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# C

## Appendix C

### Archaeological Strategy

# ABBEY QUARTER MASTERPLAN AREA ARCHAEOLOGICAL STRATEGY

for

KILKENNY COUNTY COUNCIL



By

COURTNEY DEERY HERITAGE CONSULTANCY LTD

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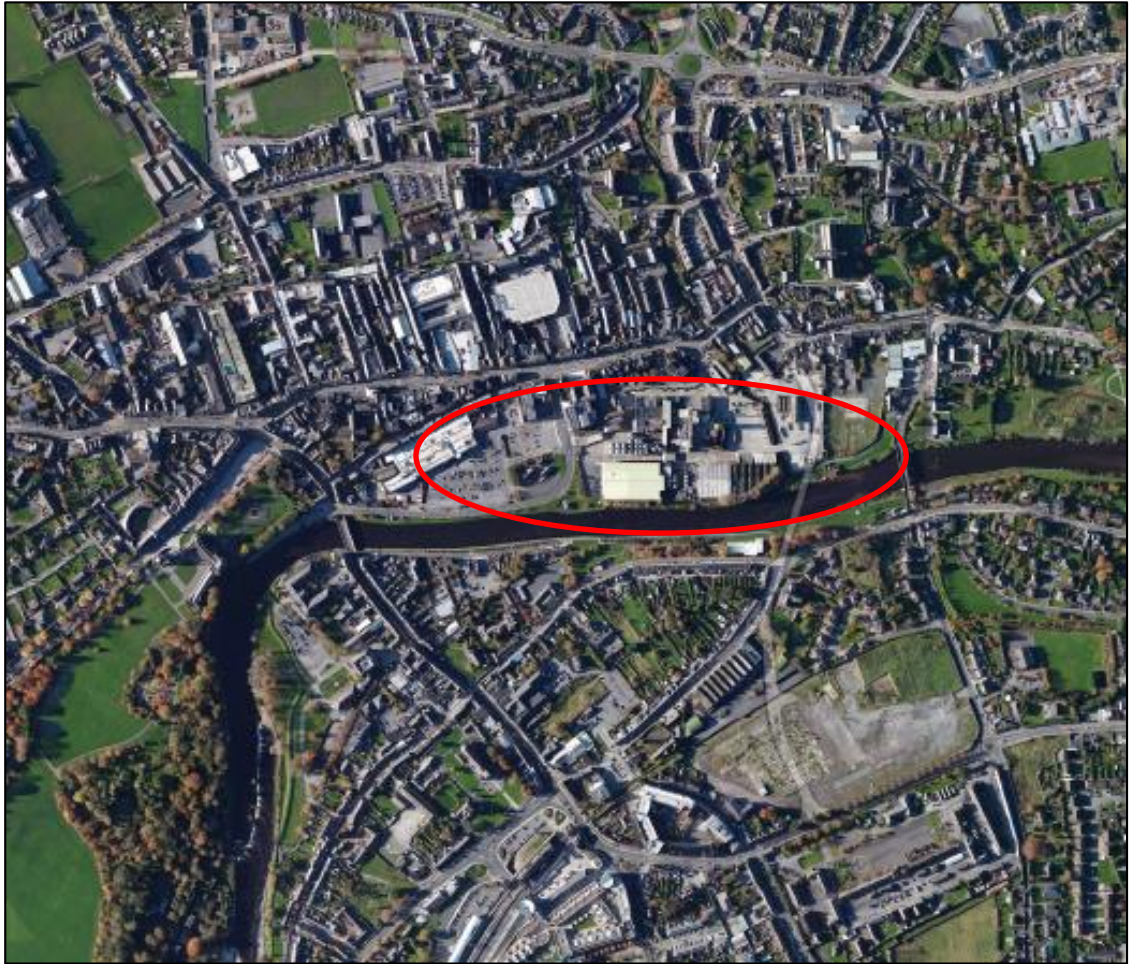
## **The Team**

The team comprised Courtney Deery Heritage Consultancy (CDHC) Ltd and Lisa Edden, Conservation Engineer. Steve Hickey of CDHC produced all the drawings within the report.

## **Acknowledgements**

CDHC wishes to acknowledge the assistance provided by Kilkenny County Council. Many thanks are also extended to the National Monuments Service of the Department of Arts, Heritage and Gaeltacht, the National Museum of Ireland and the OPW who allowed their archives to be reviewed, and special thanks is extended to Tony Roche for assisting us with trawling through the photographic archive. Thanks are due to Heritage Council who provided valuable insights in relation to the heritage and archaeological monuments of the Masterplan area and to Margaret Gowen who provided the archaeological strategy from which this framework document evolved from. Margaret is also to be commended for allowing illustrations and drawings of the River Nore Flood Alleviation Scheme to be reproduced in this document. Thanks to Cólín O'Drisceoil (Kilkenny Archaeology), Rob Goodbody and Grace Fegan (Rothe House) for providing copies of historic maps and illustrations. Finally, thanks to all the archaeologists that investigated the plan area and whose work is recorded within this report.

We would also like to express our gratitude to David Sweetman, formerly Chief Archaeologist of the State, who responded to queries regarding the excavation and monitoring works carried out in the early 1970's at St Francis' Abbey and kindly allowed his site plan to be reproduced in this document. We also acknowledge the excavation work carried out by Marcus Ó hEochaidhe at St Francis' Abbey and the late John Bradley, medieval archaeologist and urban historian in relation to charting the development of Kilkenny and bringing to life the historic character of this great medieval city.



*Figure 1 Aerial view of Kilkenny and the Masterplan Area*

## EXECUTIVE SUMMARY

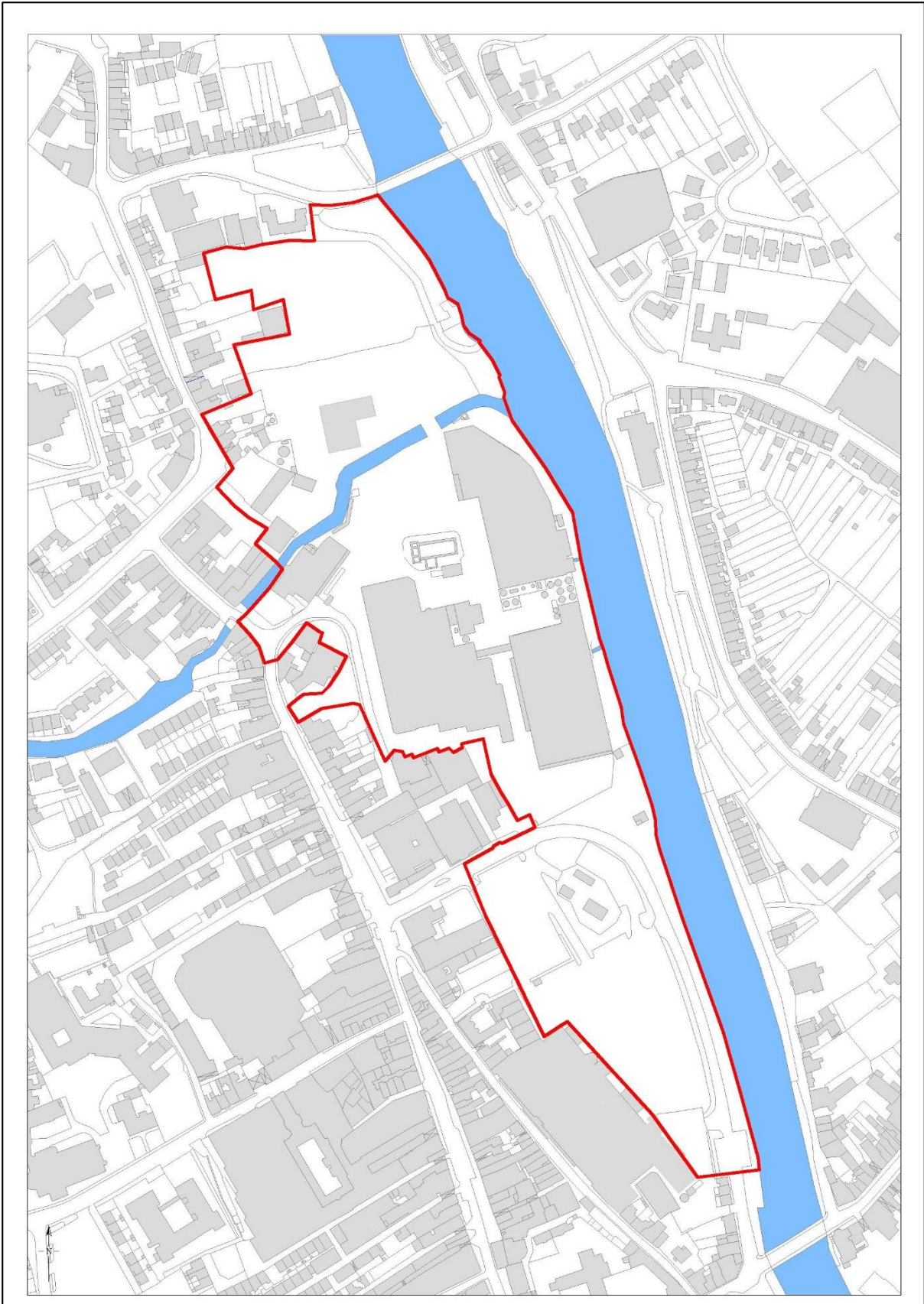
Kilkenny is an ancient city characterised by beautifully restored old buildings, winding laneways and nationally important landmark monuments such as Kilkenny Castle and St Canice's Cathedral. It is widely regarded as Ireland's most intact and easily legible medieval town.

The Masterplan area is located at the heart of the medieval core of Kilkenny on lands comprising of some 7.5 hectares. Part of the lands (approximately 5.3 hectares) were previously occupied by Smithwicks/DIAGEO as part of an active brewery, known locally as 'St Francis' Abbey Brewery' (SFAB). The local authority has entered into an agreement to purchase these lands. Within the brewery site, large scale clearance including the demolition of existing modern structures to the ground slab level is planned prior to Kilkenny County Council taking ownership of the site.

The lands align the western bank of the River Nore in the townlands of Gardens (Kilkenny City By., St Canice Par.) and St Mary's Parish and form part of the Zone of Archaeological Potential of the Historic Town (KK019-026---) as well as St Canice's and the City Centre architectural conservation areas (ACAs). The site is divided by the River Breaghagh in an east-west fashion, historically the south of the river was defined as Englishtown or Hightown while north of the river was part of Irishtown.

The site is bordered to the south by Bateman Quay and the Market Yard. To the north lie some residential properties and industrial units which are accessed from Green Street, this northern area is less developed and was primarily used by the brewery for vehicular parking, truck washing and storage. Parliament Street, along with Horse Barrack Lane and Vicar Street bound the site on the west.

The acquisition of the site by Kilkenny County Council and the rejuvenation of these lands provides a unique opportunity to preserve, enhance and present key upstanding medieval structures such as St Francis' Abbey, Evan's turret (or tower) and wall walk and the city wall as well as the brewery buildings and protected structures such as the Tea Houses and integrate them within the historic character and newly visioned streetscape of Kilkenny and within the existing urban context of a living and vibrant city.



*Figure 2 Map of Master Plan Area based on Ordnance Survey of Ireland Map Licence No. Kilkenny/CCMA/08/12*

## BACKGROUND

This document further develops the archaeological strategy that was devised by Margaret Gowen and presented to Kilkenny County Council in March 2014<sup>1</sup>. It sets out to implement a framework that considers the retention and enhancement of the cultural heritage structures and areas of heritage potential and significance within the Masterplan area while securing an approach for the appropriate design and development of the site.

This report was commissioned by Kilkenny County Council in order to:

- Enhance the understanding of the historic development of the site.
- Create a record of the existing knowledge base.
- Inform the Masterplan process so future decisions can be based on all available archaeological and historical information.

The context for commissioning this strategy has been the desire by the local authority to inform the design process and to ensure that a confident archaeological risk assessment framework is developed based on a full understanding of the upstanding monuments and below ground archaeological remains.



*Plate 1 Presentation of the City Wall at Watergate*

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<sup>1</sup> Archaeological and Heritage Strategy for the proposed development of the Abbey Creative Quarter, St Francis Abbey Brewery, Kilkenny. Prepared by Margaret Gowen for Kilkenny County Council. March 2014.

## DELIVERABLES

The deliverables of the framework are to: -

- Prepare a baseline historical and cartographical study.
- Engage with relevant stakeholders.
- Produce a scaled drawing of previous site investigations.
- Undertake a review of all standing buildings and their fabric to include a preliminary conservation assessment of the historic structures.
- Compile geo-technical and deposit information from previous archaeological investigations and monitoring reports and prepare where possible an archaeological deposit model.
- Review OPW excavation archive.
- Identify the scope, position and nature of further archaeological investigations required and indicate at what stage in the development process that these would take place.
- Make recommendations as to all necessary mitigation measures for inclusion in the Masterplan.

To achieve these deliverables it is necessary first to: -

- Understand the history and development of the site.
- Understand the nature and significance of the visible structures and the underlying archaeology.
- Understand the vulnerabilities that may give rise to damage or degradation of the conservation value of the monuments and protected structures on site.

Only then is it possible to make recommendations for the safeguarding of above ground structures and the below ground potential that provide for:

- The development of our knowledge and understanding of the site.
- The appropriate terms of reference for the protection and management of the heritage structures now and in the future.
- A plan for repairs and conservation works.
- The future uses and management of the site.

## OPPORTUNITY

The site sits at the heart of the Zone of Archaeological Potential for Kilkenny City, and, any ground breaking works within it has the potential to uncover archaeological remains. Through a detailed study of existing cartography, extant archaeological monuments and features, and an examination of the findings from literally hundreds of test trenches, bore holes, window samples, dredged river areas, and archaeological assessments, it is possible to generate an understanding of where there is a potential to reveal significant below ground archaeological remains.

The site as it exists today exerts a strong industrial presence over the Kilkenny skyline and as a result of this and the private ownership of the lands, the earlier medieval structures lack a legibility within the streetscape of Kilkenny and are difficult to access having largely gone unrecognised. There is a significant opportunity to reconnect these historic landmark sites and the River Nore and to



provide a strong, distinct visual and physical presence to the existing streetscape of Kilkenny.

The phased and planned removal of some of the modern structures within the site as well as the sensitive redevelopment of industrial buildings from the 1930's to the 1960's has the potential to enhance and redefine the space surrounding the historic monuments. By providing a diverse building template, as well as revitalising and reusing modern buildings, a balance can be achieved between old and the new thereby creating an interesting sense of place adapted for a new range of uses meeting the needs of the local population and visitors alike.

## SUMMARY OF CULTURAL SIGNIFICANCE

- The collection of upstanding monuments is a testament to an unusually complete survival of a nationally significant complex of medieval buildings and structures within an urban environment. The abbey is the only example of a Franciscan monastery in a city scape set within an open space albeit altered throughout the years.
- St Francis' Abbey is regarded as an elegant construction that demonstrates the wealth of the order while showcasing the engineering ingenuity and masonry skills of the craftsmen during the medieval period.
- The Abbey is also known to have been the final resting place for several citizens of high standing within Kilkenny and was associated with the renowned scholar Friar John Clyn who provided valuable insights into medieval society and documented the spread of the Black Death in 1348 before it is thought that he succumbed to the plague himself and died in Kilkenny.
- As a centre of learning and enlightenment the Abbey was celebrated throughout the Franciscan community and obtained the status of a *studium* for both philosophy and theology the only house to achieve this double status<sup>2</sup>.
- Marcus ÓhEochaidhe's excavations in 1963 combined with monitoring through the 1970s by David Sweetman of St. Francis' Abbey has indicated the possible extent of significant medieval ecclesiastical remains, revealing that the standing tower and unroofed choir were once flanked by a transept,

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<sup>2</sup>At the provincial chapter of 1647, Kilkenny was designated as a studium for philosophy and theology, Benignus Millett, *The Irish Franciscans 1651-1665* (Rome 1964), pg 357 in Joseph Mac Mahon 'The Franciscans in Kilkenny', OKR, 64 (2012). The double status of the *stadium* relates only to the Irish Franciscans in Ireland. Each province of the Order (Ireland was a province) was obliged to have at least one *studium* or study house where all Franciscan students would be taught either philosophy or theology. In the years in question, St Francis Abbey was allowed to teach both disciplines which demonstrates that it was considered to be a significant foundation which is not surprising considering that Kilkenny was a politically important location at the time.

nave, sacristy, cloister, and cloister walk. There is a strong likelihood that further important remains of the Franciscan abbey (including a chapter house, and living quarters) are present below ground.

- The uncovering of a series of inhumations within the abbey points to its regular and continued use as a burial ground as well as the potential that further human remains are present in the environs.
- The location of these medieval structures within what was once a traditional brewery site in single ownership has helped protect them over the years but has also kept them separate from the rest of the historic building stock of the city. The former brewery that dominated the western banks of the river Nore, is important in its own right for the economic, social, industrial and technological contributions that it made to Kilkenny city.
- Monitoring and testing within the Masterplan site has created an understanding of how the general area developed along with how it was dictated by flooding events of the Rivers Nore and Breagagh. This development stems from the gradual reclamation of land, to the setting out of medieval burgage plots (appearing as shallow, long ditches orientated both north-south and east-west) as shown in Rocque's Map of 1758, and the adaption in the use of the river with the development of mills, and the strong association with brewing.
- A wide range of archaeological remains, artefacts, and features are seen within the Masterplan area. Finds of possible plague victims from the medieval period, Franciscan abbey remains, ruined towers, city walls and defences, and medieval deposits, burgage plots, industrial mill houses, riverside pleasure houses with stone jettys, along with burials of felons from a 19<sup>th</sup> century gaol house, indicate an extremely rich and varied archaeological record.
- The archaeology and history of the site represents at least seven hundred years of development, redesign, alteration, re-use and adaptation, reflecting the changing fortunes of the monastery and later developments on the site such as the Horse Barracks and St Francis' Abbey Brewery. It is a unique urban historic area.

## VULNERABILITIES

Nestled within the former brewery site, the medieval structures, have not enjoyed the widespread public appreciation and interaction that other medieval monuments in Kilkenny have had due to restricted access issues. As a result they have become lost and forgotten locally, regionally and nationally. The Masterplan has the potential to breathe new life into these historic gems.

Whilst part of St Francis' Abbey has been excavated in the 1960's unearthing the nave and transept, and further excavations on adjacent sites have taken place such as those at Grace's Castle/ Kilkenny Courthouse and the Vicar's Choral there are no

published accounts of any of these excavations. Without the full archive available for review, inconsistencies in the existing record and knowledge gaps can develop causing difficulty in understanding the development and the fabric of the site. This can lead to an inadvertent loss of material and an improper use of modern structures, uses and material.

The ownership and long term management of the site has ramifications as to how the area is developed, and how control measures are implemented to ensure that no inadvertent damage/loss occurs to below ground remains and for ensuring that the developer is fully aware of the archaeological significance and potential of the site.

The responsibility for the maintenance, conservation and future use of the national monuments onsite held by the, Department of Arts, Heritage and Gaeltacht, Kilkenny County Council and the OPW may be subject to differing priorities and conflicting management styles. However views from different organisations can contribute positively to the discussion of the monuments and enhance the overall interpretation and presentation of these features.

Funding for archaeological assessment work and the maintenance and servicing of monuments is now limited and this is a further significant challenge to ensure plans for the area are appropriate and sustainable.



## SUMMARY OF RECOMMENDATIONS

### ***Approach and Collaborative Design Process***

With a development of this nature and scale at the heart of the historic city of Kilkenny there is the potential for conflicting values to be placed on different aspects of the site and for competing visions. It is the purpose of this document to provide an understanding of the cultural heritage value so it may be considered along with other values and be part of a collaborative decision making and design process.

1. The successful implementation of a collaborative and balanced approach depends on a wide acceptance and active support from all interested stakeholders/ parties.
2. The objective is to retain and celebrate the historic quality of the plan area and to promote its significance through interpretation and appropriate presentation while developing a site that is an example of high quality urban planning and design that is fit for purpose and meets the needs of modern Kilkenny.
3. Understanding and respecting the historic monuments and open spaces that occupy the Masterplan area is central to the design process. The protection of the historical character must seek to strengthen visual and physical links with other historical and archaeological sites within Kilkenny.
4. The job at hand is to manage the change appropriately and to place the Abbey precinct at the centre of the development. Evidence has shown that successful integration of historic environments and contemporary developments help create vibrant and distinctive places that encourage sustainable growth and social interaction (and ultimately the protection of the cultural heritage resource)<sup>3</sup>.

### ***Information and Research***

5. Significant archaeological excavation work has taken place on and adjacent to the plan area but the results have never been assembled or assessed, nor do they form part of the public record and cannot be brought forward as part of the 'cultural artefact' for the site. While this report has sought to provide an understanding and overview of this work it should be a priority to gain access to the original archives so they can inform the future development of the Masterplan area.
6. Develop a centralised digital archive so all information is maintained and accessible. All future archaeological work associated with the plan area can in turn be informed by this archive and add to it.
7. Develop a research framework and partnership with academic institutions, heritage networks and the Discovery Programme for future archaeological, architectural and historical research and targeted investigation to increase the understanding of the monument complex and purposely contribute to the discussion regarding the use and chronology of the site.

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<sup>3</sup> New life for historic cities – The historic urban landscape approach explained UNESCO 2013

### **Archaeological Strategy - Investigation**

In order to provide an understanding of the extent and type of below ground archaeological potential, archaeological test excavation and excavation is required.

Within the former Diageo site, the stratigraphy demonstrated in archaeological investigations throughout the site commonly shows a sequence of modern concrete, sitting above made ground, over evidence of post medieval walls or structural foundations, overlaying (an often sterile) organic dark silty clay with occasional finds dating it to the medieval period, along with river silts and gravels, and a yellow boulder clay.

It is suggested that the following guiding principles are adopted to facilitate an understanding of the below ground archaeological remains and to minimise disturbance of the remains where possible, the strategy involves a combination of full excavation and preservation *in situ*:

8. Excavation is to take place in the environs of St Francis' Abbey with investigations extending to Evan's Tower and St Francis' Well site at the waterfront and to the extant buildings to the south and the River Breagagh to the north. The concrete slab in and around the National Monument of St Francis' Abbey is to be lifted and the area investigated and excavated (Figures 52 and 53).
9. The purpose of this excavation is to confirm the limited knowledge that exists today through cartographic and documentary research and also to confirm the findings of Marcus ÓhEochaidhe's excavation in the 1960's as shown on a map belonging to that time (Figure 6). It is hoped that this will answer key questions such as the location and extent of burials, the survival and ground plan/layout of the transept, nave and cloister, whether the Abbey Precinct was walled and if this can be defined and any additional features that may have influenced life in a medieval Franciscan friary or finds that can further inform the significance of the monument.
10. There is merit and precedence to link research excavation work with volunteer programs and open the experience to the general public and interested parties as a structured learning programme. This also has the advantage of uniquely identifying St Francis' Abbey within the medieval city of Kilkenny and act as a live attraction and educational experience<sup>4</sup>.
11. The extent of these excavations is to be informed and guided by a comprehensive and targeted testing programme (Figure 3; archaeological sensitivity map) (detailed in Section VI).
12. The findings from these excavations are to be included in the proposed framework for the area in an imaginative and creative way lending themselves to an educational experience.

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<sup>4</sup> Several submissions including Kilkenny Archaeological Society (RV51) and Liam Mannix (RV13) have suggested that excavations are undertaken by professionals, volunteers and students and open to the public, lending themselves to an educational and learning experience.

13. Depending on the nature of the remains, consideration is to be given to leaving below ground masonry remains in-situ so they can be explored as part of the St Francis' Abbey experience and exhibited.
14. Archaeological investigation in the form of test trenching and strategically placed boreholes will assist the development of the southern and northern portion of the plan area. Initially it is proposed to place a series of boreholes at regular intervals in order to build a cross-section, below ground profile of the site. This will be supplemented by testing where necessary and areas of interest will be excavated.
15. Where there is an existing concrete slab (300-400mm thick) within the Diageo site (immediately north of the River Breaghagh and to the south of the Abbey), it is proposed that this remains in-situ (subject to verification from an engineering perspective that it is suitable to build upon) and that no basements or lower ground levels are permitted onsite. This approach will minimise disturbance to the below ground archaeological deposits.
16. A proposed sub-structure will consist of a series of piles set out to a 7.5m grid with a ground beam located above the existing slab level. All excavation work and the proposed piling strategy within the complex will be preceded and informed by an appropriate programme of archaeological evaluation (Section VI).
17. It is also proposed that new services, where possible, are to be located in a 500-1500mm band of made ground (detailed Section VI, 6.8 New Structures), raised up from the existing slab and in the case of drainage that it will be linked with existing services on the site.
18. To the north and south of the plan area, post medieval, medieval linear garden plots extending east-west have been recorded in excavations and from cartographic references. In the design of this area elements must be introduced (hard landscaping, plots, open space etc) that will reflect the medieval garden plot layout.
19. The River Breaghagh and Nore are integral to the setting and history of the site and substantial deposits as well as features were revealed along the waterfront during previous investigations and are detailed in Section III of the report. Works associated with the rivers in previously unexplored areas will be appropriately archaeologically investigated where necessary.

### ***Conservation and Repair***

The conservation priorities documented in this report established the need for:

1. Immediate stabilisation works
2. Archaeological investigation works in order to inform conservation practices
3. Conservation works fit for purpose

20. Future proposals associated with St Francis' Abbey will have to be agreed in advance with the relevant authorities. Previous interventions and additions to fabric such as the concrete superstructure and iron pillars now examples of historic conservation should be retained where appropriate and where these do not diminish the integrity of the structure.
21. The conservation of Evan's Tower and wall walk and the city defences central to the plan area as well as the tea houses at the southern end and the Bull Inn wall located to the northwest and the mill buildings to the north is largely dependent on the proposed future function of these historic features and the role that they will have in the overall development proposal. A range of conservation measures are proposed in Section IV and Appendix F of the report.

### ***Implementation, Delivery and Finance***

Governance and the management of property within the Masterplan area has to be placed within a robust framework to ensure the delivery of a design approach that takes cognisance of the historic character and the buried archaeological potential of the site. This may be achieved through Kilkenny County Council retaining an interest or appropriate partnerships being forged, local management frameworks created and mandatory archaeologically-led guidelines informing the design process contributing to the sensitive redevelopment of the site. This is an opportunity to set a model of urban design for the regeneration of a historic town.

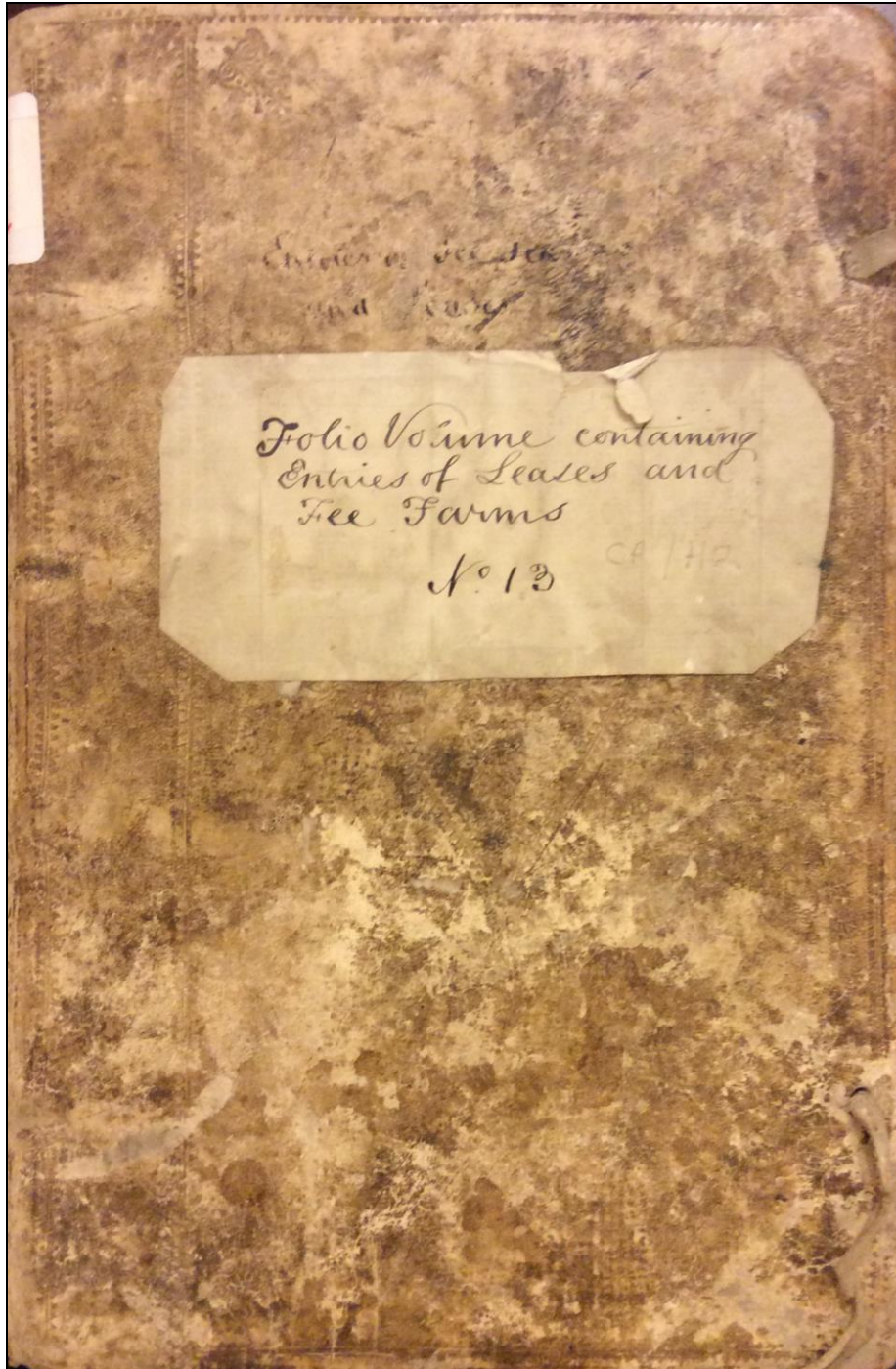
22. In order to ensure that these proposals are carried out, mandatory procedures or specific design contracts detailing the archaeological conditions will be required in order to confirm compliance and will have to be adopted by potential developers on the site.
23. It is recommended that potential avenues for funding from the EU, government, development-led and private sources is actively investigated as a priority in order to support the archaeological investigation of the site.





*Plate 2 East Window of St Francis' Abbey*

## SECTION 1 APPROACH AND METHODOLOGY



## SECTION I APPROACH AND METHODOLOGY

### 1.1 THE APPROACH

This framework document was carried out in two stages:

Stage 1: the information gathering stage included an examination of published and unpublished documentary and cartographic sources and numerous site inspections. Documentary Research has been carried out in the following repositories:

- National Library
- National Archives – Royal Irish Academy
- Irish Architectural Archive
- Trinity College Map Library
- Kilkenny City Town Hall
- Archaeological Survey of Ireland
- National Museum of Ireland
- Department of Arts, Heritage and Gaeltacht, storage facility Swords, Dublin
- OPW photographic archive

The information gathering process was complemented by consultations and attendance at a work shop over two days in relation to the revisioning of the Masterplan. Structured meetings and informal discussions with a number of stakeholders and interested groups expanded the consultation process<sup>1</sup>.

Stage 2: the review stage, sought to establish the chronological development of the plan area and the significant phases of building.

This stage also sought to provide an understanding of the significance of the plan area from an archaeological and historical view point. In order to safeguard and protect the above ground structures and below ground features this report also sought to develop a risk assessment strategy based on the available archaeological and historical information to date on and in the environs of the plan area.

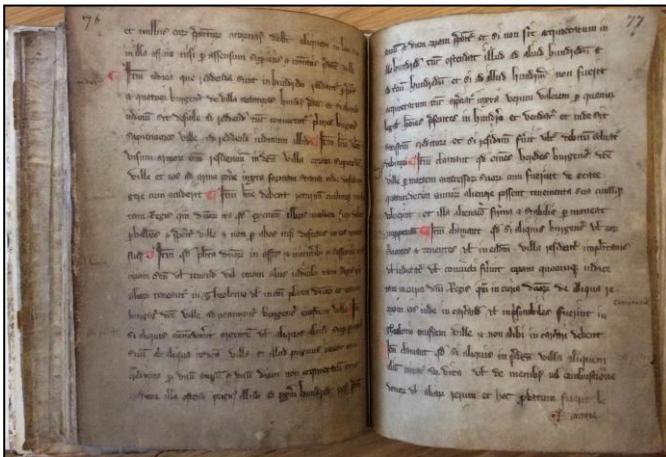
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<sup>1</sup> Included the following individuals and organisations: Kilkenny County Council, The National Museum of Ireland, The Department of Arts, Heritage and the Gaeltacht, OPW, The Heritage Council, DIAGEO, Arup Consulting Engineers, CONSARC, Reddy Architecture, Mitchell Associates, David Sweetman, Margaret Gowen, Shaffrey Associates Architects, Joseph Mac Mahon, David Sweetman, Edel Bhreathnach, Liam Mannix, Cólín Ó'Drisceoil, Gill McLoughlin, Mark Moraghan, Brenda O'Meara, Catherine McGloughlin, Rob Goodbody, Stephen Johnson and Colm Flynn.

## 1.2 SOURCES

### 1.2.1 Historic Sources

The city of Kilkenny has been more than fortunate in the number and importance of its early records, it has a wealth of primary medieval and secondary historical records which is unusual for Ireland. This tradition of recording and archiving extends to modern day through the Journal Royal Society of Antiquities of Ireland (JRSAI) (originally founded as the Kilkenny Archaeological Society) and the Old Kilkenny Review (OKR). Material in the Kilkenny County Council Archives, includes the original Charter of Kilkenny dating to the 11<sup>th</sup> of April 1609 from King James I where upon he raised the dignity of Kilkenny to city status. Although Kilkenny was a city it did have two separate corporations ruling over separate jurisdictions, Hightown and Irishtown, evidence for feuds and disputes between these neighbouring seats are common place in the records. For the purpose of this project the Corporation records detailing the administration and various leases of Hightown and Irishtown were reviewed.



The *Liber Primus Kilkenniensis* is the first minute book of the Corporation and contains the proceedings of the municipal body from 1231 to 1586, it is Kilkenny's most ancient record. A second book known as the *Liber Secundus* dating to 1544-1572 is now missing.

Plate 3 The *Liber Primus Kilkenniensis*

In 1988, Honora Faul<sup>2</sup> organised the Corporation's Charters and minutes and so they are accessible to researchers, the documents have been arranged in sections according to either document type or subject matter. Within each section, items are in chronological order. All documents are referenced with CR and then a letter describes the type of document for example A; relates to charters, B; grants and C; leases etc. The minutes provide an invaluable source of everyday life in Kilkenny during that time. While evidence relating to

<sup>2</sup> Faul, Honora (1988) [Catalogue of Corporation Archives] typescript A Charters (1608-1862); B Grants (1244-1596; C Copies and Translations (1223-1690); D Corporation Minute Books (1231-1952); E Urban Sanitary Authority Records (1875-1945); F Corporation of Irishtown (1544-1834); G Tithe Applotment Books (1826-33); H Other Bound Records (C16-C20); I Leases (1511-1792); J Accounts, etc (1577-1733); K Documents (1547-1768); L Parish of Skeirke (1804-1920); M Market (1962-8); N Photographs (1893); O Former catalogues (1878-1952)

St Francis' Abbey was scant, a number of references were revealed and are detailed in Appendix A. The references date from 1544 and mostly pertain to different land leases and a grant from King Henry VIII describes the Grey Friary as consisting of a church, belfry, dormitory hall, chapter house, three chambers, kitchen, 'Garnen' house with three cellars, an enclosure, gardens, lands, tenements, orchards etc<sup>3</sup>.

A Concise History of the Corporation of Kilkenny with Catalogues of its Ancient Charters, Grants and Minute Books 1873. The following extract shows to whom the lands (now known as the Masterplan lands) were leased to, the area involved and the rents incurred.

58	Sir John Blunden, Bart., (Edmond Smithwick) ...	Garden at rere of Old Gaol	Garden	...	0 0 2 $\frac{3}{4}$	Ditto
59	Repre. William Archbold (Edmond Smithwick) ...	St. Francis' Abbey	Gardens, &c.	...	1 16 11	Ditto
60	Repre. Richard Sullivan (James Sullivan, jun.) ...	Horse Barrack-lane	Stores and Yard	...	18 0 0	Ditto

Plate 4 An extract from the Concise History of the Corporation of Kilkenny, 1873

The subsequent 18<sup>th</sup> and 19<sup>th</sup> century and later descriptions of St Francis' Abbey are provided by antiquarians such as Ledwich (1781), Grose (1794), Graves & Prim (1859), Hogan (1859 and 1861), Bassett (1884) and Leask (1914) and are detailed in Section II and V of the report.

### 1.2.2 Conservation Sources

The Kilkenny Archaeological Society were pioneers when it came to restoring and conserving monuments of antiquity, as early as 1867 there is mention of raising funds and providing stabilisation measures at St Francis' Abbey. Proceedings from the Journal of the Kilkenny and South-East of Ireland Archaeological Society<sup>4</sup> reveal the concern for the monument and their efforts are charted throughout the following proceedings. Bassett<sup>5</sup> records that the ruins of St Francis' Abbey were in an 'excellent state of preservation, thanks to the Kilkenny Archaeological Society, which interposed in time to save the tower from falling'.

Historically, the conservation works, in the form of a concrete supporting structure under the arch of the bell tower of St Francis' Abbey as well as two cast iron pillars are important interventions as they are some of the earliest uses of these materials for conservation practices.

<sup>3</sup> In 1544 a Grant of King Henry VIII of the Black and Grey Friaries and their possessions to the Sovereign, Burgesses and Commons of Kilkenny (CR/C9).

<sup>4</sup> (Vol.6, No.1, 1867)

<sup>5</sup> Bassett, G. (1884) Kilkenny City and County Guide and Directory. Dublin



Plate 5 Eastern Elevation of Tower 1926



Plate 6 Eastern Elevation of Tower 1928

Conservation works have already occurred on site as part of the River Nore Flood Alleviation Scheme<sup>6</sup>, in particular work was carried out at Evan's Tower, City Wall and at the Tea House on Bateman Quay. Copies of rectified surveys were accessed from Consarc and archaeological consultant, Margaret Gowen.

The Heritage Council in 2005, published the Kilkenny City Walls Conservation Plan, which provides for a conservation strategy of each section of the City Wall and associated defences and the presentation of the circuit<sup>7</sup>.

### 1.2.3 Archaeological Sources

The Urban Archaeological Survey of Kilkenny<sup>8</sup> is an invaluable inventory of all archaeological sites within Kilkenny. The Kilkenny Archaeological Project builds upon all existing sources and captures them within an impressive GIS environment, securing all elements for future reference<sup>9</sup>. The *Irish Historic Towns Atlas*<sup>10</sup>, focuses on the development of Kilkenny through mapping, and

<sup>6</sup> Gowen et al 2003, Archaeological Archive for the River Nore Flood Alleviation Scheme.

<sup>7</sup> Oxford Archaeology 2005 Kilkenny City Walls Conservation Plan, The Heritage Council.

<sup>8</sup> OPW, 1993, The Urban Archaeological Survey of Kilkenny compiled by J. Farrelly, B. O'Reilly and A. Loughran for the Archaeological Survey of Ireland

<sup>9</sup> O'Driscóil C., et al 2008 The Kilkenny Archaeological Project (KKAP) Report for the Irish National Strategic Archaeological Research (INSTAR). Heritage Council

<sup>10</sup> Bradley 2000 Irish Historic Towns Atlas, no 10 Kilkenny. Dublin: Royal Irish Academy

references referring to the study area are presented in Appendix B, as does the study by Thomas on the *Walled Towns of Ireland*<sup>11</sup> which provides a gazetteer of Irish town walls.



Plate 7 Detail of stone work 1952



Plate 8 Stone masons at work St Francis' Abbey

Archaeological excavation was carried out at the site to determine the extent of the Abbey's below ground remains by Marcus Ó hEochaidhe in 1963 and monitoring by David Sweetman occurred in the early 1970's. Mid-excavation photographs and site notes have been recovered for the archaeological excavation and monitoring works from the OPW and DAHG archives.

Since then, small scale investigation in the form of test trenching and archaeological monitoring has continued on an intermittent basis over forty years in and around the Masterplan area and these investigations are summarised in the Excavation Bulletin ([www.excavations.ie](http://www.excavations.ie)). Where possible, consultation with archaeologists who have worked in and around the Masterplan area was carried out as part of the project's scope.

#### 1.2.4 Cartographic Sources

Historical mapping for the site prior to the establishment of the Ordnance Survey is limited, comprising mainly the Down Survey Maps (1655), Rocque (1758), Loughman's estate map (c. 1750?) and Hogan (1861). Mapping sources are reviewed in Section II of the report.

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<sup>11</sup> Thomas, A 1992 *The Walled Towns of Ireland*, 2 Vols. Dublin

Subsequent Ordnance Survey mapping recorded in the report includes the 1840 and 1870 six inch editions and later twenty five inch editions. The OPW plan of St Francis' Abbey (1966) was reviewed along with sketches of later monitoring work undertaken by Sweetman in the 1970's. Drainage and the sewer plan maps held by Kilkenny County Council were also reviewed for the area.

### 1.2.5 *Photographic Collections*

The photographic archive of the OPW was accessed to gain photographs of the excavations that took place in the 1960 and 1970s. In addition to these a number of photographs dating from the 1920-1950s of the site were also discovered. Drawings and illustrations were reviewed at the Irish Architectural Archive and from various antiquarian publications. The Stalley Collection and Edwin Rae Collection are also listed on Gothic Past, a visual archive of Gothic architecture and sculpture in Ireland.

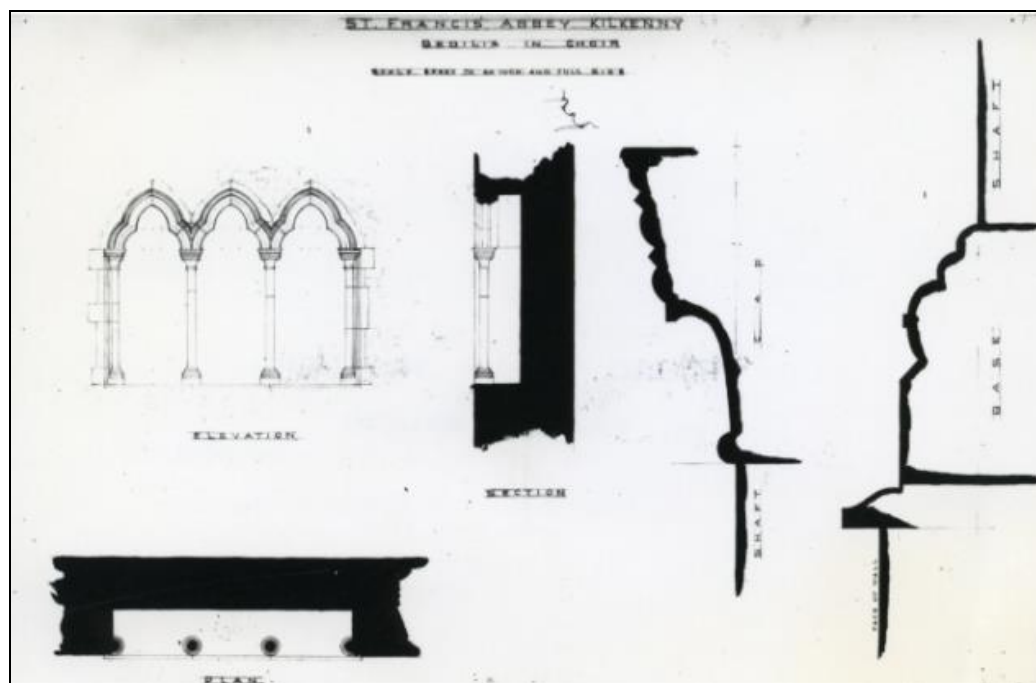


Plate 9 The Edwin Rae Collection, architectural drawing, sedila in the choir, St Francis' Friary, [www.gothicpast.com](http://www.gothicpast.com)





Plate 10, *The Stalley Collection*, Bell capital with dogtooth on (damaged) abacus and head carvings to left and right of shaft, [www.gothicpast.com](http://www.gothicpast.com)

### 1.2.6 *The National Museum of Ireland - Artefacts*

Fourteen boxes of conserved material from investigations that had been undertaken at St Francis' Abbey, were recovered from the National Museum of Ireland's Collections Resource Centre at Swords

Three boxes were listed as being from the investigations that Sweetman undertook on site:

- SCRC.A1.C3.R9.P14.S5 E0096 St. Francis' Friary, Kilkenny Pottery, Tiles
- SCRC.A1.C3.R10.P1.S1 E0096 St. Francis' Friary, Kilkenny Pottery, Whole Vessels
- SCRC.A1.C3.R10.P1.S1 E0096 St. Francis' Friary, Kilkenny Floor tiles

A further twelve boxes containing floor tiles, medieval pottery and modern pottery were reviewed and photographed. These finds had been sorted and prefaced with the No. 4 and then the find number. No metal finds were retrieved and only one loose vertebra (possible human) with no identification tag was noted within these finds, no further skeletal remains were uncovered.



Plate 11: A sample 17<sup>th</sup> century pottery      Plate 12: E0096 Reconstructed Pots



Plate 13: A sample of the floor tiles

### 1.2.7 *Site and photographic survey*

In addition to the desk based assessment, physical research included specialised surveys, multidisciplinary team visits to the Masterplan Area and a review of existing interventions and conservation work, see Section IV of the report.

## 1.3 STATUTORY POLICY AND GUIDANCE

The conclusions and recommendations within the report are placed within an existing framework of statutory legislation, policy plans, Charters, guidance documents which are listed below:

National Monuments Act, 1930, as amended in 1954, 1987, 1994, 2004 and 2012

Heritage Act, 1995

The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 1999

Local Government (Planning and Development) Act, 2000 (as amended)

Kilkenny County Council Development Plan 2014-2020

Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada) 1985, ratified by Ireland in 1991

Council of Europe European Convention on the Protection of the Archaeological Heritage (Valletta) 1992, ratified by Ireland in 1997

The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance 1999

The Ename Charter, the charter for the interpretation and presentation of cultural heritage sites, 2007, ICOMOS, Abdijstraat

ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas. Paris: International Council on Monuments and Sites, 2005

Framework and Principles for the Protection of the Archaeological Heritage (1999) (DAHGI)

Policy and Guidelines on Archaeological Excavation (1999) (DAHGI)

Architectural Heritage Guidelines for Planning Authorities (2011) (DAHG)

The importance of protecting the setting of heritage assets is recognised by a number of international conventions and instruments. The 'Valletta and Granada' Council of Europe conventions place legal obligations on Member States in relation to the recording, conservation and management of archaeological and built heritage. In essence these conventions prescribe that heritage is conserved and maintained preferably in-situ and that archaeological and architectural heritage concerns are integrated into the planning and development process. In Ireland these conventions are given effect through the National Monuments Acts 1930-2012 and the Planning and Development Act 2000 and its amendments.

The Granada Convention requires that 'In the surroundings of monuments, within groups of buildings and within sites, each Party undertakes to promote measures for the general enhancement of the environment'.

The 1988 ICOMOS Charter for the Conservation of places of Cultural Significance, the *Burra Charter*, sets down the principles for assessing the

cultural significance of an historic site. This charter defines cultural significance as *'the aesthetic, historic, scientific or social values for past, present or future generations'*.

According to the Ename Charter (2007) *interpretation refers to the full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage sites. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programmes, community activities, and ongoing research, training, and evaluation of the interpretation process itself.*

*Presentation more specifically denotes the carefully planned communication of interpretive content through the arrangement of interpretive information, physical access, and interpretive infrastructure at a cultural heritage site. It can be conveyed through a variety of technical means, including, yet not requiring, such elements as informational panels, museum-type displays, formalized walking tours, lectures and guided tours, and multimedia applications and websites.*

The X'ian Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas (ICOMOS 2005) is the only international instrument dedicated to setting.

### *Monuments*

The National Monument Act, 1930 and subsequent amendments provide the formal legal mechanisms to protect monuments in Ireland. There are four mechanisms by which a monument is protected under the Acts; these are:

- The Record of Monuments and Places (RMP)
- The Register of Historic Monuments (RHM)
- Preservation Order (PO) or Temporary Preservation Order (TPO)
- National Monuments (NM) either in the care (ownership or guardianship) of the State or a local authority

All known sites and monuments in Ireland are identified and listed for protection in the Record of Monuments and Places (RMP). This is a statutory inventory of sites protected under the National Monuments Acts.

The prior written consent of the Minister is required for any works at or in proximity to a National Monument in the ownership or guardianship of the State, the Minister or a local authority, or those which are subject to a Preservation Order.

### *Protected Structures*

A protected structure is a structure that is considered to be of 'special interest', which is broadly defined by the Planning and Development Act, 2000 as structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical point interest. The 2000 Act requires each planning authority

to compile and maintain a Record of Protected Structures (RPS). The RPS is a mechanism for the statutory protection of the architectural heritage and is listed in every County Development Plan and Town Development Plan.

By definition, a protected structure includes the land lying within its curtilage and other structures within that curtilage and their interiors. The notion of curtilage is not defined by legislation, but according to Architectural Heritage Protection Guidelines for Planning Authorities (2011) it is that parcel of land immediately associated with the structure and which is (or was) in use for the purpose of the structure. The attendant grounds of a structure are the lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation.

#### *Architectural Conservation Areas*

Architectural Conservation Areas (ACA) are places, groups of structures or townscapes that are of special architectural, historical, archaeological, artistic, cultural scientific, social or technical interest/value or contribute to the appreciation of Protected Structures. ACAs and candidate ACAs are listed in every County Development Plan and Town Development Plan.

#### *National Inventory of Architectural Heritage*

The National Inventory of Architectural Heritage (NIAH) places a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The NIAH's role is to identify record and evaluate the post-1700 architectural heritage of Ireland. It aims to promote the appreciation of, and contributes to the protection of, the built heritage by systematically recording a representative sample of that built heritage on a nationwide basis. The surveys provide the basis for the recommendations of the Minister to the planning authorities for the inclusion of particular structures in the Record of Protected Structures (RPS).

#### *Kilkenny City Walls, Conservation Plan (2005)*

A conservation plan has been prepared for Kilkenny County Council and the Heritage Council by Oxford Archaeology which sets out the significance of the Kilkenny City Walls, identifies threats to their significance and policies for the future protection and management.

#### *National Policy on Town Defences Environment Heritage and Local Government (2008)*

Town defences are considered to be monuments for the purposes of the National Monuments Acts, 1930-2004, and are duly protected under that legislation. They are also protected under the Planning and Development Acts, 2000-2006, (where listed as protected structures or located within architectural conservation areas).

This publication sets out the national policy for the protection, preservation and conservation of the defences of towns and cities. The policy document defines town defences as including all walls, gates, towers, earthen banks and fosses, bastions, outworks and other features. The document is intended to assist planning authorities, and other agencies, owners and occupiers responsible for protecting structures of special architectural, historical, archaeological, artistic, cultural, social or technical interest. The Appendix to the policy document contains important information on Ministerial Consent Policy, and provides essential guidance for any person proposing to carry out work at or in proximity to town defences (whether upstanding or buried remains).

## SECTION II: UNDERSTANDING THE PLAN AREA: HISTORY AND CHRONOLOGY



Plate 14

*Corbel figures, St Francis' Church bell-tower, these figures were modelled supposedly on members of the Confraternity of St Francis' charged with supervising the building of the bell-tower, many see expressed the shock and sadness of the people confronted by the terror of the plaque.  
Photographs taken in 1950s (Row 1) and 2014-2015 (Row 2).*

## SECTION II: UNDERSTANDING THE PLAN AREA

### 2.1 HISTORY AND CHRONOLOGY

The Masterplan area consists of a large area on the western banks of the River Nore containing many different monuments from various ages however the most visually dominant of all of these is St Francis' Abbey (a National Monument in State care) and its associated medieval monuments of the city wall and Evan's Tower. The monastery has been studied by several distinguished scholars and its fortunes were well chronicled by Friar John Clyn in his annals; a Franciscan monk belonging to the abbey, however despite this knowledge, the site as it appears today within a modern brewing complex is still reluctant to yield its secrets.

Detailed documentary information on the early history of the St Francis' Abbey is scant and while there is a general consensus of when and how the monastery developed, there is little definitive information on the extent of the precinct and the location of key features within the complex such as the cemetery, precinct/ boundary walls and mill. In addition, the excavations that took place in the late 1960' and early 1970's served to inform us of a significant below ground presence and a much more substantial structure than is evidenced by the upstanding building encompassing a transept, north aisle, nave, western range and cloister. The size and scale of the structures revealed by the excavations substantiate the historical accounts that this was indeed a monastery of considerable importance and it is only through targeted excavation that a full appreciation of this intriguing complex will emerge.

#### 2.1.1 Designations

The Masterplan area is located within the area of archaeological potential for Kilkenny City (KK019-026---) (Figure 4) and also located within the City Centre and St. Canice's Architectural Conservation Areas (ACAs). The following is a table of monuments recorded (Figure 5) from various sources that are located within the plan area:

Legal Status	Site Class	Townland
KK019-026101 NIAH 12000008 Nat. Mon. Ref. 72	Religious House – Franciscan Friars, St Francis' Abbey – National Monument in State care (National Monument Ref:72)	St Mary's Parish
KK019-026150	Font	St Mary's Parish
KK019-026151	Inscribed slab	St Mary's Parish
KK019-026183	Wall monument	St Mary's Parish
UAS 4a:101	St Francis' Well	St March's Parish
Part of the Kilkenny City Wall Defences, National Monument in private ownership soon to be Kilkenny County Council UAS 4a:7	Evan's Tower and wall walk	St Mary's Parish
Part of the Kilkenny City Wall Defences, National Monument, in private ownership soon to be Kilkenny County Council	City Wall	St Mary's Parish



Legal Status	Site Class	Townland
UAS 4a-4d: 6		
KK019-026102 UAS 4a:102	Bridge site	Gardens (Kilkenny City By., St Canice Par.)
KK019-026122 UAS 4a:122	16 <sup>th</sup> /17 <sup>th</sup> century house	Gardens (Kilkenny City By., St Canice Par.)
KK019-026107 UAS 4a:107	Bull Inn	Townparks (Nethercross By.)
KK019-026124 UAS 4a:124	Water mill - unclassified	Gardens (Kilkenny City By., St Canice Par.)

Table 2.1: The classification of monuments within the Masterplan Site

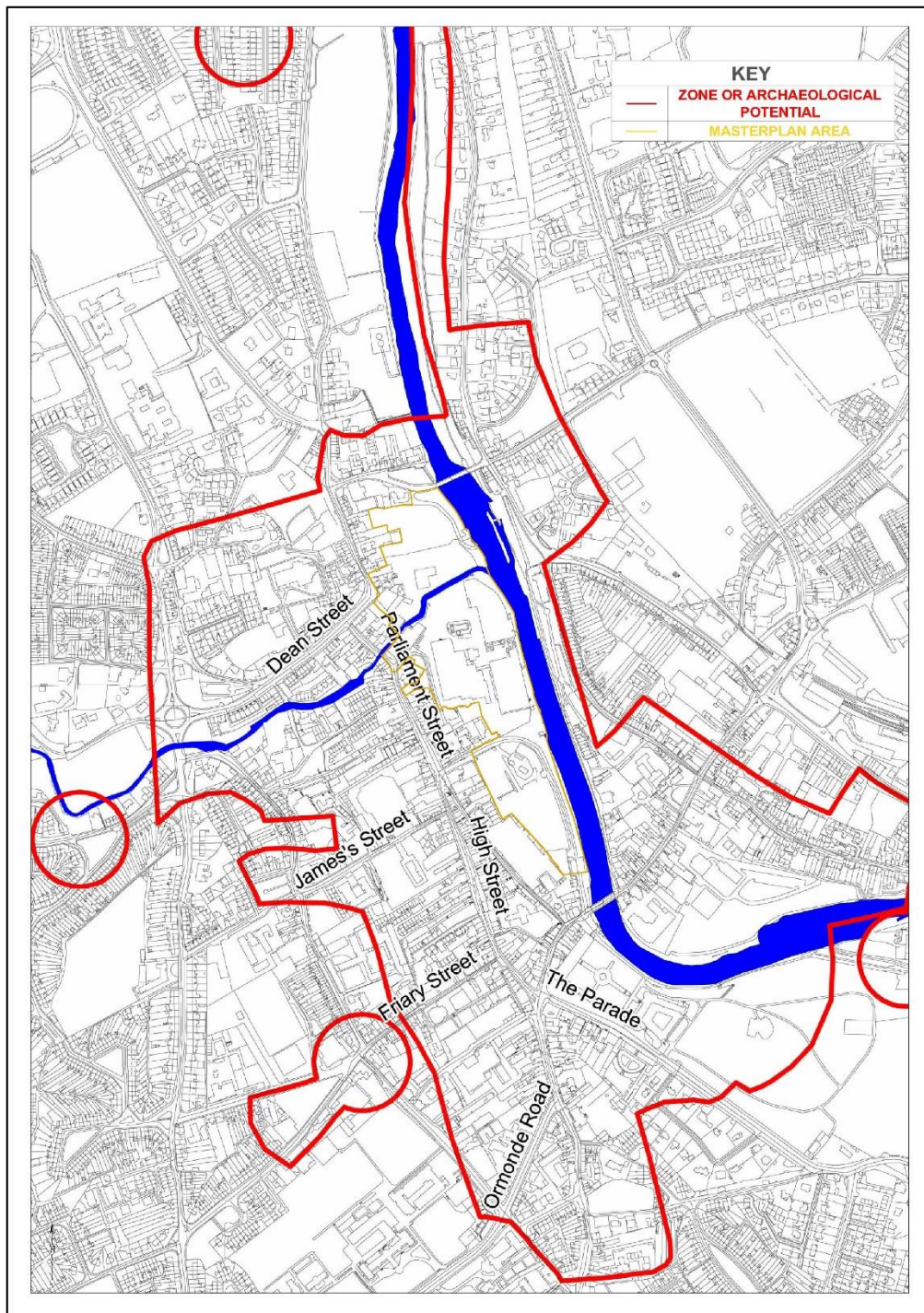


Figure 4 Zone of Archaeological Potential for Kilkenny

The site lies within the reclaimed flood-plains of the Nore and Breagagh Rivers and the extent of these flood waters have been reconstructed and mapped by Ó Drisceoil<sup>1</sup> (and reproduced in the KKAP<sup>2</sup>). This process was achieved by plotting the occurrences of alluvial material in archaeological and geotechnical investigations throughout the city and relating them to its contours. It was concluded from these investigations that over half of the medieval town of Kilkenny was constructed on ground that was reclaimed in the thirteenth century from the floodplains of the rivers Nore and Breagagh<sup>3</sup>. Indeed the name for the River Breagagh is derived from the Irish *bréagach* meaning deceitful<sup>4</sup>, and there have been many occasions through history when the raging torrents of this otherwise innocuous stream has engulfed adjacent land holdings.

In terms of archaeological evidence (discussed in Section III of the report) within the Masterplan area, investigations along Bateman Quay have revealed a riverside wall, 3.5m in height associated with the development in the 17<sup>th</sup> century of a new quay to connect the river Nore to the Fishmarket or 'Shambles' area<sup>5</sup>. Other features such as riverside post and wattle fencing, wooden revetments and medieval masonry walls have been found along the river Breagagh<sup>6</sup> and demonstrate the potential to reveal similar structures within the Masterplan area along the river Nore. A number of flood events have been chronicled historically by Friar John Clyn, one of which occurred on the 7<sup>th</sup> of November 1337 and covered everything except the high alter at St Francis' Abbey.

The findings from the excavation that took place to the rear of the court house and Gaol also demonstrate a rich repository of waterlogged soils and almost 500 pieces of well-preserved wood was recovered from the site<sup>7</sup>.

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<sup>1</sup> C. Ó Drisceoil (2003) 'Kilkenny reclaimed: the archaeological evidence for medieval reclamation in Kilkenny City', in *Old Kilkenny Review* 55, 58-69

<sup>2</sup> C. Ó Drisceoil et al (2008) The Kilkenny Archaeological Project (KKAP) Report for the Irish National Strategic Archaeological Research (INSTAR), Heritage Council.

<sup>3</sup> Ibid.

<sup>4</sup> J. Bradley (2000) *Irish Historic Towns Atlas*, No. 10, Kilkenny. Dublin: Royal Irish Academy

<sup>5</sup> Dr N. Brady (2001) 'Excavation of Bateman Quay, Kilkenny' in [www.excavation.ie](http://www.excavation.ie)

<sup>6</sup> I Doyle (2003) 'Medieval Settlement' in *the River Nore Flood Alleviation Scheme* unpublished report Margaret Gowen & Co Ltd

<sup>7</sup> M. Saunderson (2008) 'Kilkenny Courthouse, Parliament Street, Kilkenny', License Ref 08E0462 in [www.excavations.ie](http://www.excavations.ie)

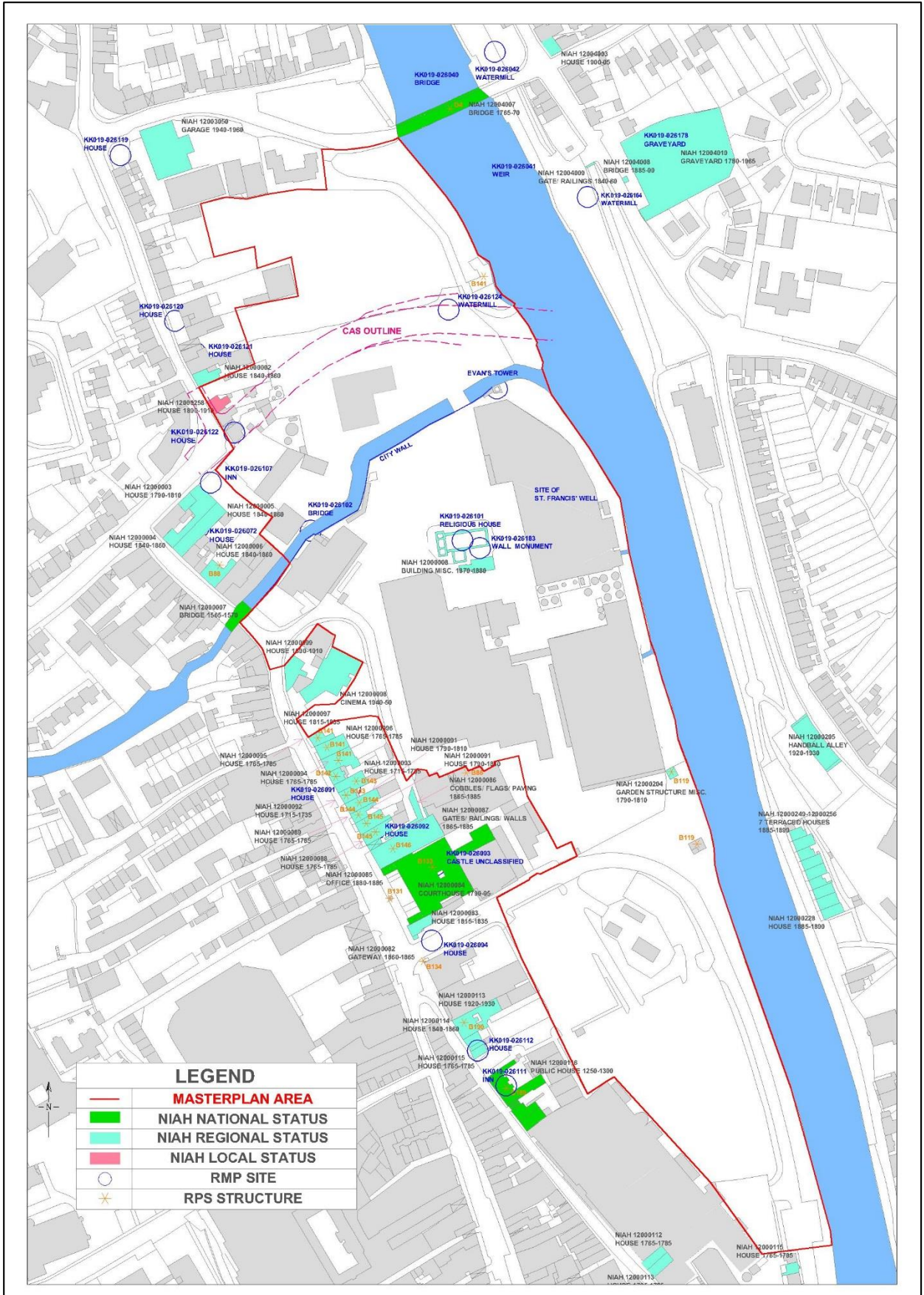


Figure 5 RMP, RPS and NIAH site locations

### 2.1.2 Archaeological Background

While there is no evidence of archaeological activity or material on the site prior to the medieval period, archaeological monitoring works of the River Nore has produced finds from the Mesolithic and Neolithic in the form of flints and a polished stone axe as well as a post and wattle structure beneath John's Bridge that was radiocarbon dated to the late Bronze Age. It is possible that prehistoric deposits or stray finds do survive buried deeply within the Masterplan area however archaeological investigations have demonstrated that this area was not reclaimed until the late 12<sup>th</sup>-early 13<sup>th</sup> century<sup>8</sup>.

The expansion of Kilkenny from the early medieval monastic enclosure of St Canice's as evidenced by the curving street pattern of Vicar Street, St Canice's Place, Dean Street and Thomas Street<sup>9</sup> was driven by the Anglo-Normans who established a fortification on a hill overlooking the river Nore at the south end of Kilkenny. By 1173 a castle had been established and as an Anglo-Norman borough, Kilkenny, flourished during the 13<sup>th</sup> and mid-14<sup>th</sup> centuries.

The initial Anglo-Norman settlement appears to have extended from the castle to the modern day James Street. A deed dating to c. 1207 indicates a land swap between William Marshal and the bishop of Ossory, whereby the bishop received land at Aghaboe in return for providing Marshal an expanse of land lying between James Street and the Breagagh River. The deed states that the purpose of the exchange was to enable Marshal to enlarge the town. The new area was probably occupied between, c. 1207 and c. 1231, and it is at this stage that the foundation of the Franciscan friary developed in the north-east corner<sup>10</sup>. The economic success of Kilkenny led to a rapid growth of the town, initially this urban expansion led to the development of the flood-plains of the rivers Nore and Breagagh, the area of the Masterplan. Further developments included the suburb of Irishtown which was already a pre-existing early medieval centre and was given a separate borough status and developments to the south and east.

The Masterplan area encompasses two adjacent towns, Irishtown and Hightown (Englishtown), each of which had an enclosing town wall built during the medieval period. The Hightown town wall was constructed in the mid-13<sup>th</sup> century and encloses a roughly rectangular area of approximately 29 hectares, though there is no known wall on the eastern side of Hightown, as it was thought that the River Nore acted as a natural line of defence, as Bradley states 'no wall was built along the river'<sup>11</sup> and in (2000, 2) he reiterates 'there is no evidence for the existence of a river wall beside the Nore'<sup>12</sup>. Thomas<sup>13</sup> however postulates that Evan's Tower may have been

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<sup>8</sup> Cotter, C., 1992, 'Archaeological Excavations at Dean Street, Kilkenny, 1990' *Old Kilkenny Review*, 44, 1056-1076

Ó Drisceoil, C. (2003) 'Kilkenny reclaimed: the archaeological evidence for medieval reclamation in Kilkenny City', in *Old Kilkenny Review* 55, 58-69

<sup>9</sup> Bradley, J. (1990) 'Early development of the medieval town in Kilkenny,' Nolan, W. & Whelan, K. (eds) *Kilkenny: History and Society*. Dublin, 63-74.

<sup>10</sup> Bradley, J. (2000) *Historic Towns Atlas: Kilkenny*, Royal Irish Academy, Dublin, pg. 2

<sup>11</sup> Bradley, J. (1975-6) 'The town wall of Kilkenny', in *Old Kilkenny Review*, I no. 2 (1975), 85-103; no. 3 (1976), 209-19

<sup>12</sup> *Ibid.* Bradley, J. (2000)

<sup>13</sup> Thomas, A., (1992), *The walled towns of Ireland*. Dublin, Irish Academic Press, pg., 40

associated with the remains of the town wall or of a defended friary wall. While the river front in Hightown appears to be open in the middle of the seventeenth century, with properties aligned east-west from the Main Street to the River Nore (Civil Survey 1654-56) this may not have always been the case. It is possible that with the threat of attack lessened in later years and the increase in trade necessitated access to the river and that the wall along this section would have been removed in a piecemeal fashion. Equally a riverside defensive wall may have been built at a later stage than the rest of the circuit as there was already a natural enclosing feature in the form of the river. As stated in the introduction archaeological evidence has produced findings of a riverside wall associated with 17<sup>th</sup> century development along Bateman Quay and it is likely that only archaeological test excavation will resolve this matter within the former brewery complex and establish if there was an earlier defensive wall or medieval revetments associated with reclamation works.

The wall around the Irish Town is thought to have been completed in the fourteenth-century<sup>14</sup> and ran directly north from the Breaghagh River and across Dean Street, around St Canice's Cathedral up to Troy's Gate and finally met the River Nore, north of Green's Bridge. There is no evidence for a wall protecting Irishtown on the eastern side parallel to the River Nore and unlike Hightown there is no evidence for a wall alongside the Breaghagh. An early description by Bishop Rothe (c. 1625) describes Irishtown as 'washed by the river' on the east and 'defended by walls and turrets' on the west. In all an area of some 380m x 260m (about 10 hectares) was enclosed and it appears that no mural towers were present on the circumference. Some four gates provided access to Irishtown, these were the Irishtown Gate (Watergate), Dean's Gate, Troy's Gate and Green's Gate. Irishtown was dominated by St Canice's Cathedral and within the Masterplan area, St Canice's influence is seen in the form of the Chancellors mills and just outside the area on Vicar Street, the area formerly occupied by the Choral building associated with the abbey was excavated in 2004 (detailed in Section III).

#### *Irishtown Gate*

The main access from Irishtown to Hightown was through the Irishtown Gate (also known as Watergate and Hightown Gate) and across Irishtown bridge (Plate 15). The Irishtown gate is mentioned in 1383-84 when 'John Corvisor is keeper of the gate of Irestoun and of that murage, taking yearly 8s' <sup>15</sup>. The Watergate was ordered for demolition in 1759<sup>16</sup>. Irishtown bridge appears to have existed from the early thirteenth century. In 1207 the transactions between the Earl Marshall and the Bishop of Ossory mentioned 'the water called Bregath' running under Cotterel Bridge<sup>17</sup>. A reference from 1352 to the 'stream running under Cotterel's bridge'<sup>18</sup> also suggests that Cotterel's Bridge may be equated with Irishtown bridge (another alternative is put forward on pg. 29 of the report). The Irishtown bridge was repaired in 1558 and was ordered to be widened in 1759<sup>19</sup>. Structures were present on the downstream side of this bridge until the middle of the twentieth century.

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<sup>14</sup> *Ibid.* Thomas, 1992 pg. 127

<sup>15</sup> McNeill, C., (1931) Kilkenny City Records *Liber Primus Kilkenniensis*, Irish Manuscript Commission (IMC) Dublin pg., 44

<sup>16</sup> *Ibid.* Bradley, 2000, pg 14

<sup>17</sup> Berry, H.F. (1907 -9) 'Ancient Charter in the *Liber Albus Ossoriensis*' in *Proceedings of the Royal Irish Academy* 27C 115-25, pg. 124

<sup>18</sup> *Ibid.* McNeill, C., (1931), pg. 30

<sup>19</sup> *Ibid.* Bradley 2000 pg 21



Plate 15 The Irishtown Seal reads 'The common seal of the citizens of Kilkenny of the See of Ossory'.

### City Wall

The course of the town wall runs along the south side River Breagagh in Hightown. The riverside wall may have been built as a precinct wall for the newly-founded Franciscan (Grey Friars) Friary of St Francis'. It apparently included a postern known as Grey Freren Gate, leading from the friary to a bridge over the Breagagh<sup>20</sup>. As the gate would have provided access to Irishtown for the friars, it is unlikely that this was used by the public and probably had no associated defended gate. The gate is mentioned in a lease of 1628<sup>21</sup>.

Rocque's 1758 map shows a straight length of wall from the north-east corner bounding a garden/orchard and Horse Barracks, and then nothing along the remainder of the river bank, although the full extent of the wall is depicted on the OS 1841 manuscript plan as City Wall<sup>22</sup>.

Apart from the wall walk associated with Evan's Turret (discussed below), the wall has been extensively rebuilt above ground level, reputedly around 30 years ago when the brewery site was extended northwards across the River Breagagh. The lower masonry on the southern side of the river is likely to contain stones belonging to the older wall.

Test-pits prior to the riverbed decontamination works were dug against the foundations of the wall and other test-pits were monitored along the river<sup>23</sup>. The wall is considered to be in good condition having been repointed with lime mortar in 2001.

The medieval Hightown of Kilkenny initially covered an area from the Kilkenny Castle to James's Street. Bradley<sup>24</sup> charts this phase of town's development as commencing from 1192 to 1206. A second phase of urban expansion, dated by a foundation charter of 1207 (CDI. 1. No. 861), enclosed a roughly rectangular area measuring

<sup>20</sup> *Ibid.* Bradley 1975-6, pg. 215

<sup>21</sup> Hogan, J. (1860-1) 'Map of the city of Kilkenny constructed from Rocque's survey 1757 and the Ordnance Survey 1841 and personal inspection of the localities', *Journal of the Kilkenny and Southeast of Ireland Archaeological Society*, 3, 350-55, pg. 351

<sup>22</sup> *Ibid.* Bradley 2000 Map 2

<sup>23</sup> Excavations Ireland 1999 (1999:455, 456), Excavations Ireland 2000 (2000:535)

<sup>24</sup> *Ibid.* Bradley 1975-6

29 hectares<sup>25</sup> and extended the limits of the town from 'Keverocke's well' (or Kieran's well,) to the River Breaghagh (CDI. 1. No. 861). It is also suggested that this phase contained a riverside defensive wall linking the corner bastion 'Evan's Turret' at the eastern end of the River Breaghagh to St. John's Bridge gate-tower<sup>26</sup>. No other historical, cartographic or archaeological evidence for a defensive wall along Bateman Quay exists however, and it is probable that the river was regarded as a strong enough deterrent.

The City Wall is part of the defences of Kilkenny City and is a National Monument. The section or line of the wall within the Masterplan Area is therefore a National Monument.

#### *Evan's Turret*

The mural tower 'Evan's Turret' is located at the junction of the River Breaghagh and the River Nore, at the north-eastern end of the Hightown wall. It became known as 'Evan's Turret' when the land around it was leased by the Corporation to Alderman Evans in 1724 and remained in his family for over a century<sup>27</sup>. The structure appears as a two storey rectangular tower, which was accessed by a wall walk along the town wall. While the form of the tower is suggestive of a late date (c. 1400), it is possible that its location reflects that of an earlier tower.

The friary passed to the Corporation in 1543; in 1598, the payment for carriage of 79 cartloads of stone 'for making up the tower at Francis Well' is likely to refer to this tower (Corporation Archives, CR/J/28). In 1650, the Civil Survey describes it as 'a little castle in the garden' of the friary (CS 6, 519). The tower and the stretch of adjoining city wall are marked on the OS 1841 manuscript map and the tower was illustrated in 1851 when still roofed.

The tower is described in detail in Section IV of the report. It is recorded that a member of the Evan's family lived at the tower as a recluse in order to evade payment of a debt. When this person died, the body was carried in a boat across the river and buried in St John's Abbey<sup>28</sup>.

The tower and section of City Wall are both National Monuments and are considered to be an important surviving section of city wall and mural tower on a prominent site.

#### *The Franciscans*

The Franciscans arrived in Kilkenny in 1234 having crossed from England probably to Dublin in the late 1220s<sup>29</sup> and rapidly advanced into the surrounding counties in the subsequent years. Kilkenny would have been an attractive destination, as an Anglo-Norman stronghold and a prosperous town with extensive trade and economic links, the city was well connected with many generous wealthy patrons.

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<sup>25</sup> Ibid. Thomas 1992

<sup>26</sup> Ibid. Thomas 1992

<sup>27</sup> Lanigan, K. & Tyler, G. (1987) Kilkenny Its Architecture and History. Dublin, pg. 36

<sup>28</sup> P.M. Egan 1884, The Illustrated Guide to the City and County of Kilkenny, High Street, Kilkenny, pg 244

<sup>29</sup> Francis Cotter, The Friars Minor in Ireland. From their arrival to 1400 (St Bonaventure, 1994), 11-13

Such wealth was evident at St Francis' Abbey allowing a marble high altar to be built and consecrated in 1323 and Caen stone to be used for the window jambs<sup>30</sup> as well as an elegant belfry tower to be constructed. The friars also enjoyed a guaranteed income in the form of land grants<sup>31</sup> that they would then lease out as well as alms that they received when they visited various communities in Kilkenny's hinterland.

Another significant source of income and an indicator of patronage were the *burial rights* enjoyed by important patrons and *funeral offerings* flowing from these<sup>32</sup>. Among the patrons whose names have been recorded are Robert Shortals in 1323, Raymond le Ercedeakne and members of his family slain by the O'Moores in 1335, and Isabella Palmer, who had paid for the front part of the new choir, who was interred in 1347<sup>33</sup>. Such was the demand for burial close to the friars that a new cemetery was consecrated in Kilkenny in 1331<sup>34</sup>.

The 1479 land grant mentioned above numbered among its purposes 'the maintenance of the study of sacred theology therein', a clear signal that theology was being taught in Kilkenny friary by then<sup>35</sup>. Promising young men from here would have been sent for further studies at the custodial houses of Cashel or Dublin and possibly some may have studied at the *studium generale* at Paris or elsewhere<sup>36</sup>.

The friary assumed a greater importance with the establishment of a philosophical stadium in 1627 and at the provincial chapter of 1647 St Francis' Abbey was designated as a stadium for both philosophy and theology, the only house to be given this double status.

### *St Francis' Abbey*

St Francis' Abbey is a National Monument in state care. The abbey lay in an area known as the North Quarter and lay south of and next to the River Breaghagh, this area was originally owned by the bishop of Ossary and ceded to the Marshalls in 1207. Its location here marked the limits of the town in its early development.

Now located within a former brewery site, St Francis' Abbey was founded by Richard Marshall between 1231 and 1234 and given a royal grant in 1245. This was followed on November 6, 1246 by another royal grant for building purposes. The abbey started as a small rectangular chapel but then expanded as funds allowed. It grew to reach from Kilkenny city walls to the river Nore and became important enough to hold the Provincial Chapters of the friars in 1267 and 1308<sup>37</sup>.

Friar Clyn, a member of the community, chronicles the various new additions to the abbey during his lifetime (d. 1349): the choir was finished in 1321; a new high altar

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<sup>30</sup> Canice Mooney, 'Franciscan architecture in pre-Reformation Ireland', *Journal of the Royal Society of Antiquaries of Ireland*, 86 (1956), 125-169:128

<sup>31</sup> The first recorded land grant is dated to 1479 when Sir James Butler made a grant of land at Donore and Troystown – White, *Irish monastic and episcopal deeds*, 236-7.

<sup>32</sup> Joseph MacMahon (2012), *The Franciscans in Kilkenny*, OKR 64, 27-40.

<sup>33</sup> Williams, *Clyn*, 178, 216, 242.

<sup>34</sup> Williams, *Clyn*, 206.

<sup>35</sup> White, *Irish monastic and episcopal deeds*, 236-7

<sup>36</sup> See Williams, *Clyn*, 55 for John Clyn's education.

<sup>37</sup> Williams, B. ed 2007 *The Annals of Ireland by Friar Clyn and Thady Dowling (1845)*. Dublin: Four Courts Press pgs. 10, 13



was consecrated on January 11, 1323; and the cemetery was completed in 1331. On November 7, 1337 an enormous flood covered everything except the high altar and caused much damage<sup>38</sup>. In 1347 a confraternity was established to raise funds to build a new bell tower but the following years witnessed the scourge of the Black Death and so this tower was probably not completed until much later in the century.

Friar Clyn also communicated the horrors of the plague in his writings and is presumed to have died in and around 1348 from the outbreak, leaving behind his final entry:

*'Lest the writing should perish with the writer, and the work fail with the workman, I leave behind me parchment for continuing it, if any man should have the good fortune to survive this calamity, or any one of the race of Adam should escape this pestilence, to continue what I have begun.'*

In 1351 the Liber Primus Kilkenniensis, one of the most important sources for Kilkenny city in the later Middle Ages, records a perpetual endowment by Kilkenny Corporation for the celebration of masses<sup>39</sup>.

The archaeological evidence indicates that late in the fourteenth century the sacristy and living quarters were built to the south of the church and an aisle was added on the northern side of the nave. The sacristy has been restored as an oratory by Smithwicks<sup>40</sup>. When the huge transept chapel was constructed is unknown but has been ascribed to the second half of the fifteenth century when such extensions were typical of Franciscan friaries then undergoing a period of artistic and devotional renewal<sup>41</sup> (Figure 6). Part of the north aisle was demolished and some of the north wall of the nave was replaced by a pair of arches which were also placed along the rear of the transept chapel<sup>42</sup>. The results of the onsite excavations are detailed in the Section III of the report.

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<sup>38</sup> Ibid Williams 2007 pg 34

<sup>39</sup> Peter Smithwick 1988 'Saint Francis Abbey' in *The Old Kilkenny Review (OKR)* 2<sup>nd</sup> series, Vol. 3 No. 5, 521-526, pg 523

<sup>40</sup> Ibid. Lanigan, K. M and Tyler, G., 1987, 26

<sup>41</sup> Patrick Conlon, 1975 'Notes on St Francis' Abbey' in *OKR* Vol. 1, No. 2 Kilkenny Archaeological Society, 80-84, pg. 83

<sup>42</sup> George Henry Basset 1884 Kilkenny City and County Guide and Directory

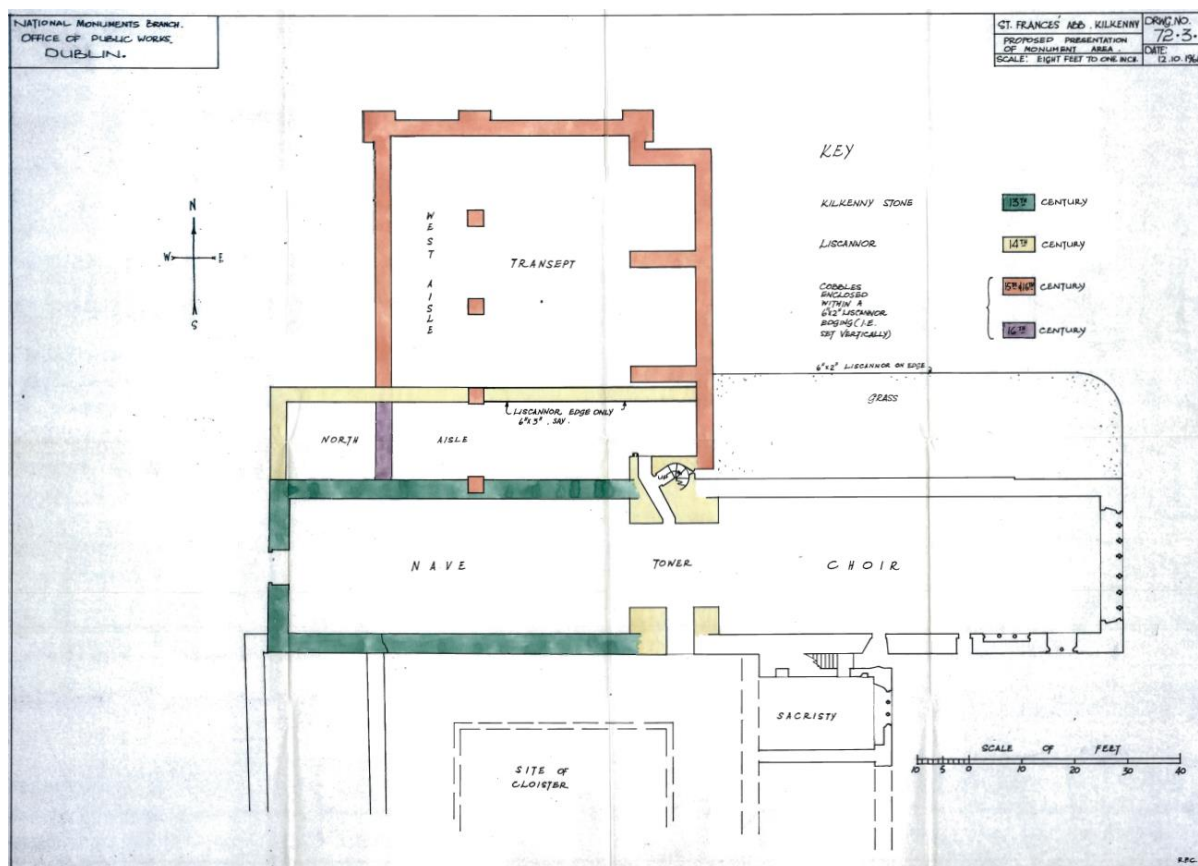


Figure 6 St Francis' Abbey OPW 1966

### The Abbey Precinct

It is recorded in the 'White Book of Ossory'<sup>43</sup> that Hugh Rufus, the first English bishop, granted by charter to the Earl Mareschal, the land extending from 'Cotteral's bridge, over the Bregach river, to St Kenerock's (ie St Ciaran's) well' and on the land thus obtained the Earl erected the Franciscan Abbey. The grounds of the abbey continued to expand throughout the fifteenth century and on into the sixteenth century. In 1479, 1525 and 1538 various interests in the lands of Troyswood and Donore were granted to the abbey<sup>44</sup>. This expansion was, however, rapidly halted with the dissolution of the monasteries in the sixteenth century. After the Dissolution, the friary fell into disrepair, although in the early seventeenth century mass was being celebrated there.

There is an account of Cromwell attacking the abbey on the 27<sup>th</sup> March 1650, a breach of the wall of the Franciscan Abbey was exploited by using pick-axes to make way for his horses and men to enter, he was beaten back but returned the next day with 1,500 fresh men and an agreement was entered into by Sir Walter Butler and Cromwell<sup>45</sup>. Egan also refers to this encroachment and mentions that Cromwell crossed the stream (the River Breagagh) and breached the wall of the 'Franciscan Monastery about 20 yards west of Evan's Turret'<sup>46</sup>.

<sup>43</sup> Quoted by Rev. James Graves in *History, Antiquities and Architecture, Cathedral Church of St Canice* p. 31

<sup>44</sup> W. Carrigan (1905) *The History and Antiquities of the Diocese of Ossory*, Vol. III Dublin: Sealy, Bryers & Walker, pg. 107

<sup>45</sup> Ledwich E. (1781) *History and antiquities of the Irishtown and Kilkenny from original records and authentic documents*, in Charles Vallency (ed.) *Collectanea de rebus Hibernicis*, ii, 349-562, pg. 475

<sup>46</sup> *Ibid.* P.M Egan (1884), pg 39

A rates list of 1628 refers to the following features within St Francis' Abbey:

462	HISTORY AND ANTIQUITIES OF	£. s. d.	IRISHTOWN AND KILKENNY.	463
			Gardens and Outlands.	
Robert Roth, for the fame		0 13 0	George Shee, for a parcel of land called Bishop's lane	0 8 0
Patrick Gaffney, for half a messuage S. side of Freren street		1 0 0	Said Shee, for a garden called Hay-hill	0 4 0
Peter Roth, for a house and garden there		0 13 0	Peter Roth, for the Gray Freren Inches	2 13 0
Mic. Power, for a house on the north side		0 14 0	Peter Roth Fitz Edward, for gardens near Black Freren gate	0 6 8
John Hoen Fitz Robert, for a house and garden next to Troy's gate		0 10 0	Said Roth, for two or three gardens	0 7 0
Redmond Savadge, for the corner house before Troy's gate		0 8 0	Henry Maynwaring, for a garden at Killberry tower	0 16 0
William Kelly, for a house fouth side		1 0 0	Sir Cyprian Horsfal, for a parcel of meadow near St. Canice's well	0 6 0
Robert Murpy, for two messuages next the fame		1 0 0	Edmond Grace's assigns, for a garden, corner St. Roch's churchyard	0 6 8
Pat. Gaffney, for a house and garden near the High Town gate		0 13 0	Robert Murphy, assignee to Thomas Geat, for a garden	0 1 0
Within the High Town gate.			Peter Roth, assignee to William Roth, for a garden	0 6 8
Walter Shee, for the house next the High Town gate on the west side		0 8 0	Daniel Martin, assignee to Clement Shee, for a garden	0 4 0
Richard Lawless, his house		0 6 0	Phillip Roth, for a garden there	0 6 8
Jenkin Roth, for a house in a lane leading to the Gray Friars		0 7 4	Walter Ryan's assigns, for three acres of furze at the Booths	0 7 0
Patrick Gaffney, for a messuage		0 5 4	John Hoyne, for two acres of land and two acres of meadow at Kildrife	0 4 6
Peter Roth, for a void room in the Gray Freren park		0 13 4	Richard Roth, for a meadow at Coulrife	0 1 6
Richard Roth, for a chamber and void room in the cloister there		1 0 0	John Shee, for Farren-brook, Chepple, and Lifasunfy	13 6 8
Peter Roth, for the kill-house and messuage next the choir		0 16 0	Robert Shee, for the moiety of Ardragh	1 0 0
Patrick Murphy, for a house in the Gray Freren park		1 2 8	Henry Archer, for the moiety	1 0 0
Patrick Murphy, for a stone house near the Freren gate		0 17 4	James Shortal, for Ballynolan	0 10 0
Robert Archer, for the rooms over the chapter house, steeple, and body of the abbey there		0 3 4	Robert Shee, for two acres of meadow at Aldernwood	0 1 0
Margaret Murphy, for the Gray Freren park		1 0 0	James Aftekin, for two acres of meadow at Coolboyean	0 4 0
Henry Archer, for a house and orchard W. St. Francis's wall		1 0 0	Richard Roth, for an acre of wood and certain lands at Keatingtown	0 0 10
Richard Savadge, his house		0 3 0	The rent issuing out of Boothstown	0 18 4
George Shee, his house		0 18 4	Nicholas Aftekin, for a meadow at Coolifhill	0 5 4
Thomas Ley, for the house and slip near the New Quay		0 6 8		
Robert Archer, for a house and garden N. of St. James's street		0 12 0		
Thomas Shee Fitz Michael, for a house at the Market Cross		0 6 8		
David Roth, for two houses near our Lady's church yard stile		0 1 8		
Joan Power, for a house and garden in Bowce's lane		0 6 8		
William Archer, for a house at Crocker's cross, west of Patrick street		0 6 0		
Heirs of Lettice Walb, for a house E. side of Patrick street		0 6 0		
Richard Fitz Nicholas, for a messuage		0 10 0		
Thomas Ragget, for a messuage there		0 8 0		
Gardens				
			The total of the City's annual revenue	£. 231 17 11
			IN 1619, bishop Wheeler presented a state of the bishoprick of Ossory to the king, in which he sets forth, that the manor and lordship of Kilkenny was before and at the conquest belonging to the bishops of Ossory, with large liberties both of freedoms and	

Plate 16 Extract from the History and Antiquities of Irishtown and Kilkenny, Ledwich (1781)

The lands were returned to Kilkenny Corporation during the suppression of religious houses and in a corporate rental dating to 1688, it was noted that the boundary of the property which reverted to the authority from the Franciscan Abbey, was formed by a stream of water that ran to the river from St Kieran's well<sup>47</sup>. It may be concluded that the original Abbey precinct extended from the Breagagh to this point as shown on the historic maps as 'King Street Market' (1872, 25 inch revised OS edition) and on the 1946 revised OS 6 edition as 'St Kiernan's Well' however it is not clear how Grace's Castle would have fitted into this arrangement and if there was a boundary between the Castle and the Abbey.

As the religious community of St Francis' Abbey suffered their demise so the secular interests continued to grow throughout the seventeenth century. According to the 'Clasped Book' of the Corporation of Kilkenny, the Franciscan Abbey was assigned for the building of a military barracks on September 19, 1698. On April 5, 1700 'the waste of Francis's Abbey' was added to the former grant for building a barracks<sup>48</sup>. This cavalry barracks was the first of three military barracks constructed in Kilkenny. This barracks is often referred to as 'Horse Barracks'.

Ledwich in his account of the abbey also states that the 'monastery and its offices were of great extent, reaching from the street and city walls to the river. The windows are towers are inferior to none. Part is made a horse barrack'<sup>49</sup>.

<sup>47</sup> Ledwich 1781 History of Irishtown and Kilkenny, pg. 439

<sup>48</sup> Ibid. Carrigan 1905, pg. 109

<sup>49</sup> Ibid. Ledwich 1781, pg. 494

The 'Clasped Book' claims that St Francis' Abbey belonged to John Desborough in August 31 it was given to his son John Jr. for 41 years except for 'the horse-barrack, hay-yard and a set of pillars and uncovered walls within the said abbey'. This exception to the grant must have been what remained of the outbuildings surrounding the surviving buildings after the construction of the barracks. It appears from the City Books that the Franciscan abbey was 'canted' to Alderman Evans on December 19, 1724 for a fee-farm lease and continued to be held by his descendants until 1849 (Rev. James Graves in *Annals of Ireland*, Intro, xxxi).

Writing in 1849 Reverend James Graves describes the ruins of St. Francis' Abbey as 'the chancel and belfry tower, with a small fragment of the conventual buildings adjoining the south side of the latter'<sup>50</sup>. Bassett records the remains as consisting of 'the tower and chancel and a small portion of the conventual buildings'<sup>51</sup>. During this period the remains of the church were also used as a tennis-court<sup>52</sup> or ball alley and the elaborate east window was bricked in. It was around 1870 when the owner of the Abbey finally allowed to have the bricks removed. The outlook from the window was then into the 'yard of Messrs. E. Smithwick and Sons,... and in this yard many tablets, originally belonging to the Abbey are set into the wall'<sup>53</sup>. During the 1880s the abbey and a well-established fruit garden and cottage was sold to Mr William Morrissey, a hardware merchant for £600 and in 1884 it was in the possession of Mrs Morrissey. As proprietor of the abbey Mrs Morrissey took great care of her domain and had the floor of the chancel covered with a living carpet of green.

The Abbey came into State ownership via the Irish Church Act 1869 and the order made by the Church Temporalities Commission dated 30 October 1880. Repair work was carried out on the tower and chancel c.1870 by the Board of Works and again in 1889, at which time it was a National Monument. In the 1960's, excavations were carried out (Ó hEochaidhe, unpublished), which revealed the presence of a large transept and an aisle in the nave, on the north side of the church in which some graves were found<sup>54</sup> which is detailed in Section III.

A number of recorded monuments such as a font and inscribed slab lie within the friary. The thirteenth-century limestone font, decorated with flutes in Romanesque pairs and fleur-de-lys, was found in St. Kieran's Well<sup>55</sup> and is now kept in St Francis' Friary, in a niche at the base of the tower. A number of fragments of inscribed slabs were uncovered by M. Ó hEochaidhe (unpublished), during his excavation of the friary. Other fragments are incorporated in the east wall of the chancel. Only one medieval slab has been recorded from the abbey, that of Richard Purcell<sup>56 57</sup>.

In the National Museum of Ireland there is a fragment of an effigial monument consisting of a portion of a lion upon which the armoured legs of a knight rest. It was discovered in 1862 as a building stone in a house adjacent to the friary<sup>58</sup>. It is significant in that it shows

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<sup>50</sup> *Ibid.* Carrigan 1905, 109

<sup>51</sup> *Ibid.* Bassett (1884) pg. 35

<sup>52</sup> S. Lewis (1837) *A Topographical Dictionary of Ireland*, Vol. II. London, pg. 115

<sup>53</sup> *Ibid* Bassett 1884 pg 37

<sup>54</sup> *Ibid.* Lanigan and Tyler 1987, pg. 26

<sup>55</sup> St Ciaran's Well has been noted as St Kenerock's, Keveroke's and Kieran's throughout different historic texts.

<sup>56</sup> Carrigan, 105; *Jrl. Assoc. Mem. Dead Irl. VII* (1907-09), 121

<sup>57</sup> Bradley 1980 'Some New and Neglected Medieval Tomb Slabs and Fragments from Kilkenny' in *OKR*, N.S. Vol. III, No. 2, 5-21

<sup>58</sup> *JRSAI VII* (1862-3), 95

that there was at least one effigial monument in the building. Bradley<sup>59</sup> thought that it probably was sixteenth century in date.

#### *Cemetery, Burial Ground*

While there are no above ground remains of a burial ground or cemetery, there are numerous references in historical documents that describe an extensive graveyard around the abbey building. These references are supported by the findings of the archaeological monitoring carried out by Sweetman in the 1970's which are documented in the next section of the report.

Ledwich<sup>60</sup> records that in '1331 Nicholas Welifed, bishop of Waterford, consecrated the new cemetery without the church on a Friday, being the feast of St Cecilia'.

According to Egan<sup>61</sup> 'the cemetery must have been extensive, for bones have been dug up in most of the grounds occupied by Smithwick's Brewery, and in the gardens along the bank of the river for a considerable distance. Though the monuments erected here are said to have been costly and elaborate, yet strange to say, none remain, as if the bed of the river was doomed to be their last resting place. One mural slab may alone be seen. It is built into one of the walls of the brewery buildings, and is neatly lettered.'

The remains of the abbey as chronicled by Bassett in 1884 included the much admired east window which occupied nearly the whole of the gable and consists of a cluster of seven lancet lights divided by slender mullions. Bassett<sup>62</sup> while writing at the same time as the aforementioned Egan notes that 'the outlook from it (east window) is into the yard of Messrs E Smithwick & Sons, St Francis Abbey Brewery. In this yard many tablets, original belong to the Abbey are set into the walls'. This quote is significant as it appears to refer to grave slabs being visible from the east window and located to the east of the abbey.

While Williams<sup>63</sup> records that there were numerous records of burials which took place in the monastery graveyard.

Further excavation on the site of St Francis' Abbey would present the possibility of revealing burials.

#### *St Francis' Well*

St Francis' Well was a large spring or pool apparently surrounded by a wall located c. 45m north-east of the friary. The water from the well was piped and channelled into the workshops of the friary and then by a different channel, carried off all the sewage to the river<sup>64</sup>. Ledwich<sup>65</sup>, wrote that this enclosed well was famous for its miraculous cures and this is supported by Jennings<sup>66</sup> who wrote that 'the miraculous water from the well of St Francis' was known to return people to good health. Hogan, writing c. 1860 states that it

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<sup>59</sup> John Bradley OKR Vol. II, no.2 (1980) pg 15

<sup>60</sup> *Ibid* Ledwich 1781, pg. 493-494

<sup>61</sup> *Ibid* Egan 1884, pg 241

<sup>62</sup> *Ibid*. Henry Bassett 1884 Kilkenny City and County Guide and Directory, pg.37

<sup>63</sup> *Ibid* Williams 2007

<sup>64</sup> Mooney, Rev. C., (JRSAI), 1957, 37, 121-22

<sup>65</sup> *Ibid* Ledwich 1781, 349-562

<sup>66</sup> Brendan Jennings (ed.), 'Brussels MS. 3947: Donatus Moneyus, De Provincia Hiberniae S. Francisci', *Analecta Hibernica*, vi (1934), 12-138:83

'is now frequently used for bathing'<sup>67</sup>. The site of the well is located under a concrete slab of the former keggings store in the brewery and has presumably been blocked up. A modern well chamber sourced by a natural spring is located in roughly the same area as this historic well and may occupy a similar area.

A dispute is recorded between Hogan and Ledwich as to the significance of the well, where by Hogan observes that the fine spring or pond of water was generally used for bathing purposes and was never regarded as a holy well except by Ledwich whom 'knew almost nothing of either the topography or ecclesiology of Kilkenny'<sup>68</sup>. He refers to St Ciaran's well as being located in the same ground (as St Francis' Abbey) 'which was to form its southern boundary' and carried with it the association of the early saint's name as the most likely candidate for a holy well. However he fails to mention that the well located to the east of the abbey is attributed to St Francis (as shown on the OS mapping). While this difference of opinion may never be resolved it does serve to reinforce the concept that the extent of the abbey grounds may have included this well site to the south. A connection with St Ciaran is still preserved to day within St Francis' Abbey as St Ciaran's font was moved and now sits in the southern niche of the belfry tower (Plate 17). Ledwich noted that Ciaran's well was 'famous heretofore for its miraculous cures, and still preserves some degree of credit'.



Plate 17 St Ciaran's Font, St Francis' Abbey

### *Cotterals Bridge (KK019-026102)*

Cotterals Bridge/ Road (site) is mentioned in an inquisition of 1269 as a stretch of land which ran 'from Keveroke's Well (St. Kieran's Well<sup>69</sup>) to the water called Bregathe, running under Cotteral bridge'<sup>70</sup>. Hogan locates this bridge at the point where Vicar Street once forded the River Breagagh (east of the bridge at the Watergate) and joined Horse Barrack Lane. He speculates that this bridge was removed when the town wall was being built and

<sup>67</sup> Hogan, J., (JRSAI), 1860-61, 351

<sup>68</sup> John Hogan 1876 St Ciaran, Patron of Ossory a memoir of his life and times, Kilkenny, printed at the Journal Office Parade

<sup>69</sup> St Ciaran's Well has been noted as St Kenerock's, Keveroke's and Kieran's throughout different historic texts.

<sup>70</sup> Carrigan 1905, Vol. III, 6, 11

that the road passing over it became obsolete at the same time. However Bradley equates the bridge with the bridge at Irishtown<sup>71</sup>. A bridge is shown on the 1872 and 1914 Ordnance Survey mapping linking Horse Barrack Lane to the north of the River Breagagh. The remnants of the stone arch can still be seen on the southern boundary wall of the River Breagagh.

#### *The 'Bull Inn' (KK019-026107)*

Prim<sup>72</sup> suggests that the 'Bull Inn' may have been the first inn or 'place of call' established in Irishtown, Kilkenny, although there probably were older inns in Englishtown, Kilkenny. The 'Bull Inn' is located on the south side of St Canice's Place (formerly known as Bull Alley). This was a three-storey gable-fronted stone building, the apex of which was surmounted by a stone chimney. An illustration by Reverend James Graves in 1841, published in JRSAI (1862-63) and said to be an accurate sketch (Plate 18)<sup>73</sup>, indicates a window and off-centre door on the ground floor, two windows on the second storey and two small windows on the third storey. The windows on the ground floor and the second story are divided by mullions and all the opes have hood-mouldings. There is a discrepancy between this drawing and Prim's description of the opes on the ground floor, with Prim describing a central door at ground level and a window on each side. It is possible that Prim's description describes the building as it was originally built, and that the 1841 drawing represents later changes to the door and window, as Prim does make reference to modern alterations to the door. Prim also tells us that the stone framed windows in the rear of the building were all extremely small in the ground floor, but the stories above had high, narrow slit-like windows, similar to, but not quite as large as the two uppermost windows in the gable fronting the street. The 1841 drawing depicts the building as unroofed.



*Plate 18 Bull Inn, Kilkenny by Reverend James Graves, 1841 (reproduced from JRSAI, 1862-63)*

<sup>71</sup> Irish Town Atlas (2000). Bradley identified Cotterel's Bridge with Irishtown Bridge in the Historic Towns Atlas. He lists a separate bridge on the Breagagh, unnamed, and states that it led from King Street to St Francis' Abbey. He cites Hogan, 1884, as evidence that this bridge was built prior to 1540.

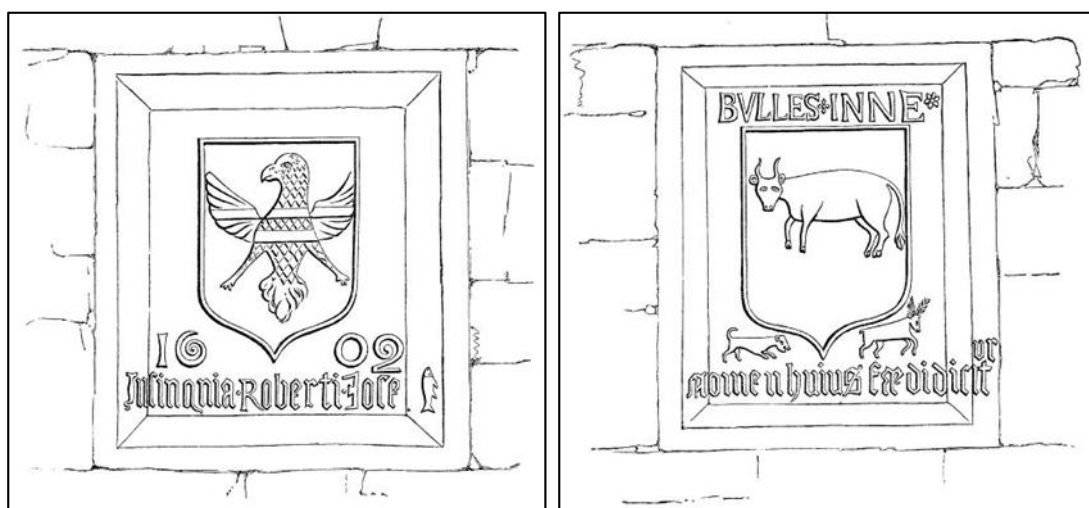
<sup>72</sup> John G. A. Prim, (1862) 'Notes on Kilkenny Inns and Taverns' in the *Journal of the Kilkenny and South-East of Ireland Archaeological Society*, New Series, Vol. 4, No. 1 pgs 152-180, published by RSAI.

<sup>73</sup> *Ibid.* Prim (1862)

Between the two windows on the second floor there were two plaques, one of which bore the name of Robert Jose with a date of 1602 and the arms of the builder (an eagle) (Plate 19). The other, with the inscription 'Bull Inn – the name of the house is called', depicted a bull and a dog pursuing a deer below it<sup>74</sup>(Plate 20). According to O'Carroll<sup>75</sup>, the sign on the inn, rather than referring to an animal, derives from the Latin word for seal or bulla, indicating that the inn was licensed under the seal of St. Canice's Cathedral, the ecclesiastics being obliged to act as host for travellers. The Plaques were still present in 1926 but their present location is unclear<sup>76</sup>.

Robert Jose, Joyse or Joice, as the records variously refer to him is thought to have been a clergy man, and a member of the Chapter of St. Canice's Cathedral. He is said to have been an 'improver' of Irishtown and his name is also associated with the gate and flight of steps leading from Velvet Lane to the Cathedral cemetery, which he built in 1614, and an inscription on a stone arch over the gateway attests to this<sup>77</sup>.

By the end of the 17th Century the Bull Inn had fallen into a ruinous state. When Bull Alley was being widened in 1862 the inn was taken down to second-storey level, as it was considered to be in a dangerous condition. At present only the east wall survives, partially up to first floor level, with a cut-stone chamfered window at ground floor level.



Plates 19 and 20 Bull Inn plaque, Kilkenny (reproduced from JRSAI, 1862-63)

### Kyteler's Inn

This inn, restored in 1966 now operates as a restaurant and entertainment venue, it is located adjacent to the Masterplan area. This is reputed to be the oldest inn in Kilkenny built in the fourteenth-century and where Dame Alice Kyteler, a renowned Kilkenny witch, lived. The vaulted cellar is possibly of fourteenth-century date, but the upper portion of the building is late sixteenth-/seventeenth-century in date. The building retains many architectural details typical of this latter period. In the north gable, for example, there are a number of single- and double-light chamfered

<sup>74</sup> Ibid Prim, .1862, 152, 177-8

<sup>75</sup> O'Carroll, J.C. 1983, 50

<sup>76</sup> Phelan, W.J. and Gibb, J.S., OKR 1956-7, 3

<sup>77</sup> Ibid Prim 1862.



windows, two with hood-mouldings. In the wall which continues the gable eastwards there is a round-headed double-light window.

The front elevation has been much altered. Only the upper part of a round-headed doorway with hood-moulding is visible, indicating that the original street level was considerably lower. There are two domestic wells in the yard behind which were revealed during restoration work in 1966<sup>78</sup>.

St. Kieran's Well is located in the yard behind Kyteler's Inn. A thirteenth-century font, which was found in this well, is now kept in St. Francis' Abbey.

Excavations at the rear of Kyteler's Inn revealed 'a sequence of re-deposited clays dated by pottery to the 14<sup>th</sup>-15<sup>th</sup> century which overlay a build-up of well preserved organic deposits. These may have a very early date'<sup>79</sup> (Gowen 1995). This shows the presence of probable reclamation deposits at the rear of St Kieran Street property prior to the fifteenth century. With the lower organic deposits possibly representing the naturally formed marsh of the flood plain.

### *The Brewery*

The brewery at St Francis' Abbey is over 300 years old and, until its recent closure, was thought to be the oldest active brewery in Ireland. There has been a concentration of activity on the brewery site since the founding of the Franciscan Friary there in AD 1245. Although some of the early built fabric survives on the site, notably the 13<sup>th</sup> century abbey church (National Monument No.74), the intensive development of the site dates to its industrial use in the 19<sup>th</sup> century and 20<sup>th</sup> centuries.

Historically, Ireland produced ale without the use of hops as the plant is not native to the country, and there was generally a greater emphasis on the distillation of whiskey or poitín than on the brewing of beer. Hops added both flavour and preserving properties to beer, thus allowing it to be exported. Large quantities of hops were imported from England in the 18<sup>th</sup> century and during this period, the Irish parliament used taxation to encourage brewing at the expense of distilling, reasoning that beer was less harmful than whiskey<sup>80</sup>. This coincided with the beginnings of the Industrial Revolution, with the efficiency of the steam engine and innovations in the brewing process (such as the introduction of the thermometer in 1760 and hydrometer in 1770) allowing beer to be produced on a greater scale.

The first documented brewery in operation within the grounds of St Francis' Abbey has its origins at this time. In 1706 a fee-farm grant for what is now a part of the modern brewery property was leased to Richard Cole by the Duke of Ormond. Cole established a partnership with John Smithwick, who came to Kilkenny in 1710. There is little documentary evidence for this first brewery, though it appears to have been a small retail operation. Although apparently successful, the business did not remain in the Smithwick family after the death of John; the first directory entry relates to a

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<sup>78</sup> Archaeological Survey of Ireland 1993 The Urban Archaeological Survey of County Kilkenny compiled by Jean Farrelly, Barry O'Reilly and Amanda Loughran, St Kieran's Street, Kyteler's Inn pg 48.

<sup>79</sup> Margaret Gowen 1995 Kytlers Inn, 24-26 St Kierans Street, Kilkenny' In Bennet I (ed) *Excavations*.

<sup>80</sup> William P. Coyne 1902 Ireland Industrial and Agricultural Brown and Nolan Ltd

Patrick Brennan, who was listed in Pigot's directory for 1824 as a distiller on the site of the abbey.

Brewing prospered in the early decades of the 19<sup>th</sup> century and by 1814 Ireland was, for the first time, exporting more beer to England than it imported<sup>81</sup>. In 1831, Ireland had 215 breweries, a figure which had shrunk considerably by the end of the nineteenth century, by which time Guinness's Brewery was the largest in the world.

The St Francis' Abbey brewery was bought back by the Smithwick family during the boom brewing period; in 1827, John's grandson Edmund purchased a piece of freehold property, including 'a distillery and a brewery' through the Court of Chancery from the Ormond estate<sup>82</sup>. A large brewery was constructed on the site and by the mid-19<sup>th</sup> century, Smithwick's was one of only two breweries in Kilkenny (Plates 21 and 22); Slater's directory of 1856 lists Edmund Smithwick at St Francis' Abbey Brewery and Richard Sullivan in James Street. Breweries and distilleries were often fairly extensive, incorporating a malt-house where the barley was germinated, a kiln to arrest the germinations process, a mill to process the malted grain, and the brew/still house where the alcohol was prepared. Such operations required considerable amounts of water, and with few exceptions breweries were to be found along rivers, which also supplied the motive power.



*Plates 21 and 22 Showing St Francis' Abbey Brewery late 19<sup>th</sup> century*

It was during this time that investment took place at the site and a small, single beam engine, reputedly bought by William Smithwick in 1847 at the Manchester Exhibition was installed in the St Francis' Abbey Brewery, where it was worked up until about 1930. The engine is now maintained as a working exhibit at the Steam Museum at Straffan, Co Kildare (Plate 23).

<sup>81</sup> Ibid Coyne 1902

<sup>82</sup> Halpin T. B (1989) A history of Brewing in Kilkenny OKR 2<sup>nd</sup> Series Vol 4, No. 1 pgs 583-591



Plate 23 Single-column beam engine

The private company of *E. Smithwick and Sons* was established in 1898 and prospered in the early 20<sup>th</sup> century after winning military contracts for the sale of beer to garrisoned troops. When Sullivan's of James's Street closed around 1914, the property was bought by the E. Smithwick's Brewing Company, which provided much needed brewing machinery to support the market expansion. The brewery buildings of the St. James's Street Brewery on James's Street were demolished to make way for the Market Cross Shopping Centre and multistorey car park.

St Francis' Brewery continued to grow throughout the 20<sup>th</sup> century and from 1944 onwards the brewery distributed its beer on a national scale (Plates 24 and 25).

The brewery maintained a traditional 19<sup>th</sup> century plant throughout the 1950s, with no modernisation of the brewing machinery or processes. In 1965 Smithwick's became public as part of Irish Ale Breweries and was taken over by Arthur Guinness, Son & Company (Dublin) Ltd. A modernisation plan was launched in 1964 with the construction of a new brew-house. A large fermentation block, a storage vessel block and packaging plant were also installed. This 20<sup>th</sup>-century construction was subsequently updated and replaced by a 21<sup>st</sup>-century computer operated brewery.

The Kilkenny Industrial Archaeological Survey<sup>83</sup> notes that most of the original buildings were demolished and machinery removed during the modernization process. It considers the brewery to be of contemporary interest.

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<sup>83</sup> Fred Hamond An Industrial Archaeological Survey of County Kilkenny for Kilkenny County Council Planning and Environment Section January 1990 pg 42



*Plates 24 and 25 St Francis' Abbey Brewery c. 1900's*

By the time of its closure in 2013, the brewery comprised a bottling and keggings store, a brew-house, maturation building, the Mayfair building (staff offices and facilities), sample rooms, a laboratory, offices, a cellar and visitor centre, all located on the south side of the river. North of the River Breagagh was a cluster of modern buildings, including a truck-wash, hop store / squash court, car-parking shed and fuelling tank facility.

#### *Kilkenny Courthouse, County and City Gaol, Grace's Castle*

While outside the Masterplan area, this building has already been subject to a complete architectural transformation and archaeological excavation and no study of the general area would be complete without reference to the site. There are three significant phases of historic occupation:

- Graces Castle
- County Gaol and Courthouse
- City Gaol, County and City Courthouse

The building while set back from the Parliament Street is a prominent landmark and contains an interesting history which spans from 1210 to modern day. Grace's Castle built c.1210 remained as a family residence in the ownership of the Grace's until 1566 when it was transferred into the ownership of the crown to be used as a gaol by the Kilkenny authorities and by 1691 it had become the County Gaol. A County Courthouse also occupied the site by the mid-eighteenth century when the Black Abbey ceased to have a role as a house of justice for County Kilkenny. Since 1790 the County Courthouse, County Gaol and City Gaol were located at the same site. Occasionally the building also functioned as a theatre and public meetings were held there for elections. Appendix C contains a number of references from 1807-1832 where the conditions at the prison were reported to the Inspector General and on a number of occasions; the security of the goal was mentioned with the necessity of having to raise the wall that lay between the yards to the rear and the surrounding brewery.

In 1824-5 the courthouse street front elevation was substantially remodelled when William Robertson<sup>84</sup> carried out alterations to the building. The building served as a Bridewell from 1871-1946. The results of an excavation that took place in advance

<sup>84</sup> Fenlon Associates (2004) Kilkenny Courthouse Parliament Street Kilkenny, unpublished report for the OPW

of the conservation and large scale alterations to the building are detailed in the next section of the report<sup>85</sup>.

Brewer (1825)<sup>86</sup> noted that

*'The court house stands on part of the site of Grace's Castle, extensive structure, supposed to have been erected by William le Gras, before the eleventh of John (1210). It is certain that the antient (sic) and distinguished family of Grace possessed much power and property at Kilkenny, in the early part of the thirteenth century. William le Gras, the supposed founder of the former embattled pile on this site, was appointed for life constable and seneschal of Leinster and governor of Kilkenny. The same dignified officer is thought to have erected 'the antient (sic) tower and gateway, commonly called Grace's Gate or Grace's Pass, or Way, which formerly flanked the city walls on the west'. The castellated residence of this family in Kilkenny is thus noticed in a recent work: 'Grace's Castle was situated between the Marshal's Castle and the Abbey of St Francis. It presented a front of 130 feet, and its massive out-works extended to the river Nore, where some well-cemented fragments of them are still visible'.*

#### *Gardens, Orchards, Mills and Industry*

Gardens are shown on Rocques' map (1758) stretching from 'Cole Market' to the River Nore at the south end of the Masterplan area. These elongated garden plots emerged from the earlier burgage plots and enabled the burgesses to grow vegetables and herbs, as well as to plant fruit orchards. In 1500 it was forbidden for any man or woman to go into 'any orchard or garden of madder or herbs within the said town or franchise to steal apples, pears or any other kind of fruit, plants of madder or herbs'<sup>87</sup>. At the end of the fifteenth century, gardens within and without the town were extensively planted with madder, which was a lucrative crop<sup>88</sup>. There are numerous references to madder in the *Liber Primus Kilkenniensis* from the opening years of the sixteenth century and this may give some indication of the importance of cultivation during this period. The root of madder was a source of red dye for clothing and textiles. From the late sixteenth century onwards, gardens and orchards are consistently highlighted by antiquarians and in visitor accounts as striking features in the street scape of Kilkenny<sup>89</sup>.

The origin of the name of the River Nore is unclear. Like the names of many physical features of the Irish landscape, the name belongs to one of the oldest strands of place-names, and the meaning is not properly known. Evidence of the name can be traced back to the twelfth century (c.1180 "Eoyrus", c. 1250 "Heur", c.1351 "Neor" and "Noyer"). O'Brien<sup>90</sup> (1956) wrote that in Irish the Nore is "Feoir", the initial "N" owing to the preceding definitive article being attached to it, i.e. "An Fheoir". This directly translates as 'Grass' or 'Grassy-banked'. The prominence of low lying

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<sup>85</sup> Arch-tech (2007) Archaeological Testing Report, Kilkenny Courthouse, Parliament Street, Kilkenny, unpublished report for the OPW

<sup>86</sup> James Norris Brewer (1825) *The Beauties of Ireland*, 2 Vols, London, pg. 444

<sup>87</sup> *Liber Primus Kilkenniensis* 1961 Otway-Ruthven, J. A. pgs 77, 80, 82 and 98

<sup>88</sup> *Ibid.* *Liber Primus Kilkenniensis*

<sup>89</sup> Watters (1872 pg 59)

<sup>90</sup> O'Brian MA 1956 'Placenames' in Meehan and Webb (eds) *A View of Ireland: Twelve Essays on Different Aspects of Irish Life and the Irish Countryside*. Dublin

meadowland adjacent to the river seems therefore to be the most probable reason as to why the River was given that name.

To the north of the River Breagagh, there are a number of historic properties which align Vicar Street, while outside the Masterplan area they are referred to in the report as some lands/gardens plots associated with these houses extend into the study area. The corner property between Vicar Street and Green Street was the site of a house owned by Alderman Connell, the town clerk, this area now presents as landscaped seating area. Further south along the street at Nos. 15 -16 is the site of the Vicar's Choral, this is discussed in Section III as the site has been subject to archaeological testing and excavation. At the corner of Vicar Street and St Canice's Place is a dwelling reputed to be the 'Prebendary of Tascoffin'. There has been much debate over this structure as it was scheduled to be demolished as a result on the Kilkenny Central Access Scheme (KCAS), which crosses the Masterplan area in an east-west direction and links in with Dean Street. As in-situ medieval masonry was revealed within the structure, a decision was made to retain the southern gable, this lies adjacent to the Masterplan area. The KCAS is currently being built and archaeological investigation is ongoing, the results of which should be able to inform the Masterplan area to the north and south on either side of the route. The existing testing results are detailed in the next section of the report.

It is likely that the land to the south of the scheme and immediately north of the River Breagagh (shown as an open area on Rocques map (1758)) was probably a low lying meadow subject to flooding in the winter months but traditionally used for summer grazing<sup>91</sup>.

There were many mills located along the River Nore including the cluster of mill buildings at Green's Bridge at the V-weirs. Mills were located on the larger rivers and were mainly driven by large undershot 'paddle' waterwheels, these being suitable to high and low fall water regimes. The Chancellor's Mills were later replaced by a corn mill and a woollen factory. In 1880 there was a revival of the woollen industry in Kilkenny and by 1885 three companies were trading near Green's Bridge. Nealy's Woollen Mills operated in Irishtown. These mills now form a picturesque ruin along the banks of the River Nore and are considered to be of special interest at a local interest, as a consequence of a particular architectural, technical features or landscape feature<sup>92</sup>. Works on the River Nore to widen and deepen the river channel afforded the opportunity to archaeologically examine a medieval milling complex at Green's Bridge and this is detailed in Section III of this report.

Cattle were important not only for their meat and dairy products but also for leather. Tanneries converted the raw animal hide into cured leather for use as clothing and shoes, and this process involved the steeping of skins in a series of tannin-enriched basins of water (tanning pits) thus softening and conditioning the skin, the tannin itself was extracted from oak and birch trees, by soaking crushed bark in luke-warm water. Hogan's map (1860) refers to the 'Chancellor's orchard and tan house' while the first edition 6-inch OS (1839-40) shows a 'Tan yard and 'Tannery' within the Masterplan area, north of the river Breagagh.

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<sup>91</sup> Ledwich, Edward (1781) *History and antiquities of Irishtown and Kilkenny from original records and authentic documents*, pg 401

<sup>92</sup> Fred Hamond 1990 Kilkenny Industrial Archaeological Survey, pgs 90 and 108

### *Archaeological Investigation and Secondary Sources*

Gardens from medieval times onwards were used for multiple purposes. In many ways, gardening was the chief method of providing food for households, but also encompassed orchards, cemeteries and pleasure gardens, as well as medicinal and cultural uses. The cultivation of herbs, vegetables, flowers, trees and fruit are all fundamental to the development of a garden.

Furthermore, gardening was especially important in monasteries, as they were used extensively by the monks and created a way of life, supplying their overall livelihood. Typically, many of the fruits, vegetables, and herbs that were grown were utilized in multiple ways and over multiple parts of the garden.

Rothe House in Kilkenny is a unique 17<sup>th</sup> century merchant's townhouse of national importance. The garden to the rear of the house reflects a typical garden of this time. The design of the garden is based on archaeological evidence and secondary sources and have determined the use of the long vegetable beds, the position of the ornamental trees and the extent of the orchard. The objective of the project was the reconstruction of the original garden site using all the available knowledge and information. It reflects the long linear east-west burgage plot.

At Bremore Castle in Co Dublin the subsequent analysis of plant remains taken from excavated pits, gullies and furrows contained large quantities of cereals comprising wheat; some oats and a very small sample of barley a smaller component of legumes were also found in the sample. The wheat recovered was rivet wheat (*Triticum turgidum*) – a common type used in English medieval sites but unusual in Irish medieval context<sup>93</sup>.

This excavation has added a new facet to the interpretation of Bremore and shows that it was a residence and a farm which was predominately concerned with arable agriculture. This is in line with recent research undertaken by Murphy and Potterton (2010) which indicates that arable production was the most important farming enterprise across the Dublin region in the late medieval period. A model of mixed farming, with cereal-growing predominant is likely to have been the most prevalent farming system in the more productive land-holdings during the period.

Drimnagh Castle Gardens was developed with plants and herbs that would have been popular from medieval times onwards. The development of a parterre is a formal garden construction and the castle parterre is a simple symmetrical design of four squares, divided into four triangular herb beds. The gardens are now managed by a charity, Our Lady's Hospice & Care Services.

Marley Park Dublin walled garden takes its planting form from a Regency-style ornamental garden with displays of colourful period plants, ranging from herbaceous borders to shrub beds and a kitchen garden is set out in a traditional early 19<sup>th</sup> century manner.

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<sup>93</sup> Margaret Murphy and Michael Potterton 2010 The Dublin Region in the middle ages Four Courts Press Dublin



*Rothe House, all the plants and trees in the garden and orchard were based on the plant remain revealed during the archaeological excavation on site and from secondary sources.*



*Barrycourt Castle, Co Cork with orchard and terracing to the forefront, the orchard has been restored to an original 16<sup>th</sup> century design. A herb garden has been reinstated in the bawn*



### *Boundaries and Garden Structure*

The structure of the gardens, were often enclosed with fences, walls or hedges in order to protect them and sometimes divided by ditches. Stone and brick walls were typically used by the wealthy, such as manors and monasteries. However, wattle fences were used by all classes and were the most common type of fence. They were made using local saplings and woven together. They were easily accessible and durable, and could even be used to make beds. Bushes were also used as fencing, as they provided both food and protection to the garden.

An irrigation and water source was imperative to keeping the garden alive and this is why we probably have so many garden leading down to the River Nore. Kitchen garden ponds also were used come the 14th and 15th centuries, and were meant to offer ornamental value as well. The well at St Francis Abbey is unusually large in size and it is possible that it could have acted as a fish pond or a source for watering the gardens that surrounded the Abbey.



*Orchards and the madder plant were both important elements to medieval gardens in Kilkenny*

### *Market Area*

The earlier reclamation phases at the south end of the Masterplan area are documented through archaeological excavation in Section III of the report while the later development of the 'Market Area' is detailed below in the cartographic sources. The markets were a source of great economic wealth and gathering places within the town. Writing in 1802, Tighe reported that:

*'The market of Kilkenny is well supplied with every article, with sea fish in plenty from Dungarvan, and with all kinds of garden stuff and fruit in the season; even peaches, melons, grapes and pineapples; as the produce of several gardens are sold besides that of Mr Robertson's hot houses and nursery; the cultivation of vegetables by market gardeners has increased three or four fold, within these twenty years. No regular meat market is held at any other town (in Co Kilkenny), though meat is occasionally sold'<sup>94</sup>.*

The proximity of the present day Bateman Quay to the old market ground gave access from the river directly to the consumers of Kilkenny and this location would have been an attractive feature encouraging trade and the easy movement of goods. The area occupied by the Corporation Market (OS 25 inch 1872) is known as various names in the historic sources such as the 'Shambles' which opened in 1837 and closed in c.1868 and traded fish, wool, butter, milk and potatoes.

Around the beginning of the nineteenth century a series of five Tea-Houses (called 'Pleasure Houses on the 1839-1842 Ordnance survey) were constructed along Bateman Quay between what is now the southern end of SFAB and Johns Bridge.

Two tea-houses remain, both protected structures, one of which has been consolidated.

The most northern teahouse is an upstanding, if derelict, rectangular building, an associated semi-circular riverside revetment wall was removed under archaeological supervision as part of the River Nore flood alleviation scheme. Both structures are further discussed in Section IV of the report.

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<sup>94</sup> William Tighe 1802, *Statistical observations relative to the county of Kilkenny made in the years 1800 and 1801*. Dublin, p.498. The location of Robertson's nurseries is unknown.

## 2.2 CARTOGRAPHIC RECORD

### *Down Survey, City of Kilkenny, c. 1656*

The earliest consulted historical map for Kilkenny City is William Petty's Down Survey map, which dates from c. 1656 and shows the 'Liberties of Kilkenny'. This map indicates the old town walls on both the east and west side of the River Nore, with two bridges crossing the river possibly in the environs of what are now known as John's Bridge and Green's Bridge. The course of the River Breagh is not depicted on the map and while St Francis' Abbey is not named there is a structure that could correspond to the medieval building located on the west bank of the River Nore. It is possible that the abbey is represented by the structure shown to the southeast of Irishtown Gate and an expanse of wall extending westwards which is indicated but not named on the map. A structure located on the western banks of the River Nore to the north of Irishtown Gate could relate to mill structures on the south side of the northernmost bridge, though again they are not named as such.



Figure 7 Down Survey c. 1656

### *Rocque's map of Kilkenny, 1758*

Rocque's map shows the remains of St Francis' Abbey standing within a large, predominantly open area extending east to the River Nore. A range of structures extend north-south at the western end of the abbey. The associated well associated is shown as a circular structure on the banks and issuing in to the River Nore. The cloister to the south of the friary was taken down c. 1700 to make way for a barracks; the 'Horse Barracks' named on the map. The open area around the abbey, which is subdivided into four large plots of land, is in contrast to the built-up, compact nature of the surrounding city blocks. The outer perimeter of these plots appear to have been walled and extend northwards to the River Breagagh (shown but not named), to the River Nore to the east, a short distance to the south and to the west the abbey opens onto a laneway that leads to 'Cole Market'.

More subdivision of land occurs to the south, as well as a long building plot with dog-leg return that backs onto the 'County Gaol' and runs east from 'Cole Market', before terminating at a possible laneway that accesses the river bank. Narrow defined garden plots extending in an east-west direction are located to the rear of buildings that face onto the 'Shambles'. An access way of lane way leading from the street frontage to the River Nore is annotated as 'The New Quay'.

Immediately north of the River Breagagh, the land is open and defined by a laneway to the north that extends from Vicar Street to the unnamed mill buildings on the River Nore. At the corner of the Vicar Street and Bull Lane, structures are shown, one of which is probably the Bull Inn, although it is not named as such on the map. To the rear of these properties garden plots extend north-south towards the River Breagagh.

North again, the land to the rear of the structures that face out onto 'Vicar Street' is divided into narrow plots which extend in an east-west fashion. Some appear as regular planted garden plots, perhaps planted with orchards extending towards the River Nore.



Figure 8 Rocque 1758

*Loughman's Estate map c. 1750(date in question)*

This map though largely schematic, does show St. Francis Abbey and Evan's Tower annotated as 'Mt Evans' on the map. To the south of these features are extensive and elaborate gardens extending to the River Nore. To the south the 'Joal Yard' is annotated and the two tea houses are illustrated, it is possible to make out the sentry like style of the northern most one. A number of structures arranged around three central courtyards are shown immediately south of the abbey while the town wall appears to be shown to the north. Further north the area is shown as open ground without adornment and the only structures are a series of mill buildings to the south a bridge. An access track extends in an east-west direction to these structures from the street. The date of 1750 for this map is in question as it shows the two 'tea houses' which were not built until the end of the 18<sup>th</sup> or early 19<sup>th</sup> century. It also shows the brewery complex as well defined consisting of many structures and is more likely to represent a time of expansion probably early to middle 19<sup>th</sup> century.

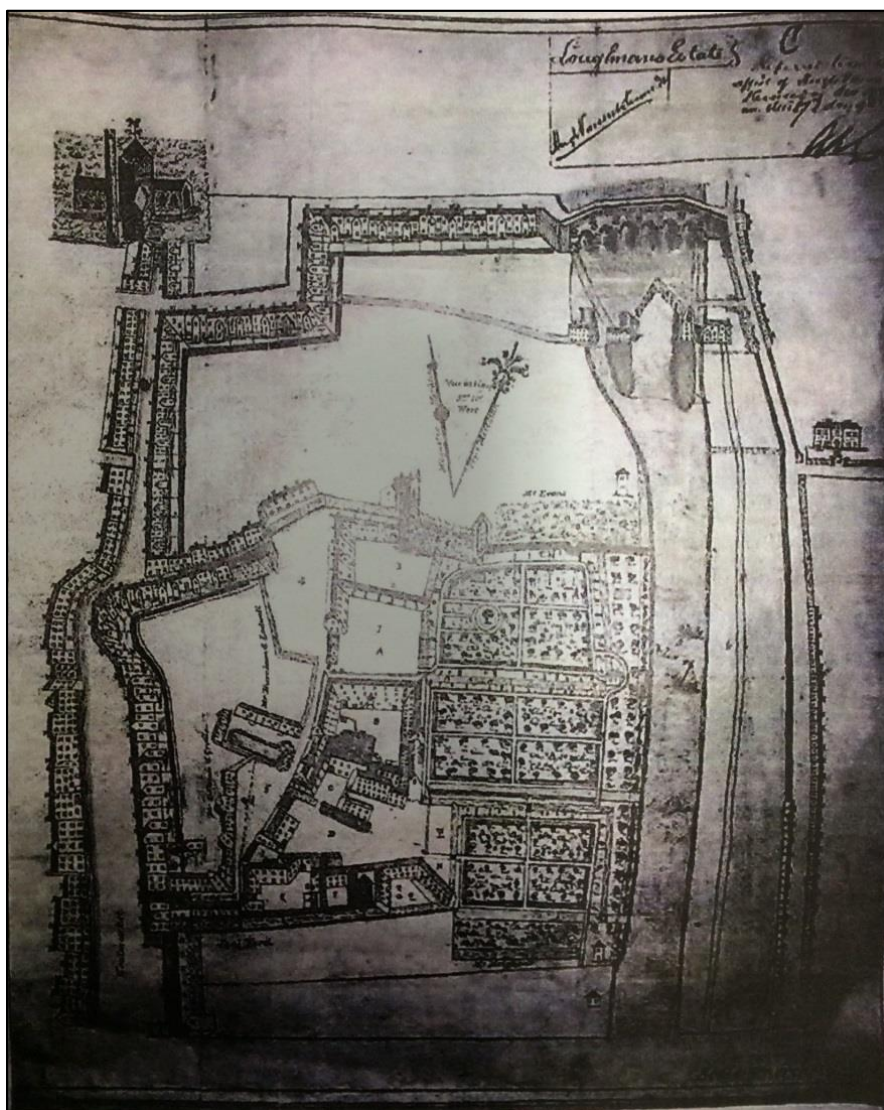


Figure 9 Loughman's Estate map c. 1750(date in question)<sup>95</sup>

<sup>95</sup> Sourced by Colín O Drisceoil

*A Plan of the City of Kilkenny, perfected from the latest survey of observations by Sam Byron, c. 1781*

This map appears to be very similar to Rocque, key features such as St Francis' Abbey and the Horse Barracks and the County Gaol are all named and annotated on the map.



Figure 10 A Plan of the City of Kilkenny, by Sam Byron, c. 1781

*Hogan's Map of 1860*

While later in date this map is derived from Rocque<sup>96</sup> but there are a number of subtle differences in how some buildings are presented and the extent of properties. The area surrounding St Francis' Abbey is named as 'Gray Freren Park' and appears to be delineated to the north by the town wall and to the south by a mill stream that emanates west of Water Gate from the south side of the River Bregagh and traverses the street to a structure before crossing south of the abbey and issuing into the River Nore. While unnamed there does appear to be a structure represented by a circular marking indicating the site of Evans Tower. A list of named structures that accompanies reference numbers on the map is very helpful in identifying key features. Within the study area these are named as:

1. "Gray Freren Gate." This was not a public passway, it led from the Abbey grounds into the "Chancellor's orchard;" there was no castle over it: for a "stone house" that stood near it, Patt Murphy, who occupied it in 1628, paid the Corporation 17s 4d. yearly rent.

<sup>96</sup> Hogan 1861

8. "St. Francis' Well." This is a very beautiful and copious spring of pure limpid water, in the garden behind the Abbey. Ledwich says it was famous for miraculous cures. In the summer season it is now frequently used for bathing.

9. "The Grey, or St. Francis', Abbey." The choir and tower of the Church of the Monastery still stand; the former is now used as a ball-court.

10. "Horse Barrack." The cloisters of St. Francis' Abbey were taken down to erect this barrack, which was built on their site in the last century.

57. "The Chancellor's orchard and tan-house," now in the possession of Mrs. Sullivan, and well known as "Chancellor's Mill."

59. "The Treasurer's Manse, garden, and mill." This was the next garden to that of the Vicars' Choral. The house stood in Vicar's street, and was "next Alderman Connell's," now Mr. Phelan's, at the corner of Green-street. The Treasurer's mill is next that of the Chancellor.

60. "Prebendary of Tascoffin;" the small premises behind, and including Mr. Connery's house in the south angle of Vicar-street.

62. "The Bull Inn." The large ruined house in Bull-lane.



Figure 11 Hogan's map of 1860

Located outside but adjacent to the study area the following features are named:

12. "Grace's old Castle." First converted into a prison in 1566.

13. "Emlyn's Hall." One of Sir Richard Shee's town mansions: it was, as is asserted by tradition, the Parliament House of the Confederate Catholics in 1645.

14. St. Keneroc's Well, i.e. St. Kyran's Well, also called the "Ark Well." It now supplies water through the pump in the old shambles' yard.

30. "Ancient Market Cross." For an account of which see "Transactions," Vol. II, p. 219.

2. "The Hightown Gate," sometimes called the Water Gate, stood on Watergate bridge, afforded communication between the Hightown and Irishtown; for the castle over it, Richard Lawless paid the Corporation 3s. annual rent.

45. "Green's-gate" stood at the town side of Green's bridge.

46. "Troy's-gate" fell down in the time of Queen Elizabeth; it stood where Drysdale's-lane (now closed), intersected Vicar-street.



*Ordnance Survey First Edition 6-inch map, 1839-40, sheet 19*

The formerly open site has been considerably developed since earlier maps, with the extensive Brewery buildings and a starch manufacturing plant joining the Horse Barracks ('*Old Caval. Bar.*'), the remaining abbey buildings (indicated as 'in ruins') and a 'tower' (also 'in ruins') is marked to the east/northeast of the abbey.

All of the development has taken place within the western half of the site, with gardens or orchards occupying the fields in the eastern half, along the banks of the River Nore. The brewery buildings and yards extend as far south as the long building plot with dog-leg return that was shown on Rocque's map and which, apart from an extension on its north side, appears unchanged. The brewery presents as a series of yards, a small structure and orchard / garden areas. To the south, the County Court House and City Goal are indicated and south of this again the 'New Bank of Ireland' is annotated with gardens located to the rear extending to the River Nore.

To the north of the River Breaghagh, the 'Woollen Factories' are shown on the banks of the River Nore and a 'Tan Yard' is located to the north of these. Garden/orchards stretch from Vicar Street to the River Nore while garden plots from the properties that face onto Green Street are oriented north-south.

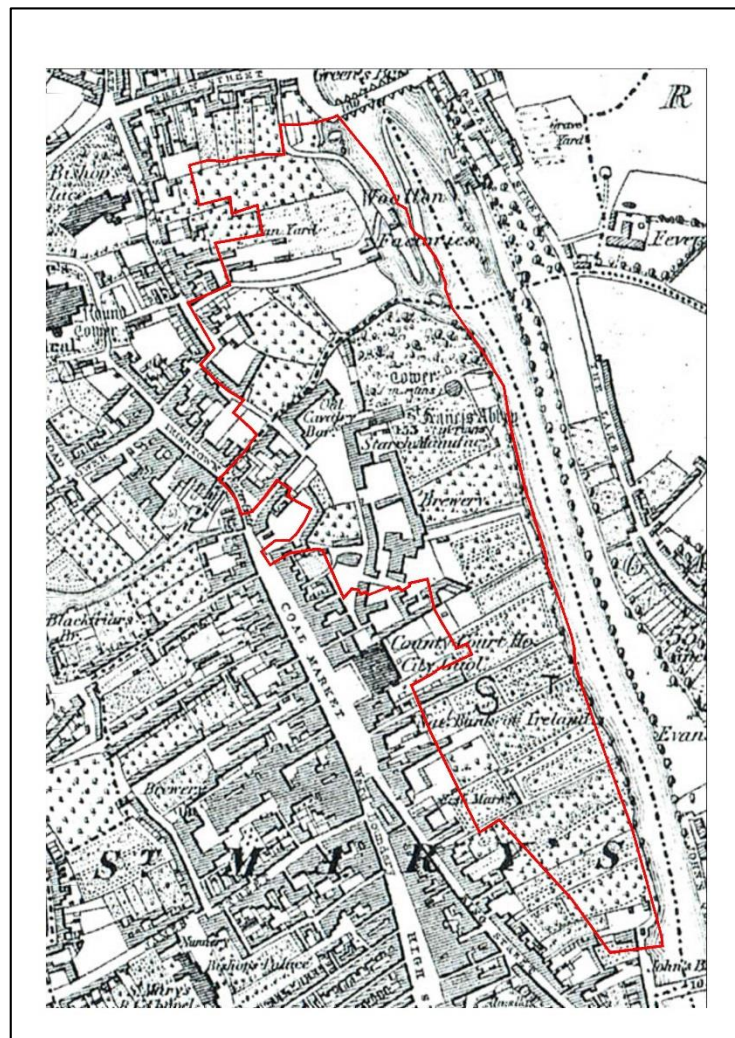


Figure 12a OS First Edition 6-inch map, 1839-40

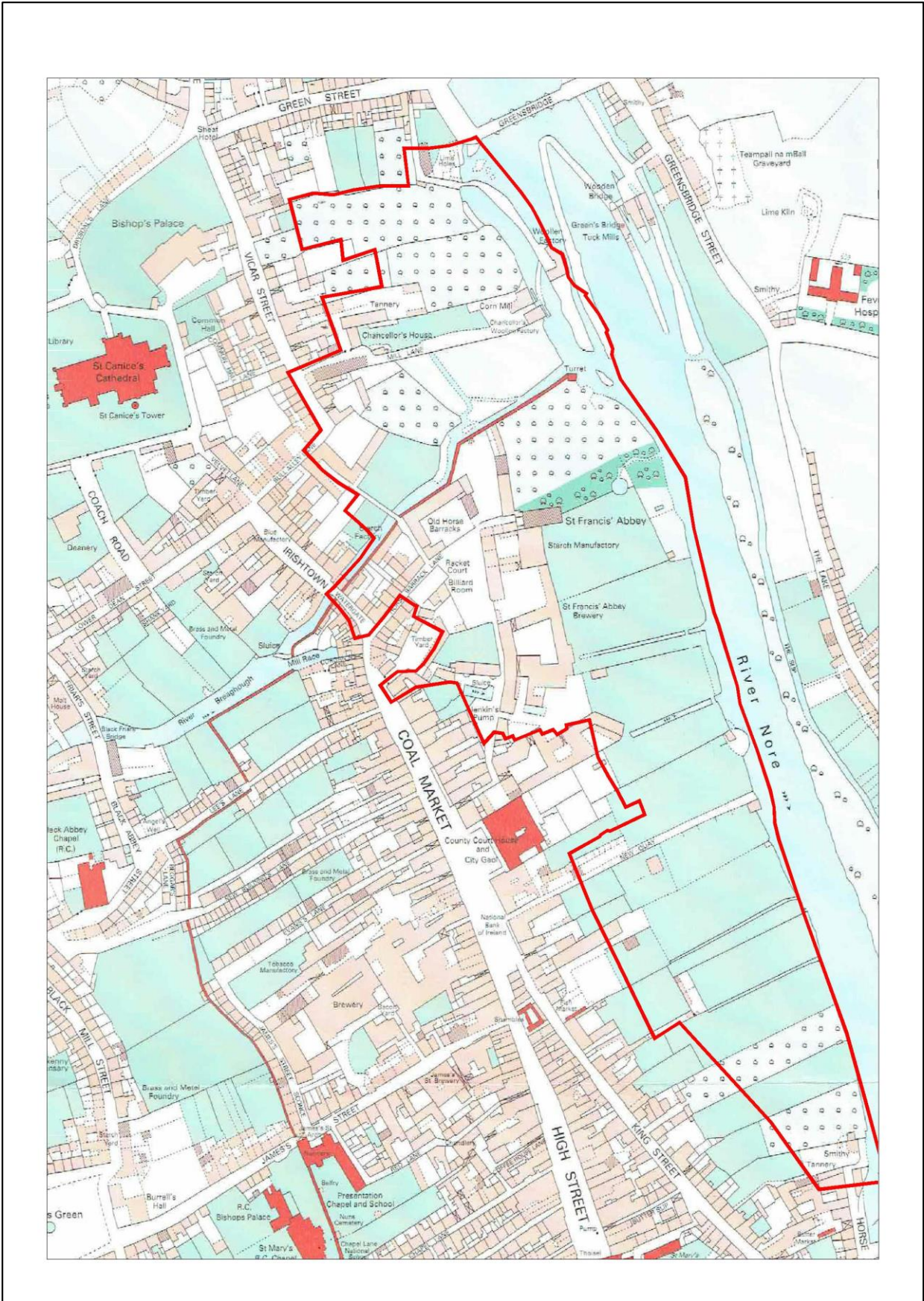


Figure 12b OS First Edition 6-inch map, 1839-40

*Ordnance Survey Second Edition 25" scale (1872 published), Sheet 19*

The brewery buildings expanded between 1840 and 1871. The brewery is shown as a series of buildings while much of the area along the river bank remained as semi-formal garden / orchard areas with trees and a series of paths. St Francis' Abbey Brewery appears to form part of an enclosed space possible defined by walls and distinctive from the barracks which appear to be concentrated to the south of the River Breagagh and to the northwest of St Francis' Abbey, the barracks also appear to be enclosed by a series of walls. The garden area extends along the bank of the River Nore and two mill streams flow into the river.

St Francis' Abbey and St Francis' Well are both named and clearly shown. The well appears as a circular walled structure with access steps located on the west. The well is connected to the River Nore by a channel on the eastern side. A structure appears to have been placed in the area between St Francis' Abbey and St Francis' Well. A feature not marked on the earlier maps is a small square building situated at the confluence of the River Breagagh and the River Nore. This is likely to be the remains of Evans's Turret, a bastion on the old city wall. The wall walk associated with this tower and the city wall is clearly shown to the west of the tower. The city wall is marked along the course of the River Breagagh. The River Breagagh is bridged further to the west allowing access to Horse Barrack Lane.

To the north of the Breagagh, 'Mill Lane' is named as well as the 'Woollen Factory', 'Corn Mill' and a well is identified and named immediately north of mill lane. Further north the lands are shown as orchards located within irregular plots.

To the south, to the rear of the 'Court House and Bridewell' gardens are shown and to the south of this the 'Market (Corporation)' is named and shown as a large area along the banks of the River Nore to the rear of the 'National Bank' and 'King Street Market'. The southern-most teahouse is named as a 'turret' while the other one is unnamed on the map.

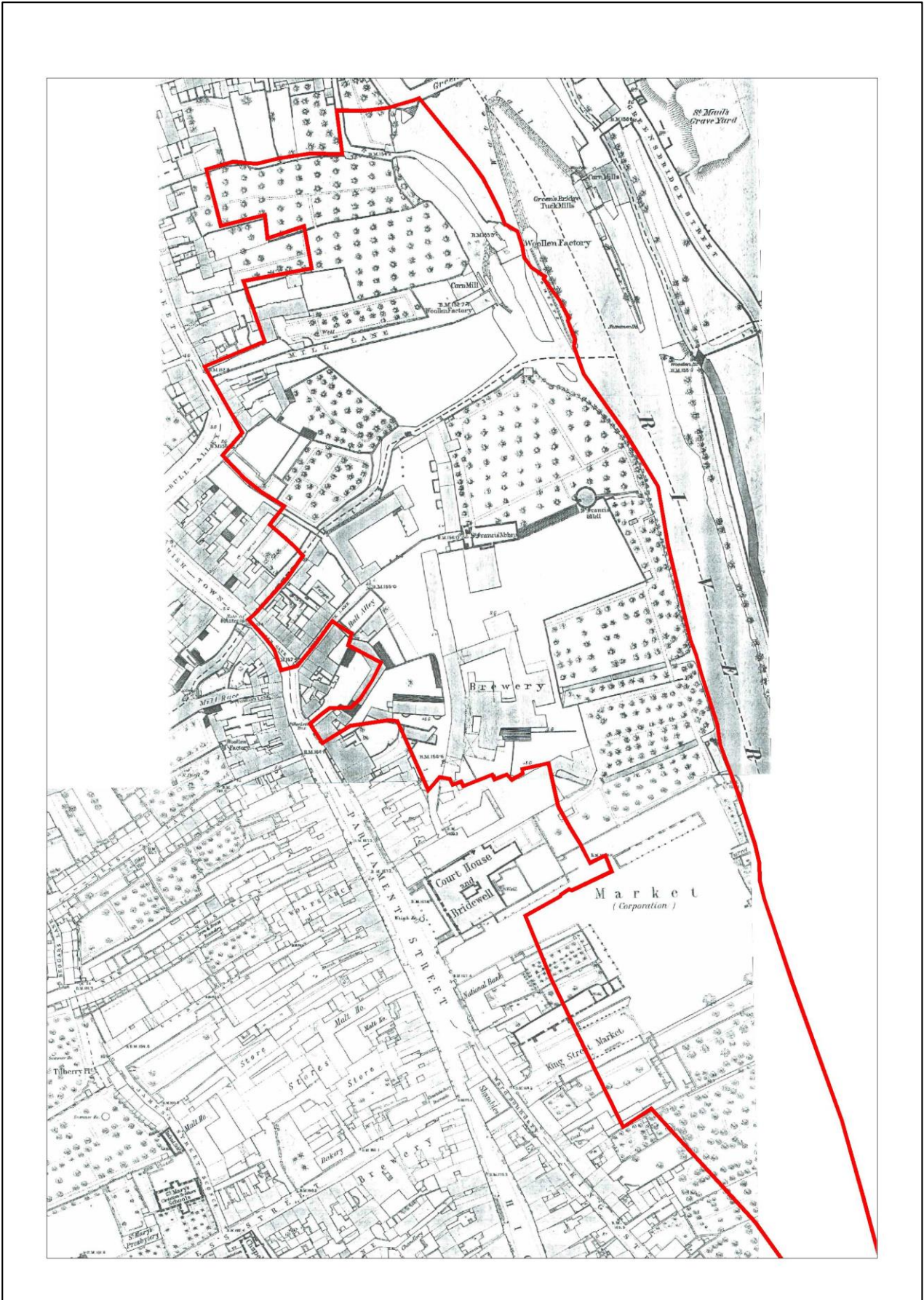


Figure 13 OS Second Edition 25" scale (1872 published)

*Ordnance Survey Revised Edition 25-inch Map, 1900*

The brewery buildings expanded again between 1871 and 1900 and it has now taken on the nomenclature 'St Francis' Abbey Brewery'. The two large, separate buildings marked on the previous map have been conjoined and in the brewery grounds, two buildings have been added against the boundary wall, just south of St Francis' Well. There is a notable expansion of the brewery eastwards, with structures now occupying three sides of the large yard on the south side of 'St Francis' Abbey'. Mill streams are located in the gardens along the banks of the river. To the north of 'St Francis' Abbey (in ruins)' and 'St Francis' Well', which are both shown, the site of a tower is marked. An open area at the north east end of Horse Barrack Lane is named for the first time as 'The Ring'. The bridge over the River Breagagh is still in place. Evans Tower although not named is shown with the wall walk of the city wall located to the west.

The 'Court House & Bridewell' are named and to the southeast along the banks of the River Nore are two structures that possibly equate to what has become known as the 'tea houses'. The area around these structures has been opened up and is now shown as a 'Market'.

North of the River Breagagh the milling development along the banks of the River Nore has expanded to include several new structures and the laneway to this group of buildings has now been formalised and is named as 'Mill Lane'. Properties front onto and align Vicar Street and Green Street and the plots of land to the rear of these structures appear open with some trees.

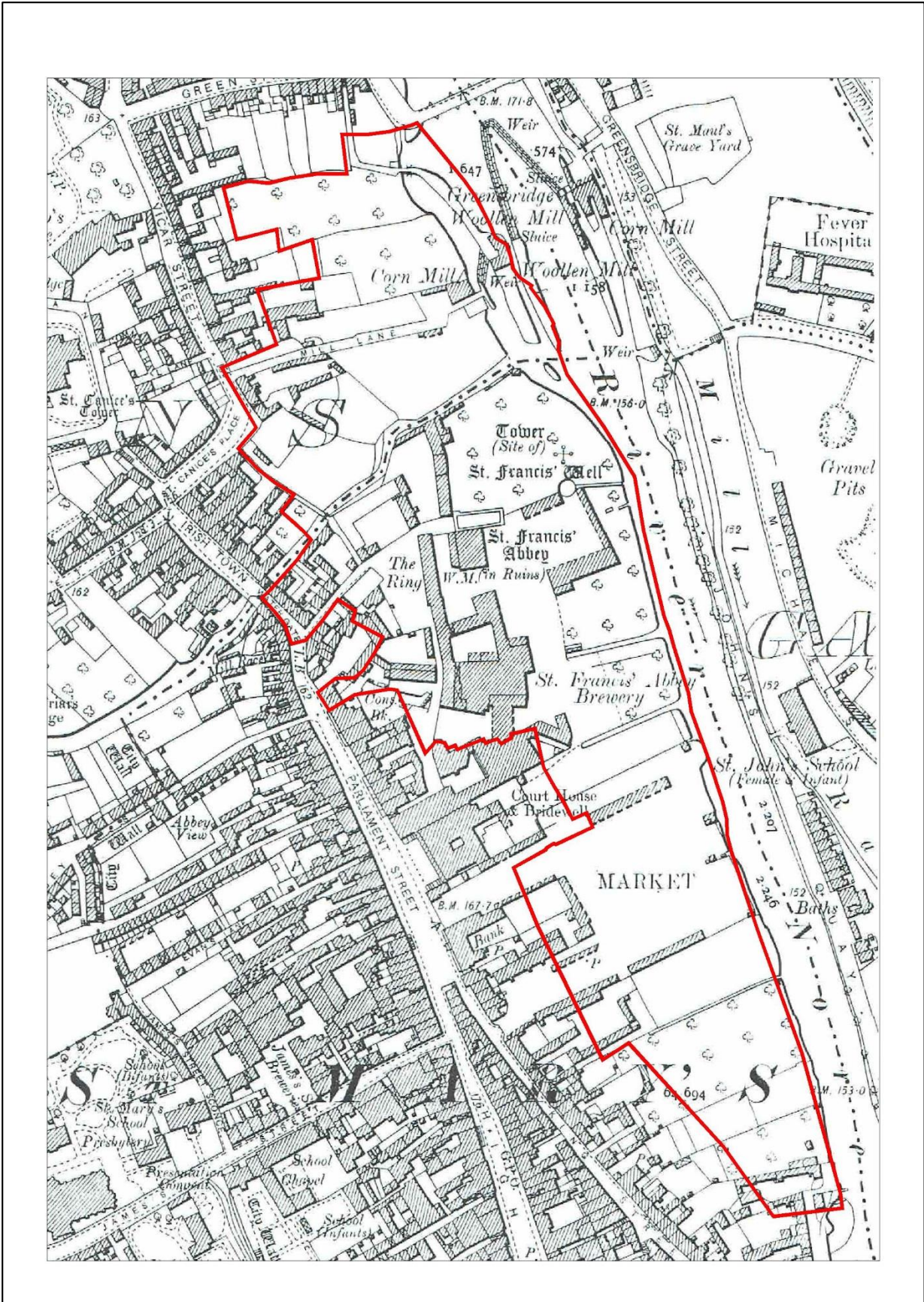


Figure 14 OS Revised Edition 25-inch Map, 1900

*Ordnance Survey Revised Edition 25-inch Map, 1946*

There is very little change between the 1900 and 1946 O.S. maps in the area of St Francis' Abbey Brewery. The abbey, the well and the tower (site of) are again marked and no change to the brewery buildings can be noted. The garden area along the banks of the River Nore has been split in two with the northern half retaining its original character while the southern half has reverted to waste land. A bridge is shown across the small northern mill stream within the Brewery. A second bridge across the river Breagagh which was first noted on the 1839 O.S. map and which opened out on to the area called, 'The Ring', is no longer shown and, a new building blocks the site of the road leading to the bridge. The 'Mayfair Ballroom' is named and shown on the map. Two structures are shown in the areas where the 'tea houses' are now located. The most northern structure is associated with a semi-circular feature, possibly a quay, which projects out over the River Nore. The 'Market' is still shown as is the 'Court House & Bridewell'.

North of the River Breagagh, 'Mill Lane' is named, providing access to the 'Corn Mill', 'weir' and 'Woollen Mill' from Vicar Street. The land to the north of the river is otherwise unoccupied and shown as open plots with orchards.

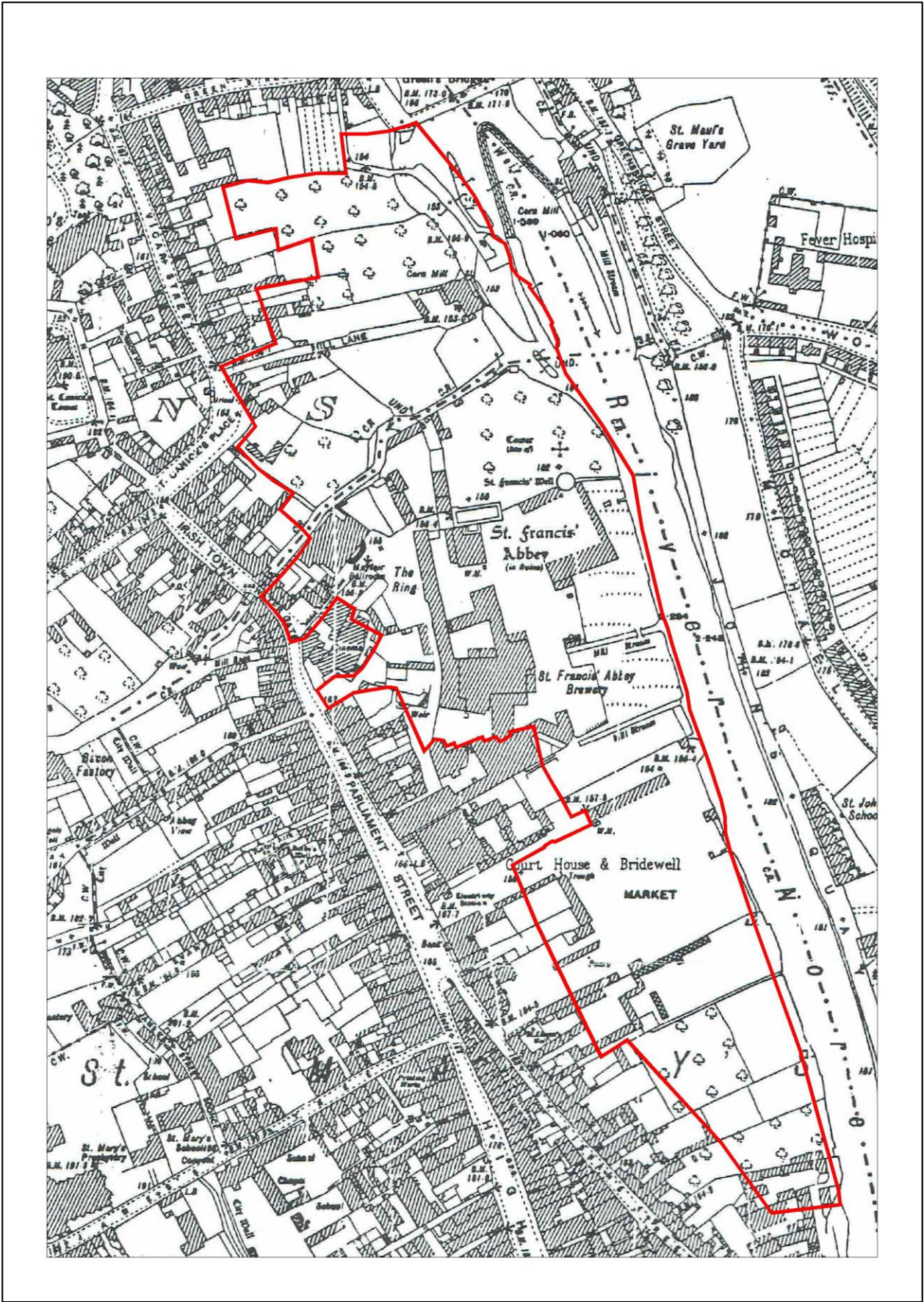


Figure 15 OS Revised Edition 25-inch Map, 1946



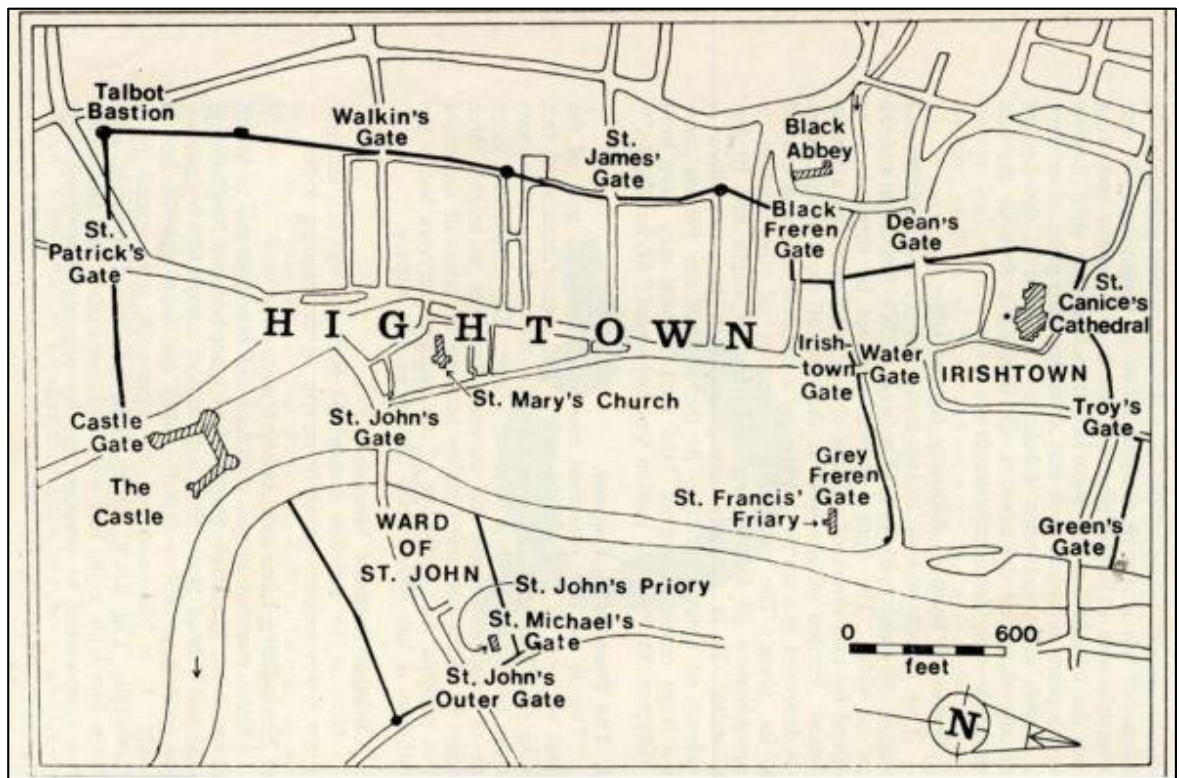
## 2.3 OUTLINE CHRONOLOGY

Date	Description
1207	Arrival of William Marshal (1146-1219), Earl of Pembroke in Ireland.
1207-10	Hugo Rufus Bishop of Ossory (1202-1218) grants William Marshal land between St Kieran's well and the River Breagagh (Liber Albus Oddoriensis, H.F. Berry, Proceedings Royal Irish Academy XXVII (1907-9), 124.
c.1231-1234	Franciscan friary founded by Richard Marshall.
c.1210	Grace's Castle built.
1245	The Abbey was given a royal grant in 1245. It began as a small, rectangular chapel which expanded as funds allowed. Only the choir dates to this period.
1246	Royal grant awarded for building purposes.
1269	Cotterals Bridge is mentioned in an inquisition as '... to the water called Bregathe, running under Coteral bridge' (Carrigan 1905).
Mid 13 <sup>th</sup> C	Hightown wall constructed in the mid-13 <sup>th</sup> century enclosing approx.. 29 hectares (Bradley 1975).
1321	Choir was extended in 1321. Extension included the seven light east window (Butler 1849, Harbison 1992, Leask, Churches II 1958).
1323	High alter consecrated (Butler 1849).
1331	Cemetery completed (Butler 1849, Ledwich 1781).
1337	Huge flood covered everything except the high alter (Butler 1849, Williams 2007 and Clyn 1845, 24).
1347	Funds raised to build the bell tower (probably not built until later in the century due to black death 1348-9 (Conlon 1975). The tall and slender tower is reputed to be one of the earliest of the Franciscan towers in Ireland (Harbison 1992).
1348-9	The Black Death claimed many lives in Kilkenny including it is thought Friar Clyn.
1383-84	Irish town gate is mentioned 'John Corvisor is keeper of the gate of Irestoun and of that murage, taking yearly 8s' (McNeill 191).
14 <sup>th</sup> C	Irish town wall is thought to have been completed in the 14 <sup>th</sup> century (Thomas 1992).
14 <sup>th</sup> C	Kyteler's Inn built
Late 14 <sup>th</sup> C	Sacristy & living quarter built to the south (Conlon 1975).
Late 14 <sup>th</sup> C	Aisle added on northern side of nave (Conlon 1975).
Late 15 <sup>th</sup> C ?	Transept chapel (Conlon 1975). Part of the north aisle was demolished and some of the north wall of the nave was replaced by a pair of arches, which were also placed along the rear of the transept chapel (Bassett 1884).
1540	The Abbey was suppressed and the following was seized (Carrigan 1905) 'a church & belfry, two chambers (named), a granary over three cellars, a barn, kitchen, cemetery and an orchard with two small closes', cont. 2 acres, a weir on the River Nore, a watermill, a tiled chapel, 18 messuages, over 100 acres of land, etc...' (Gwynn and Hadcock 1970).
1543	Including the buildings already named, a dormitory hall, third chamber and cloister are mentioned when the friary was granted to the sovereign and commonalty of Kilkenny (Gwynn and Hadcock 1970).
1566	Grace's Castle transferred into the ownership of the Crown to be used as a gaol.
1598	Payment for a carriage of 79 cartloads of stone for making up the tower at Francis Well (Corporation Archives, CR/J/28).
1612	Abbey in a state of disrepair (Carrigan 1905).
1625	Irishtown described as being washed by the river by Bishop Rothe.
1647	St Francis' Abbey designated a house dedicated to the study of theology and philosophy.
1650	Civil Survey describes Evan's Turret as a 'little castle in the garden' (CS 6, 519).
1650	Cromwell uses a breach in the City Wall to attack the Abbey (Ledwich 1804, 475 and Egan 1884, 39).

<b>Date</b>	<b>Description</b>
1678	Community of 11 friars attended the Abbey.
1691	Gaol now is the County Gaol.
1698	The Abbey was assigned for the building of a military barracks and in 1700 'the waste of Francis's Abbey' was added to the former grant for building a barracks (Carrigan 1905, 109) (often referred to as 'Horse Barracks').
1706	A fee-farm grant was leased to Richard Cole by the Duke of Ormond.
1710	Richard Cole and John Smithwick started a brewery on the St Francis Abbey site.
1724	Alderman Evans leases the land around 'Evans tower' from the Corporation.
1766	Two friars, Fr. Philip Forristal the final friar died in 1829.
1790	County Courthouse, County Gaol and City Gaol located at the same site.
1849	The ruins of the Abbey were described by Reverend James Graves as 'the chancel and belfry tower, with a small fragment of the conventual buildings adjoining the south side of the latter' (Carrigan 1905).
1856	Slater's directory lists Edmund Smithwick at St Francis' Abbey Brewery.
1884	The east window is described by Bassett (1884) as nearly occupying the whole of the gable and consists of a cluster of seven lancet lights divided by slender mullions. The sacristy was restored as the oratory for Smithwicks Brewery.
c.1870	Repair work was carried out on the tower and chancel by the Board of Works.
1889	St Francis' Abbey becomes a national monument. Further repair works were carried out by the Board of Works.
1898	The private company of <i>E. Smithwick and Sons</i> was established.
1963	Excavations revealed a large transept and an aisle in the nave on the north side of the church in which some graves were found (Lanigan and Tyler 1987).
1965	Saint Francis Abbey Brewery was taken over by Arthur Guinness, Son & Company (Dublin) Ltd.
1970's	Sweetman reveals the cloister and burials to the south of the Abbey during monitoring works.
2013	Diageo owned St Francis' Abbey Brewery closes.

## SECTION III: UNDERSTANDING THE PLAN AREA

### The Archaeological Context



Map after Bradley (2000) *Medieval City Walls*

## SECTION III: The ARCHAEOLOGICAL CONTEXT

### 3.1 INTRODUCTION

This section examines the archaeological findings to date at the Masterplan site and discusses the below ground archaeology and potential of the area. Research and development led archaeological monitoring and excavation has been conducted within and in the immediate vicinity of St Francis' Abbey.

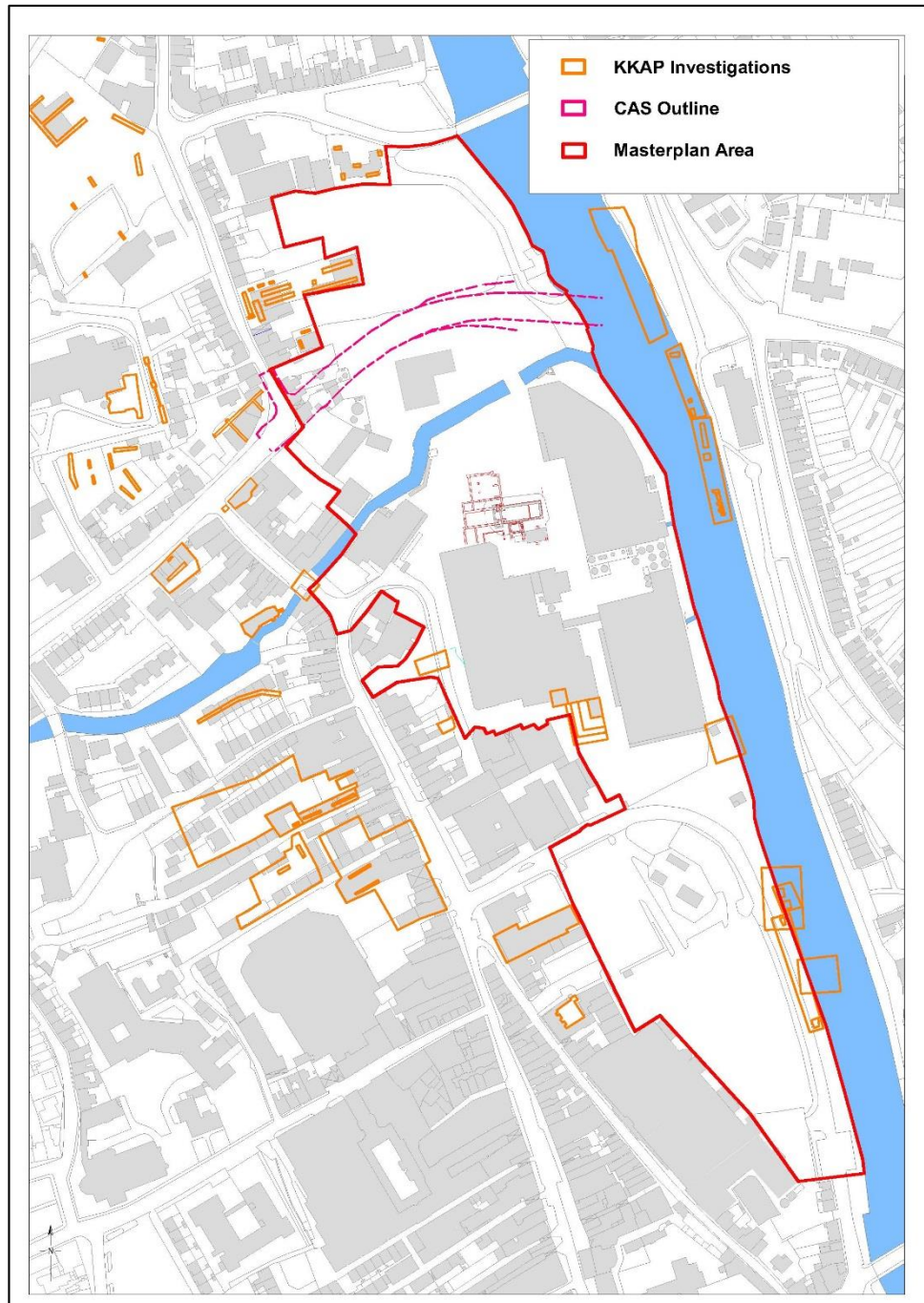


Fig 17. KKAP Overview – Map showing investigations as plotted from the Kilkenny Archaeology Project (noted investigations in brown date up to 2006).

### 3.1.1 Archaeological Investigations within the Masterplan Area

The development lands of St. Francis' Abbey Brewery located on the western bank of the River Nore cover a 7.5 hectare area. The site is located within the zone of archaeological potential for Kilkenny city (KK019-026). The area contains a number of extant archaeological remains as well as being host to many excavations, testing schemes and phases of monitoring since the early 1960s. Upstanding remains include an abbey consisting of an unroofed chancel and tower (KK019-026101), a river wall (which forms part of the town wall circuit), the remains of a bridge (KK019-026102), a 17<sup>th</sup> Century wall monument (KK019-026183), a font (KK019-026150), an inscribed slab (KK019-026151), and Evans turret and wall walk (with foundations dating to the 13<sup>th</sup> Century). To the north of the River Breagagh in the north-west corner of the site is the Bull Inn (KK019-026107) and the site of a 16th/17th century house (KK019-026122), whilst on the banks of the river Nore is the site of a watermill (KK019-026124), a site which has been investigated by Paul Stevens as part of the River Nore Flood Alleviation Scheme.

One large excavation took place in the immediate surroundings of the Abbey under the direction of Marcus Ó hEochaidhe, this was followed by the monitoring of the demolition of brewery buildings by David Sweetman. It had been previously assumed in excavation.ie reports that these archaeological works took place in 1966 and 1969, but a study of Sweetman's original site notes and cross referencing sources places them securely in 1963 and 1970 respectively.

#### *Ó hEochaidhe 1963 - Excavation*

Archaeological investigations began in 1963 with an excavation to the immediate north and west of the standing abbey ruins by Marcus Ó hEochaidhe. The results of this excavation were never fully published, however site plans in the records of the OPW, combined with record photography from the excavation, provide an insight into the below ground remains of the abbey. An estimate of the extent of the area opened for excavation would be 40m x 30m (Figure 18), with a depth varying between 0.4m and 1m from the then existing ground level (this was gathered from the photographic archive of the excavation).

Archaeological works exposed the foundations of the north aisle of the religious complex dating to the 14th Century, along with those of a substantial transept to its north dating to the 15th/16th Century (Figure 18). Photographic records of the exposure of at least one medieval burial near the transept, along with the discovery in the north transept of the Delahunty grave slab (with Gothic inscription and dated 1624, Plates 26 and 27), indicate the potential for more human remains in the immediate surroundings.

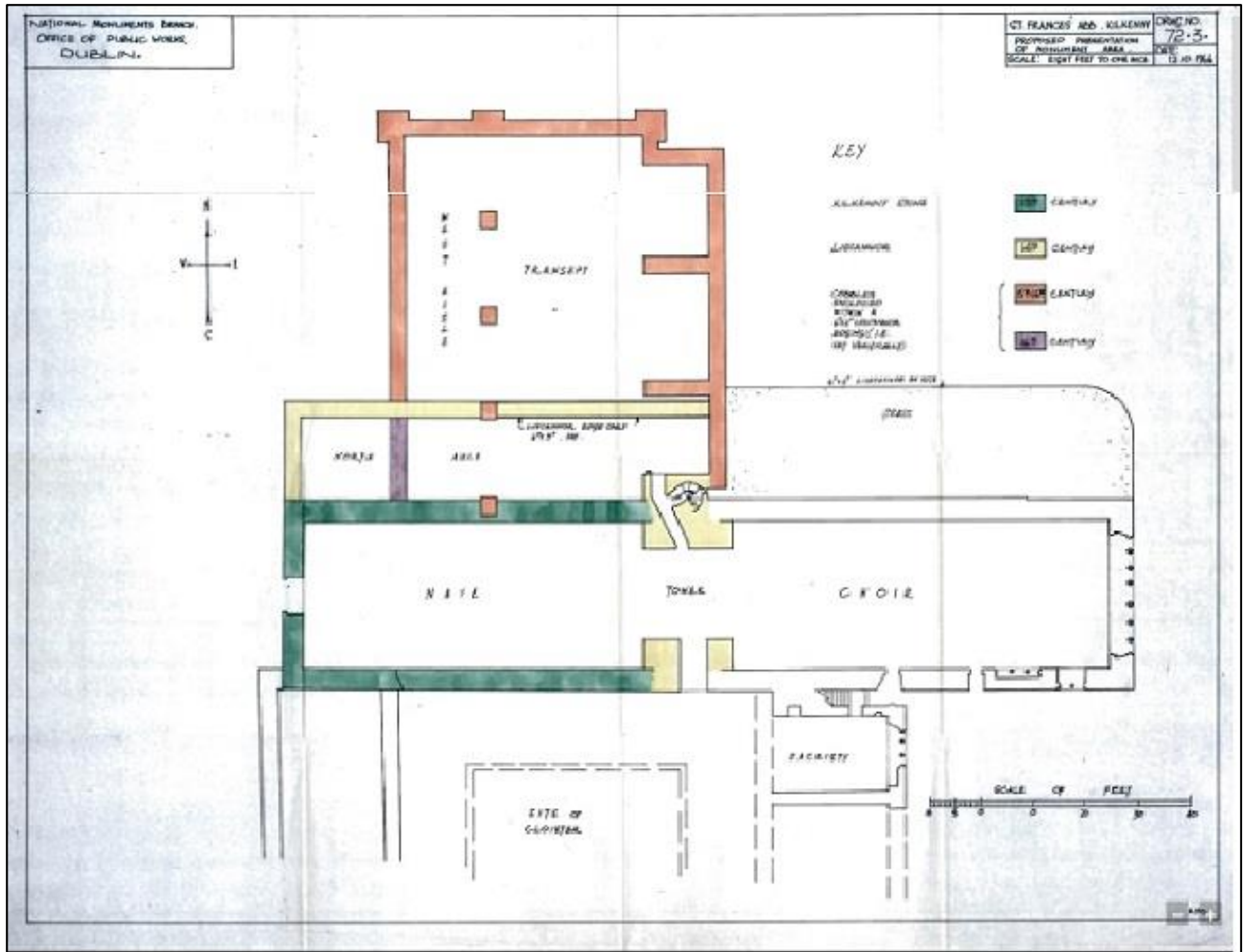


Figure 18. Plan of St. Francis' Abbey OPW 1966.



Plates 26 and 27 Photo of Delahunty grave slab as recorded by in situ by Ó hEochaidhe in the 1963 Excavation (on the left) and as existing (on the right).

The potential for human remains was verified by Sweetman in the proceeding monitoring briefs of the 1970s. Interestingly, Con Manning, in an article on the Delahunty grave slab in the *Old Kilkenny Review* (2007), notes that; "burial at the site continued as late as 1687, as shown by a recorded inscription, but may have ceased after 1698, when the site was given over for use as military barracks"<sup>1</sup>.

#### *Sweetman 1970 - Monitoring*

The next series of archaeological investigations in the vicinity of the abbey began in September 1970 and continued intermittently for the next decade. In this case all archaeological monitoring of demolition works and service development was carried out by David Sweetman. The findings were unpublished, however, monitoring notes and a number of sketches were on record at the DAHG. These investigations uncovered the walls of the west range (a large area to the immediate south of the nave), a cloister walk wall, the western wall of the sacristy and a substantial amount of human remains. Initial investigations to the immediate west of the standing tower of St. Francis' Abbey located the east end of the south wall of the nave (the wall as it ran westwards had been completely destroyed by the insertion of a modern sewer system). Another trench was dug to expose the south west corner of the nave and in turn verified the full length of the south wall. Both of these trenches exposed a number of burials, dated to "no later than the 18<sup>th</sup> Century"<sup>2</sup>. A mechanical digger was then used to remove rubble from the demolished brewery and expose large areas of the west range and in turn the remains of 15<sup>th</sup> century walls. Due to the concentration of haphazard fill of a 17<sup>th</sup> and 19<sup>th</sup> century date in this area, Sweetman suggests that this part of the west range was in fact a cellar, which was filled up with rubble, prior to been covered with reinforced concrete for the construction of the brewery.

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<sup>1</sup> Con Manning 2007 The Delahunty Grave Slab in St Francis' Abbey, in OKR No. 59 pgs 48-51

<sup>2</sup> David Sweetman's monitoring notes 1969-71, unpublished.

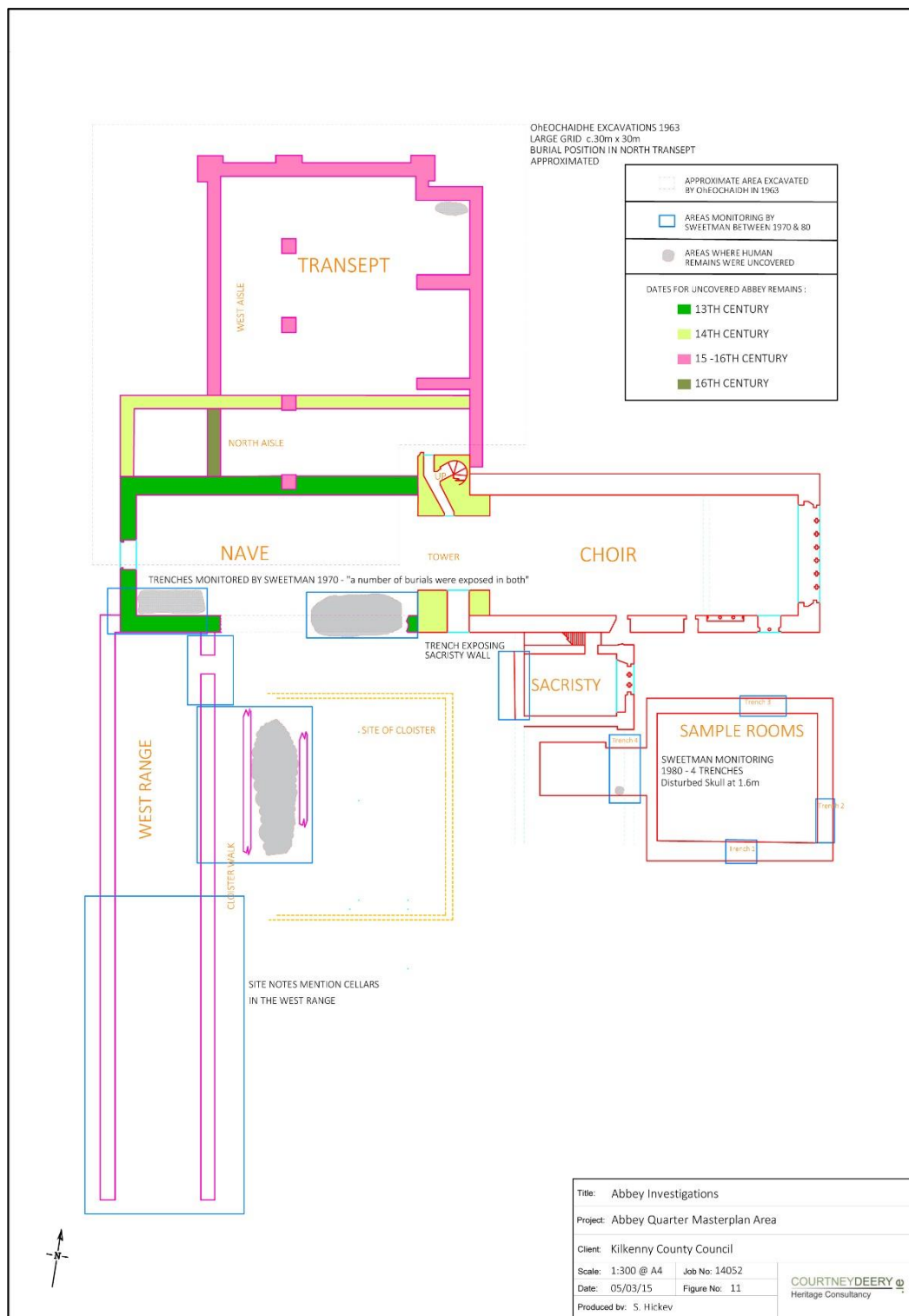


Figure 19. Plan of St. Francis' Abbey, below ground remains and areas of investigation.

In early October 1970, another cutting was made in the west range in an attempt to locate the cloister. Following the removal of a large amount of reinforced concrete, the cloister walk was discovered, however the flagstones of the walk had been removed except for a few which had been used for secondary burials. The cloister walk (measuring 1.8m wide) proved to be full of burials, many piled on top of one another, and not orientated in the traditional Christian east-west fashion. This indicates a hasty interment and suggests they were possibly victims of disease.



Pottery sherds from the site were overwhelmingly 17<sup>th</sup> century and of English origin, they also included one German wine container (a Belermine Jug). A few sherds of 13<sup>th</sup> century English ware and sherds of 13<sup>th</sup> century French wine jugs were also uncovered (these were mingled with the 17<sup>th</sup> century wares and 20<sup>th</sup> century debris).

Excavation continued in December 1970 following the breaking up of concrete by the demolition crew in the northwest section of the cloister area. 19<sup>th</sup> century disturbance had removed the expected northwest corner of the cloister, although further areas of the west wall were uncovered and planned.

Additional archaeology works took place over the next few years, following the uncovering of features during site development or service works. In February 1971 a small area of the friary was investigated, locating the extreme north end of the east wall of the west range. March 1973 also saw a site visit by Sweetman to ascertain if an exposed wall was part of the original friary. A one day investigation took place recording what proved to be the west wall of the sacristy.

The opening of four trial trenches (trenches 1 to 4 in Fig.19) was supervised by David Sweetman in January 1980 prior to the laying of foundations for a new building immediately to the south of the existing choir. This building still stands and is referred to as the "Sample Rooms" on site (Fig.19 above). The first three test trenches were dug to a depth of 1m (which was below the formation level of the proposed building) and exposed rough cobbling over a fill of brick, stone, ashes and charcoal. The fourth trench revealed the east face of a substantial wall running south from the south eastern corner of the sacristy. Sweetman notes that this wall (south of the sacristy marked on Fig.19) is the remains of the outer facade of the eastern wall of the chapter room marked on plans drawn during the excavation by Ó hEochaidhe in 1963. Plans of this area from 1963 are not available for viewing but their mention does indicate that Ó hEochaidhe carried out investigations south of the choir. Testing exposed 4.5m of this wall face and it was taken down to a depth of 1.6m. The wall stands at 0.8m above its footing (which consist of 0.8m of foundations). The western wall of the chapter room was not located. A human skull (belonging to a burial noted as being in a "disturbed position") was exposed at the bottom of the trench and reburied in situ. It was noted that south of this trial trench there is a modern building (erected in 1976), the construction footprint of which exposed a large amount of modern rubble and disturbance. Following testing it was concluded that the construction of the proposed building (the 'sample rooms') would not disturb any features of archaeological interest.



*Archaeological Site Assessment and Testing within the Masterplan Area*

Between the mid-1990s and 2007, a number of archaeological assessments were carried out, throughout the brewery complex (Figure 20). The assessments and resulting investigations related to a number of localised development and up grading schemes on the brewery site itself as well as large riverside infrastructural projects. Works requiring archaeological monitoring and investigation included the multiphase development of a number of fermentor blocks, drainage remediation works, the construction of a wastewater treatment plant, and a flood alleviation scheme related to the River Nore.

*Monitoring works on KKCC Drainage (to the southwest of St. Francis' Abbey) 1996/7*

Two archaeological investigations took place in 1996 and 1997 to the immediate west of the Masterplan area relating to the construction of a new main drainage system in Kilkenny. These works involved archaeological monitoring of open cut-trenches, ground stabilisation in advance of thrust-boring, and the thrust-boring operation itself. Monitoring was carried out under licence by Martin Reid and Patrick Neary (License Refs. 96E0047 and 97E0481 respectively). The former monitoring brief noted the foundations of a medieval rectangular stone building, which was cut by an eighteenth-century mill-race, which was itself demolished and built on by a later mill-race enclosed in a tunnel. This culverted mill-race is believed to be that which runs from the Breagh River, south-eastward under Parliament Street, through the theatre carpark, onto the Brewery (where it was uncovered during monitoring, under licence 04E0694), and into the Breagh. The interpretation of this material is that the mill-race was used as a rubbish dump by the locals before it was culverted in the post-medieval period.

A battered wall foundation on the south side of Mill Lane, at No 20 Vicar Street was revealed. This extended in an easterly direction towards the River Nore, on which a mill was located, the remains of which are still upstanding. The battered foundation extended beyond the limit of excavation, which was 2m deep beneath present ground surface. The existing upstanding wall is built on top of the earlier foundations at a depth of approx. 0.6m below present ground surface.

At the junction of Irishtown and St Canice's Place at a depth of 1.4m below the road surface, Patrick Neary noted in his brief (License Ref. 97E0481), that a considerable quantity of pottery, bone, horn, leather and glass was recovered, some of which no doubt came from the medieval period, but also included a large amount of post-medieval material.

*Fermentor Block (Phase V to VIII)*

A series of monitoring works and test excavations were undertaken in relation to the phased development and extension of an existing fermentor block between 1995 and 1999. These investigative works took place over 4 construction phases (Phase's V-VIII) under archaeological licenses 95E0242, 97E0099, 98E0069, and 99E0148. All phases of the development were in close proximity to each other. Initial excavation (Phase V) revealed an organic silt deposit (with a depth of 1.32m), thought to be of possible medieval date, sealed below a made ground fill of construction rubble (seen to a depth of 1.25m below ground level).

Prior to the construction of a new fermentor block at the brewery in 1997 (part of Phase VI), Ed O'Donovan carried out an archaeological assessment License Ref. 97E0099. A small test trench measuring 2m x 1.3m was opened, and revealed yellow boulder clay sealed by a layer of sterile black silty clay at a depth of 2.5m to 1.25m below a layer of demolition rubble. It was hoped that some trace of the mill race identified on Rocque's Map of 1758 would be uncovered during this investigation, however, nothing was uncovered, and it is believed it was positioned further south.

Investigation of Phase VII of the fermentor development took place under license 98E0069, this consisted of two trenches, one aligned east-west along the line of 3 no. pile caps and the other aligned north-south along the long axis of the proposed block on its western side, test trenches revealed masonry wall foundations. These two structures were considered to be of post-medieval date on the basis of their size, nature and stratigraphic relationship with the deposits recorded in their vicinity, and indicated further structural remains at the southern end of the brewery compound.

Phase VIII was carried out under License Ref 99E0148, and took part in two stages. The first stage involved a trench which was 11.5m long, 1m wide and excavated to a depth of between 1m and 2.7m. A thin layer of gravel was identified over boulder clay. This was overlain by a soft, silty, organic material that consistently produced occasional post-medieval pottery. It directly underlies a mortar layer representing barracks activity. Two parallel limestone walls orientated northeast/southwest were uncovered. The walls were post medieval and made from rubble limestone bonded with a white lime based mortar. These walls were left *in situ*. The second stage saw the opening of a north-south aligned trench, 20m long, 1.30m wide and excavated to a depth of between 1m-3.10m, and confirmed these findings.

Improvements to flood defences, drainage system and waste water treatment facilities between 1999 and 2007 resulted in a series of monitoring briefs and test trenching being carried out under licence (License Ref. 99E0385, 99E0385ext, 00E0406, 00E033, 00E0405, 01E0608, 01E0821, 04E0694, 04E0694ext, and 07E1061) within the masterplan area of the St. Francis' Abbey Brewery site.

#### *Monitoring for the River Nore Flood Alleviation Scheme – River Breagagh:*

In 1999 the decision to commence with the Nore Flood Alleviation Scheme necessitated the riverbed level to be reduced by bulk excavation. This excavation was essential to remove any stabilised PCB contaminated material due to a spillage from a refrigerated unit over twenty years earlier. These works, commenced under License Ref. 99E0385 by Margaret Gowen & Co. Ltd. included the initial excavation of 6 test pits in the riverbed, a survey of the medieval wall, and the monitoring of geotechnical bore holes. These pits were excavated in pumped, sand-bagged locations roughly 1.5 x 1.5m. Of the six, four were opened along the medieval wall and two were opened on the northern side adjacent to a modern concrete wall. Only test pit, number four yielded anything of archaeological significance; two sherds of medieval pottery. Excavation on the southern side, against the medieval wall, revealed that the gravel extended down for at least 0.8m and that it possessed modern debris to that depth. No medieval material was noted in any of the material excavated along the southern side, although large quantities of modern bottles,

some delph, plastics and some metal objects were removed for identification. No archaeological features or artefacts were uncovered during the bore hole sampling.

Archaeological assessment and monitoring of dredging in the River Breaghagh included the detailed survey of the former northern boundary wall of the friary complex and what is regarded as the City Wall in this location. The survey established that the foundations and lowermost 1.50m or more of the wall was composed of original medieval masonry. It also established that the wall had very shallow foundations and that it incorporated a footing of some 1-3 courses in depth.



*Plate 28 Collection of clay pipes uncovered during the River Nore Flood Alleviation Scheme (courtesy of Margaret Gowen & Co. Ltd.)*

An extensive programme of archaeological testing, monitoring and excavation was undertaken by Margaret Gowen & Co. Ltd as part of the River Nore Flood Alleviation Scheme between 2001 (License No. 00E0406 and 00E033 and 00E0405, 01E0608, 01E0821) and 2005. The drainage scheme covered approximately five kilometres of rivers running through the medieval city, and the subsequent twenty excavations, and vast amount of varied stray finds give a unique insight into the city's prehistory and history. As part of this programme archaeological excavations were carried out at Green's Bridge, Mill Island and Green's Bridge Weir. Between 2001 and 2002 Mill Island and Green's Bridge Weir were excavated in advance of removal of the island and remodelling of the weir. This site formed part of a large milling complex that spanned both sides of the River Nore (Figure 21).

Six areas were opened over two seasons of excavation. Seven phases of construction of the mill buildings on Mill Island were identified, from the use and modification for the processing of corn, to dereliction, and destruction. These areas were excavated to sterile river gravels. North of the plan area the late 17<sup>th</sup> to early 18<sup>th</sup> century abutment of Green's Bridge was excavated in 2003, informing a current understanding about historic bridge construction. The original Green's Bridge was north of the modern bridge, in line with Green Street.

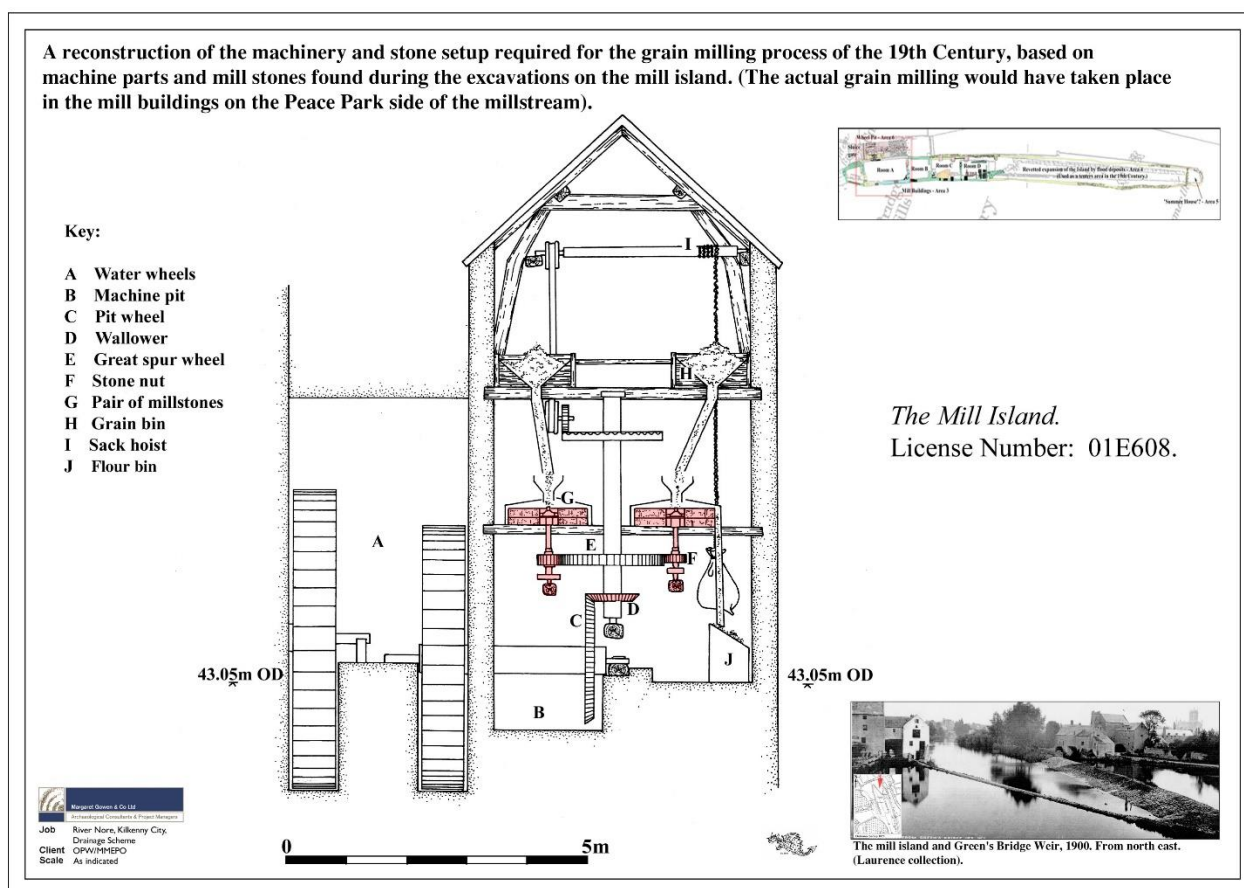


Figure 21 Reconstruction of Mill based on archaeological remains on the mill island (courtesy of Margaret Gowen & Co. Ltd.).

Seven excavations took place either within or in the immediate proximity of the masterplan area as part of mitigation for the River Nore Drainage Scheme. Combining both above ground and underwater excavation a series of investigations into 18<sup>th</sup>/19<sup>th</sup> Century pleasure houses, an early modern gazebo, revetment walls, and a stone jetty, were carried out. Five buildings situated along the river's edge at Bateman Quay (all annotated as 'Pleasure Ho[use]' on the First Edition Ordnance Survey map) were excavated (under License Refs. 01E0554 and 01E0555).

Excavation work was undertaken in June 2002 on a riverside stone jetty by Paul Stevens (License Ref. 01E0554), accompanied by underwater monitoring and excavation by Dr Niall Brady of ADCO Ltd (License Ref. 01E0036). Two phases of domestic mooring usage were revealed dating from the mid-17<sup>th</sup>/early 18<sup>th</sup> century and the later 18<sup>th</sup>/early 19<sup>th</sup> century respectively. The rebuilding relates to a rise in water levels associated with the building of weirs both up and downstream. The structure was built of reused vernacular architectural stone fragments, dating from the medieval, Tudor and post-medieval periods, and had been heavily truncated by a number of modern drainage and landscaping features.

This was followed by excavation of the five "Pleasure House" buildings dating to the end of the 18<sup>th</sup> and the beginning of the 19<sup>th</sup> century. Full measured survey and rectified drawings of the upstanding house remains and that of a circular revetment wall were carried out (Figure 22 below). A high concentration of post medieval glass

bottles, clay pipe, weapons, and pottery were retrieved during the monitoring of this scheme.

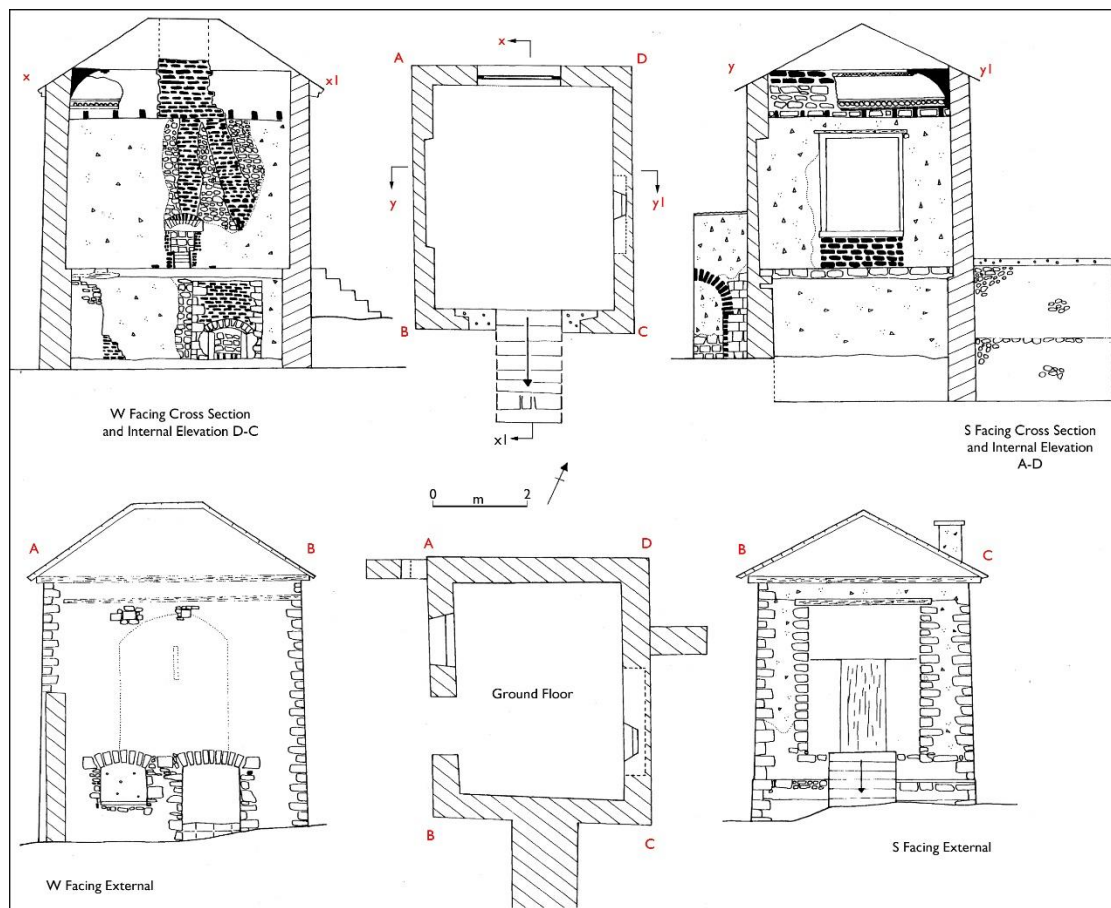


Figure 22 Plan, section, and elevations of Pleasure House (courtesy of Margaret Gowen & Co. Ltd.) excavated under License 01E0555.

#### Monitoring of On-Site Drainage Remediation Works:

Between 2004 and 2006 a series of drainage remediation works within Smithwick's Brewery required licensed monitoring. Commencing in 2004 in the southern portion of the brewery, works were carried out by archaeologist Kevin Lohan (of Margaret Gowen & Co. Ltd under license Ref. 04E0694). Pre-disturbance and the pre-emptive redesign of a number of proposed trenches meant that the only archaeology encountered in five separate area's (A to E below) was a culverted medieval millstream (which had previously been uncovered in 1996/7 further to the west in the monitoring of the carpark of the Watergate Theatre under Licence Refs. 96E0047 and 97E0481). In 2006 the licence was extended to cover works in the northern portion of the brewery, carried out by Brenda O'Meara under license 04E0694ext (Phase's 1 to 3 below).

Area A & B - Following consultation between the directing archaeologist, the NMS, and the client, it was decided that a redesign of the proposed trenching scheme was necessary, this was due to their close proximity of the standing remains of St. Francis' Abbey and potential burial grounds. Re-lining of existing service trenches eliminated any requirement to excavate, and in turn any impact on potential archaeological remains.

Area C – An 8m north-south test trench (depth 2m) in Area C crossed the line of a probable medieval millstream adapted in the 19<sup>th</sup> Century into a culvert. The eastern façade of the trench revealed the slightly disturbed west face of an arched culvert was exposed. The limestone masonry of the arch spanned an area measuring 2.4m wide. The apex of the arch was exposed 0.8m below the ground. The eastern extent of this masonry culvert was not revealed. The remainder of the millstream, east to the river was culverted in the late 20<sup>th</sup> century.

Area D - Required the installation of an access chamber in an area that was already disturbed by an earlier chamber. There was no further excavation into undisturbed ground and there was no archaeological implications for this work.

Area E – This involved monitoring of a 55m east-west trench, in the keggling area, running adjacent to and just south of the River Breaghagh. Layers of made ground, dark silts and natural river gravel all noted but nothing of an archaeological significance.

In 2006 a second phase of drainage remediation works was carried out which required archaeological monitoring at the site. The license (Ref No. 04E0694ext) was extended to cover these works. They were carried out by Breda O'Meara and focused in the northern portion of the brewery on the northern side of the River Breaghagh. The works were carried out in 3 phases. Phases 1 and 2 were composed of linear east-west trenches adjacent to the River Breaghagh and were excavated to a depth of 2m. These service trenches revealed a sterile black riverine silt clay at between 1.2m and 2m below the present ground level. This material was sealed by a thick deposit of mixed building rubble and gravelly sand interpreted as late nineteenth /early twentieth-century reclamation and levelling. Two layers of concrete yard surface separated by gravel filling were recorded in the uppermost section of the trenches. Phase 3 saw deep excavations required to accommodate the insertion of petrol interceptor tanks. Between 2.7m and 3.5m of material was removed exposing a deposit of black riverine silt clay, c. 0.65m thick, over river gravel. No archaeological material was recovered from these riverbed and accumulated river bank deposits. These deposits were sealed by late 19<sup>th</sup>/early 20<sup>th</sup>-century rubble and gravel reclamation and levelling deposits and by concrete yard surfaces.

*Monitoring of the Development of a Waste Water Treatment Facility:*

In 2008 the development of a wastewater treatment plant, an associated service road, and general landscaping within the north-eastern corner of the masterplan area necessitated archaeological investigation. Under License Ref. 07E1061 Nikolah Gilligan of Margaret Gowen & Co Ltd monitored a total six test trenches. Four east-west and two north-south-orientated trenches were machine excavated across the footprint of the proposed site in an area known as the orchard. Remnants of two north-south-orientated stone walls were noted during testing. The walls appeared to have been fairly disturbed by post-medieval and modern activity on the site, which took place in the form of millrace reclamation and drainage works. The first wall was noted in Trench 1, at a depth of 0.6m below the present ground surface (c. 43.1m OD). It is situated in the same location as the original eastern boundary wall visible on Rocque's 1758 map and was probably a renovated version of the original boundary wall. The second feature was located in Trench 4, at a depth of 1.7m below the present ground level (c. 42.55m OD). This was probably the remains of a north-



south dividing wall which was constructed within an east–west-orientated burgage plot. The plot probably belonged to a house fronting onto Vicar Street, depicted on Rocque’s Map of 1758.

*Testing for the Proposed Kilkenny Central Access Scheme 2010-12:*

The requirement for archaeological test trenching was one of several mitigation measures contained in An Bord Pleanála’s decision regarding the granting of permissions for the construction of the Kilkenny Central Access Scheme (KCAS). Both underwater and above ground testing was required. An underwater investigation to sections of the riverbed that will be impacted on by the insertion of a proposed bridge crossing associated KCAS was carried out by ADCO in 2010, under License Ref.10E323. No archaeological features were recorded.

As part of works associated with the KCAS archaeological test trenching took place in July 2012, and was carried out by Colm Flynn for Valerie J Keeley Ltd. Previously unknown archaeology was identified in four of the six test trenches excavated to the north of the River Breaghagh. The nature of the archaeology present and the artefactual evidence indicates that it relates to 18<sup>th</sup>-19<sup>th</sup> century buildings and associated yards. It is possible that the archaeology that was identified relates to buildings depicted on Rocque’s map, dating to the 1758. The buildings on Rocque’s map are shown along one side of a roadway named Mill Lane. It has been suggested that Mill Lane is the cobbled area identified in Test Trench IV. Buildings are not shown in the location of the archaeology in the 1st ed. OS 6-inch map of the area, which dates to the 1839. Buildings are also depicted in this area on 3rd ed OS maps of the area, which dates to the 1910’s. It is unlikely these buildings are the same as those shown on the earlier Rocque’s map. Test Trench VI excavated along the western shore of the River Nore identified riverine silt deposits, and modern quarried stone, and no evidence of archaeology.

*Monitoring of a trench for an underground ESB cable 2010-12:*

The monitoring was carried out by Gill McLoughlin of Courtney Deery Heritage Consultancy Ltd. on behalf of Diageo Limited (License Ref:14E0250), in July and August 2014. The trench for the ESB cable snaked its way for 160m at the southern end of the Masterplan. A series of 19<sup>th</sup> and 20<sup>th</sup> century walls, box drains, and culverts were uncovered. A number of which tie in with Rocque’s map of 1758 and the 1<sup>st</sup> ed. OS 6-inch map of 1839.

In general the stratigraphy of the trenches was as follows:

Depth	Context no.	Description
0-0.28m	C1	Concrete.
0.28-0.45m	C2	Loose deposit of stones and coarse sand, rounded and angular cobbles average diameter 0.08m.
0.45-1m	C3	Mixed deposit of light-mid orange-brown sandy clay with inclusions of red brick, slate and mortar. There were many variations in the deposits at this level along the length of the trench, however they all contained some modern inclusions, indicating disturbance.

The route of the ESB trench was extensively disturbed and with the exception of one sherd of medieval pottery from a disturbed context, all the finds were of 19<sup>th</sup> –20<sup>th</sup>

century date. Remnants of a number of walls were identified, many of which appear to correspond with walls depicted on the early OS mapping of the area. Most of the walls were similar in size and construction, and date to the 19<sup>th</sup> century, with possibly one or two walls dating to the 18<sup>th</sup> century. A culvert identified at the north end of section 1 of the trench may relate a structure depicted possibly on Rocque (1758) and on the 1st ed. OS 6-inch map. This culvert may represent the line of an earlier mill stream which issued to the River Nore (Plate 29). The culvert was oriented west-northwest – east-southeast and was constructed of large limestone blocks measuring up to 0.4m x 0.5m. It was present at 0.45m deep, was 1m wide and was cemented in on both sides.



Plate 29 Monitoring ESB trench, culvert section 1

The results of the archaeological monitoring of the ESB trench correspond well with previous monitoring of a service trench in the immediate vicinity in early 2014 (Flynn, between February-May 2014 in relation to the Smithwicks Visitor Attraction Project) which identified two stone walls thought to be part of an 18<sup>th</sup> -19<sup>th</sup> building, roughly corresponding with the location of the culvert and a post 19<sup>th</sup> century stone wall corresponding with the wall and associated flagstones in the south end of the trench.

Monitoring of an outfall upgrade by a licensed archaeologist took place to the rear of the courthouse within the brewery yard in 2014. This excavation examined an area 7m x 4m and over 3m deep. The area had been previously extensively disturbed due to two existing manholes and no archaeological features or finds were revealed. A possible riverine deposit (a dark grey brown silt) was detected below c. 1.5m.

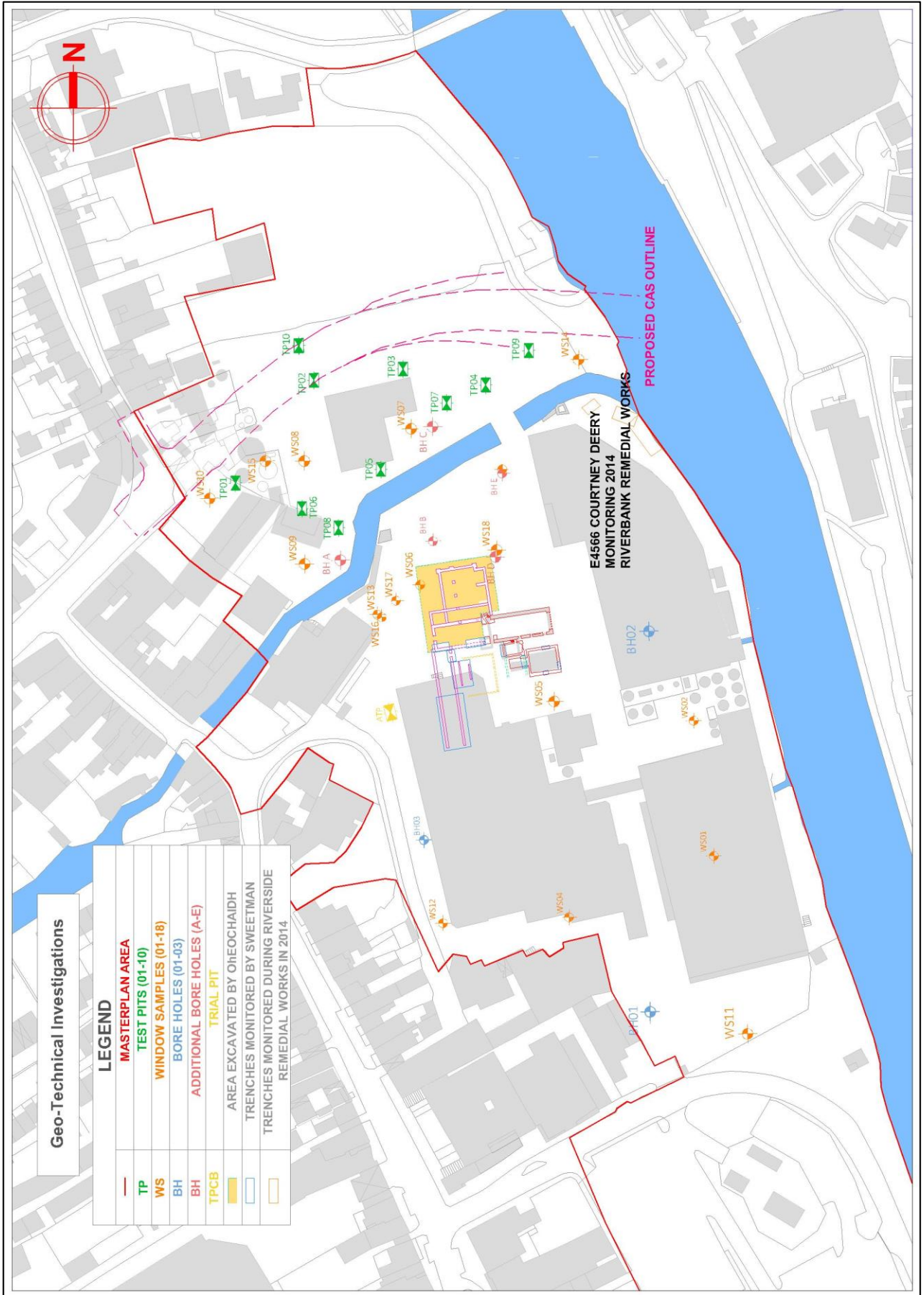


Fig 23. Geotechnical Investigations monitored by Courtney Deery Heritage Consultancy in 2013/14.

Monitoring of geotechnical site investigations comprising boreholes, test pits, window samples and river-bank grab samples was carried out in 2013 and 2014 by Courtney Deery Heritage Consultancy (Figure 23). Three boreholes, 11 test pits and 18 window samples were monitored. River gravel depths and soil stratigraphys were established throughout the centre of the masterplan area. These investigations are detailed in Appendix D. No features of archaeological significance have been identified as a result of these investigations.

Archaeological monitoring, under Ministerial Consent took place in 2014 on the south bank of the River Breaghagh adjacent to the confluence of the River Nore. The works involved the removal of contaminated soil from the riverbank. During these works all excavated spoil was spread for inspection and metal detected for the purpose of finds retrieval. In order to facilitate the excavation, a sheet pile screen and two sheet piled coffer dams were installed to prevent collapse into the river and to protect the works from inundation by the river. Within the sheet piled screen, the area was excavated to a depth of 0.5m and within that area, the two coffer dams were excavated to a depth of 4m. The sheet piles were located c.9m from the nearest point of Evan's Tower.



Plate 30 Metal Detection of Spoil

The riverbank soil proved to be very disturbed with the upper c.1.3m comprising a mix of organic river silts, rubbish and stones. Included in this material were some dumped structural stones, roughly squared limestone similar to those used in the tower. In total nine stones were retrieved and have been stored adjacent to the tower. They ranged in size from 0.27m x 0.15m x 0.16m to 0.57m x 0.35m x 0.26m. Below 1.3m the material comprised loose grey river gravels, which for the most part appeared to be undisturbed and at c. 3m the river gravels changed to a yellow grey colour.

Excavation revealed the continuation of a stone wall which adjoined the northeast corner of the tower and was partly visible prior to excavation. This wall was constructed of similar stone to that used in the tower and appears to represent a riverbank revetment. It is unclear whether this feature is contemporary with the

tower or not. Average dimensions of the stones were 0.45m x 0.2m and five rough courses were uncovered, with the wall extending below the depth of the excavation. The wall was exposed for a length of 1.6m, depth of 1.1m and was oriented northwest-southeast. It continued beyond the excavation area to the southeast and remains in situ. The thickness of the wall was not established as it extended outside of the scope of the remediation works. It was not possible to draw the section of exposed wall due to rapidly rising water levels from the river within the trench. After cleaning and photographing, the wall was covered in a layer of terram and the excavation area was backfilled with clean stone. The layer of terram will protect the wall for any future investigations. No artefacts of an archaeological interest were recovered from this area.



*Plate 31 Revetment wall at Evan's Tower*

### *3.1.2 Areas investigated outside the Masterplan Area*

Naturally an examination of archaeological investigations that took place in close proximity to the masterplan area may also shed light on potential finds and remains

within the site. In this case, four sites are mentioned below, three of which abutt the plan area, and conform with general findings from numerous investigations across the Masterplan site.

The common thread often being that, where ground breaking works uncovered archaeology, it often fell into a stratigraphy of made ground, sitting over post medieval foundations, sitting over organic, silty medieval deposits, which, along with evidence of a history of flooding, occasionally featured the burial of human remains. Two sites at the rear of 15-16 and 19 Vicar Street, tested in 2000 and 2003, indicate dark silty layers of medieval date sitting below post medieval walling relating to outhouses. Likewise, the full excavation in 2008 at the courthouse facing onto Parliament Street adjacent to the Grace's Castle site uncovered post medieval structural development, a prison burial plot, evidence of land drainage, burgage plots and a large amount of domestic medieval evidence (with artefacts of ceramic, wood, bone, and iron). Knowledge of these sites indicates the potential of archaeology in the Masterplan area.

#### *No. 1 Irishtown 02E1592*

This excavation took place to the north of the River Breaghagh, near Irishtown Gate, approximately 120m west of St Francis' Abbey and 300m west of the Breaghagh and Nore confluence. Prior to the excavation of the area (60m southwest x 20m southeast/northwest) testing had revealed a substantial linear timber structure (Licence Ref. 00E406). The excavation allowed an examination of the archaeological deposits to the north of the river within the area of the medieval borough of Irishtown and provided a valuable insight to the development of the area. A significant medieval settlement was revealed with similar structures and revetments found in Dublin, Drogheda and Cork. Five phases of archaeological activity was excavated, the earliest of which dated to the later 12<sup>th</sup> century right through to the post-medieval period<sup>3</sup>.

Amongst these findings were the discovery of portion of a post and wattle building which is likely to date to the late twelfth century. This is the first structure of this type to be revealed in Kilkenny the evidence of these excavations it is possible that reclamation may have commenced during the late 12<sup>th</sup> century.

One of the interesting findings was that the modern day plot boundaries did not evolve until the late 13<sup>th</sup> or early 14<sup>th</sup> centuries. This may indicate a certain fluidity in the evolution of this part of the settlement during the previous centuries. Also a poorly preserved baseplate revetment was the first example of this type to be revealed in Kilkenny, although it is likely that examples of this type of riverside carpentry survive elsewhere in Kilkenny<sup>4</sup>.

Features and structures revealed included riverside fences and revetments, property plots, structures, a cess pit and masonry walls. Finds included animal bone, leather, copper alloy objects and pottery.

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<sup>3</sup> I Doyle (2003) 'Medieval Settlement' in *the River Nore Flood Alleviation Scheme* unpublished report Margaret Gowen & Co Ltd

<sup>4</sup> C. Ó Drisceoil (2003) 'Kilkenny reclaimed: the archaeological evidence for medieval reclamation in Kilkenny City', in *Old Kilkenny Review* 55, 58-69

The remains of a stone weir consisting of limestone blocks bonded with mortar, shown the mid-19<sup>th</sup> century OS maps was also revealed. This arrangement allowed the water of the Breagagh to be largely diverted into a mill race which led off to the southeast, this feature would have extended into the Masterplan area, south of St Francis' Abbey.

*Testing exposing medieval deposits at rear of 19 Vicar Street - 2000*

The development of a private dwelling at the rear of 19 Vicar Street, which abutts the masterplan area was, in accordance with planning, subject to an archaeological assessment and testing plan. This took place in April of 2000 under licence ref. 00E0170 by Mary Henry Archaeological Services Ltd. Three test trenches were dug to a depth of 1.7m below ground level (OD 44.76m) and uncovered the remains of relatively modern walls, probably associated with outhouses that stood on the site. It was under these walls that a series of deposits of archaeological interest were revealed; dark grey sand and silt layers at a depth of 1.1m, and at a depth of 1.5m a very dark, organic, grey to black silty sand with a sherd of medieval pottery, possibly local-ware (which may have been a stray find). It was concluded that the deposits on site indicated medieval activity.

*Excavation of the late medieval foundations of the 'Vicar's Choral' at 15-16 Vicar Street - 2003/5*

In advance of the construction of a four-storey hotel at 15-16 Vicar Street in 2003 a series of test trenches were excavated by John Tierney of Eachtra Archaeological Projects (License Ref 03E0707). Like the site at 19 Vicar Street, this site also abutts the masterplan area and along with medieval deposits also uncovered the remains of an early post-medieval structure at the site's Vicar Street frontage. The foundations of the preceding buildings on 15 and 16 Vicar's Street were encountered at a depth of 0.5m (Trench 1) and 1m (Trench 2) below the sites ground surface. Both walls were 1.1m thick, and the location of the foundation walls and their dimensions tallied with a number of references to the house of the Vicar's Choral, a later medieval structure. Potential archaeological sediments were identified and further testing followed the demolition of modern structures at the site and the removal of modern overburden. This was carried by Catherine McLoughlin of Stafford McLoughlin Archaeology (License Ref. 03E1901), confirming the presence of the remains of a substantial masonry structure at the site's street frontage and uncovered medieval and post-medieval archaeological deposits and features to the rear of this structure. These deposits in turn were excavated in the summer of 2004 under an extension to license (License Ref. 03E1901).

Excavation of the deposits uncovered to the rear of the street-fronting structure was undertaken by the writer under an extension to license 03E1901 in the summer of 2004. The excavation also revealed the floor plan of the street-fronting property.

The structure uncovered was a substantial two-celled rectangular building that appeared to be the remains of the 'Vicar's Choral', a late medieval building demolished in the modern period. The structure was constructed of mortar-bonded stone (mostly limestone) and was floored with a variety of ceramic tiles, bricks and stone flags and extended across the entirety of the street frontage of 15-16 Vicar

Street. A smaller, single-roomed structure uncovered to the rear of the building appeared to be a later extension. Although the floor plan of the structure was largely uncovered, the building was not entirely excavated but was preserved in situ beneath the newly built hotel.

To the rear of the stone structure, modern buildings, foundations and a cellar had removed any archaeological stratigraphy that may have been at the same level as the structure. However, excavation in the area of the new hotel's basement revealed a series of medieval pits and stake-holes overlain by layers of possible flood deposits. A substantial stone-built wall with an L-shaped return was also uncovered in this area. Although the function of this structure was unclear, it did appear to be of at least early post-medieval date. To the rear of the hotel's basement, in the area of a new carpark, layers of medieval and post-medieval silty deposits were preserved beneath the new development.

Further monitoring at the site of this development in 2005 did not uncover any further archaeological remains.

#### *Courthouse Excavation – 2007/8*

A testing programme was carried out by Maedbh Saunderson on behalf of Arch-tech Ltd in 2007 (Licence Ref.07E0549), following a proposed development to partly demolish existing buildings in the eastern part of the Kilkenny Courthouse complex, and construct a four-storey office block, linking atrium, and associated services and elements on the cleared site. The Courthouse itself is a Protected Structure and is immediately adjacent to the site of Grace's Castle and within the site of the later County Gaol. The site is located between Parliament Street and the River Nore, an area which from c. 1207 formed part of the medieval Irishtown south of the Breaghagh River, and north of the earlier Hightown. The land to either side of Parliament Street was divided into long narrow burgage plots which would have contained a house and shop on the street frontage, with outhouses, sheds, yards, gardens and orchards to the rear. The Urban Archaeological Survey (Farrelly et al. 1993) identifies a castle built immediately to the west of the proposed development by William LeGros in the 13th century. In 1566, James Grace gave the castle to the corporation to use as the County Gaol. The Parliament Street Courthouse dates from 1786, when it was established in the upper part of the soon-to-be-closed County Gaol, with substantial remodeling in the early 19th century. The lower part was converted to the City Gaol by 1824, which served as the Bridewell from 1871 to 1946. Five test trenches with a total length of 50m were excavated in June of 2007 and a number of features of archaeological interest were identified. These trenches uncovered a burial, a number of medieval deposits, a well, and some post medieval walls. As a result, it was considered that there was a good likelihood that further archaeological material relating to the medieval burgage plot and the post-medieval/early modern gaol may remain unidentified within the footprint of the proposed development, and a full excavation was recommended.

In November of 2008 a crew of 25 carried out a follow up excavation, directed by Maedbh Saunderson (License Ref. 08E0462), at the rear of the Courthouse. The site proved to be a rich archaeological area producing over 1000 contexts which resulted in over 200 excavated features. There were 4000 sherds of medieval pottery and 2000 sherds of post-medieval pottery recovered. Almost 500 pieces of extremely



well preserved wood were recovered from the site. This wood consisted of stakes and timbers from the wood-lined cesspits, as well as eight wooden artefacts, eleven coins, three brass artefacts, over two-hundred iron artefacts, thirty bone artefacts, two copper-alloy objects with gold and thirty bone artefacts. Pottery provisionally dated from the late 14th to 20th century was recovered from the site.

The site consisted of remnants of medieval domestic activity revealed as pits, wood-lined cesspits and plot boundaries/burgage plots. These cesspits and pits had large amounts of domestic refuse. The burgage plots/property divisions were evident on the site as shallow, long ditches orientated both north–south and east–west. These earliest phases of activity were sealed by the introduction of soil layers possibly from another area of Kilkenny. The pottery provisionally identified from these features dates from the mid-12th to 14th century.

The evidence for the later phases of activity was directly linked to the changes in the usage of the building. The structure changed from domestic (Grace's Castle) to civil use, firstly as a gaol in 1566 and then as both gaol and courthouse in 1794. During this post-medieval phase there was evidence for land consolidation. Several ditches excavated were filled with porous building material, possibly to assist in the draining of the land. The site was located within the old flood-plain of the River Nore. This was evident during the excavation by the continuous problem of flooding encountered on the site.

Twenty-three inhumations were recorded to the rear of the site. The burials excavated were probably felons executed within the confines of the prison environment. Detailed historical, environmental, and artefactual analysis was ongoing in 2008, however this excavation report has not been fully published.

### *3.1.3 Summary of archaeological investigation works*

Over the past fifty years an extensive number of archaeological investigations, excavations, testing, monitoring, and recording has taken place in the Masterplan area. As the site sits at the heart of the Zone of Archaeological Potential for Kilkenny City, any ground breaking works have the potential to uncover archaeological remains. Through a detailed study of existing cartography, extant archaeological monuments and features, and an examination of the findings from literally hundreds of test trenches, bore holes, window samples, dredged river areas, and archaeological assessments, it is possible to generate an understanding of where the potential for archaeology is high.

Marcus Ó hEochaidhe's excavations in 1963 combined with monitoring through the 1970s by David Sweetman of St. Francis' Abbey began to show the extent of the medieval ecclesiastical remains, revealing that the standing tower and unroofed choir were once flanked by a transept, nave, sacristy, cloister, and cloister walk. There is a strong likelihood that further remains of the Franciscan abbey (including a chapter house, and living quarters) are present below ground. The uncovering of a series of inhumations within the abbey points to its regular use as a burial ground as well as the potential that further human remains are present in the environs.

Monitoring and testing within the Masterplan area has created an understanding of how the general area developed along with how it was dictated by the flooding of the Rivers Nore and Breagagh (culverts and millstreams are seen throughout). This development stems from the riverside prehistoric stray finds associated with fishing uncovered in the River Nore Drainage Scheme, to the medieval layout of burgages plots (appearing as shallow, long ditches orientated both north-south and east-west) seen in Rocque's Map of 1758, to a gradual land reclamation, and the development of mills and adaption in the use of the river, up to the plan's area strong association with brewing. At the southern end of the site we see evidence of a slow land reclamation practices - where a wooden palisade at the bank would have a second palisade built riverside, and be filled with debris, whereby the process would be repeated. Revetments and wooden barriers are regularly noted in testing reports close to the quay. Whilst to the north made ground of red brick and demolition rubble of the 19<sup>th</sup>/20<sup>th</sup> century helped raise the ground level.

The stratigraphy seen in archaeological investigations throughout the site commonly shows evidence of modern concrete, sitting above made ground, over evidence of post medieval walls or structural foundations, overlaying (an often sterile) organic dark silty clay with occasional finds dating it to the medieval period, along with river silts and gravels, and a yellow boulder clay. A blend of archaeological remains, artefacts, and features are seen within the Masterplan area. Finds of possible plague victims from the medieval period, Franciscan abbey remains, ruined towers, city walls and defences, burgage plots, and medieval deposits, riverside pleasure houses with stone jettys, industrial mill houses, along with burials of felons from a 19<sup>th</sup> century gaol house, indicate an extremely rich and varied archaeological history.

## SECTION IV: UNDERSTANDING THE MONUMENTS & BUILDINGS



Plate 32 Model of Medieval Kilkenny showing St Francis' Abbey, the city wall and Evan's Tower.

## PART IV: UNDERSTANDING THE MONUMENTS & BUILDINGS

### 4.1 THE MASTERPLAN AREA

The Masterplan area contains many different structures that reflect the historic, social and economic past of Kilkenny. As well as the archaeological monuments south of the River Breaghagh, the area consists of a bottling and kegging store, a brewhouse, maturation towers building, the Mayfair building, the sample rooms, a fermentation block and adjacent but outside the Masterplan development is the visitor centre (Protected structures 1200087).

North of the Breaghagh modern buildings such as the truck wash, hop store/squash court, car parking shed and fuelling tank facility are present (Figure 24). The demolition of a number of structures to slab level on site (ie no excavation work required) will take place prior to Kilkenny County Council taking ownership of the site, these structures are highlighted in brown in Figure 24.

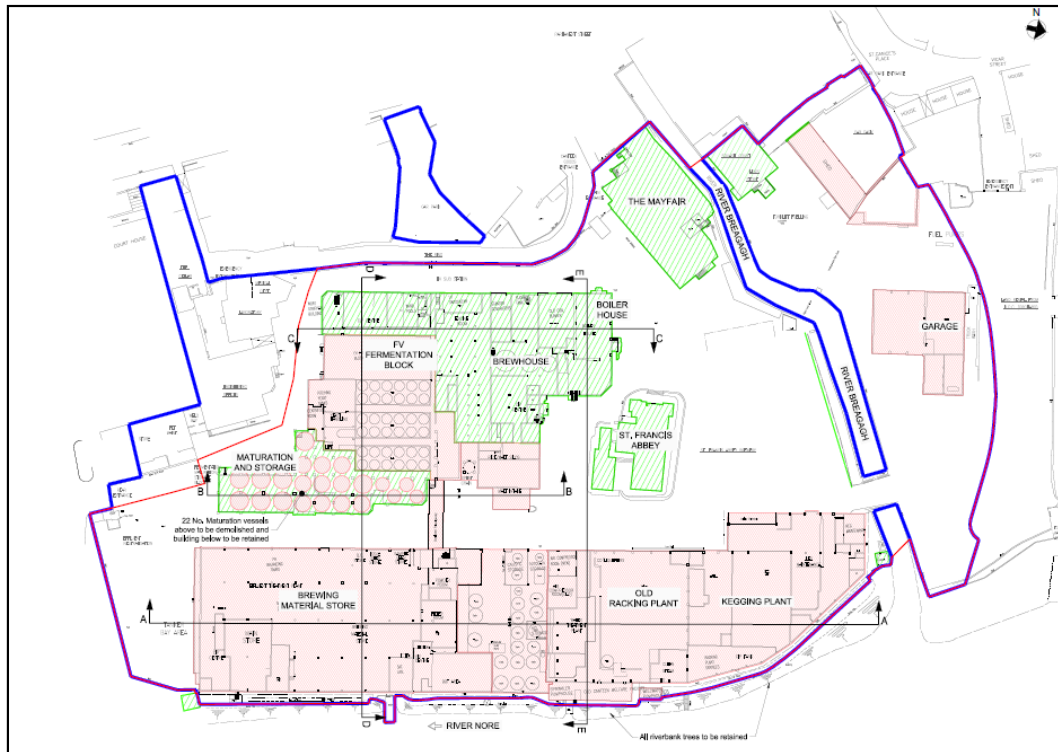


Figure 24 Proposed demolitions shown in brown, structure highlighted in green are to be retained

Saint Francis' Abbey is located within the urban centre of Kilkenny previously neglected from the public gaze it now has the potential to form a prominent position at the north end of the historically known Hightown. It lies to the southwest of Evan's Tower and town wall, both national monuments, and to the north of a former brewhouse building and an attractive collection of 19<sup>th</sup> century structures which now act as a visitor centre while the rear of several protected structures (Plates 33 and 34) some with interesting archaeological features such as drip stones and chamfered windows overlook the site from the west.



*Plates 33 and 34 Rear of protected structures (RPS B143 (KK09-026091) and B141) that face onto the Masterplan area*

This disparate group of landmark and vernacular buildings contribute to Kilkenny's architectural and cultural identity. The plan below shows the key historic structures within the plan area (Figure 25).

Part and parcel of the identity of the plan area is the connection it has with waterways, namely the River Breagagh which bisects the area in an east-west orientation and the River Nore which forms the eastern boundary allowing views to the far side of the river and further afield. Flood alleviation works were installed along the River Nore in 2000 in order to reduce the risk of further flooding.

Archaeological excavation has also detected the remnants of former mill races and culverts south of the River Breagagh trending northwest-southeast that issue into the river Nore<sup>1</sup> and river side revetments. While the mills of Green Bridge are a prominent feature to the north of the River Breagagh.

<sup>1</sup> O'Meara 2006, McLoughlin 2014 and Reid 1996, Section III of the report

A concrete slab some 300-400mm thick forms the existing ground level within the former brewery site. The only vegetation within the brewery occurs along the tree lined bank of the River Nore and in the immediate environs of St Francis' Abbey. To the south along Bateman Quay there is a grassy bank adjacent to the River Nore.

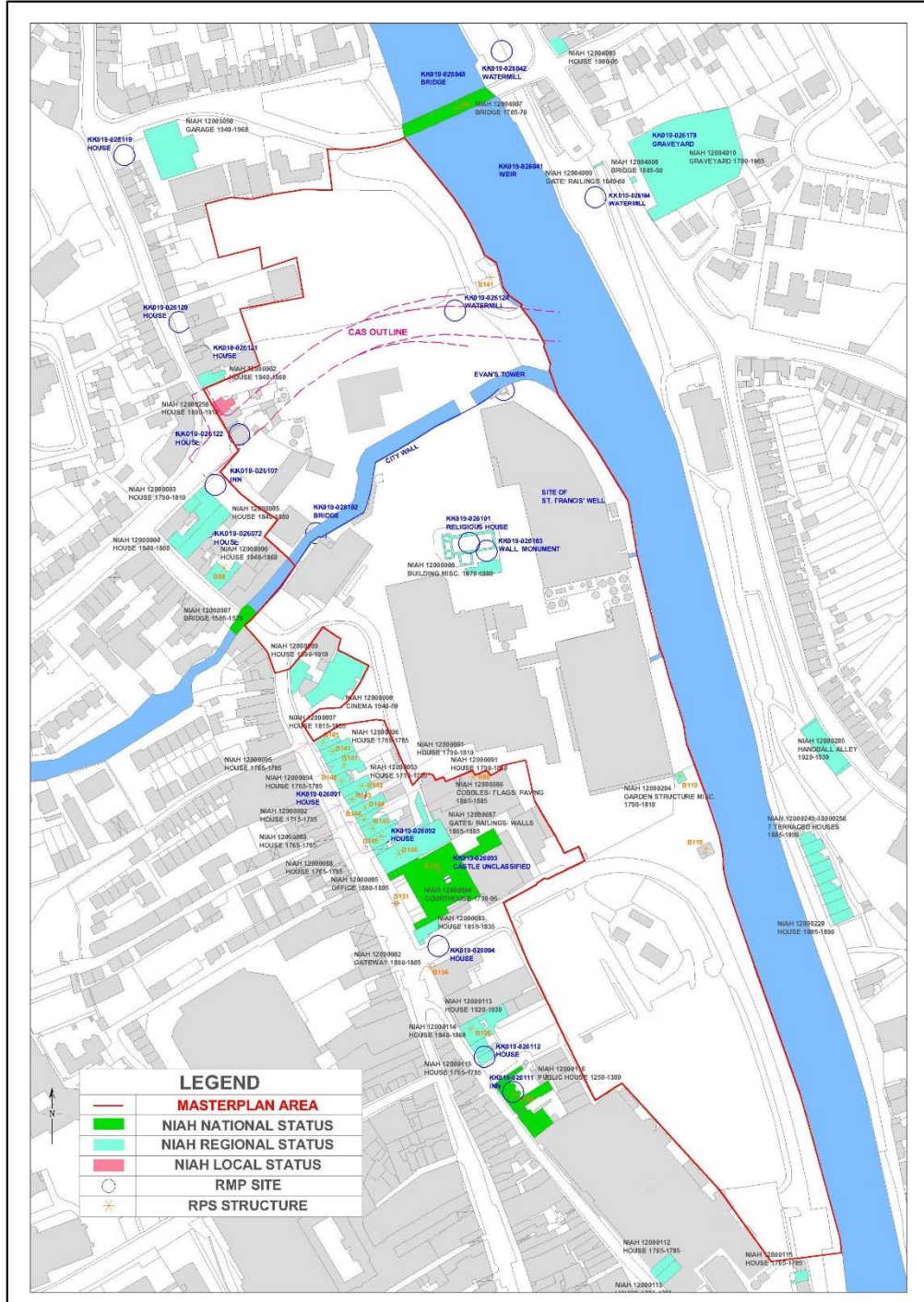


Figure 25 Monuments and historic structures within the Masterplan area

Previous conservation interventions, detailed below, have occurred to the tower structure of St Francis' Abbey, temporary stabilisation works to Evan's tower and wall walk and detailed survey, vegetation clearance, repair and repointing to the entire length of the City Wall.

## 4.2 DESCRIPTION OF THE BUILDINGS AND FABRIC

Within the Masterplan area, structures stand in various states of repair, whilst some have been stabilised in modern times, or are currently scheduled for stabilisation work in the near future, others are showing signs that remedial work is required. The main phases of building, namely: St Francis' Abbey, the Horse Barracks and the Brewery to the south of the River Breagagh and the mill structures to the north of the river are still legible to a greater or lesser extent throughout the area.

### 4.2.1 *St Francis' Abbey*

St Francis' Abbey was founded by Richard Marshall between 1231 and 1234 and it is recorded that it initially grew from a small rectangular chapel to a substantial monastic establishment as funding and patronage allowed. The abbey underwent extensive renovations in the first half of the 14<sup>th</sup> century and the elegant craftsmanship and stone masonry achievements are celebrated in the east window which is formed by a cluster of seven lancet lights divided by slender mullions and the stone figures which depict the friars that adorn the bell tower. The upstanding remains contain the eastern choir, central bell tower and sacristy now used as a chapel on site. The transept, northern isle, nave, cloister and western range are no longer upstanding and are now all located below ground, (see OPW original plan Figure 6). A bench mark at the base of the western elevation (380mm above existing ground level) is recorded at 44.99OD.

Following an inspection in 1867 of the bell tower at St Francis' Abbey several cracks and fissures were reported to the Kilkenny Archaeological Society. In 1868 Thomas Drew, Architect drew up plans to secure and stabilize the Bell Tower at St Francis' Abbey. It was anticipated that these works, which involved the insertion of braces and shoring (see below) would support the tower, and would cost in the region of £100, a cost that could not be met at the time by the Society.

Drew commented that the tower was in a critical state and urgently required work to ensure its preservation. He proposed to commence work on the north side where the exposed masonry of the haunch should be cleaned and raked out and thoroughly grouted with Portland cement. The masonry should then be raised to its original level and then covered with flags and jointed in cement. Once this was properly set, the great arch could be accurately centred and braced and the openings in the east and west faces also braced. The south wall should then be strongly shored, this would necessitate the removal of a roof of a building belonging to Messrs. Smithwick and Son's. Then the exposed masonry of the

southern haunch would be examined, raked out and if found practicable some long stones inserted in the haunch under the line of the face of the tower, the loose masonry should be grouted, raised and covered in a similar manner to the other side. Drew commented that the floor over the arch should be laid with flags in cement, or 'in such other manner as will prevent the percolation of any water into the masonry'<sup>2</sup>, an issue which is still visibly present on the walls within the interior of the tower today.

Other options were sought and it was suggested that the tower could be propped by the provision of two beams of red deal, placed beneath the vault, close by the south internal wall. Another method of stabilisation proposed was to place two pillars of cast iron, as props, in the same position as the timber beams<sup>3</sup>. While this latter solution was again outside the monetary reach of the society, an arrangement must have been agreed and additional funding secured from the Corporation of Kilkenny as it is observed in the 1869 proceedings of the society that cast-iron props had been inserted and it was hoped that work would commence on repairing the haunch of the tower. It was also noted that there was now an opportunity of having the choir windows and the sedilia opened (which had been previously bricked up). These cast iron pillars are still in place today. From photographic evidence (OPW archive) of before and after (1926-1928) it appears that the concrete supporting structure was inserted under the arch of the bell tower c. 1927 (Plates 5-6 Section I and Plates 35-37).



Plate 35 Northern elevation of Tower 1928



Plate 36 Work in progress to East Window

<sup>2</sup> The Journal of the Kilkenny and South-East of Ireland Archaeological Society, 1867, New Series, Vol. 6, No. 1 pp 69-73

<sup>3</sup> The Journal of the Historical and Archaeological Association of Ireland, 1868, Third Series, Vol. 1, No. 1, 81-82 and 267



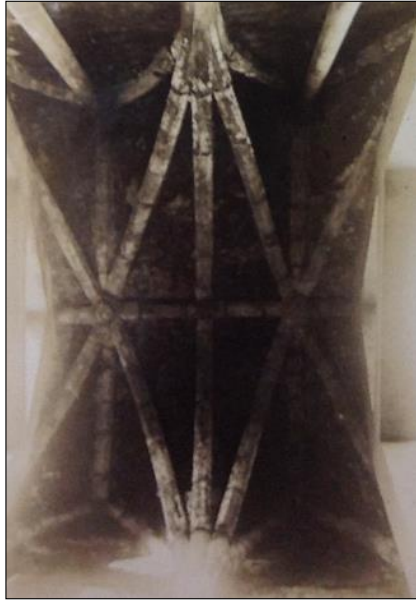


Plate 37 Underside of vaulting in tower    Plate 38 Work in progress on the sacristy

As part of the demolition works to the DIAGEO site, a photographic survey of the Abbey has been carried out and vibration monitors installed. Hoarding has been placed around the entire structure to ensure the protection of the National Monument. All work is taking place in consultation with the authorities under Ministerial Consent.

#### A. Sacristy

The sacristy is a single cell masonry structure that has been considerably repaired and reconstructed in the last fifty years (Plates 38 and 40). It was restored as an oratory by Smithwicks<sup>4</sup>. There is one door in the west wall. This structure will be retained as part of the Masterplan works and incorporated into a newly created public realm for St Francis Abbey.

#### B. The Sample Rooms

The sample rooms structure is a modern construct (c.1980's). It presents as a modest one storey, three bay range to the south of the brewery. It is listed in the NIAH building survey as being of architectural regional interest (NIAH12000008). It is a detached gothic style building with features such as paired window openings and a well-designed doorcase. It has a pitched slate roof with clay ridge tiles and is constructed of random rubble limestone walls with cut-limestone quoins to corners. While the survey states that the masonry work and craftsmanship used further enhances the visual link with the abbey, the structure does block and obstruct views of the abbey from the south and while intending to blend in with the medieval structure is clearly a building of a later

<sup>4</sup> Lanigan, K. M and Tyler, G., 1987, 26

date. During construction a skull was revealed in a test pit at the west end of the building (this is detailed in Section III of the report).

This building does not enhance the abbey and does not conform with the layout of a Franciscan friary or take into account of the below ground remains. Further to discussion with the Authorities it is proposed to remove this structure as part of the Masterplan process in order to reveal the southern elevation of the abbey and allow excavation works to take place.



*Plates 39 Sample Rooms*



*Plate 40 The Sacristy today*

A couple of areas were noted in relation to conservation issues within the abbey and require intervention and on-going monitoring:-

- A nearby weeping willow tree is in contact with the tall, slender stone mullions which form the east window and the OPW have been alerted to this.
- Tower to west end of the upstanding remains is leaking significant amounts of water and has many open joints.
- Large span arches to the south side of abbey have moved previously and are showing signs of ongoing movement.

The Minister for the OPW<sup>5</sup> in relation to Heritage Services has publically stated that the main focus in recent years has been on the protection and maintenance of structures with a greater emphasis on minor improvements works rather than on major capital projects. Any investment funds that are available will go to sites most in need and importantly to where capacity has been identified that will generate increased business and receipts. The planned re-investment of surplus receipts generated from creating such additional capacity will support a strong incentive to increase activity at Heritage sites and improve business opportunities.

The reintroduction of the apprenticeship programme is to be welcomed and the National Monuments division has recently recruited 21 apprentices in the crafts

<sup>5</sup>Simon Harris, Minister of State, note from public address on priority programmes of work to be funded from the 2015 Revised Estimate in the OPW 11 Feb 2015.

of carpentry, joinery and stone masonry. This will assist in ensuring that these skills will be maintained and benefit the conservation of historic buildings, including those at St Francis' Abbey in the future.

All proposed excavation works associated within the Abbey are detailed in the archaeological strategy in section VI of the report.

#### 4.2.2 *The Medieval City Wall and Mural Towers*

The city wall bisects the plan area in an east-west orientation, while it is a mixture of original wall and rebuild, it has a special significance in defining the medieval town. At the lower reaches of the River Breagagh, this is one of the longest surviving stretches of the City Wall in Kilkenny and while some of it is not easy to access there is the potential to enhance and protect this feature, as well as protecting views from the opposite river bank (from the north looking south). The City Wall is recognised in the NIAH as being of National importance. The structure is a National Monument.

Policy Declaration<sup>6</sup>:

*'The known and expected circuits of the defences (both upstanding and buried, whether of stone or embankment construction) and associated features of all town defences are to be considered a single national monument and treated as a unit for policy and management purposes. There should be a presumption in favour of preservation in-situ of archaeological remains and preservation of their character, setting and amenity'.*

Associated with the wall are the following elements: Evan's Tower and wall walk, and Cottrell's Bridge.

Evan's tower is built as an irregular four sided structure, with an angled face on the north side, projecting out over the River Breagagh and a triangular corner pointing south-east. The monument is approached from the west by a rising stair (a wall walk) between the external parapet and an internal wall, built over a vault which has now collapsed. The feature appears as a double stretch of walling approx. 1.20m wide (from interior of one wall to the exterior of the other wall). The lower levels are intact and it tapers to a single wall. The wall walk attaches to the western side of the tower and forms part of the city defences in a seamless manner. The short length of wall survives to a height of some 3 metres above the river level. It extends westwards from the tower as far as the modern brewery access bridge across the River Breagagh.

The tower has a basement level (with an internal arched entrance, a first floor and an upper level with remains of windows or crenellations). Judging from its appearance when still roofed, it is likely that the tower has been modified and

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<sup>6</sup> Dept Environment, Heritage and Local Government 2008 National Policy on Town Defences

heightened to form a garden feature overlooking the river (perhaps in the 18<sup>th</sup> century, see Section V, illustrations and drawings of the tower from 1810 onwards). The external string course and associated holes might therefore reflect the base of an earlier parapet. The monument is braced with wooden posts at the upper levels (now rotted and not forming any function) and repairs have occurred in many places. As part of the River Nore Flood Relief Scheme 2001-2005 measures were taken to survey and secure the fabric of the tower.

Conservation works were undertaken by Consarc (Figure 26) and entailed the erection of internal scaffolding, the infilling of the joist pockets with salvaged stone and small sneck stones were set in lime mortar. This work allowed additional Cintec anchors to be inserted on order to stabilise the structure. All work was carried out under licence to the Department of Arts, Heritage, Gaeltacht and the Islands (now DAHG) (archaeological licence no. 01E0632).

The ground level in the immediate vicinity south of the tower is built up with soil and debris and overgrown with vegetation. The tower is located approximately 5m to the north of the former kebbing store, now decommissioned from use and scheduled for demolition. All machinery has been removed and the warehouse is not considered to be of architectural heritage merit. The tower and wall walk are both National Monuments.

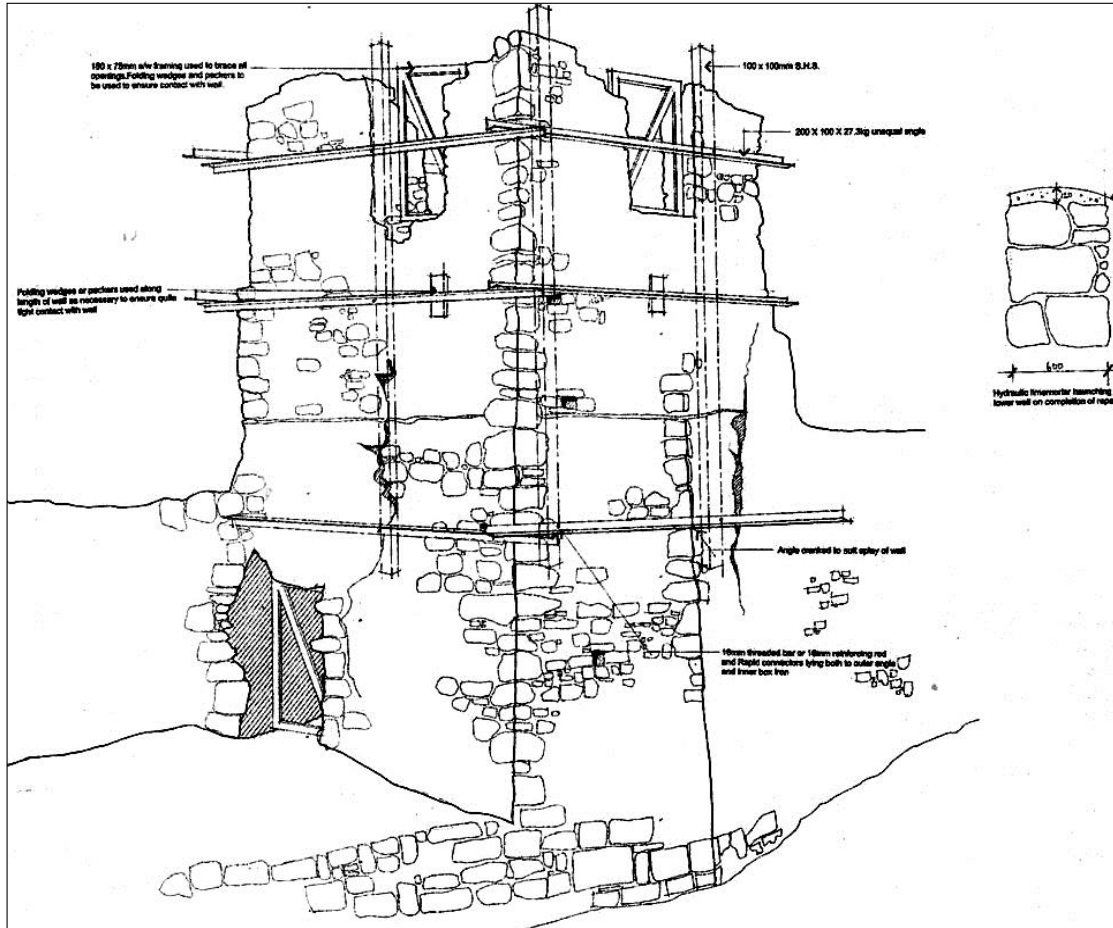


Figure 26 Plan survey of Evan's Tower by Consarc (c. 2001)



Plate 41 East elevation showing the repair work (2014) Plate 42 Northeast elevation

### 4.2.3 Structural Assessment: Evan's Tower and Wall Walk

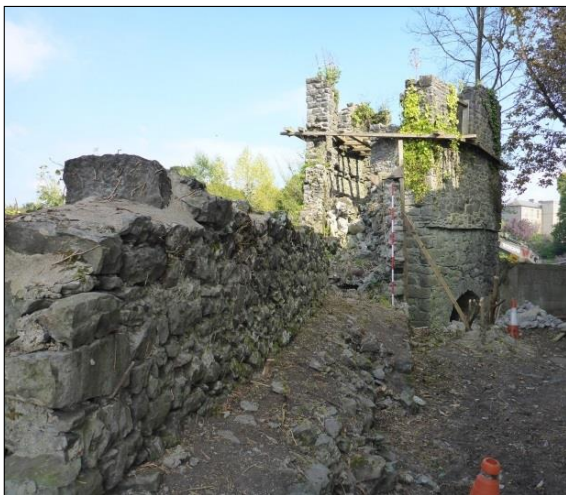
Inspection of written and survey details of previous works (Figure 27) and an inspection of the tower itself show that the overall stability of the structure is relatively secure. The works to the lower river levels, the stitching using cintec anchors, repointing and flaunching to the wall tops of the tower carried out in 2001 are all evident and have improved the stability of the tower compared with the pre 2001 situation.

Timber temporary props placed prior to carrying out the works in 2001 have been left in place and are now rotted and redundant. The exception is to the west wall where some propping is still required.

The inside of the three standing walls of the tower have many joist pockets and loose stones. The fourth wall facing to the wall walk is much degraded and has fallen exposing a large section of hanging unsupported masonry. This was propped but the timber has rotted and fallen.

There is significant buildup of ground to the south (land side) face of the tower and its vaulting has suffered and is in a precarious state. The fallen stone and raised ground level prevent the building from being fully recorded and understood.

The river side wall walk is relatively intact, however at the landside of the wall walk there are many loose stones; fallen sections of mortared wall and severely leaning sections of wall. Previous stone steps up to the tower have fallen and the stones that formed the steps appear to have been removed - probably many years ago. There were no remedial works carried out to this wall in recent years except timber temporary propping.



Plates 43 Evan's Tower and wall walk landside



Plates 44 Evan's Tower and wall walk riverside elevation



Figure 27 Geodetic Survey of Evan's Tower and Wall Walk courtesy of Margaret Gowen & Co Ltd

Piling works were carried out in the vicinity of the tower and wall walk in September and October of 2014 to allow soil remediation measures to take place. These works were archeologically and structurally monitored. There was no sign of movement in the recent pointing to previous crack lines in the tower or outer face of the city wall despite the nature of the work. The un-mortared nature of the inner face of the City Wall and wall walk, makes it more difficult to confirm if any movement was experienced but there does not appear to be any degradation to the monument resulting from these piling operations.

*Proposed interventions (Demolition contract, work undertaken by Diageo)*

The immediate proposals in the vicinity of Evan's Turret and adjoining City wall include a full digital survey of the remains, vibration monitoring and the installation of temporary works (wooden props) to replace those that have rotted away since 2000 (Appendix F ref LE drgs 101 & 102)

The nearby twentieth century framed warehouse is to be demolished to slab level only. A fuller assessment of the monument particularly the sub ground structures will be much easier post demolition when access is improved.

*Proposed works post demolition*

When demolition works have been carried out it is recommended that an archaeological test excavation limited to two number trial pits is carried out to understand the depth of foundations, ground conditions and to sample the archaeological deposits (Appendix F ref LE 112).

In order to inform the conservation strategy of the monument, excavation work is to take place after the demolition of the adjacent building. All work is to be carried out by hand under Consent from the Minister as this is a monument of national importance. It is assumed that this excavation may be fairly extensive. These works will be undertaken by archaeologists assisted by the general contractor and stonemasons and will involve ongoing assessment of the ruin stability and design of propping to the arches as the excavation increases in depth. A detailed assessment of the standing remains charting the different phases and building techniques of the Tower can also take place by a building archaeologist at this stage of the process.

There are a number of possible end products to the remedial works to Evan's Tower and wall walk. All would be subject to the appropriate permissions and also involve coordination with the masterplan for the area. The options that should be discussed / explored are outlined below:-



- *Stabilise all upstanding remains as they are and leave tower only accessible for maintenance – i.e. public access precluded*

This solution will encompass the minimum amount of work required and is likely to involve the stabilisation of existing arch abutments in traditional masonry work using stone salvaged from the site set in appropriately matched lime mortars. Once abutments have been repaired the arches will be pinned using replacement tooled stone where any stones missing and natural slate slithers and mortar matched to existing to pin between the arch stones to stabilise the arches. Stitching using Cintec anchors or similar will only be deployed where it gives the option of retaining more original structure than traditional masonry repair techniques allow.

There may be situations such as inside the tower where replacing the original stone vaulting would involve too much conjecture and the overall stability of the tower may not require such rebuild. This can only be assessed when the fallen stone work has been cleared and indeed the proposed end use / product decided upon.

- *Stabilise all upstanding remains as they are and with enough local new build to support modern intervention of steps and deck and guard rails so tower can be used as viewing point.*
- *Stabilise all upstanding remains and rebuild vaulting and stone steps and wall walk walls so that tower can be used as part of public amenity as close to original form as possible.*

These proposals have been devised having considered the policies and recommendations put forward in the Kilkenny Conservation Plan<sup>7</sup>.

#### 4.2.4 *Structural Assessment: The Town Wall*

The medieval wall, which formed part of the friary precinct and the urban defences, was surveyed and conserved during the River Nore Flood Alleviation works in 1999 and 2001 from the River Nore to the corner of the Horse Barracks. In 2004 Consarc on behalf of Mott MacDonald undertook a condition survey and repair works of the masonry walls from Irishtown Bridge to the corner of the Horse Barracks, essentially completing the survey and consolidation works to this stretch of walling (Appendix F<sup>8</sup>).

The wall is in a stable condition and relatively free from vegetation along its upper courses while vegetation has grown back at the lower levels partially obscuring the original City Wall (Plates 45-48 and 71-74).

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<sup>7</sup> Kilkenny City Walls Conservation Plan 2005 Oxford Archaeology for the Heritage Council pg 50-56 and 158

<sup>8</sup> Appendix F contains a copy of the original Consarc drawings and photos which detail the level of work required to conserve the masonry wall from Irishtown Bridge to the corner of the Horse Barracks (site of)

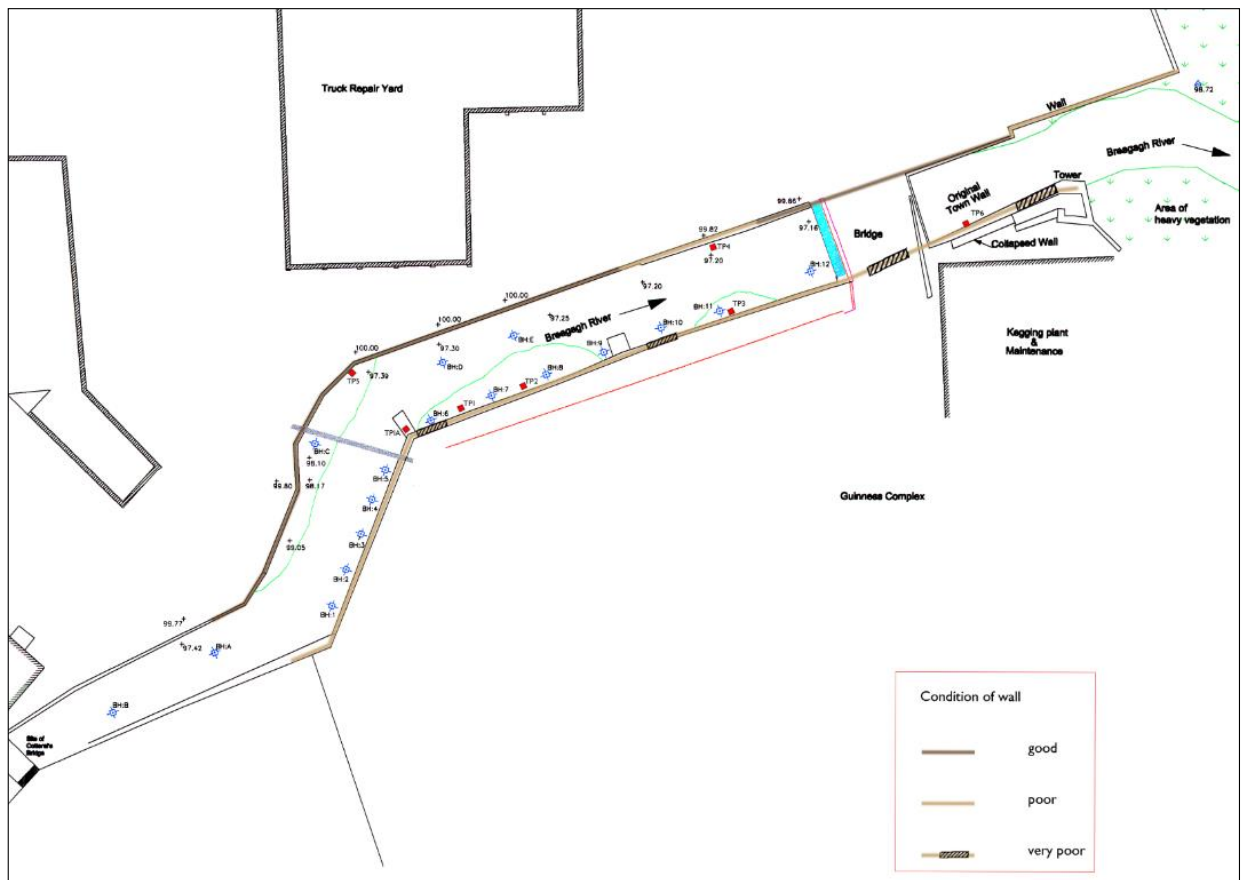


Figure 28 Plan showing Condition of City Wall September 1999, courtesy of Margaret Gowen & Co Ltd

Appendix F contains the original digital survey drawings undertaken by Margaret Gowen & Co Ltd in 1999 showing the extent of the original City Wall and the modern reconstruction and rebuilt wall. The survey also details areas of repaired masonry and features such as relieving arches, outflow pipes and blocked opens within the wall. While the masonry is in a reasonable condition and repointed with lime mortar in 2001 and 2004, notes and drawings from that time show the condition of the wall which can generally be taken as the current condition. There is one breach in this section of wall, effectively separating Evan's Tower and wall walk from the main section of City Wall. This breach forms a bridge which was constructed c.1974 and this was used to access the northern banks of the River Breagh by the brewery site. The original City Wall runs underneath this bridge and was repaired and repointed with lime mortar in 2001.

Conservation works to date have consolidated the remaining original City Wall, rebuild and features. Prior to any work taking place in the vicinity of this monument a monitoring survey may need to be undertaken in order to assess the effectiveness and present condition of the conservation measures that took place between 1999-2005.

As part of the Masterplan works vegetation regrowth should be removed and a visual inspection of the existing conservation works take place. As part of a long term strategy a maintenance programme could be implemented (Plates 71-74) which would involve an inspection and clearance of vegetation at regular intervals to be determined by a conservation professional.



Plate 45



Plate 46



Plates 47-48 Show the present day condition (2015) of the area that was subject to survey 1999-2001

For Masterplan works in association, adjacent or affecting town defences the following criteria are considered by the DAHG when reviewing applications<sup>9</sup>:

- To seek the protection and preservation in-situ of these national monuments including the town walls, embankments and ditches, gates, bastions or ancillary fortifications or portions thereof;
- To seek the preservation of important views and prospects inside and outside the walls so as to preserve the setting of the monuments and to increase the appreciation of the circuit and character of the walled town.

<sup>9</sup> DEHLG 2008 National Policy on Town Defences pgs 10-11

The Department may require a satisfactory buffer area to be established between any new development and the town defences in order to ensure the preservation and enhancement of the amenity associated with the presence of town defences within the historic urban pattern;

- To require any proposals for works to town defences to be preceded by a detailed measured survey of the monuments so as to have an appropriately detailed record;
- To provide pre-planning advice to developers where town defences are close to or included in their proposal site;
- To require the involvement of qualified and experienced conservation professionals in the detailed design and overseeing of works to town defences;
- Not to favour new roads crossing the wall or the line of the wall or the formation of any new openings in the wall;
- To favour the minimal intervention necessary to the authentic fabric of the monument and avoidance of unnecessary reconstruction;
- To require good quality, context-sensitive design for development proposals affecting the upstanding town defences that would not detract from the character of the town defences or their setting by reason of the location, scale, bulk or detailing;
- To encourage the enhancement of the setting of town defences including the pedestrianisation of town gates where this can be achieved without requiring new roads to be opened through the circuit of the walls. To encourage also the improvement of signage and public utilities structures, etc. where these affect the visual amenity of the defences;
- To require as a condition of Ministerial Consent that appropriate programmes of regular maintenance and repair works to the town defences be put in place;
- To promote the retention of the existing street layout, historic building lines and traditional burgage plot widths within historic walled towns where these derive from medieval or earlier origins and to discourage the infilling or amalgamation of such plots and removal of historic boundary walls save in exceptional circumstances.

#### 4.2.5 *The Bull Inn*

The 'Bull Inn' is located on the south side of St Canice's Place (formerly known as Bull Alley). The only upstanding remnant of this seventeenth century inn is a substantial stone wall which forms part of a recorded monument (KK019-026107). There is a cut-stone, square, chamfered ope at ground-floor level. From the street and to the west of the entrance this medieval structure presents

as a substantial masonry wall over 4m high with limestone quoin stones. It has been repaired and stabilised on its north-western edge. The Bull Inn wall is constructed in random rubble limestone and is truncated to first floor level with an undulating broken wall head.

In order to facilitate a full assessment of the wall by a conservation architect, vegetation was removed from the wall under archaeological supervision in November 2014. The purpose of the archaeological monitoring was to ensure that the removal of vegetation from the wall would not damage the structure, and in the event that any masonry was dislodged from the wall, it could be recorded, catalogued and retained on site for future re-use.

#### *4.2.5.1 Structural Assessment: The Bull Inn Wall*

- The Bull Inn wall and associated adjoining upstanding masonry walls are in a ruinous condition. This is typical of walls that no longer have the roofs with which they were once protected nor the use for which they were originally constructed.
- The wall is overall structurally stable but has suffered mortar loss, robbing of dressed stones, later insertions and disruption of fabric from vegetation growth.
- The wall needs careful repair consisting of removal of vegetation including the roots of the plants, local reinsertion of stones, general repointing and a new weathering detail to the wall top to prevent water ingress into the core fabric.
- All works to walls of historic fabric should be carried out in materials to match the original such as soft flexible lime based mortars and sands to match the river deposit sands and gravels. All replacement stones should be if possible retrieved from local fallen random rubble and any new dressed stones such as lintels and quoins clearly marked (albeit in a desecrate location) with the date of insertion.
- A series of drawings showing stabilisation measures are included in Appendix F. An appropriate design solution should be sought for the successful inclusion of this feature wall into the overall Masterplan development, it could form part of a modern street scape. As part of the Masterplan process the Bull Inn will now be open to view by the public and part of the public realm of Kilkenny further enhancing the medieval fabric of the city.



*Plates 49-52: A collection of photographs showing the Bull Inn wall from the southwest face and southwest return after the removal of vegetation and the northeast wall with the chamfered stone ope and southeastern corner.*

#### 4.2.6 The Tea Houses

Around the beginning of the nineteenth century a series of five Tea-Houses (called 'Pleasure Houses on the 1839-1842 Ordnance survey) were constructed along Bateman Quay between what is now the southern end of the former brewery complex and Johns Bridge. There are two upstanding teahouses located within the Masterplan area (Plates 53 and 54), one has been consolidated and is now used as a commercial premises, the other while upstanding, is a derelict, roughly rectangular building. Stabilisation and conservation measures are graphically represented in Appendix F.



*Plate 53 Tea House – consolidated*



*Plate 54 Sentry Box Tea House*

The following account of the latter teahouse is taken from Chapter 7 River transport and leisure by Adam Slater in *The River Nore Drainage Scheme*<sup>10</sup> The building measures 5.9m (north-south) by 4.8m (east-west) and is approximately 7.5m from the present ground to eaves. The roof is timber framed, sloped to the east and west, and slated although showing extensive damage. Externally the walls are unevenly coursed and carefully mortared, with large stressed quoins on all corners. The eastern wall has no doors or windows and is surmounted centrally by a tall brick chimney.

The western wall features a window and doorway topped with shallow cambered arches of stone, whilst the southern wall comprises of a large doorway, which probably was originally ornate in décor and is accessed via a flight of eight stone steps, giving access to the upper floor of the structure. A large window 2m high by 1m wide, in the northern wall, also associated with the upper floor previously afforded a view of St Francis' Abbey and Greens Bridge.

The ground floor has domestic fixtures and fittings in contrast to the first storey which is painted and has a fine, Victorian Stucco-type plastered ceiling (in danger of collapse) similar to that in Bridge House, John's Street Kilkenny.

The tall, relatively narrow imposing architecture of this pleasure-house and its closeness to the City Jail gained it the local name of 'The Sentry Box'. An associated semi-circular riverside revetment wall was removed under archaeological supervision as part of the River Nore flood alleviation scheme.

Internally the building is comprised of two floors. Although the floor itself seems to have been destroyed by fire the recesses for wooden beams can still be seen. The ground floor is accessed through the western facing doorway: A large brick lined fireplace with a cambered brick surround is visible in the eastern wall. Heavy rendering, damaged by fire covers most of the walls. No stairs or evidence

<sup>10</sup> Margaret Gowen & Co Ltd 2005 unpublished report

of a stairwell to connect this with the upper floor is visible. The upper floor was accessed via a set of wide stone steps leading to large doorway in the southern wall, which mirrors the large window in the northern wall.

The upper floor has a small brick lined fireplace with a cambered brick surround centrally placed into the eastern wall with a brick lined flue visible through missing plaster. The walls are heavily plastered, and occasionally demonstrate patches of red pigment colouring. An arched recess with a fixed timber bracket, possibly for a lamp marks the centre third of the western wall.

The high ceiling is decorated in white, moulded Stucco plaster which is largely damaged and partially destroyed. Centrally, a motif of an acanthus flower and leaves in a patera medallion is surrounded with a rectangular, moulded plaster coving, decorated with leaf-like ovals, a feature which is repeated at the ceilings edge as a cyma recta, both are typically Georgian in form. Similarities between this small ceiling and the larger one visible in the larger room overlooking the river in Bridge house can be seen and this well preserved plasterwork was reputed to be the work of eighteenth century Italian craftsmen<sup>11</sup>.

The fireplaces indicate that the lower floor was more functional and domestic, with a hearth large enough to cook and boil water on. Whilst the upper floor hearth is narrow and only good for producing heat for the room. The separate entrances to each floor also indicate a measure of segregation. Probably the owners of the building used the upper floor for viewing the sights whilst their servants for food production occupied the lower floor.

The second upstanding teahouse (Plate 53), 35m to the south of the afore mentioned structure, this has been renovated. As part of the River Nore drainage works two engineering test-pits were dug beside the river and landsides walls of this structure to assess the depths of the foundations prior to commencement of nearby engineering works and the exposed deposits and walls were recorded. The building was also surveyed as part of this scheme.

The 'Tea House' is rectangular in plan, 8m-east west by 6.5m north south with an open, flagged porch area and limestone pillar forming the south-western corner. The porch area provides access to an ornate south-facing doorway. The south wall has a large window, which like the door is of gothic revival style with rolled stone mouldings and jambs with brick relieving arches immediately above. All walls of this structure are of coursed rubble with large squared stressed quoins. A large patch of the western wall appears to have been extensively repaired with smaller uncoursed rubble. An engineering test pit excavated alongside this rebuild shows that it continued down at least 1.9m below the present ground surface. The north-facing wall is featureless and also shows signs of extensive re-building, being of newer coursed rubble stone.

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<sup>11</sup> Finn J & Murphy JCJ 1962 John Street, North and South Sides. Old Kilkenny Review:No 14 pp25-39.



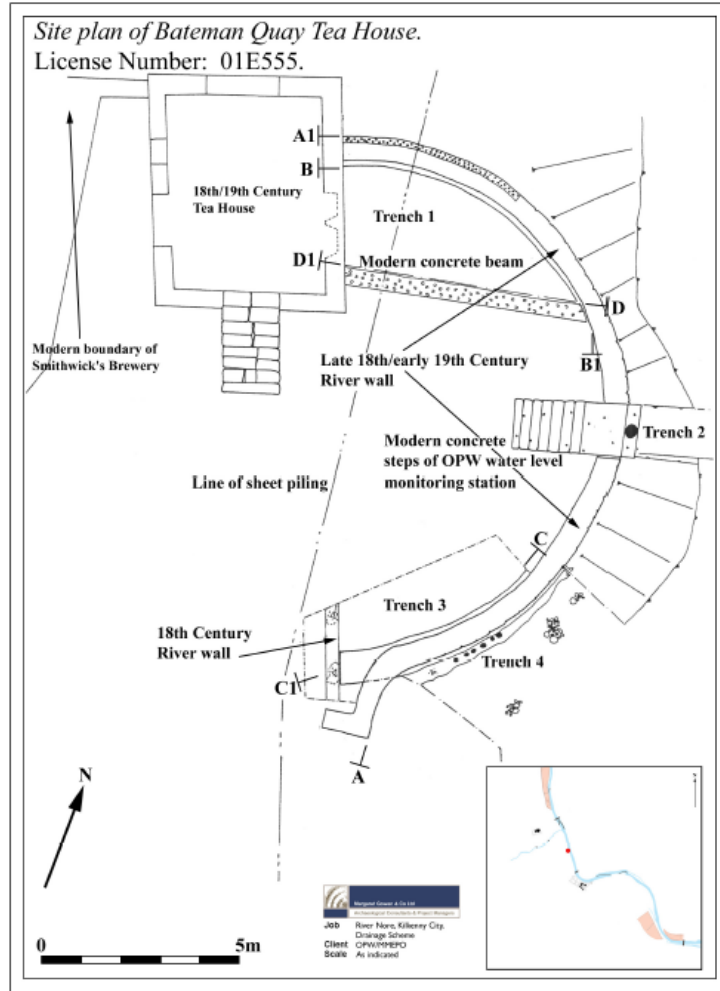


Figure 29 Site plan of Tea House after MGL 2001

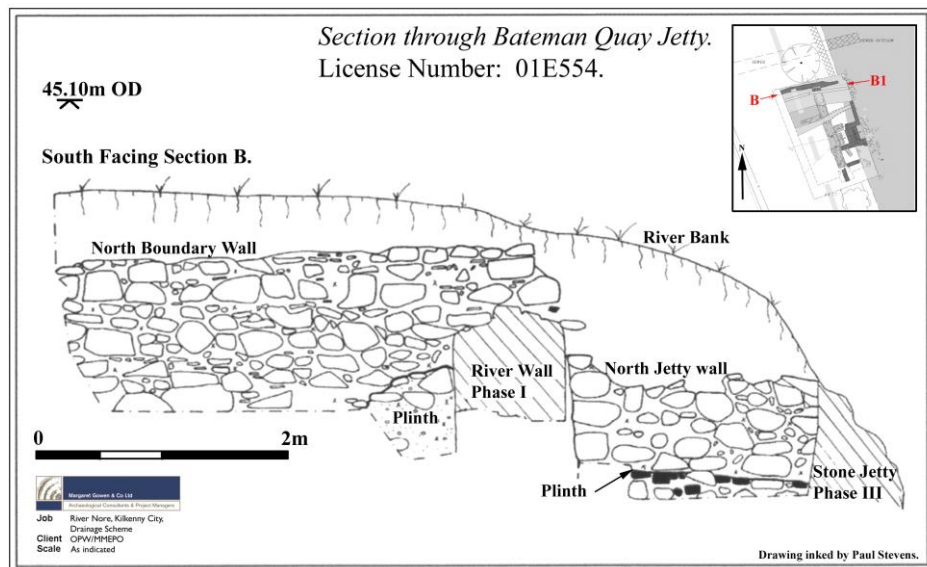


Figure 30 Section of walling Bateman Quay jetty after MGL 2001

The more northern Tea House is in close to its original form but in a very ruinous state. Timber elements such as the first floor have rotted away and the roof is in an extremely precarious condition. The Tea-House backs onto the Smithwick's brewery modern masonry boundary wall of the brewery. The roof and ceiling including the fine moulded ceiling decoration are in danger of complete collapse. There has been significant loss of fabric already. The degradation of the timber lintels and bonding timbers puts the wall tops and other local sections of the four external walls in jeopardy.

It is proposed as part of the demolition works to stabilise this structure and the following works will take place:

Essential structural works include:-

- Stabilising and reinstatement of the roof
  - Rescuing as much as possible of the ceiling ornamentation to inform repair works.
  - Replacement of rotted lintels and bonding timbers throughout the building
- Such works will leave the building weather tight and stable but not necessarily attempt to re-create lost details.

Proposed works to stabilise the Tea House include the following:

- Install vibration monitors.
- Crop vegetation.
- Digitally survey building and submit to design team and Kilkenny County Council.
- Proceed with bracing doorway and large rear window and secure the building from unauthorised entry.
- Carefully separate adjoining walls from buildings that are to be demolished to reduce any vibration on the Tea House.
- Proceed with adjoin demolition works.

As part of the Masterplan process further conservation works are detailed in Figures 31-33. It is proposed that the Tea House will be conserved and renovated to facilitate its use as a commercial premises.



East wall - view of ceiling over

**Note Condition of Ceiling and roof over**

It is assumed that the only access gained to the interior is that need for the purposes of installing the bracing to the two large openings.  
Access should only be ventured as far as the area immediately under the lintels of those openings.  
Thus access to the rear north window will be from that side

Plates 55-56



**Brace and secure doorway and large rear window**

All new timber to be min structural grade C16 unless stated otherwise and generally 150x75mm  
Pre treated with cut ends treated on site.

Any gusset plates to bracing and security sheeting to exterior face to be exterior grade plywood min 25mm thick.

All timber fixings to be sherardized or zinc coated steel. Generally M8 sherardized coach screws 100mm long with large galvanised washers for fixing timber to timber and M6x 80mm long sherardized wood screws for plywood to timber connections.

Any fixing into masonry to be Grade 316 stainless steel. Resin for fixings to be methacrylate type two part resin such HIT HY200 or HY70 as supplied by Hilti or similar approved. Polyester based resin is NOT acceptable. Resin to be applied in strict accordance with manufacturers instructions Fixings to be only into mortar joints and not stones

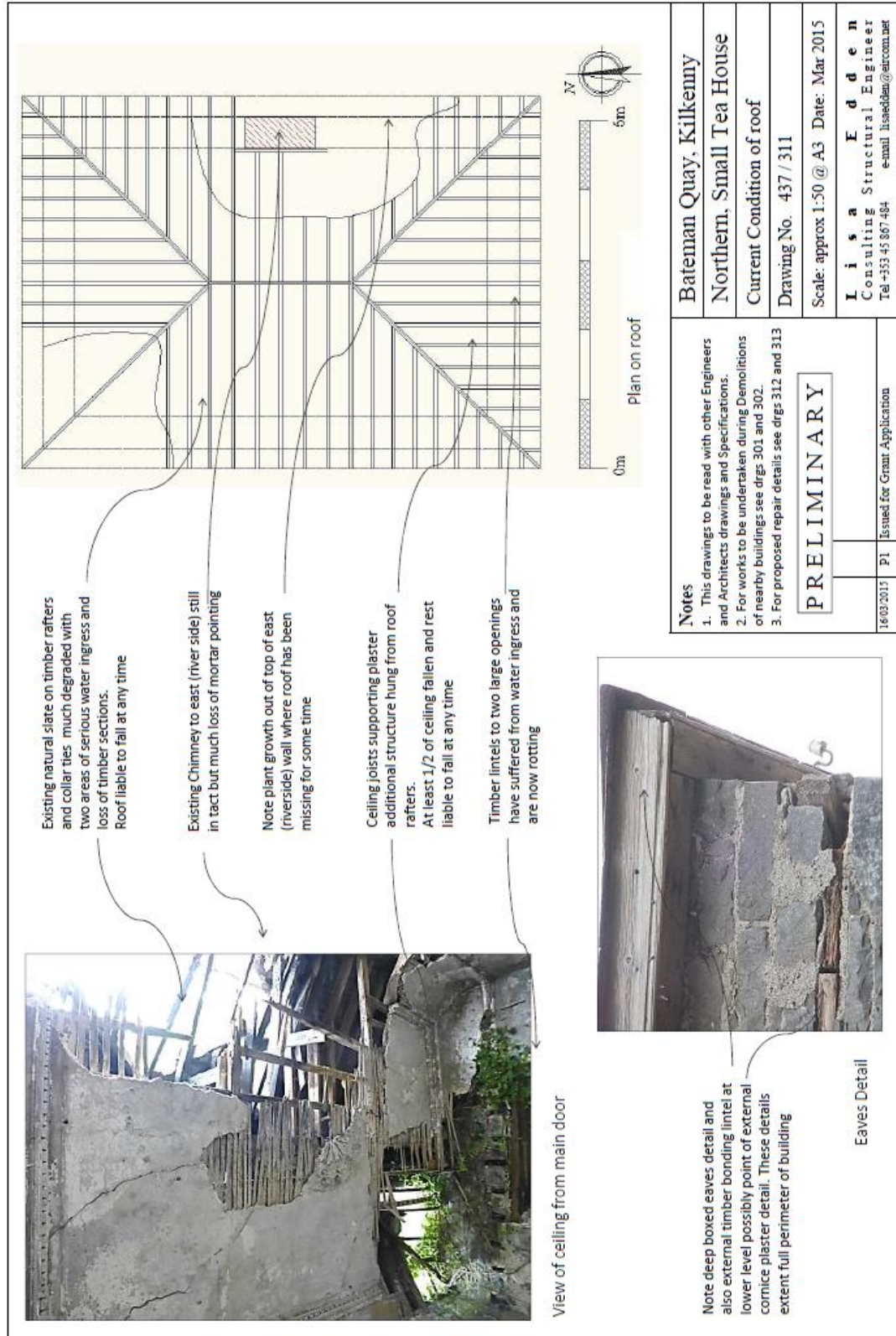


Figure 31 Tea House Roof Condition

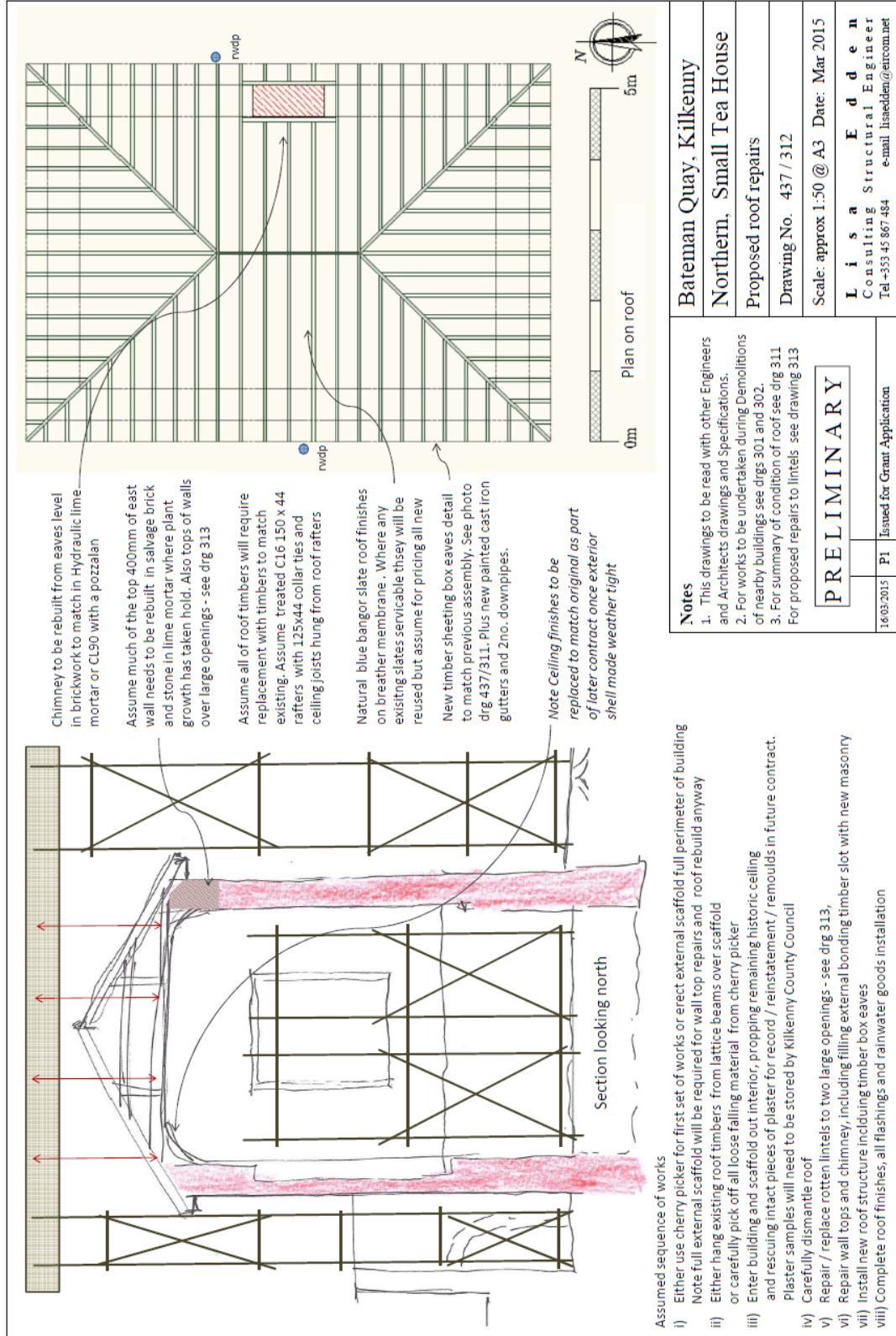


Figure 32 Tea House Proposed Roof Repairs

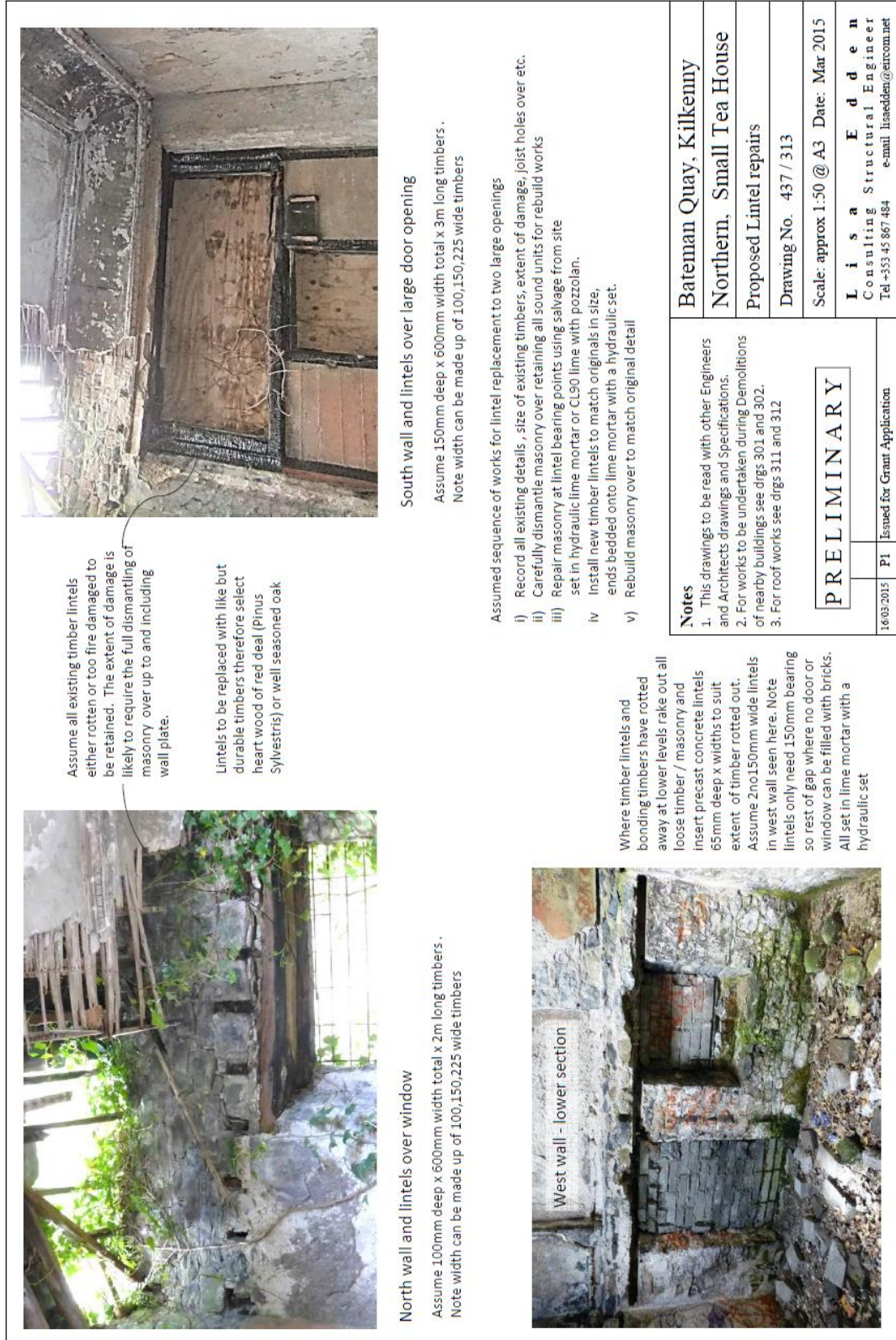


Figure 33 Tea House Proposed Lintel Repairs

#### 4.2.7 Original Gateway

The original gateway (NIAH 12000087) to the brewery dates to about 1875 and fronts onto Jenkin's Lane (Plate 18). The gateway comprises a segmental-headed carriageway with a pair of painted rusticated rendered piers having dentilated moulded cornices. There are tongue-and-groove timber panelled double doors with decorative wrought iron hinges, moulded archivolt having keystone, raised lettering, tooled rendered panels. This entrance feature forms a picturesque feature in the streetscape of Jenkin's Lane. The limestone cobbling of the lane with cut-limestone flagged wheel tracks is an attractive and protected (NIAH 12000086) aspect of the streetscape. This laneway and entrance while located outside the Masterplan area can provide pedestrian access into towards the area and out to Parliament Street.



Plates 57-58 Original gate and laneway

#### 4.2.8 The Visitor Centre

The visitor centre is now housed in No 44 Parliament Street, a protected structure (B146) and included in the NIAH survey (NIAH 1200085). This Victorian structure, built c. 1882 has a redbrick façade and a stone ashlar plinth at ground level. To two buildings to the rere are placed around an internal courtyard. The original brewmaster house and office is located on the northern side of this courtyard and while it is much altered with unsympathetic building additions and

finishes, the original structure is very much evident. The other sides of the courtyard are flanked by rendered buildings now used as part of the visitor experience and offices. This collection of buildings is to be retained by and remain in the ownership of Diageo. They are to be collectively used and developed as a visitor centre showcasing the Smithwicks experience and continuing the association of the Smithwicks family and the tradition of brewing on the site.



*Plates 59-60 Visitor Centre showing Brew Masters House*

#### 4.2.9 *The Maturation Building*

The Maturation building has been redundant since the cessation of brewing operations at the brewery site. The building comprises a single-storey concrete structure that is utilised as a support to the 22 large maturation tanks of the brewery. The late 20<sup>th</sup> century structure was an integral component of the brewery operations on the site, where the tanks were used for the maturation and storage of beer. Processes such as centrifuging and bottoming of yeast as well as maturation over 14 days took place in the Maturation Building.

The traditional maturation process involved storing beer in casks to allow them to mature naturally, thus improving the flavour (the German word 'lager' means 'storage'). In traditional beer production, beers would be 'lagered' or stored for as long as nine months. This allowed for the production of beer using the new season's malted barley and hops in the autumn when temperatures were mild, with fermentation occurring when the beers were stored in cellars over the cold winter, to be available fully matured as a light, fresh drink during the summer. With the advent of modern machinery and processes, such as rapid continuous maturation systems, the required flavour changes can be achieved within a few hours and storage times reduced to as little as three days.





*Plates 61-62 Maturation Building external elevations*

The interior of the building is largely open and filled with natural light. The spaces are divided by rendered concrete columns. The base of the maturation tanks protrude from the ceiling and are connected to a series of valves and pipes that are controlled automatically. The building is well ventilated with window openings within the glass pane structure and a number of emergency and double doors leading to the exterior. The floor is tiled and drains are present to distribute any excess liquid, spills through a waste system. The only separate room in the structure is a small sampling and quality control station.

Each multipurpose vessel (MPV) is numbered, with MPV 68-89 labelled forming a total of 22 vessels. Beneath these vessels are control panels which automate the different lines to and from each vessel. The following plates show the equipment (metal vats, pipes and control panels) that is still *in situ* around MPV 89 and 69.



*Plates 63-64 Maturation Building internal workings*

The large maturation tanks sitting on top of the main structure make this a highly visible and distinctive building within the brewery site. While the Maturation building is of a modern industrial and technical heritage interest the removal of the tanks as proposed with the existing planning permission will result in a significant loss of integrity.

#### 4.2.10 The Brewhouse

The St Francis' Abbey Brewery has a long-standing industrial presence in the city and although many of its modern structures are not of historic architectural significance, the brewhouse has become a landmark building within Kilkenny and its skyline.

The photograph below (Plate 65) shows the northern elevation of the Brewhouse, which is a concrete structure with a steel framed clad infill elements such as brick built in the 1960's. Large expanses of symmetrically laid panes of glass punctuate the elevations of the structure ensuring plenty of light to the interior. The structure has a number of accumulated extensions up to the 1980's and extends to five stories high along its eastern elevation and four stories at the northeast. The structure as part of the large scale brewing industry at St Francis' Abbey Brewery, Kilkenny, is of industrial heritage interest.



*Plates 65-66 Brewhouse northern and northeast external elevations*



*Plates 67 Brewhouse western external elevations*

The interior of the structure was stripped out and modernised in the 1990's. The building functioned as a brewhouse and contained the boiler house, engine room and operation centre. At the northern end are the only subsurface stores of the

entire structure, accessed by a ladder. These present as narrow confined spaces and appear to relate to the location of the cloister walk identified by Sweetman revealed during the archaeological monitoring programme in the 1970's and would have formerly formed part of the cloister range (Figure 34). The floor level recorded for this structure is +43.58OD and the original ground level recorded on St Francis' Abbey is +44.61OD putting the cellars approximately 1.03m below the original ground level.



Plate 68 Brewhouse subterranean plant room

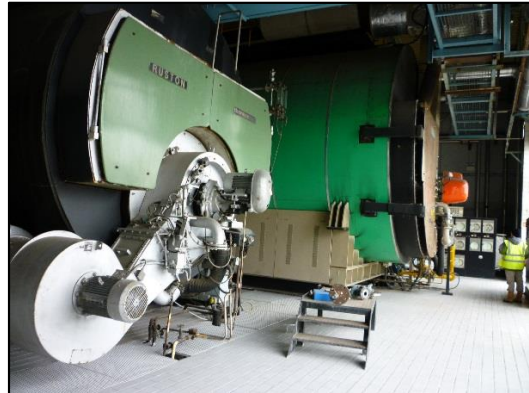
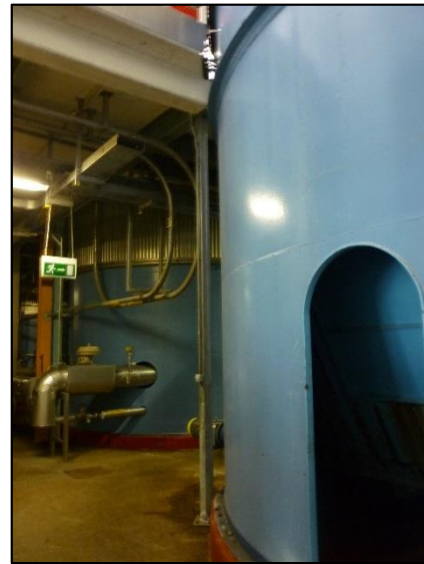


Plate 69- Interior of Brewhouse



Plates 70 and 71 Large metal vats within the Brewhouse

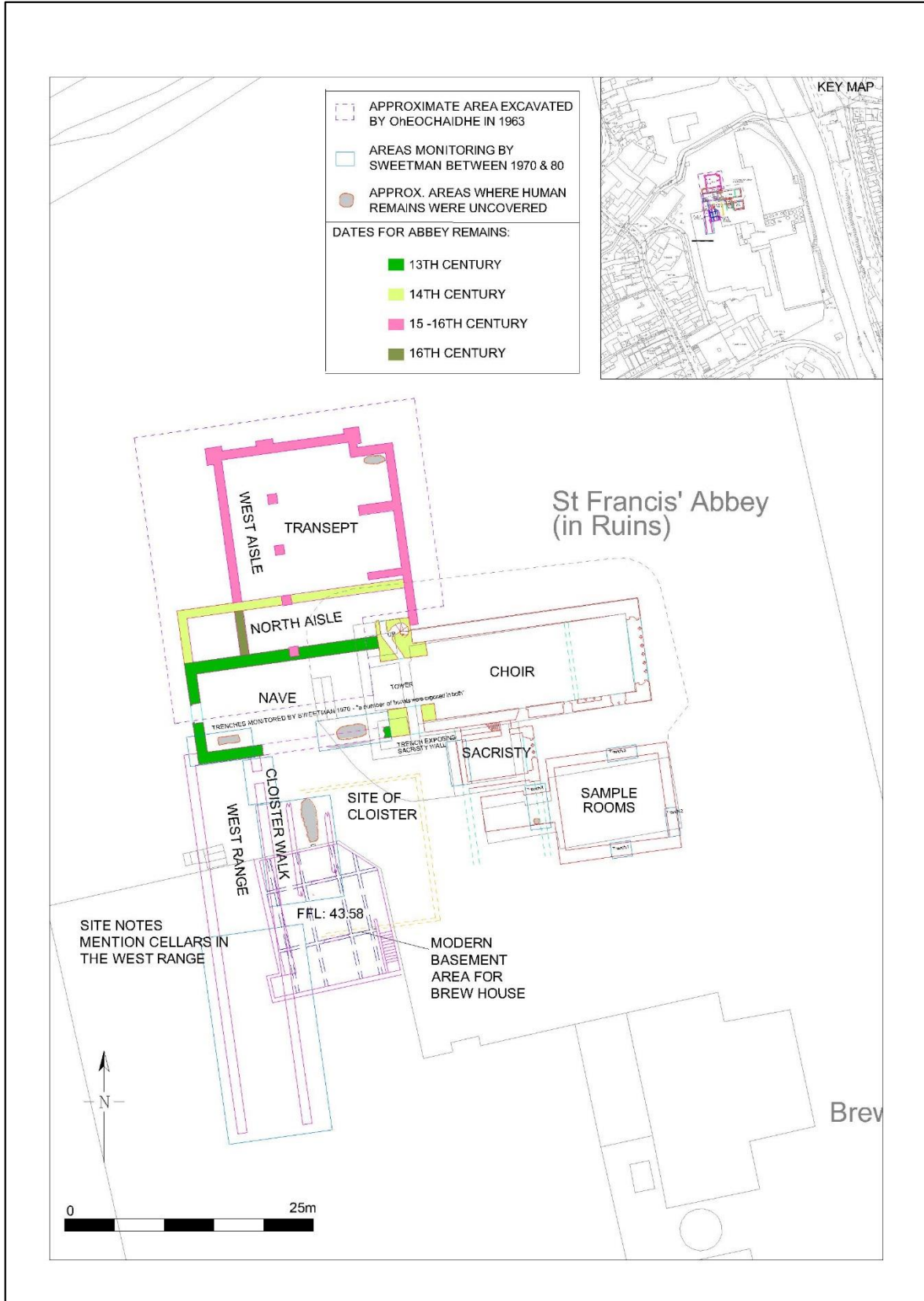


Fig. 34 Plan of St Francis' Abbey and investigations and subsurface plant room

#### 4.2.11 The Mayfair

The Mayfair building referred as the 'Mayfair Ballroom' on the 1946 OS ed. map is a structure of social and cultural heritage interest. It originally functioned as a ballroom and attracted big bands throughout the 1950s-1970s, until due to the decline of showbands it closed its doors in 1973. Since then and until recently it was used as offices, kitchens, welfare facilities and a staff canteen for the brewery.

The 1930's structure consists of a mass concrete frame and is two stories high to the southeast where a covered walkway provides access to offices along the front of the building, it is not considered to be of architectural heritage significance. The rear of the structure is built up against the city wall and the River Breagagh.



Plate 72 Mayfair Building – front elevation

It is partially located on the site of the 'Horse Barracks' which were built in 1699 and later demolished to make way for the expanding brewery. Part of the city wall along the River Breagagh could have been reused, built up to once form the northern extent of this former building and the existing wall could be the last upstanding remnants of the Horse Barracks (Plates 71-72). A separate archaeological and architectural study on the Mayfair Building has been produced by Kilkenny Archaeology (2014)<sup>12</sup> in order to inform the proposed redevelopment of this building.

While the Mayfair building is associated with the past brewing complex the structure itself is not of architectural significance and is not protected structure or considered to be of architectural merit within the record. The building is located at the entrance of the present brewing complex and its height

<sup>12</sup> Kilkenny Archaeology 2014 Archaeological Assessment The Mayfair Ballroom unpublished report for Reddy architecture + urbanism

complements the surrounding building scale, affording views of St Francis' Abbey from St Canice's Round Tower. From a sustainability view point the retention of structures are to be welcomed also retaining the familiar can benefit the creation of interesting places by bringing the old, existing and new building stock together.



*Plates 73-74 Section of walling to the immediate east of the Mayfair Building landside and riverside*



*Plate 75 City Wall to the rear of the Mayfair Building taken from the east showing spring stones of a former bridge site*



*Plate 76 City Wall to the rear of the Mayfair Building taken from the west (Watergate)*

#### 4.2.12 The Mill



*Plate 77 and 78 View to the mills taken from the eastern bank of the River Nore*

The ruined Mill building is placed on the western banks of the River Nore with a slipway present to the south of the structure. The setting of the site has altered recently with the development of the KCAS. Indeed for the purpose of this report the ruin could not be accessed for a detailed assessment as hoarding has been placed around the protected structure in order to protect it from ongoing construction works.

In recent years, the structure formed part of the public realm with public access around the exterior of the structure, however no access was provided to the interior with a low wooden fence preventing entry. At a cursory inspection the remaining masonry appears to be in a reasonable condition however it is heavily overgrown with vegetation.

#### 4.2.13 Other Structures

Other structures within the former brewery site, both north and south of the River Breagh are modern industrial features and without any historic or cultural recommendations. They are all scheduled for removal as part of the demolition works that are taking place in advance of Kilkenny County Council taking ownership of the site. The structures are a variety of large warehouses and mechanical stores, concrete and steel framed in construction and consist of the:



Plate 79 Truck Wash Garage



Plate 80 Bottling Store



Plate 81 Hop Store



Plate 82 Kegging Store

The removal of these features will enhance the overall redevelopment of the Masterplan area and provide the space required for the creation of the linear park



along the River Nore. The removal of the Hop store has the potential to open up the northern bank of the River Breagagh and provide a viewing opportunity to the City Wall.

## SECTION V: CONTEXT AND SETTING



*Plate 83 Masterplan area c. 1950's*

## SECTION V: THE CONTEXT AND SETTING

### 5.1 URBAN CONTEXT

Watters<sup>1</sup> the Town Clerk of Kilkenny, describes the river side setting from Green's Bridge and the eastern bank of the River Nore in 1872 as:

*'one of the most beautiful public walks perhaps to be found in any town in the Empire'.*

The eastern bank of the River Nore was then known as the 'Mayor's Walk' and it is from there that St Francis' Abbey as well as St Canice's and the mills and weirs could be viewed. Watters paid particular note to the orchards which he claimed were formed in the 'last fifteen years' by the Corporation (probably in and around 1850's).

The urban context of St Francis' Abbey and the Masterplan area which is intimately connected with the development and urban grain of the existing street scape of Kilkenny juxtaposed with the western bank of the River Nore in a relatively open area makes for an interesting dynamic.

So while the site is part of the development of the city it is still strangely set apart. The site has changed over time, while being in the ownership of one private company has helped preserve it as one coherent unit and ceased the piecemeal development of the land. The result is an opportunity to develop a sizable portion of land within an urban context that still contains well preserved upstanding, impressive, medieval masonry monuments of a national significance. These monuments are part and parcel of the cultural heritage significance of the medieval city of Kilkenny.

With a development of this nature and scale at the heart of a city there is the potential for conflicting values to be placed on different aspects of the site and for competing visions. It is the purpose of this document to provide an understanding of the cultural heritage value so it may be considered along with other values and be part of a collaborative decision making and design process.

The objective is to retain and celebrate the historic quality of the site and to promote its significance through interpretation and appropriate presentation while developing the site that is fit for purpose and meets the needs of modern Kilkenny. The job at hand is to manage the change appropriately and intelligently and to place the Abbey precinct at the centre of the development. The ultimate visitor and end user experience has to be interconnected between all disciplines.

Urban settlements will and must continue to change and develop. However, this necessary continuum must recognise and preserve the character, setting and amenity of all upstanding medieval monuments and urban defences and the archaeological evidence that survives, or may survive, below ground.

While investigation and monitoring has taken place within the Masterplan area it has never been subject to a comprehensive archaeological survey and until this has taken

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<sup>1</sup> Patrick Watters 1872 The Approaches to Kilkenny in Olden Times, as compared with the present, *The Journal of the Royal Historical and Archaeological Association of Ireland*, Fourth Series, Vol. 2, No1 pgs 50-59

place the proposed chronology of the upstanding buildings and how the site developed and was used is open to interpretation and subject to change when further information becomes available.

Given the amount of development on site the sequencing of below ground remains is a problematic task and made more difficult when investigating small areas such as has occurred on site to date. It is difficult to reach a firm conclusion about the nature and date of buildings and ranges without further archaeological excavation and consideration of St Francis' Abbey in the context of abbey sites elsewhere.

English Heritage have developed the Buildings in Context Toolkit which is supported and promotes:

- Quality and heritage
- Innovation and history
- Sustainability
- Balance decisions
- Local Communities

The Heritage Council and Dublin Civic Trust have used this process to assess developments proposal for Aungier Street Dublin<sup>2</sup> which followed the following guiding principles:

- The historic environment is a shared resource;
- Participation of all stakeholders is necessary to sustain the historic environment;
- Understanding the significance of the place is key;
- Significant places should be managed to sustain their values;
- Decisions need to be reasonable, transparent and consistent.

The toolkit programme aims<sup>3</sup> to:

- Enable a wider understanding of the principles of developing appropriate contemporary design in historic areas to a range of professional and community groups;
- Enable those involved in making decisions affecting historic areas in their attainment of a more effective, balanced and efficient service resulting in an improvement of those decisions affecting the quality of the historic environment for future generations;
- Promote sustainable new and re-used development that doesn't sacrifice what future generations will value for the sake of short-term and often illusory gains so that we use already developed areas in the most efficient way, while making them more attractive places in which to live and work and conserving our cultural heritage.

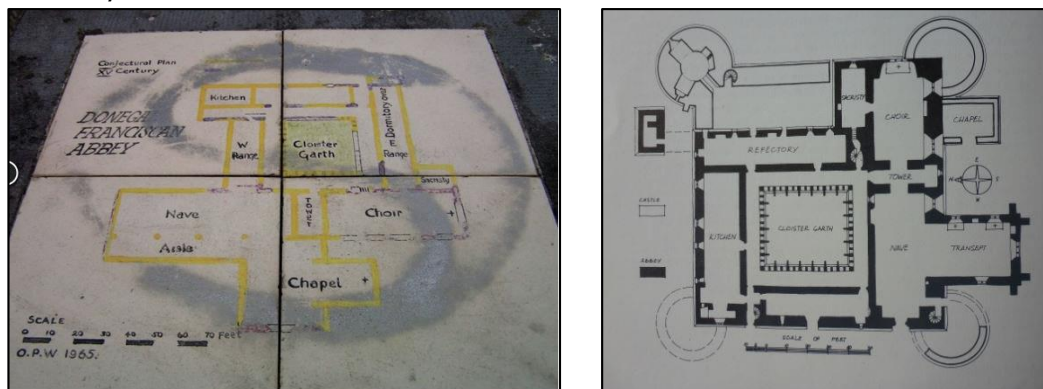
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<sup>2</sup> The project was implemented as part of a Public Realm Strategy in relation to Aungier Street area of Dublin by Dublin City Council and Dublin Civic Trust in 2012.

<sup>3</sup> [www.Building-in-context.org](http://www.Building-in-context.org). The Building in Context toolkit has been developed by English Heritage, CABI and the Kent Architecture Centre. It grew out of the publication 'Building in Context' published by EH and CABI in 2001. The purpose of the publication was to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context.

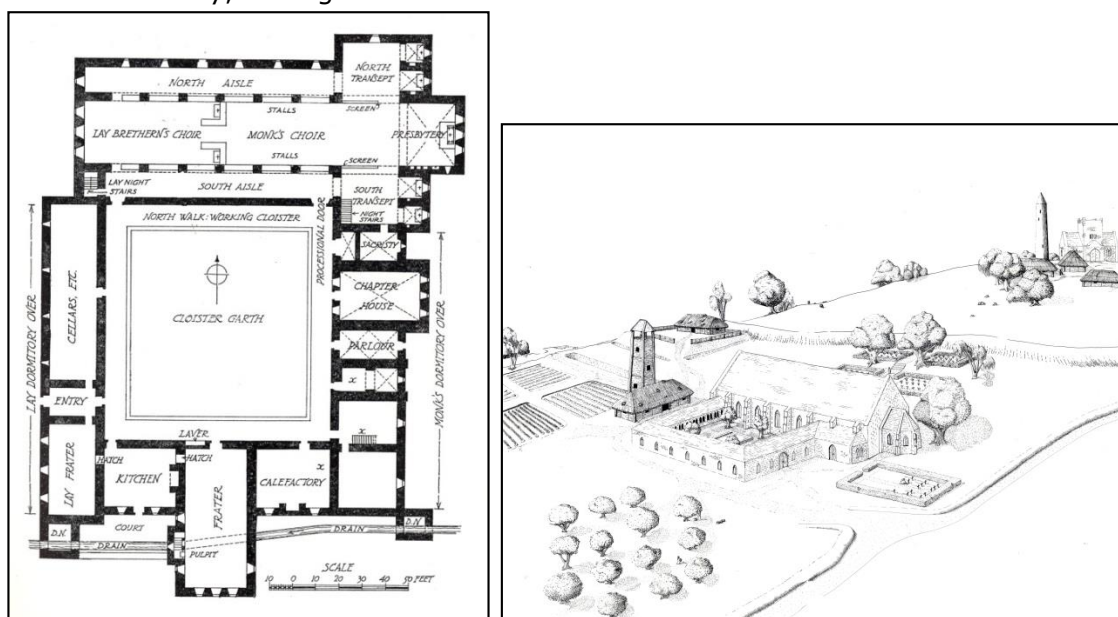
## 5.2 COMPARATIVE ANALYSIS

St Francis' Abbey represents an impressive testimony to 13<sup>th</sup> and 14<sup>th</sup> century Irish Gothic architecture. Other Franciscan Abbeys which have a similar layout to St Francis' Abbey in Kilkenny include Donegal Franciscan Friary and Quin Franciscan Friary, Co. Clare, both of which have a choir to the east and nave to the west separated by a central tower, in common with Kilkenny. Both of these also have a cloister garth to the north and transept to the south, while at Kilkenny these elements are reversed, however they are c.200 years later than St Francis' Abbey in Kilkenny.



Plates 84-85 Franciscan Friary Donegal, founded 1474 Quin Franciscan Friary, Co Clare, founded 1433

The reconstruction illustration of Grey Abbey in Kildare is based on a typical Franciscan Abbey layout, the upstanding remains at the site and an interpretation of a geophysical survey and test excavation (Dennehy 2006<sup>4</sup>). The abbey is of a similar date to Kilkenny, having been founded in 1254.



Figures 35 and 36 Typical Franciscan Abbey layout (left) and Grey Abbey Co Kildare (founded 1254), artists reconstruction, based on this layout, upstanding remains and archaeological findings (Dennehy 2006)

<sup>4</sup> Dennehy, E. 2006 Directors Findings: Excavations at Grey Abbey Friary, Kildare. Presentation to the Grey Abbey Conservation Group.

While the basic elements of Franciscan church building of the medieval period comprise a nave to the west, where the congregation was accommodated, and the choir to the east with an altar positioned at the eastern end. In general the church layout is simple and rectangular in form, running East-West, with internal divisions by means of wooden screens. The church structure grew with the additions of aisles and transepts as the congregation grew and as funds allowed. At a later stage this long church may have been sub-divided by a tower. The base of the tower divided the church into a choir and nave. At St Francis' Abbey while the form of the building is simple there are many decorative stone carvings reflecting the wealthy patronage and a superior craftsmanship.

Domestic buildings were normally located to the north of the church in a rectilinear alignment around a cloister, the east, south and west ranges could contain rooms functioning as the monks dormitory, hall, necessaria, kitchen and refectory and the lay dormitory, cellars and drainage system. However there are many cases where these living quarters were located to the south as shown at Askeaton, Claregalway, Nenagh, Roscrea, Carrick-on-Suir, Castledermot and Kilkenny. Belfries were either free standing or attached to the church. Monastic gardens were located to the north, the monastic graveyard to the east and an infirmary to the southeast. All additional buildings such as barns, mills and brewhouses etc. were located in the outer court of the monastery. While these are the main elements of a Franciscan monastery, the layout of these elements varied from Friary to Friary and often was inverted.

The layout at the friary in Castledermot which was founded c.1247 is also very similar to that at Kilkenny, with a transept and aisle to the north of the nave and a cloister to the south (Halpin & Newman 2006<sup>5</sup>). The proportions of both churches are similar in that there are approximately 8m in width while St Francis' Abbey is some 6m longer standing at 47m. In both cases the northern aisle was partially destroyed to accommodate the construction of the transept chapel. Both have the same plan, three chapels with a row of arches creating a false aisle to the rear. This latter feature is found in other Franciscan transepts but the triple chapels are unique to these two sites. Kilkenny has the largest of the 25 known Franciscan transepts in the country<sup>6</sup>, and the transept at St Francis' Abbey is estimated at 18 x 20m. This is large in size when compared to Castledermot at 11 x 11.5m.

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<sup>5</sup> Halpin, A. & Newman, C. 2006 Ireland: An Oxford Archaeological Guide, 289-291. Oxford University Press

<sup>6</sup> Patrick Conlon (1975) 'Notes on St Francis' Abbey Kilkenny' in O.K.R The Old Kilkenny Review Vol.1, No.2, Kilkenny Archaeological Society, 80-84

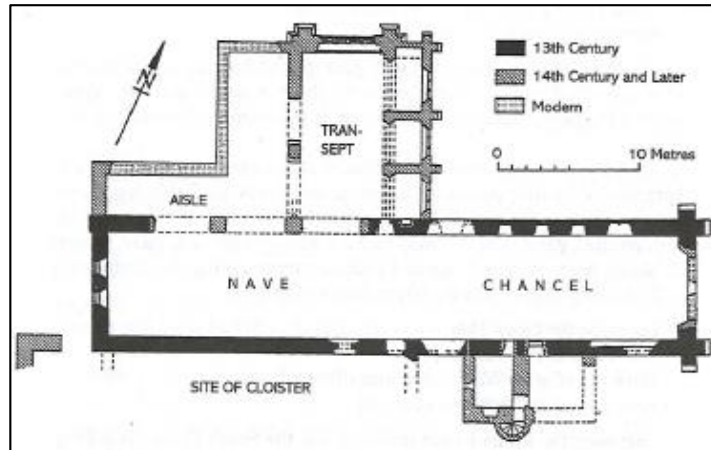


Figure 37 Franciscan Friary Castledermot, Co Kildare (founded. 1240)

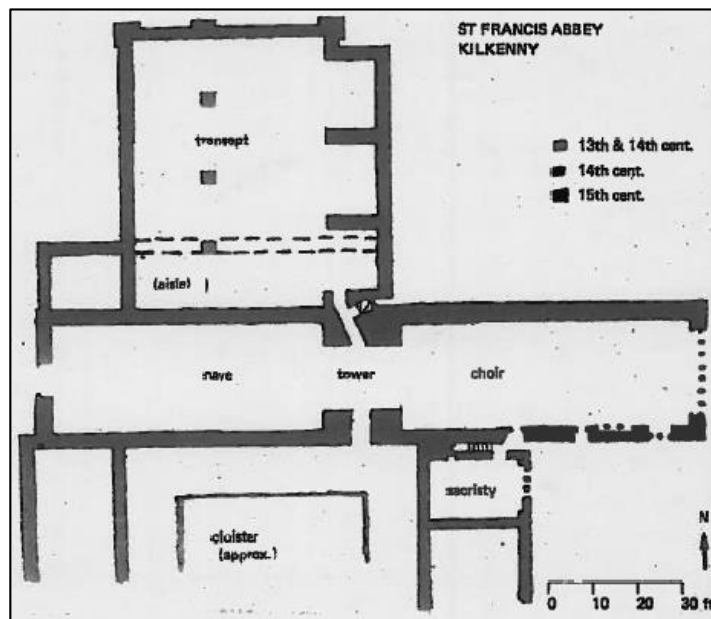


Figure 38 Taken from P. Conlon Notes on St Francis' Abbey



Plate 86 View of St Francis' Abbey taken from the north showing the chancel/choir to the east and tower to the west



*Plate 87 Franciscan Friary at Castledermot, showing transept, through excavation it is known that St Francis' Abbey Kilkenny has a similar layout and it is possible to visualise what the transept would have looked like from this photograph<sup>7</sup>.*



*Plate 88 Franciscan Friary at Castledermot founded c. 1247*

### 5.3 PRESENTATION OF THE MONUMENTS & SETTING

*'architecture, like all other cultural objects, is not made just once, but is made and remade over and over again each time it is represented through another medium, each time its surroundings change, each time different people experience it.'*<sup>8</sup>

The assessment of setting is concerned with the understanding and appreciation of the cultural heritage asset and its significance. In accordance with the accepted guidance, setting is not exclusively about the visual envelope, it embraces considerably more than just views; an impact on setting will only occur if the change affects the contribution made by setting to the significance of that asset.

<sup>7</sup> Monastic Ireland, The Discovery Programme, Castledermot Franciscan Friary

<sup>8</sup> From *Strangely Familiar* (1996):eds., Iain Borden, Joe Kerr, Alica Pivaro, et al., Routledge, London.



The concept of setting is underdeveloped and undefined within the Irish Planning Legislation. The following are definitions of setting from English Heritage and the International Council on Monuments and Sites (ICOMOS) Xi'an Declaration<sup>9</sup>.

English Heritage in their guidance document on *The Setting of Heritage Assets* (2011)<sup>10</sup> define setting as:

*'The surroundings in which a heritage asset is experienced'.*

and also makes clear that:

*"Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings. Each of these elements may make a positive or negative contribution to the significance of the asset, or be neutral. In some instances the contribution made by setting to the asset's significance may be negligible: in others it may make the greatest contribution to significance."*

ICOMOS defines setting as:

*'as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Beyond the physical and visual aspects, the setting includes interaction with the natural environment; past or present social or spiritual practices, customs, traditional knowledge, use or activities and other forms of intangible cultural heritage aspects that created and form the space as well as the current and dynamic cultural, social and economic context'.*

English Heritage provide a step by step assessment approach to setting this is as follows:

- identify which heritage assets and their settings are affected
- assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- assess the effects of the proposed development – direct, indirect, cumulative
- explore mitigation measures;
- make and document the decision and monitor outcomes.

### 5.3.1 Relationship of setting to curtilage, character and context

Setting is separate from the concepts of curtilage, character and context:

**Curtilage** is a legal term describing an area around a building and with protected structures, the extent of curtilage is defined by consideration of ownership, both past and present, functional association and layout. The setting of an historic asset will include, but generally be more extensive than, its curtilage (if it has one).

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<sup>9</sup> Xi'an (China) 21<sup>st</sup> October 2005 Xi'an Declaration on the conservation of the setting of heritage structures, sites and areas

<sup>10</sup> English heritage 2011 *The Setting of Heritage Assets*, now replaced by Historic Environment Good Practice Advice in Planning Note 3 published 25 March 2015

The **character** of an historic place is the sum of all its attributes, which may include: its relationships with people, now and through time, its visual aspects, and the features, material, and spaces associated with its history, including its original configuration and subsequent losses and changes. Heritage assets and their setting contribute to character but it is a broader concept, often used in relation to entire historic areas and landscapes.

The **context** of a heritage asset is a non-statutory term used to describe any relationship between it and other heritage assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an asset's setting, and can include that relationship of one heritage asset to another of the same period or function, or with the same designer or architect.

The National Monument of St Francis' Abbey as defined by the National Monuments Service is shown on Figure 42.

The Masterplan area is located within the City Centre and St Canice's Architectural Conservation Areas (ACAs) (Figure 39).

The City Centre ACA forms part of the medieval core of Kilkenny. It is characterised by its tight urban grain, colourful streetscapes and network of lanes dating mainly from the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. This district includes the triangle of High Street/ Parliament Street, Kieran Street and Rose Inn Street, which comprises the principle retail area of the city.

The area is characterised by the almost continuous enclosure of the streets with mainly three storey 18<sup>th</sup> and 19<sup>th</sup> century buildings built on medieval plots and foundations. The area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit). The stepped lanes running from High Street to Kieran Street and from St. Mary's Lane to Rose Inn Street are a notable feature of Kilkenny. There are numerous notable Protected Structures that surround the Masterplan area and belong in the conservation area, including St Francis Abbey, Irishtown Bridge, the City Hall and Courthouse and Rothe House on Parliament Street to name but a few.

The St Canice's ACA is dominated by the Cathedral district at the centre of which is the visually prominent 13<sup>th</sup> century St Canice's Cathedral. Vicar and Green Street have experienced some dereliction in the recent past, however there is potential for renovation in this area. The Masterplan area extends into the southern section of this conservation area along the banks of the River Nore.



*Plate 89 Views from the Masterplan area towards St Canice's*

According to Kilkenny City Development Plan<sup>11</sup> any new development within an ACA and in particular St Canice's and City Centre ACAs should:

- Encourage the introduction of buildings of high quality contemporary and vernacular design and materials, as appropriate to the character of the existing streetscape.
- Encourage the retention of the historic scale and plot size when new buildings are being introduced into an ACA.
- Minimise the impact of new development on existing amenities, including residential and land uses.
- Seek the retention of mature trees (those in good condition) which contribute to the character of the areas where appropriate.
- Seek the conservation of St Francis Abbey and its setting.
- Ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.
- Enhance the character of Vicar Street and Troy's Lane.
- Protect and retain the historic integrity of the City Walls, in accordance with the Kilkenny City Walls Conservation Plan<sup>12</sup>.
- Protect the historic and architectural character of St Canice's Cathedral and its unique setting.
- Encourage the renovation and re-use of any vacant or derelict buildings.
- Retain the existing scales of building heights of three and four storey buildings.
- Improve the visual appearance of the car parking area at the Market yard, and ensure a high standard of architectural design for any development at Bateman Quay.

<sup>11</sup> Chapter 7, Heritage, Kilkenny City and Environs Development Plan 2014-2020

<sup>12</sup> Heritage Council 2005

In urban environments the numbers and proximity of heritage assets mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations (Figure 40), including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees, verges or the treatment of boundaries, street surfaces and material used within buildings<sup>13</sup>.

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<sup>13</sup> English Heritage Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets, March 2015 p 1-2 and 6

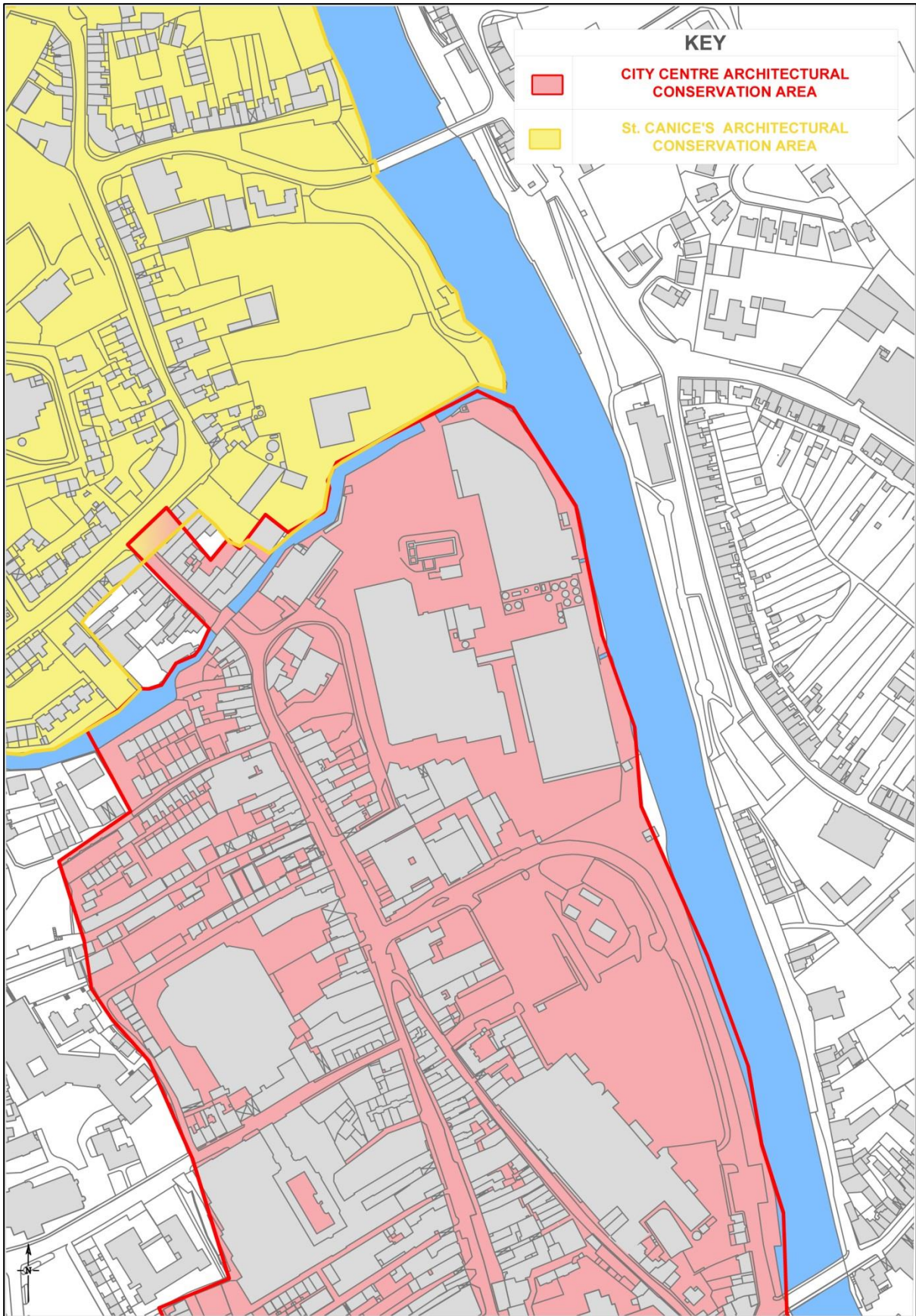


Figure 39 ACA Map

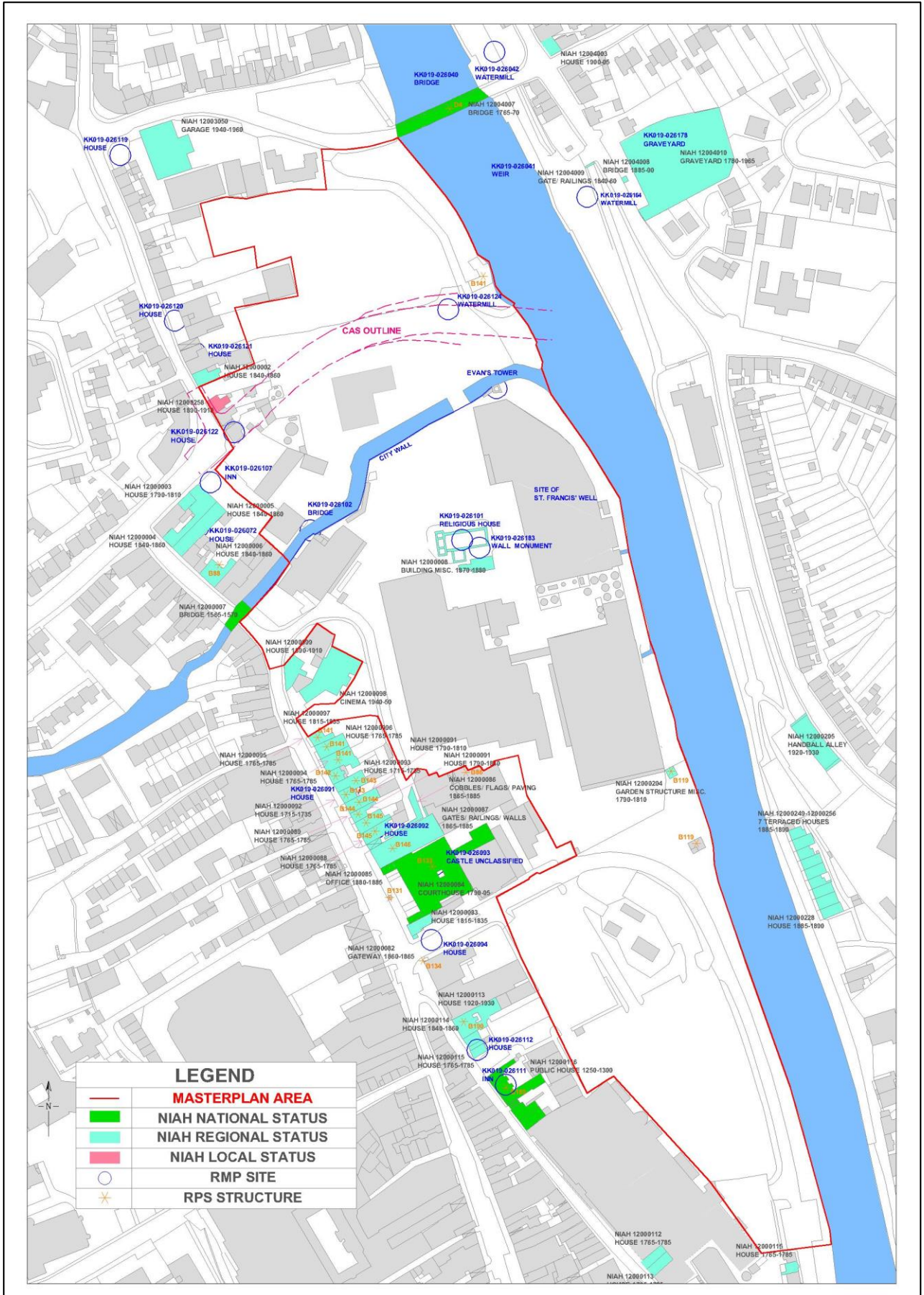


Figure 40 NIAH sites and RMP sites within and adjacent to the Masterplan area

In terms of St Francis' Abbey the contribution of setting on the significance of the monument can be attributed to:

- The group value placed on the complex of upstanding well preserved medieval monuments including the City Wall, Evan's Turret and the Abbey itself and extending to the extensive below ground remains.
- The influence of the River Nore and River Breagagh in determining the location of the site.
- The location of the site within the historic town of Kilkenny

The Masterplan should provide for the potential of a newly enhanced urban environment that embraces the significance of the monuments and increases the appreciation and understanding of each individual heritage asset.

The approach of independently evaluating and reusing modern existing buildings within the brewery site will assist in retaining the urban, industrial character and will also contribute to retaining the significance of the brewing industry that was integral to the social, economic and technological growth of Kilkenny. For example, the retention of the Brewhouse, a side from its name, provides a strong physical and visual link with the former function of the site.

While the Masterplan area may appear to consist of competing heritage assets and values, a medieval abbey precinct and a brewery – both these sites have existed side by side for the last 300 years and together create an interesting and distinctive historic place that is inextricable linked to the development of Kilkenny. The following photographs show how the Masterplan area sits within the urban and street scape of Kilkenny and along the banks of the River Nore and Breagagh.



Plate 90 Kilkenny Streetscape



Plate 91 Rive Nore view to the south



Plate 92 Panoramic view of the northern section of the Masterplan area taken from the west

The Department of Arts, Heritage and the Gaeltacht have issued the extent of the area of which the Minister for Arts, Heritage and Gaeltacht is the owner. The Department considers that this map (Figure 41) accurately depicts the extent of the Minister's legal ownership of the national monument known as St Francis Abbey.

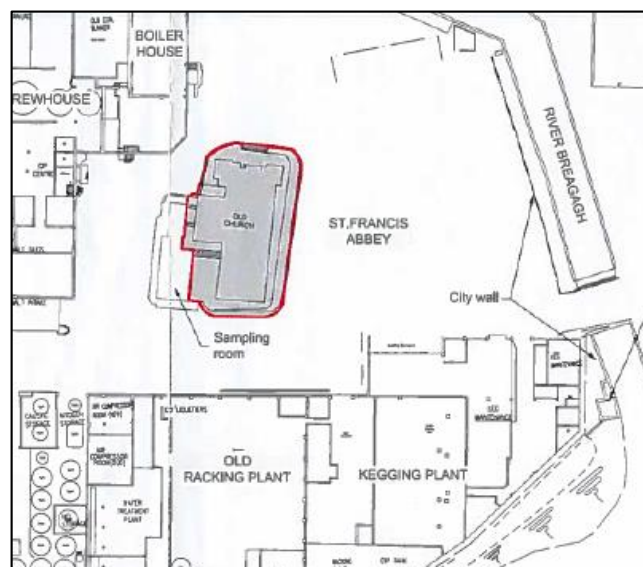


Figure 41 Minister's legal ownership of St Francis' Abbey



The following map was supplied by the National Monuments Service in relation to the extent of the National Monument of St Francis' Abbey which is defined by the dotted line<sup>14</sup>.

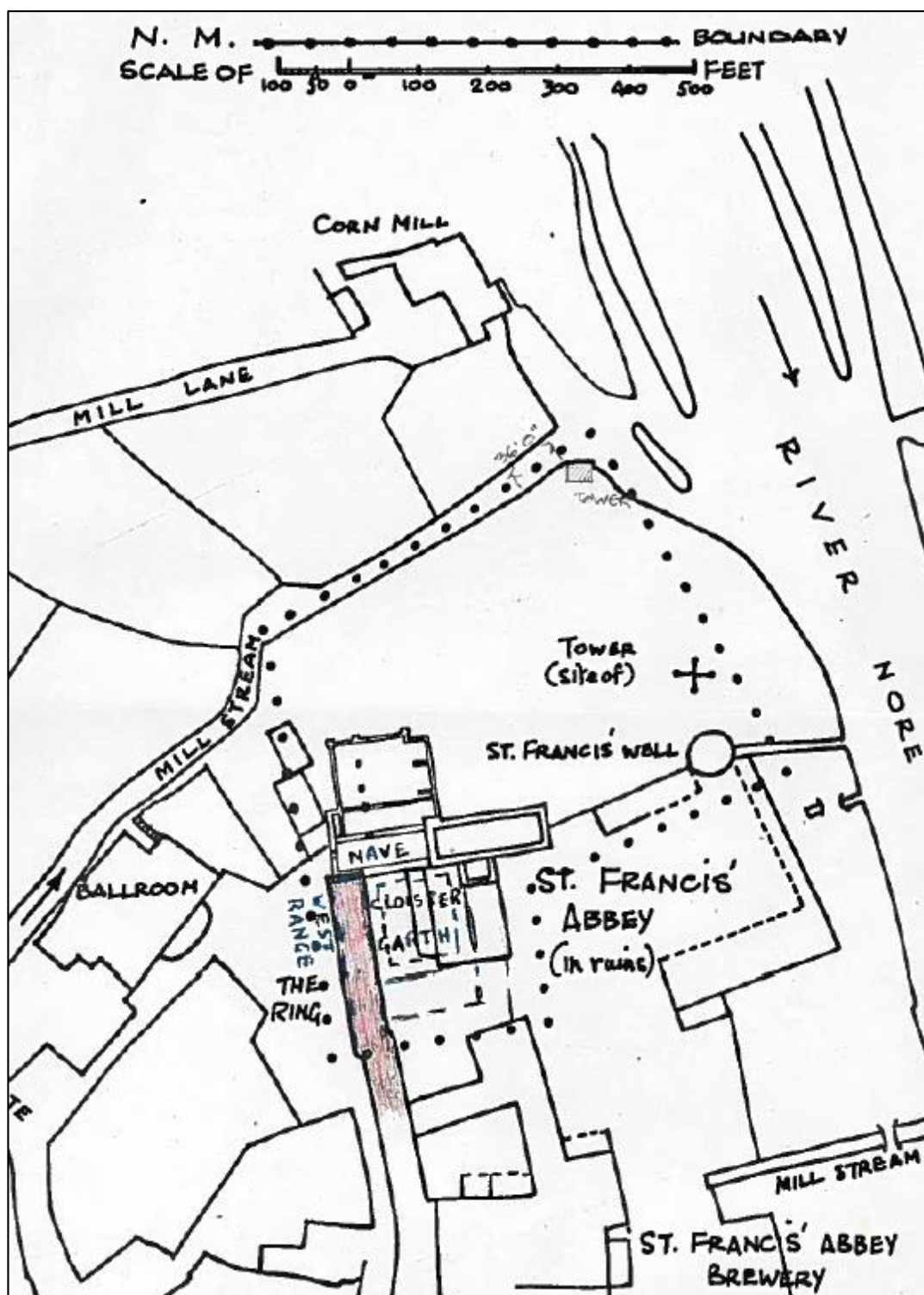


Figure 42 Extent of National Monument Saint Francis' Abbey

<sup>14</sup> The map of St Francis' Abbey was prepared in 1968 and shows the boundary of the National Monument as far as could be ascertained by surface indications, see dotted line on the map.

## 5.4 HISTORICAL ILLUSTRATIONS

Grose (1792) shows a depiction of the abbey when both the choir and nave were still standing and separated by the belfry tower. The illustration appears to be looking towards the east window which is blocked up and shows four small one storey thatch structures located within the nave above which the remains of three lancet windows project. The elegant arch of the belfry is clearly depicted.

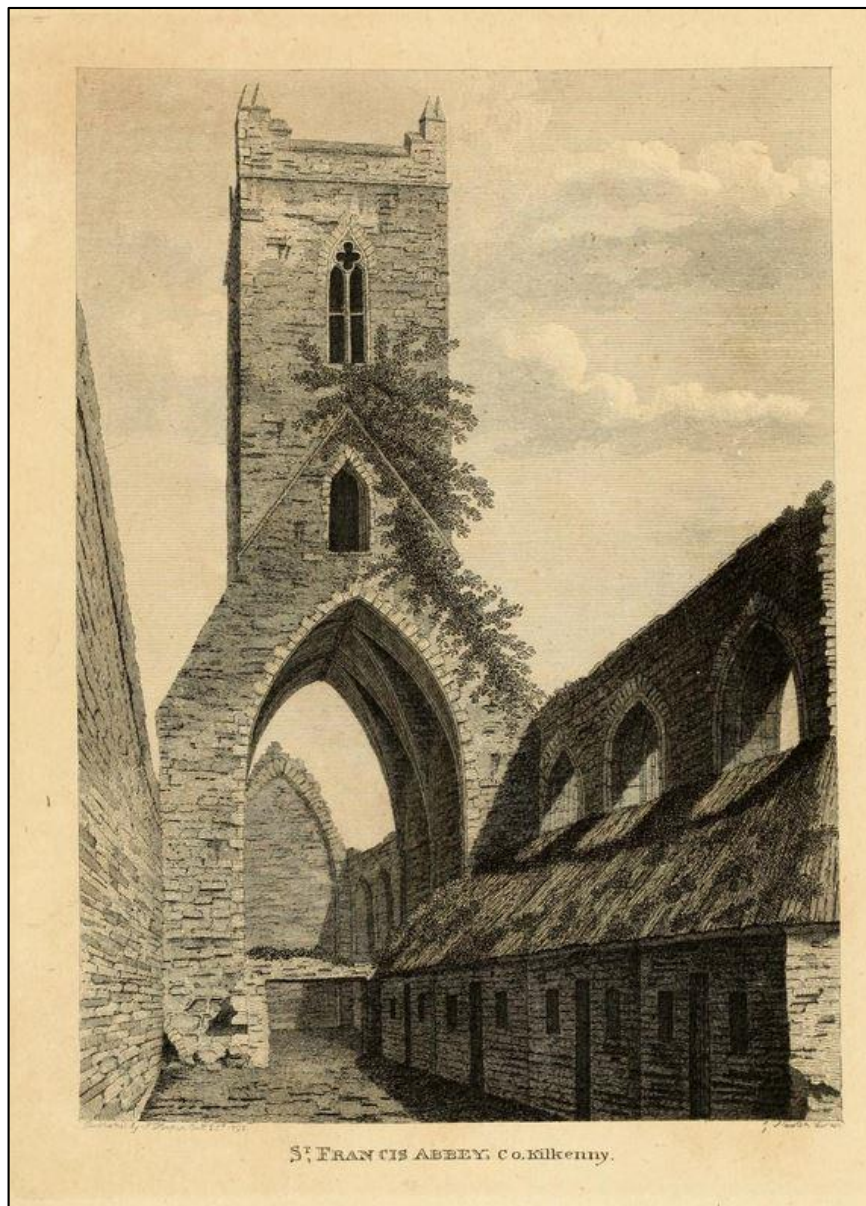
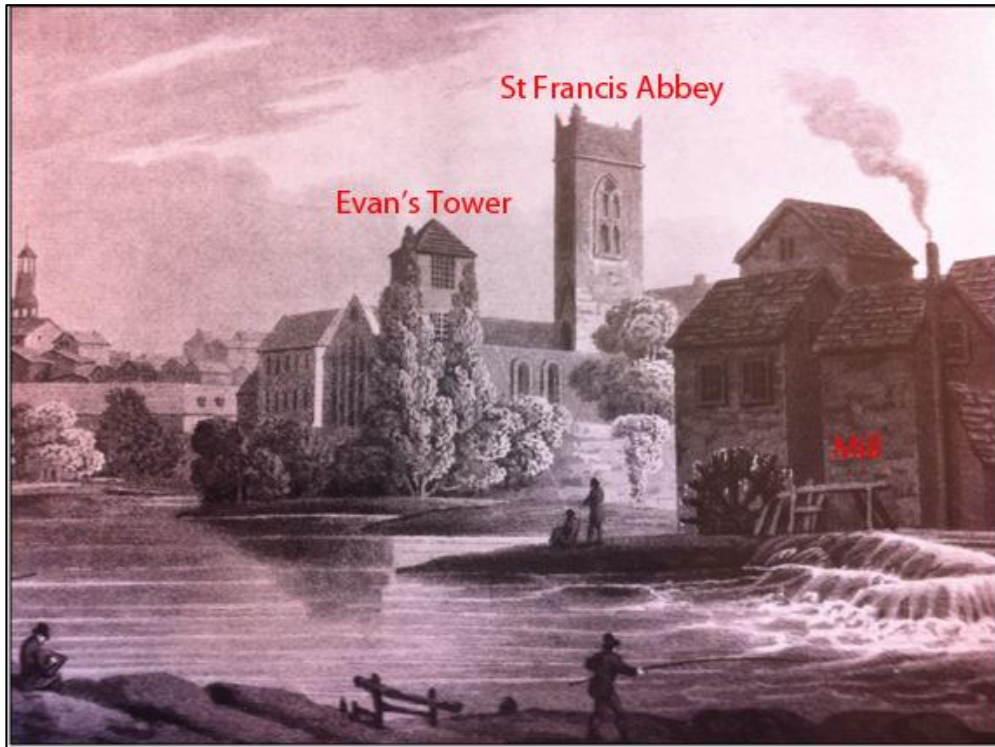


Figure 43 St Francis' Abbey, Kilkenny, Grose 1792

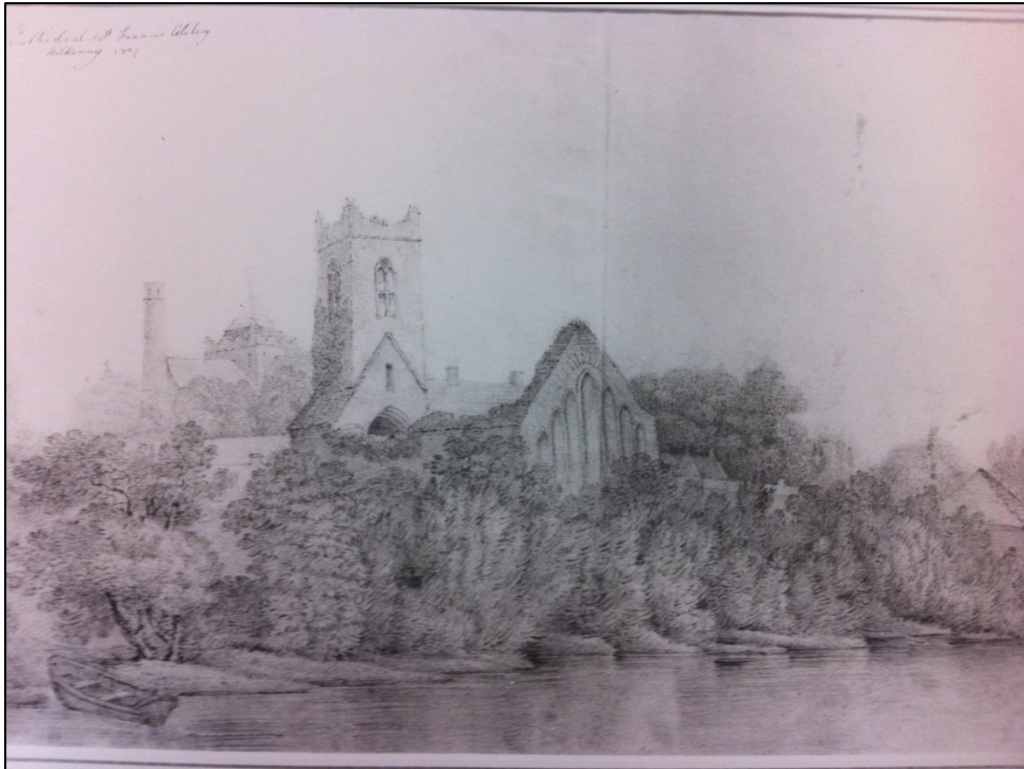
The following are all antiquarian drawings of the plan area and key features produced after 1800. The illustrations date from 1810 to 1882 and all depict a tranquil setting along the River Nore with the buildings set within lush vegetation rather than the increasingly industrialised backdrop with the expansion of the brewery and mill sites that were occurring at the time.



**Figure 44:** St Francis' Abbey and Mills, with Evan's Tower in the centre. Print from *Antiquities and Scenery of the County Kilkenny*, ed. J.G. Robertson, 1851 reproduced with the permission of the Irish Architectural Archive, Dublin.



**Figure 45:** Watercolour view of City from east with St Francis' Abbey (left), Cathedral centre back, Evan's Tower centre front and mill to the right. Taken from *Collection: Castletown House (Cat. No. 28)*. Reproduced with the permission of the Irish Architectural Archive, Dublin.



**Figure 46a:** St Francis' Abbey viewed from the east bank of River Nore with St Canice's Cathedral and round tower in distance. Pencil drawing by R. Gibbs c. 1810 (see preface to *Antiquities and Scenery of County Kilkenny*, 1851). Reproduced with the permission of the Irish Architectural Archive, Dublin.



**Figure 46b:** St Francis' Abbey Brewery c. 1860 viewed from the east bank of River Nore, image supplied by Grace Fagan, Rothe House



**Figure 47:** 'The Nore' by E.J. Brenann 1882, oil on canvas, Butler Gallery. This painting focuses on the river and mills at Green's Bridge. The belfry tower at St Francis can just be made out in the background.

## 5.5 PUBLIC EXPECTATIONS

Public consultation and workshops took place on the weekends of 9/10<sup>th</sup> January and the 24<sup>th</sup> January 2015 with regard to re-visioning the Masterplan area. Comhairle na nÓg workshop took place on the 18<sup>th</sup> of February. Previous to this a draft plan was on display in December 2013. The purpose of these workshops was for the public to express their views and for suggestions for the future development of the site. In addition to this 71 submissions were received during the consultation period from the 12<sup>th</sup> of December 2014 to the 9<sup>th</sup> of February 2015. These submissions and issues raised at the workshops have been taken into consideration when preparing this document.

It was clear from the workshops that there was a genuine and pressing concern that archaeology and the built heritage should inform the design process. Everyone present agreed that central to the design of the scheme was the protection and enhancement of the archaeological and built heritage on the site, indeed this was a strong theme expressed throughout both weekends at each workshop.

As a result of the consultation process the following action was recommended by Kilkenny County Council:

*Complete the archaeological assessment and devise an Archaeological Strategy for the plan area in conjunction with all stakeholders, initiate further feedback once the strategy is published.*

The following vision statement reflects the aspiration from each of the themes discussed at the workshops:

*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 Breaghagh, 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<sup>15</sup>.*

As with all vision statements, they form part of an organic process that evolve as further information is gathered, it is a live document which is constantly changing. The vision statement provides a starting off point into which a framework can then be built around and an agreed approach developed.

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<sup>15</sup> The Brewery: Re-Visioning Report on Public Consultation, March 2015 Kilkenny County Council

## SECTION VI: CONCLUSIONS



*Plate 93 Brew Masters House area c. 1900*

## SECTION VI: CONCLUSIONS

### 6.1 REVISIONING OF THE MASTERPLAN AREA

Key proposals presented in the original Masterplan document included:

- A linear park on the banks of the River Nore, linking Bateman Quay to Green's Bridge
- Conservation of historic structures on site
- Retention, adaptation and reuse of existing modern structures on site
- Provision for cultural, housing, retail, educational and tourist uses
- Access

Demolitions (to slab level) are taking place by DIAGEO in advance of the handover of the site to Kilkenny Council and include the following structures, this work will be archaeologically monitored: The garage and car port to the north of the River Breagh and the kegging and bottling plant, maturation tanks and fermentor block to the south of the river (Section IV Figure 24).

The Masterplan is a land use and urban design document and evidence from across the world has shown<sup>1</sup>:

- Historic environments allow distinctive businesses to thrive
- They create oases in towns and cities which are fundamental to their appeal, encourage social interaction, people making repeat visits and staying for longer
- Imaginative leadership of their development and management can achieve outstanding results in a relatively short period.

Conservation has become a strategy to achieve a balance between urban growth and quality of life. The greater the availability of sustainable planning, design and building practices can improve urban areas and the quality of life they support. When properly managed, new functions in urban historic settlements such as services and tourism are important economic initiatives that can contribute to the conservation of cultural heritage. Failing to capture these opportunities leads to unsustainable cities and poor implementation results in the destruction of heritage assets.

Work associated with the redevelopment of the plan area has sought to protect the historic character, the monuments, their setting, views and prospects and encourage the creation of new vistas to existing landmarks. Redevelopment provides an opportunity for an integrated multi-disciplinary approach to improve the presentation, legibility and civic amenity of these monuments together with identifying a potential dividend for the further enhancement of the city's historic core.

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<sup>1</sup> The Viking Triangle Waterford City Centre Failte Ireland and Waterford County Council p. 4



## 6.2 THE MANAGEMENT OF CHANGE

In order to inform the Masterplan process, an archaeological strategy has been developed. This strategy is driven by the need to protect and understand the above ground structures and their setting including the extensive below ground archaeological remains and retain their significance within a newly architecturally designed quarter.

The strategy also seeks to understand the iterative design process and the phasing of proposed developments in order that archaeological proposals are presented in a timely and appropriate manner.

Throughout the Masterplan area a wide range of archaeological remains, artefacts, and features have been encountered to date. Burials, Franciscan abbey remains, ruined towers, city walls and defences, burgage plots, medieval deposits, industrial mill houses, along with burials of felons from a 19<sup>th</sup> century gaol house and reclamation practices, riverside pleasure houses with stone jettys, indicate an extremely rich and varied archaeological record.

Part and parcel of this report was to understand the evolution of the area and assess the layered deposits that have accumulated over time contributing to the setting and urban history of the area. It is these multiple layers that need to be understood and celebrated within the new proposal.

## 6.3 DEVELOPING AN ARCHAEOLOGICAL STRATEGY

The most successful strategies are a step by step, targeted process that engage with and build from previous and available information. This report provides an overview of the existing knowledge base that can be availed of for future investigation work on site and can act as the beginning of an archaeological and historic archive to be added to and developed throughout the subsequent building phases of the plan area.

Key to developing the plan area is understanding the archaeology, this includes the above ground monuments and the below ground potential<sup>2</sup>.

The absence of an overall strategic direction in the archaeological research that has taken place within the Masterplan area to date has left the overall testing and excavation record fragmented and difficult to interpret. Also there is no final archaeological excavation report for three large excavations (with Medieval findings) that have taken place within and adjacent to the Masterplan area, namely the Courthouse, St Francis' Abbey, the Vicar's Choral building.

The development of an archaeological deposit model was explored for the plan area. A deposit model is basically a contour map showing the top level of archaeology identified by a recognisable layer consistent in most trenches and geotechnical investigations within the plan area. The information from existing test trenches,

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<sup>2</sup> Historic England Guidance May 2015 Preservation in situ, condition assessment and monitoring Draft for consultation

excavations and site investigations were reviewed for this purpose, however, an archaeological deposit model was ultimately not possible to produce as there is no identified level for the top of archaeology in test trenching and geotechnical investigations through the plan area.

While isolated spots of material were visible such as possible post medieval walls (north end of the site at 43.1m and 42.44m OD) or exposed 18<sup>th</sup> -19<sup>th</sup> building material with the KCAS, this information cannot be consistently identified throughout the plan area. Attempting to extrapolate the levels to top of archaeological areas within the plan area is therefore not feasible and assumptions made based on isolated results can easily lead to overestimating or underestimating the impact of development on the area. Simply put there is not enough information to identify local variations in the record.

All investigations have been placed on mapping accompanying this report and are detailed in the narrative as well as Appendix E.

Broadly considered, the archaeological evidence to date has placed earlier medieval deposits and features along the street frontage from Vicar Street, Parliament Street and onto Kieran's Street at the south end of the plan area. The obvious exception to this is St Francis Abbey and the medieval structures within the precinct that extend to the River Nore.

The stratigraphy seen in archaeological investigations throughout the former DIAGEO site commonly shows a sequence of modern concrete, sitting above made ground, over evidence of post medieval walls or structural foundations, overlaying (an often sterile) organic dark silty clay with occasional finds dating it to the medieval period, along with river silts and gravels, and a yellow boulder clay.

Based on the current information it is proposed to carry out large scale excavation in the area defined as the Abbey Precinct and investigation in order to answer key research questions (Figure 52 and 53). It is proposed that the existing ground level in and around the historic monument of St Francis' Abbey will be largely reproduced throughout the Abbey precinct area (ie reducing the existing ground level) to provide a cohesiveness for this area and connecting topographically the various historical elements while distinctly setting the precinct area within the wider Masterplan area.

Targeted investigation is proposed at this stage throughout the rest of the site, this is based on the historic and excavation information we have to date. It is proposed to gain a better understanding of the sub-profile of the Brewery, Grace's Castle and the Market Yard /Historic Garden character areas through a series of systematic boreholes which will be devised in order to provide information on the nature and depths of deposits. Test excavation can then take place in response to the findings and the proposed design.

To the north of the River Breagh ongoing archaeological investigation from the KCAS should inform the archaeological approach and highlight any areas of potential that may extend into the plan area. In the design of this area, elements (for example, open spacing, hard landscaping, the planting regime) must be introduced that will reflect the medieval garden plots.

To the north and south long linear garden plots developed from medieval burgage plots and reclamation practices and stone jetties have been revealed along the River Nore. Targeted investigation presents an opportunity to gain a better understanding of the underground profile of these areas and an appreciation of the historic development, allowing the future use of the plan area to be designed in response to the archaeological findings whilst also enabling the interpretation and enhancement of the upstanding elements.

Measures for conserving historic structures throughout the entire area are detailed in this report (Section 4 and Appendix F). Further collaborative research and survey on the upstanding building remains should be sought in association the conservation work for the Tea House, Evan's Tower, and the city wall. As St Francis' Abbey is in state care it is presumed that conservation will be undertaken by the authorities as necessary.

Future phases of work that require excavation or a reduction in ground level provide an opportunity to investigate the below ground level archaeological potential of the area in a planned and strategic manner. In terms of the investigation, excavation should be planned in order to answer key research questions and to gather information to appropriately conserve the upstanding monuments and understand their setting and how the area developed over time. Preservation in-situ is considered the preferred option when designing and constructing within an archaeological sensitive area.<sup>3</sup>

The proposed design principal of piling seeks to minimise the impact on the below ground archaeology by minimising the amount of excavation required and this principal will be further informed once the detailed design is known and an archaeological impact statement prepared for each proposed structure. This approach favours preservation *insitu* so the Masterplan area can be developed and maintained in such a manner that it will retain the significance of the place, facilitate public access and add to the social and cultural infrastructure of Kilkenny town.

#### *Preservation insitu - The Piling Concept*

In the character areas outside the Abbey Precinct, where the ground level consists of a reinforced concrete slab, the approach is to minimise the impact on buried archaeological material and features and avail of piling techniques to develop the plan area.

Archaeological testing can take place in advance in order to understand the below ground potential of where the piling is proposed so informed decisions can be made in relation to avoidance.

While piling is the preferred technique, it should be recognised that the need to minimise the impact of piling may have significant effects on the design and cost of the structure. Non-standard forms of structure will be needed and will have to be

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<sup>3</sup> Framework and Principles for the protection of the archaeological heritage DAHGI 1999 pg 24

agreed either by contract or through a guidance mechanism that proposed developers will have to agree to.

The viability of the remaining 'post piling' archaeology is contingent on the extent of interpreting the entire site. Where the plan area has been adequately characterised, it should be possible to avoid the most archaeologically sensitive areas of the site through the careful placement and appropriate load-bearing spanning structures<sup>4</sup>. Where piling techniques are adapted to meet archaeological parameters and the requirements for the substructure, pile centres cannot be less than 6m<sup>5</sup>. It is proposed that a sub-structure of all new buildings within the Masterplan will consist of piles set out to a 7.5m grid with the ground beam located above the existing slab level. This will occur in order to minimise the impact on archaeological deposits which will be left in-situ for future investigations.

Pile caps, ground beams, drainage pipes, and utilities ducts will all be located above the existing ground level. Ground levels will be made up to allow universal access.

Investigations into retaining the existing slab will be required to assess its load bearing capacity and effectiveness from an engineering point of view so the overall approach can be validated.

In the vicinity of new buildings the ground level will be raised by c. 500mm (centre of the plan area)-1500mm (extreme north of plan area), this is dependent on the flood requirement mitigation measures. Where possible new services will be located within this built up zone thereby not affecting the archaeological layers. In the case of drainage there is a preference to link to existing services and thereby minimise below ground disturbance.

It is also proposed that there will be no basemented structures and that the existing structures such as the Brewhouse and Mayfair will be left in place in order to minimise ground disturbance<sup>6</sup>.

For the proposed building locations a detailed impact assessment can be carried out in relation to the potential impact of piling on below ground remains. Where it becomes clear that excavation may be required to accommodate a building design, lift shaft or retaining wall, if required, the appropriate archaeological response can be formulated in conjunction with the authorities.

In order to assist in future decisions, it is essential that a record of the foundations, as built, is kept with the archaeological archive for the plan area.

This should include a final pile plan and loading details as well as records from any investigation test pits (including geotechnical). All information should also be lodged with the National Monuments Service as part of the licensing requirement.

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<sup>4</sup> English Heritage, , Piling and Archaeology – An English Heritage Guidance Note, pg 21

<sup>5</sup> This is recommended in Archaeology and Development Guidelines for good practice for developers (2000) Section 2.33 Substructure design – foundations pg 13

<sup>6</sup> Archaeology and Development Guidelines for Good Practice for Developers, prepared by ICOMOS for the Heritage Council, 2000, section 2.3.5 substructure design – basements pg. 14 and Framework and Principles DAHGI, 1999 section, 3.8 Historic Towns within present day urban areas pg. 30.

## 6.4 HISTORIC CHARACTER AREAS AND PLACENAMES

Cartographic and documentary sources have been used to compile the following mapping information (Figure 48) reflecting the dominant character areas throughout the plan area. The existing landuse can be classified as industrial and transport in the form of carparking, both urban in nature. However this was not always the case and from north to south the principle historic land uses are broadly captured through an analysis of cultural heritage datasets and the findings from excavation reports providing an overview of the most significant activities and features onsite. The character areas are as follows:

1. The Gardens (including burgage plots)
2. Mills, Dwellings and Industry
3. The Horse Barracks
4. Watergate
5. The Abbey Precinct
6. The Mill Stream
7. The Brewery
8. Grace's Castle/ City and County Gaol and Courthouse
9. The Market Yard – formerly historic garden
10. Historic gardens – (including burgage Plots)

While each of these unique character areas are located within the zone of archaeological potential and within the area of medieval reclamation within Kilkenny, they all have to potential to reveal distinct historical/ archaeological remains when investigated. This type of information along with the design process can assist in focusing the archaeological investigation in each of these areas and developing the overall archaeological strategy.

As part of the Masterplan programme consideration should be given to the appropriate naming of various sectors with the overall area. Place names are an important part of our cultural heritage. They provide a link to the past and reflect the natural, built and cultural heritage of a locality. It is important that place names of all new developments reflect the local topography, history, culture, ecology or significant people and events and incorporate traditional and Irish language place names from the locality.

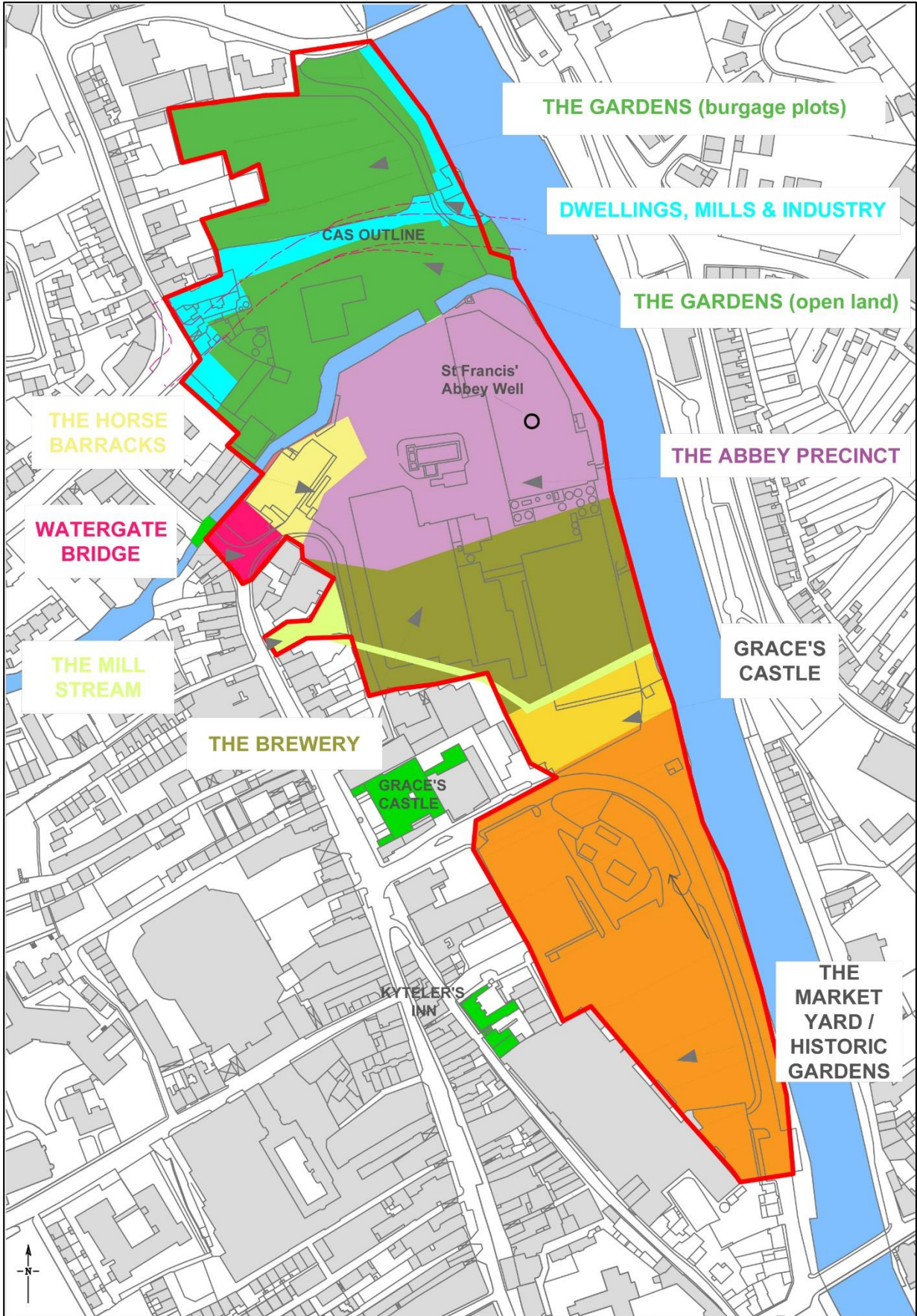


Figure 48 Historic Character Map

## 6.5 TEST INVESTIGATION AND EXCAVATION

As part of the Masterplan process this report provides broad archaeological information in relation to potential below ground findings. Further investigation of below ground remains will add to the existing knowledge of the plan area.

In brief the archaeological findings and knowledge for each area is outlined below but is dealt with in more detail in Sections 2, 3 and 4, Appendix C, D and E and Figures 20 and 23 of the report. Also outlined below, is the Masterplan proposal at the present time, for proposed buildings within each character area (Figure 54). This is the general design proposal at this stage of the process and will be subject to alteration as further information emerges.

Key to considering preservation *in situ* are the following questions:

- What is the current condition of the archaeological finds and deposits?
- What are the likely development or land-use impacts?
- (in relation to waterlogged sites) what is the availability and quality of water on the site and its wider catchment?

Whilst the archaeological strategy seeks to guide the future use of the site, detail design will allow specific proposals to emerge. To date the design framework has undergone significant alteration and has the capacity for further modification depending on archaeological investigations results. As this is an iterative process testing and excavation will inform the final detailed design proposals. As a result of the work carried out for the archaeological report, the following information and various research questions within individual historic character areas have emerged, these include-

### ***The Gardens (including burgage plots) (north of KCAS)***

This is the most northern area. On mapping sources it is shown as garden plots laid out in an orchard extending north-south from Green Street and east-west from Vicar Street. One of the plots is known as the 'Treasurer's garden' on Hogan's map of 1860 (Figure 11). Excavations to date have revealed the remnants of two stone walls at a depth of 0.6m (c. 43.1m OD) and 1.7m (c. 42.44m OD) below present ground level and probably relate to walls shown on Rocque's map (1760) (Figure 20 and Figure 8). Also to the north of the Masterplan area, the late seventeenth to early eighteenth century abutment of Green's Bridge was excavated in 2003.

Medieval deposits and structures have been revealed along Vicar Street and Green Street, with for example the excavation of the Vicar's Coral building (03E1901), a medieval battered wall at Mill Lane (97E0481) and organic reclamation deposits of a possible medieval date as well as post medieval deposits on Green Street (99E0713).

There is the possibility that medieval deposits may extend into the Masterplan area however to date only post medieval features have been revealed.

To the north of the Masterplan area the land is characterised historically by medieval burgage plots overlain with historical gardens as shown on the cartographic sources.

It is proposed to construct community and social housing (**Building No. 14**) immediately to the north of the KCAS.

### ***The Gardens (including burgage plots) (south of KCAS)***

Immediately north of the River Breagagh the lands on historic maps are shown as large open areas probably meadow land used for summer grazing and the river is shown extending into this area on earlier maps.

Test pits excavated for geotechnical purposes in 2014 (Appendix D) (TP08, 05, 07, 04 and 09) provided an understanding of the below ground profile, a modern surface was encountered from 0.0m-0.5m and modern made ground with inclusions of mortar, red brick, yellow brick and modern glass was recorded from 0.25-2.2m, another modern surface - concrete slab, was encountered in TP04 and TP07 between 0.6-0.65m bgl. Archaeological monitoring of drainage works in 2004 was carried out in an east-west direction along the northern bank of the River Breagagh to a depth of 2m. A sterile black riverine silt clay was revealed between 1.2 and 2m bgl sealed by a deposit of mixed building rubble. Two concrete surfaces were encountered. Overall the area appears to be disturbed and built up in a staged process with made ground (this possibly occurred with the construction of the bridge over the River Breagagh in 1974 so the ground level would be roughly level on both sides of the river) with possible river silts encountered at the lower levels.

### ***Mills, Dwellings and Industry***

Archaeological investigation has been carried out along the River Nore and also for the Kilkenny Central Access Scheme (KCAS) combining both ground excavation and underwater survey. A large industrial 17<sup>th</sup> century milling complex that spanned both sides of the River Nore was excavated revealing seven phases development.

Features such as cobbled areas and post medieval structures relating to features shown on Rocque (1760) and 'Mill Lane' as named on later OS mapping have been revealed as part of the KCAS. In general archaeological features relating to the post medieval period were revealed at 1m below existing ground level and riverine deposits were found at 1-2m, archaeological investigation for the KCAS is ongoing. In brief, to date 90 architectural fragments have been revealed and excavation work is currently taking place investigating post medieval material to a depth of approximately 1.2m bgl<sup>7</sup> to the rear of 22 Vicar Street.

The Chancellor's House is shown adjacent to Mill Lane on Hogan (Figure 11) and the 1840 OS mapping (Figure 12). A small portion of this area was archaeologically monitored as part of drainage works to a depth of 2.7-3.5m bgl and exposed a deposit of black riverine silt approx. 0.65m thick and sealed by mixed building rubble and gravelly sand interpreted as late 19<sup>th</sup>/ 20<sup>th</sup> century reclamation and levelling<sup>8</sup>. No structural evidence of the Chancellor's House was revealed.

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<sup>7</sup> pers. comm. C. Flynn, May 2015

<sup>8</sup> 04E0694ext Phase 3



The Bull Inn is recorded at the corner of Vicar St and St Canice's Place and this has been assessed and a stabilisation programme proposed for the one remaining wall that is left of the structure. Of interest in this area is the potential to reveal the remains of a medieval building. The area was previously tested by VJK Archaeologists and walls belonging to a long narrow building (potentially medieval) were revealed at 600mm bgl extending southwards into the Masterplan area<sup>9</sup>. Of interest is the early date for these walls at such a level.

As part of the Kilkenny Main drainage scheme<sup>10</sup>, a substantial battered wall was revealed approx. 0.6m bgl which extended for a further 2m and consisted of approximately 12-14 courses of stone and extended for approximately 12m in an east-west direction at the north end of No 20 Vicar Street. This substantial structure was recorded and preserved *in situ* and may extend into the Masterplan area along what was historically called Mill Lane<sup>11</sup>.

As part of the KCAS works, an area of approx. 20m x 20m at chainage 110 has revealed evidence for milling complexes at 2.4m bgl and these are to be preserved *in situ* and may extend into the northern most section of the Masterplan area.

Two structures are proposed to be located between the two afore mentioned character areas. Both buildings (**Building No. 12 and Building No. 13**) are located in the northern section of the Masterplan area, immediately north of the River Breagh and south of the KCAS.

### ***The Horse Barracks***

The location of this structure (built c.1700) is shown on the historic maps as backing onto the River Breagh and probably incorporated the City Wall. Excavation (trial bore holes (99E0385 ext) have revealed early modern pottery, glass and metal, rubble, undated brick, mortar and animal bone probably associated with this building. It partially occupied the space now inhabited by the Mayfair. It looked out to an area known locally as the ring. On the riverside there is the remains of a bridge structure surviving as two spring stones of a truncated arch.

Three window samples have taken place in this area (WS13, 16 and 17 (2014 Appendix D). Reinforced concrete and hardcore was encountered from 0.00-0.45m with made ground to a depth of 1.2m and natural encountered from 1.2-6.2m.

Of interest is Test pit CB which included dark brown organic peaty material, animal bone and charcoal from 1.8-3.1m below ground level that has been interpreted as a possible archaeological layer and river silts related to a flood event.

It is proposed to retain and adapt the existing Mayfair building (**Building No 10**) (Section 4.2.11 and 6.7). The Mayfair building currently occupies part of the location of the former 'Horse Barracks'. Any interventions to the Mayfair will be archaeologically investigated under Ministerial Consent due to the close proximity of

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<sup>9</sup> pers. comm. Colm Flynn, May 2015

<sup>10</sup> Patrick Neary Licence Number 97E0481

<sup>11</sup> pers. comm. C. Flynn, May 2015

the city wall and Watergate which form part of the city defences, national monument, and all excavation work will be carried out under archaeological supervision.

### ***The Abbey Precinct***

St Francis' Abbey forms the focus of this area and is accompanied by the impressive remains of Evan's Tower and the City Wall. Extensive excavations have taken place revealing that a transept, nave, cloister and cloister walk once flanked the upstanding bell tower and unroofed choir. Further features located on historic maps include St Francis' well, precinct walls, as well as the possibility of further towers. Documentary sources also indicate the presence of a cemetery and excavation to date have revealed burials in the transept likely to be 17<sup>th</sup> century in date (evidenced from the retrieval tomb fragments) and multiple burials located at the cloister walk which may be victims of the plague given the haphazard nature that they were buried in. It is thought that further extensive burials will be revealed on site.

Apart from Ó hEochaidhe's excavation located to the west of St Francis' Abbey there has been no other large scale archaeological investigation in this area. To date, geotechnical investigations including the 2 window samples (WS) WS18 and WS03 and the 2 boreholes (BH), BHD and BHE excavated in the area surrounding St Francis Abbey (Figure 23), have not revealed any archaeological material. A compact grey clay with occasional red brick fragments was revealed at a depth of 1.2-2.2m and beneath this was a grey green sandy clay with small angular stones at 2.2-3.2m in WS18. In WS03, a grey sandy clay with mortar and grey brown clay was revealed at 1.2-2.2m this was interpreted as early modern made up ground.

In BHD black silty deposits containing frequent inclusions of red brick and mortar were revealed between 0.9m-1.5m. Modern pottery was recovered from these deposits at 1.1m and 1.5m below ground level (bgl). Between 1.5m-2m mid grey silty sand with frequent inclusions of mortar, red brick, roots, wood fragments and charcoal was identified. In BHE a mixed grey brown coarse silty sand containing mortar, red brick and some stones was revealed from 0.9m-1.6m, with a layer of mortar contained within, at 1.3-1.4m. Between 1.6m-2.0m dark grey brown sandy silty clay contained inclusions of cinder and mortar. These deposits were interpreted as early modern made up ground.

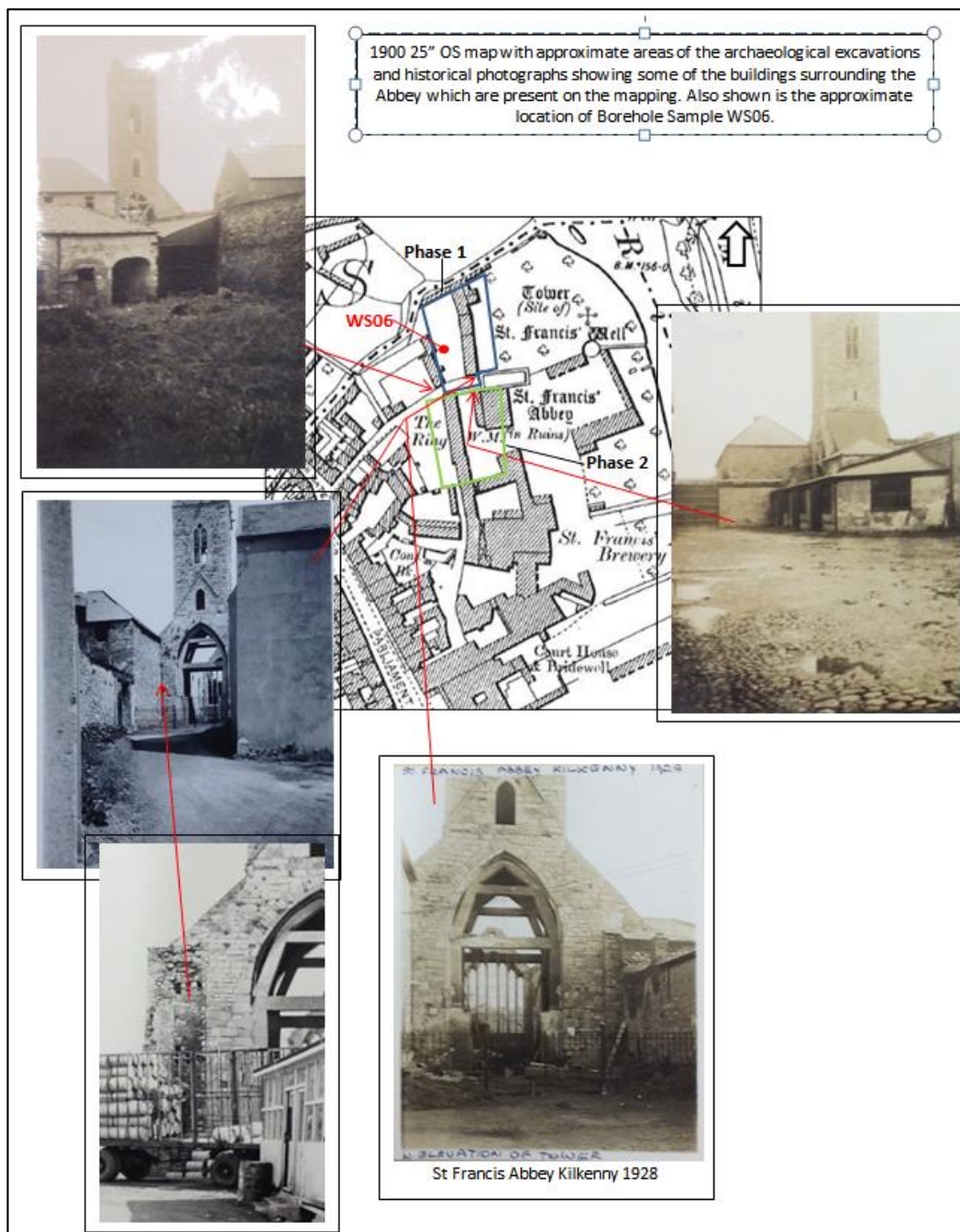


Figure 49 Historic OPW photographs of structures surrounding St Francis Abbey

**The Abbey Precinct – St Francis’ Abbey (National Monument)**

The Masterplan proposes to retain National Monument of St. Francis’ Abbey, protect the existing remains and enhance the setting of the abbey. It is proposed to excavate this area of the site to reveal the original walls of the Transept, Nave, Cloister and potential burial grounds probably located adjacent to the abbey to its south east and north east (Figure 50). The identification of buried archaeological material and structures will help define the medieval precinct and features that surround St Francis Abbey.

The treatment and presentation of the structural remains will be dependent on the condition of the newly revealed features. One option maybe to mark the location of these walls by the use of stone flags in a fashion similarly used by Kilkenny County Council to mark the line of the City Walls at Irishtown / Watergate if they are in a poor condition but at this stage of the design process it is about keeping as many options open for the interpretation of features.

The approach to large scale excavation on site and the re-investigation of the transept, nave and cloister should consider strategic partnerships with academic institutions and delivering research excavations educating 3<sup>rd</sup> level volunteers<sup>12</sup>.

Excavation involving the public and educated volunteers is not a new phenomenon in Ireland with a number of archaeological schools and community led programmes being set up in recent years.

There is merit and precedence to associate investigative work with volunteer programs and open the experience to the general public in a controlled manner subject to health and safety requirements. This also has the advantage of uniquely identifying St Francis' Abbey within the medieval city of Kilkenny and acting as a live attraction and educational experience.

It is also proposed to excavate in the area of St. Francis' Well to determine its exact location and identify any adjoining structures. The well structure will be fully recorded and potentially exposed for viewing by the general public depending on the quality of the archaeology revealed. If the revealed original walls of the well are in poor condition it is proposed to mark the location of these walls by the use of stone flags or another suitable material.

Based on an assessment of historic mapping it is proposed to excavate test trenches in an east-west direction to establish the possible line of the City Wall or Abbey Precinct wall (Figure 51). Based on the results of these initial test trenches further excavations may be undertaken to reveal structural remains. All revealed structures will be recorded fully and potentially exposed for viewing by the general public depending on the quality of the archaeology revealed.

Historic mapping indicates the possibility of further towers to the north and south east of the Abbey. It is proposed to test excavate these areas to establish if there are any below ground remnants of these structures. Depending on the nature of the remains, a presentation strategy will be established.

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<sup>12</sup> Programmes such as the 'Archaeological Adventure at the Blackfriary in Trim Co Meath' provides a structured learning experience open to participants of 12 years and older that is accredited by St Patricks College, Dublin, City University.

The Bective Abbey Project is partly funded by the RIA grant programme (2010-2013) and supported by Meath County Council as an action of its Heritage Plan 2007-2011. This research excavation is about educating 3<sup>rd</sup> level volunteers in the traditional and modern methods of archaeological excavation and communicating the experience of participating in a 'dig' and understanding the processes through a series of podcasts. In many ways it is an innovative social and communicative exercise as much as a research project.

*Actions (Figures 52 and 53)*

- Reinvestigation of Marcus Ó hEochaidhe's excavation, establishing the extent, depth and nature of the subsurface remains.
- Identification of the monastic cemetery – burials have been found to the south of the nave and in the cloister area (and these areas will be revisited) investigations should concentrate to the north and east of St Francis Abbey.
- Investigation of the location of St Francis' well and site of a tower as shown on the first edition OS 6-inch Map.
- Investigation of precinct walls, along the waterfront and to the east of the abbey.
- Archaeological investigation is required around Evan's tower in order to understand its current stability and the conservation methods required – these proposals are detailed in Section IV and Appendix F. A detailed building survey should take place in association with the conservation work in order to understand the age and phasing as well as areas of rebuild of the structure.

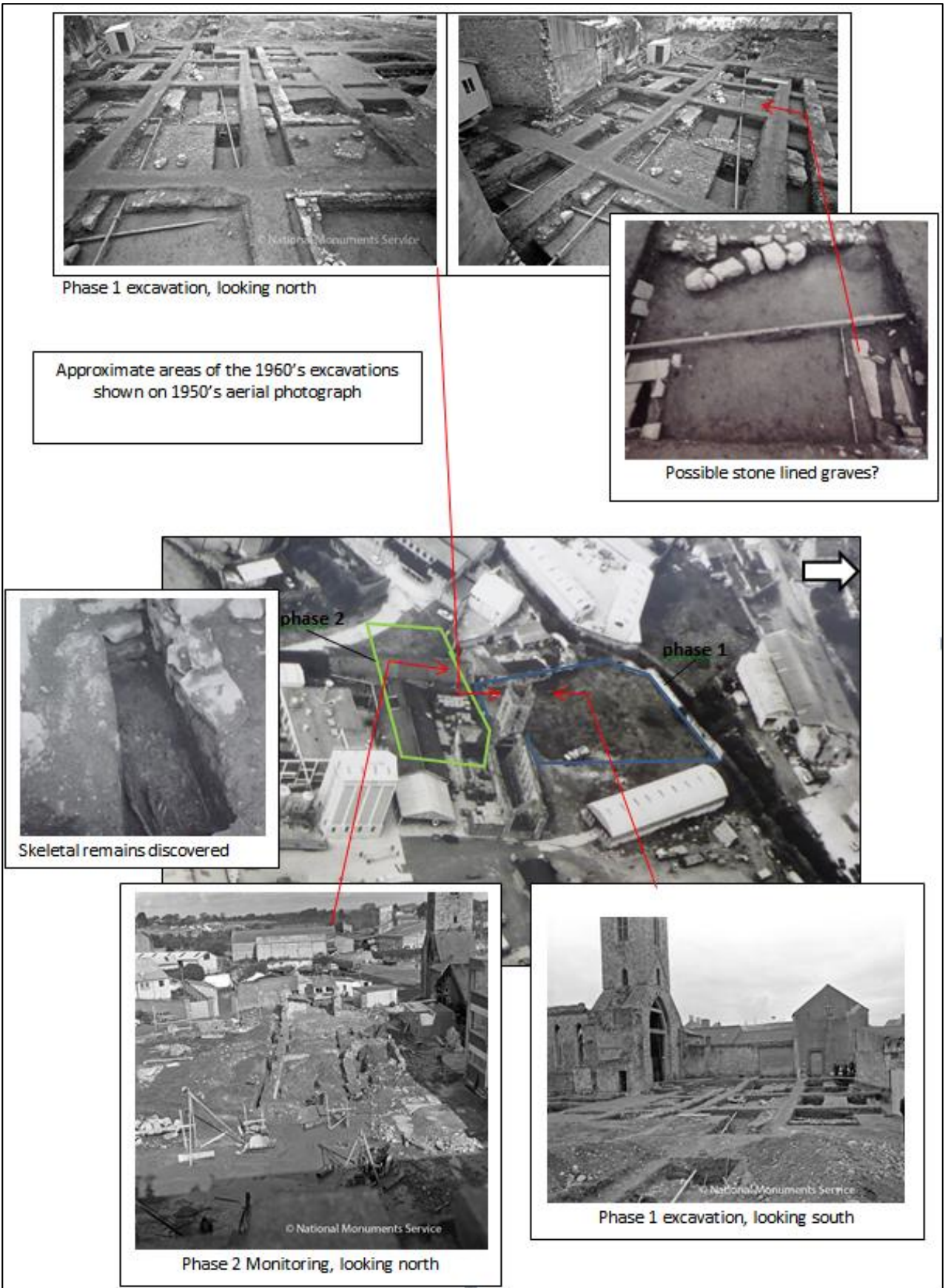


Figure 50 Previous excavation and monitoring work at St Francis' Abbey



Plate 94 view from the east window



Plate 95 Smithwicks yard to the SE of the Abbey

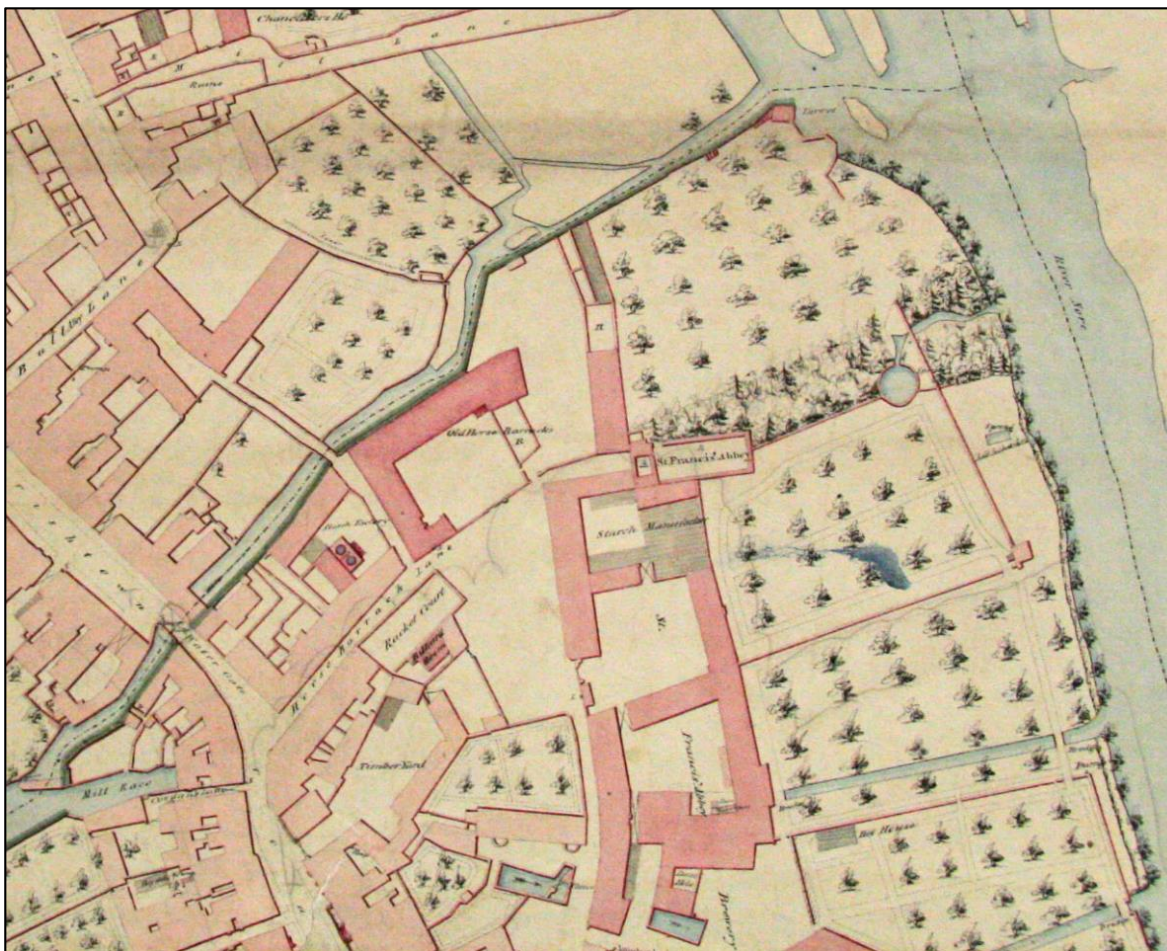


Figure 51 Ordnance Survey manuscript town plan of Kilkenny produced in 1841<sup>13</sup>

<sup>13</sup> Provided by Rob Goodbody and taken from the National Archives

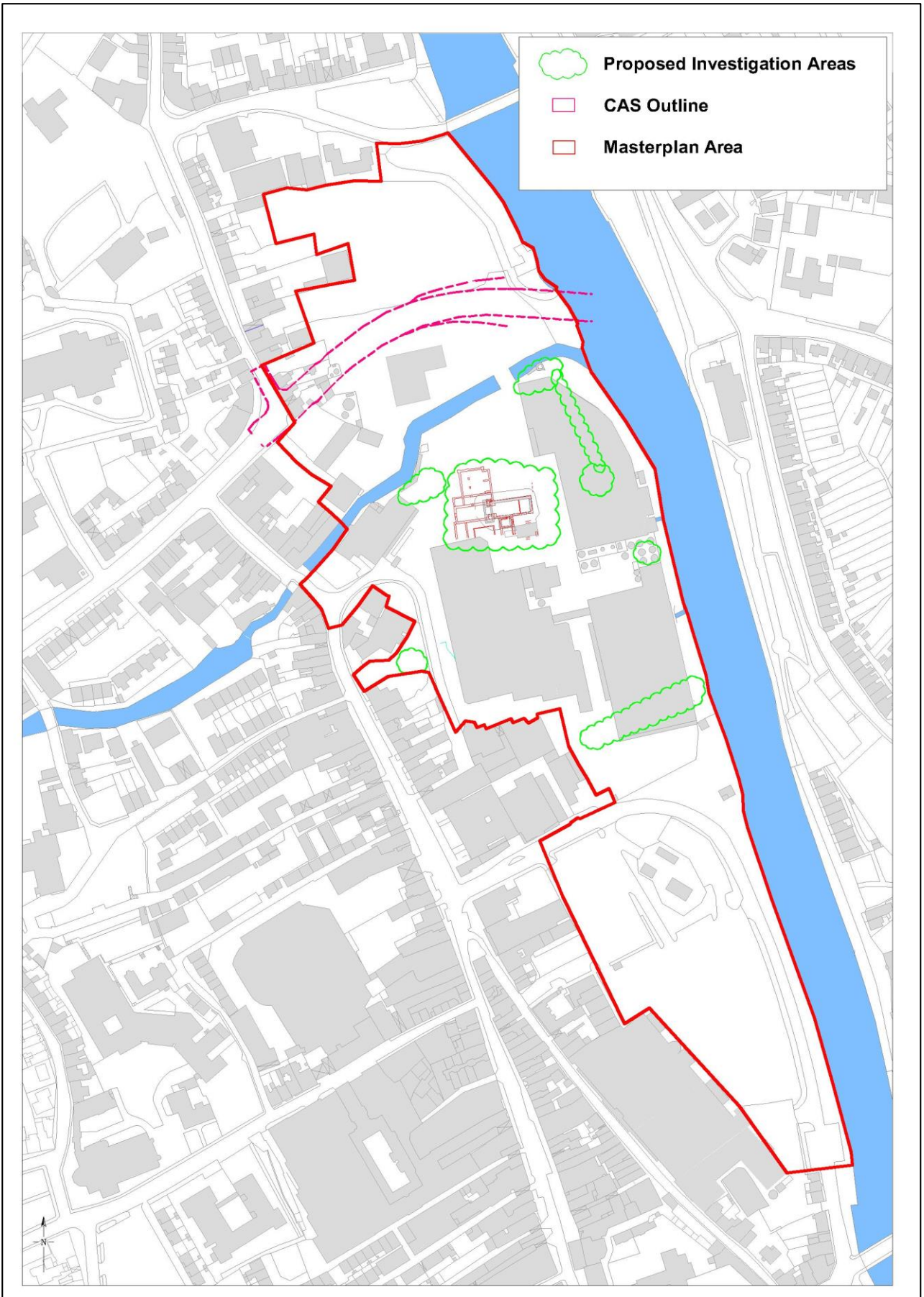


Figure 52 Areas identified through research for archaeological investigation



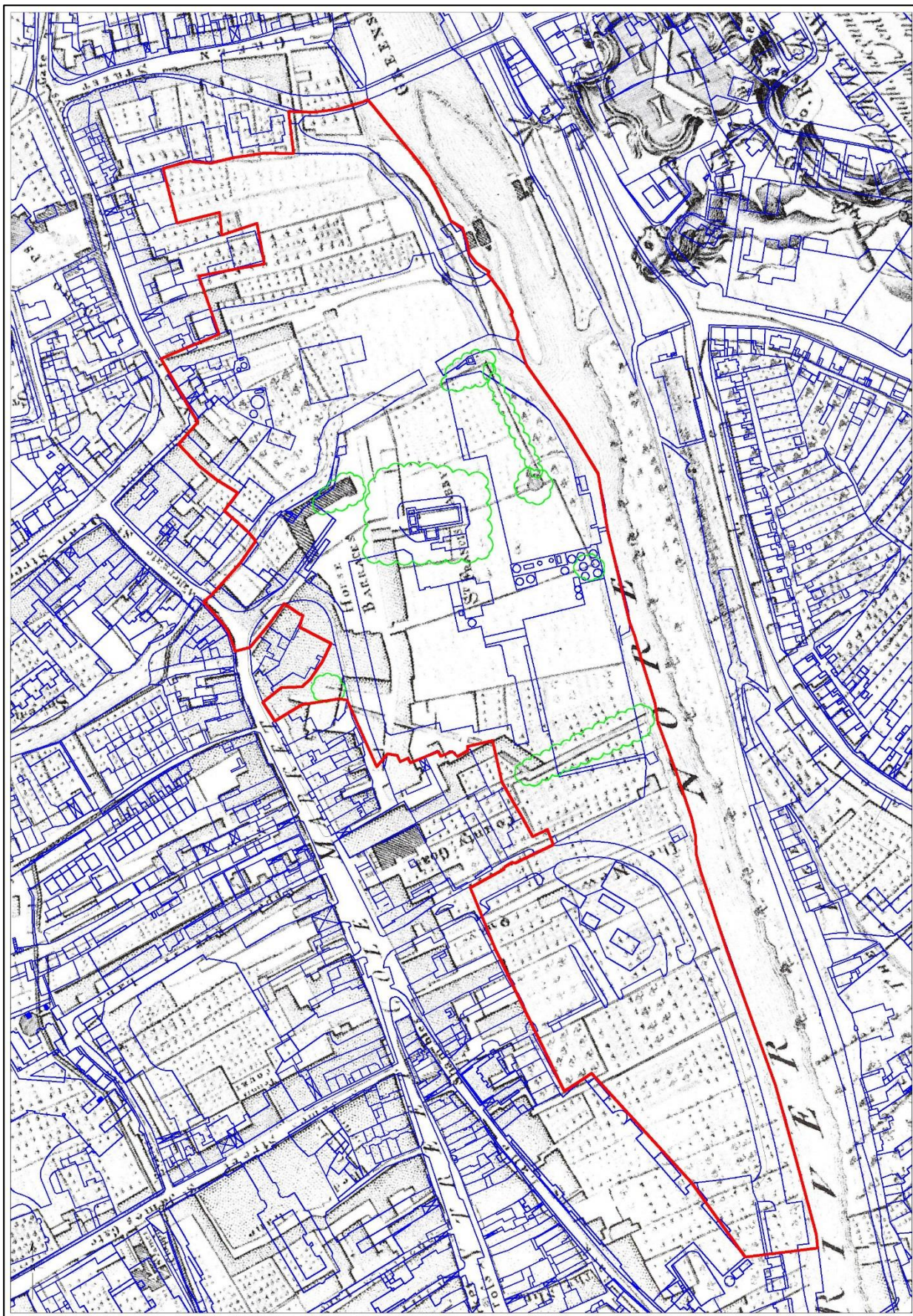


Figure 53 Rocque's map showing areas of investigation

### **The Mill Stream**

This area now a carpark to the south of the Watergate theatre was revealed through excavation as the foundations of a medieval rectangular stone building which was cut by an 18<sup>th</sup> century mill-race and built upon by later millrace enclosed in a tunnel<sup>14</sup>. Bradley has noted in the Kilkenny Town Atlas that this was the site of St Francis' Abbey mill.

One new structure is proposed in the central section of the plan area to the east and south of the Watergate Theatre, **building No. 11 (Watergate Theatre)**, this will possibly connect to the Watergate Theatre to facilitate the extension and an improvement of its facilities.

### **The Brewery**

There has been a commercial brewing presence on site for the last 300 years. Historic maps chart the development of the area and the site has undergone major redevelopment from the 1960's onwards with the development of the brewhouse, maturation building, fermentor block as well as the bottling and keggling plant. Test excavation of the Fermentor Block took place over 4 phases and the initial phase revealed a black organic silty clay deposit with a decayed horizontal decayed timber beam thought to be possibly medieval in date (1.32m below ground level), later phases revealed possible walls considered to be post-medieval in date. Also within the brewery complex an organic silt, possibility a medieval reclamation layer was discovered at the base of an excavated cutting at 2.50m deep. A limestone arch of a 19<sup>th</sup> century culvert thought to be adapted from a medieval millstream was exposed 0.8m below ground level (04E0694). Monitoring for an underground ESB cable revealed a series of 18<sup>th</sup> and 19<sup>th</sup> century walls, box drains and culverts a number of which tie in with Rocque's map (1758) and the 1<sup>st</sup> ed 6-inch OS (1839) all were revealed within 1m below the existing ground level.

Four window samples (WS12, 04, 02, 01) have taken place within this area (Appendix D). Reinforced concrete and hardcore extends from 0.3 to 0.45 across the area from beneath the present ground level. The deposits from between 2.2m to 6.2m were interpreted as natural and appear as sand and gravels. Window Sample 1 encountered brown and black silty clays from 0.6-2m bgl., and Window Sample 2 encountered a dark brown black course sandy clay at 0.45-1m and a grey sandy clay at 1.2-2.2m. Both these samples are located nearer the river Nore and are different in their make up when compared to Window Samples 012 and 04, these samples have compact grey brown clay with mortar and occasional red brick from 1.2 – 2.2m overlain by deposits that include mortar, red brick, angular stones and shell.

Findings to date within the plan area have revealed a series of post medieval walls, reclamation processes, a possible medieval sterile layer and former millraces now culverted.

It is proposed to place three new buildings in this central section of the plan area and retain the brewhouse:

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<sup>14</sup> Martin Reid 96E0047

**Building No.6 (Riverside B)** - Overlooks the River Nore on the site of the Bottling Store which is to be removed.

**Building No.7** - Located on the site of the Maturation Building which is to be removed.

**Building No.8 (Brewhouse)** - Existing structure to be retained and refurbished (refer section 4.2.10 and section 6.7).

**Building No.9 (Riverside C)** - Overlooks the River Nore on the site of the bottling Store.

### ***Grace's Castle/ City and County Gaol and Courthouse***

Grace's Castle is known through documentary sources and the Courthouse and Gaol are shown on historic map sources. The land associated with these structures extends to the banks of the River Nore in a narrow linear garden plot extending east-west. This plot of land is located adjacent to the south of the millrace within the existing brewery complex. It is shown on the 1950's aerial photograph (Plate 83) as a vacant plot. Documentary evidence has suggested that there may be buried defences associated with the earliest phase, Graces Castle, now contained within the brewery site while the Gaol and courthouse have clearly been separate and distinct properties as evidenced in Appendix C. Investigations in the form of geotechnical investigation (Appendix D BH01 and WS11) and excavation for an outfall upgrade (4m x 7m by 3m deep) (Figures 20, 23) has failed to reveal any features associated with the Castle. A possible riverine deposit (a dark grey brown silt) was detected below c.1.5m.

Excavations associated with the Courthouse (which is located outside the Masterplan area) revealed a rich archaeological area producing over 1000 contexts and over 200 excavated features. Medieval burgage plots were evident orientated both north-south and east-west and pottery revealed from these features dated from the mid-12<sup>th</sup> to 14<sup>th</sup> century. 23 inhumations were recorded and probably related to felons executed within the confines of the prison. To date, this excavation report is not published and the depth of the deposits and how they relate to the Masterplan area is unknown. What is known from the test excavation report is that a possible medieval layer was encountered at approximately between 1.30m-1.55m below current ground level and was approximately 0.8m thick.

As stated in section 6.4, following the demolitions on the DIAGEO site it is proposed to carry out a systematic bore hole survey to obtain a below ground profile in order to inform proposals and test excavation where necessary. Investigation to the rear of Grace's Castle will seek to establish if there are any defences associated with the castle and whether or not medieval burgage plots found during the courthouse excavations extend into this area as well as seeking to identify the historic mill race.

Two buildings are proposed in this area **Building No.4** which is located in the southern section of the Masterplan site abutting the rear boundary of the Courthouse and **Building No.5 (Riverside A)** which is located in the southern section of the Masterplan site overlooking the River Nore on the site of the Bottling Store which is to be removed.

***The Market Yard (former garden plots)***

This area of the Masterplan has altered over time changing from burgage plots and elaborate gardens as shown on the historic maps to an open area used as a market. Excavations along Bateman Quay have revealed post medieval reclamation practices, revetment walls and a stone jetty associated with the northern most teahouse. Both tea houses have been previously archaeologically assessed<sup>15</sup> and conservation measures have been put forward as part of this report. To the east of the area, along Kieran Street, reclamation deposits overlying organic medieval material (95E0062, 25-26 St Kieran Street) have been encountered as well as medieval housing and reclamation practices (98E0167 and 97E0334, Nos 10-13 St Kieran Street).

To the south of the Masterplan area the land is characterised historically by medieval burgage plots overlain with historical gardens as shown on the cartographic sources.

Three new buildings are proposed in the southern section of the plan area:

**Building No.1** - Located within the Bateman Quay surface car park.

**Building No.2** - Located immediately adjoining the Pump House Station.

**Building No.3** - Located between the Pumping Station and the Bank of Ireland building.

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<sup>15</sup> Licence Refs 01E0554 and 01E0555



Figure 54 Masterplan Proposal

## 6.6 INTERPRETATION AND PRESENTATION

The close proximity of the Masterplan area to the River Nore and Breagagh offers huge opportunities for the development of an interesting linear park referencing the historic uses and planting of the past. Native meadow species could be encouraged by adapting traditional meadow management practices from elsewhere in Kilkenny and planted in order to increase the regeneration of native wild flowers. It also offers opportunities to be further developed as a wildlife corridor enabling the wider local environment to benefit.

Consideration should be given to the redevelopment of orchards and planting regimes that include vegetables and herbs and consultation with the head gardener from Rothe House could provide valuable insights to recreating and establishing historic planting treatments.

The use of exotic garden plants known for their scent, colour and fruiting/berrying qualities would greatly benefit wild birds, mammals, moths, butterflies and insects.

As well as historic mapping and documentary evidence, the results of environmental analysis from archaeological investigations of the plan area may assist in planting choices.

Good horticultural practice can encourage the plan area in becoming a successful heritage attraction as well as a venue for passive events. The development of a linear park creates the opportunity to link with other gardens and parklands in Kilkenny such as the 17th urban garden at Rothe House or the rose garden at Kilkenny Castle, greening the city and developing a gardening and planting trail to encourage people to get out and experience the city and its natural flora on foot.

Both soft and hard landscaping proposals can present and interpret the archaeological findings, the extent of archaeological features/structures and enhance the visitor experience<sup>16</sup>. The use of materials such as the paving stones used to mark the line of the City Wall in Kilkenny or the bronze City Wall markers used in Dublin to show the extent of the medieval wall precinct can be informative, equally depending on the nature of the below ground remains, features can be exposed or cover by glass. There are many different options for the presentation of elements of the historic character which can support a particular vision and create a cohesiveness for the Masterplan area.

Information generated for the site can be communicated through many types of media as well as the physical environment. For example, print media, signage, re-enactments, blogs, audio-visual and lighting displays, tours, QR codes and digital apps can all be used to aid the interpretation of a site.

Public and universal access should be encouraged into and around the historic structures within the plan area and a strategy developed for enhancing the public circulation between sites.

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<sup>16</sup> The Heritage Council Ideas for interpreting heritage sites, Irish Walled Towns Network

## 6.7 REPLACE OR RETAIN

All historic monuments will be retained, conserved and sensitively incorporated into the Masterplan area. Both Kilkenny Development Plan (2014-2020) and The Heritage Council advocate the use and reuse of existing buildings<sup>17</sup>. The Brewhouse (built 1960's) is a structure of industrial and technological importance while the Mayfair (built 1930's) and its association with the Ballroom and the Brewery make it significant from a social perspective. The Brewhouse serves to retain an association with industry and brewing on site, a commercial activity that has taken place over the last 300 years.

Creative adaption of each of the above structures could readily enhance their purpose on site and how they are appreciated, while maintaining an association with the brewing industry. The reuse and adaption of both the Brewhouse and the Mayfair would limit further archaeological disturbance in key sensitive areas.

### **Brewhouse**

The Masterplan proposes the retention and reuse of the Brewhouse Building as an Office Building / 3<sup>rd</sup> Level Educational Facility / Research & Development Centre. It is believed that this building is of interest from an industrial heritage perspective and its retention is appropriate within the overall plan area.

The elevations of the Brewhouse building are very distinctive and are one of the few expressions of 1960s and 1970s modern industrial architecture to be found in Kilkenny city. It is proposed to externally insulate the building and replace the existing single glazed windows with a Crittal or similar steel framed double glazed window system sympathetic to the original industrial aesthetic.

### **Mayfair**

The Masterplan proposes the retention and reuse of the Mayfair Building as an office building. A detailed appraisal of the existing two storey building suggests that it is of little architectural significance internally or externally. What merit the building has lies in its social heritage.

Consideration should be given to adapting the structure so instead of turning its back on the City Wall it embraces this historic feature and provides viewing opportunities to showcase the early defensive system of the city.

The City Wall to the rear of the Mayfair building is partially overgrown with vegetation and while there is a clear view provided of the structure from Watergate Bridge (Irishtown) this view is currently dominated by the adjacent Mayfair building on the south bank and the gable end and other structures (see section 4.2.13 Hop Store) on the north bank.

With the redevelopment of the Masterplan area there is an opportunity to enhance the setting of this section of City Wall including considering the pedestrianisation of the line of the City Wall connecting Watergate and Evan's Tower and incorporating

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<sup>17</sup> The Heritage Council, Dublin City Council 2004 report 'Built to Last: the sustainable re-using of buildings'

these features into the Medieval Mile which is now part of the Ireland's Ancient Southeast initiative<sup>18</sup>.

In accordance to Kilkenny City and Environs Development Plan<sup>19</sup>, it is an objective (71) of the County Council:

*'to facilitate and support the implementation of the existing (and any further) conservation plans'.*

The Kilkenny City Wall Conservation Plan seeks to protect, maintain and encourage the enhancement and setting of the City Wall and riverside defences. Creative architectural design solutions should be sought that will enable this enhancement to take place while complementing the redevelopment process.

### **Maturation Building**

As part of the proposed demolition works by Diageo the superstructure of the Maturation Buildings will be removed. The building is a single-storey concrete structure that is utilised as a support to 22 large maturation tanks in the brewery. The structure, while of industrial and technical heritage interest, does not function as a building without the tanks and while currently retained within the plan area its integrity is heavily compromised.

The Masterplan proposes the removal of the Maturation Building. This is a very robust reinforced concrete single storey building of approximately 950 sq.m. with the roof slab effectively acting as a transfer slab. The nature of the existing concrete framed structure unfortunately does not lend itself to reuse or conversion to an alternate use in the long term.

### **Historic Monuments**

Historic monuments namely the tea house, Evan's Tower and wall walk, the Bull Inn wall and the mill will all be appropriately incorporated and conserved as part of the Masterplan process.

### **The Mill**

The Masterplan proposes the retention of the Mill and allows for a visual link to be established between it and both Evans Tower and the Tea Houses located to the south. This is a protected structure and of interest from an industrial heritage perspective. The newly created linear park along the western bank of the River Nore will facilitate public access to the structure in the future.

The removal of vegetation is required in order to carry out a conservation survey to establish the current condition and how best to conserve this ruinous structure.

### **Evan's Tower**

The Masterplan proposes to retain Evans Tower and the adjoining Wall Walk. It is proposed to initially stabilise all upstanding remains as they are. The Masterplan

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<sup>18</sup> Failte Ireland April 2015

<sup>19</sup> Kilkenny City and Environs Development Plan 2014-2020 Section 7.3 Built Heritage pg 114



proposes the excavation of ground immediately adjoining the tower to allow a full understanding of the structure for the conservation process.

The Masterplan is also proposing two alternate future uses for this structure:

- (a) A local new build is proposed to support the modern intervention of steps and deck and guard rails to allow the tower to be used as a viewing point by the general public.
- (b) Stabilise all upstanding remains, rebuild the vaulting and stone steps and wall walk so that the tower can be used as part of a public amenity as close to the original form as possible.

### ***Sacristy***

The Masterplan proposes to retain the Sacristy in place as this is fundamental to the understanding of the layout of the Abbey.

### ***The Sample Rooms***

While acknowledging that the Sample Rooms are listed in the NIAH as being of architectural regional interest the Masterplan proposes to remove this structure as it blocks views of the abbey from the south and disturbs the understanding of the relationship between the Choir, Sacristy and Cloister. Based on reviewed records it is anticipated that the west elevation of the Sample Rooms wall is located on human remains which it is proposed to investigate, and fully record fully as part of the wider excavation of the area.

### ***Bull Inn***

The Masterplan proposes the provision of a new street along the line of the original Bull Alley. The existing wall of the Bull Inn will be retained and stabilised as necessary.

### ***Tea Houses***

The Masterplan proposes the retention of both Tea Houses. The first will continue to be used as a commercial premises. The second Tea House, while currently derelict, will be renovated to facilitate its use as a commercial premises.

### ***Other Structures***

The Masterplan is cognisant of the fact that the Truck Wash Building, the Bottling Store, Hop Store and Kegging Store are to be removed by Diageo in advance of Kilkenny County Council taking possession of the site. It is acknowledged that these are utilitarian structures of no architectural or heritage value.

## **6.8 NEW STRUCTURES**

Kilkenny County Council seeks continually to develop the city as a centre of excellence for creativity in all sectors whilst ensuring the continued protection and enhancement of the city's magnificent built and natural heritage, its thriving cultural and artistic base and its strong and dynamic services economy. This will ensure that the city will be a vibrant and attractive place for people to visit, work and live in.

In response to these goals the following objectives are fundamental to achieving that vision;

- Integration of former Smithwick's Brewery site and quayside into the medieval city.
- Redevelop and regenerate the former Smithwick's Brewery site as a modern, vibrant and permeable complement to the medieval core of Kilkenny City which will consolidate the city's role as a regional hub.
- Creation of a quayside quarter which addresses the River Nore.
- Establishment of a mixed use Creative Quarter which enhances the Life of the City in Economic, Commercial and Social terms.
- Development of Kilkenny as a location for Creative Industries, Research and Development, Incubation Clusters, University Faculties and Cultural Institutions.
- Development of Kilkenny as Ireland's Environmental centre of excellence through regeneration of the quayside quarter.
- Establishment of 'Green City' Kilkenny as a model for Irish and European cities and communities.
- Allow for the Government 'Smarter Travel' initiative published in 2009 and the 'Mobility Management Plan' adopted for Kilkenny City.

It is the Council's aspiration, to create an urban design layout and architectural framework to provide a new urban mixed use quarter for Kilkenny City in a socially inclusive and sustainable manner, which will:

- Have a well-defined sense of place.
- Have a healthy mix of uses including educational, employment, residential, enterprise development, recreational and community uses.
- Have suitable short to medium term uses on site while development proposals are evolving over time.
- Encourage sustainable transport with safe and direct routes for pedestrians and cyclists and provide for the availability of public transport into the city centre and connections with adjacent areas.
- Develop a framework for providing a high standard of architecture and urban design which will induce a dynamic/vibrancy to the character of the area.
- Draws from the unique natural, cultural and built heritage of the area and adds to that context.
- Have a high visual and varied environmental quality aimed at enhancing quality of life.
- Promote an awareness of the principles of sustainability in architectural design to produce buildings that are benign in the use of resources while being attractive and aesthetically pleasing.
- Be substantially achievable in a 15 to 20 year time frame.

To this end several new buildings (section 6.5) are proposed within the Masterplan area and they are designed to be consistent with the flood assessment guidelines.

## 6.9 PHASING

At this interval it is proposed that the following phases will form the redevelopment of the Masterplan area, this may be subject the change:

### **Immediate and short term works**

Vacant site post DIAGEO Brewery clearance.  
Proceed with archaeological site investigation.

### ***Development of a linear park:***

Kilkenny County Council have committed to stabilise, protect and conserve the historic structures of Evan's Tower, the Tea House and the Mill.

Archaeological investigation will take place in order to establish the location of below ground remains including St Francis' well, precinct walls, burial grounds and possible additional towers. Once the concrete slab is removed it may be possible to carry out geophysical investigation as well as excavations. This work will take place under Ministerial Consent. No excavation works are anticipated along the River Nore, which will necessitate archaeological investigation, as it is proposed to build up the existing bank.

### ***Development of buildings***

The development of the proposed buildings (1-14) will occur in a phased approach with the appropriate licenced archaeological investigation taking place in tandem with the proposed development. It is proposed to develop the northern section (north of the KCAS area) of the plan area first, with the immediate redevelopment of the Mayfair and the Brewhouse, south of the Breagagh. Archaeological work associated with the Mayfair will be under Ministerial Consent due to the proximity of the city wall. No ground breaking works are anticipated in association with the redevelopment of Brewhouse.

### **Long term works (5 year plan)**

Kilkenny County Council have committed to the reinvestigation of OhEochaidhe's excavation as part of a large scale research project.

## 6.10 CIVIC ENGAGEMENT & MANAGEMENT TOOLS

The development of a Masterplan historic and archaeological paper and digital archive would assist in the transfer of information from one phase to the next and provide a centralised record for all consultants to use and for the general public and interested stakeholders to review.

The development of a Geographical Information System (GIS) could integrate the information gathered for the purpose of this report and add it to the KKAP GIS thereby building up a digital record of all archaeological investigations in Kilkenny. Kilkenny County Council could manage and update the system.

The Heritage Council in collaboration with the four heritage offices for Dublin as well as the DAHG, and the National Museum have developed the Dublin City and County Archaeology GIS project<sup>20</sup>. The objectives of the project was to:

- Develop a systematic and comprehensive GIS dataset of licensed archaeological activity reports and licence numbers issued in order to streamline access to archaeological information by the profession, professional and non-professional users.
- To raise awareness and facilitate spatial analysis of data, through the web-based presentation/dissemination of information at local, regional and national levels.

If the development of a GIS system and protocols for meta data for the Masterplan area are based on the above named project, the information could be integrated in a seamless manner and form part of a new national information dataset on excavation. Liaison with the Heritage Council could advance this proposal.

## 6.11 GOVERNANCE

All archaeological work to take place in the vicinity of St Francis' Abbey, Evan's Tower and the City Wall will have to be completed under Ministerial Consent.

Archaeological investigation and monitoring in other areas of the site will be carried out under archaeological licence as all work is located within the Zone of Archaeological Potential for the historic town of Kilkenny.

The Masterplan is a land use and urban design document. While considerations relating to long term ownership and funding are outside the scope of the brief it is important to highlight that it is a key issue in relation to funding archaeological investigation and determining control measures for the proposed design. This is an opportunity to set a model in urban regeneration provided that the governance and property control of this site is placed within a robust framework. It is anticipated that the cost of carrying out archaeological excavation of St Francis' Abbey will be significant. It is proposed that funding should be sought from Government special funding and EU sources.

While the plan does not deal with the delivery methodology for construction of the various elements into the future, or the setting out of procurement mechanisms or allied funding, Council members should be made aware of any cultural heritage or archaeological funding and compliance issues when deciding on governance issues.

## 6.12 COLLABORATION

Partnerships with academic institutions that have an interest in the site and projects such as the Monastic Ireland – A guide to Ireland's Medieval Past developed by the Discovery Programme should be considered in order to archaeologically investigate the site in a strategic manner.

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<sup>20</sup> CDHC Ltd and Compass Infomatics Ltd were the consultants engaged on the project.

These partnerships could assist and encourage in the development of academic research programmes that would add to the knowledge and prestige of the plan area and the historic features and monuments within it.

The *Irish Walled Town Network* have been involved with the management, conservation and enhancement of historic walled town in Ireland since 2005<sup>21</sup>. Active liaison should be promoted with the network and their international counterpart the *Walled Towns Friendship Circle*.

In terms of physical conservation works collaboration with the OPW and the skilled crafts people that they are training through their newly commissioned apprentice scheme should be sought.

Development of a strategy for enhancing tourist and public circulation within the plan area and link in with existing initiatives such as the Kilkenny's Medieval Mile and Ireland's Ancient East.

As the plan progresses provision should be made for further consultation with stakeholders and statutory consultees.

Available funding and heritage grants while limited nowadays should be explored immediately.

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<sup>21</sup> The sharing of information through the Network informed the manner in which the works to Talbots Tower, a defensive 13<sup>th</sup> century mural tower in Kilkenny were undertaken. Also the walled towns grant funding ensured that the project was carried out and completed on a phased basis.

## **APPENDIX A: St Francis' Abbey Historic Sources**

In 1544 a Grant of King Henry VIII of the Black and Grey Friaries and their possessions to the Sovereign, Burgesses and Commons of Kilkenny.

CR/C9 – Copy of a translation of a Grant made by King Henry the 8<sup>th</sup> to the Sovereign- Burgesses and Commons of the Town of Kilkenny of the Black and Grey – Friaries and their possessions in the 35<sup>th</sup> year of his Reign

*'And the whole House [Satis] site? boundary ambit and precincts of the late Monastery or House of Franciscan Friars of Kilkenny, aforesaid in the said County, Commonly called the Grey Friars of Kilkenny. And the whole Church Belfry Dormitory, Hall, Chapter House, three Chambers a Kitchen, a House called the Garnen with three cellars under same House, and an enclosure within the Site of said late monastery or House, and all Edifices Messuages Gardens Lands tenements Orchards and hereditaments whats occurs with this appertaining in or within the Site Bounds Circuit and precincts of said late Monastery or House'.*

CR/C18 – Letter Patent of Charles I (1640-1693)

*'... also all the houses scite ambit and precincts of the late Monastery or house of Franciscan Friars of Kilkenny aforesaid commonly called the Grey Friars of Kilkenny Late in the sais County and now in the County of the City of Kilkenny and all the churches belfries Domitories halls the Chapter House three bedrooms one kitchen a house called the garner with three cellars under said house and an enclosure within the said Scite of said Monastery or house of Grey Friars and also all the house edifices gardens orchards lands tenements and hereeditaments with their appurtenances within the said Scite ambit and precincts of the said late monastery or house of Grey Friars and all the castles messuages lands tenements mills weirs'.*

CR/H 2 relates to a volume entitled 'Folio Volume containing entries of leases and fee farms No 13' entries appear under the headings; 'The Comon Lande, St. John's Lande, the Freren Landes' dating to 1500-1678. The document discusses the leases on Grey Friar Abbey amongst other matters.

The following are leases dating from 1592 that relate to land holdings in and around St Francis' Abbey then referred to as 'Grey Friar Abbey':

CR/I 24 - 18<sup>th</sup> July 1592 Lease past to John Rothe Fitz Jerkin, Burgess of two messuages, part of the ' Grey Fryers land' for 61 years at 7 shillings and 4 pence.

CR/I 30 – 4<sup>th</sup> July 1595 Lease past to Katherin Ronan of Kellis (Kells) single woman, Patrick Gaffney her son, Walter Johns of Kellis and Margaret Ronan his wife, of a messuage and garden situated in the precinct of the late Monastery or house of the Grey Friars of Kilkenny, together with a 'little void or wast place' situated between the said house and the west end of the abbey, for 58 years at 1 shillings and 8 pence per annum.

CR/ I 60 - 19<sup>th</sup> October 1632 Lease past to Richard Roth Fitz Edward, Alderman of a messuage a void room or garden situated within the precinct of the late dissolved

house or Franciscan Abbey of the city, together with the cloister of the abbey, for 99 years 4 score and 19 years.

CR/I 103 - 4<sup>th</sup> July 1753 Lease past to William Archbold, Esquire, of the Franciscan Abbey situated in St Mary's parish for ever at the yearly rate of 4 pounds.

*'Known by the name of the Franciscan Abbey not in the possession of the said William Archbold Smithwick Lying and being in the Parish of St Mary in the said City Together with all and Singular the houses Buildings Rights Members Appurtenances Privileges and Advantages.... To hold the said Houses, Gardens, Orchards and Buildings and every part and parcels thereof with the appurtenances'.*

CR/H6 relates to a book that documents - A Concise History of the Corporation of Kilkenny with Catalogues of its Ancient Charters, Grants and Minute Books 1873.

## **Appendix B Irish Historic Towns Atlas Kilkenny Gazetteer**

The following information was extracted from the Irish Historic Towns Atlas Kilkenny, Topographical Information by John Bradley (2000). It relates to features noted to lie within the Masterplan area. These structures/features and associated references are included in a gazetteer format.

### ***Mills***

St Francis' Abbey Corn Mill, Water gate E., part of St Francis' Abbey Brewery (q.v.) Grefryrs Mylle 1541 (Extents Ir. Mon. possessions, 200). Edmund Smithwick, oatmeal miller, 1846, 1856 (Slater). Corn mill 1850 (Val. 1), 1858-1910 (Val. 2).

Mill race, from Breagagh R., Water Gate W. to River Nore: water course, property of St Francis' Abbey (see 11 Religion) 1540 (Carrigan, iii, 107); 1758 (Rocque); mill race 1841-1946 (OS).

### ***Forges and smithies***

Horse Barrack Lane N., in part of former starch factory (q.v.) 1869-1901 (Val. 2), 1871 (OS). Horse Barrack Lane, site unknown. Peter Dowling 1884 (Bassett, 141). Horse Barrack Lane, site unknown. Patrick Hennebery 1884 (Bassett, 141).

### ***Distilleries***

Parliament St E., on site of later St Francis Abbey Brewery (q.v.). 1824 (Pigot). Distillery, malt house, corn stores and water mill 1827 (KM 24.1.1827). Incorporated in St Francis' Abbey Brewery (q.v.) in 1827 (Halpin, 587). Location unknown. Rectifying distillery 1829 (KM 12.8.1829).

### ***Breweries***

St Francis Abbey Brewery, Parliament St E., in S. part of St Francis' Abbey (see 11 Religion). St Francis Abbey Brewery, opened by Edmund Smithwick incorporating earlier distillery (q.v.) in 1827 (Halpin 586-7); 1831 (KJ 1841; Smithwick Brewery 1871 (OS). St Francis' Abbey Brewery, 4 malt houses, saw mills, 2 steam engines, water wheel 1884 (Egan, 142-3). St Francis' Abbey Brewery 1900-46; brewery 1983 (OS) St Francis' Abbey Brewery 2000

### ***Woollen manufactories***

Chancellor's Woollen Factory, Vicar St E. Chancellor's Mills 1830; Chancellor's Mills, grist, tuck and spinning mills 1841 (KJ 24.31830, 31.7.1841) Chancellor's Woollen Factory 1841; woollen factory 1871 (OS). Closed in c. 1881 (Val. 2). Incorporated in Chancellor's Mill (q.v.) by 1946 (OS).

### ***Starch manufactories:***

Parliament St E., associated with St Francis' Abbey Brewery (q.v.). 1841 (OS), 1870; closed in c. 1882 (Val. 2).



## **Services**

Bull Inn, St Canice's Place S. (04306335). Bulles Inn, opened in 1602 9Prim, 1862, 177). Closed by 1833 (KJ 9.2.1833). In ruins 1862 (Prim 1862, 1770). Part extant 2000.

## **Transport**

Irishtown Bridge, Breagagh R., Irishtown to Water Gate (04406250). Bridgec. 1207; Cotterell's Bridge 1269, 1352 (Berry, 124; Liber primus, 25). Repaired in 1568 (Ainsworth, 33). Widening ordered in 1759 (KCM 5.4.1759). Bridge at Water Gate 1833 (KJ 27.2.1833). Unnamed 1841-1999 (OS) Irishtown Bridge 2000.

Bridge, Breagagh R., King St to St Francis' Abbey, associated with Grey Freren Gate. Said to have been built before 1540 (Hogan, 1884, 393).

## **Residences**

St Francis' Abbey (house), Parliament Street E., in St Francis Abbey brewery. Smithwick residence 1837 (KJ 15.11.1837).

## **Streets**

Horse Barrack Lane 'Road leading to monastery of the Friars Minor, 1498 (Liber primus, 103). Graiefreryn Street or Lane 1615 (Healy 389). Lane to the horse barracks 1715 (CB 17.9.1715). Horse Barrack Lane 1786 (FLJ 22.7.1786), 1835; St Francis Street 1830; St Francis Abbey Street 1840 (KJ 29.4.1835, 4.12.1830, 17.6.1840). Horse Barrack Lane 1841 (OS).

## **Religion**

St Francis Abbey, Water Gate E. Franciscan friary founded by Richard Marshal in c 1231-4; new chancel built in 1321; new cemetery added in 1331; chancel extended in 1347; friary: church, belfry, barn, cemetery, Dr Clinton's chamber, garret chamber, granary with 3 cellars, kitchen, orchard with 2 small closes containing 2 acres, 1 water course, suppressed in 1540; granted to mayor and citizens in 1543 (Carrigan ii, 104-10). Reoccupied in 1553, vacated in 1559, reoccupied by 1599; new friary built in 1612 (Jennings, 146, 176). Chamber, chapter house, choir, cloister, Grey Freren park, kiln, nave, steeple, void room c. 1633 (Ledwich, 409-10). Closed in 1650 (Jennings, 180). 'Mary' Abbey c. 1655(DS). Assigned as site of cavalry barracks in 1698 (CB 16.9.1698). Franciscan Abbey 1708 (Pratt). Roof and gallery timbers removed in c. 1719 (KCM 19.9.1719). St Francis Abbey 1758 (Rocque). Church nearly entire, unroofed with tower 1837 (Lewis, ii 115). St Francis' Abbey, in ruins 1841-1999 (OS). Remains of chancel, tower, vaulted chamber 2000.

St Francis' Well: c. 1633 (Ledwich, 410), 1837 (Lewis, ii, 115); spring 1841; St Francis Well 1871-1946 (OS); built over by 1977 (Lanigan and Tyler, 26).

The Franciscan friary lay within a one hectare precinct occupying the north-eastern corner of Hightown, bounded on the north by the Breagagh River and on the east by the Nore. The site is low-lying and on soft alluvial soil subject until recently to severe winter flooding. Referenced to the 'angled lane leading to the friars Minor' suggest that access to the church during the medieval period was via Jenkin's Lane, now the southern part of The Ring, while a bridge over the Breagagh gave access, through Grey Freren Gate, from

Irishtown. The founder appears to have been Richard Marshal, Lord of Kilkenny from 1231 to 1234. But the first definite reference to the Franciscans at Kilkenny, does not occur until 1245. The surviving remains consist of the thirteenth- century choir with an east end added in the 1320's and a belfry started in the 1340s but left unfinished until the fifteenth century because of the Black Death.

### ***Defence***

St Francis' Tower, Parliament street E. (06106330). Tower, site of, 1900-46; built over by 1983 (OS).

Evan's Turret, Horse Barrack Lane N. Turret 1841; unnamed 1871-1999 (OS). Extant 2000.

Horse barracks, Water Gate E. Built in c 1700 (CB 16.9.1698, 5.4.1700); 1758 (Rocque). Extended in 1758 (KCM 20.5.1758); 1787 (FLJ 24.2.1787). Closed in c. 1800 on construction of infantry barracks (q.v.) Old cavalry barracks, sold to corporation for 200 in 1829 (KCM 12.5.1829). Old horse barracks 1841 (OS), 1872 (Val. 2) in ruins 1900; demolished, replaced by ballroom by 1946 (OS).

### ***Gardens***

Grey Freren park, Water Gate E., associated with St Francis Abbey, site unknown c. 1633 (Ledwich 409-410).

### ***Orchard***

Chancellors orchard, Vicar St. E. (04956410). 1654 (CS), 1781 (Ledwich 486, 1843 (KJ 17.5.1843).

## **Appendix C County and City Gaol Records**

### **Inspector-General's report of the state of the prisons of Ireland for the year 1807-1808**

Redmond Duffy local inspector and Rich Elseworth gaoler (360)

'A new gaol was begun for this county, under the superintendence of Mr Robertson, the architect, about 5 years ago, the work is nearly finished... supposed ... be fit for the reception of prisoners about mid-summer and may serve as a model for strength and accommodation to the other counties in Ireland'.

Thomas Hutchinson local inspector, William Montgomery gaoler (361)

'This gaol is kept clean and regular, the inspector is very attentive and the gaoler humane and vigilant, when the new county gaol is occupied, the corporation should purchase the old county yard, and add it to the airing ground for the city prisoners. The walls of it should be raised'.

### **Report on the General State of Prisons of Ireland 1818 App.**

Thomas Hutchinson local inspector, Thomas Tallant gaoler

'I visited this gaol in January 1818, it had a disorderly appearance, occasioned by the county yards being left in an unfinished state, the debtors are obliged for air and exercise to use the female court, which often occasions improper conversations to pass between the sexes. A wall is absolutely necessary to mask the adjoining brewery; until this is built the gaol cannot be considered secure. The cells and rooms of the prison were clean, and the gaol very healthy, but the halls were certainly dirty, by reason of the courtyards not being flagged or gravelled'.

**First Report of the Inspectors General on the General State of Prisons of Ireland 1823...** 'If the wall recommended in the yard adjoining the brewery is built the lasses will have their separate yards.....'

**Second Report of the Inspectors General on the General State of Prisons of Ireland 1824...** 'The situation of this gaol is indifferent, it being the ground floor of the county and city courthouse, it is however more open to the rear than would appear by viewing it from the street, and with a well regulated system of yards, may afford air sufficient for the health of the prisoners. Stones have been drawn to build a wall recommended in my last report and before the erection thereof the grand jury propose to employ the prisoners in breaking stones and laying a solid foundation in the yards for a dry gravelling floor.

**Third Report of the Inspectors General on the General State of Prisons of Ireland 1825** recommendation to build the walls some feet higher to prevent escape also to erect a chapel and infirmary which the law requires.

**Eight Report of the Inspectors General on the General State of Prisons of Ireland 1830** This building shall be converted into a female prison – house of correction.

## Tenth Report of the Inspectors General on the General State of Prisons of Ireland 1832

'There is no boundary wall and the yard is surrounded by buildings giving every facility to escape.....'

In subsequent years, the gaol is described as being not fit for purpose.

In documented leases the land to the rear of the court house is described as consisting of the 'shed, yard and garden behind Grace's old Castle, with the passage coming into the yard (9<sup>th</sup> March, 1840 from William Hawkesworth to Sir Jonah Wheeler (Commissioners appointed by the Grand Jury of the County of Kilkenny for the purpose of purchasing or renting premises for building of new Court-houses and Prisons in said county, pursuant to the provisions of the Acts of 7<sup>th</sup> George IV).

The following table details sources relation to Grace's Castle, City and County Gaol and Courthouse

Location	Dates	Sources	Date of Source	Comment of source
Grace's Castle [Parliament Street East]	c. 1211	Ledwich	1804	William Grace (le Gras) builds castle
	1566	Calendar of Patents of Elizabeth Ireland. 1566 [Chk list of buildings owned by Corp. in Ms]	1566	[Ownership transfer to Kilkenny corporation as goal (see note*below)]
	1678	Ormonde Leases	1678	Grace's Castle [leased to High Sheriff]
	1697	Ormonde Deeds	1830	[back of Grace's Castle let to Richard Connell]
	c. 1708	Pratt	1708	'Grace's Castle and county Gaol'
	1786	Finn's Leinster Journal	9/9/1798	'Grace's old castle'
	April 1798	Neely + Finn's Leinster Journal	1989 1798	[A meeting of the magistrates held at Grace's Old Castle]
	15 <sup>th</sup> January 1828	The presentments of Grand Jury of the county of Kilkenny	1833	'A meeting if the magistrates held at Grace's Old Castle.'
	1831	Kilkenny Journal	26/10/1831	
	1837	Lewis	1837	'The courthouse, called Grace's Old Castle' [ city and county-at-large courts]
	1841	Ordnance Survey	1841	'Grace's old Castle or County Courthouse. City Gaol'
County Gaol [Parliament Street East]	1691	Rental	1691	Grace's Castle/county gaol
	Unknown date pre-1708	Ledwich	1804	William[le Gras] erected a castle in the city; this old building, some years ago, was pulled down and a court house and prison erected on its site at the expense of the county
r	1780-1807	Pratt	1708	'Grace's castle and county

Location	Dates	Sources	Date of Source	Comment of source
				Gaol'
	1735	Kilkenny Corporation Minutes	24/9/1735	'County Gaol'
	1758	Rocque Map	1758	'County Gaol'
	1781	Samuel Byron Map	1781	'County Gaol'
	1800	Tighe	1802	'To be closed'
Court house [Parliament Street East]	1752	Pococke	1891	[County courthouse and gaol being built]
	1756	Watters	1875	'county courthouse'
	1786	Finn's Leinster Journal	9/9/1786	'County courthouse'
	1789	Finn's Leinster Journal	6/5/1789	[used as] 'Theatre'
	1790	Ni Chinneide and de Montbret	1974	A new prison is being built.
	1792	Finn's Leinster Journal	9/10/1792	'New gaol' + 'some plans of material service to the court house'
	9 <sup>th</sup> October 1794	British Association [2ndary] Carrigan	1878 1884	'First Assizes and quarter sessions for the city at city courthouse'
	1795	Inspector- General of Prisons report + Tighe	1796 1802	[possibly at Parliament Street End as Old Tholsel demolished 1795 see note †] 'City gaol built' [on model of county gaol]
	1807	Tighe Inspector-General's Report + Lewis	1802 1807 + 1837	[old county gaol (+ courthouse) 'becomes City Gaol' (+courthouse)] [new county gaol (architect William Robertson) opens in summer 1807 at Stephen Street West Kilkenny Begun 1802]
	1807	Inspector-Generals reports	1808	[city and (old) county gaol yards in proximity on site at Parliament St.]
	1807	Accounts of presentments passed by the Grand Juries	1807	'Improvements done to the city gaol' [£120]
	1822	Brewer + Kilkenny City Presentments	1823 + 1830	'Recently completed by Mr. Robertson, the architect'
	1823-1824	Inspector- General's Report  Pigot	1823 + 1824	[court house above city gaol] 'ground floor of city and county courthouses'
	1841	Ordnance Survey	1841	'Grace's old Castle or County Courthouse. City Gaol' [1841 OS including debtors airing ground, women's airing ground.]
	1843	Inspector-General Reports	1843	[proposals to amalgamate county and city gaols under consideration] '£48 5s for repairs. 1 kitchen lately built. 16 cells; 2 rooms for females; 5 dayrooms; 3 yards; 2 rooms used for an hospital.'

Location	Dates	Sources	Date of Source	Comment of source
	1855	The Builder	1855	Burnham designs addition to courthouse
	1858	Inspector-General's reports	1859	'An enlargement of the building attached to the county court house having been lately completed, a considerable portion of it embracing 2 stories'
	1861, 9 <sup>th</sup> May	Inspector-General's reports	1862	City and county gaols amalgamated
	1865	Lyons	1993	Court house sold for £1200 from Hawksworth
	1871	Ordnance Survey	1871	[Bridewell] [note city and county gaol amalgamated by this time in Stephen Street]
	1884	Bassett	1884	'Old Bridewell'
	1946	Ordnance Survey	1946	'Bridewell'

## Mapping

Location	Dates	Sources	Date of Source	Comment of source
*Note County Gaol [Abbey Street North]	1609-1698 ?	Neely, + Bradley	1989 2000	'County gaol'
† City gaol [south end of High Street west side]	1626-1796	Simington, Rocque. Ainsworth, Hogan, Tighe + British Association	1656 1758 1978 1795 1800 1878	'City Gaol' (also 'comon gaol' [under old Tholsel location of city courthouse])
County Gaol [Stephen Street west]	1807 -1948	Inspector-General Report; Lewis + Ordnance Survey	1808 1837 + 1871 1946	[County gaol later county and city gaol post-1843 but not later than 1871]

## Appendix D: Detailed Results of Window Samples, Boreholes and Test Pits

### Window Samples

<b>WS01 (Inspection Pit)</b>	<b>Pit dimensions: 1.05m x 0.42m x 1.3m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete	Modern surface.
0.3-0.6m	Brown silty clay with c. 80% rounded stones	Modern fill.
0.6-1.3m	Black silty clay with round and angular-shaped stones. Inclusions of mortar, red brick fragments.	Early modern fill material
<b>WS01 (Borehole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1m-2m	Black silty clay with round and angular-shaped stones. Inclusions of mortar, red brick fragments	Early modern fill material
2m-3m	Compact grey clay	Natural
3m-4m	Compact orange clay (upper 0.5m); sand and gravels (lower 0.5m)	Natural
4m-5m	Sand and gravels	Natural
5m-6m	Sand and gravels	Natural

<b>WS02 (Inspection Pit)</b>	<b>Dimensions: 0.94m x 0.48m x 1.m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.45m	Re-enforced concrete and hardcore.	Modern surface
0.45m-1m	Dark brown black coarse sandy clay with occasional red brick fragments and mortar.	Early modern made-up ground
<b>WS02 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Grey sandy clay with mortar(1.2-1.7m); grey brown clay (1.7m-2.2m)	Early modern made-up ground.
2.2m-3.2m	Grey brown clay.	Natural
3.2m-4.2m	Grey brown clay.	Natural
4.2m-5.2m	Sand and gravels.	Natural
5.2m-6.2m	Sand and gravels.	Natural

<b>WS03 (Inspection Pit)</b>	<b>Dimensions: 0.93m x 0.42m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface
0.3m-0.6m	Loose grey brown clay sand with rounded stones (80%)	Modern surface
0.6m-0.8m	Concrete	Modern fill
0.8m-1.2m	Black sandy clay with red brick fragments, mortar.	Early modern made-up ground.
<b>WS03</b>	<b>Dimensions:</b>	

<b>(Bore Hole)</b>	<b>100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Grey sandy clay with mortar(1.2-1.7m); grey brown clay (1.7m-2.2m)	Early modern made-up ground.
2.2m-3.2m	Grey brown clay.	Natural
3.2m-4.2m	Grey brown clay.	Natural
4.2m-5.2m	Sand and gravels.	Natural
5.2m-6.2m	Sand and gravels.	Natural

<b>WS04 (Inspection Pit)</b>	<b>Dimensions: 0.9 m x 0.48m x 1.2m</b>	n/a	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.4m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.4m-1.2m	Grey brown coarse sandy clay with small round stones. Frequent red brick and mortar, shell	Early modern made-up ground	Clay pipe stem; animal bone.
<b>WS04 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Light grey clay with red brick fragments and mortar.	Early modern made-up ground	None.
2.2m-3.2m	Grey sandy clay.	Natural	None
3.2m-4.2m	Sand and gravels	Natural	None
4.2m-5.2m	Sand and gravels.	Natural	None
5.2m-6.2m	Sample Fail	Natural	None

<b>WS05 (Inspection Pit)</b>	<b>Dimensions: 1m x 0.48m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface
0.30m-0.55m	Grey clay with mortar, red brick and angular stones	Modern made-up ground
0.55m-1.2m	Grey brown clay with occasional mortar and red brick fragments.	Early modern made-up ground
<b>WS05 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Compact grey brown clay with mortar and occasional red brick	Early modern made-up ground.
2.2m-3.2m	Very compact green grey clay.	Natural
3.2m-4.2m	Grey green sand and gravels.	Natural
4.2m-5.2m	Grey sand and gravels.	Natural
5.2m-6.2m	Grey sand and gravels.	Natural

<b>WS06 (Inspection Pit)</b>	<b>Dimensions: 0.9m x 0.48m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface
0.3m-0.85m	Grey brown coarse sand and rounded	Modern made-up



	stones.	ground
0.85m-1.2m	Coarse sand with red brick fragments and mortar.	Early modern made-up ground.
<b>WS06 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Coarse sand with red brick and mortar.	Early modern made-up ground.
2.2m-3.2m	Light grey sandy clay, changing to mid grey at approx. 3m.	Natural
3.2m-4.2m	Dark grey sand with some organic clay at approx. 4m.	Natural
4.2m-5.2m	Dark grey-black sandy silt and stone.	Natural, possibly river silts
5.2m-6.2m	Dark grey-black sandy silt and stone.	Natural, possibly river silts

<b>WS07 (Inspection Pit)</b>	<b>Dimensions: 0.95m x 0.40m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.18m	Re-enforced concrete and hardcore.	Modern surface
0.18m-0.83m	Grey sand and gravels with pieces of concrete. Occasional red brick fragments	Modern made-up ground
0.83m-0.1.2m	Red brick pieces and fragments and mortar.	Early Modern made-up ground
<b>WS07 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Mortar and red brick (upper 0.5m) / compact fine grey green clay (lower 0.5m)	Early modern made-up ground/natural
2.2m-3.2m	Compact grey green clay.	Natural
3.2m-4.2m	Compact grey green clay (upper 0.5m) / sand and gravels (lower 0.5m)	Natural
4.2m-5.2m	Sand and gravels	Natural
5.2m-6.2m	Sand and gravels	Natural

<b>WS08 (Inspection Pit)</b>	<b>Dimensions: 0.93m x 0.42m x 1.1m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface
0.3m-0.9m	Grey coarse sand with rounded stones. Occasional red brick fragments	Early modern made-up ground
0.9m-1.1	Organic black clay with visible plant remains.	Natural
<b>WS08 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.1m-2.1m	Black clay with occasional red brick, mortar and angular stones.	Early modern made-up ground

2.1m-3.1m	Yellow clay with stone	Natural
3.1m-4.1m	Rounded stones and gravels.	Natural
4.1m-5.1m	Rounded stones and gravels.	Natural
5.1m-6.1m	Coarse sand and pebbles	Natural

<b>WS09 (Inspection Pit)</b>	<b>Dimensions: 0.95m x 0.5m x 1m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.3m	Re-enforced concrete and hardcore	Modern surface	N/A
0.3m-1m	Brown grey clay with small gravels (80%). Inclusions of red brick fragments and mortar.	Early modern made-up ground.	Clay pipe stem (1 No.), ceramic (1 No.)
<b>WS09 (Borehole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Compact dark clay with occasional red brick and mortar fragments.	Early modern made-up ground	None
2.2m-3.2m	Compact dark brown clay with rounded pebbles	Natural	None
3.2m-4.2m	Grey clay with gravel stones	Natural	None
4.2m-5.2m	Grey clay with gravel stones	Natural	None
5.2m-6.2m	Coarse sand and gravels	Natural	None

<b>WS10 (Inspection Pit)</b>	<b>Dimensions: 0.8m x 0.5m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.35m	Tarmac and hardcore.	Modern surface	N/A
0.35m-1.2m	Grey clay with red brick fragments, mortar and slate	Early modern made-up ground.	Glass
<b>WS10 (Bore Hole)</b>	<b>Dimensions:</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Grey clay with occasional red brick fragments and mortar.	Early modern made-up ground.	None
2.2m-3.2m	Compact light grey clay sand.	Natural	None
3.2m-4.2m	Compact light grey clay sand.	Natural	None
4.2m-5.2m	Sand and gravels.	Natural	None
5.2m-6.2m	Sand and gravels	Natural	None

<b>WS11 (Inspection Pit)</b>	<b>Dimensions: 0.83m x 0.42m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface	
0.3m-0.85m	Dark grey brown clay sand with frequent red brick and mortar.	Modern made-up ground	

0.85m-1.2m	Light grey brown clay with rounded stones	Natural
<b>WS11 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Compact grey clay.	Natural
2.2m-3.2m	Grey green sandy clay.	Natural
3.2m-4.2m	Compact orange brown clay.	Natural
4.2m-5.2m	Sand and gravels.	Natural
5.2m-6.2m	Sand and gravels.	Natural

<b>WS12 (Inspection Pit)</b>	<b>Dimensions: 1m x 0.5m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.3m-1.2m	Modern hardcore material with occasional red brick fragments.	Modern made-up ground	Ceramics (1 No.)
<b>WS12 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Grey clay, sand and gravels with occasional mortar and red brick fragments	Modern made-up ground/natural interface.	None
2.2m-3.2m	Grey clay sand and gravels.	Natural	None
3.2m-4.2m	Wet grey clay with rounded stones.	Natural	None
4.2m-5.2m	Grey sand and gravels.	Natural	None
5.2m-6.2m	Fine sand and gravels.	Natural	None

<b>WS13 (Inspection Pit)</b>	<b>Dimensions: 0.94m x 0.44m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.36m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.36m-0.76m	Loose grey brown clay with small stones. Inclusions of mortar, red brick.	Early modern made-up ground	Glass, clay pipe stem, bone.
0.76m-0.1.2m	Dark grey clay with occasional red brick fragments	Early modern made-up ground	None
<b>WS13 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Dark grey clay with stones.	Natural	None
2.2m-3.2m	Grey sandy clay with stones.	Natural	None
3.2m-4.2m	Yellow brown sand and gravels.	Natural	None
4.2m-5.2m	Yellow brown sand and gravels.	Natural	None
5.2m-6.2m	Sand and gravels.	Natural	None

<b>WS14 (Inspection Pit)</b>	<b>Dimensions: 0.95m x 0.45m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.4m	Re-enforced concrete and hardcore.	Modern surface
0.4m-1.2m	Grey sand and angular stones with occasional large stones.	Modern made-up ground
<b>WS14 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Concrete and sand	Modern made-up layer
2.2m-3.2m	Grey green silty clay	Natural
3.2m-4.2m	Sand and gravels	Natural
4.2m-5.2m	Sand and gravels	Natural
5.2m-6.2m	Sand and gravels	Natural

<b>WS15 (Inspection Pit)</b>	<b>Dimensions: 0.92m x 0.41m x 1.1m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.15m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.15m-0.45m	Orange coarse sand with rounded stones (50%)	Modern made-up ground	None
0.45m-0.9m	Grey sand with small rounded and angular stones	Modern made-up ground	None
0.9m-1.1m	Grey sand and gravel with some organic clay. Occasional mortar fragments.	Early modern made-up ground.	Ceramic (1 No.)
<b>WS15 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Dark grey sand and gravels.	Natural	None
2.2m-3.2m	Light brown sand and gravels.	Natural	None
3.2m-4.2m	Brownish yellow sand and gravels.	Natural	None
4.2m-5.2m	Brownish yellow sand and gravels.	Natural	None
5.2m-6.2m	Coarse grey sand with large rounded stones.	Natural	None

<b>WS16 (Inspection Pit)</b>	<b>Dimensions: 0.84m x 0.52m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.45m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.45m-0.65m	Dark grey clay with red brick fragments, mortar and some charcoal.	Early modern made-up ground	Ceramics (1 No.); Animal bone.
0.65m-0.1.2m	Sand and gravel, occasional red brick fragments.	Early modern made-up	None

		ground	
<b>WS16 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Findings</b>
1.2m-2.2m	Grey black sand and gravels.	Natural	None
2.2m-3.2m	Grey clay with medium-sized stones.	Natural	None
3.2m-4.2m	Rounded stones, sand and gravels	Natural	None
4.2m-5.2m	Gravels and coarse sand.	Natural	None
5.2m-6.2m	Fine and coarse sand.	Natural	None

<b>WS17 (Inspection Pit)</b>	<b>Dimensions: 1m x 0.52m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.35m	Re-enforced concrete and hardcore.	Modern surface
0.5m-0.75m	Coarse grey clay sand with rounded stones and occasional red brick fragments	Early modern made-up ground
0.75m-0.9m	Mortar, red brick fragments and occasional coal pieces	Early modern made-up ground
0.9m-1.2m	Grey/green clay coarse sand with rounded stones. Occasional slate.	Early modern made-up ground
<b>WS17 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Compact grey clay with angular stones.	Natural
2.2m-3.2m	Grey brown clay with small stones	Natural
3.2m-4.2m	Grey blue clay with stone (90%)	Natural
4.2m-5.2m	Sand and gravels.	Natural
5.2m-6.2m	Sand and gravels	Natural

<b>WS18 (Inspection Pit)</b>	<b>Dimensions: 1.08m x 0.42m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.32m	Re-enforced concrete and hardcore.	Modern surface
0.32m-0.77m	Purple clay sand with angular stones (90%)	Modern made-up ground.
0.77m-1.2m	Grey clay sand with rounded stones (80%). Moderate red brick fragments	Modern made-up ground.
<b>WS18 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Compact grey clay with occasional red brick fragments.	Early modern made-up ground.
2.2m-3.2m	Grey green sandy clay with small angular stones.	Natural
3.2m-4.2m	Sand and gravels	Natural
4.2m-5.2m	Sand and gravels	Natural
5.2m-6.2m	Sand and gravels	Natural

## Bore Holes

<b>BH01 (Inspection Pit)</b>	<b>Dimensions: 0.94m x 0.47m x 1m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.32m	Re-enforced concrete and hardcore.	Modern surface
0.32m-1.0m	Grey clay with rounded stone and gravels.	Modern made-up ground
<b>BH01 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Compact grey clay with small rounded stones. Some red brick fragments and mortar.	Early modern made-up ground.
2.2m-3.2m	Grey green sandy clay.	Natural
3.2m-4.2m	Yellow grey clay sand and stone.	Natural
4.2m-5.2m	Coarse sand and gravel.	Natural
5.2m-6.2m	Coarse sand and gravel.	Natural

<b>BH02 (Inspection Pit)</b>	<b>Dimensions: 0.96m x 0.5m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.45m	Re-enforced concrete and hardcore.	Modern surface
0.45m-1.05m	Grey brown sandy clay with mortar and rounded stones	Modern made-up ground
1.05m-1.2m	Coarse sand with rounded stones.	Early modern made-up ground
<b>BH02 (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
	Abandoned due to difficult ground (deep concrete)	

<b>BH02(b) (Inspection Pit)</b>	<b>Dimensions: 0.9m x 0.43m x 1.2m</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface
0.3m-0.6m	Coarse sand, rounded stones	Modern made-up ground.
0.6m-0.75m	Concrete	Modern made-up ground.
0.75m-1.2m	Grey brown coarse sand with rounded stones.	Modern made-up ground.
<b>BH02 (b) (Bore Hole)</b>	<b>Dimensions: 100mm</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
1.2m-2.2m	Grey gravelly sand (to 1.5m); dark brown silty clay with inclusions of small stones and patches of mortar (to 1.6m);	Early modern made-up ground.

	grey gravelly sand.	
2.2m-3.2m	No sample	Natural
3.2m-4.2m	Gravels with frequent stones and dark grey silty clay	Natural (riverine silts)
4.2m-5.2m	Dark grey silty clay.	Natural
5.2m-6.2m	Very wet coarse sand gravels.	Natural
6.2m-7.2m	Coarse grey sandy gravels	Natural
7.2m-8.2m	Coarse grey sandy gravels	Natural
8.2m-9.2m	Coarse grey sand.	Natural
8.2m-9.2m	Coarse grey sand.	Natural

<b>BH03 (Inspection Pit)</b>	<b>Dimensions: 0.91m x 0.42m x 1.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.5m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.5m-0.70m	Concrete	Modern made-up ground	None
0.70m-1.2m	Grey clay sand with large rounded stones (80%). Red brick fragments.	Modern made-up ground	Glass, pottery.
<b>BH03 (Bore Hole)</b>	<b>Dimensions: 100mm</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
1.2m-2.2m	Hardcore	Modern made-up ground	None
2.2m-3.2m	No sample	N/A	N/A
3.2m-4.2m	Sand and gravels.	Natural	None
4.2m-5.2m	Clay sand and pebbles	Natural	None
5.2m-6.2m	Sand and gravels	Natural	None
6.2m-7.2m	Silty sand	Natural	None
7.2m-8.2m	Silty sand	Natural	None
8.2m-9.2m	Silty sand and gravels.	Natural	None

### Summary of Groundwater monitoring boreholes (BH A-E):

Five boreholes were dug for the purpose of installing groundwater monitoring wells as requested by the EPA, three to the south of the River Breaghagh, and two to the north (Appendix 1). The boreholes involved hand-digging an inspection pit of 0.5m x 0.5m to a depth of 1m and then drilling a 100mm casing containing a plastic sleeve to depths of 6-8m. In four of the five boreholes, natural was reached between 1.8-2m below bgl. In borehole A (BHA) to the north of the river, natural was reached at 3.4m below bgl. In all of the boreholes the upper deposits were made up of modern fill including red brick, slate and mortar and nothing of archaeological interest was noted.

### Detailed Results of Groundwater Monitoring Boreholes

<b>BHA</b>	<b>Dimensions: 100mm diameter</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.2m	Re-enforced concrete.	Modern surface.
0.2-0.6m	Cobbles and sandy gravel with inclusions of red brick and occasional slate.	Modern fill.
0.6-1.25m	Brown grey gravelly sand with inclusions of slate, red brick, mortar, glass, plastic and charcoal.	Modern fill.
1.25-1.4m	Dark brown grey silty clay with inclusions of mortar and wood fragments.	Modern fill.
1.4-1.65m	Mid-dark brown grey silty clay with inclusions of mortar and wood fragments.	Modern fill.
1.65-2.4m	Brown-grey loose silty sandy coarse gravel with frequent stones, red brick fragments and mortar.	Modern fill.
2.4-2.6m	Dark brown black organic clayey silt with bits of wood and red brick, within coarse gravel.	Modern fill.
2.6-3.4m	Brown grey coarse gravelly sand with some stones, mortar and burnt bone.	Modern fill.
3.4-4.0m	Yellow grey coarse gravel.	Natural.
4.0-4.25m	Yellow grey fine gravel and sand.	Natural.
4.25-4.4m	Fine grey sand.	Natural.
4.4-4.9m	Medium coarse grey sand.	Natural.
4.9-6.0m	Brown-grey medium sand.	Natural.

<b>BHB</b>	<b>Dimensions: 100mm diameter</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.3m	Re-enforced concrete.	Modern surface.
0.3-0.9m	Brown medium sand and cobbles.	Modern fill.
0.9-1.0m	Dark grey coarse sand with inclusions of red brick fragments and a mix of rounded cobbles and angular stones, average diameter 6-7cms.	Modern fill.
1.0-1.4m	Mixed stony material with inclusions of mortar, red brick and gravel.	Modern fill.
1.4-1.8m	Fine grey sandy clay, with inclusions of mortar & occasional charcoal.	Modern fill.
1.8-2.0m	Fine yellow silty sand.	Natural.
2-3m	Brown silty clay with stones, changes to light grey sandy gravel and then to	Natural.



	medium grey sand with decomposed organic matter and snail shells and finally to mid grey stones and fine sand close to 3m.	
3-4m	Yellow grey gravel, sandier in the last 20cms.	Natural.
4-5m	Fine grey gravel, sandier towards 5m.	Natural.
5-6m	Coarse grey sand to around 5.2m and then stony gravel to 6m.	Natural.
6-7m	Light brown sandy gravel, changing to fine light brown sand from 6.35m.	Natural.
7-8m	Fine light brown sand.	Natural.

<b>BHC</b>	<b>Dimensions: 100mm diameter</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.2m	Re-enforced concrete.	Modern surface.
0.2-0.45m	Brown medium sand and cobbles.	Modern fill.
0.45-1.0m	Mix of mid grey coarse sandy gravel with stones, red brick fragments and bits of mortar, slate and cinder.	Modern fill.
1.0-1.4m	Mix of mortar, red brick, slate and gravel.	Modern fill.
1.4-1.6m	Dark brown silty sandy clay with red brick, mortar and charcoal.	Modern fill.
1.6-1.85m	Light grey brown silty sandy clay with some stones and flecks of mortar.	Modern fill.
1.85-1.95m	Mid-grey silty sandy clay with inclusions of mortar and red brick.	Modern fill.
1.95-2.9m	Light grey fine silty clay.	Natural.
2.9-3.4m	Coarse stony gravel.	Natural.
3.4-6.9m	Coarse gravelly sand with some fine gravel. Includes bands of grey and brown-yellow sandy gravel.	Natural.
6.9-7m	Coarse mid-brown sand.	Natural.

<b>BHD</b>	<b>Dimensions: 100mm diameter</b>		<b>Figure: Appendix 1</b>
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Findings</b>
0.0m-0.2m	Re-enforced concrete.	Modern surface.	N/a
0.2-0.55m	Grey brown, mix of mortar, stones and brown silty sand with flecks of red brick.	Modern fill.	None.
0.55-0.9m	Light grey sandy gravel with stones and occasional bits of red brick.	Modern fill.	None.
0.9-1.0m	Black silty clay with mortar & red brick inclusions.	Modern fill.	None.
1.0-1.5m	Black silty sand with frequent mortar & cinders.	Modern fill.	Modern pottery.
1.5-2.0m	Mid grey silty sand with frequent bits of mortar and red brick, roots and wood fragments, charcoal.	Modern fill.	Modern pottery.
2.0-2.1m	Light grey medium sand	Natural.	N/a

2.1-2.9m	Mid grey silty clay, becoming yellow towards 2.9m.	Natural.	N/a
2.9-3.8m	Light grey sandy gravel.	Natural.	N/a
3.8-4.1m	Grey medium sand.	Natural.	N/a
4.1-5.0m	Mid grey coarse sand and gravel.	Natural.	N/a
5.0-5.2m	Yellow-grey gravel and sand with stones.	Natural.	N/a
5.2-6.0m	Brown medium sand.	Natural.	N/a

<b>BHE</b>	<b>Dimensions: 100mm diameter</b>	
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
0.0m-0.25m	Re-enforced concrete.	Modern surface.
0.25-0.7m	Coarse sand and gravel with rounded cobbles, inclusions of mortar & redbrick fragments.	Modern fill.
0.7-0.9m	Concrete.	Modern fill.
0.9-1.6m	Mixed grey brown coarse silty sand containing mortar, red brick and some stones. Layer of mortar within, at 1.3-1.4m.	Modern fill.
1.6-2.0m	Dark grey brown sandy silty clay with inclusions of cinder, mortar and decaying organics (twigs).	Modern fill.
2.0-2.6m	Lighter grey sandy silty clay with some coarse gravel.	Natural.
2.6-2.9m	Light yellow grey silty clay, occasional dark brown patches of decayed organics.	Natural.
2.9-3.0m	Grey sandy silty gravel.	Natural.
3.0-4.65m	Medium yellow-grey silty sandy finely coarse gravel with occasional cobbles.	Natural.
4.65-5.6m	Fine medium grey sand.	Natural.
5.6-6.0m	Brown grey silty sandy gravel.	Natural.
6.0-7.0m	Grey brown medium sandy gravel with some cobbles.	Natural.
7.0-7.6m	Mid brown grey slightly silty coarse gravelly sand.	Natural.
7.6-8.0m	Fine brown grey silty sand.	Natural.

## Test Pits

<b>TP01 (Test pit)</b>	<b>Dimensions: 1m x 0.7m x 2.6m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.2m	Tarmac and hardcore	Modern surface	N/A
0.2m-0.45m	Grey black gravel and sand	Modern made-up ground	None
0.45m-0.55m	Deposit of dumped red brick fragments and mortar	Modern made-up ground	None
0.55m-0.9m	Mid grey brown sandy clay	Modern made-up ground	None
0.9m-1.35m	Grey silty clay with some inclusions of mortar and slate fragments	Modern made-up ground	None
1.35m-2.5m	Very fine dark black-brown silty clay, inclusions of slate, red brick, animal bone	Organic deposit, post medieval or later, possibly related to a flood event	Pottery (Brownware)
2.5m-2.6m	Fine brown silt	River deposit, possibly related to a flood event	None
2.6m	Mid grey sandy gravel	Natural	None

<b>TP02 (Test pit)</b>	<b>Dimensions: 1.5m x 0.7m x 1.5m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0-0.2m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.2m-0.7m	Loose light brown sand and gravel, occasional red brick fragments and flecks of mortar throughout.	Modern made-up ground	None
0.7m-0.95m	Loose dark grey black sandy clay mixed with red brick and mortar.	Early modern made-up ground	None
0.95m-1.5m	Dark brown mottled silty clay with flecks of mortar and red brick. At c.1m some large stones at the north end of the test pit may represent the face of a wall oriented roughly SW-NE.	Early modern made-up ground, possible stone wall	Modern pottery, glass

<b>TP03 (Test pit)</b>	<b>Dimensions: 1.5m x 0.65m x 2.35m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.2m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.2m-1m	Loose light brown sand and gravel, occasional red brick fragments.	Modern made-up ground, possibly river gravels	None
1m-1.9m	Dark grey black silty clay,	Early modern	Modern

	inclusions of red brick, slate and wood fragments.	made-up ground	pottery, glass, oyster shell
1.9m-2.35	Fine grey silty clay	River silts	None

<b>TP04 (Test pit)</b>	<b>Dimensions: 1m x 0.7m x 0.6m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	
0.0m-0.2m	Re-enforced concrete and hardcore.	Modern surface	
0.2m-0.4m	Loose light brown gravel and sand	Modern made-up ground	
0.4m-0.6m	Loose grey gravel and sand	Modern made-up ground	
0.6m	Concrete slab	Modern surface	

<b>TP05 (Test pit)</b>	<b>Dimensions: 1m x 0.7m x 2.25m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.5m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.5m-1.35m	Loose light brown gravel and sand	Modern made-up ground	Modern pottery
1.35m-1.8m	Loose dark brown silty clay with frequent inclusions of mortar and red brick.	Modern made-up ground	Modern pottery, animal bone
1.8m-2.3m	Mid-dark grey silty gritty clay with frequent inclusions of red brick fragments and mortar	Modern made-up ground	Modern pottery
2.3m-2.55m	Grey gravel	Natural	None

<b>TP06 (Test pit)</b>	<b>Dimensions: 1.5m x 0.7m x 2.25m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.2m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.2m-1.35m	Loose light brown gravel and sand, inclusions of mortar, red and yellow brick, slate and plastic.	Modern made-up ground	Modern pottery,
1.35m-1.95m	Mid-dark brown silty clay with flecks of mortar and red brick.	Modern made-up ground	None
1.95m-2.25m	Fine dark grey silty clay	Post medieval or later, possibly related to a flood event	Pottery (Brownware) and clay pipe stem fragments (x2)

<b>TP07 (Test pit)</b>	<b>Dimensions: 1.5m x 0.7m x 0.65m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	
0.0m-0.25m	Re-enforced concrete and hardcore.	Modern surface	
0.25m-0.65m	Loose mid brown gravel and sand	Modern made-up ground	

0.65m	Concrete slab	Modern surface
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<b>TP08 (Test pit)</b>	<b>Dimensions: 1m x 0.7m x 2.4m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.25m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.25m-1.1m	Mid brown rubble material with lots of mortar, yellow and red brick, slate fragments Loose light brown gravel and sand, inclusions of mortar, red and yellow brick, slate and plastic.	Modern made-up ground	Early modern white glazed yellow brick (stamped "J & M Craig Kilmarnock Scotland) dates to early 19 <sup>th</sup> -early 20 <sup>th</sup> Century.
1.1m-2.2m	Dark brown silty clay with lumps and flecks of mortar and animal bone.	Modern made-up ground	Modern glass bottle
2.2m-2.4m	Grey brown sandy clay.	Natural	None

<b>TP09 (Test pit)</b>	<b>Dimensions: 1.5m x 0.7m x 2.4m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.25m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.25m-0.4m	Black loose gravel.	Modern made-up ground	None
0.4m-1.2m	Loose mid brown gravel and sand, inclusions of mortar, red brick, slate and plastic.	Modern made-up ground	Modern pottery
1.2m-2.4m	Dark brown sandy clay with bits of mortar and red brick, slate, plastic, re-bar, wire, animal bone.	Modern made-up ground, dumped rubbish	Bead (probably modern), modern glass

<b>TP10 (Test pit)</b>	<b>Dimensions: 1.9m x 0.6m x 2.2m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>
0.0m-0.3m	Re-enforced concrete and hardcore.	Modern surface	N/A
0.3m-0.8m	Loose mid brown sand and gravel, inclusions of mortar flecks.	Modern made-up ground	Modern pottery
0.8m-1.8m	Loose dark brown sandy silt, flecks and lumps of mortar.	Modern made-up ground	None
1.8m-2.2m	Mid grey silty clay, inclusions of animal bone, burnt bone and flecks of charcoal.	River silts, possibly an archaeological layer.	None

<b>TP CB (Test pit)</b>	<b>Dimensions: 2m x 4m x 3.1m</b>		
<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>	<b>Finds</b>

0.0m-0.5m	Re-enforced concrete and gravel.	Modern surface	N/A
0.5m-1.1m	Loose mid brown sand, gravel and water rolled stones.	Modern made-up ground	None
1.1m-1.8m	Grey gravelly sandy silt, red brick and mortar fragments.	Modern made-up ground	None
1.8m-2m	Dark brown organic peaty material with inclusions of oyster shell, animal bone, glass and red brick fragments.	Early modern occupation layer	Glass, red brick fragments
2m-2.8m	Stony grey black silty grey clay with mussel shell inclusions.	River silts related to a flood event, possible archaeological layer.	None
2.8m-3.1m	Dark brown-black soft clayey silt with inclusions of seashell, animal bone and charcoal.	Possibly an archaeological layer / river silts related to a flood event.	None
3.1m	Grey sandy gravel	Natural	N/A





## Appendix C Archaeological Investigations within and adjacent to the Masterplan area - Adjacent to the Masterplan




Licence No	KKAP Ref	Description	Archaeologist	Location	Date
03E1901	KKAP-022	Excavation of Vicar's Choral building of St. Canice's cathedral. Post-medieval wall.	Emmet Stafford, Catherine McLoughlin	15-16 Vicar Street	2004
	KKAP-023	Testing of Vicar's choral building	John Tierney	15-16 Vicar's street	2003
97E0481	KKAP-154	Kilkenny Main Drainage Battered medieval wall at Mill Lane, organic possible Early Medieval deposits at St. Canice's place and culverted mill-race at Parliament Street	Patrick J. H Neary	Mill Lane, St Canice's Place	1997-1999
	KKAP-175	Industrial mill and weir complex including 17th century rectangular mill-building, mill-race and waterwheel pit. Late 17th century 'deflection dam' and wattle panelling. Extensive remodeling occurred after the 1763 flood	Paul Stevens and Brenda O'Meara	NOR-2, NOR-4 The Mill Island and Green's Bridge Weir (Part of Green's Bridge Mills)	2001-2002
00E0170	KKAP-026	Four walls and remains of cobbled surface of post-medieval date. Medieval deposits beneath stone building and cobbles.	Mary Henry	19 Vicar Street	2000
04E0615	KKAP-131	Architectural recording of a 'free-standing arch' for Watergate bridge	Kevin Lohan	Irishtown Bridge	2004
95E0062	KKAP-155	Reclamation deposits overlying medieval organic material	Margaret Gowen	Kytler's Inn, 25-26 St Kieran's Street	1995
00E0027	KKAP-041	Archaeological excavation was undertaken to facilitate the construction of manholes for the Kilkenny Main Drainage scheme. Seven stratigraphic layers were identified, all of which were archaeologically sterile. A stone flag floor, associated with a Georgian house, was identified at a depth of 2m below the current ground surface.	Emer Dennehy	33 Parliament Street	2000
06E1190	KKAP-045	Interior of Tudor house, mortar and brick layers	Sheila Lane	38 Parliament Street	2006
00E0128	KKAP-046	Build level of Tudor house and medieval deposits	Paul Stevens	39 Parliament Street	2000
99E0713	KKAP-124	Organic reclamation deposits of possible medieval date. Post-medieval deposits	Mary Henry	Green Street	1999
04E1618	KKAP-223	No finds or features of an archaeological nature were noted in testing	Sheila Lane	Winston's Department Store	2004
00E0406	KKAP-076	Late Medieval timber structure, timber bridge foundations, medieval wall	Paul Stevens	BRE-6 Banks of the river Bregagh Gardens Townland	2000
98E0167	KKAP-009	Medieval Housing and Reclamation	Hilary Opie	1-13 Kieran Street	1998
97E0334	KKAP-010	Medieval Housing and Reclamation	Ruairi O'Baoill	10-13 Kieran Street	1997
07E0549	-	Five test trenches revealed a burial, a number of medieval deposits, a well and post medieval wall	Maedbh Saunderson	Courthouse test excavation	2007



08E0462	-	Excavation revealed over 1000 contexts, 200 excavated features, 4000 sherds of medieval pottery, 2000 sherds of post-medieval pottery. Almost 500 pieces of well-preserved wood consisting of stakes, timbers, artefacts. Medieval domestic activity included wood lined cesspits and burgage plots. 23 burial (probable felons) were revealed from the prison context of the site	Maedbh Saunderson	Courthouse excavation	2008
<b>Investigation within the Masterplan Area</b>					
Licence No	KKAP Ref	Description	Archaeologist	Location	Year
99E0385	KKAP-190	Archaeological test-excavations and monitoring was undertaken on the Breagagh river where it passes through St. Francis' friary. The works formed part of an assessment that was undertaken in advance of the removal of the river bed due to PCB contamination. Test pit No 4 yielded 2 sherds of medieval pottery	Margaret Gowen, Paul Stevens	River Breagagh at St. Francis' Abbey Brewery	1999
95E0242	KKAP-198	Reclamation with decayed timbers	Margaret Gowen	St Francis' Abbey Brewery	1995
98E0069	KKAP-204	Test-excavations were undertaken in advance of the construction of a small extension to the fermentor block of the brewery in St. Francis' Abbey. Nothing of archaeological interest was noted	Margaret Gowen	St. Francis' Abbey Brewery	1998
04E0694	KKAP-203	Reclamation and the possible residual remains, in the form of limestone building rubble, of the 18th-century horse barracks.	Kevin Lohan	St. Francis' Abbey Brewery	2004
04E0694	KKAP-205	19th and 20th reclamation	Brenda O'Meara	St Francis' Abbey Brewery	2004
97E0099	KKAP-206	A single test-pit was excavated prior to the redevelopment of a fermentor block. A hard, compact, yellow boulder clay was identified 2.57m below existing ground level. This was sealed by a black organic silty clay, 1.32m deep. The uppermost 1.25m of fill consisted of demolition rubble, hard-core and thick concrete slab.	Edmond O'Donovan	St. Francis' Abbey Brewery	1997
99E0148	KKAP-207	An organic silt, possibly a medieval reclamation layer, was discovered at the base of the excavated cutting, 2.50m. Two layers of post-medieval build-up were also recorded.	Edmond O'Donovan	St. Francis' Abbey Brewery	1999
-	KKAP-184	Part of cloister and north transept of St. Francis' friary	Marcus O'hEochaidhe	St Francis' Abbey	1963
	KKAP-130	Monitoring of river-gravel extraction revealed a sword fragment. A survey of the Town Wall and Evan's tower was also undertaken	Ian W. Doyle	Diageo Complex, River Breagagh	2001 01E0632
07E1061	-	Six test trenches were excavated and two walls were revealed in Trench 1, wall revealed at 43.1m OD (0.6mbgl) and Trench 4, wall revealed 42.55m OD (1.7m bgl)	Niklagh Gilligan	Diageo Complex	2008








01E0303	KKAP-209	Stone jetty and timber platform	Niall Brady	NOR-10 Bateman Quay	2001
01E0554	KKAP-177	18th century stone jetty, private mooring, river wall	Paul Stevens	NOR-9 Bateman Quay	2001
01E0555	KKAP-080	Excavation and full building survey of a semi-circular riverside revetment wall and associated early modern Pleasure House	Paul Stevens	NOR-6 Bateman Quay	2001-2002
01E1166	KKAP-079	Series of post-medieval, parallel riverside walls and the truncated remains of a 'pleasure house'	Paul Stevens	Bateman Quay	2002
10E323	-	Underwater investigation did not reveal any archaeological features	ADCO	KCAS	2010
unknown	-	Six test trenches were excavated and four revealed archaeology relating to 18 <sup>th</sup> -19 <sup>th</sup> century building material/ structures	Colm Flynn	KCAS	2012
unknown	-	Identification of 2 stone walls thought to be 18 <sup>th</sup> -19 <sup>th</sup> in date and part of a structure.	Colm Flynn	Diageo complex – Visitor Attraction Project	2014
14E0250	-	A series of 19 <sup>th</sup> and 20 <sup>th</sup> century walls, box drains and culverts were uncovered, which tie into Rocque's map of 1758. The outfall area was previously disturbed, a possible riverine deposit (a dark grey brown silt) was detected below c.1.5m	Gill McLoughlin	Diageo complex - monitoring an underground ESB cable and outfall upgrade	2014
13E0270	-	18 window samples, 8 boreholes, 11 test pits and a programme of river bank sampling	Gill McLoughlin and Mark Moraghan	Monitoring of geotechnical test pits and boreholes	2013-2014
Ministerial Consent (C607)	-	Stone revetment wall to the east of Evan's Tower was revealed for a length of 1.6m, depth of 1.1m and was oriented northwest-southeast (5 courses were uncovered).	Gill McLoughlin	Monitoring on the banks of the river Nore	2014



<b>NIAH Reg No.</b>	<b>Address</b>	<b>Date</b>	<b>Categories of special Interest</b>	<b>Rating</b>	<b>Original Use</b>	<b>Description</b>	<b>Coordinates</b>	<b>Photo</b>
12004007	Green's Bridge	1765 - 1770	Architectural Technical	National	Bridge	Five-arch rubble limestone Classical-style road bridge over river. Built 1766 by William Colles (c.1710-70) to designs prepared by George Smith (fl. 1763-7) after the Roman Bridge at Rimini. Finely-carved limestone dressings exhibiting high quality stone masonry. The graceful profile of the arches identifies the civil engineering heritage significance of the site.	250558, 156536	
12003050	Hillman Humber and Commer, Green Street	1940 - 1960	Architectural	Regional	Garage	Detached four-bay two-storey gable-fronted garage, c.1950. Pitched (gable-fronted) roof behind parapet with cast-iron rainwater goods. Painted rendered walls with channelling to ground floor. Square-headed openings with fixed-pane windows.	250399, 156511	
12003025	Vicar Street	1890 - 1910	Artistic Technical	Regional	Vent Pipe	A vent pipe of significance for the associations with a sewage system developed in Kilkenny c.1900. Raised elements together with a profiled parapet indicate the equal importance placed on aesthetic effects as well as functionality.	250375, 156460	
12000002	19 Vicar Street	1840 - 1860	Architectural	Regional	House	End-of-terrace three-bay two-storey house, c.1850. Pitched slate roofs with clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves. Square-headed window openings with cut-stone sills and moulded rendered surrounds. Renovated, c.1950, however retaining the original composition attributes elsewhere together with substantial quantities of the historic fabric the house continues to make a pleasing impression	250420, 156386	


						in an historic streetscape.		
12000 001	24 Vicar Street	1900 - 1910	Architectural	Regional	House	Attached two-bay two-storey house, built 1905, with two-bay two-storey return to east. Hipped slate roof with terracotta ridge tiles. Painted rendered, ruled and lined walls with rendered vermiculated quoins to ends. A pleasant small-scale house distinguished in the streetscape on account of attributes including camber-headed openings with one incorporating an elegant bipartite arrangement, subtle decorative render detailing, and so on, all of which enhance the architectural design value of the composition.	250402, 156379	
12000 258	20 Vicar Street	1890 - 1910	Architectural	Local	House	End-of-terrace three-bay two-storey house, c.1900, possibly originally two separate single-bay two-storey houses incorporating fabric of earlier house, pre-1840, on site. Hipped and pitched slate roof with clay ridge tiles. Square-headed window openings and door opening with moulded rendered surround. Interior with remains of timber panelled reveals/shutters to window openings. Road fronted with concrete footpath to front.	250427, 156371	
12000 003	D. Walsh, Saint Canice's Place	1790 - 1810	Architectural	Regional	House	Terraced three-bay three-storey house, c.1800. Pitched slate roof with clay ridge tiles. Square-headed window openings with cut-stone sills. Ground floor remodelled, c.1975. Road fronted with concrete footpath to front. A well-appointed substantial house incorporating Classically-derived proportions with the diminishing in scale of the openings on each level lending an elegant formal quality to the street scene. The survival of the original composition attributes to the upper floors together with most of the early fabric	250410, 156317	

						significantly enhances the contribution the site makes to the character of the streetscape.		
12000 004	Phil Treacy, 11 Irishtown	1840 - 1860	Architectural	Regional	House	A well-composed Classically-proportioned substantial house lending a formal quality to the streetscape. Terraced three-bay three-storey house, c.1850, possibly originally with shopfront to ground floor. Pitched (shared) slate roof with decorative terracotta ridge tiles. Painted rendered. Square-headed window openings and square-headed door opening with timber panelled door having overlight. Road fronted with concrete footpath to front. The original form of the upper floors survives substantially intact together with much of the early fabric both to the exterior and to the interior, thereby significantly enhancing the character of the site.	250413, 156310	
12000 005	Phil Treacy, 12 Irishtown	1840 - 1860	Architectural	Regional	House	Terraced three-bay three-storey house, c.1850, possibly originally with shopfront to ground floor. Pitched (shared) slate roof with decorative terracotta ridge tiles. Square-headed window openings with cut-stone sills, moulded rendered surrounds, and one-over-one timber sash windows. Square-headed openings to ground floor remodelled, c.1950, with fixed-pane timber window to left ground floor, and glazed timber panelled double doors to right ground floor having fascia over. Interior with timber panelled shutters to window openings. Road fronted with concrete footpath to front.	250416, 156301	



12000 006	Antique Clique (The), 16 Irishtown	1840 - 1860	Architectural Artistic	Regional	House	Terraced three-bay two-storey house, c.1850. Pitched slate roof with clay ridge tiles, painted rendered walls and square-headed window openings. Timber shopfront, c.1900, to ground floor with pilasters, fixed-pane timber windows, timber panelled door, glazed timber panelled door to house, and fascia over having moulded cornice. Road fronted with concrete footpath to front. A modest-scale house retaining most of the historic composition attributes together with substantial quantities of the early fabric including a fine shopfront of artistic design merit displaying good quality craftsmanship while maximising on the streetscape presence of the site at street level.	250426, 156278	
12000 007	Irishtown Bridge, Irishtown, Watergate	1565 - 1570	Archaeological Technical	National	Bridge	Two-arch rubble stone bridge widened in 1759 after reconstructed in 1568. Incorporating fabric of earlier bridge, 1352. A bridge has existed on site since 1207 with the early provenance serving to identify the archaeological significance of the site. Meanwhile the traditional construction in unrefined rubble stone produces an appealing, if subtle textured visual effect in the street scene.	250438, 156254	
12000 099	James Hughes, 31 Parliament Street	1890 - 1910	Architectural	Regional	House	An appealing modest-scale building possibly originally built as two separate houses successfully navigating an important corner site through the use of a chamfered side elevation. Detached four-bay two-storey house, c.1900, on a corner site probably originally two separate two-bay two-storey houses with two-bay two-storey chamfered side (north-west) elevation. Renovated, c.1925. Pitched slate roofs with clay ridge tiles, painted rendered	250468, 156223	


						walls and square-headed window openings. Square-headed openings to ground floor remodelled, c.1925. Road fronted on a corner site with concrete footpath to front.		
12000 097	Kilkenny Tourist Hostel, 35 Parliament Street	1815 - 1835	Architectural	Regional	House	An attractive middle-size range built as an extension to the house adjacent to south (12000096) incorporating Classically-derived proportions, thereby contributing to the formal quality of Parliament Street. End-of-terrace two-bay three-storey over basement house, c.1825, built as extension to house to south. Reroofed c.1925. Pitched roof with replacement artificial slate, painted rendered walls and square-headed window openings with six-over-six (first floor) and three-over-three (top floor) timber sash windows. Road fronted with sections of wrought iron railings to front on unpainted rendered parapet having cut-limestone coping.	250483, 156186	
12000 096	Kilkenny Tourist Hostel, 35 Parliament Street, Kilkenny, County Kilkenny	1765 - 1785	Architectural	Regional	House	An attractive middle-size house built as one of a pair (with 12000095) incorporating Classically-derived proportions, thereby contributing to the formal quality of Parliament Street. Terraced two-bay three-storey over basement house, c.1775, originally end-of-terrace. Pitched slate roof with clay ridge tiles. Painted rendered walls, square-headed window openings with six-over-six (first floor) and three-over-three (top floor) timber sash windows. Round-headed door. Road fronted with sections of wrought iron railings to front on limestone ashlar parapet having cut-limestone coping.	250490, 156182	



12000 095	36 Parliament Street	1765 - 1785	Architectural Historical Social	Regional	House	An attractive middle-size house built as one of a pair (with 12000096) incorporating Classically-derived proportions, thereby contributing to the formal quality of Parliament Street. The retention of much of the early fabric both to the exterior and to the interior further enhances the contribution the house makes to the historic quality of the streetscape. The house remains of additional importance for the historic use as a Royal Irish Constabulary Barracks during the War of Independence (1919-21). Terraced two-bay three-storey over basement house, c.1775. Renovated, c.1825. Pitched roof with replacement slate. Painted rendered walls with rendered quoins. Square-headed windows with six-over-six (first floor) and three-over-three (top floor) timber sash windows. Round-headed door opening. Road fronted with sections of wrought iron railings to front on limestone ashlar parapet having cut-limestone coping.	250494, 156174	
12000 094	McGrath, 37 Parliament Street	1765 - 1785	Architectural Artistic	Regional	House	A pleasant house of modest character possibly originally built as a smaller composition as suggested by the variance in the proportions of the openings in the upper floors together with some discrepancies in the treatment of the wall surface: the resulting tiered effect produced by the stepping-in of the openings presents a distinctive quality in the street scene. Terraced three-bay three-storey house, c.1775, possibly originally three-bay two-storey. Reroofed, c.1925, possibly with top floor added. Painted rendered walls. Square-headed window openings with six-over-six (first floor) and two-over-two (top floor) timber sash windows.	250492, 156166	




						Timber shopfront, c.1900. Road fronted with concrete footpath to front.		
12000 093	Ristorante Da Pino/James Harte and Son, 38 Parliament Street	1715 - 1735	Architectural Archaeological	Regional	House	A well-appointed middle-size house originally forming part of a larger composition with the range adjacent to south (12000092) representing the continuation of a long-standing presence on site: incorporating substantial portions of the late sixteenth-century Red Lion Inn the house forms an important element of the archaeological heritage of Kilkenny. Terraced two-bay three-storey over basement house, c.1725, originally forming part of larger five-bay three-storey house with building to south with single-bay three-storey return to east incorporating fabric of medieval inn, c.1575, having two-bay single-storey range to east. Renovated, c.1850. Reroofed, c.1950. Painted rendered walls to front (west) elevation with exposed random rubble stone walls to remainder. Square-headed window openings to front (west) elevation with cut-stone sills with chamfered reveals, chamfered mullions, and hood mouldings. Timber shopfront to ground floor. Road fronted with concrete footpath to front.	250501, 156162	







12000 092	James Harte and Son, 39 Parliament Street	1715 - 1735	Architectural Archaeological	Regional	House	A well-appointed middle-size house originally forming part of a larger composition with the range adjacent to north (12000093) representing the continuation of a long-standing presence on site: incorporating substantial portions of the late sixteenth-century Red Lion Inn the house forms an important element of the archaeological heritage of Kilkenny. Terraced three-bay three-storey over basement house, c.1725, originally forming part of larger five-bay three-storey house c.1575, Renovated, c.1850. Reroofed, c.1950. Pitched (shared) roofs with replacement artificial slate, c.1950. Painted rendered wall to front (west) elevation with exposed random rubble stone walls to remainder. Square-headed window openings to return and to range to east with cut-stone surrounds having chamfered reveals, chamfered mullions, hood mouldings over, and replacement timber casement windows. Square-headed door opening with timber panelled door having overlight. Road fronted with concrete footpath to front.	250499, 156155	
12000 091	Sherry Fitzgerald McCreery, 40 Parliament Street,	1790 - 1810	Architectural Artistic	Regional	House	An elegantly-composed substantial house built as one of a pair (with 12000090) incorporating Classically-derived proportions enhancing the formal quality of the streetscape of Parliament Street. Exhibiting high quality stone masonry a finely-carved doorcase accommodating two door openings (a characteristic of Kilkenny) and further enlivens the external expression of the composition. The house potentially represents an important element of the archaeological legacy of Kilkenny City. Terraced	250507, 156152	




						two-bay four-storey over basement red brick house. Pitched (shared) slate roof behind parapet. Red brick Flemish bond walls with square-headed window openings with cut-stone sills, red brick voussoirs, six-over-one (first floor), three-over-six (second floor) and three-over-three (top floor) timber sash windows. Square-headed door opening in shared elliptical-headed doorcase with three cut-limestone steps, cut-limestone engaged Tuscan columns supporting frieze, timber panelled door, and shared fanlight having cut-limestone archivolt. Interior with entrance hall having carved timber architraves to door openings with timber panelled doors, plasterwork cornice to ceiling having decorative plasterwork rosette, and timber panelled shutters to window openings. Road fronted with sections of wrought iron railings to front on rendered plinth having cut-limestone coping.		
12000090	Michael Buggy, 41 Parliament Street,	1790 - 1810	Architectural Artistic	Regional	House	An elegantly-composed substantial house built as one of a pair (with 12000091). Terraced two-bay four-storey over basement red brick house, c.1800, with single-bay four-storey return to east. Pitched (shared) slate roof behind parapet. Red brick Flemish bond walls. Square-headed window openings with six-over-one (first floor), three-over-six (second floor) and three-over-three (top floor) timber sash windows. Square-headed door opening (shared with 12000091). Interior with entrance hall having carved timber architraves to door openings with timber panelled doors, plasterwork cornice to ceiling having decorative plasterwork rosette, round-headed door	250506, 156145	


						opening to stair hall having fanlight, carved timber staircase, and timber panelled shutters to window openings. Road fronted with sections of wrought iron railings to front on rendered plinth having cut-limestone coping.		
12000089	Kilkenny County Enterprise Board, 42 Parliament Street,	1765 - 1785	Architectural	Regional	House	<p>A well-composed substantial house built as one of a pair (with 12000088) incorporating Classically-derived proportions with the resulting diminishing in scale of the openings on each floor enhancing the elegant formal quality of the streetscape.</p> <p>Terraced three-bay three-storey over basement red brick house, c.1775. Pitched (shared) slate roof with clay ridge tiles. Red brick Flemish bond walls with cut-limestone chamfered, quoins to ends. Square-headed window openings with cut-stone sills, six-over-six and three-over-three (top floor) timber sash windows. Round-headed door opening with Gibbsian surround. Road fronted with sections of wrought iron railings to front on cut-limestone plinth.</p>	250511, 156140	
12000088	Smithwick, 43 Parliament Street	1765 - 1785	Architectural	Regional	House	<p>A well-composed substantial house built as one of a pair (with 12000089) incorporating Classically-derived proportions with the resulting diminishing in scale of the openings on each floor enhancing the elegant formal quality of the streetscape of Parliament Street.</p> <p>Terraced three-bay three-storey over basement red brick house, c.1775, with single-bay three-storey recessed end bay to right having round-headed carriageway to ground floor. Pitched slate roofs (shared to main block) with clay ridge tiles. Red brick Flemish bond walls with cut-limestone dressings. Square-headed</p>	250514, 156133	

						<p>window openings with replacement one-over-one timber sash windows, c.1900, on ground floor. Round-headed door opening with Gibbsian surround. Road fronted with sections of wrought iron railings to front on cut-limestone plinth.</p>		
12000 086	Jenkin's Lane	1865 - 1885	Architectural	Regional	Cobbles/Flags/Paving/Kerbing	<p>Section of limestone cobbling, c.1875, with cut-limestone flagged wheel tracks. An appealing, if subtle feature in the street scene representing a traditional method of paving using locally-sourced materials: the resulting pattern displays a pleasant character lacking in the modern coverings applied to roads and streets.</p>	250532, 156145	
12000 087	E. Smithwick and Sons Limited, Jenkin's Lane	1865 - 1885	Architectural Artistic	Regional	Gates/Railings/Walls	<p>A robustly-detailed gateway c.1875, forming a picturesque feature in the streetscape of Jenkin's Lane: decorative accents with particular emphasis on the Classically-derived rendered dressings contribute significantly to the artistic design value of the composition while exhibiting high quality craftsmanship. Comprising segmental-headed carriageway with pair of painted rusticated rendered piers and timber double doors. Lane fronted</p>	250542, 156146	
12000 085	Saint Francis's Abbey Brewery, 44 Parliament Street	1880 - 1885	Architectural	Regional	Office	<p>Attached four-bay three-storey office building, built 1882. A well-composed middle-size building making a distinctive impression in the streetscape of Parliament Street on account of the variety of materials employed in the construction representing a characteristic of the late nineteenth-century High Victorian period: the resulting combination of limestone with red, yellow and vitrified blue brick produces an appealing polychromatic visual effect enhancing the architectural design</p>	250532, 156129	


						importance of the composition. Finely-carved details displaying high quality stone masonry in locally-sourced County Kilkenny limestone further enliven the external expression of the building while the retention of substantial quantities of the early fabric ensures that the site contributes positively to the historic character of the street scene.		
12000 084	Kilkenny City Courthouse, Parliament Street	1790 - 1795	Architectural Artistic Archaeological Historical Social	National	Court House	An edifice of national significance in the architectural heritage of Kilkenny occupying a site having origins in the thirteenth-century Grace's Castle reputedly surviving to the present day in fragments in the basement level. Subsequently yielded by James Grace (n. d.) for adaptation to use as a bridewell or gaol the building represents one of the earliest-surviving civic institutions in the locality. Converted to use as a courthouse possibly to designs prepared by Sir Jerome Fitzpatrick (n. d.) with an internal configuration highlighting the prevailing influence of James Gandon's (1743-1823) contemporary (1784) Waterford City Courthouse (demolished pre-1849) the composition as it appears today is primarily the product of a comprehensive redevelopment in the early nineteenth century to designs prepared by William Robertson (1770-1850): the resulting Classical scheme surmounting a somewhat haphazard base forms an elegantly distinctive focal point in the centre of Parliament Street.	250547, 156112	
12000 236	Parliament Street	1881 - 1901	Artistic Historical Social	Regional	Post Box	Freestanding cast-iron pillar post box, between 1881-1901, with raised "VR" royal cipher, moulded necking, and shallow domed capping. Road fronted on concrete brick cobbled	250521, 156098	No image

						footpath.		
12000 083	M.J. Crotty and Sons, 45 Parliament Street	1815 - 1835	Architectural Artistic	Regional	House	A well-appointed substantial house forming an important element of an assemblage of formal Classical quality in the street scene of Parliament Street while serving to frame the adjacent Kilkenny City Courthouse (12000084). Attached two-bay three-storey over basement house, c.1825, on an L-shaped plan with single-bay three-storey return to east. Extensively renovated, c.1875. Pitched slate roof with clay ridge tile. Unpainted rendered walls, square-headed window openings with cut-stone sills. Rendered shopfront, c.1875. Interior with timber panelled shutters to window openings. Road fronted with concrete brick cobbled footpath to front.	250539, 156083	
12000 082	Parliament Street,	1860 - 1865	Architectural Artistic Historical Social	Regional	Gates/Ra ilings/Wa lls	Remains of gateway, dated 1862-3, comprising pair of engaged rock-faced limestone ashlar outer piers with moulded course to plinth, limestone ashlar quoins to corners, cut-stone date stone/plaques, moulding supporting inscribed friezes, and moulded capping having blocking course. The attendant site remains of additional importance in the locality for the historic associations with the Confederation of Kilkenny (1642) together with the connections with Eamon De Valera (1882-1975).	250535, 156077	
12000 113	Daniel W. Bollard, 31- 32 Saint Kieran's Street	1920 - 1930	Architectural Artistic	Regional	House	A well-appointed substantial building forming an attractive component of the streetscape of Saint Kieran's Street identified by features including bipartite window openings recalling the so-called "Kilkenny Window", elegant decorative rendered accents, and so on all of which enhance the architectural design value of the composition. Terraced three-bay two-	250569, 156032	

						storey over basement house with dormer attic, built 1925, with pubfront to ground floor. Pitched roof, painted rendered walls and square-headed window openings. Pubfront to ground floor renovated on a symmetrical plan. Interior with timber panelled shutters to window openings. Road fronted.		
12000 114	29 Saint Kieran's Street	1840 - 1860	Architectural	Regional	House	An appealing house of modest architectural aspirations contributing positively to the visual appeal of the streetscape. Terraced two-bay two-storey house with dormer attic, c.1850, possibly incorporating fabric of earlier range, c.1600, on site. Pitched roof and painted rendered walls with square-headed windows and door. Remodelled, c.1900. Road fronted.	250568, 156020	
12000 115	Lorimat, 28 Saint Kieran's Street, Kilkenny, County Kilkenny	1765 - 1785	Architectural Archaeological	Regional	House	A pleasant small-scale house incorporating the fabric of a late sixteenth- or early seventeenth-century range on site as manifested by a window reputedly surviving in a gable wall, therefore representing an important element of the archaeological heritage of Kilkenny. End-of-terrace two-bay two-storey house with dormer attic, c.1775, probably originally terraced. Extensively renovated, c.1900. Road fronted.	250570, 156015	
12000 116	Kyteler's Inn, Saint Kieran's Street, Kilkenny, County Kilkenny	1250 - 1300	Architectural Archaeological Historical Social	National	House	A substantial building of national significance having origins in the mid fourteenth century, thereby representing an important element of the archaeological heritage of Kilkenny. Originally known as Kyteler's Hall the building remains of additional importance for the associations with Dame Alice Kyteler (1280-1324).	250593, 155989	


						Attached seven-bay single-storey over part-raised basement rubble stone house with dormer attic, c.1275, probably originally detached with single-bay single-storey return to east. Subsequently in use as inn, post-1449. Extensively reconstructed, c.1625. Renovated, c.1950, with some openings remodelled. Renovated, 1966, with some openings remodelled to accommodate alternative commercial use. Refenestrated, c.2000. Road fronted.		
12000 204	Tea House Designs, Bateman Quay, Kilkenny, County Kilkenny	1790 - 1810	Architectural	Regional	Garden Structure Misc	A pleasant small-scale building making a picturesque impression in a site overlooking the River Nore. A number of features enhancing the architectural design importance of the building include the pointed-arch openings lending a Gothic quality to the composition. Detached two-bay single-storey rubble stone Gothic-style tea house, c.1800, with square-headed cut-away corner porch to left. Restored, 1993, to accommodate commercial use. Now disused. Hipped slate roof with clay ridge tiles. Random rubble stone walls repointed, 1993. Pointed-arch window openings with cut-limestone sills. Pointed-arch door opening in square-headed cut-away corner porch having limestone ashlar pier, and replacement glazed timber panelled door, 1993, having overhead. Set back from line of road on bank of River Nore with random rubble limestone boundary wall, 1993, to site.	250677, 156167	



12000 008	Saint Francis's Abbey Brewery, Horse Barrack Lane (off), Kilkenny, County Kilkenny	1870 - 1880	Architectural	Regional	Building Misc	<p>A pleasant modest-scale range also known as "The Sample Rooms" contributing to the group and setting values of the Saint Francis's Abbey complex which has undergone extensive redevelopment over the course of the twentieth century to accommodate an expanding brewery. Detached three-bay single-storey Gothic-style building, c.1875, possibly incorporating fabric of medieval abbey, founded 1231-4, with two-bay single-storey recessed lower entrance bay to left. Pitched slate roofs with clay ridge tiles, and cast-iron rainwater goods. Random rubble limestone walls with cut-limestone quoins to corners. Paired round-headed window openings with cut-limestone flush sills, cut-limestone block-and-start surrounds having chamfered reveals, and fixed-pane fittings having leaded panels. Pointed-arch door opening with cut-limestone block-and-start surround having chamfered reveals, and timber panelled door. Set back from road in shared grounds.</p>	250561, 156294	
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# Appendix G – Conservation Drawings

**West elevation of turret with City wall in foreground**



**Stabilisation works required listed in assumed sequence of installation**

i) Install 2 vibration monitors, one on tower and one on City wall. Locations to be agreed on site with Engineer and may require additional bracketry to be fixed to masonry to ensure monitor properly secure. Approximate locations shown thus V

*A vibration cut off threshold of 4 mm/s peak particle velocity (PPV) will be adhered to. The vibration monitors should be linked to alarm systems such that any exceedance in vibration level is clearly instantly visible and is sufficiently audio alarmed that any personnel in the large car-park area to the west of the tower is alerted. A full record of the monitoring is to be kept and downloaded at regular intervals (minimum daily) and/or on request and made accessible to the design team. Any exceedance of pre-set vibration limits will result in work stoppage, assessment of cause of exceedance and future avoidance of such.*

ii) Carefully remove all previous timber stabilisation works to waste and temporarily remove large sign on leaning wall walk wall. \*\*

iii) Cut all remaining vegetation as close to the masonry as possible and cut remaining tree trunks (these will conflict with stabilisation works) to ground level. Drill and treat any tree roots within 2m of upstanding monument. \*\*

iv) Remove loose stone from area onto pallets and place in safe location close to Evans tower but out of way of demolition works. \*\*

v) Digital survey of all upstanding remains. This should be of sufficient resolution that individual stones can be clearly identified. It is understood that the internal faces of the tower are not safely accessible for survey work and therefore there may be some gaps in the record.

**\*\* Attendance of Archaeologist required**

**The works shown are assumed to be carried out as part of 2015 Demolition contract**

vi) Erect timber stabilisation works in the form of two sets of shoring to wall walk wall; one prop to wall walk wall and one brace to west wall of tower to stabilise large opening in tower. \*\* See dfg 102


vii) Some stone may need to be removed during installation of stabilisation works – these should be marked as to location found and removed to pallets in safe close location \*\*

viii) Re-erect signage as required. Preferably adhered to stabilisation works or other non-sensitive nearby walls rather than the monument.

ix) Proceed with adjoining demolition works watching for any exceedance in vibration levels

x) After demolition of adjoining buildings pallets of loose stone retrieved during works should be moved to a secure location not closer than 5m to any part of the tower but not further away than 25m \*\*

**South elevation of turret**



<b>Notes</b>	<p>1. This drawings to be read with other Engineers and Architects drawings and Specifications.</p> <p>2. For details of timber works see dfg 102</p>
<b>MASTERPLAN REPORT</b>	
April 2015 report Issued for Inclusion in Masterplan	
Scale: nts	Date: Nov 2014
<p><b>Kilkenny Abbey Quarter</b></p> <p><b>Evan's Turret &amp; adjoining City Wall</b></p> <p><b>Stabilisation pre nearby demolitions</b></p> <p>Drawing No. 437 / 101 sheet 1 of 2</p>	
<p><b>L i s a E d d e n</b>          Consulting Structural Engineer          Tel:+353 43 867 484 e-mail: lisaedden@eircom.net</p>	

All previous timber works removed



Timber propping:-

- drape plastic approx 300mm wide down / against wall to be propped
- Install timber propping limiting any fixings into existing to the minimum
- Apply gusset plates of plywood and timber folding wedges as necessary to secure propping
- Inject expanding foam between propping and plastic to ensure tight fit to masonry
- Cut back foam and plastic flush with sides of timber

2no props to inner face City wall with hook over top of wall to restrain against movement into wall walk - as previous propping detail



Brace to west aperture of tower

Local propping to end of inner wall walk wall

The works shown are assumed to be carried out as part of 2015 Demolition contract

Concrete pads in ground:-

- carefully scrapping surface down to even level -attendance of Archaeologist required
- lay geotextile on ground,
- placing 3no precast lintels smooth side down
- install timber propping
- place 2 layers 252 mesh cutting around ends of props
- pour concrete min 100mm thick

#### Materials

Precast concrete lintels 215 x 65mm deep x approx 900mm long laid smooth side down. 30n 20mm aggregate insitu topping min 100mm thick with 2 layers A252 mesh

All new timber to be min structural grade C16 unless stated otherwise and generally 150x75mm Pre treated with cut ends treated on site. Gusset plates of exterior grade plywood min 25mm thick

All timber fixings to be sherardized or zinc coated steel. Generally M8 sherardized coach screws either 80 or 100mm long with large galvanised washers from fixed from each side in predrilled holes.

Any fixing into masonry to be Grade 316 stainless steel. Resin for fixings to be methacrylate type two part resin such HIT HV200 or HV70 as supplied by Hilti or similar approved. Polyester based resin is NOT acceptable. Resin to be applied in strict accordance with manufacturers instructions

#### Notes

1. This drawings to be read with other Engineers and Architects drawings and Specifications.
2. For assumed sequence of works see drg 101

#### MASTERPLAN REPORT

April 2013 report Issued for inclusion in Masterplan

#### Kilkenny Abbey Quarter

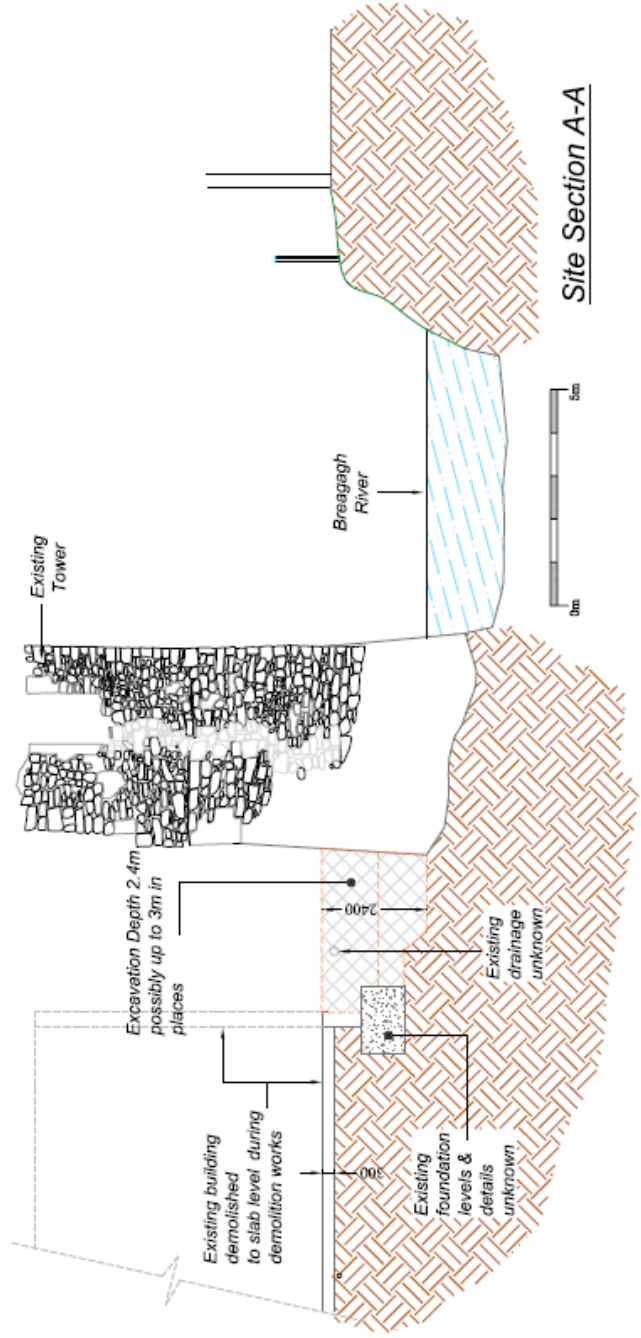
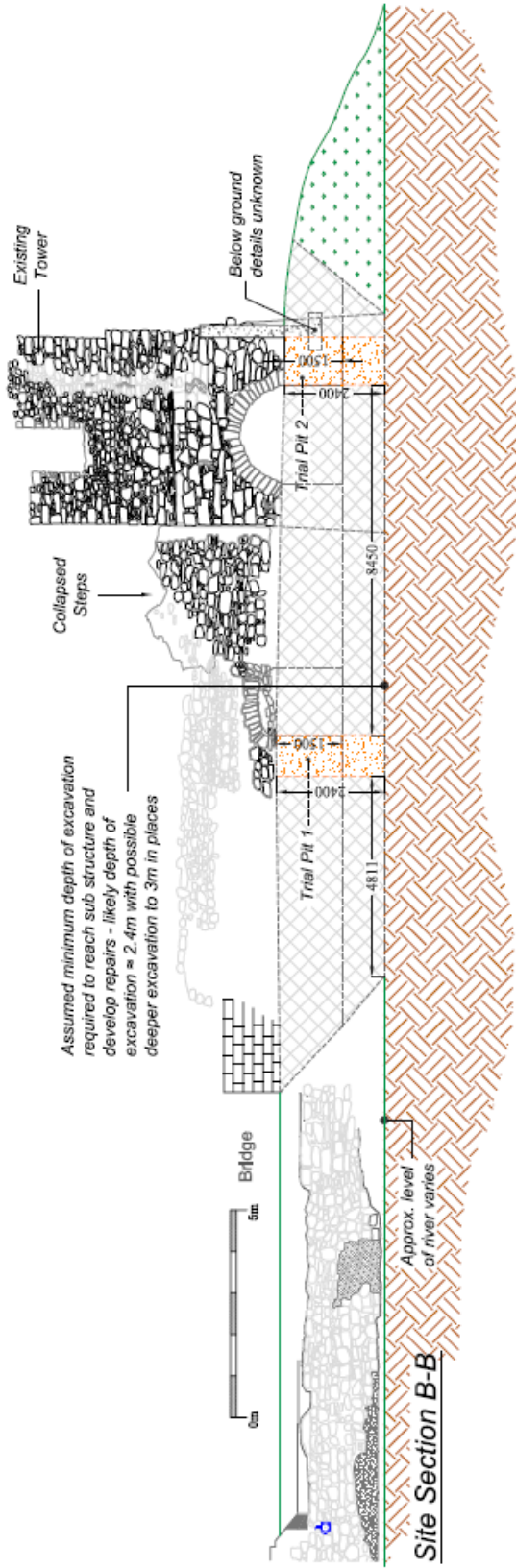
Evan's Turret & adjoining City Wall

Stabilisation pre nearby demolitions

Drawing No. 437 / 102 sheet 2 of 2

Scale: nts Date: Nov 2014

**L i s a E d d e n**  
Consulting Structural Engineer  
Tel +353 45 867 484 e-mail lisaedd@eircom.net



1. This drawing to be read in conjunction with all other relevant Engineers and Architects drawings and specifications.

03/03/15	P1	Issued For Discussion
Date	rev	Amendment

**Diageo Kilkenny**

Title: Evan's Turret & Adjoining City Wall  
Possible extent of Excavation works

Drawing No. 437/112 - Trial Pits sheet 2

Scale: 1:100 A3 size Date: Feb 2015

**L i s a E d d e n**  
Consulting Structural Engineer  
Tel 00 353 45 867484 e-mail lisaiden@eircom.net

Stabilisation works required listed in assumed sequence of works  
 i) Install 1 vibration monitor at the wall base of Bull Inn Wall - see drg 202

ii) Cut back all tree trunks to approximately 100mm from face of masonry

iii) Drill approx 16mm diameter holes 75-100mm deep in all trunks greater than 35mm diameter.

Hole to be vertical or no more than 30 degrees to the vertical. Where trunks greater than 100mm diameter drill numerous holes

iv) Insert 300-400mm length 16mm outside diameter coilplex or similar piping into holes. Note - Do not use copper or any piping with significant scrap value

v) Carefully pour Glyphosate such as Round-up Pro Biactive or similar approved herbicide into pipes such that minimum 100mm head above trunk end. Tape ends with waterproof tape to prevent accidental release of herbicide

vi) Brush cut ends of all trunks less than 35mm diameter with Glyphosate

All stone walls not specifically marked for demolition to have plant growth contained as noted here and to be protected from demolition works with suitable exclusion zones or hoardings

Bull Inn wall - see drawing 202  
 Vibration monitor located approximately here on other side of wall from this photo



## West boundary wall parallel to Bull Inn Wall



### Notes

1. This drawings to be read with other Engineers and Architects drawings and Specifications.
2. For other works in area see drgs 202-204

**MASTERPLAN REPORT**

April 2015

report

Issued for Inclusion in Masterplan

Kilkenny Abbey Quarter

Bull Inn & North Boundary Walls

Stabilisation pre nearby demolitions

Drawing No. 437 / 201 sheet 1 of 4

Scale: nts Date: Dec 2014

**L i s a E d d e n**  
 Consulting Structural Engineer  
 Tel +353 45 867 484 e-mail lisadedden@eircom.net

Stabilisation works required listed in assumed sequence of works

- i) Install 1 vibration monitor at the wall base. Approx location shown thus v Actual location to be agreed on site with Engineer  
*A vibration cut off threshold of 4 mm/s peak particle velocity (ppv) will be adhered to. The vibration monitor should be linked to alarm systems such that any exceedance in vibration level is clearly instantly visible and is sufficiently audio alarmed that any personnel in the vicinity is alerted. A full record of the monitoring is to be kept and downloaded at regular intervals (minimum daily) and/or on request and made accessible to the design team. Any exceedance of pre-set vibration limits will result in work stoppage, assessment of cause of exceedance and future avoidance of such.*



- ii) Install propping to wall in location shown - see drg 204
- iii) Saw cut blockwork immediately to left hand side of random rubble wall
- iv) Proceed with adjoining demolition works watching for any exceedance in vibration levels
- v) Leave propping in place at handover of works

### Bull Inn Wall



Key Plan

The works shown are assumed to be carried out as part of 2015 Demolition contract

Random rubble wall left as is but to be protected from demolition works with suitable exclusion zones or hoardings  
 Note five pipe built into wall to be left in place even if deemed to be asbestos containing as removal will damage wall. Pipe to be removed as part of repair works (Not part of Demolition contact)

Temporary concrete block as ballast for propping placed on top of tarmac - ref drg 204

#### Notes

1. This drawings to be read with other Engineers and Architects drawings and Specifications.
2. For other works in area see drgs 201 and 203 for details of propping see drg 204

#### MASTERPLAN REPORT

April 2015 report issued for inclusion in Masterplan

### Kilkenny Abbey Quarter

#### Bull Inn & North Boundary Walls

Stabilisation pre nearby demolitions

Drawing No. 437 / 202 sheet 2 of 4

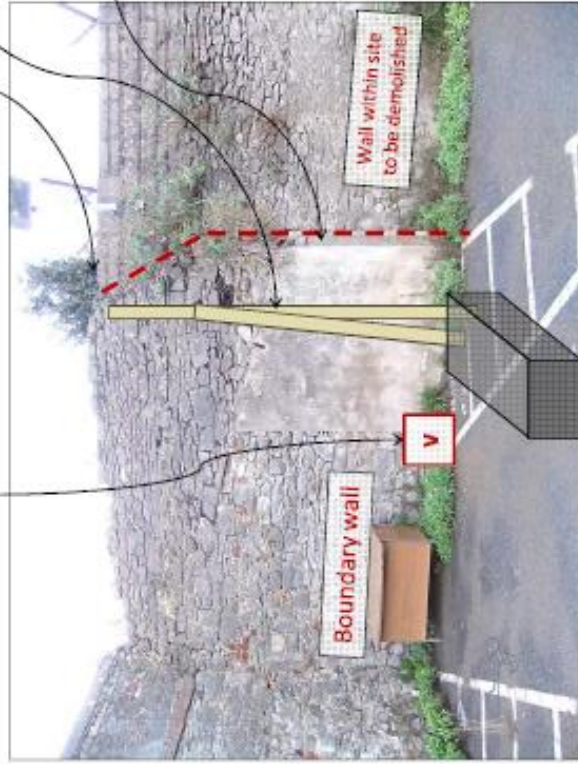
Scale: nts Date: Dec 2014

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 Consulting Structural Engineer  
 Tel +353 45 867 484 e-mail lisadedden@eircom.net

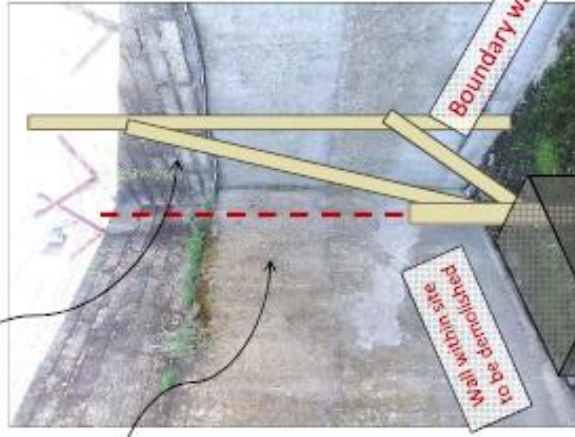
Stabilisation works required listed in assumed sequence of works

- i) Install 1 vibration monitor temporarily near wall base. v  
Approx location shown thus

All vibration cut off thresholds etc to be as for other walls of significance ref Dig 202 but in this case only need to be specifically monitored when works immediately adjacent / or to the wall



South and east facing elevations



- ii) Arrange close inspection of wall with Engineer from ladders / MEWP to establish connection of wall at return in wall and whether propping necessary or not.
- iii) if propping deemed necessary install 2 sets of props in locations indicated. Details as dig 204

iv) Carefully dismantle wall to be demolished immediately adjacent to retained boundary wall by hand with concrete saw cuts as necessary through well cemented blockwork - - - -  
All natural stone and clay brick and any artefacts to be saved. Blockwork may be discarded.  
Any tooled stone found during dismantling to be brought to the attention of the Archaeologist including identification of where in dismantled all items found.

- v) Store all stone removed from wall on pallets within 25m of the wall from whence it came but not closer than 5m to any standing wall (This is to allow future access to walls when repair works commence (not part of demolition contract).

Note there may be a requirement to store tooled stone / artefacts separately - refer to Archaeologists

West facing elevation

Boundary Wall north end of site adjoining link road



- Notes
1. This drawings to be read with other Engineers and Architects drawings and Specifications.
  2. For other works in area see digs 201 and 202. For details of propping see dig 204

MASTERPLAN REPORT

April 2013 report Issued for Inclusion in Masterplan

Kilkenny Abbey Quarter

Bull Inn & North Boundary Walls

Stabilisation pre nearby demolitions

Drawing No. 437 / 203 sheet 3 of 4

Scale: nts Date: Dec 2014

**L i s a E d d e n**  
Consulting Structural Engineer  
Tel +353 45 867 494 e-mail lisedden@urcom.net

The works shown are assumed to be carried out as part of 2015 Demolition contract

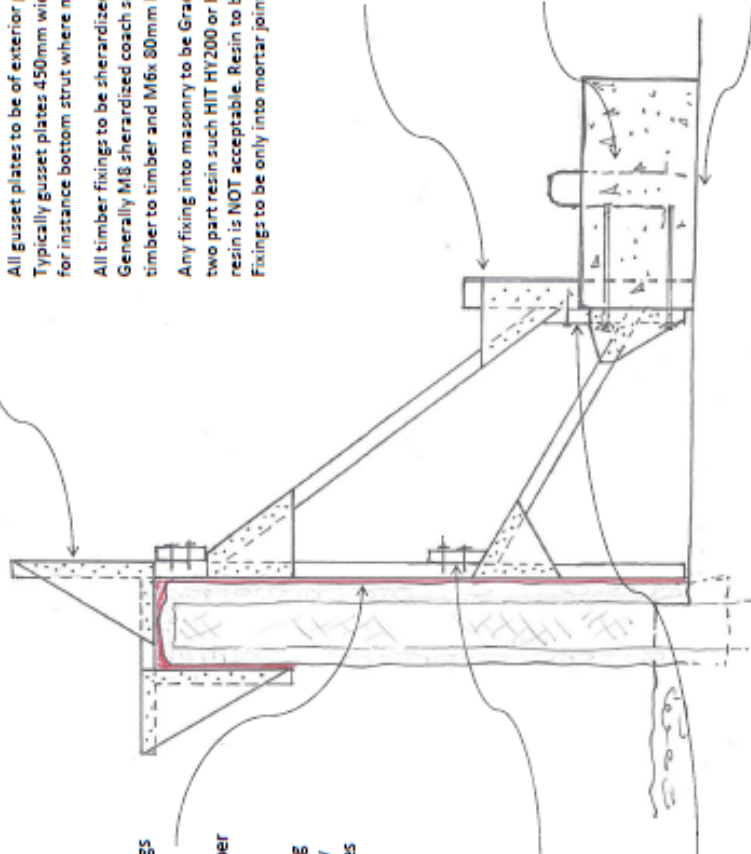
**Protection of the masonry:-**

This is to give a cushion between timber and masonry and also to ensure full surface of masonry can gain support from the timber without generating any hard spots / point loadings

- drape plastic approx 300mm wide down and against wall to be propped
- install timber propping limiting any fixings into existing to the minimum and into mortar joints only.
- Apply gusset plates of plywood and timber folding wedges as necessary to secure propping
- Inject expanding foam between propping and plastic to ensure tight fit to masonry
- Cut back foam and plastic flush with sides of timber

Short pieces of 150x75 timber coach screwed to main timber props to act as stops. Props ends cut to fit tight to stops

Approx 800mm long section of 150x75 timber coach screwed to timber post to act as fixing point for plywood gusset and bottom stop to long prop



150x150 timber post approx 1200mm high fixed to concrete block using Dywidag bars

1 tonne concrete block C25/30 precast concrete  
Approx 600mm high x 600mm wide x 1200mm long.  
Details as Demolition Contractors hoarding detail including lifting eye for placing / removal  
Note slot for timber upright to be for 150x150 timber post.  
Minimum 2no Dywidag threaded bars required with large washers under wingnuts for holding timber post in place

Existing tarmac surface to be roughened and all moss etc. to be removed before placing concrete block

**Materials**

All new timber to be min structural grade C16 unless stated otherwise and generally 150x75mm. Pre treated with cut ends treated on site.

All gusset plates to be of exterior grade plywood min 25mm thick.

Typically gusset plates 450mm wide x 750mm high triangles unless geometry dictates otherwise - for instance bottom strut where minimum dimension to be 450mm

All timber fixings to be sherardized or zinc coated steel.

Generally M8 sherardized coach screws 100mm long with large galvanized washers for fixing timber to timber and M6x 80mm long sherardized wood screws for plywood to timber connections.

Any fixing into masonry to be Grade 316 stainless steel. Resin for fixings to be methacrylate type two part resin such as HIT HY200 or HY70 as supplied by Hilti or similar approved. Polyester based resin is NOT acceptable. Resin to be applied in strict accordance with manufacturers instructions. Fixings to be only into mortar joints and not stones

**Notes**

1. This drawings to be read with other Engineers and Architects drawings and Specifications.
2. For assumed sequence of works see dirg 201

The works shown are assumed to be carried out as part of 2015 Demolition contract

Note this assembly should be considered permanent to the "Works" and is to remain in place at end of Demolition Contract. The main timber struts are to be marked with date of installation Month and year - for instance "FEB 2015"

The design life of this propping is 5 years only it is assumed that more permanent repair works will have been instigated by the end of that period

**MASTERPLAN REPORT**

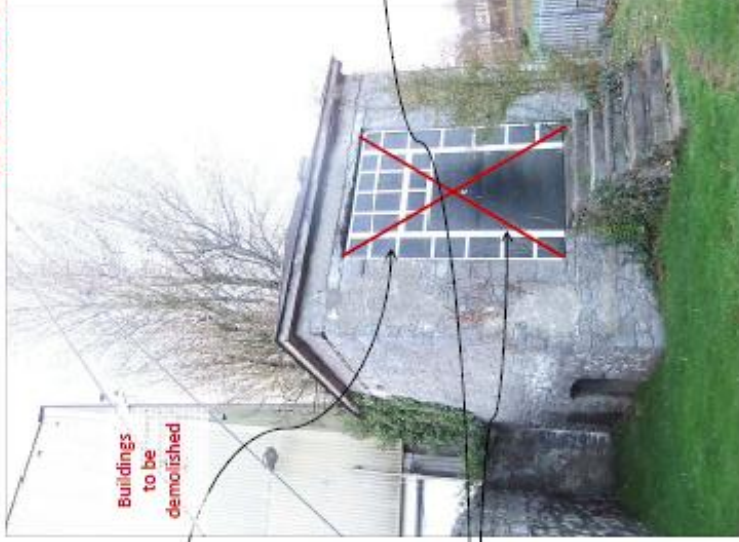
April 2015 report issued for inclusion in Masterplan

**Kilkenny Abbey Quarter**  
**Bull Inn wall and North Boundary**  
 Stabilisation pre nearby demolitions  
 Drawing No. 437 / 204 sheet 4 of 4  
 Scale: ~ 1:25 at A3 Date: Dec 2014  
**L i s a E d d e n**  
 Consulting Structural Engineer  
 Tel +353 45 867 484 e-mail lisad@es.com.net



Stabilisation works required listed in assumed sequence of works

- i) Install vibration monitoring, located on the Tea House north window sill
- ii) Take down plywood from main door, grill from rear window + give rest of vegetation a close crop including over hanging tree branches
- iii) Digitally survey building - refer to Architect for 3D laser scan survey specification. This survey should be as detailed as possible to the insitu ceiling plasterwork. However no personnel should enter the building at this stage as ceiling extremely fragile and liable to fall.
- iv) Submit survey to design team and Kilkenny CoCo Planning section for their review
- v) Following survey work proceed with bracing doorway and large rear window ref drg 302 and secure building from unauthorised entry with sheeting fixed over bracing
- vi) When approval received from Kilkenny CoCo on condition survey carefully separate adjoining walls from buildings that are to be demolished to reduce any vibration on Tea House
- vii) Proceed with adjoining demolition works watching for any exceedance in vibration levels
- viii) Leave all bracing and sheeting to openings in place at handover of works



South elevation



North elevation - vegetation to be close cropped

These works shown on Sheets 1 and 2 are assumed to be carried out as part of 2015 Demolition contract

**Notes**

- 1. This drawings to be read with other Engineers and Architects drawings and Specifications.
- 2. For bracing of openings see drg 302

**MASTERPLAN REPORT**

April 2015 report Issued for Inclusion in Masterplan

**Kilkenny Abbey Quarter**

Tea House, Bateman Quay

Stabilisation pre nearby demolitions

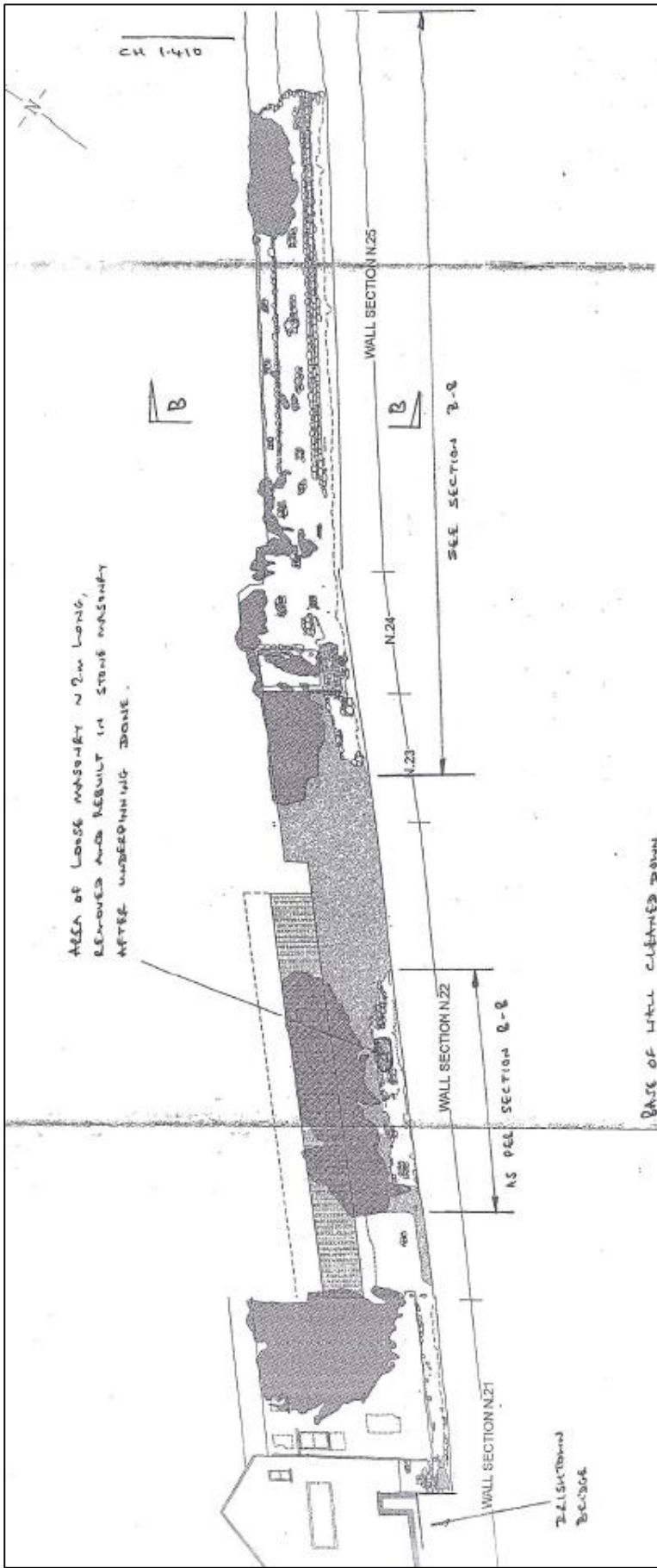
Drawing No. 437 / 301 sheet 1 of 2

Scale: nts Date: Dec 2014

**L i s a E d d e n**  
 Consulting Structural Engineer  
 Tel: +353 45 867 484  
 e-mail: lisadedden@ecrc.com.au

Vibration Monitoring to be put into place prior to any demolition works but needn't be in place for Survey work or over roof installation. Location to be agreed on site with Engineer

*A vibration cut off threshold of 4 mm/s peak particle velocity (ppv) will be adhered to. The vibration monitor should be linked to alarm systems such that any exceedance in vibration level is clearly instantly visible and is sufficiently audio alarmed that any personnel within 50m is alerted. A full record of the monitoring is to be kept and downloaded at regular intervals (minimum daily) and/or on request and made accessible to the design team. Any exceedance of pre-set vibration limits will result in work stoppage, assessment of cause of exceedance and future avoidance of such.*



AREA OF LOOSE MASONRY 2.0m LONG,  
REMOVED AND RESULT IN STONE MASSIFY  
AFTER UNDERPINNING DONE.

BASE OF WALL CLEANED DOWN  
TO SOLID GROUND,

EXISTING FOUNDATION UNDERPINNED  
BY FILLING WITH C25 CONCRETE  
AND FINISHED IN STONE,  
FINISHED AT 1:11 SLOPE WITH  
STONE PITCHING TO THE SURFACE

NOTE.

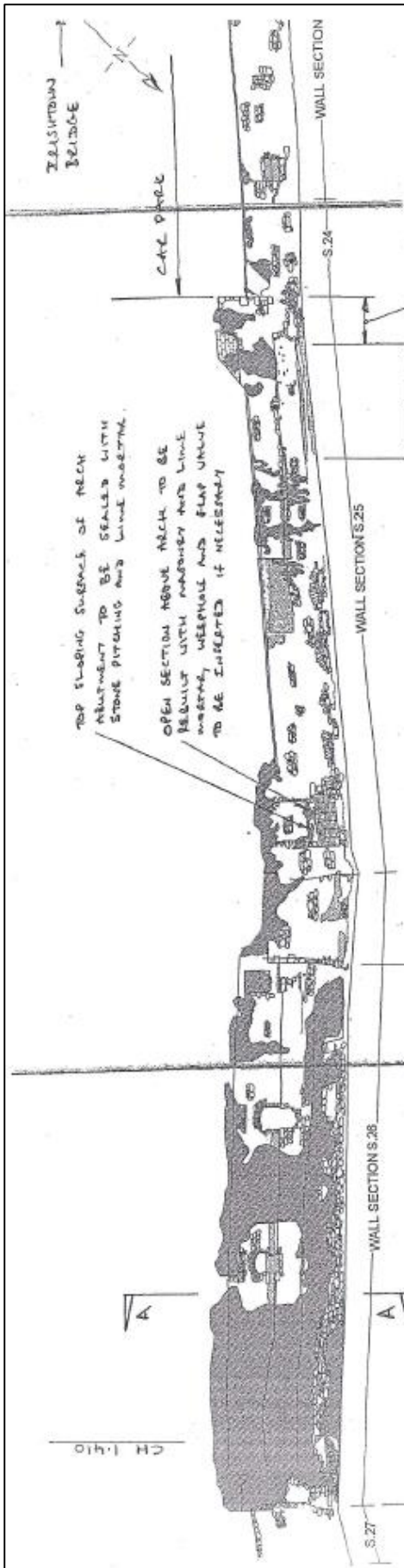
1. UNLESS OTHERWISE NOTED WALLS UP TO FLOOD LEVEL  
TO BE REPAIRED AND OPEN SECTIONS REBUILT IN ACCORDANCE  
WITH THE SPECIFICATION.

SECTION B-B

SKETCH NO. SITE / BRIGHTHELM / 020

MASONRY WALLS DOWNSTREAM OF IRISH TOWN BRIDGE  
- LEFT BANK

DATE 27/7/04



TOP SLABING SURFACES OF NEAR  
ALIGNMENT TO BE SEALED WITH  
STONE PUTTING AND LIME MORTAR.

OPEN SECTION ABOVE ARCH TO BE  
REBUILT WITH MASONRY AND LIME  
MORTAR, WEAPONS AND FLAP UNLIVE  
TO BE INSERTED IF NECESSARY

OPEN SECTION ABOVE 0.4x2.1m  
REBUILT WITH MASONRY AND  
LIME MORTAR.

PROJECTING CONCRETE TO BE  
TRIMMED BACK,  
FOUNDATION STONES TO BE EXPOSED  
AND CLEANED,  
OPENINGS TO BE SUPPORTED BY  
BUILDING UP UNDERNEATH WITH  
MASONRY AND LIME MORTAR.

FOUNDATION STONES TO BE EXPOSED AND CLEANED,  
OPEN SECTIONS TO BE REBUILT WITH MASONRY  
AND LIME MORTAR, GROUT TUBES TO BE  
INSERTED INTO VOIDS BEHIND REBUILT SECTIONS  
AND BUILT IN,  
GROUT TUBES TO BE INSERTED BETWEEN  
EXISTING STONES THAT REQUIRE DEEP POINTING,  
GROUT TUBES TO BE AT CENTRES NOT  
GREATER THAN 1m.

AFTER OPEN AREAS REBUILT AND OPEN JOINTS  
POINTED VOIDS TO BE FILLED BY GRANULAR  
GRAVEL THROUGH TUBES WITH HIGH FLOW  
CEMENTITIOUS GROUT.

REMOVAL OF VEGETATION,  
LOW PRESSURE WATER WASH,  
RAVE OUT JOINTS,  
CLEAN OUT VOIDS,  
STONES PROTECTED TO THE FACE OF THE DESIGNER  
WALL TO BE SUPPORTED BY REBUILDING BELOW THEM  
WITH MASONRY AND LIME MORTAR,  
ALL JOINTS TO BE POINTED WITH LIME MORTAR,  
ANY AREAS WHERE EXISTING STONES LOOSE TO BE  
STABILISED BY POINTING OR REBUILDING IF NECESSARY  
TO MAKE WALL SUITABLE FOR USE AS FLOODWALL.



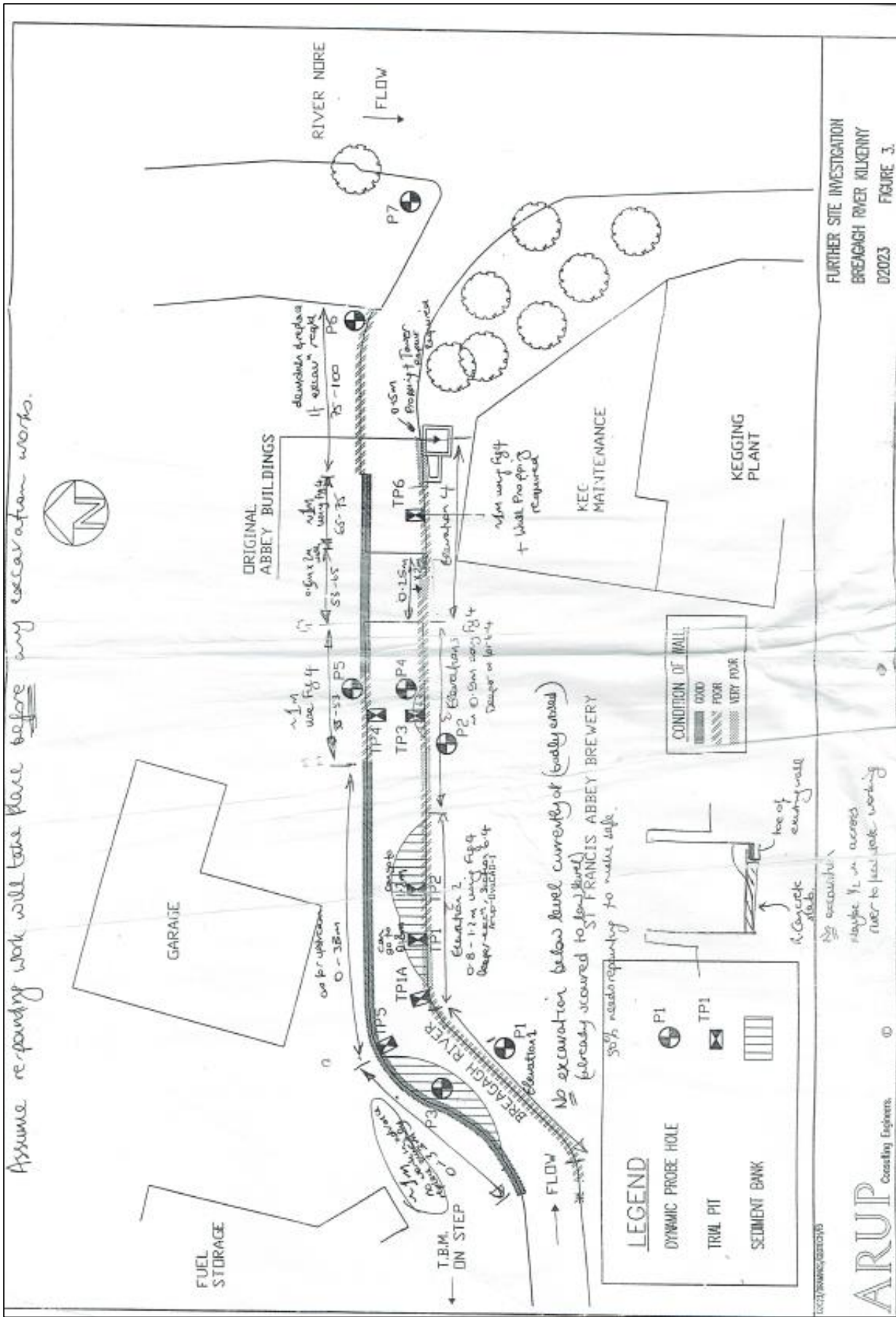
NOTE

1. UNLESS OTHERWISE NOTED WALL UP TO FLOOD LEVEL TO BE REPOINTED  
AND OPEN SECTIONS REBUILT IN ACCORDANCE WITH THE SPECIFICATION.

SKETCH NO. SITE/BLEAGH/O19  
MASONRY WALLS DOWNSTREAM OF ZILSHDOWN BRIDGE  
- RIGHT BANK

DATE: 27 / 7 / 04

Assume remediation work will take place before any excavation works.



FURTHER SITE INVESTIGATION  
BREAGH RIVER KILKENNY  
02/2023  
FIGURE 3.



