart from the leather, date to the 17th, 18th and 19th centuries. Of the glass, five sherds are 18th-century and the rest are 19th-century in date; 80% is bottle glass. The clay pipes are 17th-19th century in date. Of the stone artefacts recovered, the earliest is a Tudor window mullion. The rest are later industrial pieces (millstones, etc.). The finds indicate that the activities carried out and retained in the archaeological record on site were industrial (i.e. leatherworking and stonemasonry). There was also dumping of domestic waste in earlier periods, before the land was fully reclaimed from the Breagagh.

DESIGN STATEMENT

06E721 Michael Tierney and 10E11 Cólín Ó Drisceoil 2-3 Watergate

Prior to redevelopment archaeological test-excavations, building survey and monitoring were undertaken within the standing building and in its rear yard. Beneath a cobbled surface medieval stratigraphy was encountered at a depth of 0.3m in a test-pit excavated in the front of the building. In addition a series of stone walls, representing post-medieval boundaries and sheds were recorded at the rear. These had been tagged onto the continuation of the stone millrace wall at the south of No.6 Watergate. The archaeological building survey (undertaken by C. O Drisceoil) revealed the intact gable wall of a medieval timber-framed building, the party wall with no.4 Watergate. In addition a suite of historic timbers had been reused and recycled within the largely late Georgian structure. Monitoring of groundworks at the rear of the dwelling uncovered the continuation of the walls that were identified in testing. These formed boundaries and a rectangular clay-bonded shed. Additional sections of the medieval mill-race wall were also revealed.

00E406 Paul Stevens Banks of the river Breagagh

As part of the River Nore Flood Relief Scheme preliminary archaeological testing was undertaken along the banks of the River Breagagh. Testing and assessment along the banks of the river revealed fourteen sites of archaeological significance and four previously unknown structures within the river banks. These included a possible Late Medieval timber structure, post-medieval stone structure, a possible medieval wall and timber foundations for an early modern bridge. A detailed survey of the Breagagh wall was undertaken as part of this licence. Trench 1, located at the rear of No. 1 Irishtown, revealed a substantial linear timber structure measuring 2.6m in width. The structure was interpreted as part of a Medieval timber weir. A sample from this timber produced a radiocarbon date of AD996-1244.

Trench 3 was located 60m south-west of Black Friars Bridge and revealed modern and early modern activity. The eastern end of a stone building and an un-associated revetment wall and plank fence with iron strapping were recorded. The features pre-dated the existing river wall and probably date to the eighteenth century.

Trench 4 was excavated to assess the archaeological potential of a semi-circular portion of river wall, close to the site of Blackmills Bridge. No archaeological soils were encountered in this Trench and no date could be established for the wall, which appears on Rocque's Map of Kilkenny, 1758 and the first edition 1840 Ordnance Survey map. River gravels were revealed in this trench at a depth of 3m. No archaeological artefacts were retrieved from the gravels.

Trench 5 was located 86m south west of Black Friars Bridge and revealed early modern and modern activity but no archaeological soils or features. River gravels were revealed in this trench at 1.1m overlying alluvial peat and muds, and an outcrop of white sandstone bedrock at a depth of 3m.

Additional archaeological testing was undertaken on the northern bank of the River Breagagh opposite the Black Abbey. The aim of the work was to assess an area marked on the 1st edition Ordnance Survey map (1839-41) as Corn Kiln. River works involved the lowering of the riverbed, with additional selective widening of the river.

Trench RB-9 was excavated along the north bank of the River Breagagh, against the river-wall, and 23m northeast of Trench RB-3. Two floors and rooms were revealed; an eastern room with stone partition wall and cobbled surface leading to the doorway, through the river wall, and a western room with a paved floor (at a slightly higher level) and truncated concrete partition wall extending back from the river wall. The northern section of the test trench was severely truncated by a concrete foundation pad for the existing car park and apartment development. The former was dated to the early nineteenth century, the latter to the twentieth century. Further excavation of the cobbled floor was recommended and undertaken under a separate licence (Licence ref O2E1370).

An archaeological assessment was also undertaken at the site of a collapsed bridge, on the River Breagagh. The remains were located 15m upstream of Black Friars Bridge, and linking Irish Town with the cloisters precinct of the Black Abbey. This bridge site, now collapsed, was recorded on the 1841 and 1900 Ordnance Survey maps, linking a Malt House compound to the rear of the cloister of the abbey, with the former St. Canice's school in Irishtown. No bridge is recorded at this location on Rocque's map of 1758. The bridge survives as two stone springing arches on each riverbank, measuring 7.2m wide (north south) and 1.2m high. Within the river channel clusters of timber stakes or piles were recorded at the base of each arch, driven into river gravel, 24 on the north side and 20 on the south. During low water and using sandbags to create a coffer dam, a trench measuring 6m long, 1.5m wide and 0.8m deep was opened at the base of the northern springing arch. The oak roundwood stakes were exposed and recorded. The timber alignment was interpreted as the foundations for a scaffolding platform, from which a single-span stone arch was constructed.

06E721 Margaret Gowen St. Francis' Brewery and on the Breagagh River

Archaeological test-excavations and monitoring was undertaken on the Breagagh river where it passes through St. Francis' friary. The works formed part of an assessment that was undertaken in advance of the removal of the river bed due to PCB contamination. Archaeological monitoring of test-pits in the river bed revealed nothing of interest. Rubble from the demolition of the horse-barracks was recorded in geotechnical boreholes.

07E366 C. Ó Drisceoil Archaeological Assessment 6 Watergate Street, Kilkenny City

An archaeological assessment, including test trenching and a building survey was carried out at No.6 Watergate - a burgage plot that runs alongside the river Breagagh, separated from the river by a section of the

DESIGN STATEMENT

medieval river-wall. Trial borings indicated that some 4-5m of archaeological stratigraphy is present beneath the present ground level, the lower 3m of which is likely to relate to the reclamation of the river Breagh during the early-mid 13th century. This is of a similar nature to that recorded during excavations in 2002 on the opposite river-bank. Archaeological test-pits at the rear of the development site have uncovered at a depth of 1.4m the foundations of a quite substantial (min. 1.1m thick) stone wall that rests on the alluvial silts and which can be interpreted, based on its alignment parallel with the existing river-wall and associated ceramics, as an earlier section of Town Wall which was replaced by the standing river-wall in the later medieval period. The Town Wall then acted to contain a build-up of imported horticultural soils, presumably for an orchard, between the 14th and 17th centuries.

The Irishtown Gate was positioned where the north gable of the existing dwelling at no.6 Watergate now stands. This defended the Hightown side of the bridge to Irishtown and is likely to have been a large rectangular gatehouse. The Irishtown bridge crossed the Breagh slightly to the west of the existing crossing, a single 'freestanding' arch from this structure still survives keyed into the Town Wall. The Irishtown Gate was thrown down in the late 18th century and at roughly the same time the Irishtown bridge was broadened to the east and the existing dwelling was raised on the site of the demolished gatehouse. This altered the alignment of the properties on Watergate Street and allowed their encroachment onto the former highway. Opening-up works on the interior of the north gable found no trace of the Irishtown Gate within the fabric of the standing building at No.6 Watergate though its foundations are likely to remain buried beneath the ground. The buildings archaeology study demonstrated that the bulk of the standing building has its origin as a modest late Georgian townhouse, which was sub-divided and extended at the rear towards the middle of the 1800s.

5.0 HISTORICAL MAPPING



Figure 11: The Irishtown gate and St. Francis' marked on the 1655 Down Survey map of Kilkenny shows both the Irishtown Gate and the church of St. Francis' Abbey.

DESIGN STATEMENT

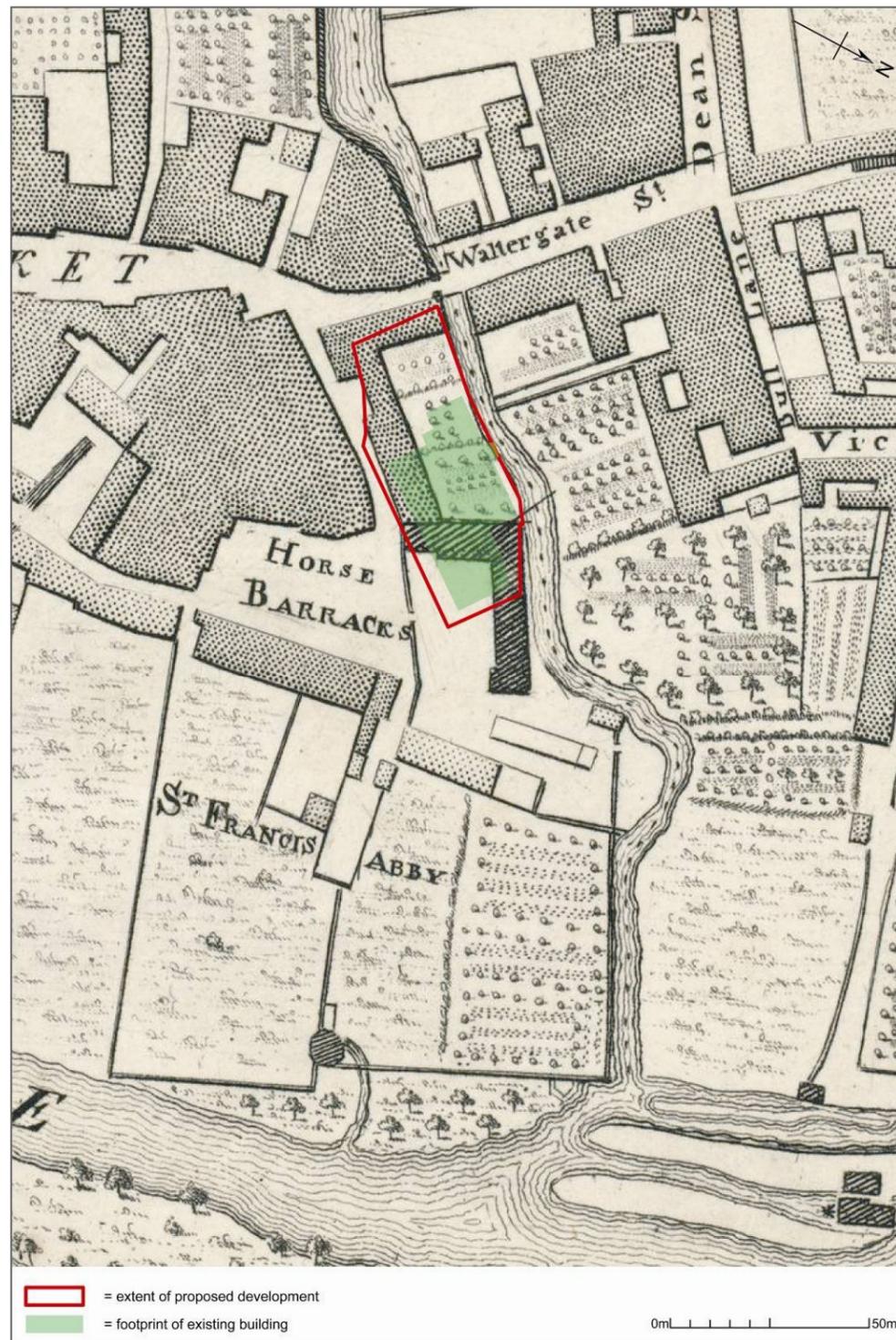


Figure 12: Area of proposed development on Rocque's 1758 Map of Kilkenny

John Rocque's 1758 map of Kilkenny shows the Horse Barracks as a large L-shaped building in an enclosing yard. Buildings front onto Horse Barrack Lane and Watergate Street, with a series of gardens between the buildings and the Town Wall. Evan's Tower is not shown.

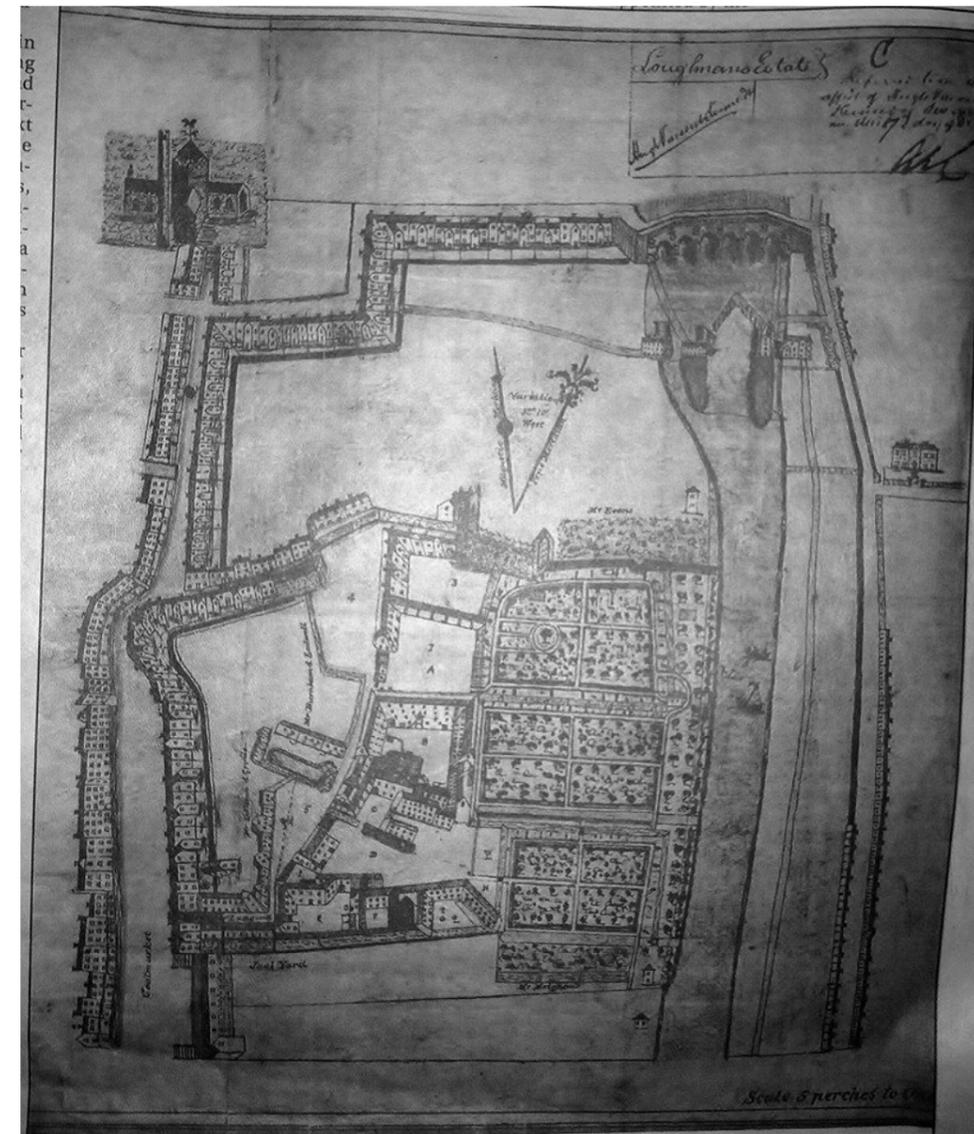


Figure 13: Loughman's Estate Map c.1750

Whilst Loughman's estate map is very schematic, the Town Wall and St. Francis' Abbey are both shown.

DESIGN STATEMENT

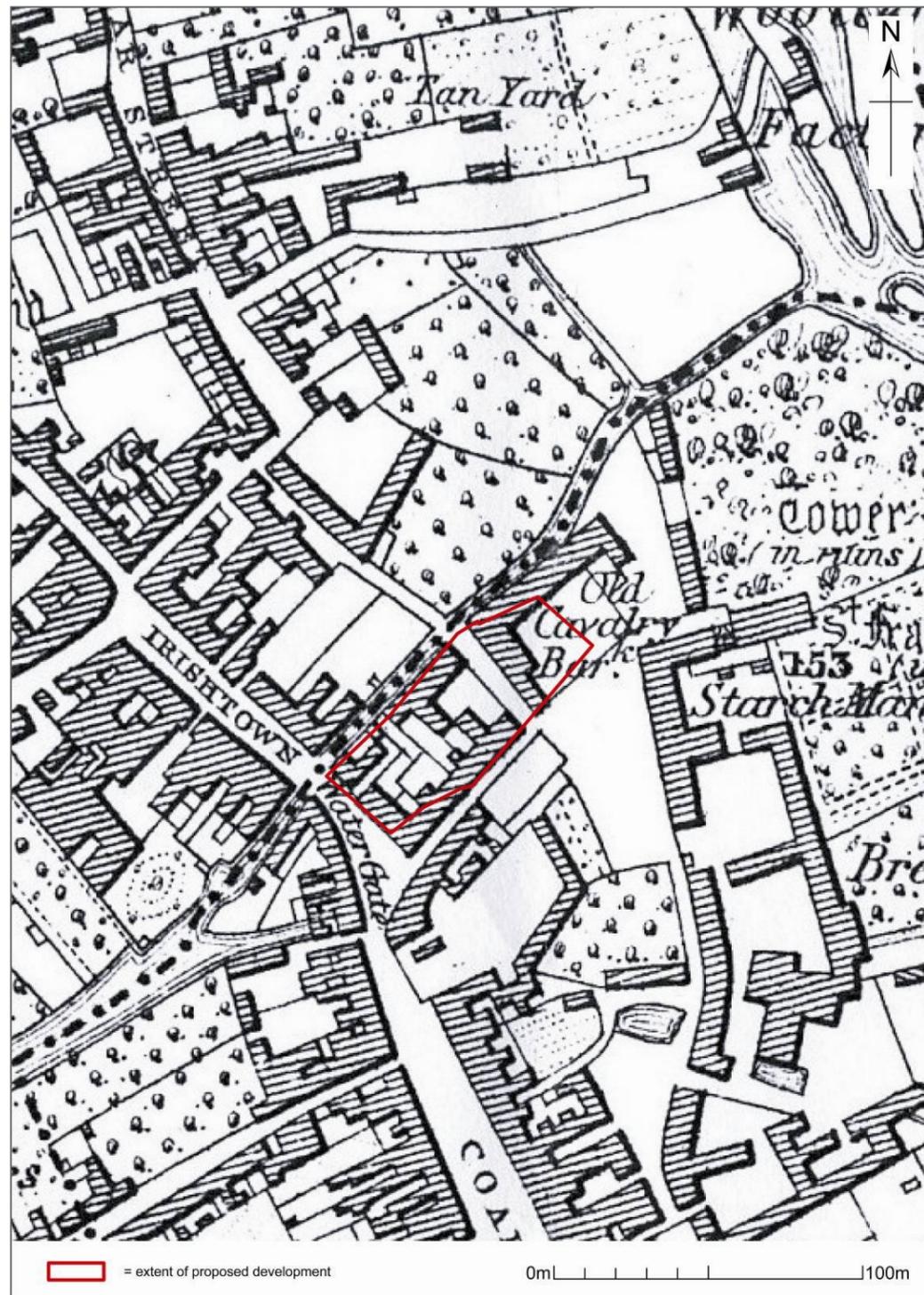


Figure 14: Area of proposed development on the 1840 OS map



Figure 15: Area of proposed development marked on the 1870 OS map

DESIGN STATEMENT

The 1870 OS map shows a number of out buildings and enclosed yards between the buildings fronting onto Watergate Street and Horse Barrack Lane. The building to the north of the Abbey has been extended to the north. A bridge crossing the Breaghagh links lanes on each bank. Another building is shown traversing the Breaghagh just downstream of the Watergate Bridge.



Figure 16: The area of the proposed development on 1990 aerial photograph

6.0 FIELD SURVEY OF PROPOSED DEVELOPMENT AREA

6.1 Site Inspection

The area of the proposed development was inspected on the 19th of November 2014.

The Mayfair Building

The building was originally constructed as a ballroom, which opened in 1943. The ballroom itself occupies the northwest side of the building. It is a large, high-ceilinged room with large windows facing onto the Breaghagh river. The southeast side of the building is two stories high, including a balcony looking out onto the ballroom. The original building is built of mass concrete walls, the roof is of corrugated sheeting. A two storey concrete block built extension at the rear of the building and a lean-to kitchen extension at the front were both added after the ballroom closed in 1973. A covered walkway along the southeast side of the building supports two offices which extend from the southeast side of the first floor. A yard enclosed by a high concrete block wall separates the building from the car park to the northwest. A yard at the northeast of the building contains concrete steps that lead to a first floor entrance to the office extension. A concrete block built boiler house at the northeast corner of the ballroom truncates the Town Wall. The Mayfair building has until recently housed offices and a staff canteen for the Diageo Brewery. The original ballroom was divided to create the staff canteen and the men's locker room. A suspended ceiling over the locker room houses several first floor offices. There is a 1m - 1.6m wide ledge between the northwest wall of the Mayfair building and the surviving Town Wall to the northwest. This ledge is very overgrown and currently inaccessible.

The Car Park

A small car park at the southwest end of the site is separated from Watergate Street by a raised planting bed surrounded by a modern low stone wall. The car park is paved with tarmac.

The Town Wall

Probable intact medieval stonework of the Town Wall survives along the entire northwest boundary of the site. The original wall probably survives to c.0.60m above current ground level at the northeast end (downstream from the slight turn). The northwest face was battered.

Two opes, probable arrow-loops, were noted in this stretch of wall. Ope 1 was 1.10m wide. The sides of the ope may taper inwards. A red brick arch at the head of the ope is a later rebuild. Ope 2 was less accessible. It was c.1m wide with a red brick arch at the head which like in Ope 1, seems to be a rebuild. The spring stones of a truncated arch were also noted, the remains of the bridge marked on the 1870 OS map.

DESIGN STATEMENT

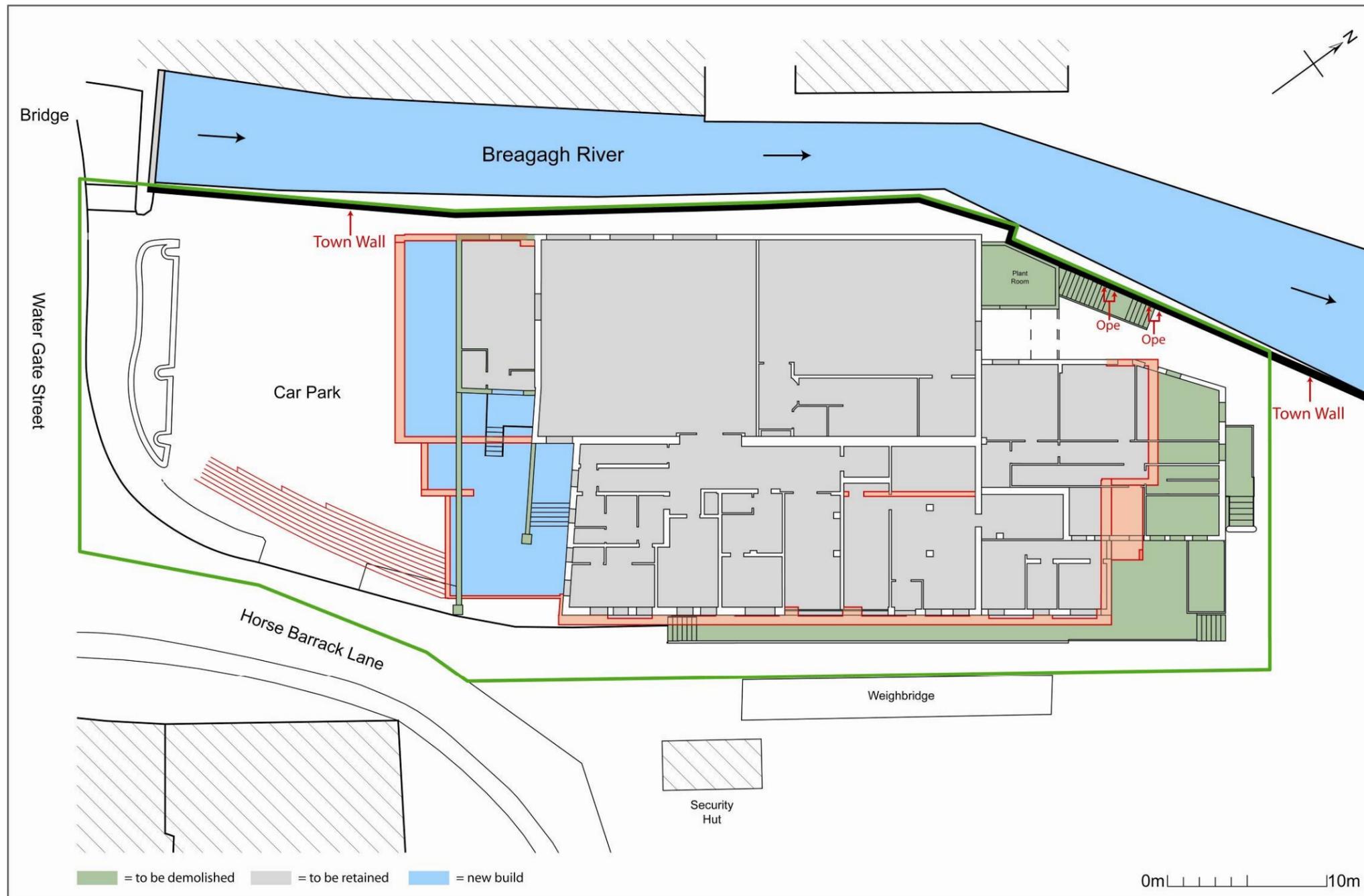


Figure 17: Plan of proposed development (after Reddy Architecture and Urbanism)

DESIGN STATEMENT



Figure 18: The Mayfair building, from the southwest



Figure 20: The Mayfair Ballroom.



Figure 19: The Mayfair building, from the southeast



Figure 21: The car park and Watergate Street

DESIGN STATEMENT



Figure 22: Truncated arch in the Town Wall, from northeast



Figure 23: Blocked arrow loops in Town Wall adjoining Mayfair building

7.0 PRELIMINARY ARCHAEOLOGICAL IMPACT STATEMENT

7.1 Potential Impacts on Archaeology

Any subsurface ground works on the site have the potential to disturb surviving archaeological deposits, features or structures. Sub-surface remains of the buildings formerly fronting onto Watergate Street and Horse Barrack Lane, the Horse Barracks itself, and buildings associated with the St. Francis' Abbey Precinct may survive. In addition, deposits and features such as a wall walk level and clay rampart associated with the Town Wall may also be present below ground level. It is also probable that medieval reclamation deposits survive on the site. Interventions relating to the upstanding Town Wall may also give rise to an impact on archaeology.

7.2 Proposed mitigation strategy

Archaeological test-excavations are required to present a comprehensive assessment of the impact on archaeology. It is recommended that archaeological testing be carried out under licence to the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht to assess if any sub-surface archaeological remains will be impacted upon by the proposed development. An archaeological testing methodology should be agreed prior to commencement of works with the archaeological licensing section of the Dept. of Arts, Heritage and the Gaeltacht and the National Museum of Ireland. Given the constraints current on site it may not be practicable to carry out testing until after demolition works are completed. Should potential archaeological/cultural heritage sites, features or items be uncovered during the course of archaeological testing the National Monuments Service will be informed and recommendations will issue regarding further requirements. These may involve avoidance/preservation in situ, preservation by record or other requirements as recommended by the National Monuments Service.

A comprehensive buildings archaeology assessment of the Town Wall within the development area, to include drawn and photographic recording, should be undertaken. This will inform the scope, extent and specifications for a conservation engineering appraisal of the monument.

Please note that Section 14 of the National Monuments Act 1930 (as amended) requires that the consent of the Minister is required for archaeological works at or near a national monument in the ownership or guardianship of the Minister or a local authority or to which a preservation order applies. The Minister is required to consult with the Director of the National Museum of Ireland in relation to such an application for consent. All works associated with the proposed development will require ministerial consent. The inclusion of a section of the medieval Town Wall (national monument) within the proposed development area required due

DESIGN STATEMENT

regard to the policy framework in the *National Policy on Town Defences* (DoEHG 2008) and in particular the objective that “There should be a presumption in favour of preservation in-situ of archaeological remains and preservation of their character, setting and amenity”.

BIBLIOGRAPHY

Unpublished Primary Sources Consulted

Sites and Monuments Record (SMR) files held by the Archaeological Survey of Ireland
Topographical files of The National Museum of Ireland
KCM, Kilkenny Corporation Minutes (City Archives, Town Hall)

Maps

c.1655 Down Survey extract 'The Liberties of the city of Kilkenny
Kilkenny 1758 by John Rocque
First edition 1840 Ordnance Survey map sheet
The 1842 1:10560 map of Kilkenny City sheet 19
The 1872 Town Map of Kilkenny City sheet 19-37
Records of Monuments and Places (RMP) constraints maps

Aerial photographs

2000 Ordnance Survey orthophotography
2005 Ordnance Survey orthophotography
Google Earth
Bing maps aerial photos

Secondary sources:

Ainsworth, J.	1978	<i>The Corporation Book of the Irishtown of Kilkenny, 1537-1628, Analecta Hibernica, 1-78.</i>
Bradley, J.	2000	<i>Irish Historic Town Atlas No. 10, Kilkenny</i> , Royal Irish Academy, Dublin
Butler, R.	1849	<i>The Annals of Ireland, by John Clyn and Thady Dowling, Together with the Annals of Ross.</i> Dublin, Irish Archaeological Society.
Carrigan, W.	1905	<i>The History and Antiquities of the Diocese of Ossory.</i> 4 vols. (Reprint Kilkenny 1981).
Curtis, E.	1932-1943	<i>Calendar of Ormond Deeds 1172-1603 A.D.</i> 6 vols. Dublin, Stationary Office.
Empey, C.A.	1990	'County Kilkenny in the Anglo-Norman Period', in W. Nolan and K.

Whelan (eds.) *Kilkenny: History and Society*. Dublin, Geography Publications, 75-95.

Farrelly, J. et.al. 1993 *The Urban Archaeological Survey: County Kilkenny*. Dublin, Unpublished, 61-67.

Manning, C. 2007 'The Delahunty grave slab at St Francis' abbey, Kilkenny city', *Old Kilkenny Review* 59, 48-51.

McNeill, C. 1931 *Liber Primus Kilkenniensis*, IMC, Dublin.

Oxford Archaeology 2005 *Kilkenny City Walls Conservation Plan*, Heritage Council.

Thomas, A. 1992 *Walled Towns of Ireland*. 2 vols. Blackrock, Irish Academic

Tighe, W. 1802 *Statistical Observations Relating to the County of Kilkenny Made in the Years 1800 and 1801*. 2 vols. Dublin, Graisberry and Campbell.

Watters, P. 1872 'An account of the fortification and defence of Kilkenny 1527-1691', *JRSAI* 12, 205-22.

Digital sources

(www.dia.ie/works/view/4180/building/CO.+KILKENNY%2C+KILKENNY%2C+HORSE+BARRACKS)

<http://katharineblake.wordpress.com/2008/06/07/ballrooms-of-kilkenny/>