



LDA Wilton - Sarsfield Road LRD

Design Statement

April 2025

WLT-06-XX-XX-RP-RAU-AR-9001

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Executive Summary

This document is a design statement for a proposed residential development at Sarsfield Road, Wilton, Cork City on behalf of the Land Development Agency (LDA).

The purpose of the document is to set out the architectural design principles that underpin the proposal and the rationale behind the design decisions. The proposal provides much needed high quality residential accommodation for the area.

Scheme Summary

Total Dwellings:	348
Typologies:	332 apartments, 16 townhouses.
Building Heights:	2 - 6 storeys
Site Area:	2.61ha
Density:	133 dwellings/ha
Car Parking:	148 spaces
Parking Ratio:	0.43
Bicycle Parking:	503 spaces

Development Description

The Land Development Agency (LDA) intends to apply to Cork City Council for a 7-year Planning Permission for a Large-Scale Residential Development (LRD) at this site, with a total application site area of c. 2.61 ha, on undeveloped lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units, including 296 no. cost rental apartments, 16 no. 2 no. storey affordable for sale townhouses and 36 no. social housing apartments, and a c. 156 sq m childcare facility, with associated staff and servicing areas and all associated development. The site is bounded to the south by the ESB Wilton Offices and Depot, to the east by the Sarsfield Road, to the west by Cardinal Court and to the north by the St. Joseph's SMA Wilton Parish Centre.

The development, with a total gross floor area of approximately c. 30,494 sq m, will consist of 16 no. 2 no. storey, 3-bedroom townhouses and 332 no. apartment units (152 no. 1-bedroom apartments, 168 no. 2-bedroom apartments, 12 no. 3-bedroom apartments) arranged in 3 no. Apartment blocks. The easternmost block is 6 no. storeys in height (c. 5,912 sq m). The central block (c. 11,790 sq m) ranges in height from 5-6 no. storeys in height, including parking at ground floor podium level, with the c. 156 sq m childcare facility also provided at ground floor level. The westernmost block (c. 10,969 sq m) is proposed to range from 5 - 6 no. storeys in height, including parking at ground floor podium level). The proposed development also provides public (c. 3,545 sq m) and communal (c. 1,487 sq m) open space, including provision of podium gardens in the central and western apartment blocks. Provision is made in the landscaping proposals for potential future pedestrian connections that would facilitate

permeability through the site to adjoining lands to the western boundary, subject to agreement with those parties and/or Cork City Council, as appropriate. The proposed vehicular, cycle and pedestrian access into the development is via a reconfigured shared access with the ESB facility to the southeast, via a controlled junction on Sarsfield Road. This reconfiguration includes changes to the existing boundary treatments and gates to the ESB site, relocation of security barriers and an existing prefabricated security kiosk (c. 9 sq m) within the ESB site. The existing gated vehicular entrance to the site on the eastern boundary to Sarsfield Road will be reconfigured to provide cycle and pedestrian only access. Pedestrian access is also to be provided to the north-eastern and south-eastern boundaries via Sarsfield Road. In addition, the proposed development includes bin stores; 148 no. car parking spaces; 503 no. bicycle parking spaces including 3 no. covered shelters; internal roads and pathways; hard and soft landscaping; outdoor play areas; plant; boundary treatments including retaining walls along the northern boundary; the repair and replacement of some existing boundary treatments; gates; signage; the provision of new drainage and watermain infrastructure and any required pipe diversion works; SUDS measures including green roof provision; below-ground attenuation structures; the decommissioning of an existing underground tank to the east of the site; changes in level; services provision and related ducting and cabling; electric vehicle charging points; 3 no. ESB substations; generator compound; photovoltaic panels; public realm works including lighting and all site development and excavation works above and below ground.

Vision

This major residential project for 348 dwellings in this former ESB networks site in Wilton is one of a number of strategic sites being developed by the Land Development Agency in Cork.

The vision for this site sees the provision of affordable and social housing to meet the needs of the nation, as per the LDA mandate.

It will deliver a social return, renewal of communities, and a stable national housing capacity to support sustainable, inclusive and vibrant communities so that everyone who lives in the area can be assured of housing options that support their needs, throughout their lives.

This vision will be achieved by the provision of high quality homes in a sylvan setting with the retention of mature trees and consequent biodiversity. Considerations for the site development will include Sunlight and landscape consideration, appropriate massing and sustainable modes of transport and connectivity.

The vision is also for a residential development of scale that is appropriate for its location at a major junction in the city adjacent the Wilton District Centre. It is proposed that there is a landmark building addressing the Sarsfield Road entrance to the site; and along with the retention of mature stands of trees and parkland, this setting will provide a clear and legible identity for this significant addition of much needed new housing for the Wilton area.



Model View of Development from Sarsfield Road

Project Team



Client

Land Development Agency
Tara St., Dublin.



Architect

Reddy Architecture + Urbanism
Old Carrigaline Road, Douglas, Cork.



Landscape Architect

Park Hood
Trinity St., Dublin.



Project Manager

Mitchell McDermott
Leeson St. Upper, Dublin.



Quantity Surveyor

Mitchell McDermott
Leeson St. Upper, Dublin.



Civil & Structural Engineer

Barrett Mahony Consulting Engineers
Lower Sandwith St., Dublin.



Mechanical & Electrical Engineer

EDC Engineering Design Consultants
Blackpool Retail Park, Cork.



Fire Consultant

Jensen Hughes
Grand Canal Quay, Dublin.



DAC Consultant

O'Herlihy Access Consultants,
Taylor's Lane, Dublin.



Planning Consultant

Tom Philips & Associates,
Horgan's Quay, Cork.



PSDP

Reddy Architecture + Urbanism
Old Carrigaline Road, Douglas, Cork.



Traffic Engineer

ILTP Consulting
Dunboyne, Co. Meath.



Environmental Consultant

Malone O'Regan Environmental
Horgan's Quay, Cork.



Aeronautical Consultant

O'Dwyer & Jones Design Partnership
Leeson Park, Dublin.



Daylight & Sunlight Consultants

Wind Microclimate Consultants

GIA Surveyors
Belfast & London.



Architectural Visualisations

Redline Studios
Harcourt St., Dublin.



Acoustic Consultants

Wave Dynamics
Monahan Road, Cork.



Glint & Glare Consultant

Macroworks
Loughlinstown, Dublin.



Arborist

John Morris
Bangor, Co. Down.



Archaeologist

John Cronin & Associates
Ballincollig, Cork



Safety Consultants

DCON
Fitzwilliam Square East, Dublin



1.0

Analysis of Existing Context

1.1 SITE ANALYSIS

OVERVIEW

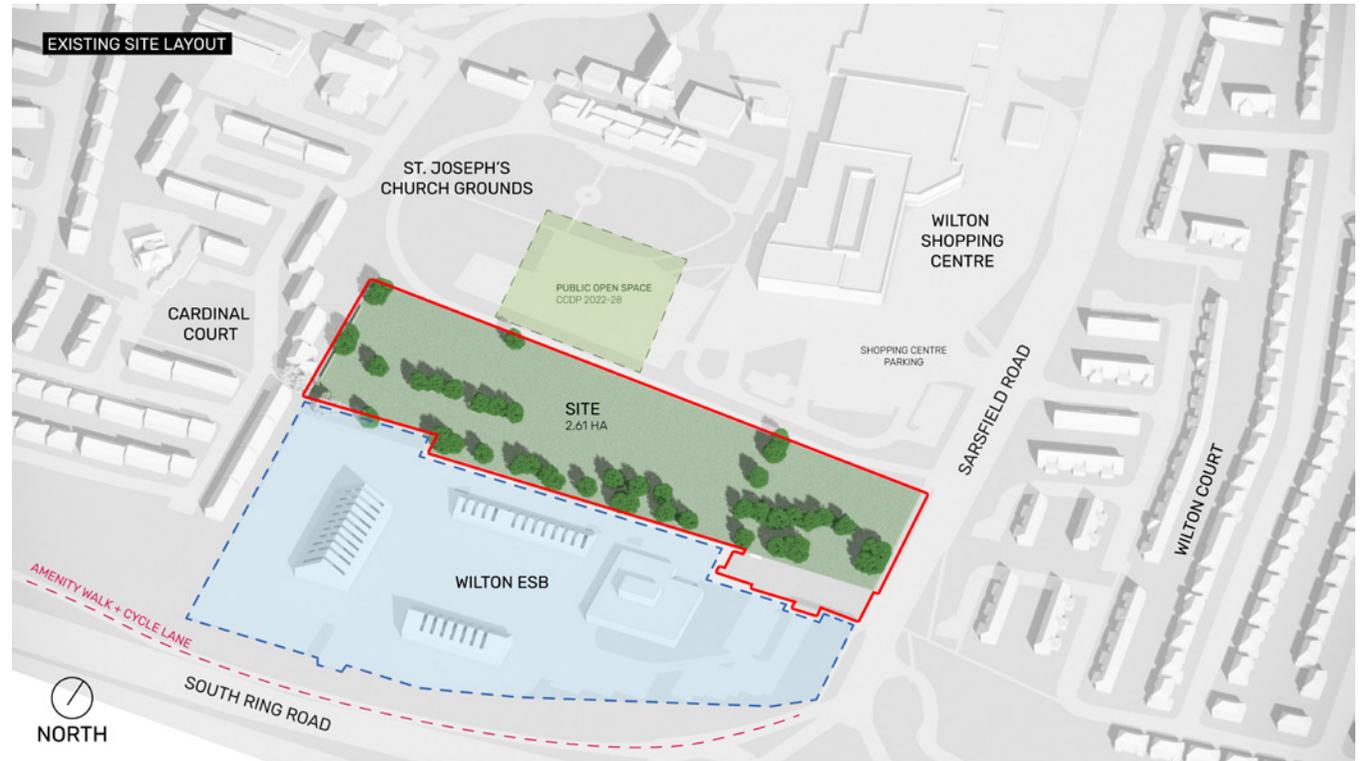
The site is a large, flat 2.61-hectare rectangular grassed field in Wilton that has no buildings, structures or paving on it. It is currently part of the ESB Networks lands however it is not being used by them other than for demonstration electrical poles for training for ESB operatives at the western end of the site.

The site has Wilton Shopping Centre and the SMA Parish Wilton (Society of African Missions) on its northern boundary, the ESB Networks on its southern boundary, the Cardinal Court housing estate on its western boundary and the Sarsfield Road on its eastern boundary.

Access to the site is from the existing site entrance to the ESB networks facility and the entire southern boundary of the site is open to the ESB networks, with the northern, western and eastern boundaries consisting of a mixture of fencing, boundary walls and perimeter hedging and trees.

While it may be regarded as an inner urban brownfield site, it had no previous industrial activity on the site and it contains mature stands of trees through out and therefore has a great deal of natural and biodiversity value. The site may be considered to be located in a residential area it does not have any houses nearby, save for some houses at Cardinal Court that back onto its western boundary. The nearest dwellings are over 20m from the western boundary and over 60m from the eastern boundary across Sarsfield Road.

The site context is that of shopping centre car parks, church grounds, semi-industrial sheds and office buildings contained in large low density flat sites that have significant potential for development for residential or mixed use purposes in the future, as well as opportunity for connectivity.



Existing site characteristics

Due to the site's east-west orientation it has a long 315m southern boundary that will inform the location of buildings to maximise aspect while allowing connectivity and views through axes linking the amenity walk and cycle lane to the Wilton Shopping Centre.



Extract from 25" map (1863 to 1924) with approx. site outlined in red

1.1 SITE ANALYSIS

SITE VIEWS



SITE VIEW FROM SOUTHEAST



SITE FRONTAGE - VIEW A



SITE FRONTAGE - VIEW B

1.1 SITE ANALYSIS

SITE VIEWS

Further site images can be found in Appendix 01



SITE VIEW FROM SOUTHEAST



SITE FRONTAGE - VIEW A

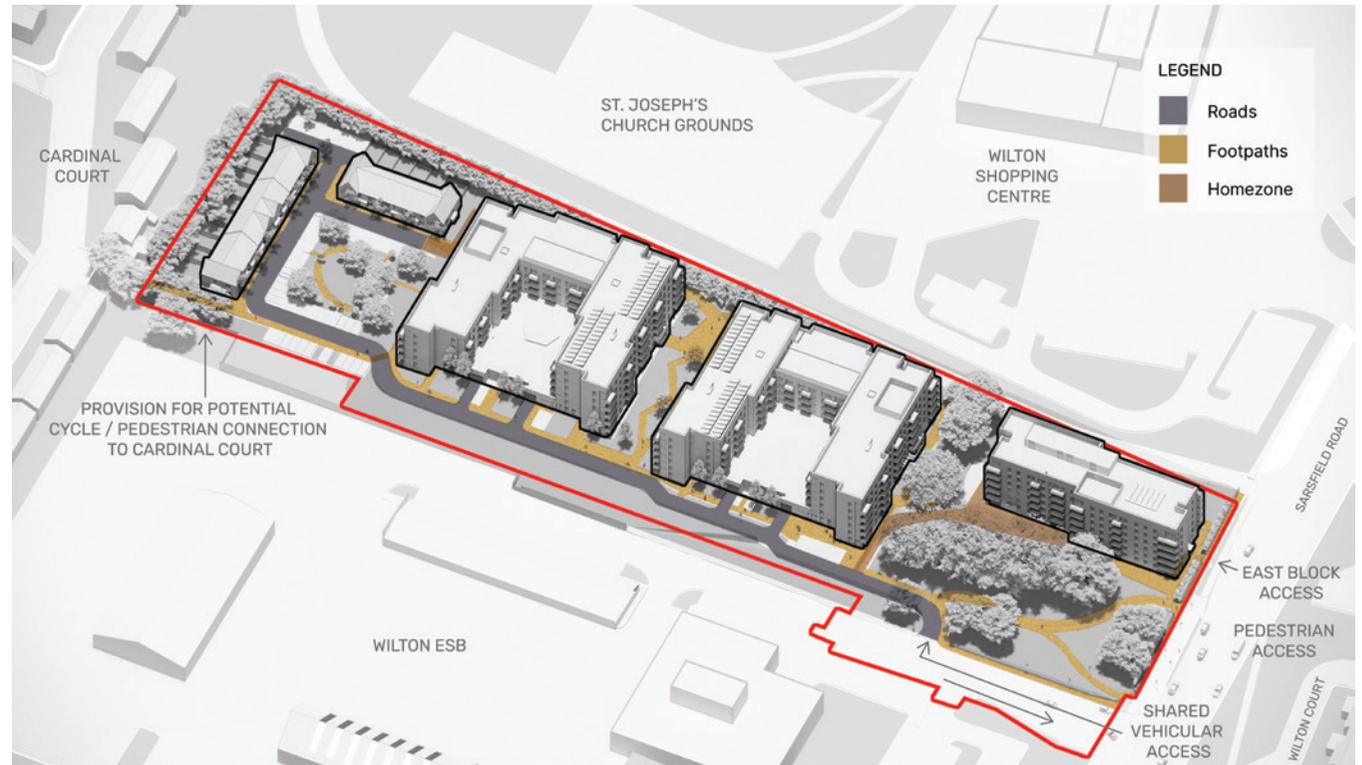


SITE FRONTAGE - VIEW B

1.1 SITE ANALYSIS

CONNECTIVITY

Access to the site is currently available via an existing gated access at Sarsfield Road, and also from the ESB Networks facility via an existing signalised junction with Sarsfield Road. The site is also strategically located to take advantage of core bus corridors and future cycle and light rail networks. The proposed development makes use of the existing connections and increases the connectivity by providing footpaths and vehicle routes through the site.



Connectivity routes in the proposed development



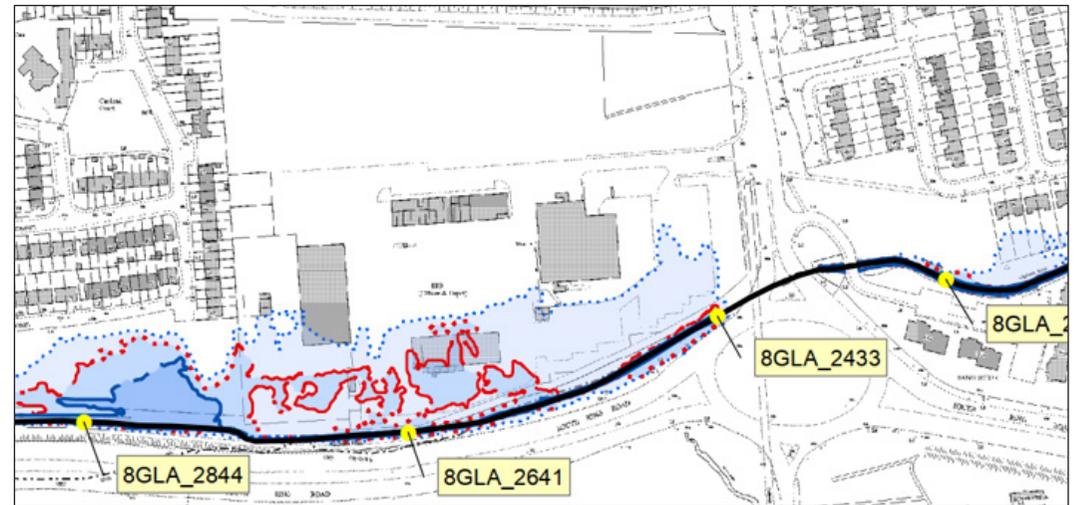
Future potential LRT route, site marked.

1.2 CONSTRAINTS + OPPORTUNITIES

Flood Risk

Reasonable data is available on possible flooding of the surrounding area to the site in the Preliminary Flood Risk Assessment (PFRA) extents mapping by the OPW which is a national screening exercise, based on available and readily derivable information, to identify areas where there may be a significant risk associated with flooding. CFRAM mapping is also available for the area.

The available CFRAM mapping indicates potential for flooding around the Glasheen River to the south of the site. However the flood extents do not encroach on the site and the site is not at risk of Tidal or Fluvial flooding from these records.



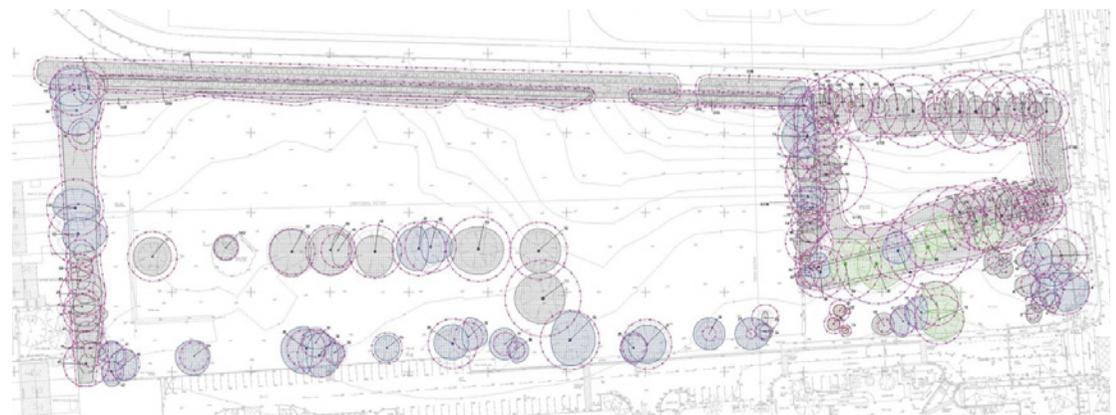
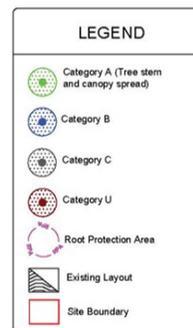
Extract taken from the Lee Catchment Flood Risk Assessment and Management Study (CFRAMS) map M8/UA/EXT/CURS/016 Revision 1 (2012) .

Protected Trees

A detailed tree survey has been carried out to establish the species, size and condition of all existing trees on the site.

The survey also establishes a Root Protection Area to define the minimum distance that development can encroach on existing trees to ensure successful retention within the development proposal.

The scheme layout has been developed to retain key mature and specimen trees.



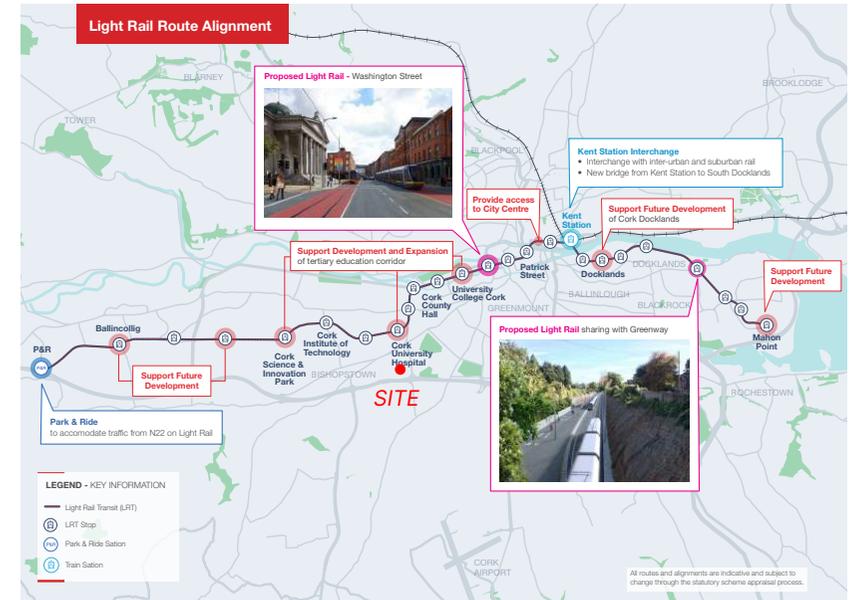
Tree survey carried out for the subject site, 2023.

1.3 MOVEMENT + CONNECTIVITY

Access to the site is currently available via an existing gated access at Sarsfield Road, and also from the ESB Networks facility via an existing signalised junction with Sarsfield Road.

The site is also strategically located to take advantage of core bus corridors and future cycle and light rail networks.

The proposed development makes use of the existing connections and increases the connectivity by providing footpaths and vehicle routes through the site.



Future potential LRT route, site marked.



Existing ESB Networks facility access road off the Sarsfield Road – looking west.

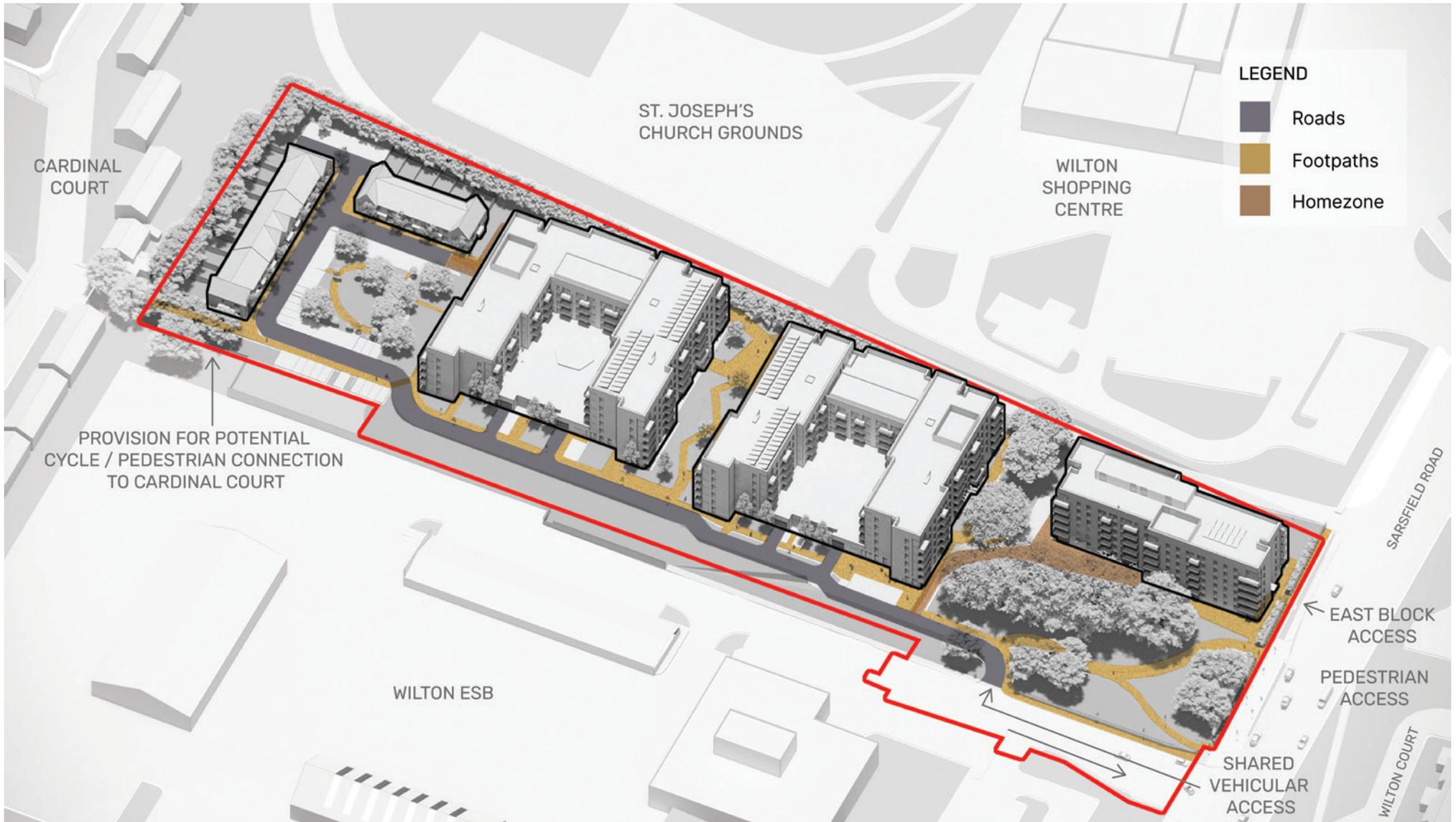


Existing ESB Networks facility vehicle entrance.



Existing gated access road off the Sarsfield Road – looking northwest.

1.3 MOVEMENT + CONNECTIVITY



Connectivity routes in the proposed development

2.0

Design Evolution

2.1 DESIGN EVOLUTION

Development Brief Requirements

A number of design factors and requirements informed the design decisions made from inception through revisions and on to the current developed proposal as submitted. These elements are as follows:

Phasing

The proposal is designed to be delivered in one phase, with construction access from the shared vehicular entrance with the ESB to the south east of the site. Please refer to 3.2 *Site Strategies – Phasing Strategy*.

Sustainability

Sustainable Design Principles

Sustainability is a core feature of this design, particularly with respect to mitigation and regeneration. The focus of the site strategy is to incorporate and retain as much as possible of the existing mature vegetation while supporting compact development growth. The site, while designated as brownfield, has no existing buildings or structures and so there is no opportunity for adaptive re-use of existing assets and therefore our focus has been on reduced footprints of buildings to enhance and existing green infrastructure and provide more sustainable higher density residential development.

Energy Strategy

The design team has considered a number of energy strategies led by a fabric first approach combined with a number of heating options including centralised, district and individual home heating systems analysis, to be established in a Heating Strategy Comparison Report – please refer to drawings and documents from EDC Engineers that accompany this application.

Sustainable Mobility

The design of the proposed development has reduced parking provision in line with Cork City Council policy and LDA ambition to reduce car dependency in their developments. The current suburban location of the site is not well served by public transport and therefore to be viable, undercroft parking podiums at ground level are provided with surrounding on-grade parking incorporated in the public realm. The landscape and site strategy enables the future incorporation of the on-grade parking areas into the landscape with the under podium parking becoming mobility hubs as the provision of public transports improves as per the Cork Metropolitan Area Strategy (CMATS) over time.

Home Performance Index

We note that the Home Performance Index (HPI) is to be used as the main sustainability assessment tool and certification methodology.

We have carried out an initial assessment of the project in terms of HPI which are outlined in section 3.9 of this report.

2.1 DESIGN EVOLUTION

Development Brief Requirements

Urban Design

Placemaking

The entire scheme is predicated on good urban design with a large public realm component based on the location of existing stands of mature trees and orientation of the buildings to maximise good aspect.

The site layout and landscape design is based on a hierarchy of neighbourhood character areas that are interlinked with connectivity and permeability through the public realm and landscape with potential pedestrian and cycling linkages to the surrounding area taken into consideration.

Please refer to Section 3.1 to 3.7 *Proposed Design* and 3.8 *Landscape Design* of this report.

Site Layout

The site layout optimises the use of the available land using building design efficiencies, with reduced building footprints, repeatable floor plans, optimal apartment depths, and efficient apartment and podium deck structural grids. Open usable public space is maximised along with an efficient dispersal of on grade parking clusters. Please refer to sections 3.2 *Site Strategies*, 3.3 *Open Space Strategy*, and 3.8 *Landscape Design* of this report.

Site Strategies

A strategic approach to the site layout has been taken, with due consideration to the constraints and opportunities of the site, to maximise the development potential of the development in terms of orientation, aspect, daylighting, open space, public realm with car, bicycle and bin storage incorporated into on grade podium undercrofts.

The buildings' scale, massing and layouts have been considered in terms of the scale, orientation and immediate environment of the site in order to optimise development potential for the project. The retention of mature stands of trees has had a positive impact on biodiversity, the large open spaces provided have assisted the SuDS strategy.

Please refer to sections 1.4 *Constraints and Opportunities*, 3.2 *Site Strategies*, 3.3 *Open Space Strategy*, and 3.8 *Landscape Design* of this report.

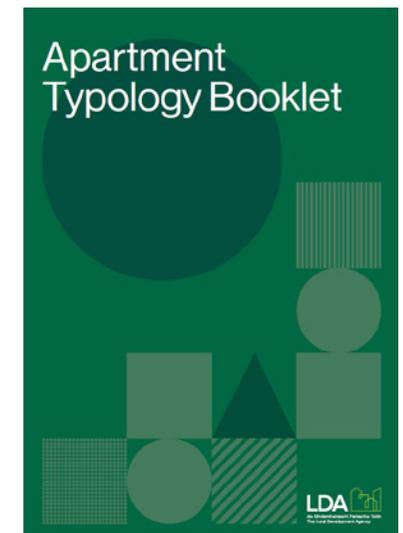
Optioneering

The design has gone through 11 options, with a number of variations, using the LDA Apartment Typology Booklet as a guide. This document is available for inspection online at www.lda.ie/projects/guidance.

Design Guidelines

The apartment buildings in this project are based on the LDA apartment design guidelines for building and apartment layouts. The scheme has used standardisation, repeatable floors, minimised cores (subject to fire strategy requirements) and minimised the use of "specials" i.e. nonstandard apartment layouts that may be required to accommodate the shape of the building or maximise dual aspect.

Please refer to section 3.4 *Apartment Design*.



LDA Apartment Typology Booklet

2.1 DESIGN EVOLUTION

Optioneering + Design Development

One of the main factors driving the current iteration of the design was the objective to retain as many of the existing mature trees on the site as possible.

In total, eleven options were explored, nine of which had at least three variations. The options included low, medium, and high density solutions with a mixture of apartment, duplex, and townhouse typologies along with options for lower or higher car space provision, including under-podium car spaces. A number of lower density options were rejected as they weren't viable in the context of an existing low-rise, low-density area. These options were demonstrated at S247 report stage.

The current option was ultimately selected as it provided the most viable solution in terms of density and mix, the provision of much-needed residential units, the retention of the existing mature trees on site, and the sites surrounding low rise context. The preferred option, Option 11, was a higher density option with under-podium car park provision and consisted of apartment and townhouse typologies for tenure mix.

After the feedback from the S247 meeting, improvements to the apartment blocks and site layout were made. A daylight & sunlight report was commissioned which provided valuable data to improve daylight levels across the scheme. Balconies were relocated centrally on each apartment plan which minimised overshadowing and maximised sunlight to the living spaces below. The West Block was moved further west to increase the separation distance between it and the Middle Block, increasing daylight levels in the central plaza.

To facilitate this move, a section of roadway and parking was removed with the Formal Square green area extending towards the East.



Previous Site Layout at S32B Stage

Building heights at this stage were as follows:

East Block:	7 storeys;
Middle Block:	5 to 7 storeys;
West Block:	5 storeys;
Townhouses:	2 storeys.

2.1 DESIGN EVOLUTION

Current Design + Response to S32B Opinion

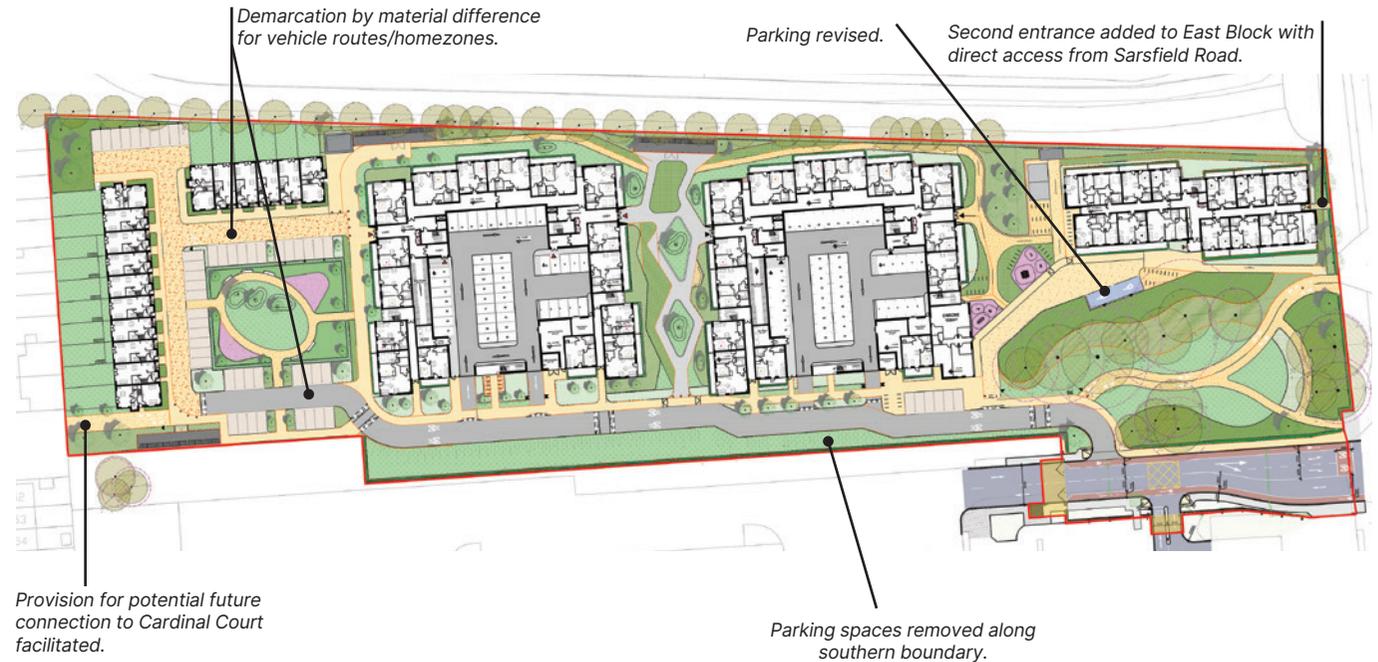
The current site layout has incorporated recommendations from the S32B opinion, the most evident of which include building heights, site permeability, tenure mix, and relationship to Sarsfield Road, among others.

The overall height of the East Block and the eastern arm of the Middle Block was reduced to six storeys from seven to lessen the scale of the overall development. To retain the density of the scheme, the west arm of the Middle Block and the east arm of the West Block were raised to six storeys. This still maintains the reduction in scale and massing from six storeys in the east to the two-storey Townhouses in the west.

The permeability of the site has been improved to the west with provision for a potential pedestrian connection to the Cardinal Court neighbourhood, subject to the connection point being changed from private to public ownership, which would provide pedestrian access from Cardinal Court to Sarsfield Road via the proposed development.

The East Block sees a number of changes to its footprint with a new three-bed apartment typology introduced and a new gated entrance directly off Sarsfield Road, improving the interaction between the block and the street.

The quality and sense of place in the scheme has been further considered. Vehicle and pedestrian routes have been revised, with an emphasis on how residents young and old could use the open spaces free from worry about cars. Variation in surface treatments - black asphalt carriageway vs coloured asphalt homezones - gives clear demarcation between the main vehicle route and areas where pedestrians are prioritised.



Provision for potential future connection to Cardinal Court facilitated.

Parking revised.

Second entrance added to East Block with direct access from Sarsfield Road.

Parking spaces removed along southern boundary.

Current Layout *Developed post-S32B Meeting*

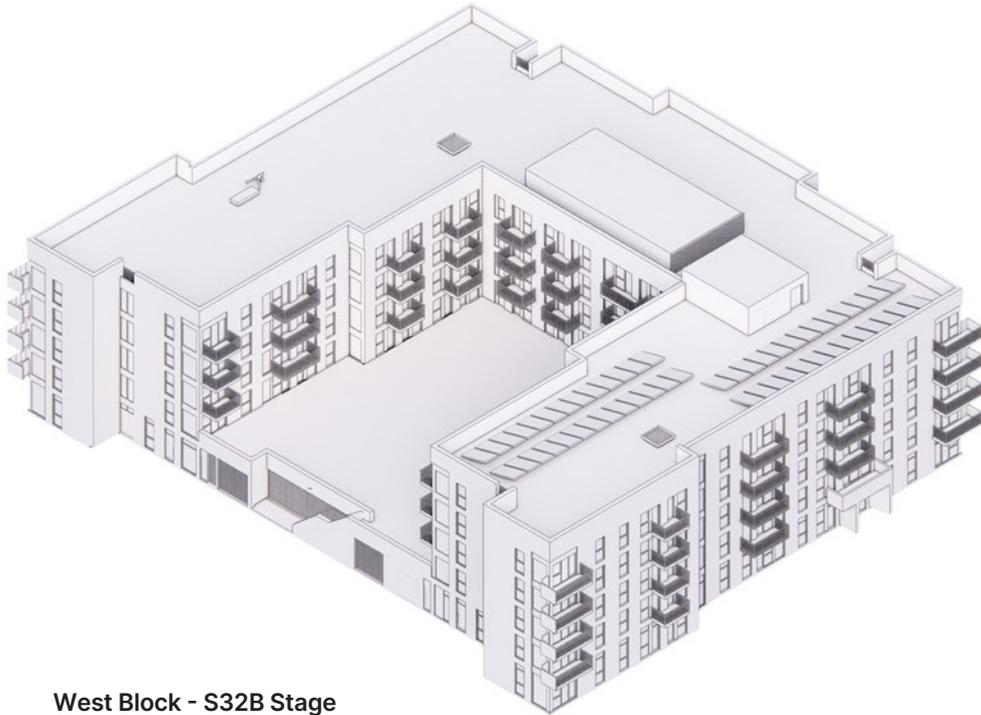
This, coupled with the removal and rationalising of parking spaces, means the public open space is more user-friendly, adding to the enjoyment and sense of place for the residents.

Building heights at this stage are as follows:

- East Block: 6 storeys;
- Middle Block: 5 to 6 storeys;
- West Block: 5 to 6 storeys;
- Townhouses: 2 storeys.

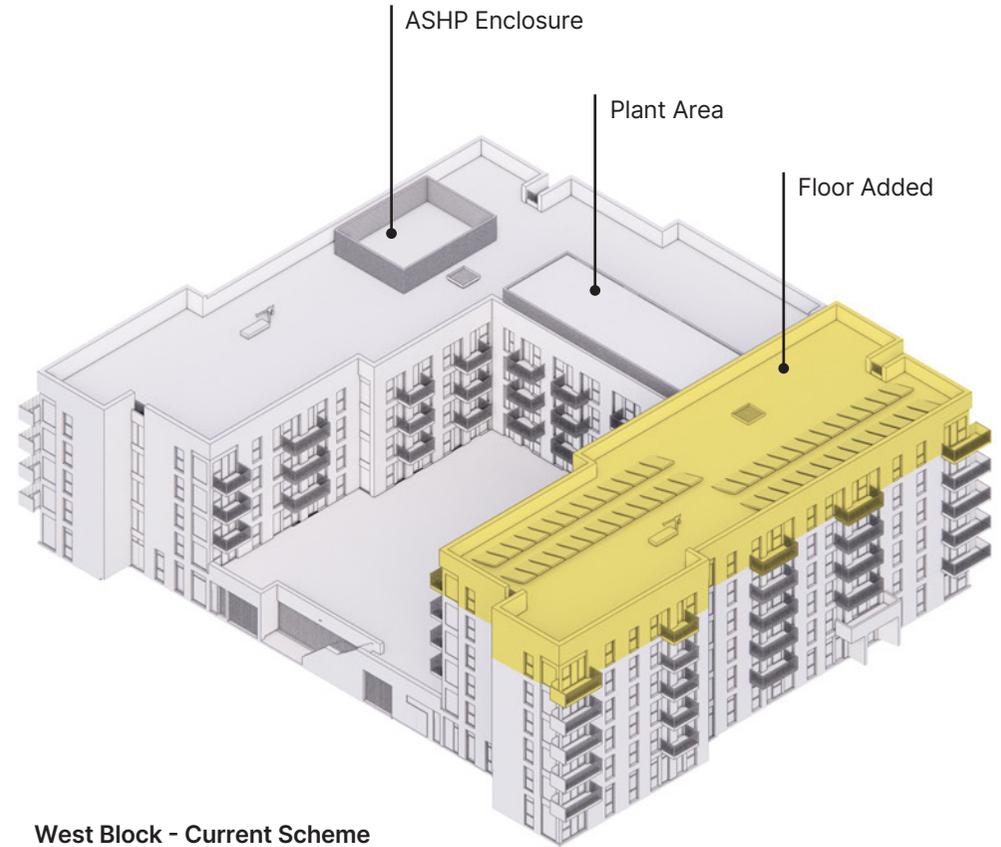
2.1 DESIGN EVOLUTION

Summary of Changes - West Block



West Block - S32B Stage

5-storey



West Block - Current Scheme

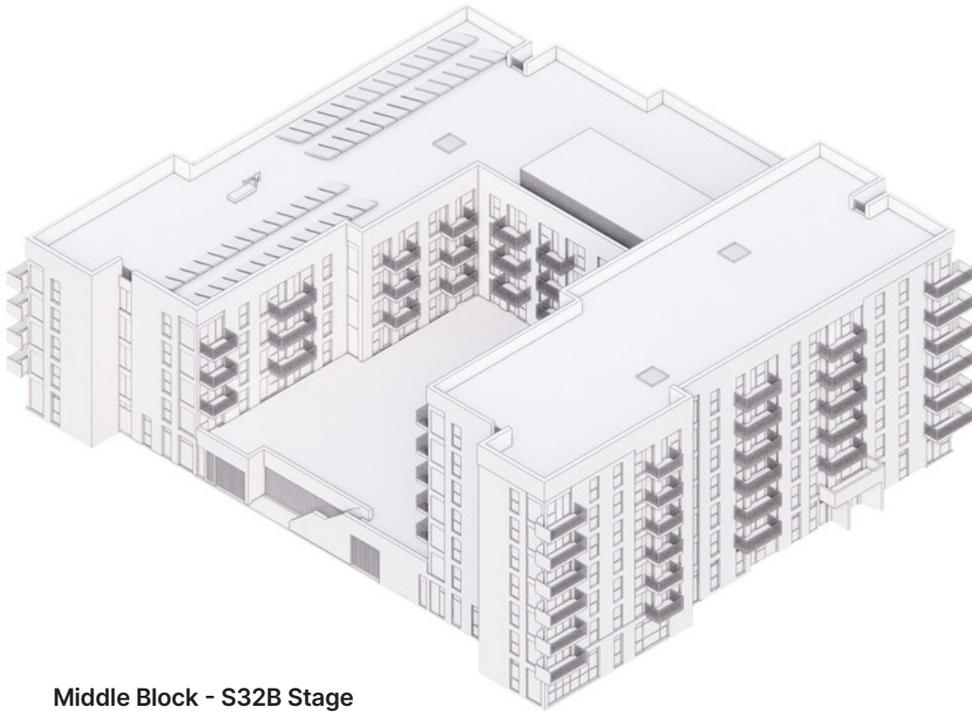
5-to-6-storey, one floor added to eastern arm.

Central rooftop plant area enlarged to accommodate necessary plant and water tanks.

ASHP enclosure added.

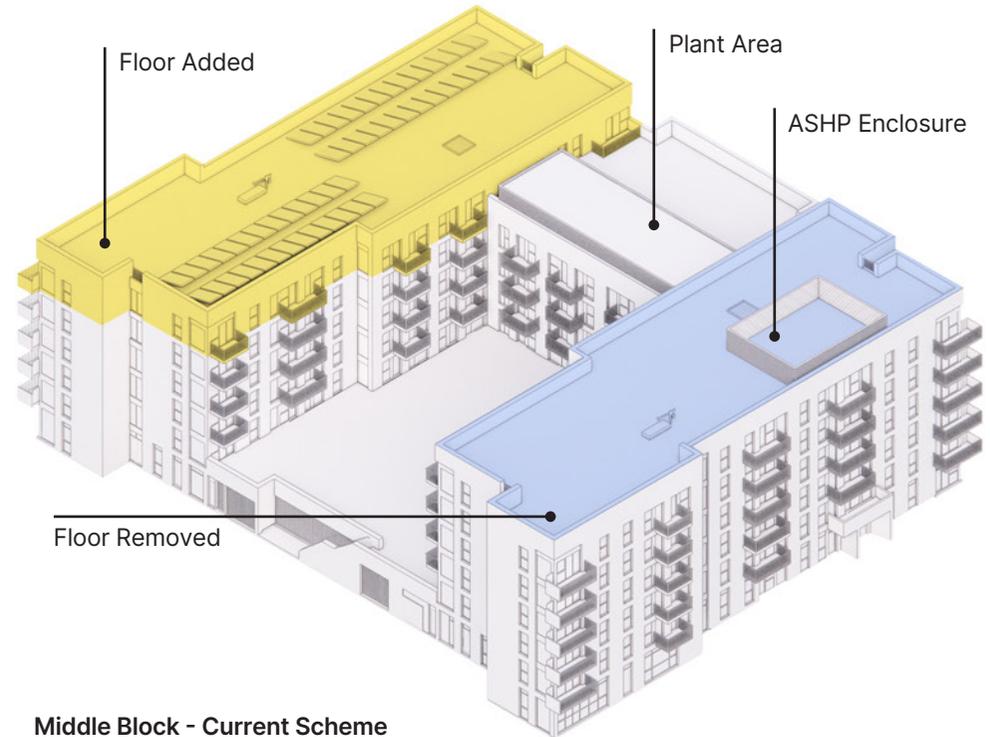
2.1 DESIGN EVOLUTION

Summary of Changes - Middle Block



Middle Block - S32B Stage

5-to-7-storey.



Middle Block - Current Scheme

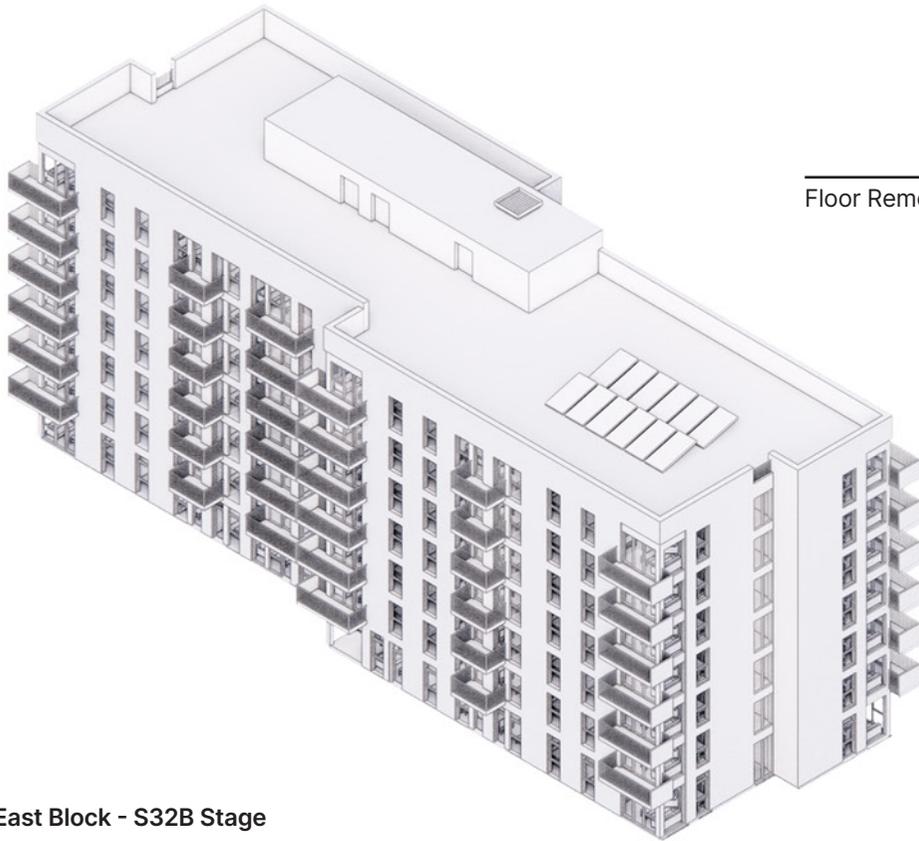
5-to-6-storey, one floor added to west arm; one floor removed from east arm.

Central rooftop plant area enlarged to accommodate necessary plant and water tanks.

ASHP enclosure added.

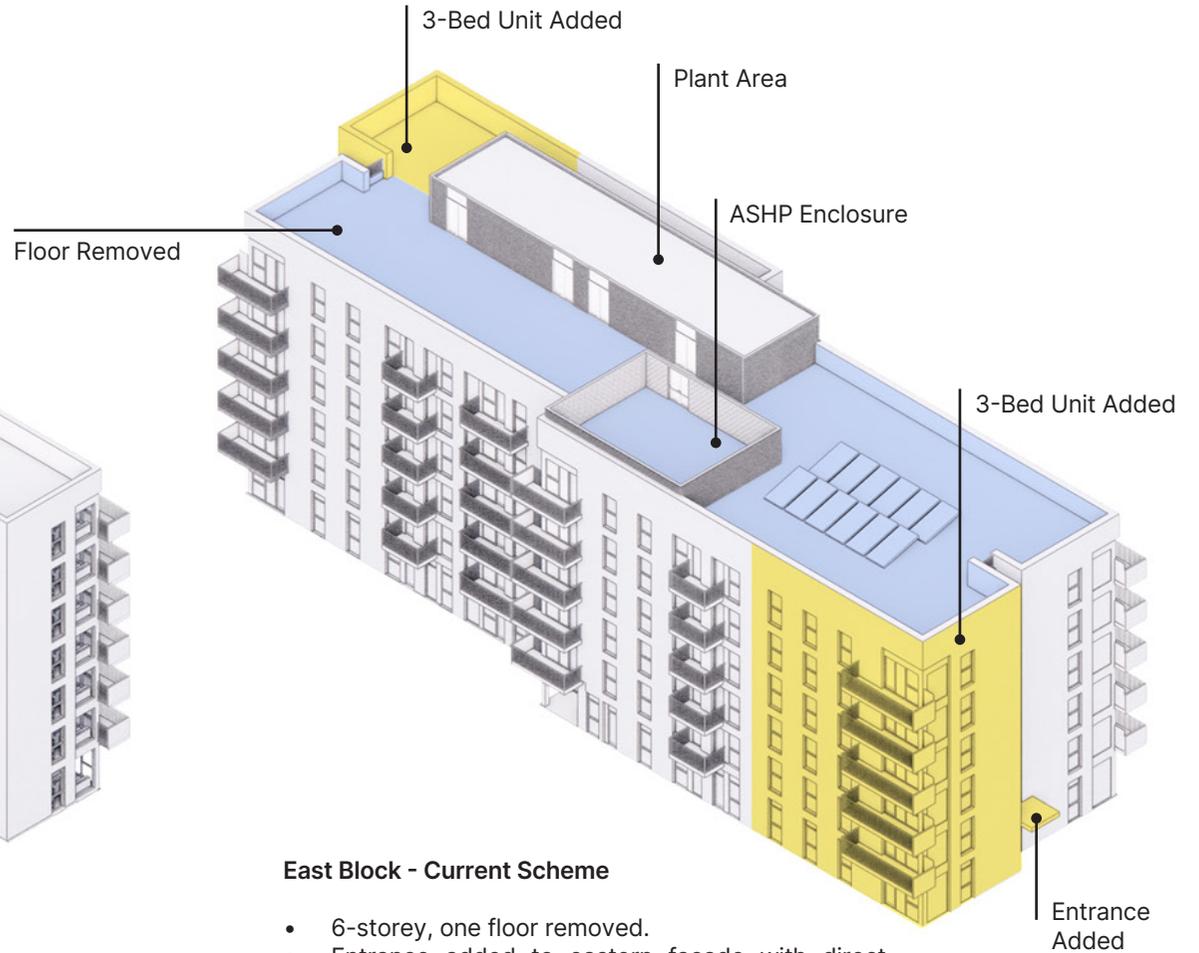
2.1 DESIGN EVOLUTION

Summary of Changes - Middle Block



East Block - S32B Stage

7-storey



East Block - Current Scheme

- 6-storey, one floor removed.
- Entrance added to eastern facade with direct access to Sarsfield Road.
- 3-bed units added to northwest and southeast corners.
- Central rooftop plant area enlarged to accommodate necessary plant and water tanks.
- ASHP enclosure added.

2.2 Public Consultation & Engagement

You Said, We Did

The LDA Wilton CSES report provides an overview of stakeholder feedback received on the LDA Wilton project from initial engagement and design, through to the public consultation period, which was held during December 2024 - January 2025. The consultation activities comprised a series of meetings and workshops. Submissions were also received via email. Approximately 50 people engaged (in person) with the consultation process and the drop-in clinic was well received. Others submitted their views, concerns, and suggestions via email and phone. Overall, there was strong support for homes, and a general interest in how the development would integrate with the neighbouring area.

Core Community Issues the LDA is aiming to address within the Plan are as follows:



Community Issue 1 *Homes*

- There was general support for affordable homes in Wilton. Several members of the public made enquiries about tenancies and purchases from the LDA.
- There were some concerns regarding the height of some of the proposed blocks and any potential overlooking onto adjacent lands and homes.
- Submission from Gaelscoil Uí Ríada welcomed the proposed development, with particular interest in two-bedroom homes for smaller family households.

Response

The LDA was pleased to receive such positive interest from the local community in the new homes. The LDA encouraged attendees to follow the LDA so that they could keep informed of the development throughout the construction and occupation stages. The LDA looks forward to accommodating a new community in Wilton and providing much desired affordable new homes.

The final proposed development has reduced the 7-storey height to 6-storeys, in recognition of the concerns expressed by local residents. The tallest part of the development has now reduced and is located furthest away from any adjoining existing residential developments and private amenity spaces.

Community Issue 2 *Connections*

- Respondents raised concerns regarding increased traffic on the Sarsfield Road, and vehicular interactions with the existing cycle lane and bus lane.
- Members of the SMA also queried the indicative pedestrian/cycle connections along the northern boundary with their site.
- Residents from the local community were interested in the number of parking spaces being provided and queried the potential for overspill parking onto their streets.
- Gaelscoil Uí Ríada queried impact of parking on Cardinal Way and immediate surrounds.

Response

Following concerns, the proposed residential development underwent a detailed Traffic and Transport Assessment which assesses the impact of the new homes on the existing road networks. The LDA also engaged with the National Transport Agency, Transport Infrastructure Ireland, and Cork City Council's Transport Department, to get their inputs in advance of submitting the planning application.

The proposed development includes a network of cycle and footpaths within the site. They will accommodate safe pedestrian and cycle movement within the site and onto the Sarsfield Road. The paths also extend up to the northern (SMA) and eastern boundary (Cardinal Court), but do not cross the boundary. This is to accommodate links at these locations should the neighbouring landowner wish to do so in the future.

2.2 Public Consultation & Engagement

You Said, We Did

Community Issue 2 *Connections*

- Residents from the local community were interested in the number of parking spaces being provided and queried the potential for overspill parking onto their streets.
- Gaelscoil Uí Ríada queried impact of parking on Cardinal Way and immediate surrounds.

Response

Some of the new homes will have access to car parking spaces. Generous cycle parking is also provided, and it is anticipated that many of the future residents will use these. Overspill parking is not anticipated given that the surrounding areas are permit parking only.

Community Issue 3 *Community, Environment & Sustainability*

- Submission from Gaelscoil Uí Ríada sought improved social amenities, to foster a sense of community, and develop an integrated holistic neighbourhood.
- Concerns about the potential effect on the Glasheen River and potential flooding downstream.

Response

The new homes will be set in a parkland setting with continuous public open spaces, where existing mature trees will be celebrated. These south-facing spaces also include safe play areas for children, located adjacent to the proposed creche. Two of the apartment blocks also include communal open spaces where residents can meet, and small children can play.

The proposed development will incorporate measures that ensure no adverse impact to the Glasheen River that might result in increased levels of flooding further downstream. The LDA has also engaged with Cork City Council's Drainage Department in this regard. The proposed drainage details are set out in detail within the Engineer's Reports.



3.0

Proposed Design

3.1 PROPOSED SITE LAYOUT

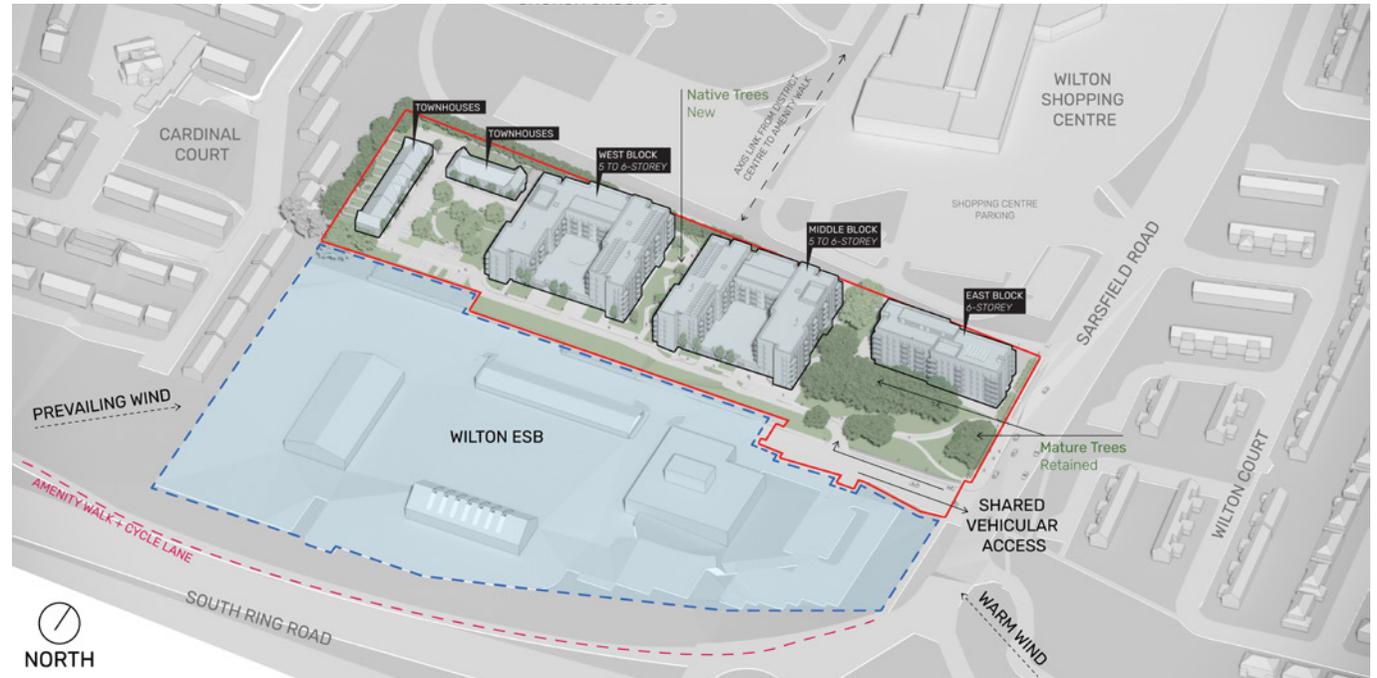
The proposed scheme consists of a series of apartment buildings and townhouses that are arranged along the length of the site facing south so that the scheme can take advantage of the southerly aspect. The buildings are located to ensure the maximum retention of mature and specimen trees and the provision of high quality public realm arranged in a series of distinct character areas.

The vehicular access to the residential development will be via a reconfigured shared access utilising the existing controlled junction serving as entrance to the ESB networks facility. Pedestrian access will be via footpaths at various points and a combined footpath/cycle path centrally located on the eastern boundary. This provides an interactive boundary with Sarsfield Road, connecting to existing footpath and cycle lanes. It helps to separate pedestrian traffic from vehicular traffic, with safe and efficient pathways provided from the east to west of the site, and provision for a potential connection to Cardinal Court to the west.

The main vehicular route runs along the southern boundary. The main cycling route runs in parallel and there are also a number of pedestrian routes that meander through the site. Traffic calming measures are employed for residents' safety and clear demarcation through changes of materials separates slower homezones from the main vehicular route.

The first building, the East Block, is arranged perpendicular to Sarsfield Road and is located here to ensure the retention of an existing stand of mature trees that will provide a parkland vista along the site frontage to Sarsfield Road.

The second building is the Middle Block which is set back from the East Block to accommodate a stand of mature trees and creates an informal boundary with the East Block to create an urban green square to the



Proposed Site Layout Diagram

south of the East Block, providing a green, welcoming Sarsfield Road streetscape and entrance vista. The Middle Block and West Block are U-shaped buildings with a podium deck over parking, bikes, plant area and storage facilities.

The podium deck is a semi-public space that is accessed at first floor level and provides a more private, elevated sunny space for the residents to sit out and for small children play. The podium deck can be accessed from the street by means of steps and a secure gate at the top. This is done to provide

direct connection to the street while ensuring security for residents. The creche facilities are located in the south east corner of the middle block close to the entrance into the site. It presents a lively community welcome to visitors of the residential development.

The western end of the site consists of terraced town houses arranged in rows around a residential square that transitions between the apartment buildings and the houses of Cardinal Court adjacent the western boundary.

3.2 SITE STRATEGIES

SUNLIGHT + LANDSCAPE

The entire scheme is predicated on the preserving of the existing landscape of mature trees and maximising sunlight for residents in public and semi-public spaces and also within the dwellings.

The orientation of the buildings are arranged to maximise sunlight penetration to the dwellings and residential open spaces, creating sun traps for play and relaxation areas.

The preservation of existing trees and the creation of high quality public realm is delivered by the careful orientation of the buildings that provide clearly defined bookends and enclosure to open space.

The public realm is based on existing landscape features and is also augmented by further tree planting and also the provision of landscaped podium decks for residential exclusive use.



Sunlight + Landscape Diagram



Trees to be retained

3.2 SITE STRATEGIES

ROADS + PARKING

As described previously, the vehicular access into the proposed development is via a shared access with the ESB facility from a controlled junction on Sarsfield Road. The on-grade parking is concentrated in the western end of the site around the townhouses, reducing car activity across the site.

The majority of the parking is located in undercroft structures in the Middle and West Blocks, where they are covered with a landscaped podium deck.

The total number of parking spaces provided in the scheme is 148.

As public transport delivery improves over the coming years and people move to other modes of transport including shared "go-car" services, it will become possible to reduce on-grade parking on site which can be incorporated into the landscape and the undercroft parking can be transitioned to a mobility hub.



Roads + Parking Diagram

3.2 SITE STRATEGIES

FOOTPATHS

There is a comprehensive footpath network provided on-site that runs parallel to the main vehicular route and also meanders through the landscape.

The entrances into the apartment buildings are located along the sides of the buildings and access is by footpath only, through the landscape and away from the traffic in order to provide a calm entrance sequence into the building.

Provision for a potential future connection to the residential neighbourhood of Cardinal Court to the west of the site has been facilitated, with passive surveillance from the townhouses next to the path.

This provides the potential for full permeability through the site, blending the scheme fully in the neighbourhood.



Footpath Network Diagram

3.2 SITE STRATEGIES

PHASING STRATEGY

It is proposed to construct the development in one phase.

The phase will consist of the full delivery of 332 apartments, 16 townhouses and a creche.

There are two construction access points proposed: one from the shared vehicular entrance with the ESB and the other from an existing access to the site, just north of the shared access.



Phasing Diagram

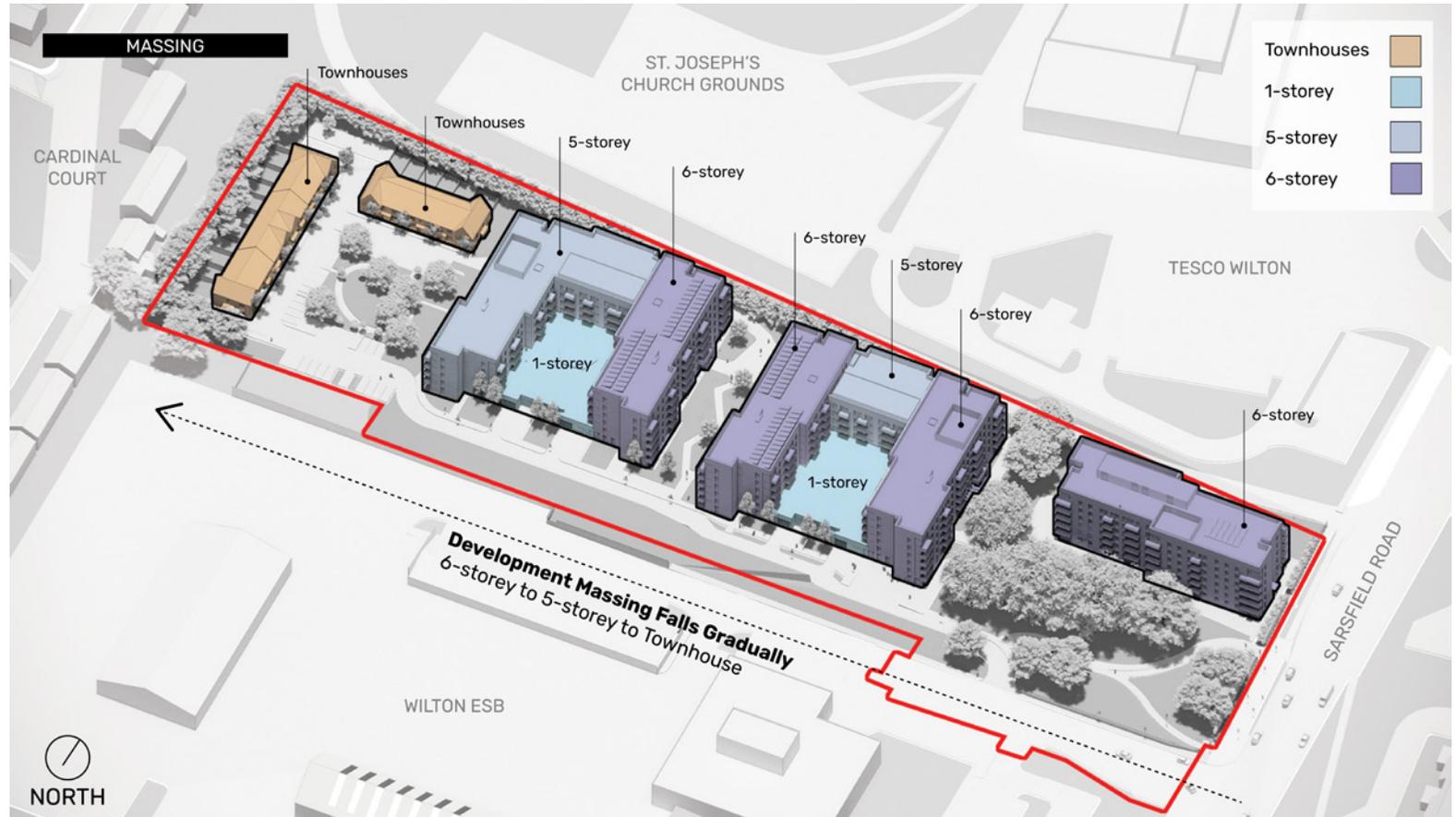
3.2 SITE STRATEGIES

MASSING

Due to the large, open nature of the site surrounded by a semi-industrial environment the development can accommodate buildings of scale.

Site restrictions that occur from the aim of retaining the maximum number of existing mature trees as possible mean that the plot sizes for the buildings are reduced. Therefore, the apartment buildings have heights ranging from five to six storeys to accommodate an appropriate density and number of residential dwellings, avoiding development sprawl that may involve the loss of many more trees.

The apartment buildings have profiles consisting of different levels of parapet heights to create a sense of variety in their massing and form. The buildings step down from the East Block at Sarsfield Road, which is at six storeys, to two-storey townhouses at the western boundary adjacent the lower scale neighbourhood of Cardinal Court. The massing and form of the apartment buildings are also further manipulated to provide variety in form by offsetting the apartment layout plans to provide more corners, providing dual aspect apartments in a variety of the elevations.



Massing Diagram

3.2 SITE STRATEGIES

MASSING



South Elevation



North Elevation

The scale of the scheme drops from the east to the west to tie in to the residential scale of Cardinal Court.



Model view looking east from townhouses



Model view looking west

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas

For a residential scheme to be successful it is essential that the sense of place be created.

Sense of place refers not only to buildings and landscape, but how people perceive, react and interact with the area. This residential scheme, through its retention of mature trees and strong contemporary architectural character, has been designed to stimulate activity and create a positive image. This will provide a strong sense of place and a sensitive and memorable layout.

The scheme promotes the principles of DMURS (*Design Manual for Urban Roads and Streets*). This balance of road planning, public space and site layout will provide an inviting and enticing setting for a new community.

Several distinctive character areas have been created within the site, outlined here:



Character Zone 1	Village Green + Eastern Gateway	2073m ²	— — — — —
Character Zone 2	Community Decks	1487m ²	— — — — —
Character Zone 3	Community Court	1211m ²	— — — — —
Character Zone 4	Formal Square	1472m ²	— — — — —

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas

Character Zone 1 Village Green + Eastern Gateway 2073m²



◀ Model View of Village Green
▶ Site Landscape Plan



The intention is to create a welcoming and attractive entrance to the scheme, with a “village green” opening up the site to the Sarsfield Road.

The creche also fronts the village green with play pocket and access to the woodland trees.

This area contains a number of mature trees which likely once formed the parkland of St. Joseph’s College to the north, a former country house built in 1820 - now the Society of African Missions (SMA). The protection of these trees and their root protection zones dictated both the positioning of new buildings and the vehicular entrance off the ESB access road to the south.

This Village Green will serve as a communal space for gatherings, events and a peaceful retreat for residents under the trees.

A further pedestrian and cycle only path meanders through the green, giving direct access from Sarsfield road and potential provision for future access to Cardinal Court to the west.



Wembley Park Residential Development



St. Kevin’s Development, Cork

3.3 OPEN SPACE STRATEGY

Neighbourhood Character Areas

Character Zone 2 Community Decks 1487m²



Community Deck

The two apartment buildings have been carefully designed to orientate around south facing community decks built over the two car-park podiums.

These spaces will provide a mix of hard and soft landscaping. Although accessible to all via communal steps, they will offer more intimate semi-private space for residents.

Sunny and elevated, they offer views of hills to the south and a sense of enclosure being surrounded on three sides.



Model View of Community Deck



Model View of Community Deck

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas

Character Zone 3 Community Court 1211m²

A more contemporary urban character will be formed here in contrast to the leafy, heritage environment of village green to the east.

With a predominant mix of hard landscaping along with pocket seating, it will provide a focus for community events, gatherings and civic activities.

Two entrance points to the Buildings will ensure a busy space for neighbours to meet and an outdoor social hub for residents



Model view of community court - streetscape between blocks



Model view of community court

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas

Character Zone 3 Community Court



Public Landscaping, Sun Hop Park



Wapping Wharf Residential Development

Cycle parking space

Defensible Space

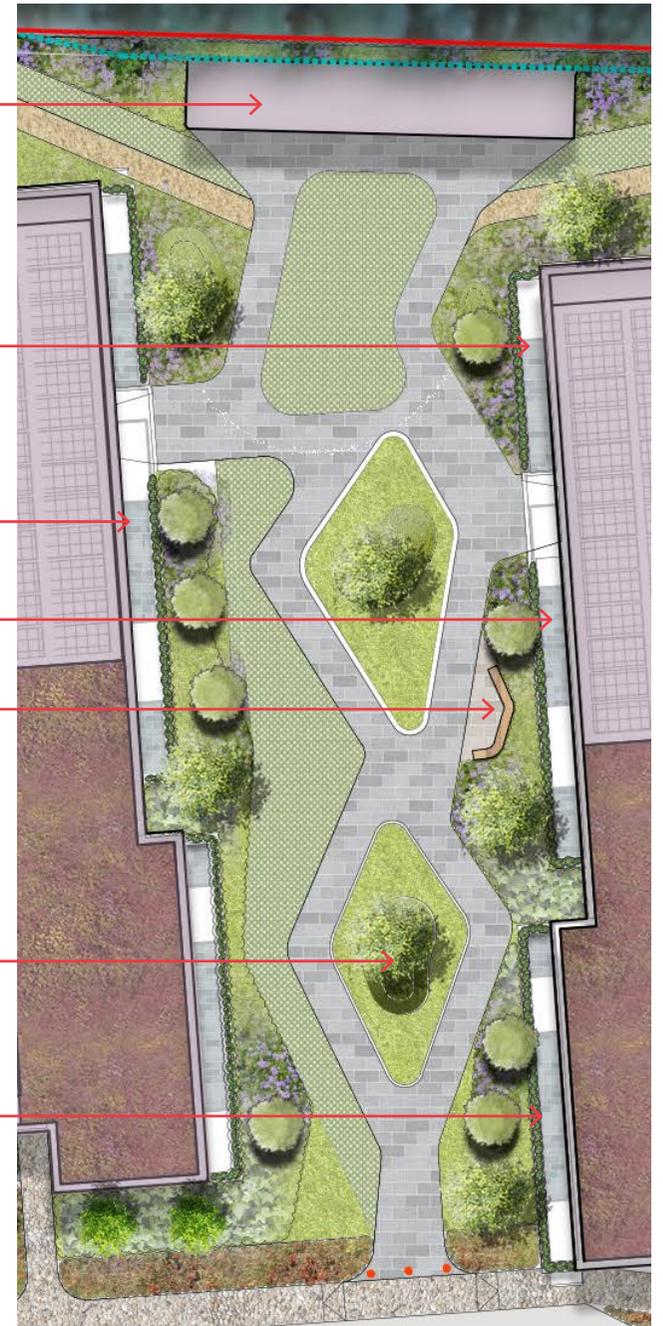
Defensible Space

Defensible Space

Pocket Seating Area

Mounding + Planter

Defensible Space



Community Court

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas

Character Zone 4 Formal Square 1472m²



Officers Field Housing, HTA



Derwenthorpe Residential Development

The scale drops here to provide a more intimate zone and to respect views and prospects to and from the Society of African Missions to the north and the reduced scale of Cardinal court to the west.

The square is overlooked by surrounding homes providing a safe amenity for children and adults alike. The layout seeks to maximize the views from within the houses over the public spaces to provide passive surveillance. Houses bookend and turn corners to animate surrounding spaces including shared surface vehicular termination points, providing options for all weather safe play, immediately adjacent to homes.

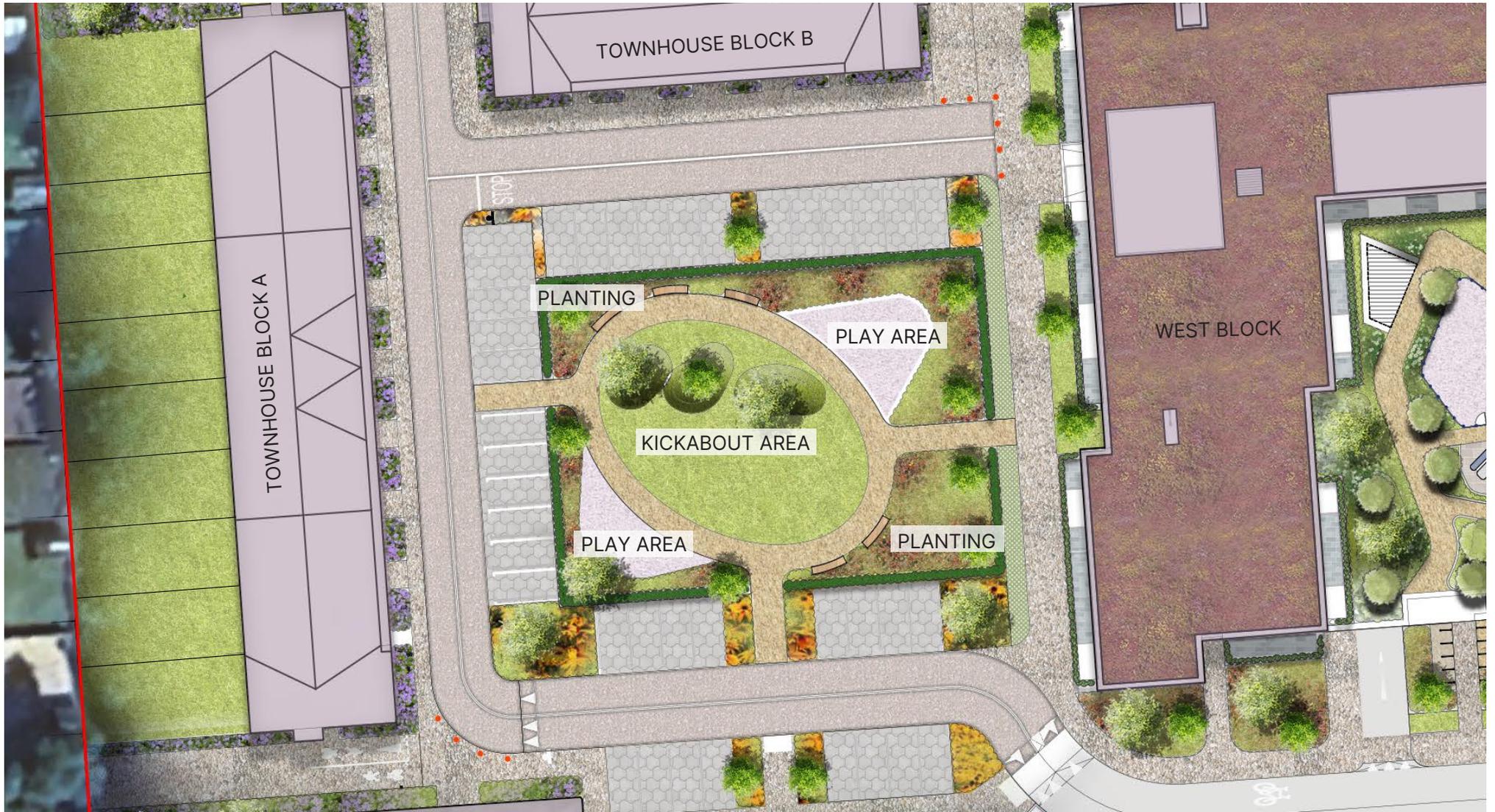
An uplifting and enjoyable central open space has been designed with a number of features

including a play area, kick about, mounding and tree planting, plus pocket seating surrounded by more formal shrub, hedge and tree planting in the contoured play mounds, kick about areas, neighbourhood play areas with seating



Model view of Formal Square

3.3 OPEN SPACE STRATEGY Neighbourhood Character Areas



Formal Square Site Layout - Park Hood

3.4 APARTMENT DESIGN

Dual-Aspect + North-Facing

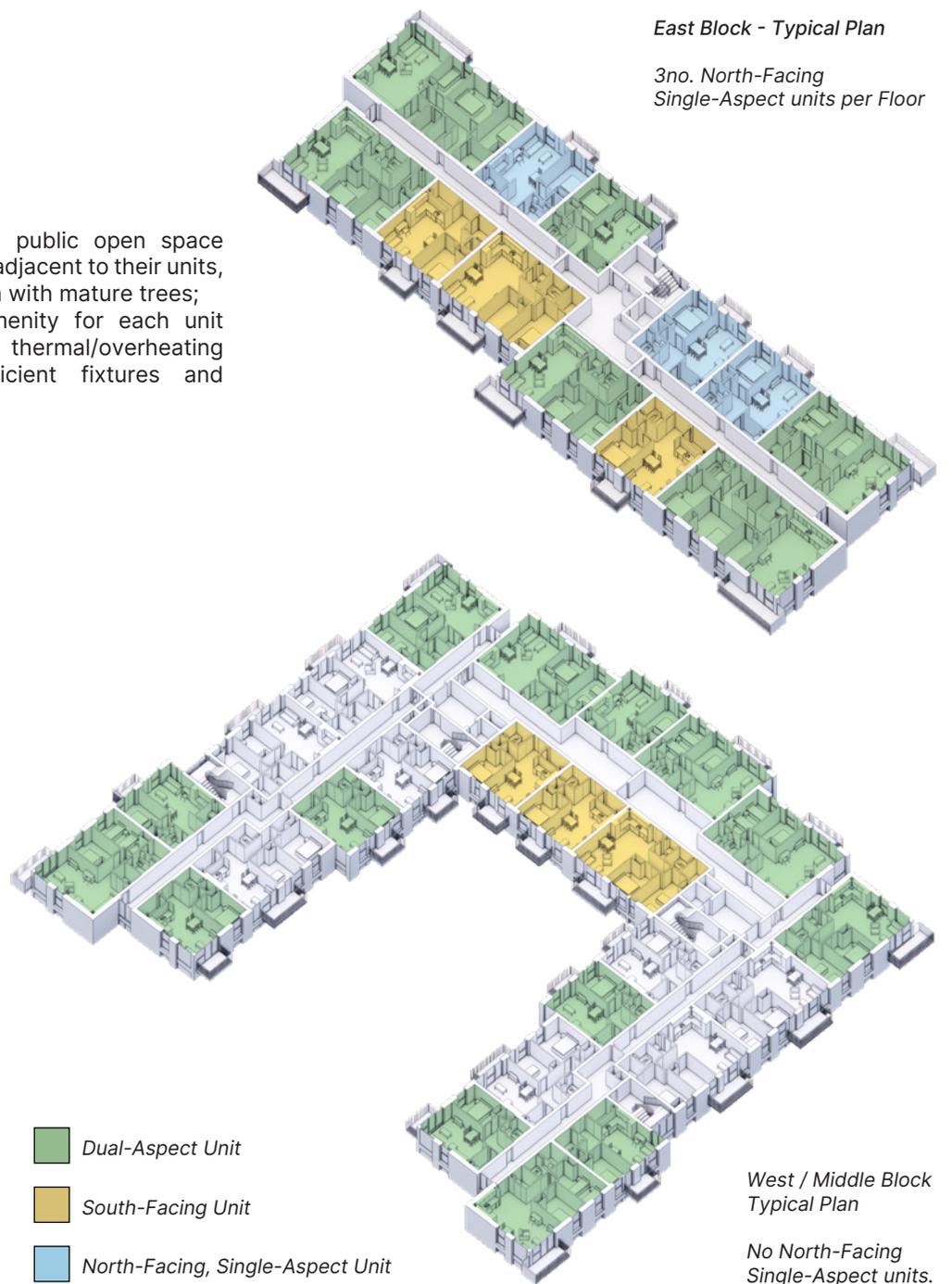
The scheme provides **Dual-Aspect Units as 55% of the total apartments**. Dual Aspect is achieved by the provision of a sufficient number of corner apartments in the block layouts, by means of off-setting the typical floor plan so that each dual-aspect apartment has a clear line of sight in two directions from the main living area. Therefore, each corner dual-aspect apartment can provide two separate windows on different walls without any immediate obstruction. This enhances the experience of light, solar gain and views for the resident.

The number of **north-facing, single-aspect units** account for just **5% (18 units)** of the total number of apartments. North facing units have been designed out of the central and middle apartment buildings completely with the 5% located solely in the eastern block. The desire to retain as many of the mature trees in this portion of the site resulted in a linear shaped block to avoid Root protection zones. Whilst it was staggered in plan to reduce single aspect north facing units, three remain per floor, over 6 floors.

Compensatory measures include:

- The 18 units are designed to exceed the minimum floor area standards by 10%. This increased floor area provides a high standard of amenity for residents of these units;
- The open aspect without buildings to the north of this block, offering long open views for the upper units;
- Provision of external private amenity balconies and terraces for each unit;
- Extensive glazing to the facade including glass doors from both bedroom and living room to its balcony/terrace;
- Balconies centralised on the plan in order to provide full height, unobstructed windows in both living room and bedroom;

- Access to multiple sunny, public open space amenity areas immediately adjacent to their units, including large village green with mature trees;
- High-quality residential amenity for each unit including good storage, thermal/overheating performance, energy efficient fixtures and fittings.



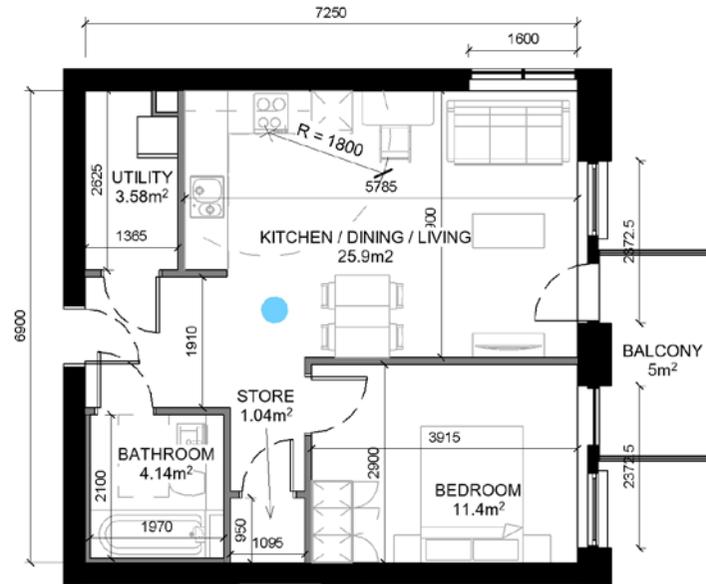
3.4 APARTMENT DESIGN Unit Typologies

Apartment layouts in the proposed development have been taken from the LDA's Apartment Typology Booklet. This document sits within a suite of LDA briefing documents which apply to all LDA apartment developments. The apartment layouts in this document meet the LDA design principles and minimum area requirements.

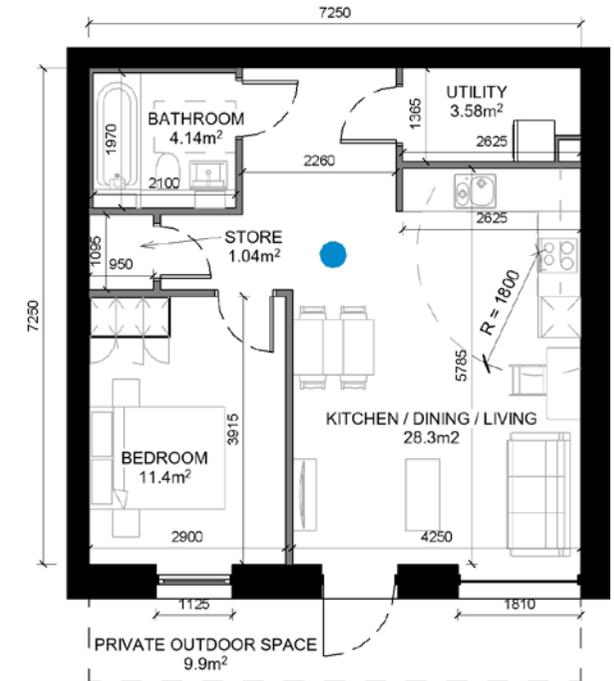
The *Design Standards for New Apartments* requires that the majority of apartments in new apartment developments exceed the minimum floor area standard by 10%. This is factored into the overall scheme through the inclusion of 1B2P, 2B3P, and 3B5P units, all of which are 10% over the minimum area standard for that type, leading to a majority of 10%-over units.

1B2P +10%

One-bedroom units in the development comprise 44% of the overall units proposed, all of which are 10% over the minimum area standard. Depending on location in the block, the one-bed units are either single or dual-aspect, with some specials included in order to fit better in certain locations. The locations and layouts of standard typologies and specials can be seen in the apartment block floor plans. The units have generous living spaces with direct access to balconies or outdoor amenity areas in the case of ground floor and podium level units.



1B2P +10%



1B2P +10% Special

Plans not to scale. For more details refer to drawing WLT-06-XX-XXX-DR-RAU-AR-1501

3.4 APARTMENT DESIGN

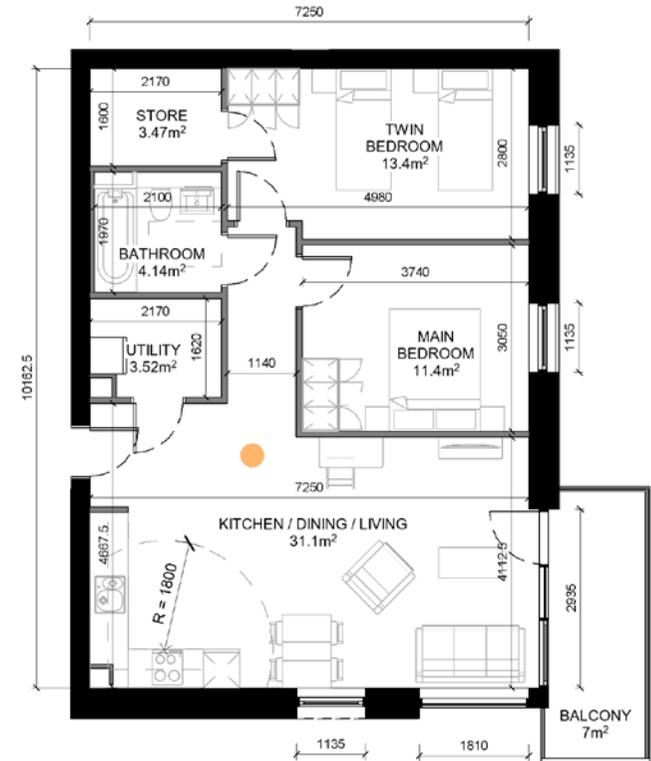
Unit Typologies

2B3P +10% 2B4P

Two-bedroom units in the development comprise 48% of the overall units proposed, with 2B3P units being 10% over the minimum area standard. These typologies are also present in standard configurations and as specials. Spacious living areas with generous amounts of glazing and direct access to balconies add to the character of the apartments. Further details on the standard units and specials can be found in drawings 1501 and 1502.



2B3P +10%



2B4P Special

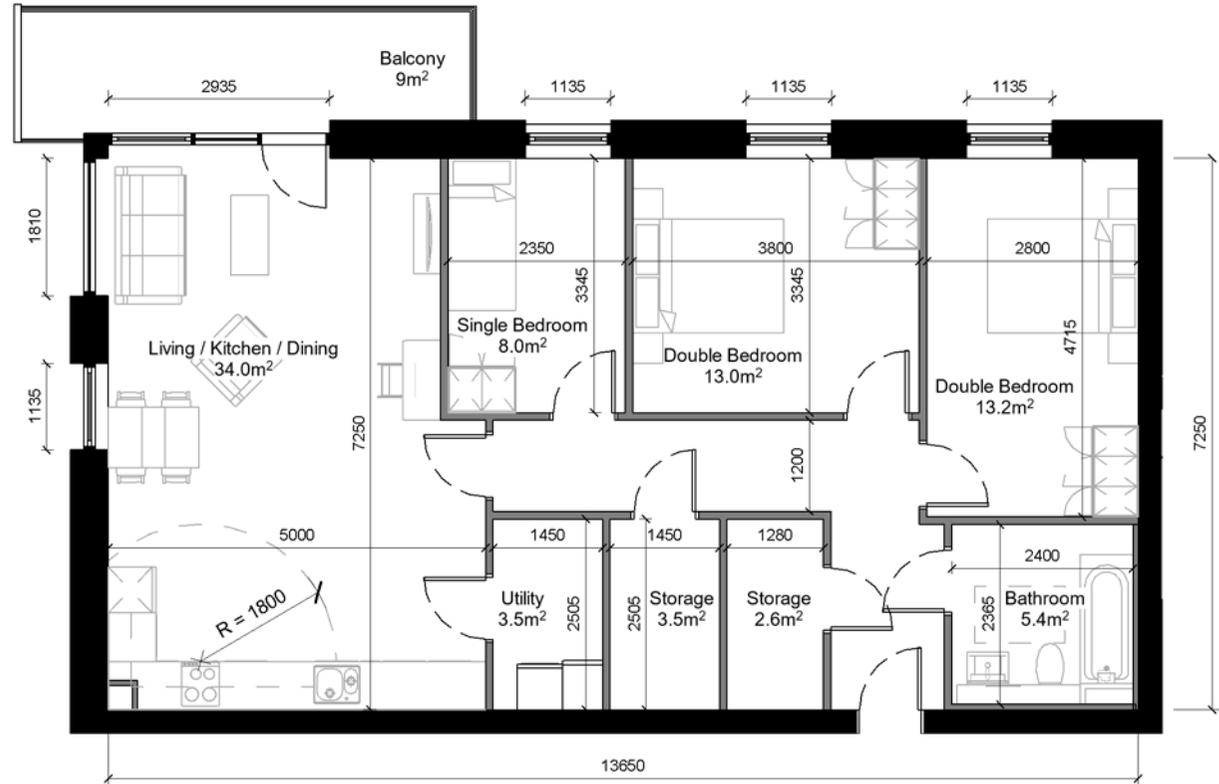
Plans not to scale. For more details refer to drawing WLT-06-XX-XXX-DR-RAU-AR-1501 & 1502

3.4 APARTMENT DESIGN

Unit Typologies

3B5P

Three-bedroom units in the scheme are all dual-aspect and 10% over the minimum area standard as set out in *Design Standards for New Apartments*. The units have comfortable open-plan living spaces and functional kitchens with direct access to balconies and outdoor amenity areas from the living areas.



3B5P +10%

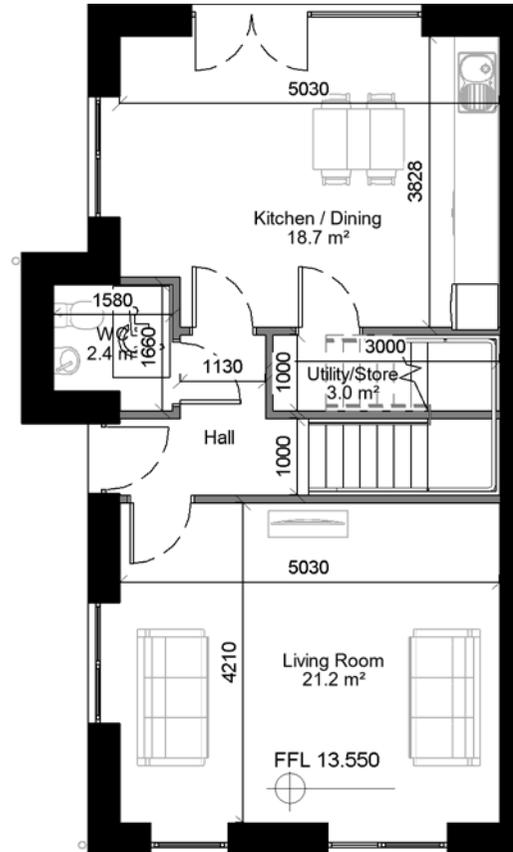
Plans not to scale. For more details refer to drawing WLT-06-EB-XXX-DR-RAU-AR-1503

3.4 TOWNHOUSE DESIGN

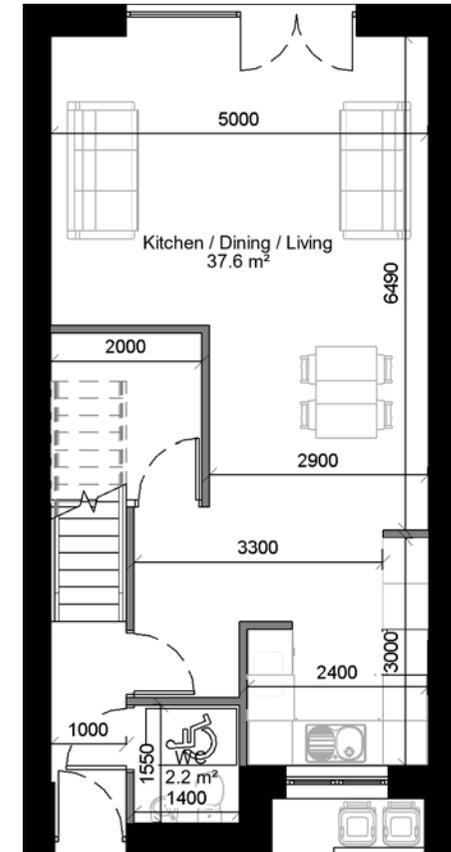
Townhouse Typologies

Townhouses

There are two townhouse types present in the scheme, all of which have three bedrooms. The first is the end-terrace type and second is mid-terrace. Layouts of both are generally similar with some difference in how they are accessed, i.e. from the side or the front for end-terrace and mid-terrace respectively. In both types, stairs are positioned near the main entrance for ease and both have generous open-plan living and dining rooms. The living areas of the townhouses open to the rear gardens through glazed screens and double doors.



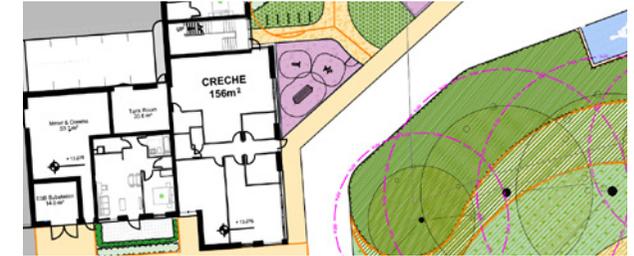
End-Terrace Townhouse - Ground Floor



Mid-Terrace Townhouse - Ground Floor

Plans not to scale. For more details refer to drawing WLT-06-THA-XXX-DR-RAU-AR-1102

3.4 APARTMENT DESIGN Childcare Facility



A 156m² creche facility is located on arrival to the development on the ground floor of the middle block. It is highly visible and adjoins the village green which provides almost an acre of green space available to the creche, two informal play areas, seating, and planting, all designed by the landscape architects. The creche also affords pastoral views over the retained mature trees within the green, and has immediate connection to the active travel route which connects to Sarsfield Road. Four parking spaces are adjacent to the creche for staff and visitors.

It is intended that this will be a full day-care facility for babies (0-1 year) and toddlers (1-2 years). The document *Childcare Facilities, A Guideline for Planning Authorities 2001* informed the design of the proposed-on site creche facility.

Following feedback from Cork City Childcare Committee, three classrooms are now being provided to assist future operators' compliance with Tusla requirements. A sleep room for babies is also provided. These spaces will be supported by a staff office, storage, and bathrooms. The creche play area is located directly outside the entrance to the creche, away from main vehicle routes.

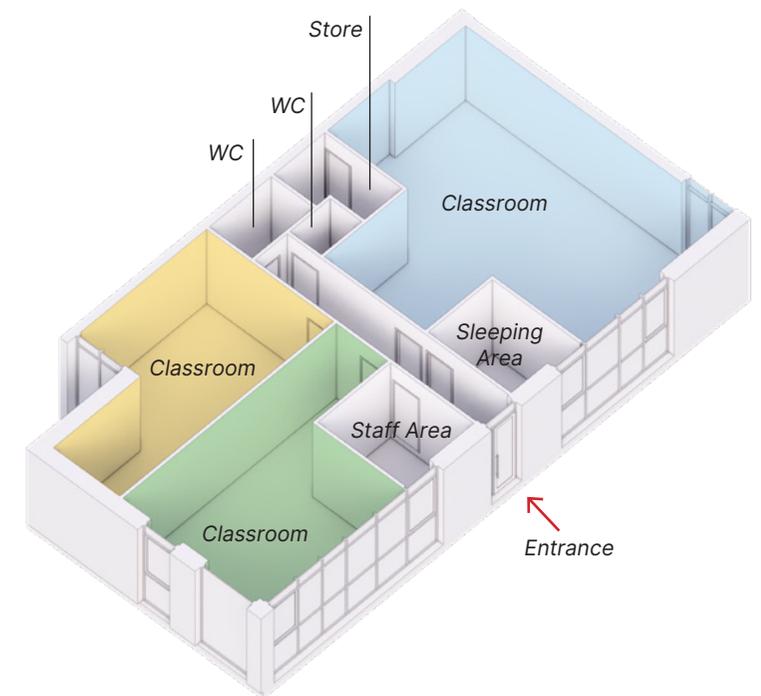
With these changes the facility can now accommodate 52 children.

The 2020 Apartment Guidelines state that “One bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject and subject to location, this may also apply in part or whole, to units with two or more bedrooms.” (*Department of Housing, Planning and Local Government, 2018, pp. 22*).

We envisage that a significant market for the proposed apartments in Wilton will be young professionals working in Cork University Hospital, Cork City Centre and other nearby employment centres.

Therefore, 44% of the units provided are 1-bed apartments. This rises to 92% of the total units provided when the 2-bed apartments are included. In view of the central and accessible location and proposed housing mix of the development, it is envisaged that it will house relatively few families when compared to a typical residential scheme. As a result, we consider that the resulting demand for childcare will not be comparable to an average suburban residential development

Creche Outdoor Area - Site Plan



Creche Layout

3.4 APARTMENT DESIGN

Refuse + Waste Storage

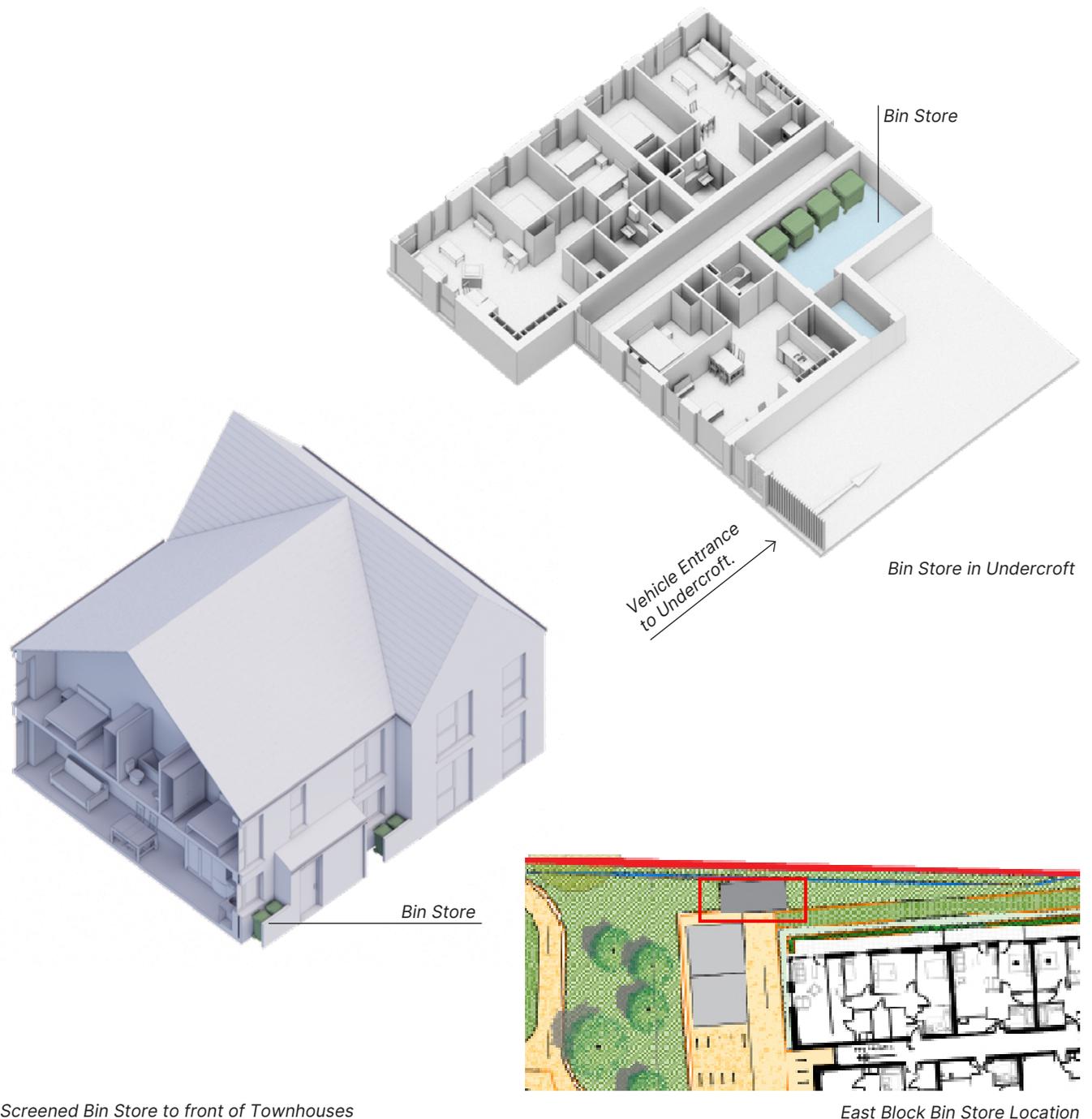
In order for a compact settlement to be successful, practical everyday items such as bin storage have to be designed into the scheme early, providing considered solutions. In this scheme, various strategies are employed to minimise the impact of bins on public spaces within the development.

Solutions within apartment blocks, in the landscape, and integrated storage in the case of the proposed townhouses ensure that bins and waste are kept out of sight.

The West Block and Middle Block both have bin storage areas designed into them as part of the ancillary accommodation in the undercroft.

To accommodate waste storage for the East Block, a covered bin store has been located in the landscape away from any main public space areas or areas where children might be playing.

The mid-terrace Townhouses have integrated and screened spaces outside each unit to store bins. Bin storage for the four end-terrace Townhouses will be provided in their back gardens.



Screened Bin Store to front of Townhouses

East Block Bin Store Location

3.4 APARTMENT DESIGN Bicycle Parking Provision

Table 11.14: Bicycle Parking Requirements.

Land Use	Cycle Parking Requirement
Residential	
Standard Apartments	1 Per Unit in City Centre / Inner Urban Areas
	0.50 Per Unit in Suburbs

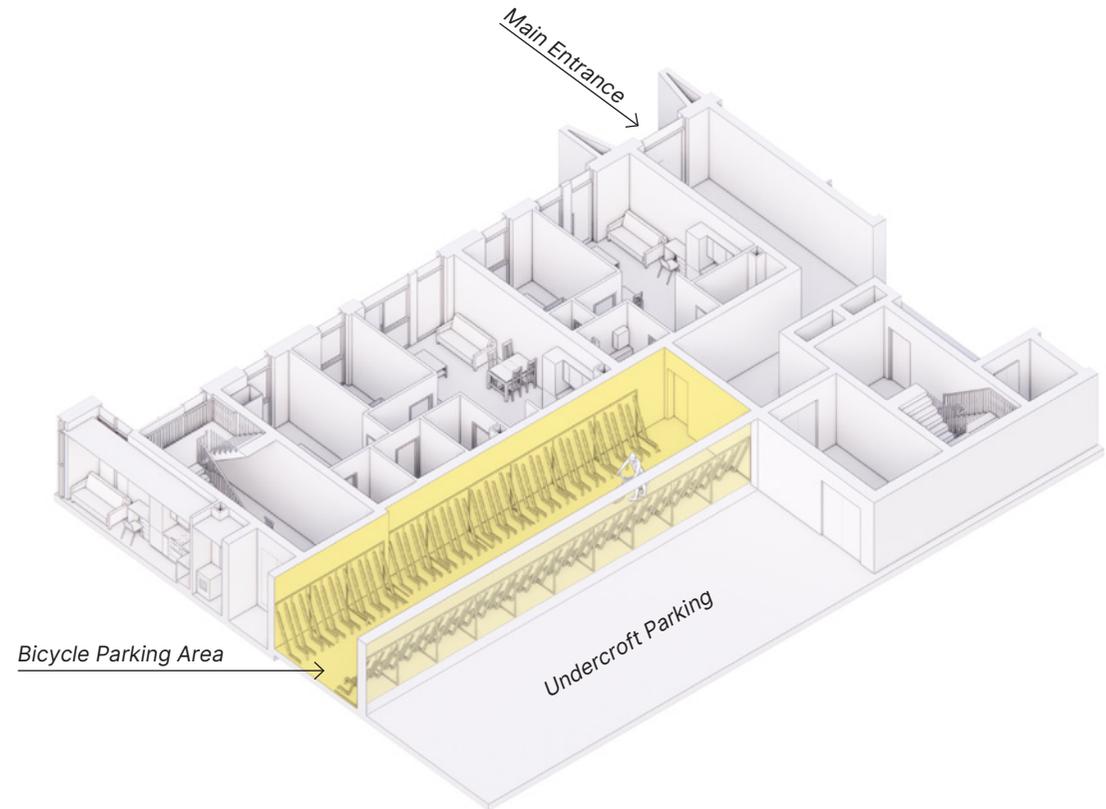
Cork City Development Plan Excerpt

503 secure bicycle parking spaces are provided in the development, both in the landscape and in dedicated stores at car-park level in the West Block and Middle Blocks.

This figure is as close as practically possible to the figure outlined in the *Design Standards for New Apartments* which outlines a figure of one bicycle parking space per bedroom (524 spaces), plus visitor spaces at one per two units. The *Cork City Development Plan 2022 - 2028* looks for a provision of 1 bicycle parking space per unit, which the proposed development exceeds.

The subject site is close to core public transport routes and will benefit from proposed future cycle and light rail networks as part of CMATS.

As part of a wider effort to move away from a car-dominant society, and with the increase in car sharing facilities such as Go-Car, future provision could be made to increase the amount of bicycle parking across the site through the removal of car parking spaces and adding further bicycle shelters.



3.4 APARTMENT DESIGN

Daylight, Sunlight + Wind Microclimate

From initial concept stage, the scheme was laid out to maximise southern light into the heart of the scheme with a series of south facing communal podiums, courts and greens, and building mass located to their north, east or west. GIA Surveyors have prepared both an Internal Daylight, Sunlight and overshadowing report, and a Wind Microclimate Assessment. For both, the scheme was fully modelled.

An initial Internal Daylight, Sunlight and Overshadowing report was prepared, and a number of recommendations were made which when implemented, these include:

- Increased separation between the middle and western block with the later moving further west to increase available daylight to the central plaza.
- The majority of projecting balconies were relocated centrally on each apartment plan, providing both bedroom and living room access and maximising available sunlight to living rooms below.
- Window openings were increased in width in living rooms.
- Glazed fanlights were provided above openings on all ground floor units.
- Where retaining walls are required on the northern boundary, these have been stepped and softened with planting to improve the aspect from these units.

These additional measures have resulted in a scheme where 96% of the proposed habitable rooms achieve the minimum levels of Median Daylight Illuminance recommended. For sunlight, 66% of all dwellings have at least one south facing window and 76% would achieve at least 1.5 hours of sunlight at the equinox, with the report noting that this *“is considered an excellent result for a flatted development with balconies”* and that the *“Proposed Development will provide future residents with excellent daylight and sunlight amenity overall.”*

The Microclimate Wind Comfort Assessment results have revealed that offsite wind safety risk in the local area will be significantly reduced with the development of the scheme, particularly in the Tesco carpark to the north. This is a net benefit to the surrounding area.

The initial results revealed some issues with potential pedestrian wind safety risks within the site itself at ground level, and at some of the south facing balconies at higher level. The ground level issues have been resolved by the inclusion of measures within the landscaping (either placing trees at critical locations or adding in screen planting). Glazed screens at 1.5m high have been provided to the affected sides of balconies identified as being at-risk to obstruct the wind flow path onto the balconies themselves.



In terms of Daylight & Sunlight Impacts upon Neighbouring Properties, these are minimal. The only properties adjoining the site are to the west in Cardinal Court at a minimum separation distance of 23m. GIA's Specialist Report reveals that daylight and sunlight amenity to Cardinal Court are unlikely to be significantly affected by the Proposed Development and no further assessment is required.

Updated Scheme

After the massing of the apartment blocks was revised post-S32B stage, GIA ran new scenarios for both the Daylight, Sunlight & Overshadowing report and the Wind Microclimate report. The difference in the results of the new scenarios compared to the previous iteration were negligible, with the proposed development continuing to perform well under both criteria.

These reports can be seen in full as part of the documents submitted with this application.

3.4 APARTMENT DESIGN

Privacy



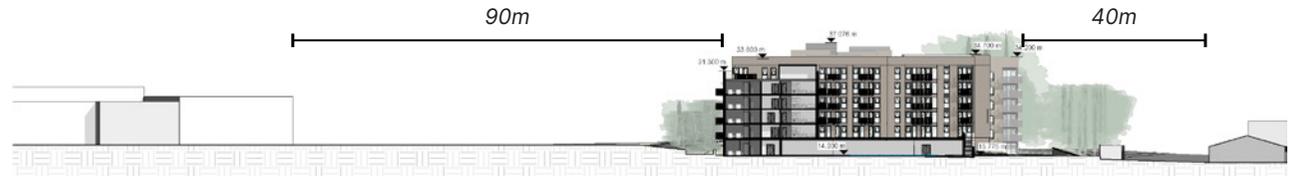
Cardinal Court

Separation Distances - East-West

Sufficient and compliant separation distances are provided between the proposed development and existing structures outside the site, such as Cardinal Court to the west, ESB Networks to the south and Wilton Shopping Centre to the north.

Townhouses within the site are between 23m to 37m from any existing houses in Cardinal Court.

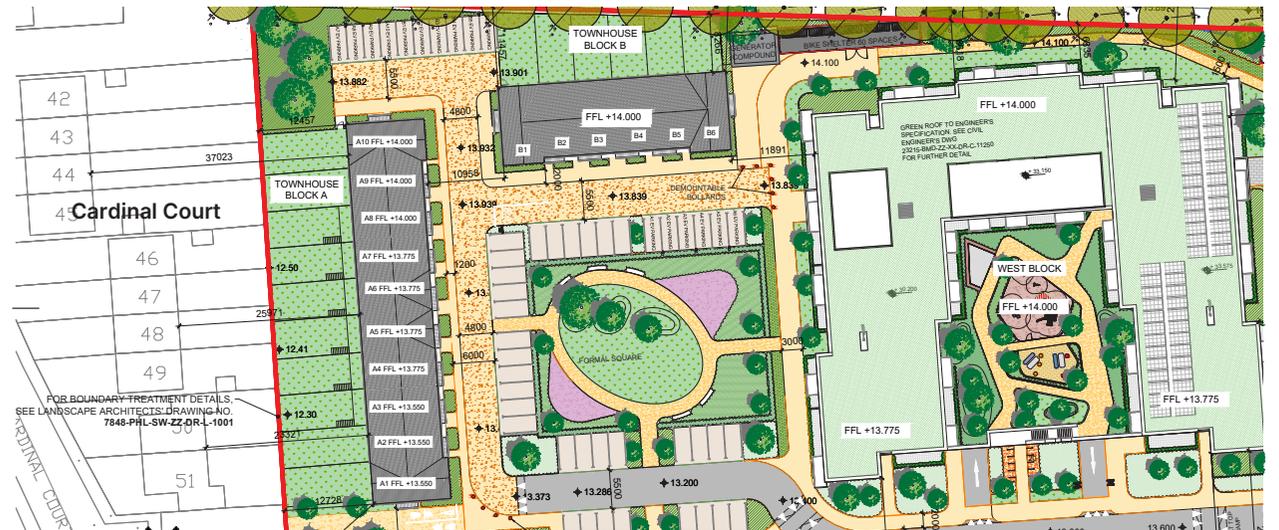
The apartment blocks are also sufficiently distanced from any existing neighbouring structures so as to avoid any concerns regarding privacy and overlooking.



Tesco Wilton

ESB

Separation Distances - North-South



Separation Distances - Townhouses to Cardinal Court

3.5 MATERIALS + FINISHES

It is proposed that the scheme will have a brick finish throughout. Brick is a very versatile and hard wearing material that can provide variety to the appearance of the buildings by using bricks with gradation in colour and by detailing in terms of protruded bricks, raked joints and different bond systems.

We are proposing an overall brick colour that is lighter in shade and will compliment the public realm of mature trees.

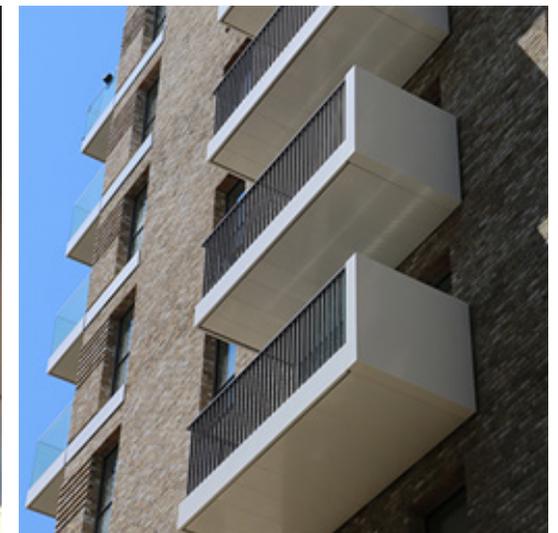
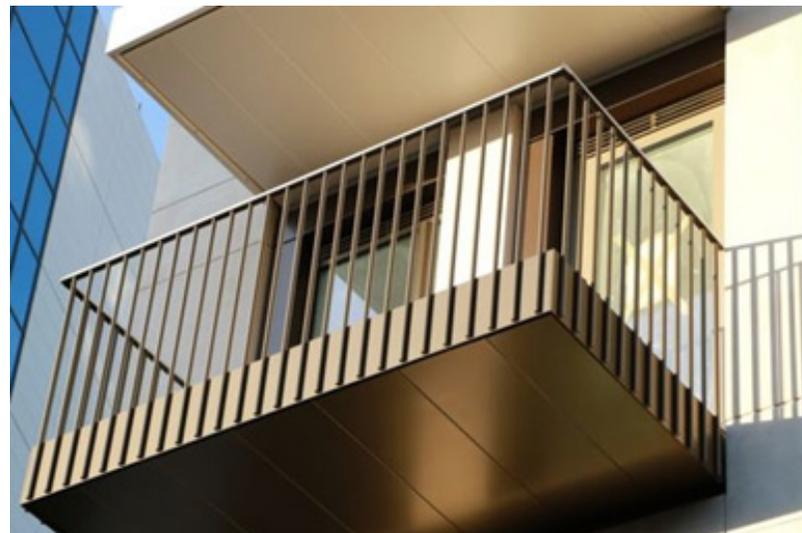
The balconies are proposed to be lightweight bolt on metal balconies that will be offset from the façade providing visual interest, particularly at the gable ends of buildings where they will cantilever past the line of the building in a dynamic fashion.



Model view of west block



Example of brick articulation



Examples of Sapphire System Balconies

3.6 ACCOMMODATION SCHEDULE

See Housing Quality Assessment for detailed metrics.

SITE AREA: 2.61 ha
NO. OF DWELLINGS: 348
DENSITY: 133 D/ha

PUBLIC OPEN SPACE: 0.355 ha (13.1%)
SEMI-PUBLIC OPEN SPACE: 0.149 ha (3.7%)
PARKING SPACES: 148 (0.43 Parking Space / Dwelling Ratio)

PARKING BREAKDOWN

TOWNHOUSES: 16 spaces (1 per dwelling)
 APARTMENTS: 132 spaces (0.40 parking space/dwelling ratio)

TYPE	TOWNHOUSES	APARTMENTS	TOTAL	% OF APARTMENTS
1-BED	-	152	154	44%
2-BED	-	168	168	48%
3-BED	-	12	12	8%
3B END BLOCK	4	-	4	-
3B TERRACED	12	-	12	-
TOTAL	16	332	348	

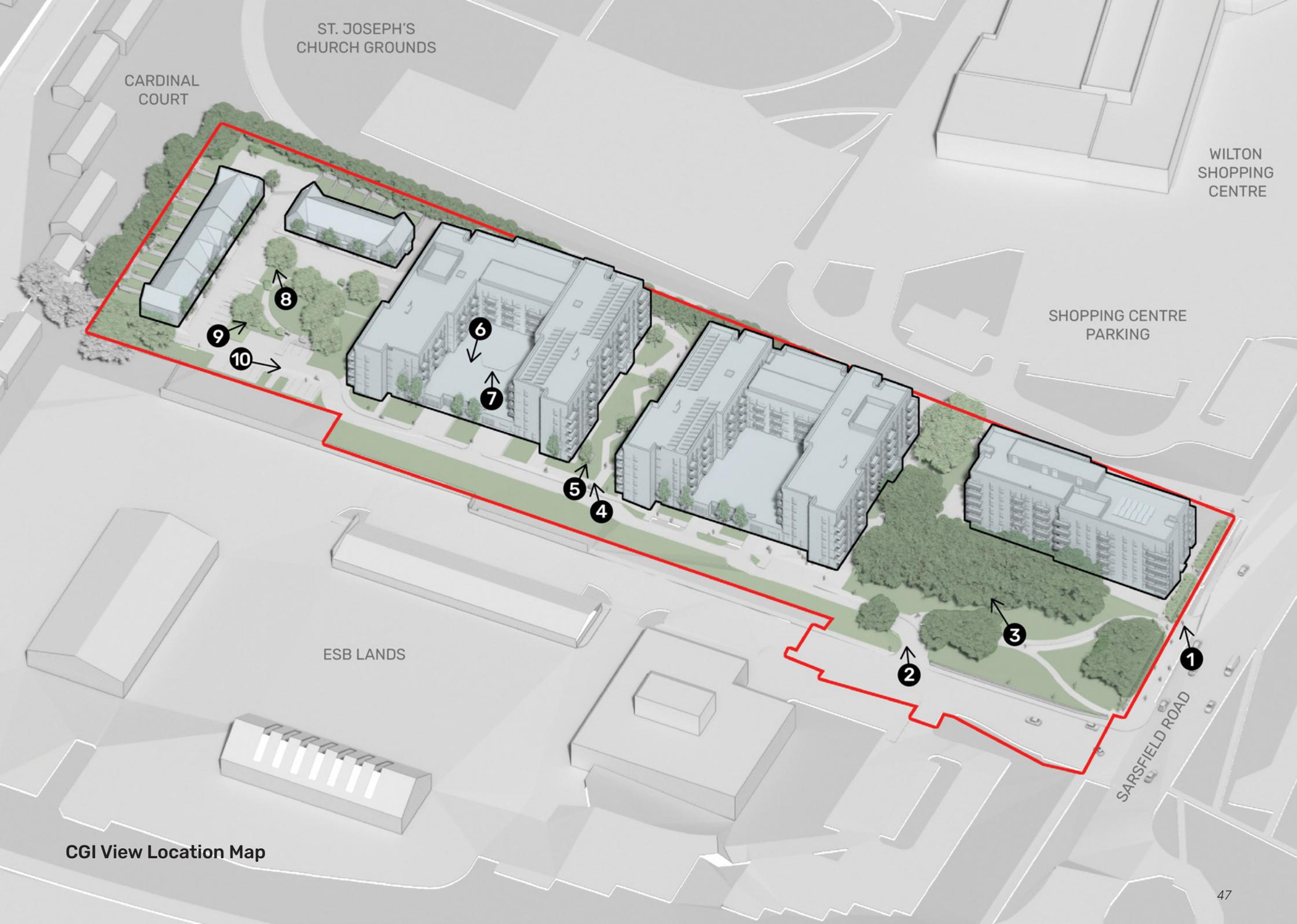
BLOCK	UNITS	DUAL-ASPECT (% OF BLOCK)	NORTH-FACING SINGLE-ASPECT (% OF BLOCK)
WEST	126	57%	0%
MIDDLE	134	57%	0%
EAST	72	50%	25%
TOTAL	332	55%	5%

10% LARGER UNITS ACCOUNT FOR 64% OF TOTAL APARTMENTS

DUAL ASPECT UNITS ACCOUNT FOR 55% OF TOTAL APARTMENTS

NORTH-FACING, SINGLE-ASPECT UNITS ACCOUNT FOR 5% OF TOTAL APARTMENTS

3.7 Model Images



ST. JOSEPH'S
CHURCH GROUNDS

CARDINAL
COURT

WILTON
SHOPPING
CENTRE

SHOPPING CENTRE
PARKING

ESB LANDS

SARSFIELD ROAD

CGI View Location Map

View 1



View 2





View 4



View 5



View 6



View 7



View 8





View 10



3.8 Landscape Design

3.8 LANDSCAPE DESIGN

SEE PARK HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL



Concept Design

Park Hood Landscape Plan

The landscape concept focuses on creating a series of open space character types while retaining key existing trees to provide an instantly mature landscape setting for the development.

The landscape treatments will provide active and passive recreation spaces, using materials and planting to connect the spaces and provide a legible wayfinding strategy through the development.

3.8 LANDSCAPE DESIGN

SEE PARK HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL

OPEN SPACE PROVISION



- PUBLIC OPEN SPACE 3545 M²
- COMMUNAL OPEN SPACE AT PODIUM LEVEL 1487 M²
- HOME ZONE OPEN SPACE 1211 M²

These diagrams illustrate the location and type of open space throughout the site and the anticipated use/activity type for each area.

The site layout provides 0.62ha (23% of 2.61ha total site area) of public open space which is in excess of the 13% requirement noted in Table 11.11 in Chapter 11 of the Cork City Development Plan 2022-2028. The open space areas have been arranged to retain existing mature trees across the site to enhance and protect the natural landscape features of the site.

The arrangement of Communal Open Space within the apartment blocks will ensure they benefit from excellent daylight and sunlight elements as required in Chapter 11. Play space will also be provided within the communal open space areas

Park Hood Open Space Map

Open Space Strategy

The open space strategy creates a series of public, communal and private spaces with a variety of characters while providing useable areas for recreation.

The open space areas also contribute to biodiversity enhancement, SuDS and security.



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Park Hood Open Space Areas

3.8 LANDSCAPE DESIGN

SEE PARK HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL



Existing Trees to be retained

TREES									
ID	SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	SPEC	GIRTH [cm]	HEIGHT [m]	%	QUANTITIES
Dp	Betula pendula	Y	Y	Y	SATK 20 clear stem	10-10	4.5		
Sa	Sorbus aucuparia	Y	Y	Y	SATK 20 clear stem	16-18	4.5		
Pc	Pinus calleryana 'Chanticleer'	Y	Y	Y	SATK 20 clear stem	16-18	4.5		
Ac	Acer campestre 'Elnagh'	Y	Y	Y	SATK 20 clear stem	16-18	4.5		
Pc	Pinus serotina	N	Y	Y	SATK 20 clear stem	16-18	4.6		
Tg	Tilia cordata 'Greenspire'	N	Y	Y	SATK 20 clear stem	18-20	5		
Bj	Betula ulula 'Jacoquemoor'	N	Y	Y	Multistem 4x 3 (R)	x	3.5-4.0		
Am	Amelanchier lamarckii	N	Y	Y	Multistem 4x 3 (R)	x	3.5-4.0		

Softscape Planting and Biodiversity Strategy

The planting species selected for the development will provide a high quality, easily maintained framework to integrate the development in to the existing landscape. The proposals will utilise existing mature trees to provide the framework and use a mix of native, ornamental and pollinator friendly species to create a series of habitats with season-round interest.

MIX 01 - HIGH AND MEDIUM SHRUBS									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%	QUANTITIES	
SHRUBS									
Viburnum tinus 'Eve Price'	N	Y	Y	3	C5	40-50			
Pyracantha 'Saphyr Orange'	N	Y	Y	2	C5	40-50			
Fraxinus x ribbingen 'Celt Edge'	N	Y	Y	2	C5	40-50			
Viburnum davidii 'Angustifolium'	N	Y	Y	2	C5	40-50			
PERENNIALS									
Euphorbia amygdaloides var. robbiae	N	Y	Y	5	C2	full pot			

MIX 02 - MEDIUM/LOW PLANTING - SUNNY									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [m]	%	QUANTITIES	
SHRUBS									
Potentilla fruticosa 'Marian Red Robin'	N	Y	Y	5	C2	30-40			
Eucrymus fortunei 'Emerald Gold'	N			6	C2	25-30			
Spiraea japonica 'Goldflame'	N	Y	Y	5	C2	30-40			
Nandina domestica 'Obsessed'	N			6	C2	25-30			
PERENNIALS									
Salvia nemorosa 'Caradonna'	N	Y	Y	7	C2	full pot			
ORNAMENTAL GRASSES									
Desmodium autumnale	N		Y	6	C2	full pot			
Anemone thelesoniana	N		Y	6	C2	full pot			
BULBS									
Narcissus 'Thalia'	N			group of 9		bulbs	-		
Narcissus 'Lemon Drop'	N			group of 9		bulbs	-		

MIX 03- LOW SHRUBS - PARTIAL SHADE									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%	QUANTITIES	
SHRUBS									
Skimmia japonica 'Pink Dwarf'	N	Y	Y	4	C2	25-35			
Hebe 'Green Globe'	N	Y	Y	5	C2	20-30			
Pachyaandra terminalis	N			11	P9	10-15			
Leucothoe henkei 'Burning Love'	N		Y	6	C2	20-30			
Eucrymus fortunei 'Emerald Gem'	N			6	C2	25-30			
Pieris japonica 'Little Heath'	N	Y	Y	5	C2	25-30			
Hebe 'Caledonia'	N	Y	Y	5	C2	25-30			
BULBS									
Narcissus 'Thalia'	N			group of 9		bulbs	-		
Narcissus 'Lemon Drop'	N			group of 9		bulbs	-		

MIX 04 - RAIN GARDENS									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /m2	STOCK	HEIGHT [cm]	%	QUANTITIES	
SHRUBS									
Iris pseudacorus	Y	Y	Y	7	C2	25-30	10		
Geranium 'Gerwat'	N	Y	Y	7	C2	25-30	10		
Lythrum salicaria	Y	Y	Y	7	C2	25-30	15		
Hemerocallis 'Luxury Lace'	N	N	N	7	C2	25-30	10		
Heuchampica cespitosa	N	N	Y	5	C7	25-30	5		
Calluna palustris	Y	Y	Y	9	P9	10-15	5		
Aluga reptans	Y	Y	Y	12	P9	10-15	15		
Bergenia cordifolia 'Overture'	N	Y	Y	6	C2	25-30	10		
Moranda 'Cambridge Scarlet'	N	Y	Y	7	C7	25-30	5		
Ornithoglossum regalis	Y	N	Y	5	C2	30-40	15		

Supplied by Germain - A3 Embankment & Urrught
Sowing rate: 50 g/m2 (500 kg/ha)

- 30.0% Coral strong creeping red fescue (Festuca rubra rubra)
- 30.0% Zurich creeping perennial ryegrass (Lolium perenne)
- 25.0% Debussy 1 tall fescue (Festuca arundinacea)
- 10.0% Sword hand fescue (Festuca longifolia)
- 5.0% Highland browntop bentgrass (Agrostis castellana)

HEDGE TYPE 01									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /lin m	STOCK	HEIGHT [m]	QUANTITIES		
Prunus laetifica	N	Y	Y	5	RB	900			

HEDGE TYPE 02									
SPECIES	NATIVE	POLLINATOR FRIENDLY	ATTRACTION TO WILDLIFE	DENSITY /lin m	STOCK	HEIGHT [m]	QUANTITIES		
Carpinus betulus	N		Y	5	RB	1.25			

Lawn Turf

Grass seed with general seed mix e.g. mix: 40% (perennial ryegrass) + 40% (perennial ryegrass) + 40% (strong creeping red fescue) + sowing rate: 35g/m2 (12.5kg/ha @ 25/6m2)
Cutting height: Between 20-30mm

Wildflower

Traditional Irish Wildflower Native Mix
Broadfoot Trefoil, Bush Vetch, Corn Marigold, Corn Poppy, Corncockle, Cowslip, Meadow Buttercup, Field Scabious, Kidney Vetch, Lady's Bedstraw, Lesser Knapweed, Marjoram, Eyebright, Mullein, Ox-eye Daisy, Hawkbit, Red Bartsia, Red Campion, Red Clover, St Johnswort, Wild Carrot, Yarrow, Yellow Rattle. Species in small quantities: White Campion, Feverfew, Cornflower, Scentless Mayweed, Birdfoot Trefoil, Purple Loosestrife, White Bedstraw, Ragged Robin, Selfheal, Yellow Agrimony



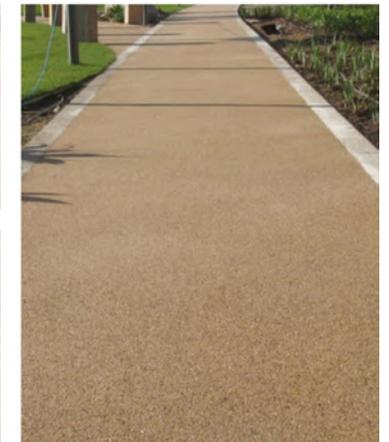
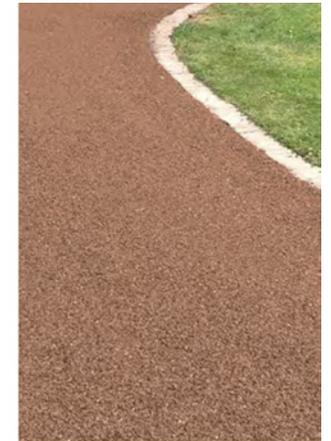
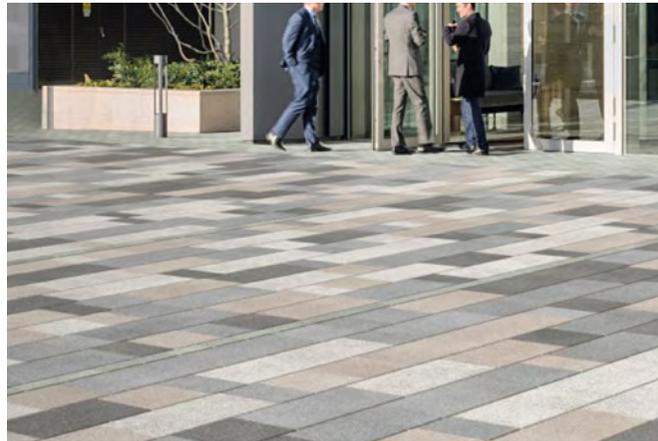
Park Hood Planting Examples

3.8 LANDSCAPE DESIGN

SEE PARK HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL

Hardscape Strategy

All proposed paving and boundary treatments will provide a high-quality palette that is robust, environmentally sustainable and easily maintained.



Park Hood Hardscaping Examples

3.8 LANDSCAPE DESIGN

SEE PARK HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL

Tree Strategy

The proposed development layout has been developed to retain existing trees where possible to provide an instantly mature setting and maintain the biodiversity value of these existing landscape features. Particular care has been taken to retain the category A trees as the entrance to the proposed development.



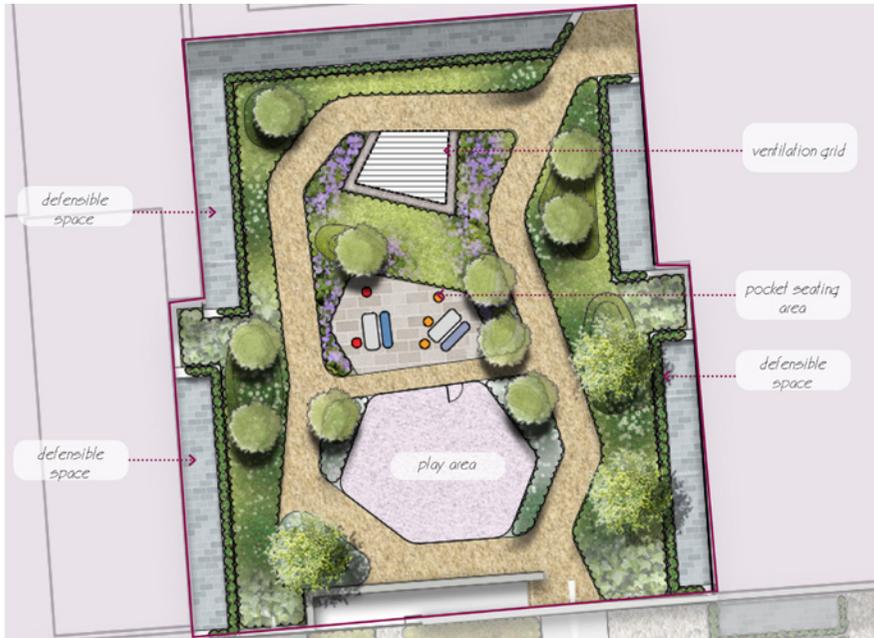
LEGEND:

- Canopy spread of existing trees. Trees to be retained and protected in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations
- Tree Protection Zone as defined in accordance with BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations
- Trees to be felled to facilitate development.

Park Hood Tree Constraint Plan

3.8 LANDSCAPE DESIGN

SEE PARK HOOD HOOD DRAWINGS AND DOCUMENTATION ACCOMPANYING THIS APPLICATION FOR FURTHER DETAIL



Park Hood Community Deck 1 Strategy



Park Hood Community Deck 2 Strategy

Landscape Strategy for Green Roofs

A series of communal podium deck gardens are proposed to provide recreational opportunities for residents including informal play and seating. The deck gardens will be a mix of hard and soft landscape treatments to enhance biodiversity value and assist with SuDS through the use of permeable paving and drainage board water storage layers.

Sedum roof treatments will be used on high level roofs with no public access again to enhance biodiversity and SuDS value.

3.9 HOME PERFORMANCE INDEX

We note that the Home Performance Index (HPI) is to be used as the main sustainability assessment tool and certification methodology. The level of certification to be achieved will be determined following the finalisation of the Stage 1 process and the development brief requires the Design Team to consider the HPI assessment methodology indicators as well as the EU Taxonomy as part of the design from inception through to completion on site.

The scheme is currently in pre-planning stages so no final design is established at this stage, however the design intent can indicate what scoring of indicators may be available for the HPI certification.

So in terms of Environment Categories EN 1.0 Land Use, EN 2.0 Residential Density and Mix, EN 2.1 Residential Density and 2.2 Residential Mix can be addressed at this early stage and considering that the project aligns with the compact growth strategy, is proposed to be built on a brownfield site, has a density greater than 100 homes per hectare, and has an appropriate mix of typologies, we believe that the project will score well under these criteria.

We note that the Development Brief seeks the Design Team to consider a number of criteria at the initial design stages.

In terms of EN 5.0 Ecology – Biodiversity Net Gain Assessment, paradoxically because we are focused on maintaining as much as possible the existing biodiversity and the site is relatively small for BNG assessment we may struggle to achieve higher marks for this criteria, however a gain can be established by increasing landscape diversity in terms of native flowering plants, the inclusion of at least 50% of the development to have green roofs and including bird, bat and hedgehog boxes.

In terms of EN 6.0 Energy and Carbon Use - we are targeting 10% improvement on NZEB and under EN 7.0 Whole Life Carbon – we are targeting the use of long lasting, hardwearing and recyclable materials after completion of their life cycle. The materials will be assessed using the IGBC Verification Checklist.

In terms of HW 5.0 Design for Summer Comfort – the layout and design of the project is based entirely on a passive ventilation strategy, whereby no mechanical cooling system will be required.

A workshop was held on May 14th 2024 with the Design Team and the LDA where the Sustainable Design Metrics Reporting Table was discussed and tasks were agreed for each stage.

The HPI preliminary assessment is in progress. A Heating strategy comparison report has been issued, comparing district, centralised and individual heating strategies. The energy strategy options have considered Part L compliance, Home Performance Index, and 10% primary energy improvement.



HPI Technical Manual

See Appendix 4 for Sustainable Design Metrics Reporting Table.

4.0

Appendix

4.1 Appendix 01 - Site Analysis

SITE CHARACTERISTICS



SITE



VIEW 1



VIEW 2

SITE CHARACTERISTICS



SITE



VIEW 3



VIEW 4

SITE CHARACTERISTICS



SITE



VIEW 5



VIEW 6

SITE CHARACTERISTICS



SITE



VIEW 7



VIEW 8

SITE CHARACTERISTICS



SITE



VIEW 9



VIEW 10

