











From Control to Collaboration

A Renewed Vision for 2017 and onward: the Callan Workhouse in the 21st Century

Planning and Development Expectations for the Callan Workhouse – March 2017

Camphill Callan is currently advancing two separate applications for Planning Permission for developments in the Callan Workhouse:

- 1. Developments in and attached to the Infirmary Wing at the western end of the complex
- 2. An independent residential development in a green site at the eastern end of the walled garden (known as "the Orchard".)

The two developments are residential and incorporate nine dwellings funded by the Capital Assistance Scheme, administered by the Department of Housing through the Kilkenny County Council, two houses initiated by the new Lionra Housing Cooperative, and other accommodation being developed by Camphill. They are an innovative effort to create "Inclusive Neighbourhoods" that will integrate with the other residential areas of Prologue. To put these two proposals in context, we would like to state our current longer-term proposals for the overall Workhouse complex and site.

Background

In 2001, Camphill Callan purchased a large section of the original Workhouse complex and site. In the following years, 2002-2008, a Conservation Plan, a Master Plan, a total re-slating of all of the main buildings, and a further strategic acquisition from the Kilkenny County Council of the old Area Office and its yard, paved the way for a total re-imagination and renovation of the complex.







Camphill Callan invested more than €550,000 in re-slating and re-roofing works, and paid €100,000 to the County Council for its vacated Area Office and yard. In early 2008, following an extended collaboration with the HSE, Camphill achieved Planning Permission for a new €4.3m Primary Care Centre facility that was to involve renovation of a large section of the Dormitory Wing, a three storey extension, and establishment of a 38-space car park to be shared with the County Council's new Area Office.

Designs were also in process for the renovation of the former Dining Hall, Laundry and Chapel areas of the complex for the CEART Rehabilitation and Therapy Centre and of the Boy's Dormitory section for a Heritage Study Centre.

The Financial Crisis of 2008 caused the HSE to renege on its commitment to the project in the Workhouse site. The Permission was extended in 2013 and is still current until 2018. The design process for the other elements was arrested. Steady minor remedial works have been achieved, most importantly to windows, but the overall redevelopment could not proceed.

Public Engagement

Accompanying Camphill Callan's vision for the site has been the ambition to bring public access and awareness to this emblematic building and its history. There is great interest in the significance of the Workhouse, both locally and beyond, and we have been keen to include many stakeholders and voices in a creative and collaborative process of planning for the future. Over the past ten years we have actively engaged with Callan Heritage Society,, the Heritage Council, Kllkenny County Council, Endangered Studios, Callan Workhouse Union, Abhainn Ri Festival, UCD School of Architecture, our neighbours in Prologue and many others in creative events and process toward imagining and enlivening a future for the complex.

The two-most significant public engagement projects that we have done to date have been the site specific theatre work 'Six By Sundown' in 2008 and Workhouse Assembly a 12 day active research workshop in 2013. We will continue this level of public engagement in developing a renewed vision for the complex for 2017 and beyond.





Current Plans

The development of social housing facilities through Capital Assistance Scheme (CAS) funding, agreed in principle in 2015, has provided an invaluable impetus to Camphill Callan's ambition to realize the total redevelopment of the Workhouse complex.

In recognition that a health facility on the scale proposed in 2008 is no longer viable, and as a consequence of the current housing proposals for the Orchard, Camphill Callan now proposes to relinquish the Permission granted for the Primary Care Centre. While we are not yet in a position to put forward new detailed proposals, we do fully intend to develop a comparable building, involving both renovations and extensions, and to make use of the yard as a shared access and parking facility for the complex.

The eastern wing, once the Boys' and Girls' Dormitories and Classrooms and the central Master's House, is currently being used in a modestly renovated state as an arts-led study, consultancy and conference area and a visual artist's studio. It is intended to develop and expand these activities into a Creative Hub. The former Dining Hall is in use as a maintenance workshop and the Laundry is a temporary storage area, but the development of high quality residential accommodation in adjoining buildings will give incentive to upgrade these areas.

Longer Term Vision

The two current Applications form part of a wider strategy to make a multi-faceted Civic Resource of the buildings, including residential, Heritage, Health, Social Inclusion, and Art & Design activities joining the Local Government functions of the County Council's Area Office, Fire Station, Water Tower and it's Prologue housing estate. Within the original walled 6-acre area of the Workhouse, there are also privately owned houses and a seven-unit cluster of housing for elderly people. The current strategy as broadly discussed with the County Council in recent years, aims for a new level of integration and an enhancement of shared areas. It would involve making the grounds and buildings more accessible to neighbours in Prologue and beyond for recreational and amenity purposes, with new landscaping, vegetable allotment gardens and children's playgrounds becoming a feature.

Camphill Callan still aims for a collaboration with the Kilkenny County Council to bring the brightest progressive thinking of the 21st Century to a monument of the 19th century. This will apply to both the sensitive conservation and adaptive re-use of a Protected Structure with a complex heritage, and to the contemporary re-imagining of civic space in an inclusive society.

Proposed Timeline for Future Developments

Current Proposals

May 2017 – Lodging Planning Permission applications

Summer/Autumn 2017 – Design Exploration for re-use of Dormitory Wings, Master's House, Dining Hall, Laundry, Chapel areas

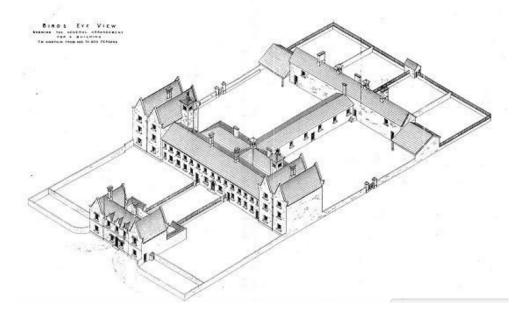
July - September 2018 - Completion of and occupation of Housing projects

2018 - 2020 - Development of Civic Uses within the Protected Structure, including extensions, in the context of a Re-Imagination of the whole 6-acre Workhouse site

The following series of "Bird's Eye Views" show a progression from:

- 1. Wilkinson's original drawing of a 600-inmate Workhouse Master Plan
- 2. Photograph of the complex as purchased in 2001
- 3. Sketch done for the Master Plan 2004
- 4. Site Plan for the Primary Care Centre, as granted Permission in 2008
- 5. Axonometric view of the proposed Primary Care Centre
- 6. Axonometric View of Current Proposals, without the Primary Care Centre

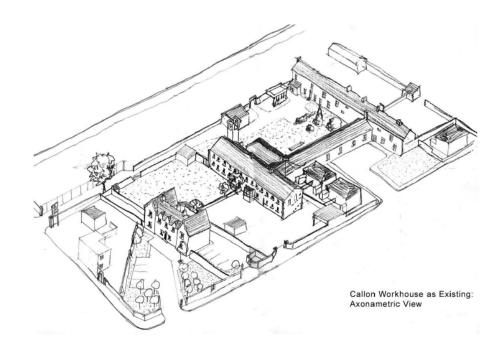
Mapping
Design Progession



George Wilkinson's 1839 drawing of the generic 600-occupant Workhouse, as in Callan

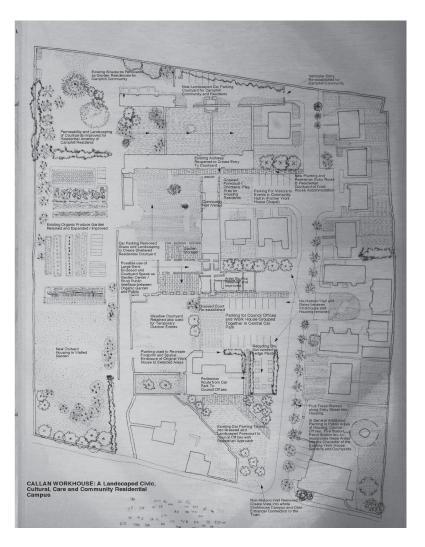


2002 - before re-slating and transfer of old Area Office and Depot





Site Plan for the Primary Care Centre Development, as planned in 2007 $\,$



Mapestry, 2013. Mapping past, present and future of site through a participatory workshop as part of Workhouse Assembly.



Axonometric View of Current Proposals

1. Developments in and attached to the Infirmary
Wing at the western end of the complex.

2) An independent residential development in
at the eastern end of the walled garden.
(without the Primary Care Centre)