

The Abbeyquarter Masterplan

Where we are now

27th May 2015



Denis Malone

A BRIEF RE-CAP

- Agreement to purchase May 2012
- Purchase funded by loan approved from Central Government
- Approval on the basis development with revenue generating initiatives
- Approx 5 ha (13 acres) purchased
- Combined with land already in public ownership made available approx 6.4ha (16 acres)

A BRIEF RE-CAP

- Colloquium organised Jan 2013
- Reddy Architecture and Urbanism appointed July 2013
- A first Draft Masterplan put on public display Nov –Dec 2013
- (6 weeks with 31 written submissions)
- In the meantime the Development Plan for entire city area was adopted April 2014

A BRIEF RE-CAP

Oct 2014 Report on first public display presented to Council

- Recommended re-visioning and further public engagement.
- Recommended retention of Mayfair & Brewhouse
- Recommended variation for urban street, linear park and public area around Abbey.

A BRIEF RE-CAP

- Public consultation Jan 2015
- Over two weekends in January
- Two days each weekend
- 184 people participated
- Workshop format each day
- Comhairle Workshop- Feb : 38 people participated
- In addition : 71 written submissions
- Report on consultation published 30th March

The views expressed

- Third/fourth level education & research
- Jobs & employment
- Culture & Heritage (in particular archaeology)
- Linear park and recreational uses
- Pedestrian and cyclist priority
- Buildings to be sensitive to the Kilkenny context

The views expressed

- No large format shopping (big footprint stores)
- Support for tourism based heritage
- Make new views
- No large car/bus parks in the masterplan area
- Mixture residential types
- Development should face the river
- Provide for a skate park

The views expressed

- Well designed green & civic spaces
- No large office blocks
- Green Energy principles
- Mayfair & Brewhouse retention queried

From the views and work to that point:
Vision developed

What's Happened Since Jan 24th

The Vision – (published 30th March 2013)

To plan the area as a seamless complement to the medieval city as an inclusive place for an inter-generational community to work, live, visit and play with St. Francis Abbey at its core. The regeneration of the area will focus on embracing the sites' natural, cultural and built heritage, whilst maximising the benefits of the rivers Nore and Breagagh, providing for a broad range of uses, sustaining growth in employment and advancing economic activity in a sustainable and energy efficient fashion where innovation can flourish. The area will be a permeable expansion of the city for pedestrians and cyclists where smarter travel principles are provided for.

What's Happened Since Jan 24th

- Archaeology study completed
- Strategic Environmental Assessment advanced
- Flood Risk Assessment completed
- Appropriate Assessment completed
- Iterative design process advanced
- Initial linear park concepts considered
- Further public engagement (May 16th)

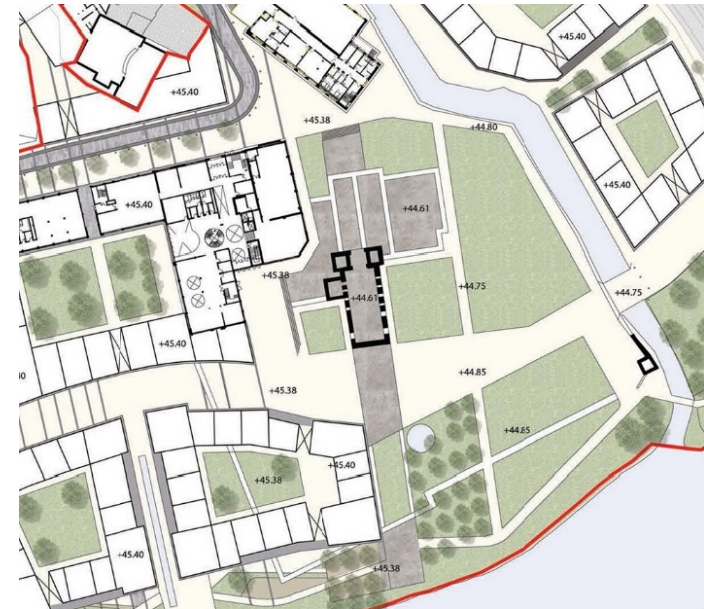
Iterative Design Process

- integration of archaeological recommendations
- Integration of AA, SEA & Flooding recommendations.
- Integration of public consultation outcomes.

ILLUSTRATIONS



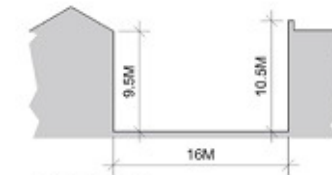
November 2013



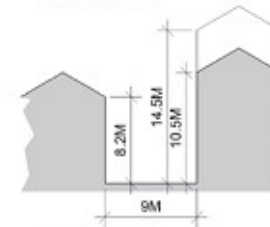
May 2015

ILLUSTRATIONS

11 William St & William Square

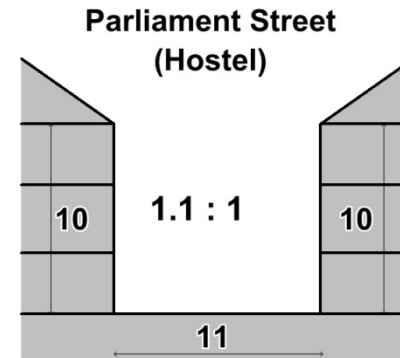
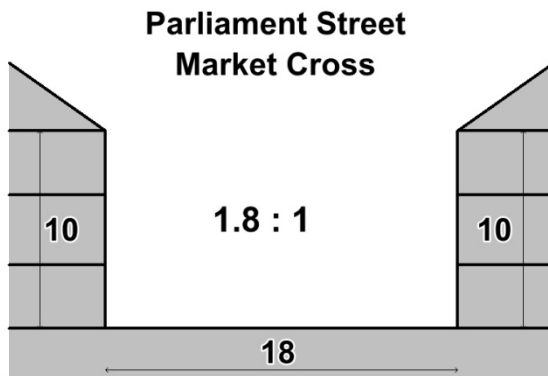


SECTION 1-1



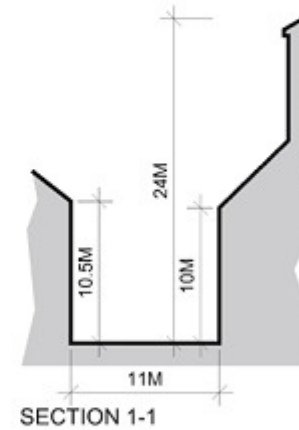
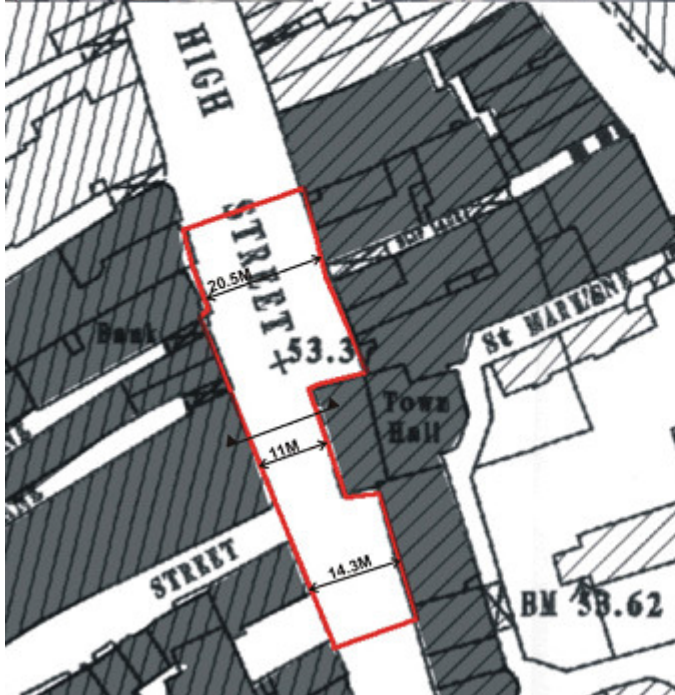
SECTION 2-2

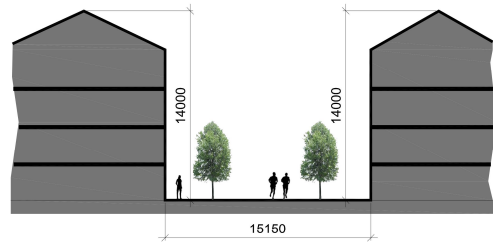
ILLUSTRATIONS



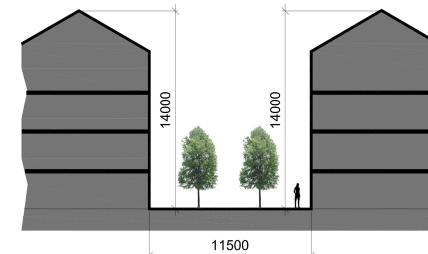
ILLUSTRATIONS

9 High St at the Thosel





Section B-B



Section C-C



Points to Note

- A substantial Urban Park at the St Francis Abbey
- Finger buildings changed to urban blocks that reflect existing urban patterns
- Community housing area identified
- Pedestrian & Cycle friendly

Points to Note

- Pedestrian and cycle priority street at the heart of the scheme, with appropriate traffic management controls,
- A commitment on the sensitive treatment of the architectural and archaeological assets on the site

What's Next

- Place revised draft masterplan on public display (submissions + report)
- Formalise Variation and place on public display (submissions + report)
- Consider both again at a meeting July)

Further Work

- Architectural & Urban Design framework to realise the vision on the ground
- Further integration of masterplan provisions into development plan.

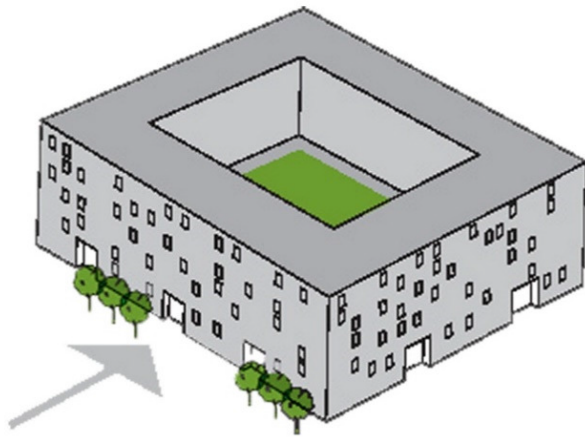
ILLUSTRATION



EXISTING URBAN BLOCK AT
IRISHTOWN CORNER



NEW URBAN BLOCK



MONOLITHIC



VARIED URBAN GRAIN

Further Work

Projects to follow:

- Linear Park
- Brewhouse
- Mayfair
- Infrastructure
- Archaeological investigations

THANK YOU