CANICE

Architects

Part 8 Application
Architectural Heritage Impact Assessment
November 2020

# VACANT LATRINE TO THE NORTH & REAR OF THE BUTLER GALLERY, KILKENNY

By

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## 1. CORE DATA:

1.1 Purpose of the assessment:
Forms part of Part 8 application local authority works

1.2 Property:
Latrine, Butler Gallery, Kilkenny

1.3 Project:
- Alteration of vacant latrine building within the curtilage of Protected Structure Evan Alms House (Ref: B3). Works to include new structure inserted within the existing walls and all related site development works.

1.4 Location:
Coordinates: 52.6541 N, 7.2448 W
Kilkenny, Co. Kilkenny.

1.5 Status:
Latrine building in the curtilage of a Protected Structure (Kilkenny County Council RPS). RPS ref: B3

1.6 Owner:
Kilkenny County Council

1.7 Relevant Planning Authority:
Kilkenny County Council

1.8 Previous Valid Planning Application:
Part 8 Butler Gallery, Kilkenny

1.9 Date of inspection:
30/07/2020

1.10 Prepared by:
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## 2. INTRODUCTION

2.1. This report has been carried out by CANICE Architects on behalf of Kilkenny County Council as part of an application for a Part 8 development as per the Planning and Development Act 2000.

2.2. The latrine building is currently a vacant and covered storage building within the grounds of the new Butler Gallery. It is the intention to insert a stand alone timber structure within the existing walls of the latrine which will act as work space and additional storage for the Butler Gallery.

2.3. The latrine is located within the curtilage of the former Evans Home which is a Protected Structure. There is no mention of the latrine within the description of the structure on Kilkenny County Record of Protected Buildings or within the description on the NIAH record. The works proposed do not materially alter the character of the Protected Structure i.e Evans Home.

## 3. SHORT DESCRIPTION OF THE EXISTING STRUCTURE & SIGNIFICANCE

3.1. Single storey, triangular in plan outbuilding built into the corner of the boundary wall.

3.2. Elevation facing courtyard is of random rubble stone bedded and pointed in lime mortar. Single opening within wall consisting of brick arched door opening.

3.3. Single open plan space with redundant cubicle formed by 2no. stone buttress walls covered with mono-pitched corrugated asbestos roof covering falling towards 1no. aluminium rainwater downpipe at the rear of structure.

3.4. Internal walls are of exposed random rubble stone and lime pointing. With exposed concrete floor slab in parts.

## 4. ANALYSIS OF THE EXISTING STRUCTURE & IMPACT ASSESSMENT

### 4.1. EXTERNAL PASSAGEWAY

#### 4.1.1. External south elevation - facing courtyard

*Condition:* Random rubble stone wall with 1no. red brick arched door opening. Both red brick arch and surrounding stone walls are in good condition.
*Works required:* No works are proposed to the arched door opening or surrounding walls. The new timber structure proposed within the walls will protrude above them visually but not make physical contact.
*Impact assessment on Protected Structure:* Neutral. Latrine is located to the rear of the Evans Home which is the Protected Structure. Alteration to this latrine building will not affect the external appearance of the Protected Structure. The new element is both set back from the existing latrine walls and delicate in both form and materiality which will lessen the visible impact of the protruding roof element.

#### 4.1.2. External east and west elevations

*Condition:* Random rubble stone walls with lime pointing and vegetation growth at high level. In general good condition.

*Works required:* No works are proposed to these external walls. Over grown vegetation will be carefully removed.
*Impact assessment on Protected Structure:* Positive. Removal of vegetation growth will allow the walls to be fully appreciated and prevent any potential damage to their fabric.

4.1.3. Internal works - asbestos roof

*Condition:* Corrugated asbestos roof on timber rafters in poor condition and allowing water ingress.
*Works required:* Safe removal of asbestos roof and structure. New timber structure and single ply membrane roof inserted.
*Impact assessment on Protected Structure:* Positive. New structure and roof will create weather tight internal space within foot print of existing walls and prevent further damage to existing structure.

4.1.4. Internal works - cubicle walls partial removal

*Condition:* 2no. stone walls creating cubical arrangement showing signs of previous alteration. In general good condition.
*Works required:* Safe removal of section of walls to form more open plan arrangement. Retain wall nibs to allow previous format of layout to be read.
*Impact assessment on Protected Structure:* Neutral. Keeping sections of existing walls will allow for previous layout to be read into the future. This latrine building is one of a pair. The matching latrine is not to be touched and retains it's layout and fabric intact. Full measured survey and photographic record has been carried out which documents the as found layout of the latrine.

4.1.5 Internal works - floor removal

*Condition*: Existing concrete slab and earth floor
*Works required*: Removal of existing concrete and earth to create new concrete raft foundation with gravel perimeter to the interior of the wall.
*Impact on Protected Structure:* Neutral. Removal of concrete slab and insertion of new concrete raft foundation and gravel perimeter will not negatively impact on the existing structure. The new concrete raft slab will facilitate the new use for the building. Extensive archaeological excavations have been carried out on the site of the former Evans Home refer to document 'Combined Reports on Archaeological excavation works at Evan's Home'. This document highlights the evolution of the site and associated historical structures on the site. As noted in the report the latrines 'lies beyond the predicted extent of claustral buildings, as indicated on fig. 3. The absence of a basement to the new building allows for the preservation in situ of any features of significance.'

## 5. RELEVANT DRAWINGS AND DOCUMENTS

5.1. Drawings:

135_OS/01_Location Map
135_P/02_Existing Ground Floor & Roof Plan
135_P/03_Existing Elevations
135_P/04_Proposed Ground Floor & Roof Plan
135_P/05_Proposed Elevations
135_P/06_Proposed Section
135_P/10_Exterior Visual from Butler Gallery Garden Side

5.2. Documents:

135_Conservation Engineers Report
135_Cover letter

5.3. Relevant photographs can be found in Appendix A at the back of this report.

5.4. Relevant historic information can be found in Appendix B at the back of this report.

## 6. RECOMMENDATIONS AND CONCLUSIONS

6.1. The works proposed are to the rear northern latrine outbuilding only. The latrine building is located within the curtilage of a Protected Structure i.e Evans Home but is not mentioned within the description of the Protected Structure on the Record of Protected Structures (RPS) or within the NIAH record.

6.2. The conservation special interest is mainly derived from the architectural merit of the Almshouse and it's archaeological, historical and social interest. The proposed works to the latrine has been designed to keep any potential impact on the buildings significant to a very low level.

6.3. Where there is removal of a section of internal wall proposed mitigation measures have been put in place. These include a full measured building survey, full photographic record and the proposal to leave the second existing latrine building to the east of the site fully intact to act as a physical record.

6.4. The proposed works neither alter the external form, shape, materiality or setting of the existing latrine and therefore constitute a light touch intervention.

6.5. The proposed new element within the existing walls consists of a lightweight timber structure and polycarbonate screen with modern roof lights and is a high quality material addition which represents a clear modern expression. This is in line with Article 9 of the Venice Charter: *"any work which is indispensable must be distinct from the architectural composition and must bear a contemporary stamp".*

6.6. All works will be carried out in accordance with "architectural heritage protection - Guidelines For Planning Authorities and best conservation principles.

6.7. Works will be undertaken by skilled practitioners and monitored throughout by an Architect accredited in Conservation.

Signed:

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CANICE Architects Ltd.

APPENDIX A
RELEVANT PHOTOGRAPHY

All photography taken on 30/07/2020 by CANICE Architects

Front elevation of Evans Home - A Protected Structure.

Rear latrine outbuilding. Proposed works include fitting new timber structure within existing wall footprint.

| | |
|---|---|
| Existing cubicle. Part of the internal walls are proposed to be removed. Nibs will be kept in place. | Asbestos roof to be removed. |
| | |
| Rainwater ingress. This is to be rectified as part of the proposal. | Existing historic iron gate to be retained in-situ. |

Boundary walls untouched as part of these proposals

| | | | | |
|---|---|---|---|---|
| Barrack Lane | Evans Alms House | Detached nine-bay two-storey almshouse, founded 1818, on a H-shaped plan. | 12000216 | B3 |

Fig 1. Kilkenny County Development Plan, 2014-2020. Record of Protected Structures.

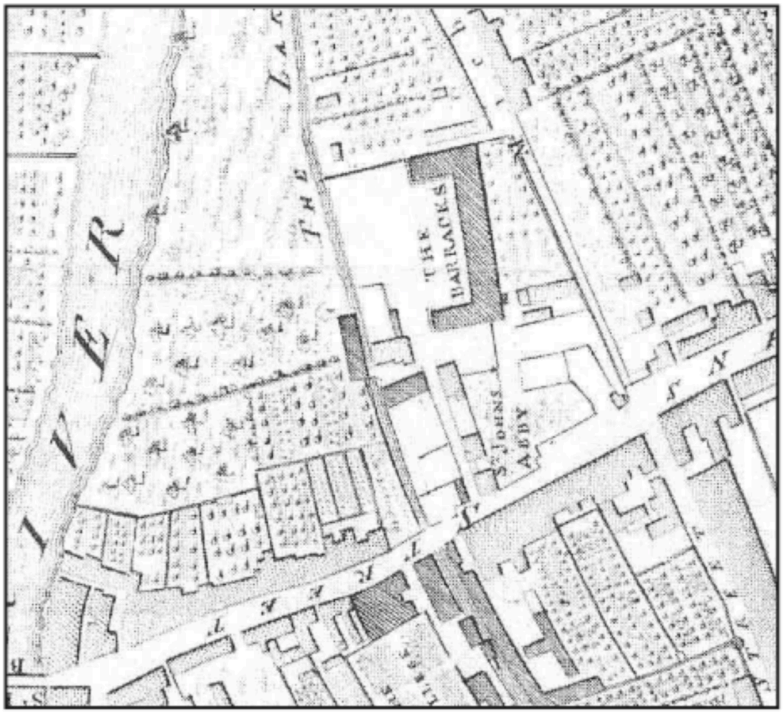


Fig 2. Barracks on Rocque's 1758 map of Kilkenny. (Latrine not present).

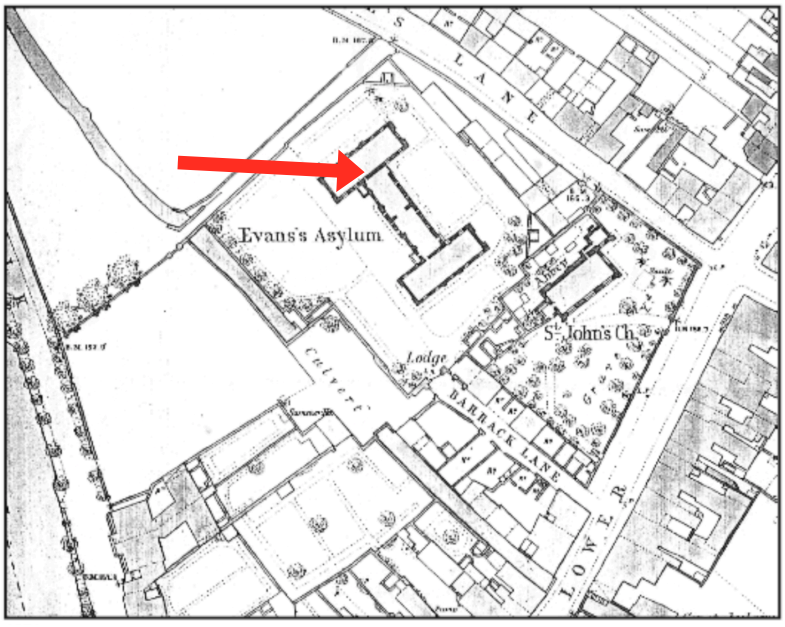


Fig 3. Evan's Asylum on site of former Barracks, 1871 Ordnance Survey Map. (Latrine indicated by arrow).

APPENDIX C
REFERENCE LIST

Department of Art, Heritage and the Gaeltacht, (2011) *Architectural heritage protection : GUIDELINES FOR PLANNING AUTHORITIES.* Dublin : Stationary Office

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Ordnance Survey Ireland (2017) *Geohive Map Viewer.* Available at: http://map.geohive.ie/mapviewer.html (Accessed: 14 November 2020).

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Kilkenny County Council (2014) *Kilkenny County Development Plan 2014-2020*