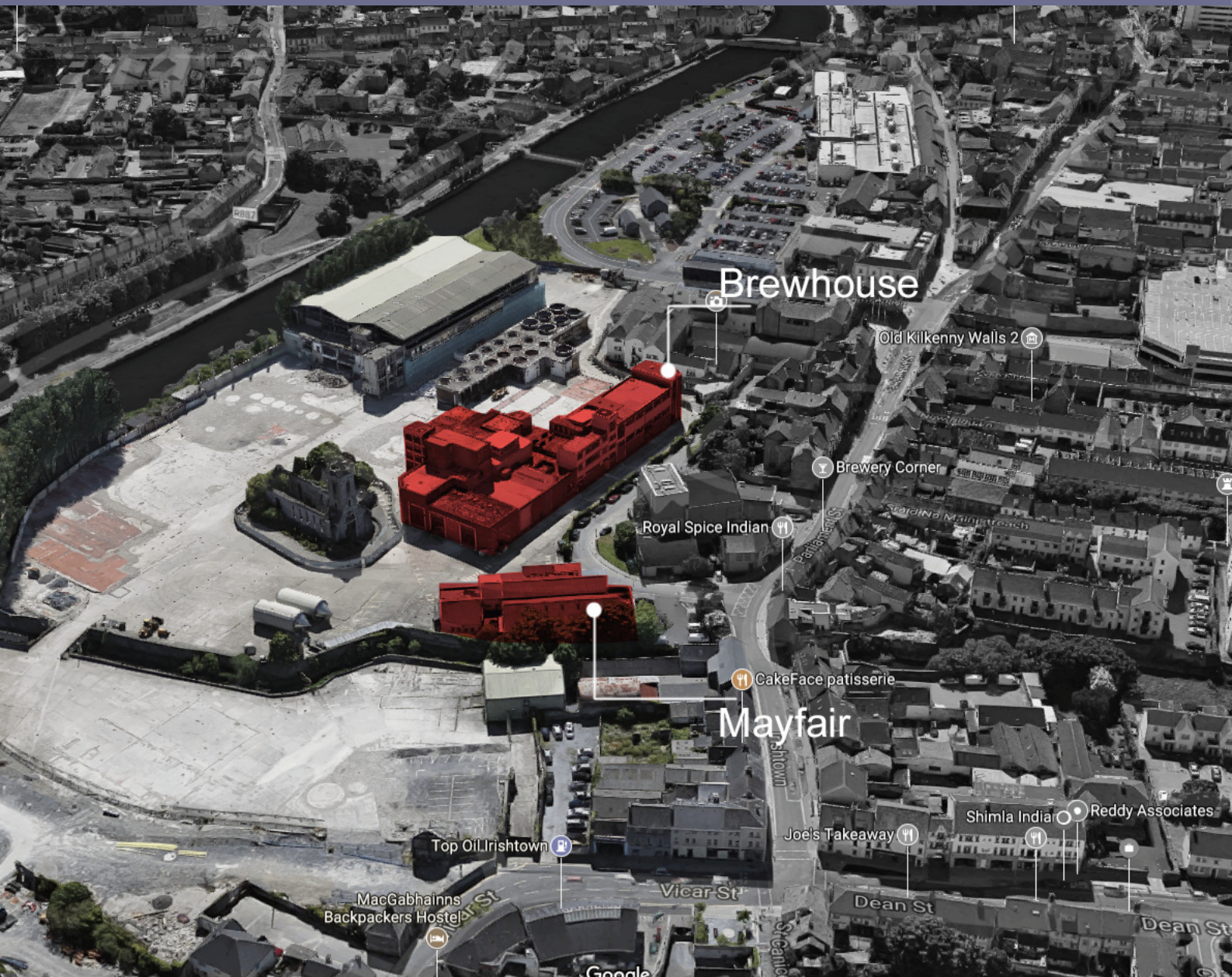


Brewhouse Part VIII Amendments



Brewhouse

Proposed Part VIII Amendments

October 2017

P03.01

Reddy Architecture + Urbanism

P114-215K Brewhouse

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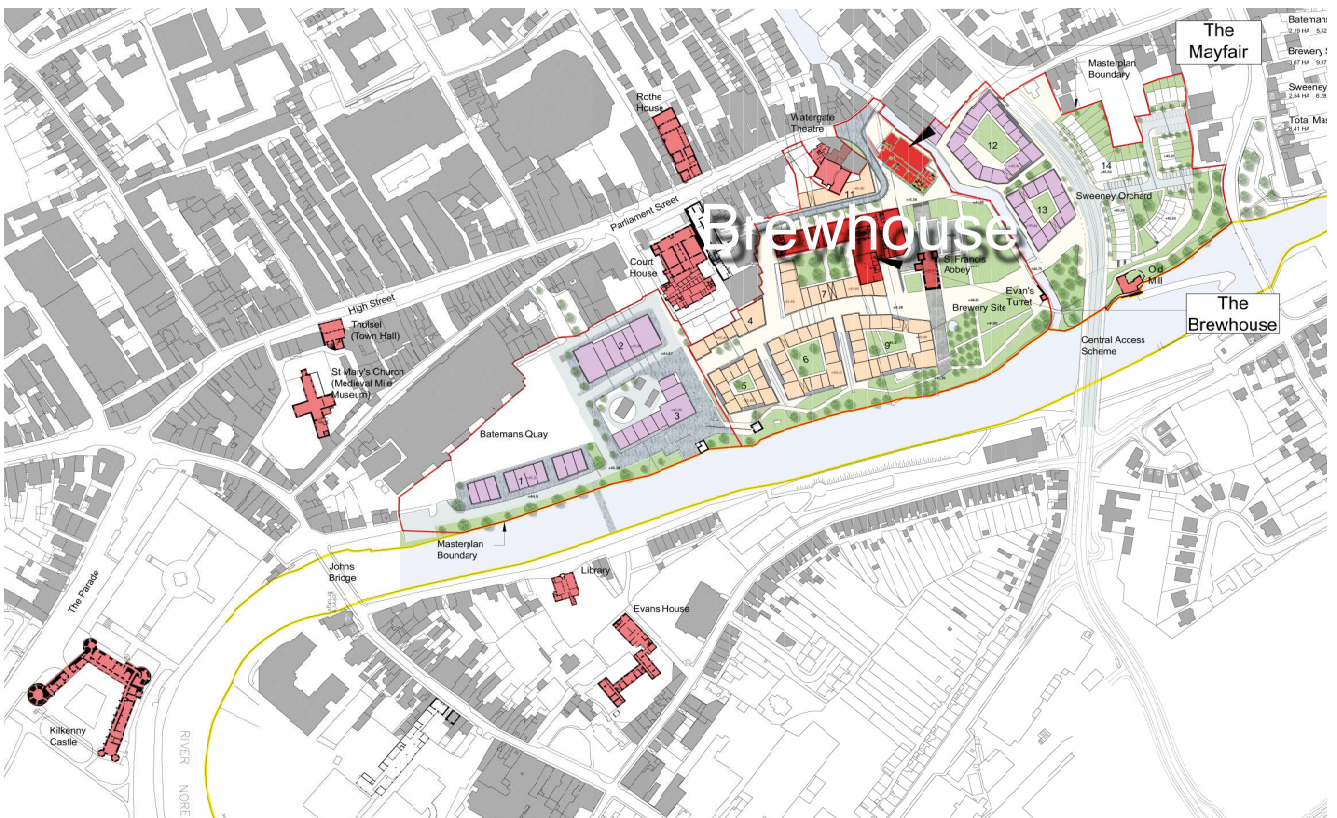
1.0 Executive Summary

This document has been prepared to demonstrate the now proposed changes to the approved part VIII application to renovate the Brehouse Building on the former Smithwick's Brewery site, in the town land of Gardens, Kilkenny. The existing building, is to be redeveloped to allow for a range of uses including education, research & development and/or office. It was felt that many of the proposed changes are not significant in their own right, given the existing permission, but the cumulative effect of the changes is such that it was advisable to seek a revision to the current permission.

The main features of the proposed development will include :

- The insertion of new floors in voids at first and second floor level to create additional floorspace within the existing building envelope.
- The replacement of existing windows with new double glazed aluminium windows
- The removal and replacement of the existing flat roof structure.
- The construction of a new extension at roof level over the northern section of the building.

- The insertion of new sawtooth roof structures along the southern wing
- The provision of external insulation with a coloured render finish to existing rendered facades.
- The construction of new facades to the east and south where the building previously abutted other brewery buildings, which were demolished by Diageo Ireland (Planning Ref. No. 13/990045)
- The removal of the existing steel boundary fence and low wall to the west boundary of the building to open up the building to address Horse Barrack lane.
- The provision of signage on the west façade.
- The raising of ground levels within the applicant site by approximately 500mm.
- The demolition of an existing, non re-usable, steel framed structures.
- The demolition and removal of steel cladding, brick infill walls, concrete walls, floors and roofs to accommodate refurbishment of the building.
- Removal and demolitions of existing security hut.



BREHOUSE LOCATION WITH FUTURE MASTER PLAN

2.0 Proposed Amendments

The intention of this document is to elucidate the proposed changes and outline the rationale for the proposed works.

The proposed changes have arisen due to the following:

- *Demolitions of existing adjoining structures/ building elements revealed features of existing structure not known at the time of the original design.*
- *Further detailed surveys post demolition work confirmed existing building details.*
- *Structural investigations revealed existing structure to be retained, resulting in internal layouts to be revised.*
- *A review of how to best utilise space within the existing building and a consideration of possible improvements to circulation through the building, making the building more attractive to a wider range of possible occupants and allowing for multiple tenancies.*

- *Detailed design identified the need for additional equipment, internally and externally and to allow some space for occupant equipment.*
- *Using the existing structure to avoid unnecessary excavation works, thus minimising the potential impact on Archaeology.*



ARTISTIC IMPRESSION OF PROPOSED RENOVATION ALONG HORSE BARRACK LANE

3.0 Detailed Design

The detailed design of the building included a review of the locations of lift cores, location of stair wells in accordance with circulation and egress requirements, requirements for toilet and shower facilities and a review of the location of essential services for the building.

3.1 Location of Lift Core

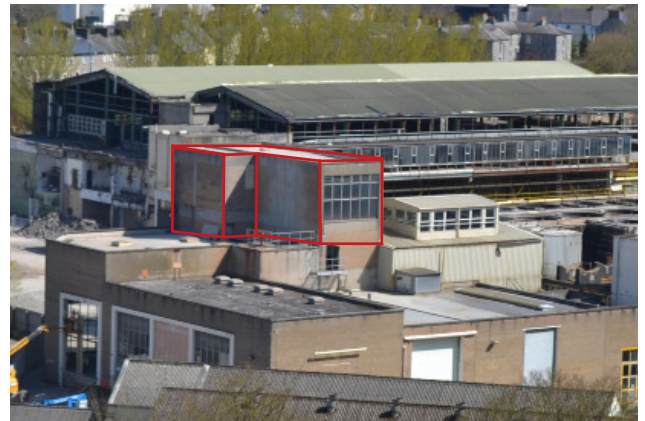
During detailed design, various consultations were undertaken with Colm Flynn, Archaeologist. These design workshops indicated archaeologically sensitive areas and further design workshops changed the initial design to reduce the archaeological impact of the renovation. One area of change included the relocation of the lift core into an existing semi basement. This changes avoided the need for excavation to accommodate the lifts, thus reducing the potential impact on archaeology in the area. The revised location of the lift core resulted in alterations to the roof scape and allowed for the existing plant room to revert its original 'L' shape profile.



PROPOSED LIFT LOCATION IN EXISTING SEMI BASEMENT

3.2 Toilet & Shower Facilities

The detailed design stage of the building revealed a requirement for more extensive sanitary facilities, thus increasing the number of toilet and showers to be provided. The increased provision required a larger service core and as a result the service core was relocated. This reposition and increased size, required alterations to the southern elevation.



EXISTING PLANT STRUCTURE REINSTATED TO ORIGINAL FORM

3.3 ESB Substation

The existing brewhouse building includes an ESB Substation on the Horse Barrack Lane side of the building. This sub station is a critical piece of ESB infrastructure, providing electricity to a number of areas of the city including Irishtown and Bateman Quay. Various options for the relocation of this sub station were considered in the detailed design of the building. In order to satisfy ESB Networks requirements for access to the sub station it was determined that the optimum location for the substation is on the Horse Barrack Lane side of the building, in close proximity to the current location. The visual impact of the substation was reduced by recessing the substation into one of the window bays and provide cladding to the door and adjacent wall with a glazed curtain wall to match the window profile.

4.0 Detailed Surveys

The demolition of adjacent structures revealed parts of the building that could not be viewed and surveyed previously. In addition a detailed survey of the full building was undertaken following the removal of all brewing equipment from the building. These detailed surveys revealed new parts to the original building which were not evident before and various other modification to the existing survey. This additional survey information was reviewed, resulting in some design changes.



EXISTING STRUCTURES CONCEALING ORIGINAL PHASE 1 BUILDING

4.1 Existing Grid Structure

The detailed survey has identified a different grid structure (location of columns) in areas that were not visible at the time of the original survey. The retention of this existing grid structure (existing columns) has resulted in a change to the southern elevation of the building adjoining the proposed Brewhouse Courtyard.

4.2 Building Heights

The detailed survey has identified parapet heights that were previously inaccessible. The building elevations have been modified to reflect these features of the existing building and the proposed new roofs has been updated to match the existing building heights.

4.3 Modification to balcony structure

Further demolition and removal of brewing material revealed existing structure to be retained in the original phase 1 building. This required the location of the new proposed balcony overlooking St Francis Abbey to be modified, with the proposed external wall of the balcony moved to align with the existing structure below.

The changes from the original application are demonstrated in the comparison of amendments chapter.



TYPICAL ROOF SCAPE PLAN

5.0 Review of existing internal layouts

During detailed design a number of modifications have been made to the proposed development to make the building more attractive to a wider range of prospective occupants. The detailed design also identified some changes to the internal design of the building that would make better and more efficient use of the existing space within the building.

5.1 Stairs

The main stair was moved to improve circulation and flow throughout the building.

5.2 Extension at roof level

The proposed extension at roof level has been modified the Horse Barrack Lane to make the space more efficient and useable. The usability of this space was further improved by the relocation of the Sanitary Services core. The proposed roof overhang of this element has been omitted following liaison with planning and conservation departments.

The removal of the overhang creates a glass extension that is light and unobtrusive. The glazed roof extension integrates into the building without imposing on it by its presence.

5.3 Equipment

The existing roof is cluttered with various chimneys, ducts, tanks and plant equipment. The proposed development seeks to improve the current roofscape by locating equipment in a manner that allows it to be screened from view.

Where possible, such equipment has been located within the existing structure on the third floor. The detailed design of the building has identified the need to make allowance for potential additional equipment on the roof. In addition to accommodating Photovoltaic cells, the Sawtooth roof structures have been designed to allow for potential future equipment - this makes provision for the future growth and adaptation of the building, while also protecting the skyline.

Some of the required equipment will need to be located externally to allow for adequate ventilation. The proposal has minimised the equipment on the roof and has carefully located such equipment to ensure that it will not be visible from ground level. All external equipment that needs to be located externally, will be screened appropriately and has been located to provide the least visual impact.



TYPICAL BREWHOUSE ROOF SCAPE



EXISTING BREWHOUSE ROOF SCAPE

6.0 Conservation Review



6.1 Phasing

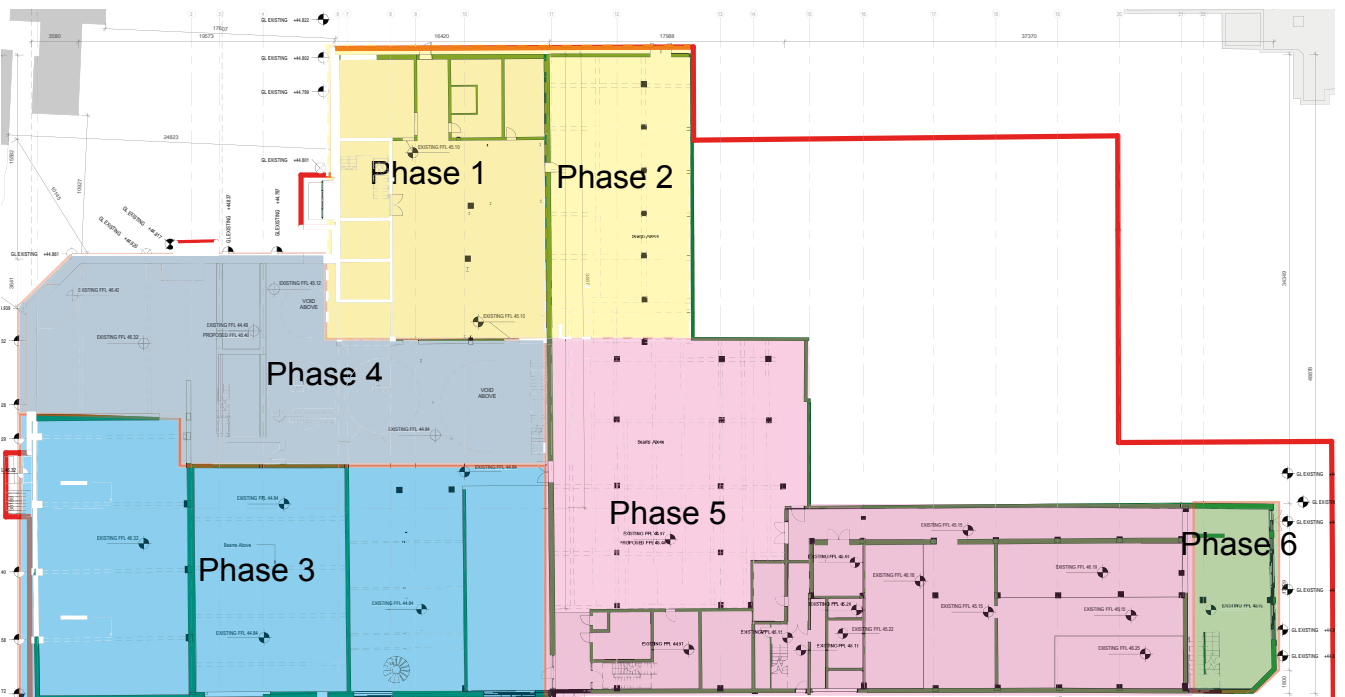
The understanding of the phasing of the building has developed due to new information coming to light and from more detailed building investigations, and are set out in the diagrams below.

there was no rooftop access from the main stair in the Phase 1 building, and photographs demonstrate that the rooftop railing on the north elevation of Phase 1 is an addition that did not form part of the original design intent.

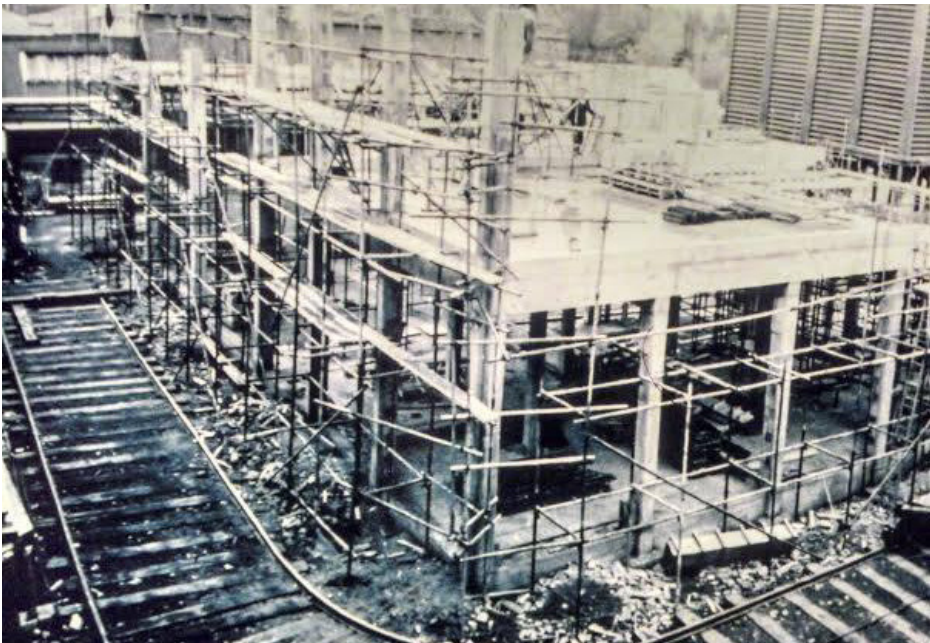
This better understanding of the phasing indicates that



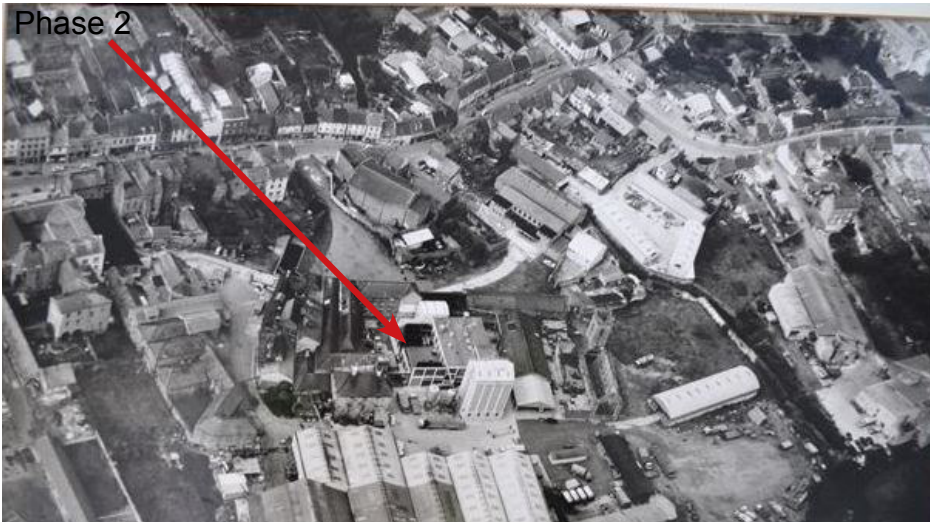
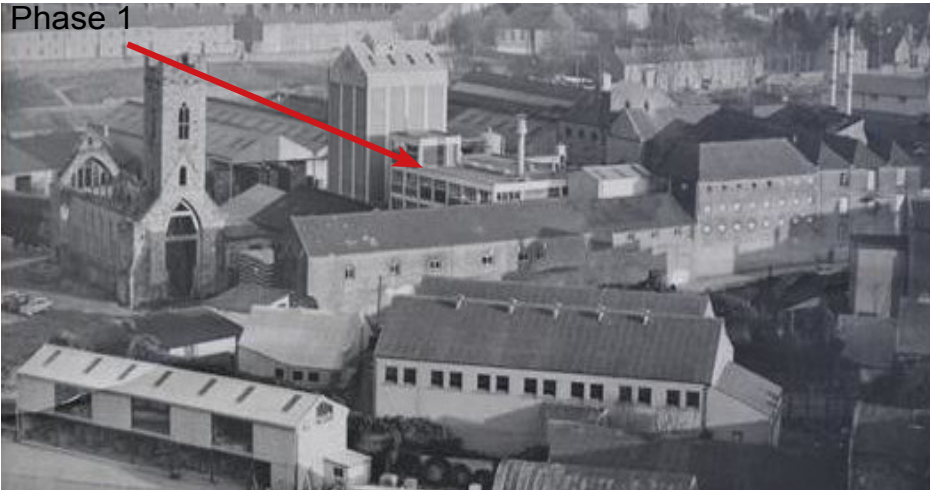
Previously Submitted Phasing Plan



Current Phasing Plan



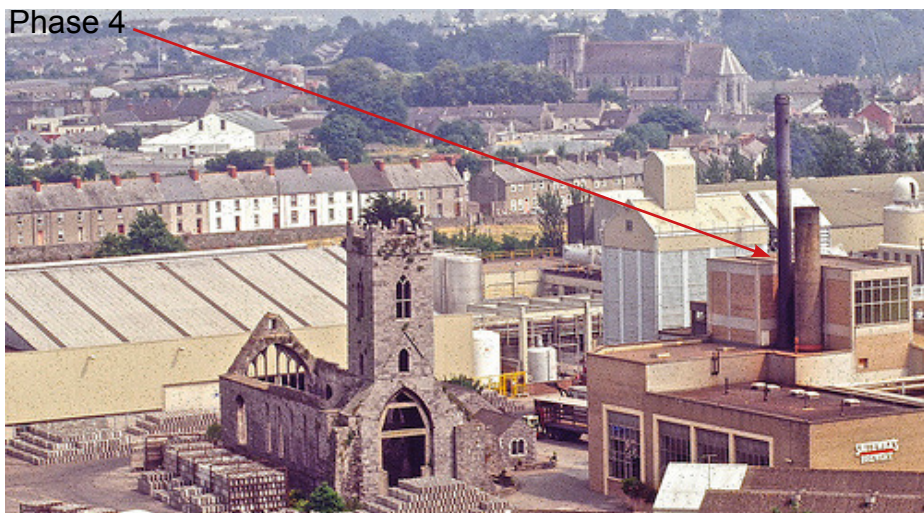
PHOTOGRAPH OF EARLY CONSTRUCTION OF PHASE 1



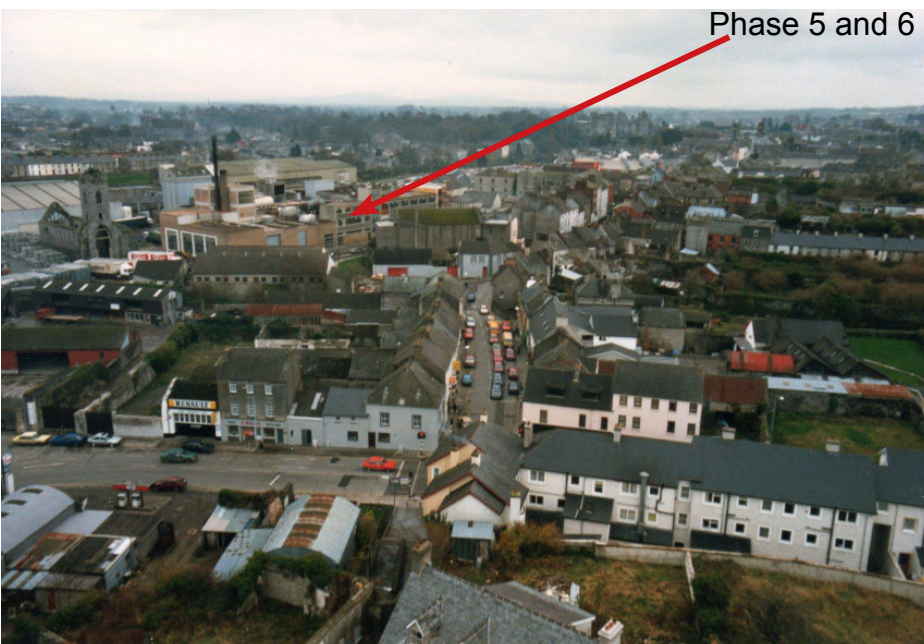
PHOTOGRAPH FROM LATE 1960S PHASE 2



PHOTOGRAPH FROM MID 1970S PHASE 3



PHOTOGRAPH FROM 1980S PHASE 4



PHOTOGRAPH FROM 1980S PHASE 5&6

6.2 Roof Services:

The building currently presents a complete roof scape of differing heights with elements of plant and services visible. The current proposal now includes well screened rooftop plant in two locations, and the Visual Impact has been considered from and roof equipment is not visible from Horse barrack lane or Greens Bridge.

This plant is part of the necessary infrastructure and future proofing of a modern functioning building. The lift cores been relocated within the building. This change has been made to enable the lift pit construction to be located within an existing basement area of the building. This dramatically reduced archaeological impact and is considered to be a positive design development. as a consequence of this the lift overrun will penetrate the new roof structure slightly but will not be visible form the ground and will not have a negative visual impact.

6.3 Roof Level Extension

Proposed changes to the extension at roof level were carefully considered and have resulted in the removal of the roof overhang and a slight reduction in the set back from the brick facade of the existing building. The intention is to create a new modern element that contrasts with the existing building without imposing on it.

The removal of the overhang creates a glass extension that is light, unobtrusive and respectful to the original building, while adding to the next phase of the buildings life-cycle.

The transparent glass facade will externally animate structure while providing a neutral backdrop to the existing building. The light weight structure conveys a rigorous order to the from of the building clearly delineating existing and proposed. The layered elevation permits visual qualities of

the different stages of which the building was constructed and demonstrate the phasing of the building.

6.4 Parapet Heights

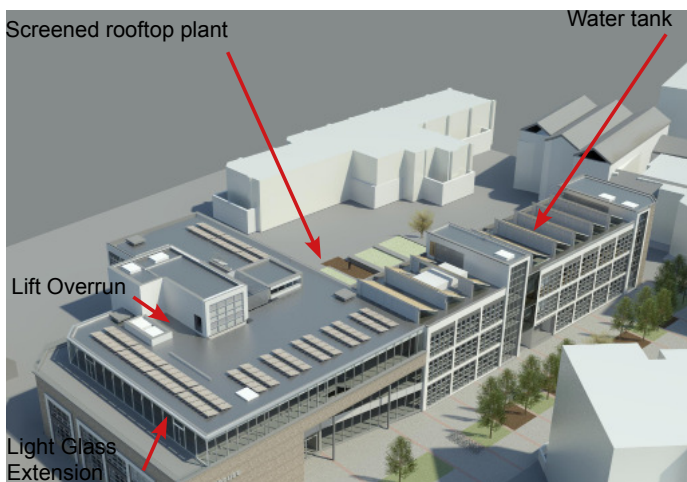
Subsequent to the removal of brewery structures and resurvey, it became apparent that the heights of the various parapets across the-building have changed. It is now intended that the parapet heights are all raised to the existing higher level, and are consistent. The increase will create a clear form. The towers will be clearly delineated from the building in height and through horizontal expression at junctions. The central tower will be circa 3.5m above the parapet height and the souther tower will be circa 1.8m above the parapet. The expression of theses towers has been considered an important feature in retaining the buildings character.

7.0 Conclusions

All the above changes were made in consultation with the planning department and conservation officer of Kilkenny Co. Co. Meetings were held and through an iterative process proposed design changes were amended and agreed to achieve what was felt to be the appropriate solution for the redevelopment of the Brewhouse.

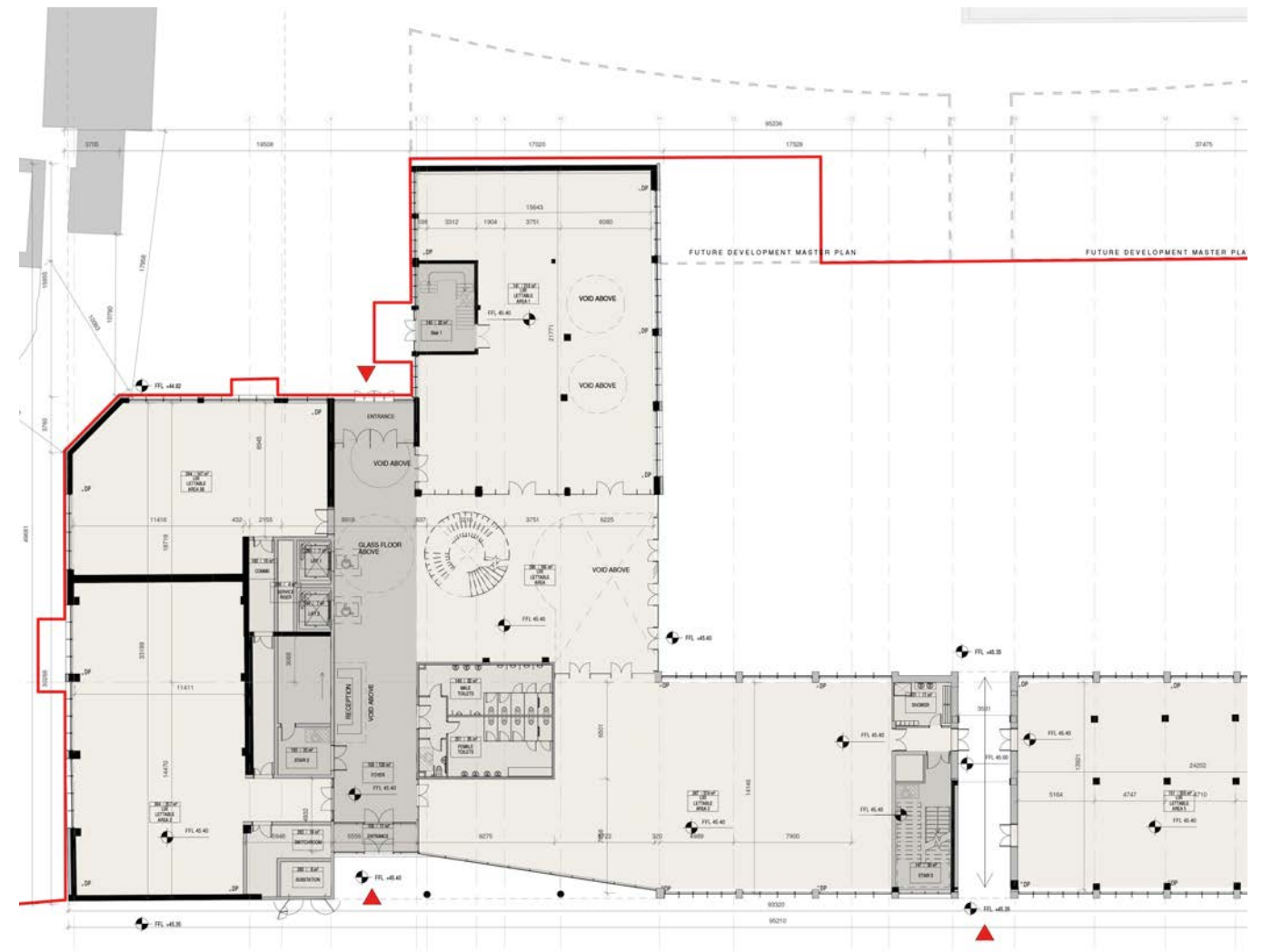
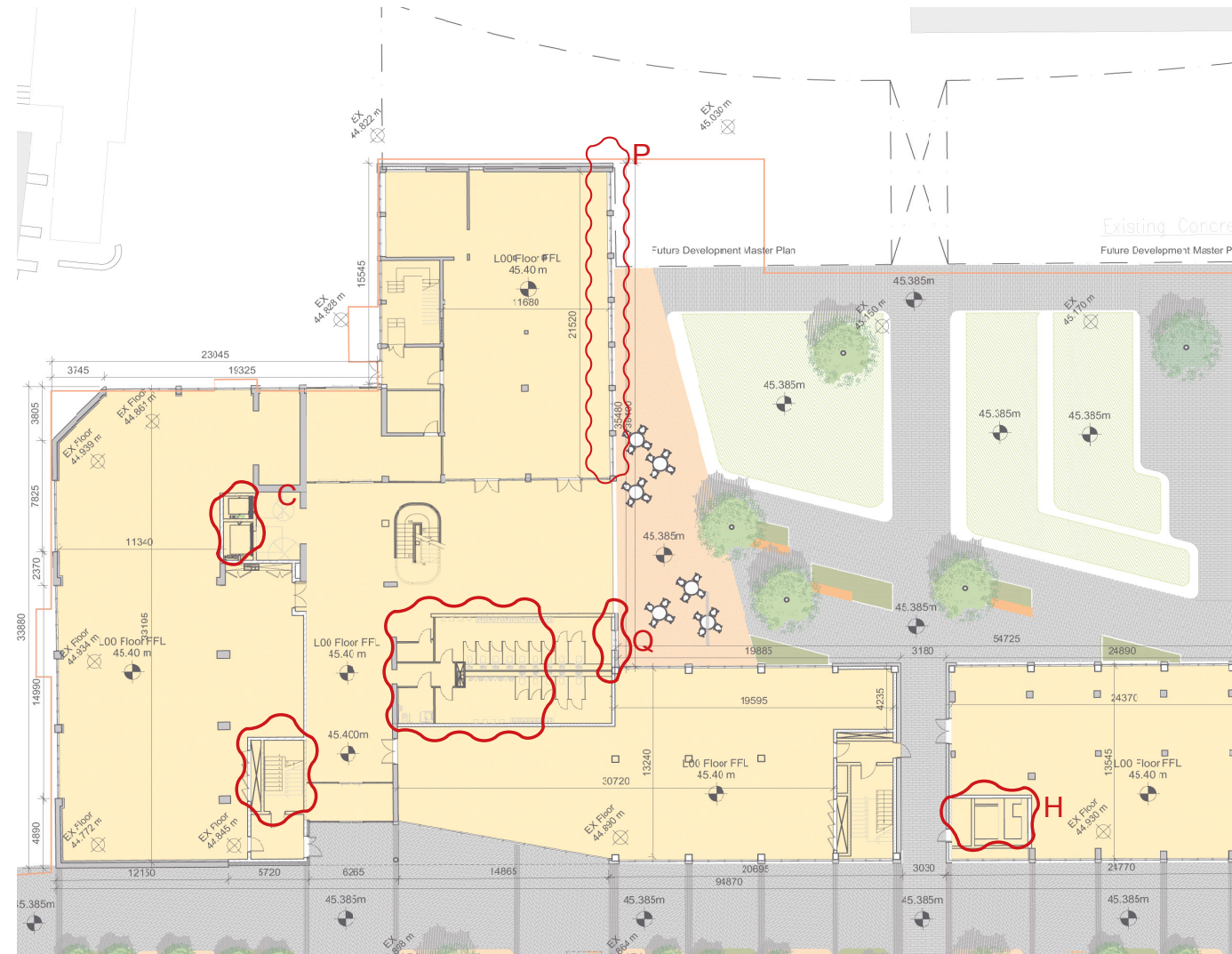
The proposed changes are fundamental for the refurbishment of the existing building and required for the building to function. The changes as proposed have been made with due consideration to the existing building, its context and the previously submitted Conservation Report. The proposals will have no greater impact on the surrounding city context.

The proposals adhere to the principles of conservation whilst maximising the potential to provide a modern office building in the heart of Kilkenny City.



TYPICAL ROOF SCAPE PLAN

8.0 Comparison of Amendments

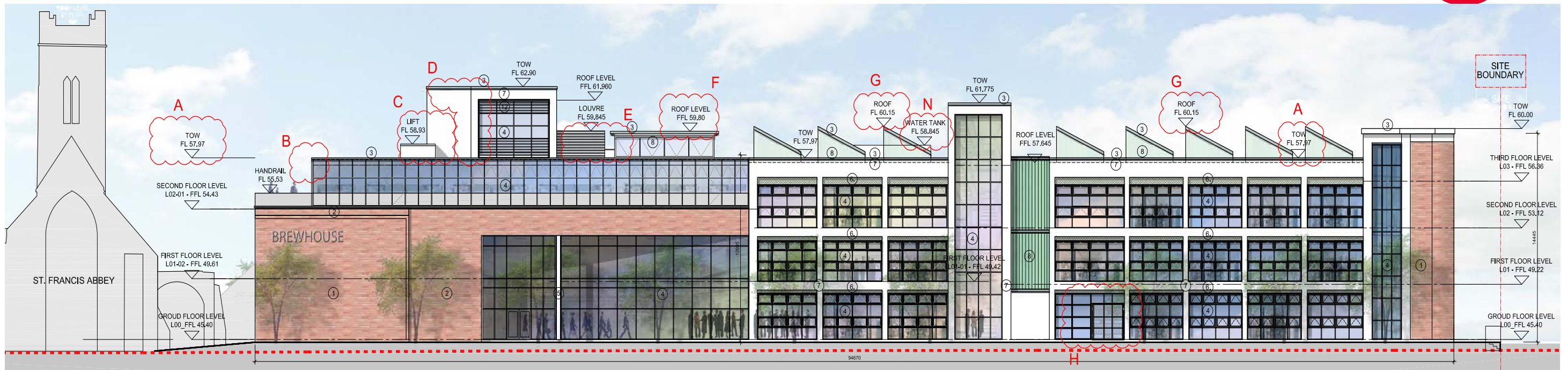


PROPOSED AMENDMENTS GROUND FLOOR

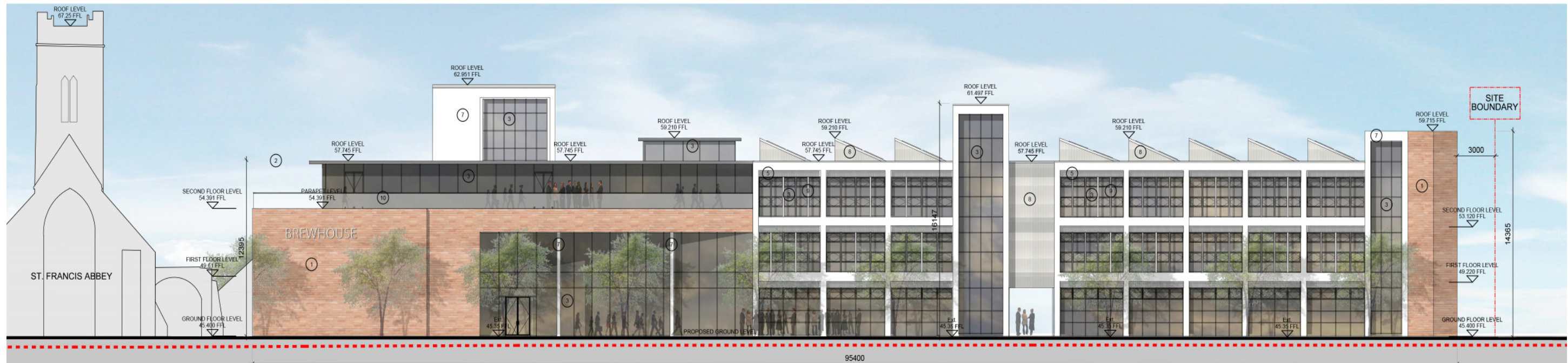
GROUND FLOOR AS GRANTED UNDER PART VIII APPLICATION

PROPOSED AMENDMENTS

- | | |
|---|--|
| <ul style="list-style-type: none"> A. Roof Heights and Levels Modified. B. Balcony Modified, Roof Overhang Omitted. C. Lift Moved to New Location. D. Existing 'L' profile of Plantroom Reinstalled. E. Platform to Accommodate Equipment, Screened with Metal Cladding. F. Roof Light Modified. G. Sawtooth Roof Modified. H. ESB Substation Relocated. Bay Recessed 1m into Facade. J. External Landscape Levels Modified. | <ul style="list-style-type: none"> K. Window Removed. L. Door added. M. Existing Floor Retained. Floor Level Modified. N. Water Tank Screened Behind Sawtooth Roof Structure. P. Facade Updated to Reflect Existing Column Grid Structure. Q. Facade Updated to Reflect Internal WC Core Modifications. R. External Balcony Modified. |
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PROPOSED AMENDMENTS TO WEST ELEVATION

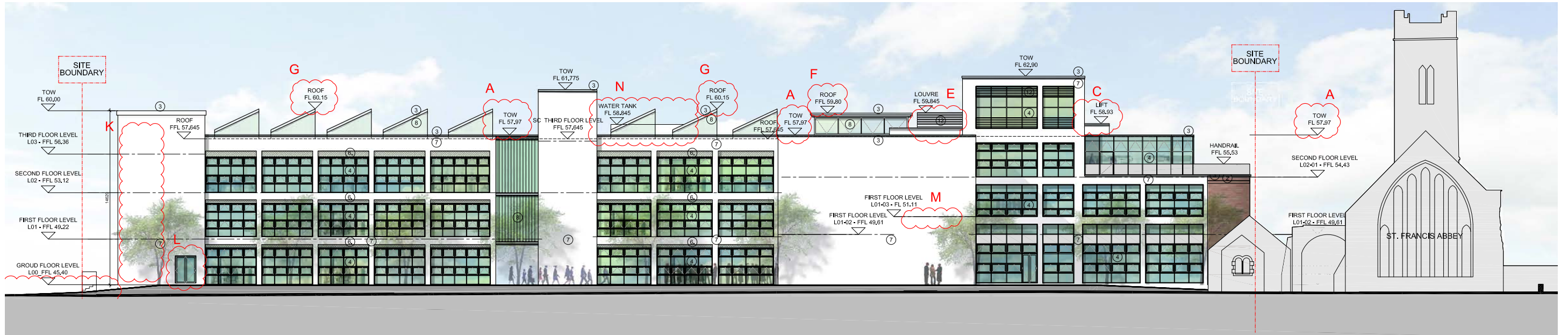


WEST ELEVATION AS GRANTED UNDER PART VIII APPLICATION

PROPOSED AMENDMENTS

- A. Roof Heights and Levels Modified.
- B. Balcony Modified, Roof Overhang Omitted.
- C. Lift Moved to New Location.
- D. Existing 'L' profile of Plantroom Reinstalled.
- E. Platform to Accommodate Equipment, Screened with Metal Cladding.
- F. Roof Light Modified.
- G. Sawtooth Roof Modified.

- H. ESB Substation Relocated. Bay Recessed 1m into Facade.
- J. External Landscape Levels Modified.
- K. Window Removed.
- L. Door added.
- M. Existing Floor Retained. Floor Level Modified.
- N. Water Tank Screened Behind Sawtooth Roof Structure.
- P. Facade Updated to Reflect Existing Column Grid Structure.
- Q. Facade Updated to Reflect Internal WC Core Modifications.
- R. External Balcony Modified.



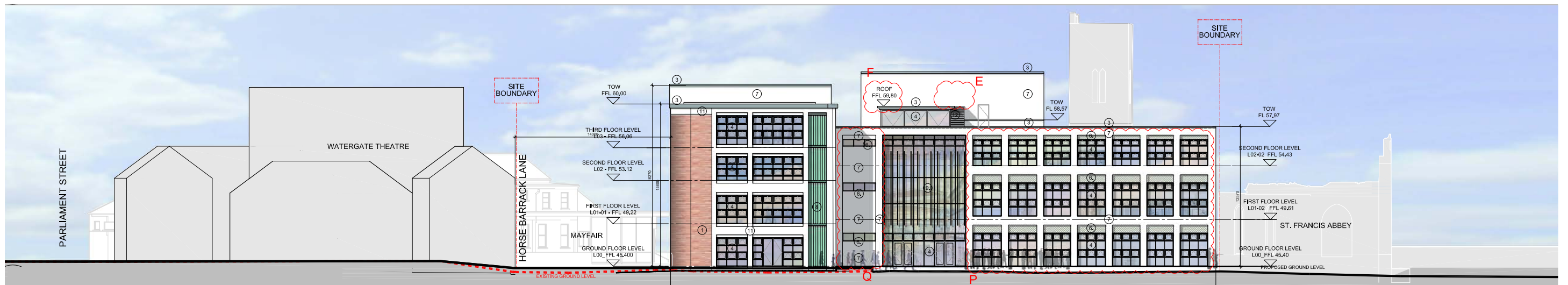
PROPOSED AMENDMENTS TO EAST ELEVATION



EAST ELEVATION AS GRANTED UNDER PART 8 APPLICATION

PROPOSED AMENDMENTS

- | | |
|--|---|
| <ul style="list-style-type: none"> A. Roof Heights and Levels Modified. B. Balcony Modified, Roof Overhang Omitted. C. Lift Moved to New Location. D. Existing 'L' profile of Plantroom Reinstalled. E. Platform to Accommodate Equipment, Screened with Metal Cladding. F. Roof Light Modified. G. Sawtooth Roof Modified. | <ul style="list-style-type: none"> H. ESB Substation Relocated. Bay Recessed 1m into Facade. J. External Landscape Levels Modified. K. Window Removed. L. Door added. M. Existing Floor Retained. Floor Level Modified. N. Water Tank Screened Behind Sawtooth Roof Structure. P. Facade Updated to Reflect Existing Column Grid Structure. Q. Facade Updated to Reflect Internal WC Core Modifications. R. External Balcony Modified. |
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SOUTH ELEVATION PROPOSED AMENDMENTS

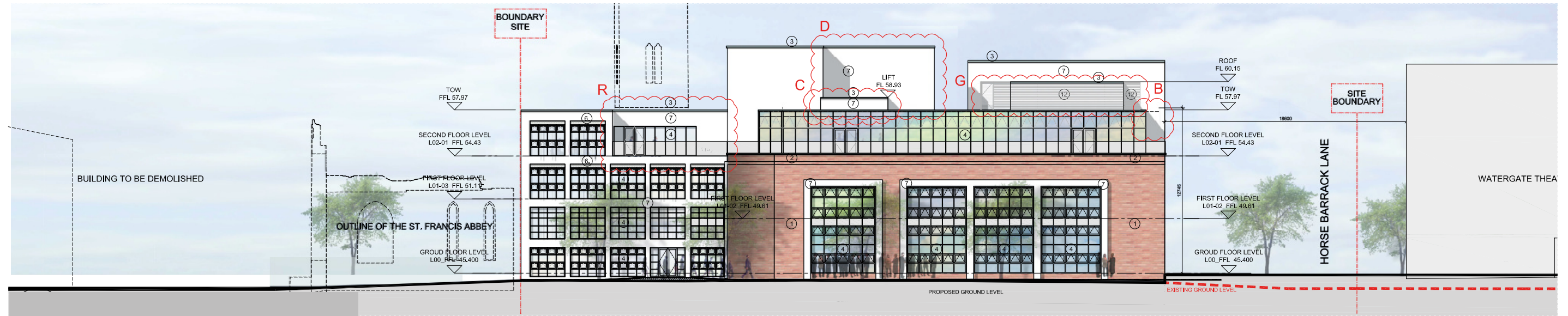


SOUTH ELEVATION AS GRANTED UNDER PART VIII APPLICATION

PROPOSED AMENDMENTS

- A. Roof Heights and Levels Modified.
- B. Balcony Modified, Roof Overhang Omitted.
- C. Lift Moved to New Location.
- D. Existing 'L' profile of Plantroom Reinstalled.
- E. Platform to Accommodate Equipment, Screened with Metal Cladding.
- F. Roof Light Modified.
- G. Sawtooth Roof Modified.

- H. ESB Substation Relocated. Bay Recessed 1m into Facade.
- J. External Landscape Levels Modified.
- K. Window Removed.
- L. Door added.
- M. Existing Floor Retained. Floor Level Modified.
- N. Water Tank Screened Behind Sawtooth Roof Structure.
- P. Facade Updated to Reflect Existing Column Grid Structure.
- Q. Facade Updated to Reflect Internal WC Core Modifications.
- R. External Balcony Modified.



NORTH ELEVATION PROPOSED AMENDMENTS



NORTH ELEVATION AS GRANTED UNDER PART 8 APPLICATION

PROPOSED AMENDMENTS

- A. Roof Heights and Levels Modified.
- B. Balcony Modified, Roof Overhang Omitted.
- C. Lift Moved to New Location.
- D. Existing 'L' profile of Plantroom Reinstalled.
- E. Platform to Accommodate Equipment, Screened with Metal Cladding.
- F. Roof Light Modified.
- G. Sawtooth Roof Modified.

- H. ESB Substation Relocated. Bay Recessed 1m into Facade.
- J. External Landscape Levels Modified.
- K. Window Removed.
- L. Door added.
- M. Existing Floor Retained. Floor Level Modified.
- N. Water Tank Screened Behind Sawtooth Roof Structure.
- P. Facade Updated to Reflect Existing Column Grid Structure.
- Q. Facade Updated to Reflect Internal WC Core Modifications.
- R. External Balcony Modified.