



"Lisieux House", 5 Charlemont Terrace, Crofton Road. Dun Laoghaire, Co Dublin
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OUTLINE

CONSERVATION INSPECTION AND ASSESSMENT FOR THE PROPOSED RENOVATION AND CHANGE OF USE OF THE BREWHOUSE AT ST FRANCIS ABBEY BREWERY, KILKENNY.

This report has been prepared by Roisin Hanley Architects Ltd for the Part 8 Planning Report presented by Reddy Architecture + Urbanism on behalf of Kilkenny County Council in accordance with the provisions of the Planning and Development Regulations 2001-2015, the Planning & Development Act 2000-2015 and Section B1.1 of Appendix B of Architectural Heritage Protection – Guidelines for Planning Authorities.

The Brewhouse is located in the Kilkenny City zone of archaeological potential RMP KK19-26 and the Kilkenny City Centre Architectural Conservation Area.

CLIENT: REDDY ARCHITECTURE AND URBANISM ACTING ON BEHALF OF KILKENNY COUNTY COUNCIL
DATE: 22ND OCTOBER 2015



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**Redevelopment of
The Brewhouse
St Francis Abbey Brewery,
Horse Barrack Lane,
Irishtown,
Kilkenny**



Conservation Architect Report

Conservation Inspection of the existing Brewhouse and Conservation assessment of the proposed refurbishment and alterations to the Brewhouse building and change of use from brewery to allow for a range of uses including education, research & development and/or office'

The Conservation report is in three parts. There is a photographic record attached to this report and there is an account of the Bauhaus Design concepts to give further information on the design style that has influenced the design of the Brewhouse in particular the design of phase 1 of the Brewhouse, which is the original building.

The proposed assessment of the refurbishment and change of use of the Brewhouse will be assessed under the provisions of The Kilkenny City & Environs Development Plan 2014 -2020 (Effective from 13th June 2014)

Prepared by: Roisin Hanley Architects Ltd
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RIAI Conservation Architect Grade 1
RIBA Specialist Conservation Architect.

S.1. INTRODUCTION

1.1 Client Instruction

This report has been prepared for Reddy Architecture + Urbanism on behalf of Kilkenny County Council, for a Part 8 Planning Report, in accordance with the provisions of the Planning and Development Regulations 2001-2015, the Planning & Development Act 2000-2015 and Section B1.1 of Appendix B of Architectural Heritage Protection – Guidelines for Planning Authorities.

This report has been prepared following a surface inspection of the Brewhouse at St Francis Abbey Brewery, Horse Barrack Lane Kilkenny on the 15th January 2015, the 14th September and following frequent meetings and review of the proposed design and proposed intervention by Reddy Architecture on behalf of Kilkenny County Council.

The Brewhouse Building is not a protected structure but it is located within the Kilkenny City Centre Architectural Conservation Area. It is also located in an area of Archaeological Potential RMP KK19-26.

The Development Plan in section 7.4.6 defines an Architectural Conservation Area as

"An ACA is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of the development plan to preserve."

The Development Plan describes The Kilkenny City Centre Architectural Conservation Area (ACA) in section 7.4.7.1. as follows:

".....The city centre ACA encompasses the medieval core of Kilkenny, the boundaries of which follow the line of the city wall to the west and north, the river to the east and Rose Inn Street to the south .This area is defined by the central spine of the city running along High Street and Parliament Street with the medieval slips running to the east between High Street and Kieran Street and the surviving burgage plots to the rear of properties on High Street and Parliament Street. This part of the City contains some of the city's most architecturally and historically significant structures including St. Francis Abbey, The Black Abbey, St. Mary's Church, Rothe House, Shee Alms House, and the Hightown Circuit of the city walls, visual reminders of the city's prosperity in the 14th, 15th and 16th centuries. The Tholsel and the Courthouse are also within this area representing major contributions from the 18th century. Apart from these landmark buildings and structures (of which there is a high proportion in such a small area) the external built fabric of these streets dates to the 18th and 19th centuries. Even within this however, there are small reminders of the medieval past incorporated into many of the city's structures, particularly on High Street, and it is highly likely that there is further



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medieval fabric hidden from view. The urban vernacular of much of the City Centre is characterised by rendered and painted facades with classically proportioned wall to window ratios and the survival of the timber sash as the most common window type. This presentation is typical of the commercial centres of most Irish towns. One departure from this type is the east side of Parliament Street which is home to a number of redbrick four-storey over basement Georgian houses. Adjacent to these is an important reminder of the 19th century brewing industry in the St. Francis Abbey Brewery."

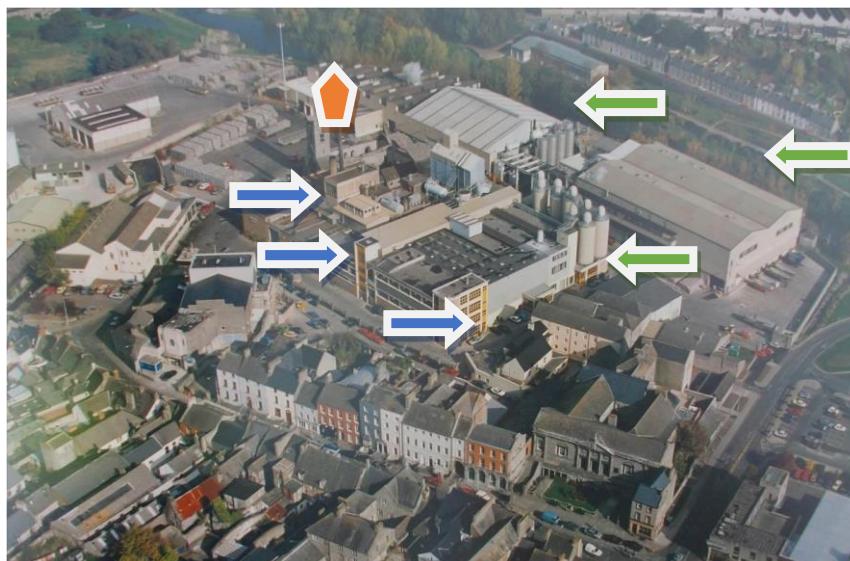
The Brewhouse is located adjacent to St. Francis Abbey which is a National Monument and Protected Structure (RMPKK019026101), National Monument No 72. The upstanding elements of St Francis Abbey are situated approximately 9 m at its closest to the North of the Brewhouse building. The Brewhouse is also located close to Kilkenny's City wall (approx. 40m) which is a Recorded Monument.

St Francis Brewery is comprised of several different buildings and brewing structures and bottling warehouses that made up the Brewery. The Brewhouse building was constructed in the 1960s. There were several subsequent additions and extensions to the Brewhouse buildings and these have defined five distinct phases to the Brewhouse Building.

The Brewhouse is not a protected structure however from my examination and analysis of the Brewhouse it can be clearly demonstrated that the original Brewhouse building dating to the 1960s is a unique example of a twentieth century industrial building, which continues the tradition of Industrial buildings in Kilkenny. Section 7.3.2 of the Development Plan states that

"....Kilkenny has a wealth of industrial archaeological sites - sites of past industrial activity. This includes sites and machinery relating to extractive industries (e.g. mines and quarries), manufacturing (e.g. corn and textile mills), service industries (e.g. main drainage, water supply, gas, and electricity), power (windmills, watermills, steam engines) and transport and communications (e.g. roads, bridges, railways, canals, harbours, airfields). Although some of this heritage extends back to prehistoric times, most of what now survives relates to the last 250 years, the period during which Ireland became progressively industrialised."

The buildings on St Francis Brewery Site are as follows:



 St Francis Abbey:
 This is located to the North of the Brewhouse.

- 
- **The Brewhouse**
 - Phase 1 constructed 1960s and the design influenced by the Bauhaus
 - Phase 2 extension to phase 1
 - Phase 3 Central plan containing the Vats and the raised flat roof light.
 - Phase 4 facing North and West and clad in pale brown brick
 - Phase 5 facing West and South
 -

 The Industrial Brewing Structures to be demolished by Diageo (PL.Ref.No.13990045) outside the scope of this report

- Old Packing Plant
- The kegging Plant
- The Material Store
- Maturation (tanks only) and Storage
- Fermentation Block

As Part of the decommissioning of St. Francis Abbey Brewery, prior to the transfer of ownership to Kilkenny Council, Diageo submitted and was granted planning permission (PL.Ref.No.13990045) in August 2013 for the demolition of the majority of the existing industrial brewing structures on the site.

S.2 The Scope of The report

The scope of the report is confined to the Brewhouse building only. This report sets out to analyse the different phases of the construction of The Brewhouse and to analyse the importance of the Brewhouse as a structure.

The report will then assess the design, as prepared by Reddy Architecture + Urbanism on behalf of Kilkenny County Council of The Brewhouse for the proposed refurbishment and change of use from brewery to allow for a range of uses including education, research & development and/or office'.

2.1 Development Plan 2014 - 2020

The proposed assessment of the refurbishment and change of use of the Brewhouse will be assessed in line with the provisions of the Kilkenny City & Environs Development Plan 2014-2020.

In the Development plan there are specific objectives with regard to the overall site of St Francis Abbey Brewery, which is also known as the former Smithwick's Brewery site.

Section 3.4.3 **Development Strategy - City Centre Area** states that

".....Since the adoption of the 2008 – 2014 Development Plan, the international drinks company Diageo announced that it would close its existing facility on the former Smithwick's brewery site. It is expected that production will cease at the end of 2013 and the site will be decommissioned. Kilkenny Local Authorities have agreed to purchase the site from Diageo. The site is about 5.5 ha in size and stretches from Bateman Quay to Greens Bridge. The site is dissected by the Central Access scheme and the River Breagagh. (3.4.3 City Centre Area)

In the 2008 – 2014 Development Plan it was zoned for industrial use, reflecting its historical use. It is proposed to change that zoning to general business as the site offers a very significant resource for the city centre and new uses are needed in the context of the overall vision for the City and Environs. "

The Development Plan also set outs a very specific **objective 3C:**

"...To prepare a master plan and urban design framework for the Smithwick's site and Bateman Quay during the lifetime of the development plan."

In response to this objective a masterplan has been prepared and is referred to as The Abbey Creative Quarter Master plan – this Masterplan was agreed by Kilkenny County Council on 31st July 2015.

This Masterplan allowed for the retention and re-use of the Brewhouse Building on the Brewery site.



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Sustainable Development

The Development Plan sets out the core strategy and strategic aims for promoting sustainable development. Section 3 for the development Plan "Core Strategy & Zoning", describes a strategic aim "...To implement the provisions of the Regional Planning Guidelines and to target the growth of Kilkenny City in a compact urban form to advance sustainable development." (3.1 pg16)

Sustainable Development is defined in Section 1.4 of the Development Plan as being "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Economic Development and Heritage

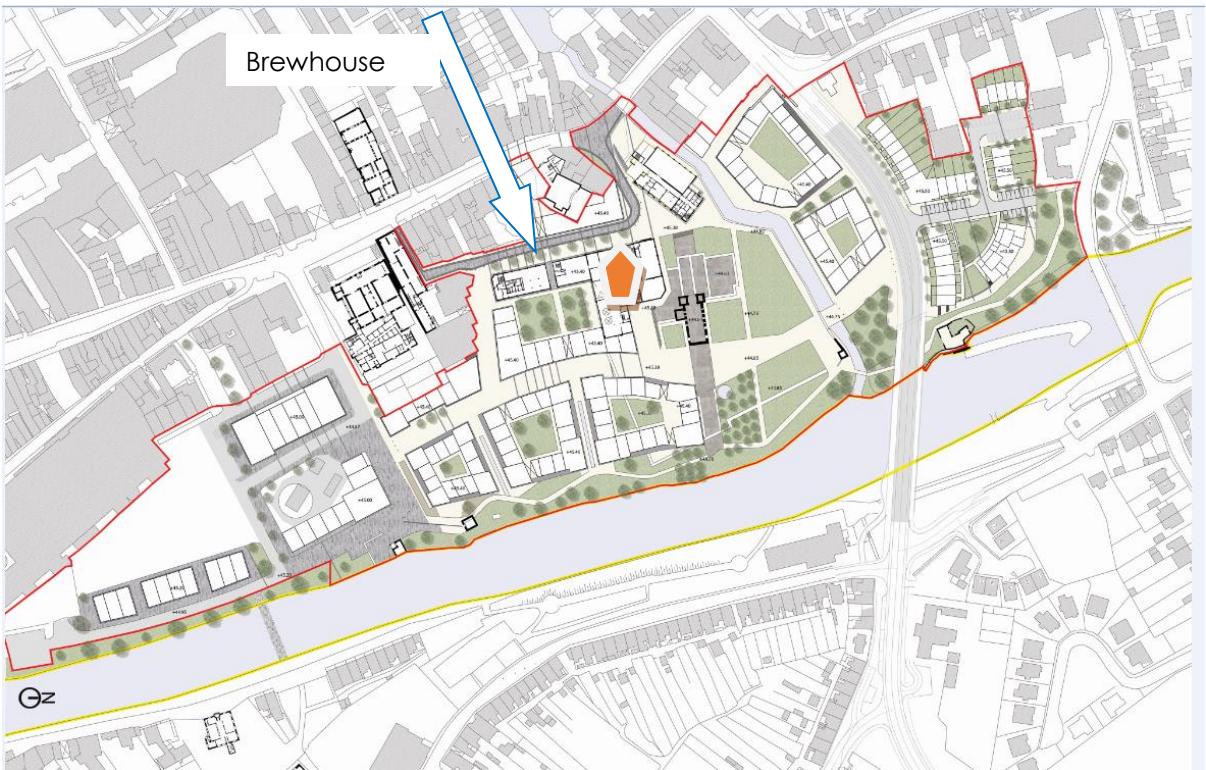
The Development Plan gives a background to the importance of heritage in the Economic Development of Kilkenny City. Section 4.3 **Economic Development & Heritage**, The Development Plan states that

".....the identity and economic development of County Kilkenny is intrinsically linked to its heritage.." and that "the County's character and culture are vital assets that help the county compete as a tourism destination and a location of choice for investment."

The Development Plan further states that

"....in surveys carried out tourists repeatedly stated that heritage is one of the key attractions for them in choosing to visit Ireland and two in every three visitors go to a heritage site or visitor attraction. In a survey of visitors conducted by Kilkenny Tourism, 78% of visitors identified heritage as the main reason they visited Kilkenny."

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The Abbey Creative Quarter Master Plan

The location of the St Francis Abbey for orientation



S.3 The Brewhouse in the context of the site as defined for the Application

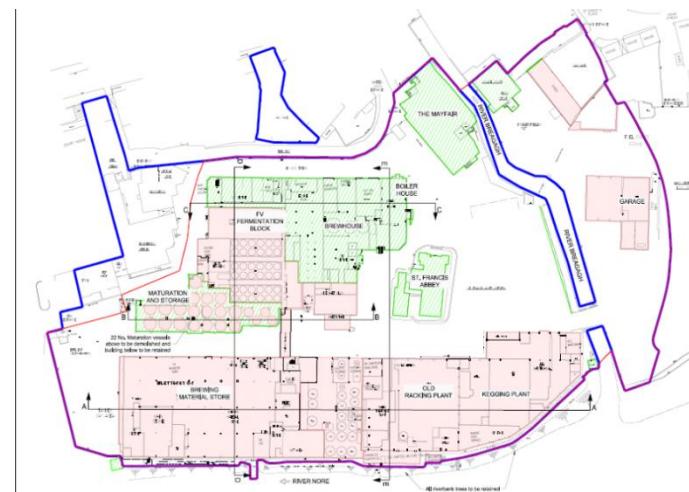
3.1 The applicant site in context

The applicant site encompasses an area of approximately 6,460sq.m and is accessed at the important entrance to the St Francis Abbey Brewery site as outlined below.



3.2 The Brewhouse in the context of St Francis Brewery site plan

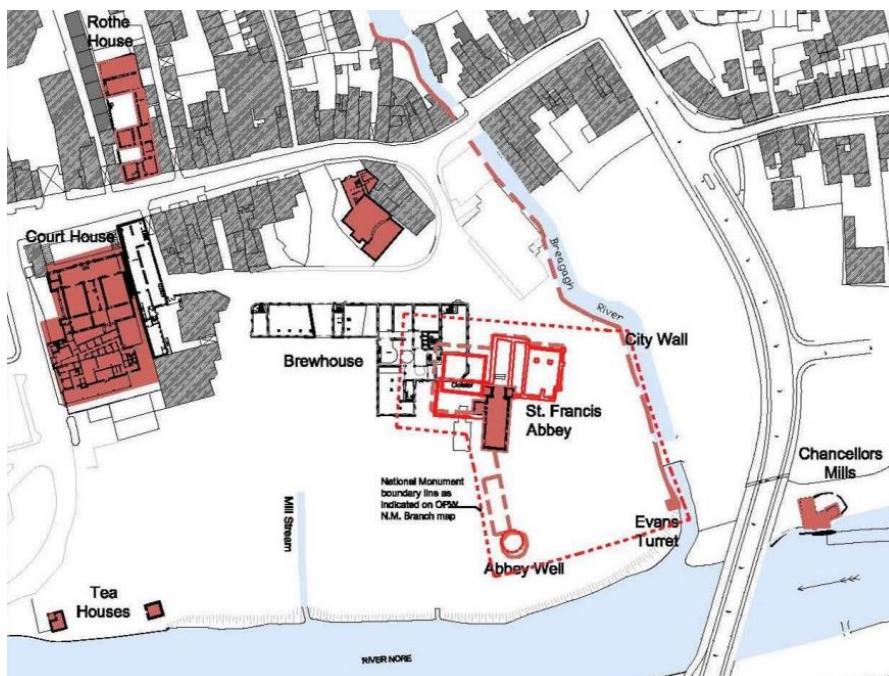
The Brewhouse is outlined in green below in context with St Francis Abbey and St Francis Brewery which do not form part of the application site. This report is a conservation inspection and assessment for the proposed refurbishment and change of use of the Brewhouse only.



3.2 The Brewhouse in the context of St Francis Abbey



The Brewhouse building in context showing the North elevation of the Brewhouse phase 4 adjacent to St Francis Abbey.

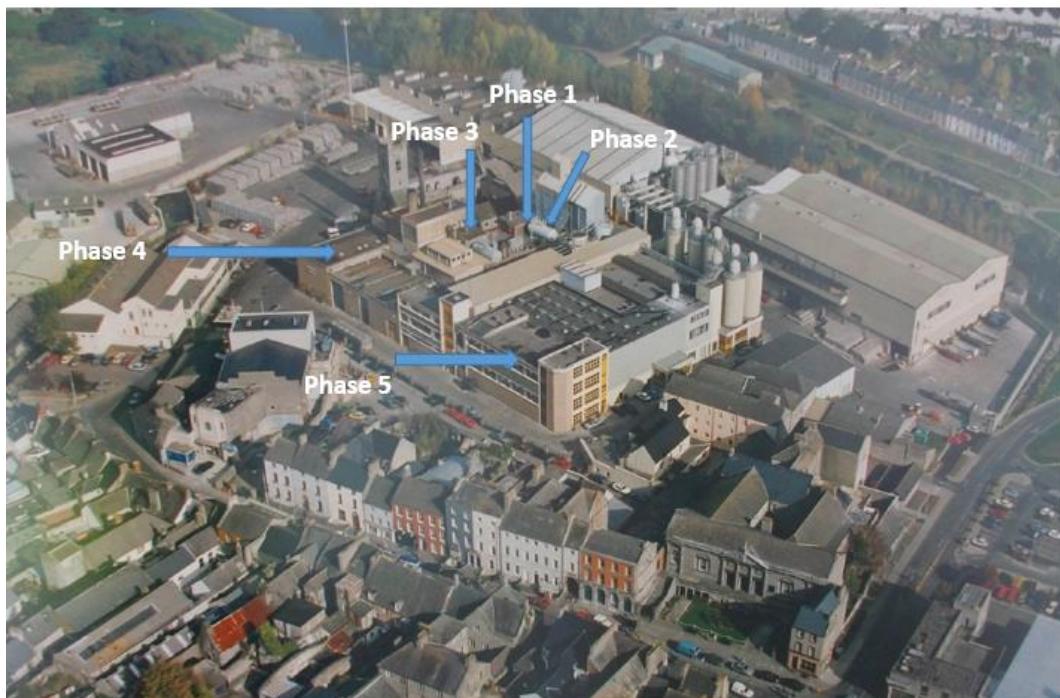


The Brewhouse building shown in context with St Francis Abbey.



S.4 The phased construction of The Brewhouse

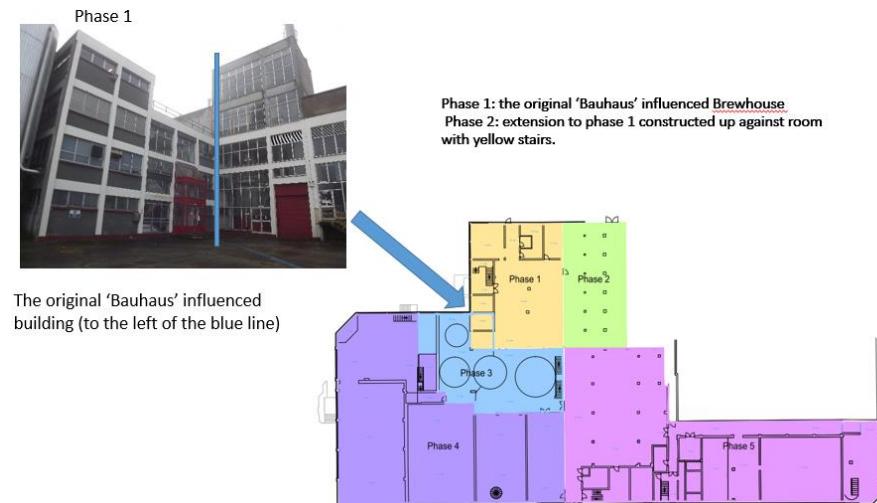
- The Brewhouse
- Phase 1 constructed 1960s and the design influenced by the Bauhaus
- Phase 2 extension to phase 1
- Phase 3 Central plan containing the Vats and the raised flat roof light.
- Phase 4 facing North and West and clad in pale brown brick
- Phase 5 facing West and South



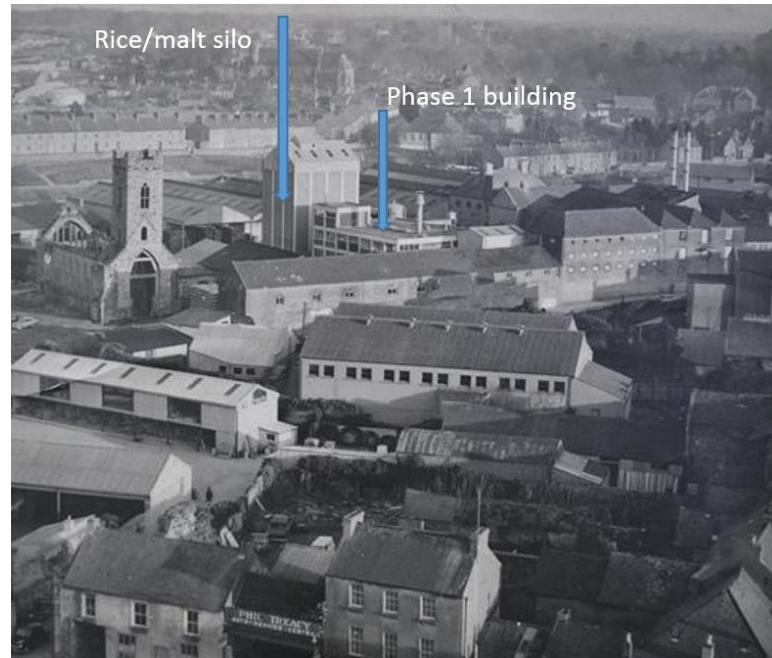
A colour coded plan to the phased development of The Brewhouse

S.4 .1: Phase 1 and Phase 2 of the Brewhouse.

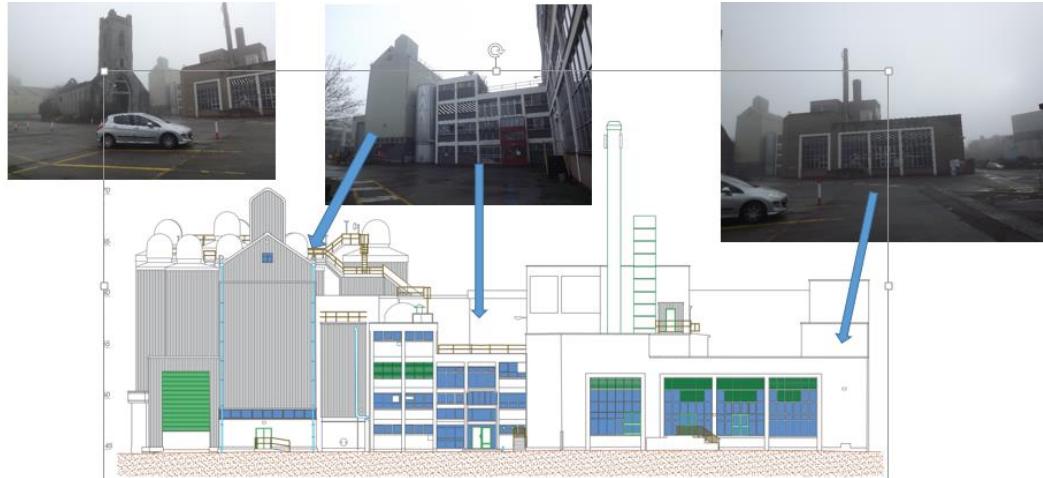
Phase 1 of the Brewhouse is located on the East side of the building directly behind the Abbey. The front elevation of the Phase 1 of The Brew house faces north.



The original photograph of taken in the 1960s from the round tower of St Canices' of the site show clearly the original Brewhouse phase1. It is located adjacent to the rice/malt silo tower which is distinguished by its prominent pitched roof. The original rice /malt silo tower has been re clad.



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Phase 1 of the Brewhouse is located on the East side of the building directly behind the Abbey. The front elevation of the Phase 1 of The Brew house faces north.



Phase 1 of the Original Brewhouse
 To the edge of the corner

Phase 3 which is the higher tower
 Phase 4 is the lower brick building
 To the North

The phase 1 of the Brewhouse has been clearly influenced by concept of the Bauhaus design ideas. The concepts of the Bauhaus design are set out below and in more detail in the attached PowerPoint presentation.

The P.V.C Conservatory extension is not original and was added later. There are several of the original windows evident inside the building adjacent to the original staircase.

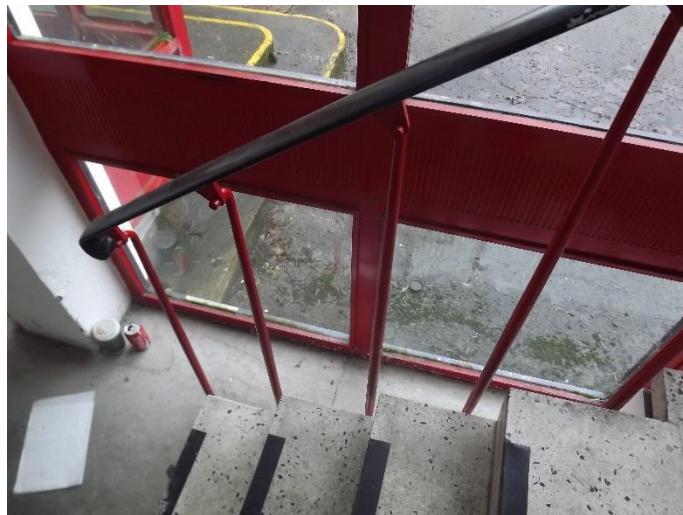


The original windows where the junction of the joints is celebrated with an exaggerated shadow gap.

The original staircase is intact, though the staircase and hall was modified when phase 2 and phase 3 was added as there is a very clumsy junction at the half landing of the staircase where the alterations occurred.

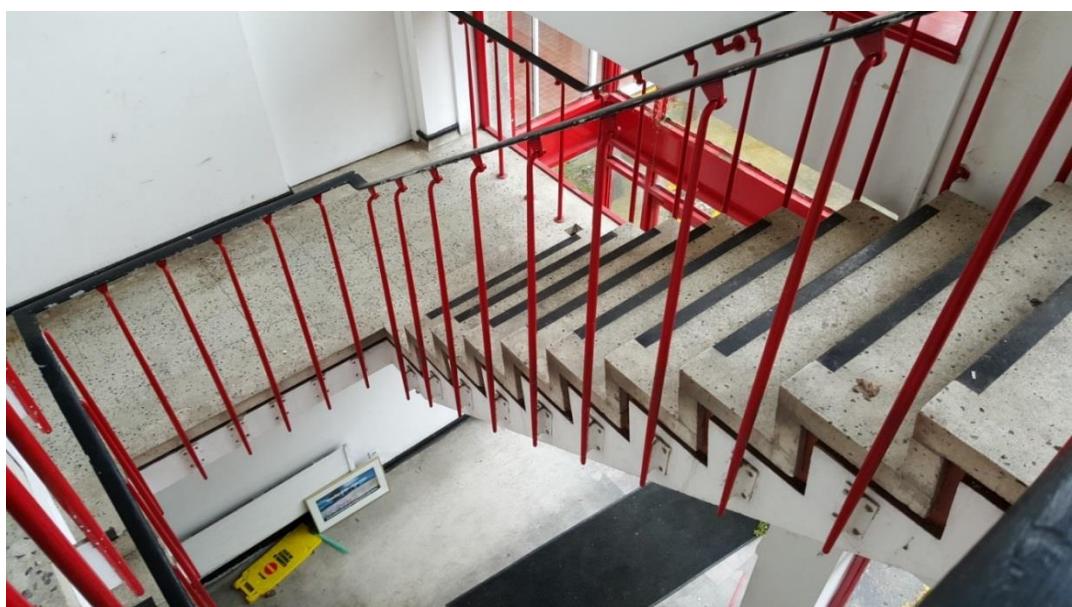
The designer of the staircase has implemented many of the concepts of the Bauhaus design philosophies. Each spindle is shaped to a narrow cone at the bottom where the connection to the side of the stairs is expressed and celebrated with a special bolted plate.

The top of each spindle is bent over and connected through a plate that emphasize the joint connection to the handrail
 The handrail is gently curved at the edge which allows it to float over the spindles.



The edge of each step is clearly defined at the junction and emphasised by a shadowed recess below the step

The terrazzo floor is perfectly honed and the colour of the chippings are varied in dark grey and black





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The original early Bauhaus ideas embraced the concept of the 'Raumplan' or architectural promenade. The use of colour was very important in defining the space. The stronger colours were usually used to define a change in either horizontal or vertical space or define a change of experience in the architectural promenade as one is led up through a route. The original door would have led from the exterior space across the threshold and encouraged you to ascend the staircase which was defined by black edges and vertical red handrail up through the vertical space. Eventually you would exit onto the roof terrace and look back to where you had come from thus completing the Architectural parade



The original railings on the roof terrace. They were painted in a bright red which is the most vibrant and intense colour experienced by the eye. This view looks back over the entrance and completes the full circle of the architectural promenade. The view originally looked back over St Francis Abbey and across the city walls before phase 3 and phase 4 were constructed.



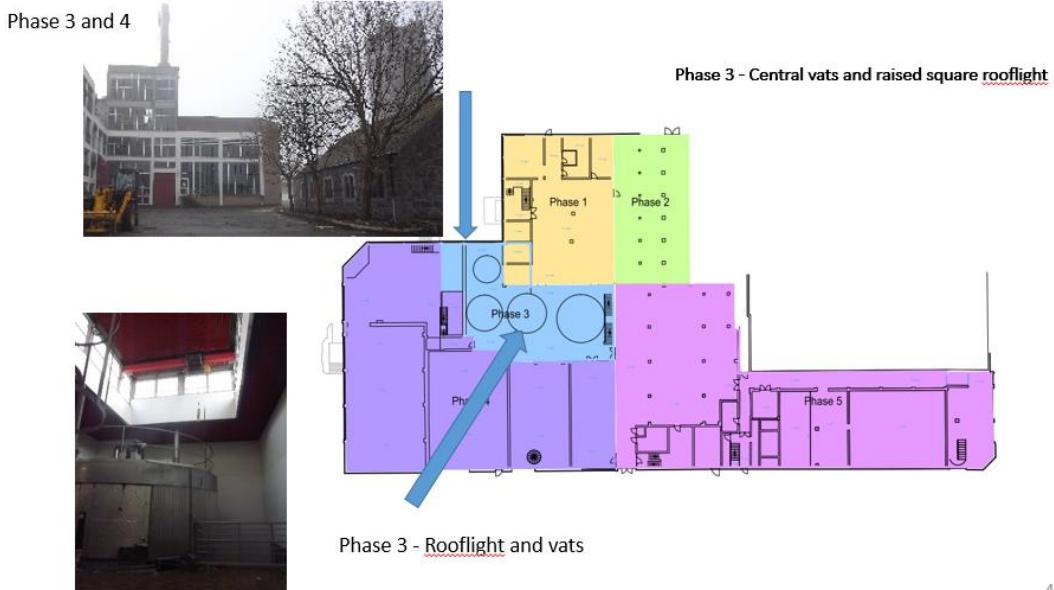
The original railings on the roof terrace. They were painted in a bright red.



Full circle of the architectural promenade from Entrance to Roof Terrace



S.4 .2: Phase 3 and Phase 4 of the Brewhouse.



4

Phase 3 of the Brewhouse is located in the centre of the Brewhouse. Phase 3 is in the centre of the plan and is lit from above by a roof light that has been designed to allow the natural light to enter the side of the roof light. The roof of the roof light is designed as a flat plane that has been pushed upwards to allow a break in the roof.

The external element of the roof light has been hidden by later mechanical plant that has been constructed around the roof light concealing its strong functional aesthetic design with cladding.

It is recommended that the original lines of the roof light are retained and that the roof light be conserved.

Phase 3 houses the large fermentation vats. The strength of the structure of the building can be experienced in walking around the large vats.

The voids left by the vats should be retained or marked. It is suggested that two of them are left open with the original guard rails used as new guard rails where possible. The other vats openings to be closed in the offices should be floored with a different and one hour transparent material or demarcation. All of these vats have handrail and it is recommended that one of the handrails be retained. As they do not comply with the current building regulations they could be protected with curved glass.

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The roof light is designed as an 'extended plane of the flat roof 'pushed upward'
The light comes in from the side.



The fermentation vat in phase 3 of the Brewhouse.

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Phase 4 of the Brewhouse faces North in front of the St Francis Abbey.

Phase 4 consists of the boiler house to the north of the site. The four large windows are the boiler house facing north in front of the Abbey. The brick elevation continues around the corner to the West elevation



It is recommended that the structure and the brick elevation be conserved. It is proposed to lower the internal floor to the same level as the exterior. This would not alter the main structural elements of the exterior .The section of brick (at roof level) to the east (left hand side of building in photo) is to be lowered to realign the level of the parapet



The North West corner of Phase 4. The brick is to be conserved.

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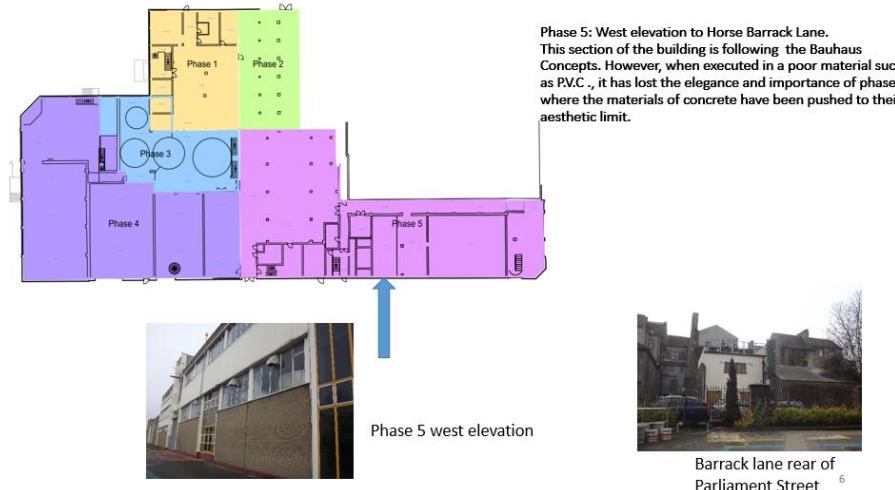


Interior View of the boiler house of phase 4 with the brick exterior to the North Elevation. The North elevation is to the right of the picture defining the threshold between interior and exterior.



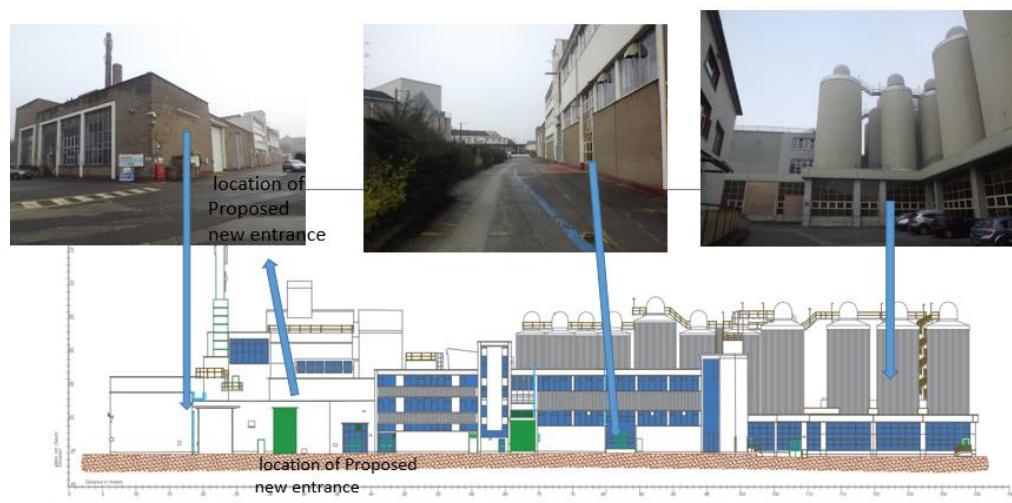
There is a huge opportunity to create an interactive innovative space allowing interaction between interior activities and the exterior public space reconnecting the building back to the city and allowing an urban space to develop in front of the Abbey. It is proposed to lower the floor to ensure the connection between inside and out.

S.4 .3: Phase 5 of the Brewhouse the West elevation (has part of phase 4 in west elevation)



Phase 5 is located to the west elevation. This is the last and latest extension to The Brewhouse. This phase of the building followed some of the concepts of the Bauhaus that are visible in phase 1 and followed through in phase 3, and phase 4. However the architectural concepts are lost in the reality of the poor materials. There is none of the finesse that is seen in the original staircase of phase 1 or in the original windows surviving of phase 1.

There is more of an opportunity for intervention in this section of the building as phase 5 is not the best example of our Industrial design heritage.



S.5 The concepts of the Bauhaus that influenced the design of the Brewhouse phase 1

The phase 1 of the Brewhouse has been clearly influenced by concept of the Bauhaus design ideas. The concept of Bauhaus are set below and in more detail in the attached PowerPoint presentation.

The Bauhaus, an art school was founded in Weimar by Walter Gropius in 1919. The high caliber artists Gropius appointed as teachers at the Bauhaus Weimar included, Gerhard Marcks, Lyonel Feininger, Johannes Itten, Paul Klee, Oskar Schlemmer, Wassily Kandinsky and Laslo Moholy Nagy .

The teaching approach was radically different from the established Beaux Arts approach with its focus on decoration and classical language. Instead the Bauhaus based its ethos on industrial mass production and was at odds with the Arts and Crafts ideas of individually crafted objects. The movement also had strong socialist principles, mass production through economies of scale reduced the costs of production thus making available more goods to a greater number of people. Its mission was to provide a new, affordable, plain and utilitarian design that could be used by every kind of person and in every area.

During the schools early years the focus was on the teaching art and industrial design and between 1919 and 1927 architectural education only took place in the private architecture office of Walter Gropius the first director of the Bauhaus. It was only later after the school had moved to Dessau in 1928 that architecture was introduced into the syllabus.

In 1932 the Bauhaus moved for the last time to a disused telephone factory in Berlin. Under the last director, Ludwig Mies van der Rohe, the Bauhaus was transformed into an academy of architecture and the workshops and the art subjects became subordinate. However due to the increasingly hostile political climate the school was forced to close after just one year and most of the central figures of the Bauhaus movement were forced to emigrate. Many were able to establish themselves in the United States in teaching positions or in Israel where part of north Tel Aviv has been renamed the White City after the large number of Bauhaus influenced buildings and is now on the UNESCO world heritage site list.

S.6 Evidence of the influence of the Bauhaus on the Brewhouse

1. Standardization of elements within a regular structural grid.
2. The lack of any ornamentation
3. The 'Raumplan'
4. Use of colour

1: The building clearly expresses its regular structural grid which allows for standardized secondary elements.



The regular structural grid of the concrete frame

2. The lack of ornamentation, the aesthetic of this stairs in the Brewhouse comes from its honest and unembellished use of material. It shows how the stairs was constructed



The original handrail and staircase in the rear room of the phase 1 'Bauhaus' building. Each junction and joint has become a large knuckle. The rivets are clearly expressed at the side of the stairs. The perforated steel threads have been expressed in an aesthetic pattern of semicircles



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3: The stair design in Phase 1 of the Brewhouse reflects ideas developed initially by Adolph Loos which he called the 'Raumplan' the concept of the Architectural Promenade from the outside to inside and vertically up or horizontally. In this case the stairs offers views not just within the stairwell but also out through the windows. From the railings on the roof a view back to where you started is afforded. The Bauhaus insisted on only using the primary colours red, blue and yellow in their graphic art, industrial design, and buildings



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4: Use of colour, the Bauhaus insisted on using the primary colours, red, blue and yellow. In the Brewhouse Phase 1 building the use of red uprights to the guardrail reflect this approach.

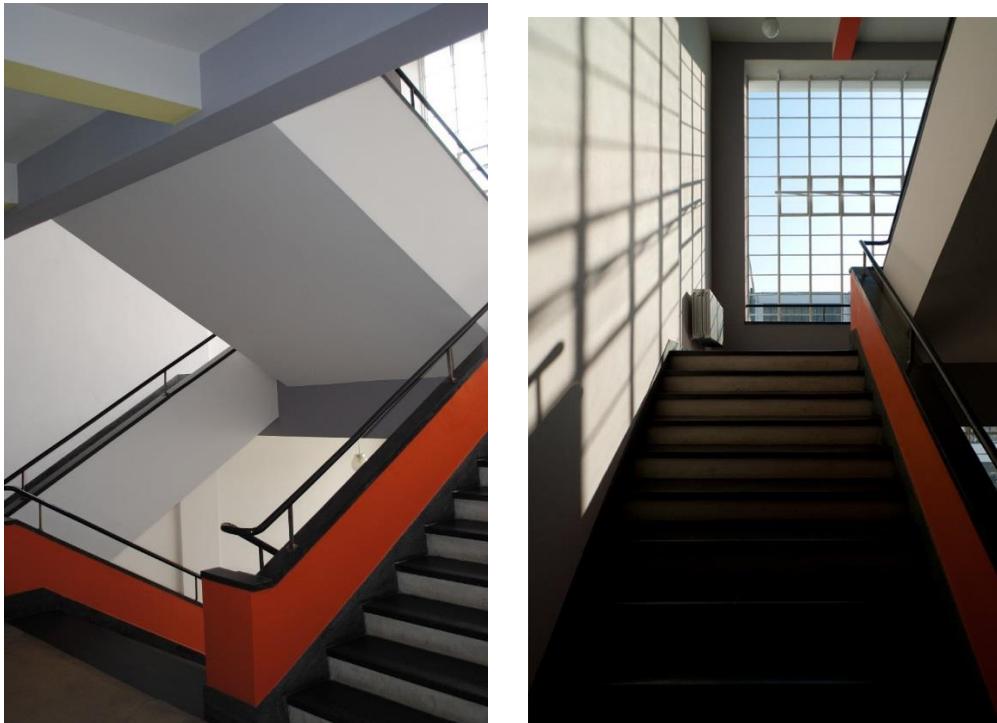


Poster for a Board game Company

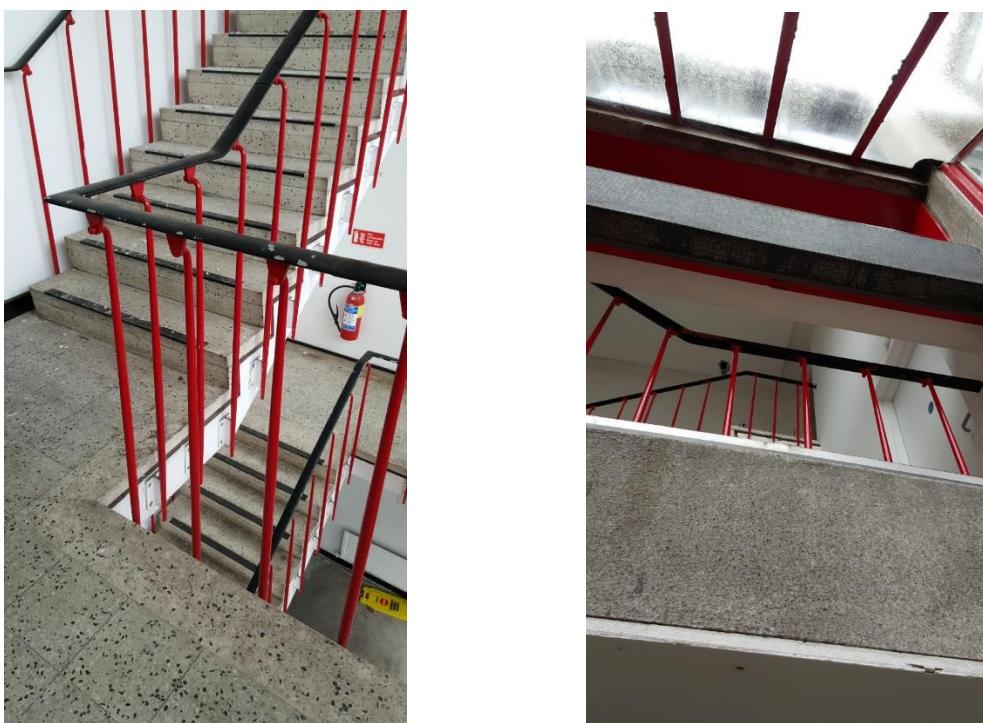


Rietveld Chair Gerrit Rietveld of the Dutch movement 'De Stil' who was influential in the Bauhaus

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Staircase in the Bauhaus Dessau



Staircase in the Brewhouse Kilkenny

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The original railings on the roof terrace. They were painted in a bright red which is the most vibrant and intense colour experienced by the eye. This view looks back over the entrance and completes the full circle of the architectural promenade. The view originally looked back over St Francis Abbey and across the city walls before phase 3 and phase 4 were constructed.



The Brewhouse Kilkenny



Bauhaus Building. Red used as a signal colour against a monochromatic backdrop

S.7 The assessment of the Brewhouse Building with regard to the proposed refurbishment and change of use to To allow for a range of uses including education, research & development and/or office'

7.1 The proposed North Elevation



The North elevation is the most important elevation of the Brewhouse. It is recommended that original phase 1 of the Brewhouse be conserved

It is recommended that the original mosaic be conserved and reinstated for phase 1 elevation of the original Brewhouse.



It is recommended that the original proportions and the colour of the original windows be reinstated to phase 1 Brewhouse elevation.

The P.V.C conservatory should be removed and reinstated with a red double door similar to an original Bauhaus design such as that of the Bauhaus building

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The red railings above the door should be conserved and repaired. It is essential that the roof terrace over the front entrance door should be retained. Glass panels can be fixed to comply with current regulations but should be fixed to the parapet edge and not the railings.

It is recommended that the any link building on the roof be a glazed lightweight structure to ensure that the roof terrace is retained so that the concept of the final overview of the Architectural promenade be retained.



Detail of the North elevation.

It is recommended that the window fenestration colour and size of the North Elevation phase 1 match the original windows and the red colour of the original window. The black mosaic detail on the beams should be retained and conserved. The railings to the roof terrace to be retained and conserved and all details to be agreed with the conservation architect. It is essential that the original colour scheme of phase 1 is retained and conserved.

It is essential that brick elevation of phase 4 is conserved and that the concrete frame with its four strong openings should be retained .All of the original brick in the phase 4 of The Brewhouse to the North and West shall be conserved and repointed.

The original roof light of phase 3 with its floating flat roof and side light should be reinstated and conserved. The original proportions shall not be alter or changed.

There is an opportunity to allow a glazed extension on the roof provided that the single storey extension is set back from the North Elevation ensuring a viewing platform. The line of this new light weight glass structure is naturally defined by the grid structure of the east elevation and should not be permitted past this point.

No mechanical plant room or mechanical plant should be permitted on the roof where it can be viewed from either Greens Bridge or from the west side of the building.

There should be no more visual impact allowed on the North, West or East elevation of Phase 1 or Phase 3, and 4 of the Brewhouse. In particular with regard to the visual impact of the Brewhouse behind the Abbey when viewed form Green's Bridge.



Detail of the "vertical wave" effect of the open Bauhaus type windows.

It is recommended that the fenestration for the new windows echo the design concept of the Bauhaus principles. It is recommended that the bays be divided into four columns and four row and that the top two sections of the rows are side hung thus creating a vertical wave when open. This also complies with the mechanical requirements for ventilating the rooms as requested by the mechanical engineers. The proposed windows should not be top hung.

It is only the original phase 1 of the Brewhouse that should maintain the red window colour as this will define the most important section of the building.

7.1 The proposed South Elevation.



South Elevation in Context



South Elevation showing elevational treatment

It is recommended that the original brick at the corner of the West and South be retained. The concrete frame of the Bauhaus structure should be retained

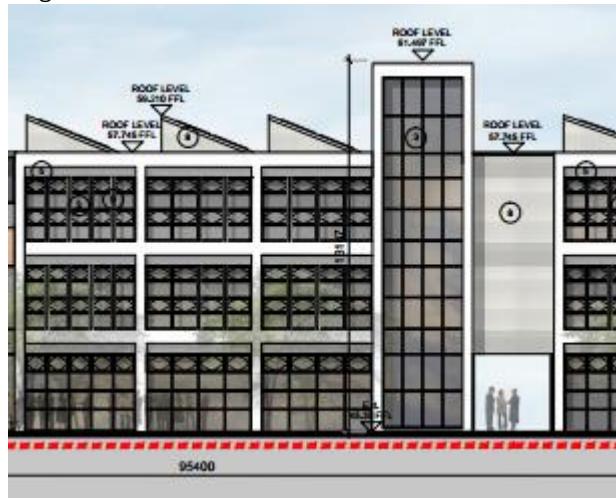
The fenestration for the new windows should echo the design concept of the Bauhaus principles. It is recommended that the bays be divided into four columns and four rows and that the top two sections of the rows are side hung thus creating a vertical wave when open. This also complies with the mechanical requirements for ventilating the rooms as requested by the mechanical engineers. The proposed windows should not be top hung.

7.3 The proposed East Elevation



The proposed East elevation in context

The mono pitch roof lights are to be low so that they are only visible from a distance. The material of the roof lights is opal glass so that the impact of the roof lights is minimized at night. The opal glass serves two purposes in that it also reduces glare during the day. The design of the roof lights should be recessive to the main structure.



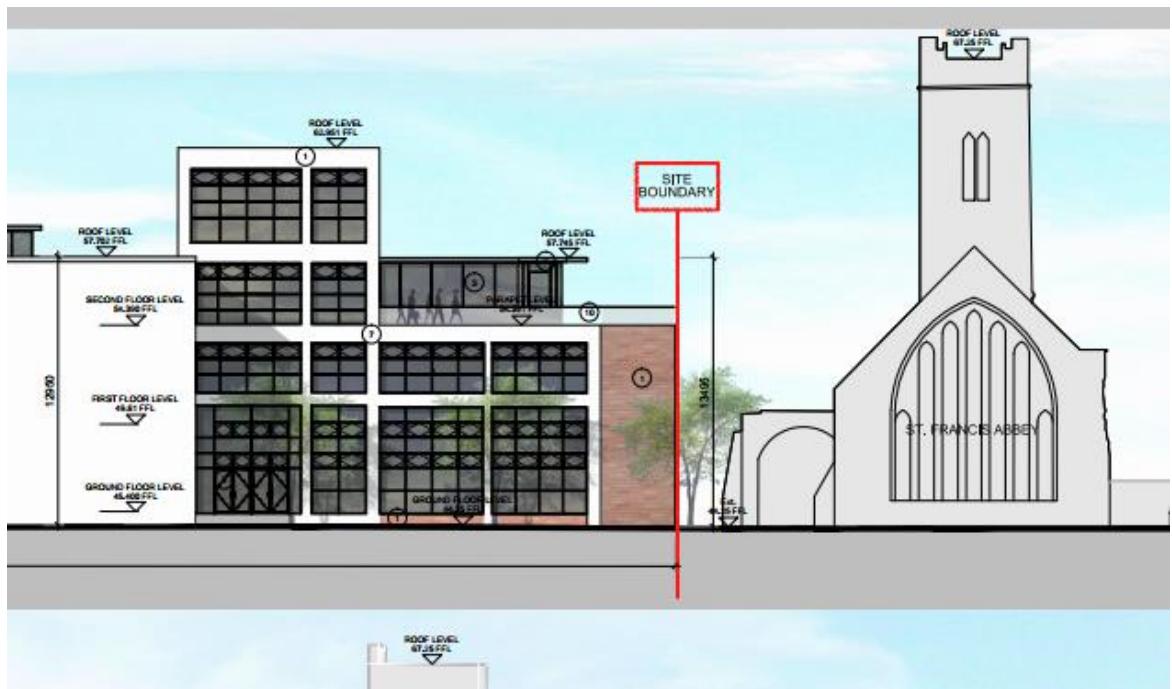
Detail of mono pitch roof light which will be opaque glass

There is an opportunity to allow a glazed extension on the roof provided that the single storey extension is set back from the North Elevation ensuring a viewing platform. The line of this new light weight glass structure is naturally defined by the grid structure of the east elevation and should not be permitted past this point.

No mechanical plant room or mechanical plant should be permitted on the roof where it can be viewed from either the Green Bridge or from the west side of the building.



In particular with regard to the visual impact of the Brewhouse behind the Abbey when viewed from Green's Bridge. The roofscape is visible from St Canice's tower and also from various other strategic points in Kilkenny.



Detail of the East elevation showing the new roof terrace overlooking St. Francis Abbey .

The fenestration for the new windows should echo the design concept of the Bauhaus principles. It is recommended that the bays be divided into four columns of symmetrical evenly sized rectangular windows and that the top two sections of the rows are side hung thus creating a vertical wave when open. This also complies with the mechanical requirements for ventilating the rooms as requested by the mechanical engineers. The proposed windows should not be top hung.

The brick panels to the bottom of phase 4 the boiler house are to be removed as the internal floor of the boiler house is to be lowered thus allowing a connection from the interior of the renovated boiler house to the exterior space. There is to be a raised access floor to be installed here to allow full flexibility of this space.

The higher section of the brick parapet is to be lowered to reinstate the uniform level of the parapet dictated by the North Elevation.

A section of the blue tiles and the blue colour scheme of the structure should be retained,

7.4 The proposed West Elevation



West Elevation in context.

The monopitch roof lights are to be low so that they are only visible from a distance. The material of the roof lights is opal glass so that the impact of the roof lights is minimized at night. The opal glass serves two purposes in that it also reduces glare during the day. The design of the roof lights should be recessive to the main structure Pitched skylights to be opal glass

There is an opportunity to allow a glazed extension on the roof provided that the single storey extension is set back from the North Elevation ensuring a viewing platform. The line of this new light weight glass structure is naturally defined by the grid structure of the east elevation and should not be permitted past this point.

No mechanical plant room or mechanical plant should be permitted on the roof due to the prominent position of the building and the visibility of the roofscape.

It is recommended that the T original roof light of phase 3 with its floating flat roof and side light be reinstated and conserved. The original proportions shall not be altered or changed.





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It is essential that brick elevation of phase 4 is conserved and that the concrete frame with its four strong openings should be retained .All of the original brick in the phase 4 of The Brewhouse to the North and West shall be conserved and repointed. There should be a shadow line or set back to define the new brick abutting the original brick. This shadow line is very important and will also act as an expansion joint.

The new entrance door should be red and reflect the concept of the Bauhaus. All of the other glazing and elements are to be shades of grey. If required the brises soleil should be vertical on the West elevation

The fenestration for the new windows should echo the design concept of the Bauhaus principles. It is recommended that the bays be divided into four columns and four row and that the top two sections of the rows are side hung thus creating a vertical wave when open. This also complies with the mechanical requirements for ventilating the rooms as requested by the mechanical engineers. The proposed windows should not be top hung.